

Appendix FEIR-7

Will-Serve Letters



Appendix FEIR-7a

County Sanitation Will-Serve Letter





**LOS ANGELES COUNTY
SANITATION DISTRICTS**
Converting Waste Into Resources

Robert C. Ferrante

Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

April 4, 2024

Ref. DOC 7194074

VIA EMAIL jmowrey@hunsaker.com

Ms. Jeannine Mowrey, Principal
Hunsaker & Associates
26074 Avenue Hall #23
Valencia, CA 91355

Dear Ms. Mowrey:

Will Serve Letter Update to VTPM 18108

The Santa Clarita Valley Sanitation Districts (Districts) received the email request for an updated will serve letter on March 27, 2024. Previous comments submitted by the Districts in correspondence dated April 28, 2022 (copy enclosed), still apply to the subject project with the following updated information:

- The District operates two water reclamation plants (WRPs), the Saugus WRP and the Valencia WRP, which provide wastewater treatment in the Santa Clarita Valley. These facilities are interconnected to form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a capacity of 28.1 million gallons per day (mgd) and currently processes an average recycled flow of 18.2 mgd.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2742, or phorsley@lacsd.org.

Very truly yours,

Patricia Horsley

Patricia Horsley
Environmental Planner
Facilities Planning Department

PLH:plh

Enclosure

cc: S. Wang
A. Schmidt
A. Howard

April 28, 2022

Ref. DOC 6498319

VIA EMAIL JMowrey@hunsaker.com

Ms. Jeannine Mowrey, Principal
Hunsaker & Associates
26074 Avenue Hall #23
Valencia, CA 91355

Dear Ms. Mowrey:

Will Serve Letter for VTPM 18108

The Santa Clarita Valley Sanitation District (District) received your will serve letter request for the subject project on March 25, 2022. We offer the following comments regarding sewerage service:

1. A portion of the project area is outside the jurisdictional boundaries of the District and will require annexation into the District before sewerage service can be provided to the proposed development. For a copy of the District's Annexation Information and Processing Fee sheets, go to www.lacsd.org, under Services, then Wastewater Program and Permits and select Annexation Program. For more specific information regarding the annexation procedure and fees, please contact Ms. Donna Curry at (562) 908-4288, extension 2708.
2. A portion of the proposed project may require a District's permit for Industrial Wastewater Discharge. Project developers should contact the District's Industrial Waste Section at (562) 908-4288, extension 2900, in order to reach a determination on this matter. If this permit is necessary, project developers will be required to forward copies of final plans and supporting information for the proposed project to the Districts for review and approval before beginning project construction. For additional Industrial Wastewater Discharge Permit information, go to <https://www.lacsd.org/services/wastewater-programs-permits/industrial-waste-pretreatment-program/industrial-wastewater-discharge-permits>.
3. Due to the project's location, the flow originating from the proposed project would have to be transported to the District's trunk sewer by local sewer(s) that are not maintained by the District. If no local sewer lines currently exist, it is the responsibility of the developer to convey any wastewater generated by the project to the nearest local sewer and/or District's trunk sewer. The following is a list of Districts' trunk sewer that serves the project area:

Name	Location	Size (dia.)*	Capacity (mgd)**	Peak Flow (mgd)	Last Measured
Castaic Trunk	Hasley Canyon Road at The Old Road	15	3.0	1.5	2018
Castaic Trunk	The Old Road at Biscailuz Drive	21	3.7	1.6	2018
Castaic Trunk	The Old Road at Turnberry Lane	24	5.5	1.0	2018
Castaic Trunk	The Old Road, south of Turnberry Lane	24	6.7	1.0	2018

*diameter in inches

**million gallons per day

4. The District operates two water reclamation plants (WRPs), the Saugus WRP and the Valencia WRP, which provide wastewater treatment in the Santa Clarita Valley. These facilities are interconnected to form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a capacity of 28.1 mgd and currently processes an average flow of 19.6 mgd.
5. The expected average wastewater flow from the project site, described in the request as 18,000 square feet of retail use, 2,909,700 square feet of office use, and 472,300 square feet of industrial use, is 973,220 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the [Table 1, Loadings for Each Class of Land Use](#) link.
6. The District is empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the District's Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the District for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the District's Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the District will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the District's Wastewater Fee Public Counter at (562) 908-4288, extension 2727. If an Industrial Wastewater Discharge Permit is required, connection fee charges will be determined by the Industrial Waste Section.
7. In order for the District to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the District's wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of District's facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the District's treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the District intends to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of District's facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2743, or mandyhuffman@lacsd.org.

Very truly yours,

Mandy Huffman

Mandy Huffman
Environmental Planner
Facilities Planning Department

MNH:mnh

cc: D. Curry
A. Howard
A. Schmidt
L. Smith
Matt Carpenter, Matt.Carpenter@fivepoint.com

Appendix FEIR-7b

County Sanitation Will-Serve Letter Update





**LOS ANGELES COUNTY
SANITATION DISTRICTS**
Converting Waste Into Resources

Robert C. Ferrante

Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

January 17, 2025

Ref. DOC 7390856

VIA EMAIL subdivisions@planning.lacounty.gov, jsackett@planning.lacounty.gov

Ms. Jodie Sackett, Senior Planner
Los Angeles County Department of Regional Planning
320 West Temple Street, Floor 13
Los Angeles, CA 90012

Dear Ms. Sackett:

NOA Response to Entrada South and Valencia Commerce Center Project

The Santa Clarita Valley Sanitation District (District) received a Notice of Availability (NOA) of a Draft Supplemental Environmental Impact Report (DSEIR) for the subject project on December 20, 2024. We offer the following comments regarding sewerage service:

1. A portion of the project area is outside the jurisdictional boundaries of the District and will require annexation into the District before sewerage service can be provided to the proposed development. A copy of the Districts' Annexation Information and Processing Fee sheets is available on our website at [Annexation Program](#). For more specific information regarding the annexation procedure and fees, please contact Ms. Shirley Wang at shirlywang@lacsd.org or (562) 908-4288, extension 2708.
2. A portion of the proposed project may require a Districts' permit for Industrial Wastewater Discharge. Project developers should contact the Districts' Industrial Waste Section at (562) 908 4288, extension 2900, in order to reach a determination on this matter. If this permit is necessary, project developers will be required to forward copies of final plans and supporting information for the proposed project to the District for review and approval before beginning project construction. Additional Industrial Wastewater Discharge Permit information can be found on our website at [Industrial Wastewater Discharge Permits](#).
3. Due to the project's location, the flow originating from the proposed project would have to be transported to the Districts' trunk sewer by local sewer(s) that are not maintained by the Districts. If no local sewer lines currently exist, it is the responsibility of the developer to convey any wastewater generated by the project to the nearest local sewer and/or Districts' trunk sewer.
 - a. **Entrada South Project** - The nearest District's trunk sewer is the Districts' 30-inch diameter District 32 Main Trunk Sewer, located in The Old Road at Magic Mountain Parkway. This trunk sewer has a capacity of 16.1 million gallons per day (mgd) and conveyed a peak flow of 1.6 mgd when last measured in 2018.
 - b. **Valencia Commerce Center Project** – The following is a list of Districts' trunk sewer that serves the project area:

Name	Location	Size (dia.)*	Capacity (mgd)**	Peak Flow (mgd)	Last Measured
Castaic Trunk	Hasley Canyon Road at The Old Road	15	3.0	1.5	2018
Castaic Trunk	The Old Road at Biscailuz Drive	21	3.7	1.6	2018
Castaic Trunk	The Old Road at Turnberry Lane	24	5.5	1.0	2018
Castaic Trunk	The Old Road, south of Turnberry Lane	24	6.7	1.0	2018

*diameter in inches

**million gallons per day

4. The District operates two water reclamation plants (WRPs), the Saugus WRP and the Valencia WRP, which provide wastewater treatment in the Santa Clarita Valley. These facilities are interconnected to form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a capacity of 28.1 mgd and currently processes an average recycled flow of 19.3 mgd.
5. A copy of the District's average wastewater generation factors is available on our website at [Table 1, Loadings for Each Class of Land Use](#).
 - a. **Entrada South Project** - The expected average wastewater flow from the project, described in the DSEIR as 1,574 condominium units, 730,000 square feet of non-residential mixed-use retail, office development, and hotel uses, a neighborhood park, and potential school site, is 630,973 gallons per day (gpd).
 - b. **Valencia Commerce Center Project** – The expected average wastewater flow from the project, described in the DSEIR as 18,000 square feet of retail use, 2,909,700 square feet of office use, and 472,300 square feet of industrial use, is 973,220 gpd.
6. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, please contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727. If an Industrial Wastewater Discharge Permit is required, connection fee charges will be determined by the Industrial Waste Section.
7. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service but is to advise the developer that the Districts intend to provide this service up to the levels that are legally

permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2742, or phorsley@lacsdsd.org.

