



Exhibit 10— LAND USE PLAN

Table 1 - SUBAREA 29 SPECIFIC PLAN LAND USE SUMMARY

Planning Area	Minimum Lot Size/Use (S.F.)	Target Dwelling Units ^{3,4,5}	Gross Acres ¹	% of Gross Acres	Target Gross Density ^{3,5}	Net Acres ²	% of Net Acres
1*	3,500	432	89.77	16.63%	4.81 DU/AC	83.05	18.02%
2*	Commercial ⁶	0	14.48	2.68%	0.00 DU/AC	12.06	2.62%
3*	4,500	186	40.20	7.45%	4.63 DU/AC	34.46	7.48%
4**	4,250	88	17.81	3.30%	4.94 DU/AC	15.17	3.29%
5**	3,825	63	13.67	2.53%	4.61 DU/AC	11.07	2.40%
6**	5,000	68	16.96	3.14%	4.01 DU/AC	14.06	3.05%
7**	6,300	63	18.07	3.35%	3.49 DU/AC	16.13	3.50%
8**	4,250	50	9.56	1.77%	5.23 DU/AC	9.18	1.99%
9**	3,150 (Lane Loaded)	72	11.92	2.21%	6.04 DU/AC	10.33	2.24%
10**	3,600	57	7.81	1.45%	7.30 DU/AC	6.58	1.43%
11**	Neighborhood Park 2	0	6.23	1.15%	0.00 DU/AC	5.65	1.23%
12**	3,825	55	10.21	1.89%	5.39 DU/AC	8.91	1.93%
13**	Green Court	73	11.42	2.12%	6.39 DU/AC	7.83	1.70%
14**	Neighborhood Park 1	0	7.64	1.42%	0.00 DU/AC	6.30	1.37%
15**	Recreation Center	0	3.15	0.58%	0.00 DU/AC	2.74	0.59%
16**	3,150 (Lane Loaded)	38	6.07	1.12%	6.26 DU/AC	5.91	1.28%
17**	3,150 (Lane Loaded)	43	8.38	1.55%	5.13 DU/AC	7.60	1.65%
18**	School ⁷	0	11.19	2.07%	0.00 DU/AC	10.21	2.22%
19**	3,150 (Lane Loaded)	61	8.95	1.66%	6.82 DU/AC	7.75	1.68%
20**	4,250	67	13.29	2.46%	5.04 DU/AC	11.76	2.55%
21**	5,000	48	11.48	2.13%	4.18 DU/AC	10.08	2.19%
22**	6,300	79	21.34	3.95%	3.70 DU/AC	19.71	4.28%
23**	3,825	82	14.41	2.67%	5.69 DU/AC	12.93	2.81%
24**	5,000	61	13.71	2.54%	4.45 DU/AC	12.42	2.70%
25**	6,300	64	18.45	3.42%	3.47 DU/AC	15.65	3.40%
26**	Green Court	71	12.03	2.23%	5.90 DU/AC	7.58	1.65%
27**	Green Court	46	9.58	1.77%	4.80 DU/AC	5.98	1.30%
28*	4,050	121	25.81	4.78%	4.69 DU/AC	22.96	4.98%
29***	3,150 Lane Loaded or 4,000 Conventional	108	27.24	5.05%	3.96 DU/AC	21.41	4.65%
30*	5,040	110	28.34	5.25%	3.88 DU/AC	21.87	4.75%
31*	4,050	87	23.12	4.28%	3.76 DU/AC	16.03	3.48%
Flood Control Channel	Flood Control Channel	0	7.20	1.33%	0.00 DU/AC	7.20	1.56%
Pump Station	Pump Station	0	0.36	0.07%	0.00 DU/AC	0.19	0.04%
Project Total		2,293	539.85	100.00%	4.25 DU/AC	460.70	100.00%

- 1) Gross Acres calculated to centerlines of Master Planned streets minus SCE easements.
- 2) Net Acres excludes street rights-of-way and SCE easements.
- 3) Actual total units and gross/net density and acreage will be dependent on final lotting.
- 4) Target lot count within the SL Ontario development based on Concept Lotting Study (08/08/05) and Tentative "B" Maps
- 5) A density transfer of 15.0% may occur between Planning Areas.
- 6) Usable Acres for the Neighborhood Center (PA 2 Commercial) is 11.20 AC, as depicted on Table 1a "Residential Allocation Summary (By Ownership)" (Usable Acres = Net

- 7) Acres less Additional Neighborhood Edge Buffer).
- Usable Acres for the Elementary School (PA 18 School) is 10.00 AC, as depicted on Table 1a "Residential Allocation Summary (By Ownership)" (Usable Acres = Net Acres less Additional Neighborhood Edge Buffer.
- *) Indicates Planning Areas as controlled/owned by Richland Communities, Inc.
- **) Indicates Planning Areas as controlled/owned by SL Ontario Development Corporation
- ***) Indicated Planning Areas as controlled/owned by Brookfield Homes