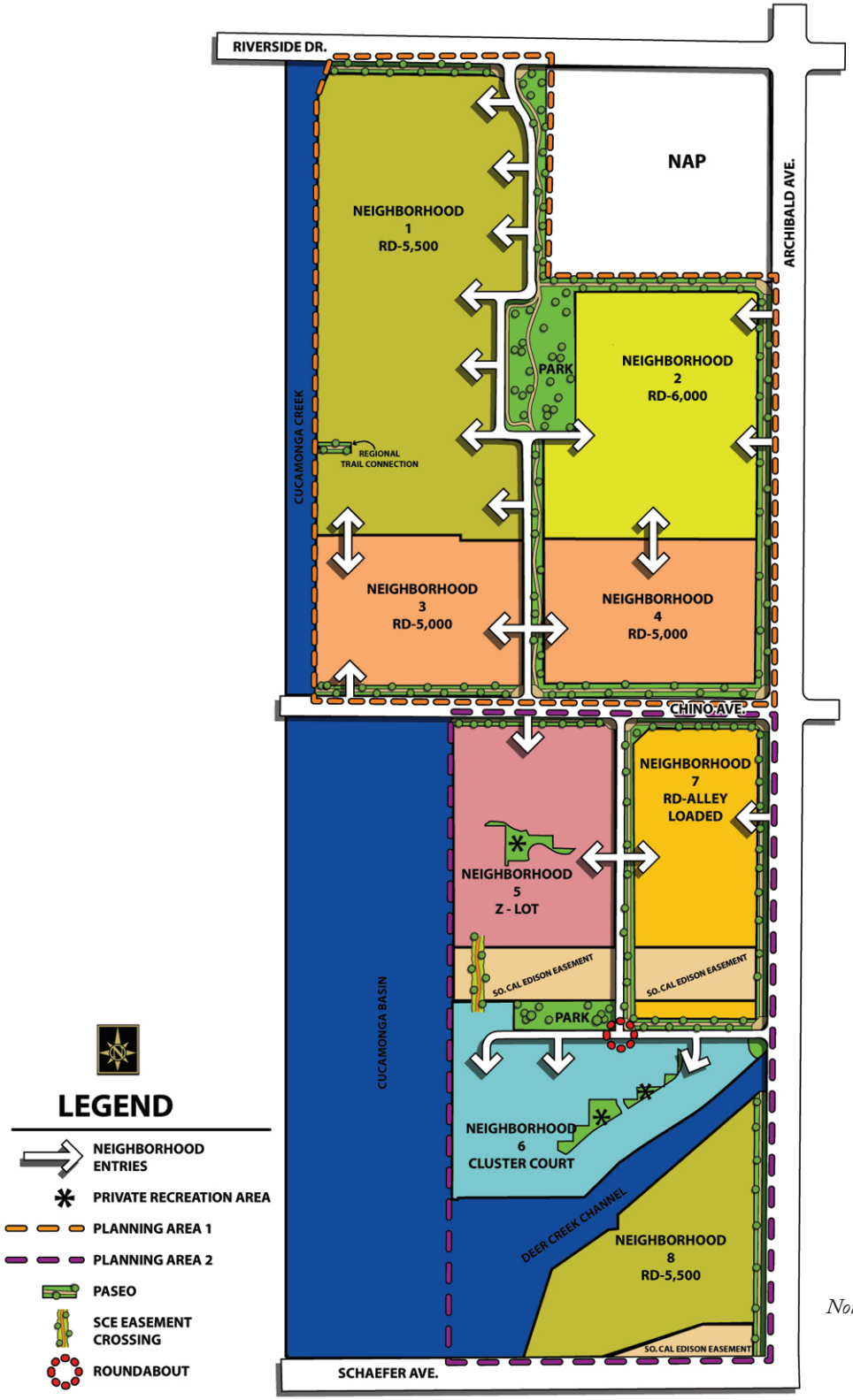
Countryside




*Note: Roundabout location and dimensions to be determined as part of tentative tract map approval.*

Exhibit 10
**Land Use Plan**

| RESIDENTIAL LAND USES | | | | |
|---|---|---|---|---|
| | Acres (Net) | DUs | Type | Net Density |
| **PLANNING AREA 1—NORTH OF CHINO AVENUE** | | | | |
| Neighborhood 1 | 34.09 | 187 | RD 5,500 | 5.49 du/acre |
| Neighborhood 2 | 20.46 | 106 | RD 6,000 | 5.18 du/acre |
| Neighborhood 3 | 11.45 | 70 | RD 5,000 | 6.11 du/acre |
| Neighborhood 4 | 12.43 | 73 | RD 5,000 | 5.87 du/acre |
| Subtotal Planning Area 1: | 78.43 | 436 | | 5.56 du/acre |
| **PLANNING AREA 2—SOUTH OF CHINO AVENUE** | | | | |
| Neighborhood 5 | 12.76 | 98 | RD Z-Lot | 7.68 du/acre |
| Neighborhood 6 | 14.82 | 141 | RD Cluster Court | 9.51 du/acre |
| Neighborhood 7 | 11.21 | 60 | RD Alley Loaded | 5.35 du/acre |
| Neighborhood 8 | 12.32 | 84 | RD 5,500 | 6.82 du/acre |
| Subtotal Planning Area 2: | 51.11 | 383 | | 7.49 du/acre |
| Subtotal Residential (Net): | 129.54 | 819 | | 6.32 du/acre |
| **OTHER LAND USES (ACRES GROSS)** | | | | |
| Park | 5.61 (1) | | *Notes:* 1. *Includes .46 acres of private recreation area in Neighborhood 5 and .42 acres of private recreation area in Neighborhood 6.* | |
| Paseo | 3.78 | | | |
| Neighborhood Buffers | 3.66 | | | |
| Streets | 19.10 | | | |
| SCE Easement | 7.31 | | | |
| Deer Creek Channel | 9.03 | | | |
| Subtotal Other: | 48.49 | | | |
| PROJECT TOTAL: | 178.03 AC/GROSS | 819 | | |

Table 2
**Land Use Summary**