Very truly yours,

Patricia Horsley

Patricia Horsley
Environmental Planner
Facilities Planning Department

PLH:plh

cc: S. Wang
D. Hatch
A. Howard

Appendix FEIR-7c

SCVWA Availability Form—VTPM 18108
Request





SANTA CLARITA VALLEY WATER AGENCY PROJECT WATER AVAILABILITY FORM

SCV Water WO#: _____

PROJECT NAME: _____		<i>Please type or use pen</i>	
Valencia Commerce Center VTPM 18108		ORG _____	
Owner Representative: Alex Herrell; Owner: The Newhall Land and Farming Company, (a California limited partnership) Phone 661-255-4449		ACCT _____	
		ACT _____	
Owner's/Applicant's Mailing Address Street 25124 Springfield Court Suite 300		TASK _____	
		AMT \$ _____	
City Valencia State CA		DATE _____	
		SCVWA CASHIER'S USE ONLY	
SECTION 1. PROJECT DESCRIPTION		TO BE COMPLETED BY APPLICANT	
A. <input checked="" type="checkbox"/> Major Subdivision (TM) <input type="checkbox"/> Specific Plan or Plan Amendment <input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Certificate of Compliance: _____ <input type="checkbox"/> Boundary Adjustment <input type="checkbox"/> Rezone (Reclassification) from _____ to _____ zone. <input type="checkbox"/> Major Use Permit (MUP), purpose: _____ <input type="checkbox"/> Time Extension? Case No. _____ <input type="checkbox"/> Expired Map? Case No. _____ <input type="checkbox"/> Other: _____		Assessor's Parcel Number(s) (Add extra if necessary) _____ _____ _____	
B. <input type="checkbox"/> Residential...Total number of dwelling units: _____ <input checked="" type="checkbox"/> Commercial...Gross floor area: <u>3,400,000 sq. ft.</u> <input type="checkbox"/> Industrial...Gross floor area: _____ <input type="checkbox"/> Other...Gross floor area: _____		Project Address _____ Street _____ <u>Santa Clarita Valley</u> Community Planning Area/Subregion _____ Zip _____	
C. <input checked="" type="checkbox"/> Total Project acreage: <u>328.8</u> Total number of lots: <u>104</u>		<input checked="" type="checkbox"/> <input type="checkbox"/>	
D. Is the project proposing the use of groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the project proposing the use of reclaimed water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		County of Los Angeles <input checked="" type="checkbox"/> City of Santa Clarita <input type="checkbox"/>	
Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY SCVWA.			
Owner's/Applicant's Signature: <u>Alex Herrell</u>		Date: <u>10-28-2022</u>	
Address: <u>25124 Springfield Court #300 Valencia CA 91355</u>		Phone: <u>661-255-4449</u>	
SECTION 2. WATER AVAILABILITY		TO BE COMPLETED BY SCVWA	
Agency/District Name: SANTA CLARITA VALLEY WATER AGENCY		Letter Expires: <u>11/23/2024</u>	
A. <input checked="" type="checkbox"/> Project is in the agency service area. <input type="checkbox"/> Project is not in the agency but is within its Sphere of Influence boundary, owner must apply for annexation. <input type="checkbox"/> Project is not in the agency and is not within its Sphere of Influence boundary. <input type="checkbox"/> The project is not located entirely within the agency and a potential boundary issue exists with the _____ District.			
B. <input checked="" type="checkbox"/> Facilities to serve the project <input checked="" type="checkbox"/> ARE <input type="checkbox"/> ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the agency. <input type="checkbox"/> Project will not be served for the following reason(s): _____			
C. <input checked="" type="checkbox"/> Agency conditions are attached. Number of sheets attached: <u>2</u> <input type="checkbox"/> Agency has specific water reclamation conditions which are attached. Number of sheets attached: _____ <input type="checkbox"/> Agency will submit conditions at a later date. <input checked="" type="checkbox"/> Additional Agency Conditions: <u>Planning Phase Study required.</u>			
D. <input checked="" type="checkbox"/> How far will the pipeline(s) have to be extended to serve the project? <u>Waterlines are available in vicinity of the project. Connection points to be determined.</u>			
This Project Water Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.			
Authorized Signature: <u>Jason Yim</u>		Print Name: <u>Jason Yim</u>	
Print Title: <u>Principal Engineer</u>		Phone: <u>661-513-1277</u> Date: <u>11/23/2022</u>	
NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE AGENCY On completion of Section 2, applicant is to submit this form and attached Agency Conditions to: County of Los Angeles or City of Santa Clarita (as appropriate)			



Santa Clarita Valley Water Agency Conditions for Water Availability

1. Developer shall submit to Agency a set of construction improvement plans, and fire department requirements for the Development. This will enable Agency to determine distribution system and other water facilities required for the Development in accordance with Agency rules. The Development may require the installation of a reservoir, water mains, services or other appurtenances, or may require improvements to the existing source of supply, which improvements shall be the responsibility of Developer. Fire flow requirements shall be determined by the regulatory agency with applicable jurisdiction (e.g., Los Angeles County Fire Department). The size and scope of any facilities required to deliver adequate fire flow will be determined by the Agency.
2. Developer shall grant Agency all easements and, if necessary, sites for facilities required for water service to the Development, together with a policy of title insurance acceptable to the Agency, guaranteeing Agency's title to and interest in such easements. Developer will be responsible for all fees and charges associated with preparation and recordation of the easements.
3. Pursuant to the requirements of the Agency, Developer shall pay all required fees and charges, including any required deposit amounts, in order to develop planning documents, prepare or process plans and designs, and to complete construction of on-site and off-site improvements required for water service to the Development.
4. Developer shall comply with all of the Agency's rules and regulations governing water service and development in force at the time water service is requested, as those rules may be amended from time to time. Developer acknowledges that all water service pursuant to this letter and to the Development shall be in accordance with Agency rules and regulations.
5. The provision of water service to the Development is conditioned upon the Developer meeting all requirements of any other governmental entity having jurisdiction over the Development.
6. Developer acknowledges and agrees that this letter is limited and exclusive to the Development and the number of units or lots described above and may not be transferred or assigned to any other person, firm or entity, or for any other purpose without the Agency's written consent.
7. Agency can provide safe and reliable water service to Development, and fully expects to be able to continue providing safe and reliable water service into the future. In relying upon this letter and Agency's ability to provide water service to the Development, Developer is aware of the restrictions and limitations contained in this letter and the reliance of Agency upon its wells and imported water supplied by the State Water Project to supply the water needed for domestic water purposes, both of which are subject to restriction.

8. At any time prior to connection to the existing water system, and upon a finding by the Board of Directors of the Agency that it is unable to serve the Development for reasons beyond Agency's control, this letter may be revoked by the Agency.
9. Water supply availability is further conditioned expressly upon the Development being located within the boundaries of the Agency, and to the extent necessary, effective completion of the annexation of the Development, or any portion thereof, which is not now within the boundaries of the Agency.
10. By issuing this letter, the Agency does not guarantee any specific quantities or quality of water, pressures or flows with respect to water service provided by the Agency.
11. Developer, for itself and on behalf of its successors, agrees to defend at Developer's expense, any action brought against Agency, its agents, officers or employees because of the issuance of this letter or any approvals or authorizations obtained in connection with the Development, or in the alternative, to relinquish any such approvals or authorizations. Developer shall reimburse Agency for any costs, fees or expenses Agency may incur as a result of any such legal action. Further, Developer agrees that in conducting the defense of such action, Agency shall be entitled to engage its own attorneys, the entire expense of which shall be paid by Developer.
12. This letter and any representations or assurances made herein, shall expire and be null and void twenty-four (24) months from the date hereof if water service has not been installed to the Development. The Developer and the Development shall not be entitled to any individual water service connections not installed prior to expiration of this letter.

Appendix FEIR-7d

SCVWA Availability Form—VTTM 53295
Entrada Request





SANTA CLARITA VALLEY WATER AGENCY PROJECT WATER AVAILABILITY FORM

SCV Water WO#: _____

PROJECT NAME:		<i>Please type or use pen</i>	
Entrada South VTTM 53295		ORG _____	
Owner Representative: Alex Herrell; Owner: The Newhall Land and Farming Company, (a California limited partnership) Phone 661-255-4449		ACCT _____	
		ACT _____	
Owner's/Applicant's Mailing Address Street 25124 Springfield Court Suite 300		TASK _____ AMT \$ _____	
		DATE _____	
City Valencia State CA		SCVWA CASHIER'S USE ONLY	
SECTION 1. PROJECT DESCRIPTION		TO BE COMPLETED BY APPLICANT	
A. <input checked="" type="checkbox"/> Major Subdivision (TM) <input type="checkbox"/> Specific Plan or Plan Amendment <input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Certificate of Compliance: _____ <input type="checkbox"/> Boundary Adjustment <input checked="" type="checkbox"/> Rezone (Reclassification) from R1 to MXD (Mixed Use) zone. <input type="checkbox"/> Major Use Permit (MUP), purpose: _____ <input type="checkbox"/> Time Extension? Case No. _____ <input type="checkbox"/> Expired Map? Case No. _____ <input type="checkbox"/> Other: _____		Assessor's Parcel Number(s) (Add extra if necessary) 2826-008-039, -044 2826-009-106 _____	
B. <input checked="" type="checkbox"/> Residential...Total number of dwelling units: 1,574 <input checked="" type="checkbox"/> Commercial...Gross floor area: 730,000 sq. ft. <input type="checkbox"/> Industrial...Gross floor area: _____ <input type="checkbox"/> Other...Gross floor area: _____		n/a Project Address _____ Street _____ Santa Clarita Valley Community Planning Area/Subregion _____ Zip _____	
C. <input checked="" type="checkbox"/> Total Project acreage: 382.3 Total number of lots: 197		<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <input checked="" type="checkbox"/> County of Los Angeles </div> <div style="text-align: center;"> <input type="checkbox"/> City of Santa Clarita </div> </div>	
D. Is the project proposing the use of groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the project proposing the use of reclaimed water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY SCVWA.			
Owner's/Applicant's Signature: <u>Alex Herrell</u>		Date: 10-28-2022	
Address: 25124 Springfield Court #300 Valencia CA 91355		Phone: 661-255-4449	
SECTION 2. WATER AVAILABILITY		TO BE COMPLETED BY SCVWA	
Agency/District Name: SANTA CLARITA VALLEY WATER AGENCY		Letter Expires: 11/23/2024	
A. <input checked="" type="checkbox"/> Project is in the agency service area. <input type="checkbox"/> Project is not in the agency but is within its Sphere of Influence boundary, owner must apply for annexation. <input type="checkbox"/> Project is not in the agency and is not within its Sphere of Influence boundary. <input type="checkbox"/> The project is not located entirely within the agency and a potential boundary issue exists with the _____ District.			
B. <input checked="" type="checkbox"/> Facilities to serve the project <input checked="" type="checkbox"/> ARE <input type="checkbox"/> ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the agency. <input type="checkbox"/> Project will not be served for the following reason(s): _____			
C. <input checked="" type="checkbox"/> Agency conditions are attached. Number of sheets attached: 2 <input type="checkbox"/> Agency has specific water reclamation conditions which are attached. Number of sheets attached: _____ <input type="checkbox"/> Agency will submit conditions at a later date. <input checked="" type="checkbox"/> Additional Agency Conditions: <u>Planning Phase Study required.</u>			
D. <input checked="" type="checkbox"/> How far will the pipeline(s) have to be extended to serve the project? <u>Waterlines are available in vicinity of the project. Connection points to be determined.</u>			
This Project Water Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.			
Authorized Signature: <u>Jason Yim</u>		Print Name: Jason Yim	
Print Title: <u>Principal Engineer</u>		Phone: 661-513-1277 Date: 11/23/2022	
NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE AGENCY On completion of Section 2, applicant is to submit this form and attached Agency Conditions to: County of Los Angeles or City of Santa Clarita (as appropriate)			



