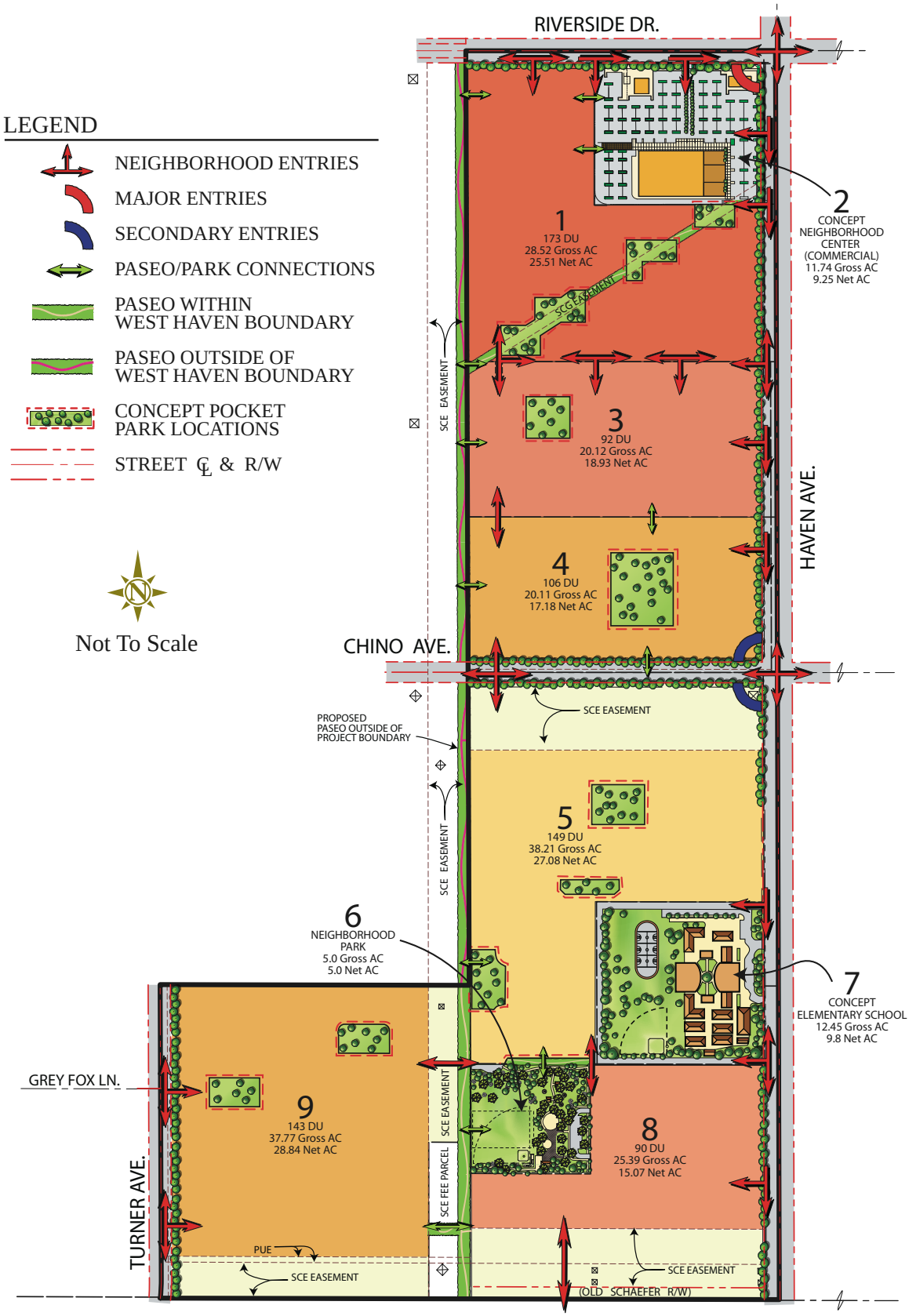

Exhibit 3-1
WEST HAVEN LAND USE PLAN

Land Use	Dwelling Units	Gross Acres [1]	Dwelling Units / Gross Acres	Net Acres [2]	Dwelling Units / Net Acres
Residential Uses					
PA 1 (Detached Courtyard & 4,000 SF Lots)	173 DU	28.52 AC	6.07 DU/AC	25.51 AC	6.78 DU/AC
PA 3 (4,950 SF Lots)	92 DU	20.12 AC	4.57 DU/AC	18.93 AC	4.86 DU/AC
PA 4 (3,825 SF Lots)	106 DU	20.11 AC	5.27 DU/AC	17.18 AC	6.17 DU/AC
PA 5 (2,800 SF "Lane Loaded" & 5,100 SF Lots)	149 DU	38.21 AC	3.90 DU/AC	27.08 AC	5.50 DU/AC
PA 8 (4,250 SF Lots)	90 DU	25.39 AC	3.54 DU/AC	15.07 AC	5.97 DU/AC
PA 9 (5,250 SF & 6,300 SF Lots)	143 DU	37.77 AC	3.79 DU/AC	28.84 AC	4.96 DU/AC
Residential Uses Total	**753 DU**	**170.12 AC**	**4.43 DU/AC**	**132.61 AC**	**5.68 DU/AC**
Community Facility Uses					
PA 2 (Neighborhood Center Commercial)		11.74 AC		9.25 AC	
PA 6 (Neighborhood Park)		5.00 AC		5.00 AC	
PA 7 (School)		12.45 AC		9.80 AC	
Community Facility Uses Total		**29.19 AC**		**24.05 AC**	
Other Uses					
Master Planned Roadways				13.00 AC	
Neighborhood Edge Buffers				3.90 AC	
SCE & SCG Easements				25.10 AC	
SCE Fee Owned Parcel		2.69 AC		2.04 AC	
Old Schaefer R/W (To Be Abandoned)				1.30 AC	
Other Uses Total		**2.69 AC**		**45.34 AC**	
Project Total	**753 DU**	**202.00 Gross AC**	**3.73 DU/ Gross AC**		

[1] *Gross Acres as calculated to street centerlines, including all easements.*

[2] *Net Acres for Planning Areas exclude all applicable items as listed under the Other Uses category.*

*Note: Refer to **Table 1-1, "Residential Density,"** for City defined Residential Gross Density.*

Table 3-1
LAND USE SUMMARY