Santa Clarita Valley Water Agency Conditions for Water Availability

1. Developer shall submit to Agency a set of construction improvement plans, and fire department requirements for the Development. This will enable Agency to determine distribution system and other water facilities required for the Development in accordance with Agency rules. The Development may require the installation of a reservoir, water mains, services or other appurtenances, or may require improvements to the existing source of supply, which improvements shall be the responsibility of Developer. Fire flow requirements shall be determined by the regulatory agency with applicable jurisdiction (e.g., Los Angeles County Fire Department). The size and scope of any facilities required to deliver adequate fire flow will be determined by the Agency.
2. Developer shall grant Agency all easements and, if necessary, sites for facilities required for water service to the Development, together with a policy of title insurance acceptable to the Agency, guaranteeing Agency's title to and interest in such easements. Developer will be responsible for all fees and charges associated with preparation and recordation of the easements.
3. Pursuant to the requirements of the Agency, Developer shall pay all required fees and charges, including any required deposit amounts, in order to develop planning documents, prepare or process plans and designs, and to complete construction of on-site and off-site improvements required for water service to the Development.
4. Developer shall comply with all of the Agency's rules and regulations governing water service and development in force at the time water service is requested, as those rules may be amended from time to time. Developer acknowledges that all water service pursuant to this letter and to the Development shall be in accordance with Agency rules and regulations.
5. The provision of water service to the Development is conditioned upon the Developer meeting all requirements of any other governmental entity having jurisdiction over the Development.
6. Developer acknowledges and agrees that this letter is limited and exclusive to the Development and the number of units or lots described above and may not be transferred or assigned to any other person, firm or entity, or for any other purpose without the Agency's written consent.
7. Agency can provide safe and reliable water service to Development, and fully expects to be able to continue providing safe and reliable water service into the future. In relying upon this letter and Agency's ability to provide water service to the Development, Developer is aware of the restrictions and limitations contained in this letter and the reliance of Agency upon its wells and imported water supplied by the State Water Project to supply the water needed for domestic water purposes, both of which are subject to restriction.

8. At any time prior to connection to the existing water system, and upon a finding by the Board of Directors of the Agency that it is unable to serve the Development for reasons beyond Agency's control, this letter may be revoked by the Agency.
9. Water supply availability is further conditioned expressly upon the Development being located within the boundaries of the Agency, and to the extent necessary, effective completion of the annexation of the Development, or any portion thereof, which is not now within the boundaries of the Agency.
10. By issuing this letter, the Agency does not guarantee any specific quantities or quality of water, pressures or flows with respect to water service provided by the Agency.
11. Developer, for itself and on behalf of its successors, agrees to defend at Developer's expense, any action brought against Agency, its agents, officers or employees because of the issuance of this letter or any approvals or authorizations obtained in connection with the Development, or in the alternative, to relinquish any such approvals or authorizations. Developer shall reimburse Agency for any costs, fees or expenses Agency may incur as a result of any such legal action. Further, Developer agrees that in conducting the defense of such action, Agency shall be entitled to engage its own attorneys, the entire expense of which shall be paid by Developer.
12. This letter and any representations or assurances made herein, shall expire and be null and void twenty-four (24) months from the date hereof if water service has not been installed to the Development. The Developer and the Development shall not be entitled to any individual water service connections not installed prior to expiration of this letter.

Appendix FEIR-7e



SCVWA Availability Form—VTTM 53295
Entrada Request Update



SANTA CLARITA VALLEY WATER AGENCY PROJECT WATER AVAILABILITY FORM

SCV Water WO#: _____

PROJECT NAME:		<i>Please type or use pen</i>	
Entrada South VTTM 53295		ORG _____	
Owner's/Applicant's Name Phone The Newhall Land and Farming Company 661-255-4000		ACCT _____ ACT _____	
Owner's/Applicant's Mailing Address Street 25124 Springfield Court Suite 300		TASK _____ AMT \$ _____ DATE _____	
City Valencia State CA		SCVWA CASHIER'S USE ONLY	
SECTION 1. PROJECT DESCRIPTION		TO BE COMPLETED BY APPLICANT	
A. <input checked="" type="checkbox"/> Major Subdivision (TM) <input type="checkbox"/> Specific Plan or Plan Amendment <input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Certificate of Compliance: _____ <input type="checkbox"/> Boundary Adjustment <input checked="" type="checkbox"/> Rezone (Reclassification) from R1 to MXD (Mixed Use) zone. <input type="checkbox"/> Major Use Permit (MUP), purpose: _____ <input type="checkbox"/> Time Extension? Case No. _____ <input type="checkbox"/> Expired Map? Case No. _____ <input type="checkbox"/> Other: _____		Assessor's Parcel Number(s) (Add extra if necessary) <u>2826-008-039, -045; 2826-009-107</u> _____ _____	
B. <input checked="" type="checkbox"/> Residential...Total number of dwelling units: <u>1,574</u> <input checked="" type="checkbox"/> Commercial...Gross floor area: <u>730,000 sq. ft.</u> <input type="checkbox"/> Industrial...Gross floor area: _____ <input type="checkbox"/> Other...Gross floor area: _____		n/a Project Address Street <u>Santa Clarita Valley</u> Community Planning Area/Subregion Zip	
C. <input checked="" type="checkbox"/> Total Project acreage: <u>382.3</u> Total number of lots: <u>200</u>		<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <input checked="" type="checkbox"/> County of Los Angeles </div> <div style="text-align: center;"> <input type="checkbox"/> City of Santa Clarita </div> </div>	
D. Is the project proposing the use of groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the project proposing the use of reclaimed water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY SCVWA.			
Owner's/Applicant's Signature: <u>Alex Herrall</u> Date: <u>1/28/25</u> Address: <u>25124 Springfield Court #300 Valencia CA 91355</u> Phone: <u>661-255-4000</u>			
SECTION 2. WATER AVAILABILITY		TO BE COMPLETED BY SCVWA	
Agency/District Name: SANTA CLARITA VALLEY WATER AGENCY		Letter Expires: <u>3/03/2027</u>	
A. <input checked="" type="checkbox"/> Project is in the agency service area. <input type="checkbox"/> Project is not in the agency but is within its Sphere of Influence boundary, owner must apply for annexation. <input type="checkbox"/> Project is not in the agency and is not within its Sphere of Influence boundary. <input type="checkbox"/> The project is not located entirely within the agency and a potential boundary issue exists with the _____ District.			
B. <input checked="" type="checkbox"/> Facilities to serve the project <input checked="" type="checkbox"/> ARE <input type="checkbox"/> ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the agency. <input type="checkbox"/> Project will not be served for the following reason(s): _____			
C. <input checked="" type="checkbox"/> Agency conditions are attached. Number of sheets attached: <u>2</u> <input type="checkbox"/> Agency has specific water reclamation conditions which are attached. Number of sheets attached: _____ <input type="checkbox"/> Agency will submit conditions at a later date. <input checked="" type="checkbox"/> Additional Agency Conditions: <u>Planning Phase Study Required.</u>			
D. <input checked="" type="checkbox"/> How far will the pipeline(s) have to be extended to serve the project? <u>Waterlines are available in vicinity of the project. Connection points to be determined.</u>			
This Project Water Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.			
Authorized Signature: <u>Jason Yim</u> Print Name: <u>Jason Yim</u> Print Title: <u>Principal Engineer</u> Phone: <u>(661) 513-1277</u> Date: <u>3/3/2025</u>			
NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE AGENCY On completion of Section 2, applicant is to submit this form and attached Agency Conditions to: County of Los Angeles or City of Santa Clarita (as appropriate)			

DMS#



Santa Clarita Valley Water Agency Conditions for Water Availability

1. Developer shall submit to Agency a set of construction improvement plans, and fire department requirements for the Development. This will enable Agency to determine distribution system and other water facilities required for the Development in accordance with Agency rules. The Development may require the installation of a reservoir, water mains, services or other appurtenances, or may require improvements to the existing source of supply, which improvements shall be the responsibility of Developer. Fire flow requirements shall be determined by the regulatory agency with applicable jurisdiction (e.g., Los Angeles County Fire Department). The size and scope of any facilities required to deliver adequate fire flow will be determined by the Agency.
2. Developer shall grant Agency all easements and, if necessary, sites for facilities required for water service to the Development, together with a policy of title insurance acceptable to the Agency, guaranteeing Agency's title to and interest in such easements. Developer will be responsible for all fees and charges associated with preparation and recordation of the easements.
3. Pursuant to the requirements of the Agency, Developer shall pay all required fees and charges, including any required deposit amounts, in order to develop planning documents, prepare or process plans and designs, and to complete construction of on-site and off-site improvements required for water service to the Development.
4. Developer shall comply with all of the Agency's rules and regulations governing water service and development in force at the time water service is requested, as those rules may be amended from time to time. Developer acknowledges that all water service pursuant to this letter and to the Development shall be in accordance with Agency rules and regulations.
5. The provision of water service to the Development is conditioned upon the Developer meeting all requirements of any other governmental entity having jurisdiction over the Development.
6. Developer acknowledges and agrees that this letter is limited and exclusive to the Development and the number of units or lots described above and may not be transferred or assigned to any other person, firm or entity, or for any other purpose without the Agency's written consent.
7. Agency can provide safe and reliable water service to Development, and fully expects to be able to continue providing safe and reliable water service into the future. In relying upon this letter and Agency's ability to provide water service to the Development, Developer is aware of the restrictions and limitations contained in this letter and the reliance of Agency upon its wells and imported water supplied by the State Water Project to supply the water needed for domestic water purposes, both of which are subject to restriction.

8. At any time prior to connection to the existing water system, and upon a finding by the Board of Directors of the Agency that it is unable to serve the Development for reasons beyond Agency's control, this letter may be revoked by the Agency.
9. Water supply availability is further conditioned expressly upon the Development being located within the boundaries of the Agency, and to the extent necessary, effective completion of the annexation of the Development, or any portion thereof, which is not now within the boundaries of the Agency.
10. By issuing this letter, the Agency does not guarantee any specific quantities or quality of water, pressures or flows with respect to water service provided by the Agency.
11. Developer, for itself and on behalf of its successors, agrees to defend at Developer's expense, any action brought against Agency, its agents, officers or employees because of the issuance of this letter or any approvals or authorizations obtained in connection with the Development, or in the alternative, to relinquish any such approvals or authorizations. Developer shall reimburse Agency for any costs, fees or expenses Agency may incur as a result of any such legal action. Further, Developer agrees that in conducting the defense of such action, Agency shall be entitled to engage its own attorneys, the entire expense of which shall be paid by Developer.
12. This letter and any representations or assurances made herein, shall expire and be null and void twenty-four (24) months from the date hereof if water service has not been installed to the Development. The Developer and the Development shall not be entitled to any individual water service connections not installed prior to expiration of this letter.

LEGAL DESCRIPTION

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

ABBREVIATIONS:

EX	EXISTING
GB	GRADE BREAK
HP	HIGH POINT
L	LENGTH
LDZ	LANDSCAPE DEVELOPMENT ZONE
M.F.	MULTI FAMILY
MIN	MINIMUM
N.A.P.	NOT A PART
O.S.	OPEN SPACE
P.F.	PUBLIC FACILITY
PROP	PROPOSED
PVT	PRIVATE
R	RADIUS
REC	RECREATION
RW	RECYCLED WATER
R/W	RIGHT-OF-WAY
SCVWA	SANTA CLARITA VALLEY WATER AGENCY
SD	STORM DRAIN
SF	SQUARE FOOT
SS	SANITARY SEWER
STD	STANDARD
TYP	TYPICAL

DISPOSITION:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
V	VACATE

EASEMENT NOTES:

EASEMENTS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, PRELIMINARY TITLE REPORT ORDER NO. 4619835 DATED DECEMBER 14, 2023

- NA 1-4 INTENTIONALLY DELETED
- Q 5. AN EASEMENT FOR TELEPHONE LINES AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1924 AS INSTRUMENT NO. 1570 IN BOOK 4022, PAGE 192 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500-01 AND OTHER LAND
NOTE: A PORTION OF SAID EASEMENT WAS QUITCLAIMED BY A DOCUMENT RECORDED NOVEMBER 19, 1971 AS INSTRUMENT NO. 4005 OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- RM 6. AN EASEMENT FOR ELECTRICAL POLE LINES AND TOWERS AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 1925 AS INSTRUMENT NO. 1620 IN BOOK 3997 PAGE 67 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500-01 AND OTHER LAND
- RM 7. AN EASEMENT FOR ELECTRICAL POLE LINES AND TOWERS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1928 AS INSTRUMENT NO. 1921 IN BOOK 7853 PAGE 11 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500-01 AND OTHER LAND
THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 61105.
- NA 8. INTENTIONALLY DELETED
- RM 9. AN EASEMENT FOR 2 ELECTRIC TRANSMISSION LINES CONSISTING OF STEEL OR WOODEN TOWERS OR POLES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1931 AS INSTRUMENT NO. 917 IN BOOK 10631, PAGE 4 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
A STRIP OF LAND 100 FEET WIDE, IN RANCHO SAN FRANCISCO, THE SIDELINES OF SAID STRIP OF LAND BEING PARALLEL WITH AND RESPECTIVELY 75 FEET NORTHERLY AND 25 FEET SOUTHERLY FROM THE LINES DESCRIBED THEREIN
- NA 10-45 INTENTIONALLY DELETED
- RM 46. AN EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC LINES AND INCIDENTAL PURPOSES, RECORDED JULY 12, 1966 AS INSTRUMENT NO. 2217 IN BOOK D3363, PAGE 475 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500-01 AND OTHER LAND
- NA 47-48 INTENTIONALLY DELETED
- A 49. AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 6, 1971 AS INSTRUMENT NO. 3104 IN BOOK D5018, PAGE 704 OF OFFICIAL RECORDS. IN FAVOR OF: THE COUNTY OF LOS ANGELES
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 53295.
- RM 50. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 1971 AS INSTRUMENT NO. 2154 IN BOOK D5024, PAGE 891 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION SUCCESSOR BY MERGER TO PACIFIC LIGHTING SERVICE COMPANY
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 53295.

SAID EASEMENT WAS MODIFIED BY AN INSTRUMENT EXECUTED BY THE NEWHALL LAND AND FARMING COMPANY, A CORPORATION AND PACIFIC LIGHTING SERVICE COMPANY, A CORPORATION RECORDED DECEMBER 20, 1973 AS INSTRUMENT NO. 2623 IN BOOK M4548 PAGE 281 OFFICIAL RECORDS

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 7, 2019 AS INSTRUMENT NO. 20190015741 OF OFFICIAL RECORDS.
- NA 51-52 INTENTIONALLY DELETED
- RM 53. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT TO PROVIDE FINANCING FOR EDUCATIONAL FACILITIES RECORDED AUGUST 5, 1992 AS INSTRUMENT NO. 92-1439637 OF OFFICIAL RECORDS.
- NA 54-57 INTENTIONALLY DELETED
- RM 58. THE DEDICATION TO THE COUNTY OF LOS ANGELES OF THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BUILDINGS WITHIN PARCEL 7 AS RECITED ON PARCEL MAP NO. 26010 IN BOOK 305, PAGES 79 TO 95 INCLUSIVE OF PARCEL MAPS (LOT LINE ADJUSTMENT AFFECTING ENTRADA SOUTH)
- NA 59-64 INTENTIONALLY DELETED
- Q 65. AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 2005 AS INSTRUMENT NO. 05-2021536 OF OFFICIAL RECORDS.
IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 53295
- A 66. AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY SERVICES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 2006 AS INSTRUMENT NO. 06-0307031 OF OFFICIAL RECORDS.
IN FAVOR OF: THE CITY OF SANTA CLARITA, A MUNICIPAL CORPORATION
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 16, 2014 AS INSTRUMENT NO. 20141091813 OF OFFICIAL RECORDS.
- RM 67. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED COVENANT AND AGREEMENT, EXECUTED BY AND BETWEEN THE NEWHALL LAND AND FARMING COMPANY AND THE COUNTY OF LOS ANGELES FIRE DEPARTMENT, RECORDED FEBRUARY 15, 2006 AS INSTRUMENT NO. 06-0350219 OF OFFICIAL RECORDS.
- NA 68 INTENTIONALLY DELETED
- Q 69. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENTS ENTITLED "COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE EASEMENT OF TR 61105" RECORDED SEPTEMBER 26, 2008 AS INSTRUMENT NOS. 20081733498 AND 20081733499, BOTH OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- RM 70. THE TERMS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED MEMORANDUM OF AGREEMENT EXECUTED BY AND BETWEEN NEWHALL SCHOOL DISTRICT, A PUBLIC SCHOOL DISTRICT AND NEWHALL LAND DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED FEBRUARY 4, 2010 AS INSTRUMENT NO. 20100164624 OF OFFICIAL RECORDS.
- RM 71. THE EFFECT OF A LOT LINE ADJUSTMENT (RLA 2010 00006) RECORDED JULY 19, 2010 AS INSTRUMENT NO. 201000984250 OF OFFICIAL RECORDS.
- A 72. AN IRREVOCABLE OFFER TO DEDICATE AND GRANT OF EASEMENT FOR STREET AND HIGHWAY PURPOSES (MAGIC MOUNTAIN PARKWAY) RECORDED FEBRUARY 10, 2011 AS INSTRUMENT NO. 20110227355 OF OFFICIAL RECORDS.
IN FAVOR OF: THE COUNTY OF LOS ANGELES
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN NOTE: SAID OFFER WAS NOT ACCEPTED AT THIS TIME.
- Q 73. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE ALTERATION FROM TR 53295/61105, AND INDEMNIFICATION" RECORDED APRIL 6, 2011 AS INSTRUMENT NO. 20110505702 OF OFFICIAL RECORDS.
- RM 74. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE ALTERATION FROM TR 53295/61996, AND INDEMNIFICATION" RECORDED APRIL 6, 2011 AS INSTRUMENT NO. 20110505703 OF OFFICIAL RECORDS.

- NA 75-76 INTENTIONALLY DELETED
- R 77. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. NOT PLOTTABLE
- Q 78. AN EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES AS SHOWN AND DEDICATED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT ON THE VESTING TRACT MAP NO. 45433-04 FILED IN BOOK 1268, PAGES 45 THROUGH 65 OF MAPS.
FOR: COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES.
- RM 79. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "IRREVOCABLE OFFER OF DEDICATION OF PERMANENT CONSERVATION EASEMENT AND DECLARATION OF RESTRICTIVE COVENANTS (ENTRADA SPINEFLOWER PRESERVE AREA)" RECORDED SEPTEMBER 25, 2014 AS INSTRUMENT NO. 20141015456 OF OFFICIAL RECORDS.
- RM 80. AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION SYSTEMS AND SURFACE DRAINAGE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 12, 2015 AS INSTRUMENT NO. 20150159072 OF OFFICIAL RECORDS.
IN FAVOR OF: LANDSCAPING AND LIGHTING ACT DISTRICT NO. 4 ZONE NO. 79 (THE OLD ROAD LOCAL)
AFFECTS: AS DESCRIBED THEREIN
- Q 81. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE, ACCEPTANCE FROM TR 061105, AND RELEASE OF LIABILITY" RECORDED JULY 9, 2015 AS INSTRUMENT NO. 20150826008 OF OFFICIAL RECORDS.
- NA 82. INTENTIONALLY DELETED
- RM 83. AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JANUARY 30, 2019 AS INSTRUMENT NO. 20190089645 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN
- NA 84. INTENTIONALLY DELETED
- RM 84a. AN EASEMENT FOR TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATIONS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 03, 2020 AS INSTRUMENT NO. 20201053779 OF OFFICIAL RECORDS
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN
- NA 84b - 84c INTENTIONALLY DELETED
- RM 84d. AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 2020 AS INSTRUMENT NO. 202011693391 OF OFFICIAL RECORDS
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN
- RM 84de. AN EASEMENT FOR STREET RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 2021 AS INSTRUMENT NO. 20211910483 OF OFFICIAL RECORDS
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN
- RM 84db. AN EASEMENT FOR NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED JULY 14, 2022 AS INSTRUMENT NO. 20220726378 OF OFFICIAL RECORDS
IN FAVOR OF: SANTA CLARITA VALLEY WATER AGENCY
AFFECTS: AS DESCRIBED THEREIN
- RM 84dc. AN EASEMENT FOR CONSTRUCT DEBRIS BASIN AND APPURTENANT SLOPES AND INCIDENTAL PURPOSES, RECORDED APRIL 3, 2023 AS INSTRUMENT NO. 20230208919 OF OFFICIAL RECORDS
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN
- RM 84dd. AN EASEMENT FOR CONSTRUCT DEBRIS BASIN AND APPURTENANT SLOPES AND INCIDENTAL PURPOSES, RECORDED APRIL 3, 2023 AS INSTRUMENT NO. 20230208919 OF OFFICIAL RECORDS
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN
- RM 84de. AN EASEMENT SHOWN OR DEDICATED ON TRACT MAP NO 61105-01 FILED IN BOOK 1415 PAGES 72 THROUGH 99 OF TRACT MAPS
IN FAVOR OF: COUNTY OF LOS ANGELES
FOR: SANITARY SEWER, INGRESS AND EGRESS AND INCIDENTAL PURPOSES
- RM 84df. AN EASEMENT SHOWN OR DEDICATED ON TRACT MAP NO 61105-01 FILED IN BOOK 1415 PAGES 72 THROUGH 99 OF TRACT MAPS
IN FAVOR OF: COUNTY OF LOS ANGELES
FOR: COVERED STORM DRAINAGE APPURTENANT STRUCTURES, INGRESS AND EGRESS PURPOSES TOGETHER WITH THE RIGHT TO ASSIGN AND TRANSFER SUCH EASEMENTS TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC AND INCIDENTAL PURPOSES
- NA 84dg INTENTIONALLY DELETED
- RM 84dh. AN EASEMENT SHOWN OR DEDICATED ON TRACT MAP NO 61105-01 FILED IN BOOK 1415 PAGES 72 THROUGH 99 OF TRACT MAPS
IN FAVOR OF: COUNTY OF LOS ANGELES
FOR: COVERED STORM DRAINAGE APPURTENANT STRUCTURES, INGRESS AND EGRESS FOR WATER QUALITY AND INCIDENTAL PURPOSES
- NA 84e. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HERITAGE VIEW LANE SHARED AMENITY AGREEMENT" RECORDED APRIL 17, 2003 AS INSTRUMENT NO. 03-1087880
- NA 84f. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), AS GRANTOR, TO TOURNAMENT PLAYERS CLUB AT VALENCIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED APRIL 29, 2003 AS INSTRUMENT NO. 03-201314 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.
- RM 84g. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AFFIDAVIT OF ACCEPTANCE" RECORDED NOVEMBER 4, 2020 AS INSTRUMENT NO. 20201398793 OF OFFICIAL RECORDS.
- RM 84h. THE LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.
- RM 84i. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- RM 84j. RIGHTS OF PARTIES IN POSSESSION.
- RM 85. WITH RESPECT TO NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), A LIMITED PARTNERSHIP:
A. THAT A CERTIFIED COPY OF THE APPLICATION FOR REGISTRATION, FOREIGN LIMITED PARTNERSHIP (FORM LP-5) AND ANY AMENDMENTS THERETO (FORM LP-6) BE RECORDED IN THE PUBLIC RECORDS;
B. A FULL COPY OF THE PARTNERSHIP AGREEMENT AND ANY AMENDMENTS;
C. SATISFACTORY EVIDENCE OF THE CONSENT OF A MAJORITY IN INTEREST OF THE LIMITED PARTNERS TO THE CONTEMPLATED TRANSACTION;
D. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

DESIGNED: A WAKEFIELD	LEGAL DESCRIPTION: IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.	OWNER/DEVELOPER: FIVE POINT NEWHALL LAND 25124 SPRINGFIELD COURT SUITE 300 VALENCIA, CA 91316 TELEPHONE: (661) 255-4000 REPRESENTATIVE: MR. MATT HANSON	PLANS PREPARED BY: HUNSAKER & ASSOCIATES LOS ANGELES, INC. PLANNING • ENGINEERING • SURVEYING 20079 Avenue Hill, Ste 21 • Valencia, CA 91355 PH: (661) 294-2211 FX: (661) 294-9890 Jason H. Fukumitsu 11/20/24 JASON H. FUKUMITSU DATE	MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 53295 EXHIBIT "A"	SCALE: AS SHOWN DATE: 11/20/24 JOB No. 0015-035-037 SHEET 1a OF 14 SHEETS
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IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

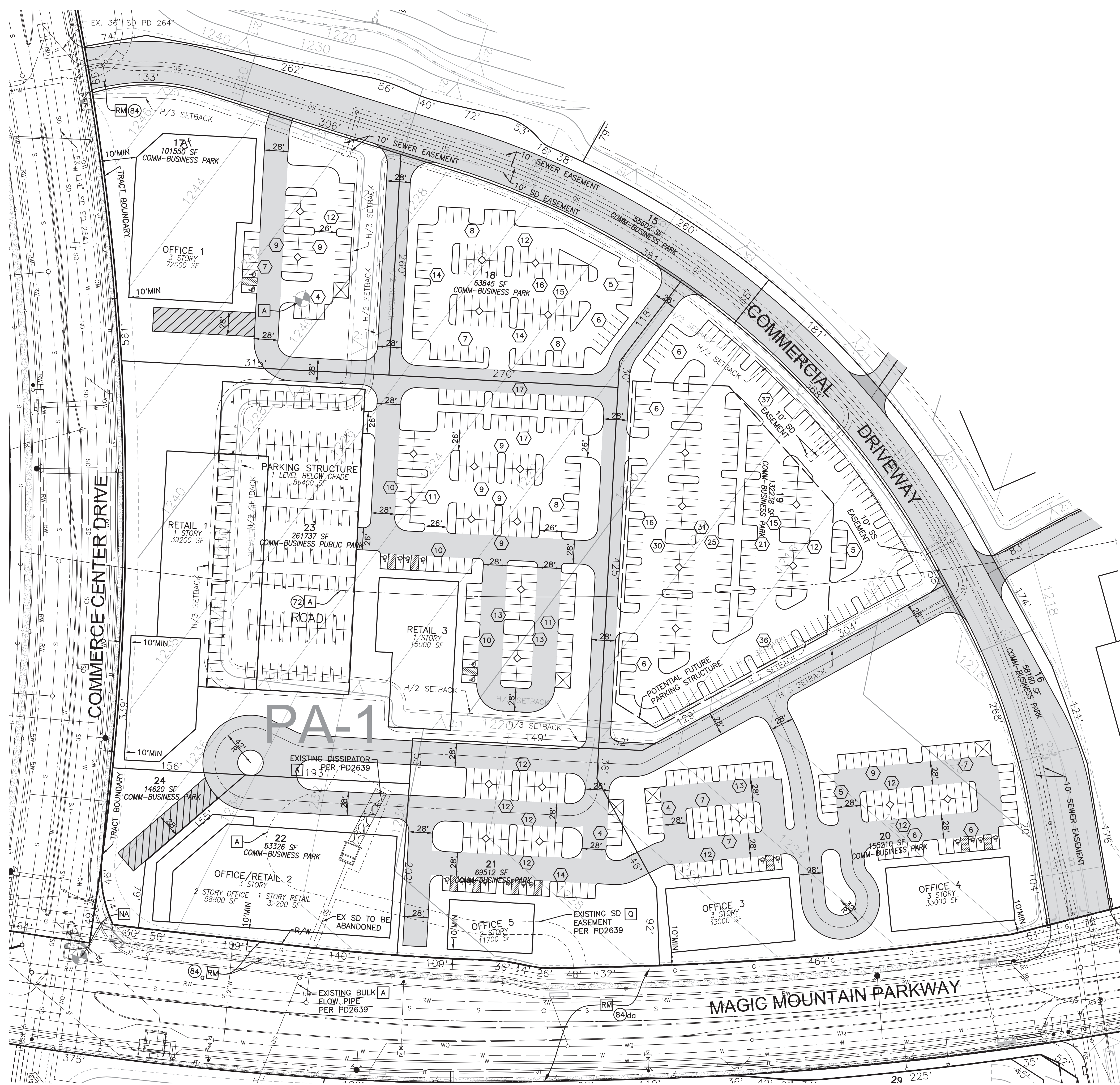
LEGEND

100	LOT NO.
PA-4a	PLANNING AREA NUMBER
---	VTTM 53295 BOUNDARY
---	RIGHT-OF-WAY
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPOSED STORM DRAIN
---	PROPOSED SEWER
---	H/2 & H/3 SETBACK LINE
---	PROPOSED CONTOUR
---	DAYLIGHT LINE
---	LINE OF SIGHT
---	LINE OF SIGHT EASEMENT
---	PROPOSED DRIVEWAY
---	PRIVATE DRIVE AND FIRE LANE
---	EXISTING OIL WELL
---	PARKING COUNT
---	TRASH ENCLOSURE
---	STORM DRAIN MANHOLE
---	COVERED PARKING (NUMBER OF SPACES IN BOX)

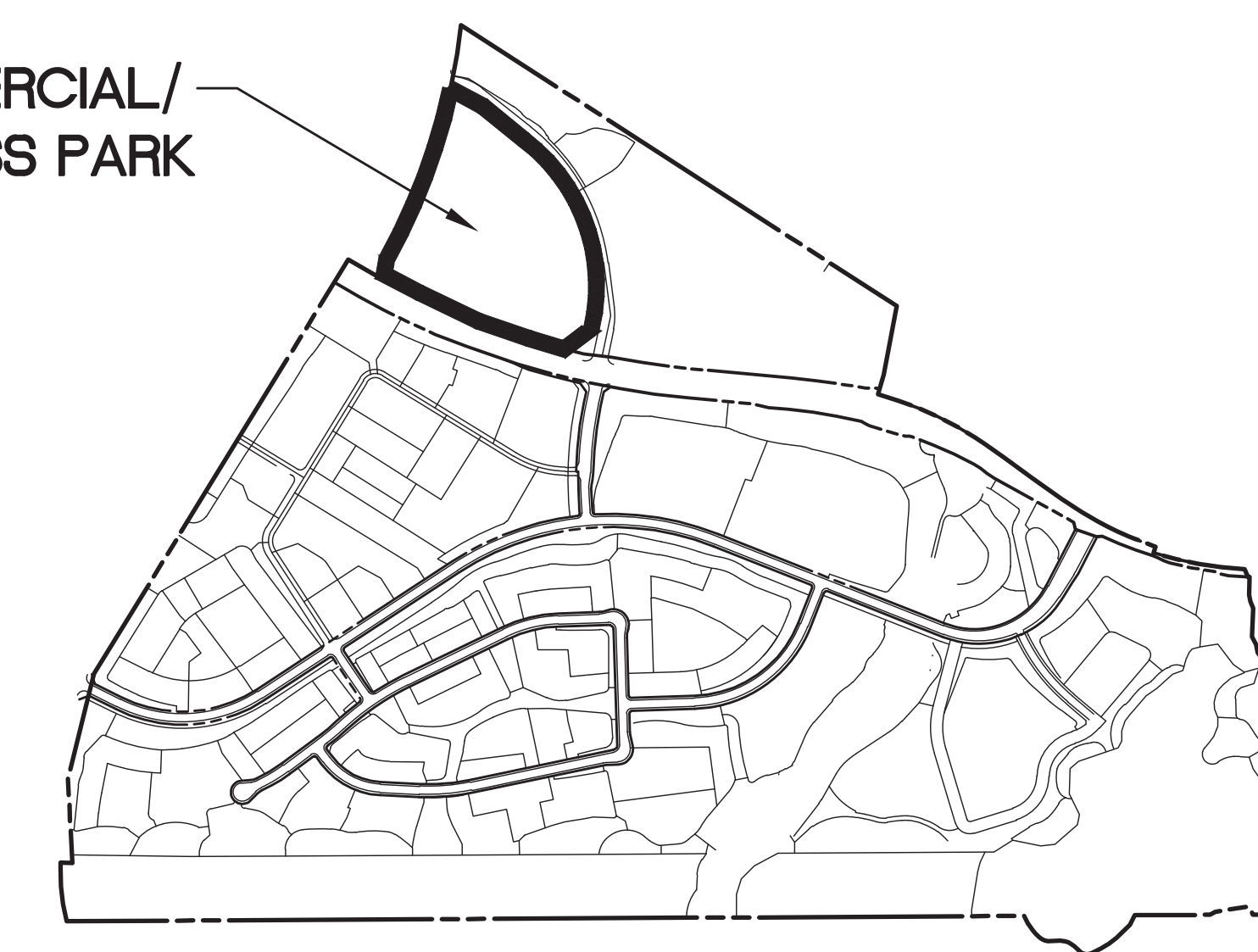
PA-1

LOTS 15, 17-24	
COMMERCIAL/OFFICE-RETAIL	
Land Use:	MU-COMM
Total Site Acreage:	20.9 Acres
Total Retail Sq. Ft.:	86400 s.f.
Total Office Sq. Ft.:	208500 s.f.
Total Sq. Ft.:	294900 s.f.
Number of Buildings:	7 Buildings
Max Height:	55'
Parking Required Retail:	346
Parking Required Office:	521
Total Parking Required:	867 Spaces
Total Parking Provided:	867 Spaces
Handicap Parking**:	22 Spaces
(Per CBC Table 11B-208.2)	
Handicap Van-Accessible:	5 Spaces
(1 Space/6 Handicap SP)	

* Note: Additional 150 parking spaces provided in parking structure.
** Note: ADA parking is included in open parking stall count.



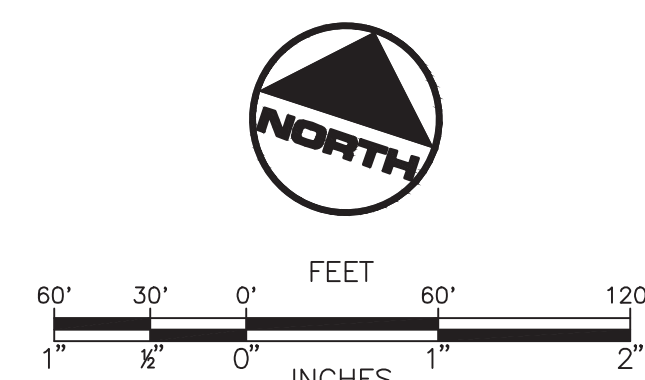
COMMERCIAL/
BUSINESS PARK



INDEX MAP
SCALE: 1" = 800'

NOTES:

- ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.
- ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
- FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
- PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO PROVIDE RECIPROCAL ACCESS TO ALL ADJOINING LOTS WHICH WILL BE ENFORCEABLE THROUGH THE HOMEOWNERS ASSOCIATION AND PROJECT CC&RS



DESIGNED:
A WAKEFIELD
DRAFTED:
J FUKUMITSU
CHECKED:
J FUKUMITSU

LEGAL DESCRIPTION:
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91386
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON

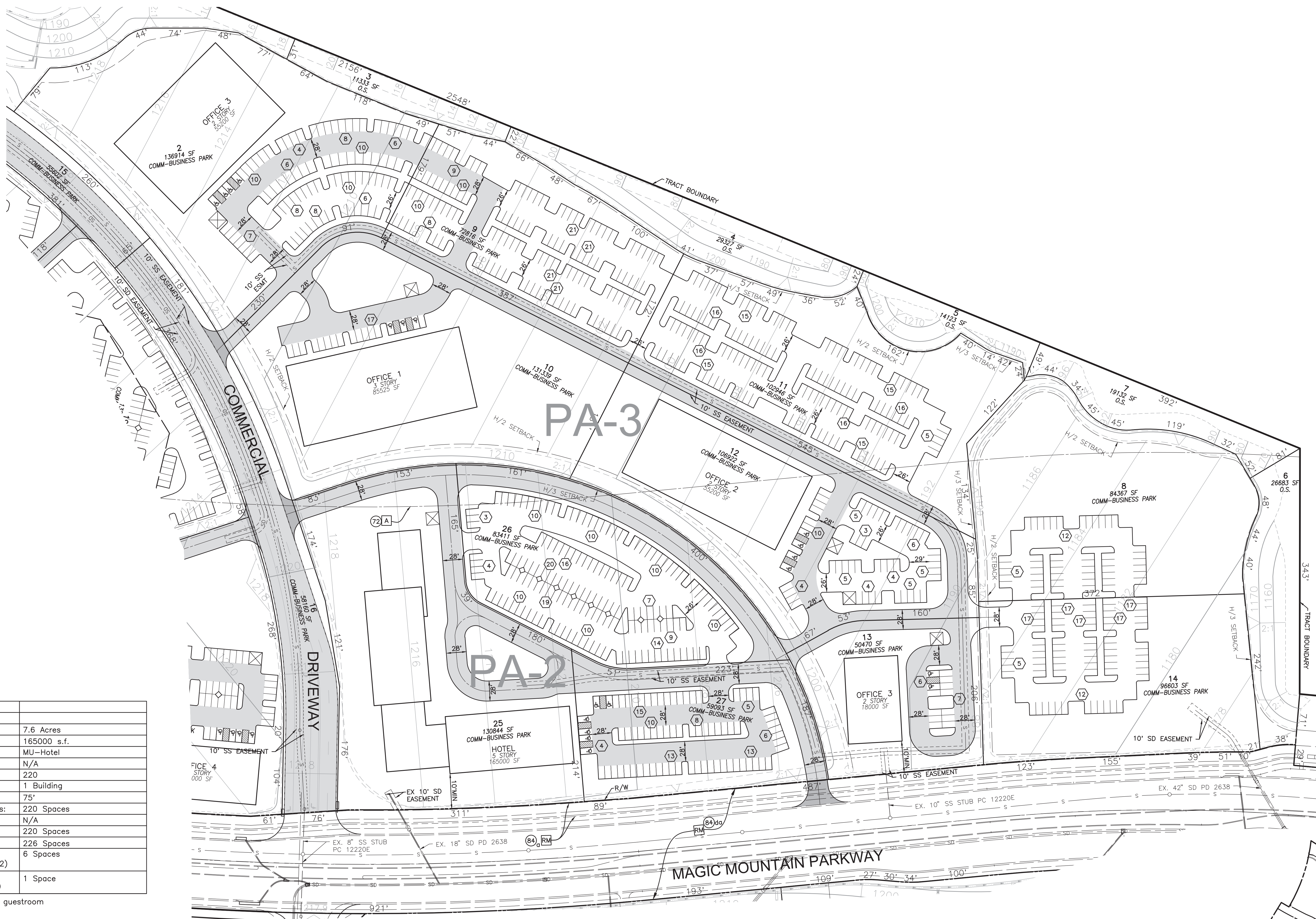


PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
30019 Avenue Hill, Ste 21 • Valencia, CA 91355
PH: (661) 294-2211 FX: (661) 294-9890
Jason H. Furumitsu 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 2
OF 14 SHEETS



LEGEND

- 100 LOT NO.
PA-4a PLANNING AREA NUMBER
- VTM 53295 BOUNDARY
--- RIGHT-OF-WAY
--- 225' PROPOSED LOT LINE
--- PROPOSED EASEMENT
--- EXISTING EASEMENT
--- SD PROPOSED STORM DRAIN
--- S PROPOSED SEWER
--- 950 PROPOSED CONTOUR
--- DAYLIGHT LINE
--- LINE OF SIGHT
--- LINE OF SIGHT EASEMENT
--- PROPOSED DRIVEWAY
--- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
--- PARKING COUNT
--- TRASH ENCLOSURE
--- STORM DRAIN MANHOLE
--- COVERED PARKING (NUMBER OF SPACES IN BOX)

PA-2

LOTS 16, 25-27	
HOTEL	
Total Site Acreage:	7.6 Acres
Total Site Area:	165000 s.f.
Land Use:	MU-Hotel
Total Retail Sq. Ft.:	N/A
Total Keys:	220
Number of Buildings:	1 Building
Max Height:	75'
Parking Req. Guest Rooms:	220 Spaces
Parking Required Retail:	N/A
Total Required Parking:	220 Spaces
Total Parking Provided*:	226 Spaces
Handicap Parking:	6 Spaces
(Per CBC Table 11B-208.2)	
Handicap Van-Accessible:	1 Space
(1 Space/8 Handicap SP)	

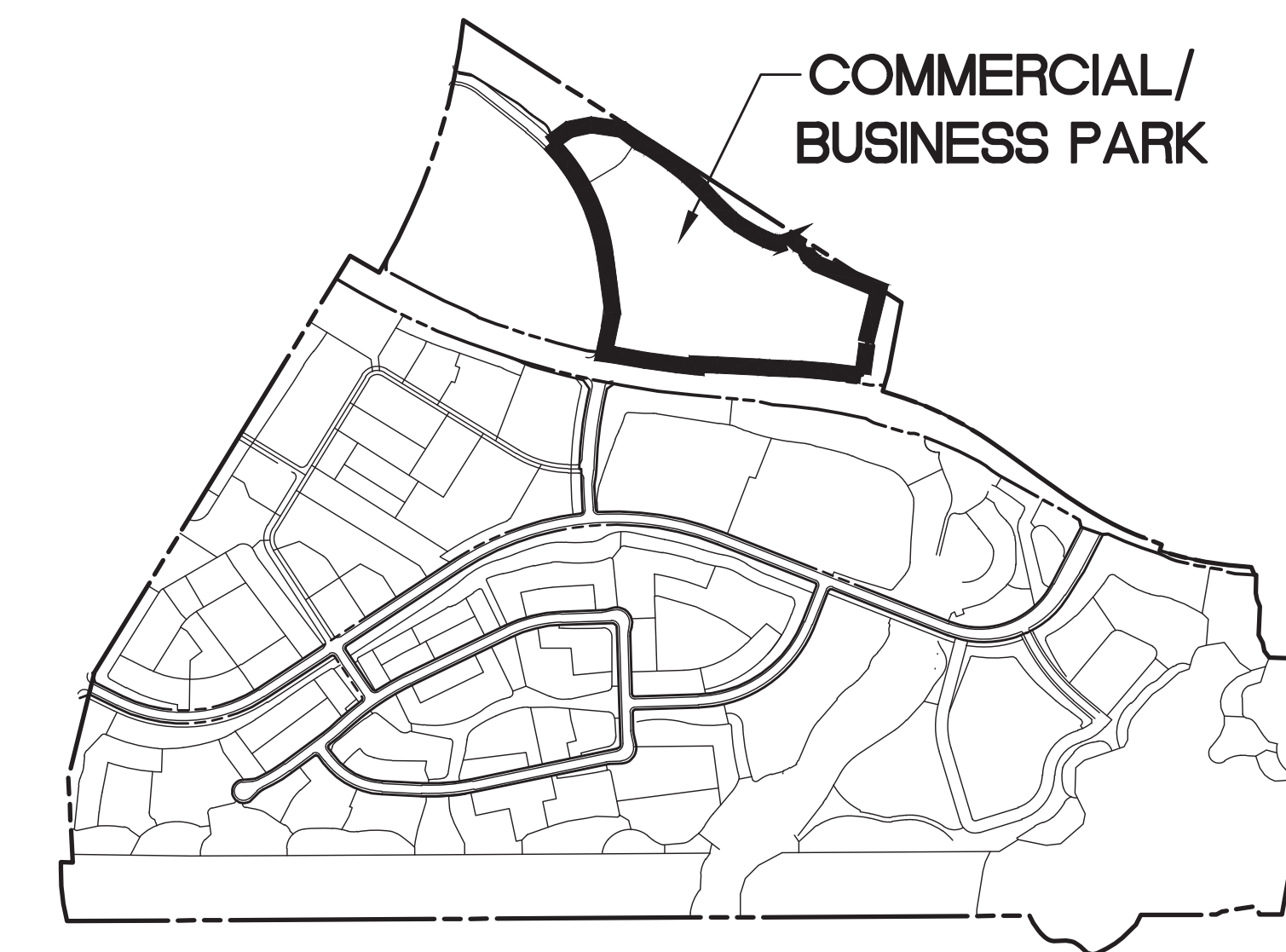
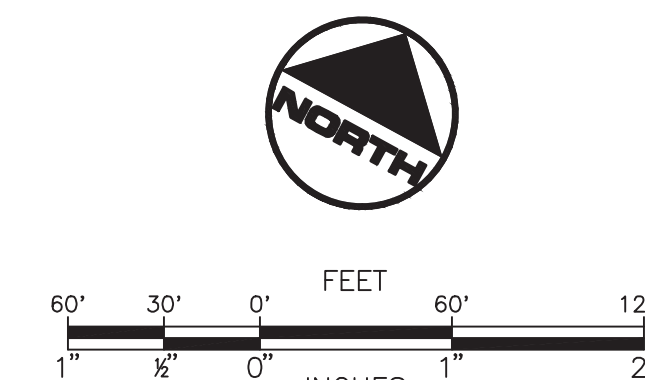
*Assumption: 1 space per guestroom

PA-3

LOTS 2, 8-14	
COMMERCIAL/OFFICE-RETAIL	
Land Use:	MU-COMM
Total Site Acreage:	17.9 Acres
Total Retail Sq. Ft.:	
Total Retail Units:	
Total Office Sq. Ft.:	213,925 s.f.
Total Office Units:	
Number of Buildings:	3
Max Height:	55'
Total Required Parking:	535 Spaces
(1 Space/400 SF Building)	
Total Parking Provided:	535 Spaces
Handicap Parking:	13 Spaces
(Per CBC Table 11B-208.2)	
Handicap Van-Accessible:	3 Space
(1 Space/6 Handicap SP)	

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
4. PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO PROVIDE RECIPROCAL ACCESS TO ALL ADJOINING LOTS WHICH WILL BE ENFORCEABLE THROUGH THE HOMEOWNERS ASSOCIATION AND PROJECT CC&RS



INDEX MAP

SCALE: 1" = 800'

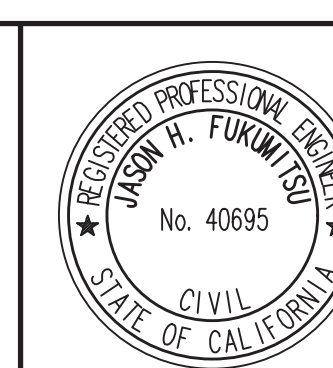
DESIGNED:
A WAKEFIELD

DRAFTED:

CHECKED:
J FUKUMITSU

LEGAL DESCRIPTION:
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91386
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON

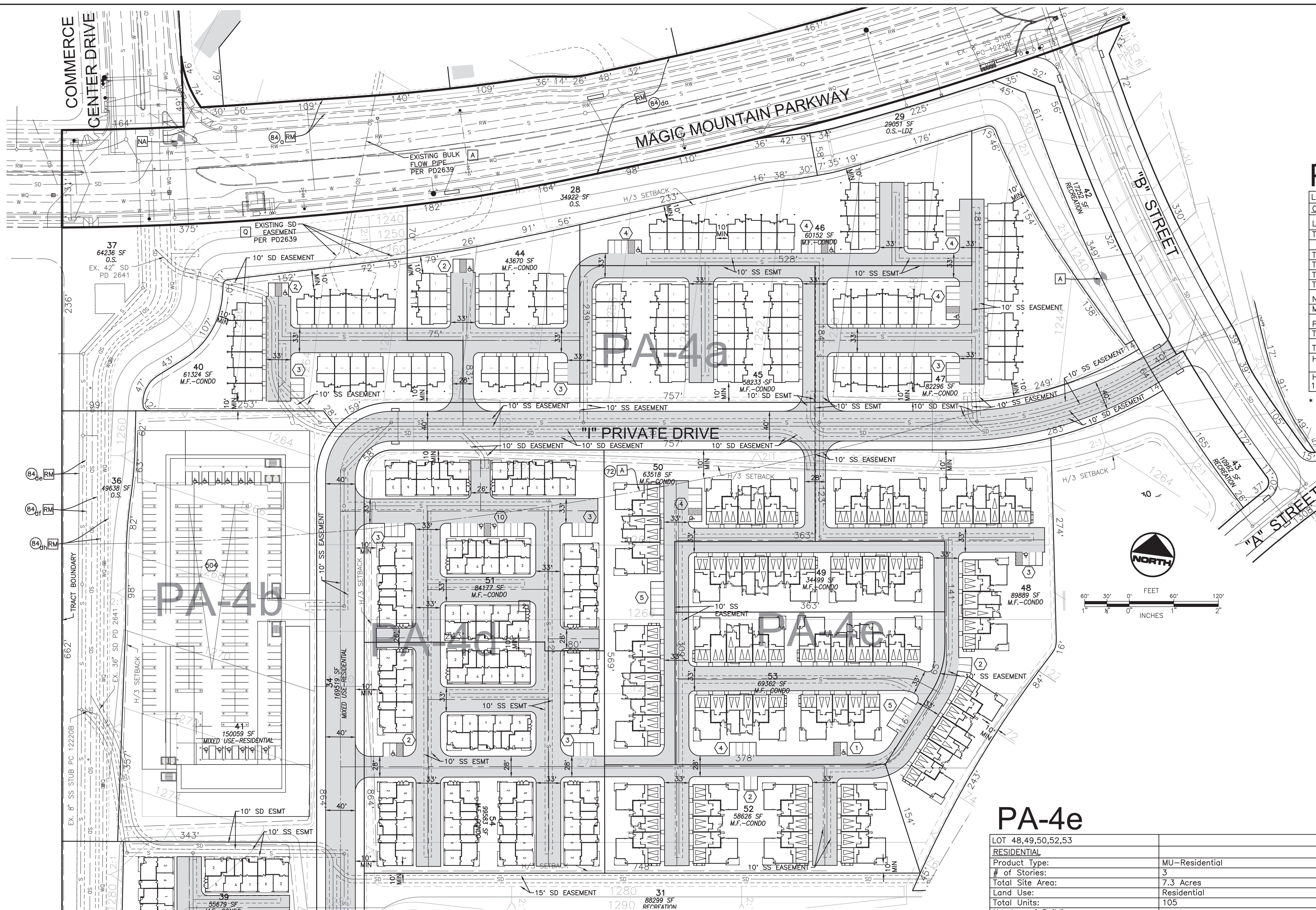


PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hill, Ste 21 • Valencia, CA 91355
PH: (661) 294-2211 FX: (661) 294-9890
Jason H. Fukumitsu 11/20/24

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 3
OF 14 SHEETS

**NOTES:**

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
4. PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO PROVIDE RECIPROCAL ACCESS TO ALL ADJOINING LOTS WHICH WILL BE ENFORCEABLE THROUGH THE HOMEOWNERS ASSOCIATION AND PROJECT CC&RS

LEGEND

100	LOT NO.
PA-4a	PLANNING AREA NUMBER
---	VTTM 53295 BOUNDARY
---	RIGHT-OF-WAY
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPOSED STORM DRAIN
---	PROPOSED SEWER
---	H/2 & H/3 SETBACK LINE
---	PROPOSED CONTOUR
---	DAYLIGHT LINE
---	LINE OF SIGHT
---	LINE OF SIGHT EASEMENT
---	PROPOSED DRIVEWAY
---	PRIVATE DRIVE AND FIRE LANE
---	EXISTING OIL WELL
---	PARKING COUNT
---	TRASH ENCLOSURE
---	STORM DRAIN MANHOLE
---	COVERED PARKING (NUMBER OF SPACES IN BOX)

PA-4b

LOT 41	
Commercial in Mixed-Use Zone	
Land Use:	MU-COMM
Total Site Acreage:	3.4 Acres
Total Sq. Ft.:	17,025 s.f.
Total Retail Units:	
Total Office Sq. Ft.:	
Total Office Units:	
Number of Buildings:	1 Building
Max Height:	55'
Parking Required Commercial:	69 Spaces
Total Required Parking:	69 Spaces
Total Parking Provided:	69 Spaces
Handicap Parking*:	7 Spaces Per CBC Table 11B-208.2
Handicap Van-Accessible:	2 Spaces

* Note: Some ADA parking is included in open parking stall count.

PA-4b

LOT 41						
<u>Condominium in Mixed-Use Zone</u>						
Product Type:		MU-Residential				
# of Stories:		4				
Total Site Area:		3.4 Acres				
Land Use:		MU-Residential				
Total Units:		92				
Number of Buildings:		1				
Max Height:		55'				
Parking Summary:						
Bedroom Count		Units	Covered Ⓢ 1.5 spaces/ unit	Uncover Ⓢ 0.5 spaces/ unit	Guest Ⓢ 0.25 spaces/ unit	Total
	1 bed	32	48	16	8	72
	2 bed	51	77	26	13	116
	3 bed	9	14	5	2	21
	Total	92	139	47	23	209
	Res. ADA Parking (2% of total units)	2				
	Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking		3				
ADA Van (1 sp/8 ADA Stalls		1				
Required Spaces:		209				
Provided Spaces:		-				
Garage:		209				
Open		0				
Total:		209				

Note: Parking Garage includes Commercial parking count in addition to this.

PA-4e

LOT 48,49,50,52,53						
RESIDENTIAL						
Product Type:		MU-Residential				
# of Stories:		3				
Total Site Area:		7.3 Acres				
Land Use:		Residential				
Total Units:		105				
Number of Buildings:		17				
Max Height:		55'				
Parking Summary:						
		Units	Covered @ 1.5 spaces/ unit	Uncover @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
Bedroom Count						
	3 bed	34	51	17	8	76
	4 bed	71	107	35	18	160
	Total	105	158	52	26	236
	Res. ADA Parking (2% of total units)	2				
	Guest ADA Parking (5% of total guest sp.)	1				
	Total ADA Parking	3				
	ADA Van (1 sp/8 ADA Stalls)	1				
Required Spaces:		236				
Provided Spaces:		-				
	Garage:	210				
	* Open	26				
	Total:	236				

* Note: Some ADA parking is included in open parking stall count.

PA-4a

LOT 40,44,45,46,47						
RESIDENTIAL						
Product Type:		MU-Residential				
# of Stories:		3				
Total Site Area:		7.0 Acres				
Land Use:		Residential				
Total Units:		94				
Number of Buildings:		20				
Max Height:		55'				
Parking Summary:						
		Units	Covered @ 1.5 spaces/ unit	Uncover @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
Bedroom Count						
4 bed	94	141	47	24	212	
Total	94	141	47	24	212	
Res. ADA Parking (2% of total units)	2					
Guest ADA Parking (5% of total guest sp.)	3					
Total ADA Parking	5					
ADA Van (1 sp/8 ADA Stalls)	1					
Required Spaces:	212					
Provided Spaces:	-					
	Garage:	188				
	* Open	29				
	Total:	217				

* Note: Some ADA parking is included in open parking stall count.

PA-4d

LOT 51,54					
RESIDENTIAL					
Product Type:	MU--Residential				
# of Stories:	3				
Total Site Area:	4.2 Acres				
Land Use:	Residential				
Total Units:	84				
Number of Buildings:	14				
Max Height:	55'				
Parking Summary:					
	Units	Covered @ 1.5 spaces/unit	Uncover @ 0.5 spaces/unit	Guest @ 0.25 spaces/unit	Total
Bedroom Count					
3 bed	70	105	35	17	157
4 bed	14	21	7	4	32
Total	84	126	42	21	189
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	189				
Provided Spaces:	—				
	Garage:	168			
	* Open	21			
	Total:	189			

* Note: Some ADA parking is included in open parking stall count.

DESIGNED:
A WAKEFIELD

DRAFTED:

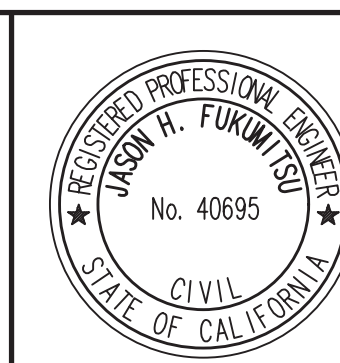
CHECKED:
J FUKUMITSU**LEGAL DESCRIPTION:**

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OWNER/DEVELOPER:

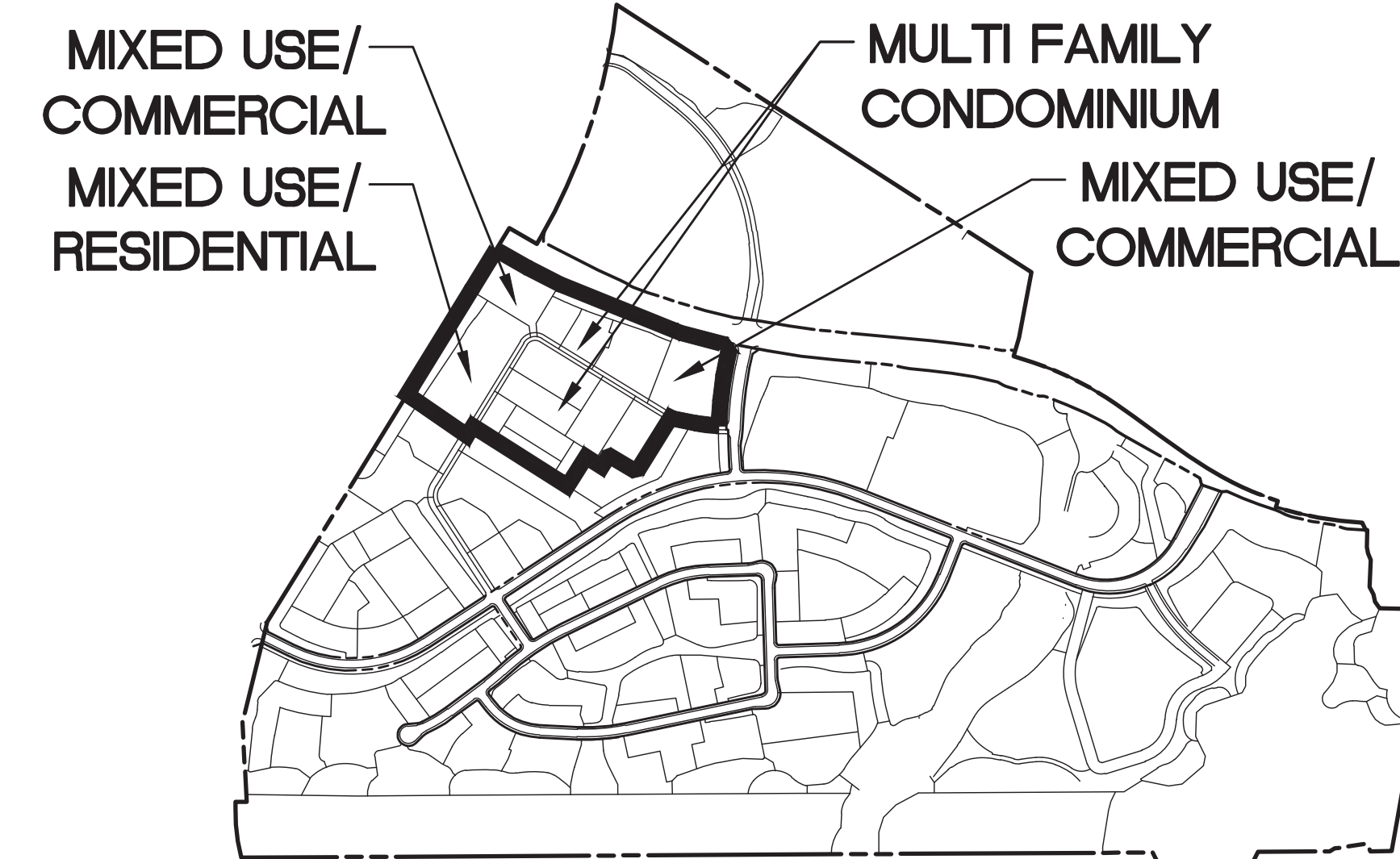
FIVE POINT
NEWHALL LAND

25124 SPRINGFIELD COURT SUITE 300
VALLEJO, CA 94591
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON

**PLANS PREPARED BY:**

HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26019 Avenue Hill, Ste 21 • Valencia, CA 91355
PH: (661) 294-2211 FX: (661) 294-9890

Jason H. Fukumitsu 11/20/24
JASON H. FUKUMITSU DATE



INDEX MAP
SCALE: 1" = 800'

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

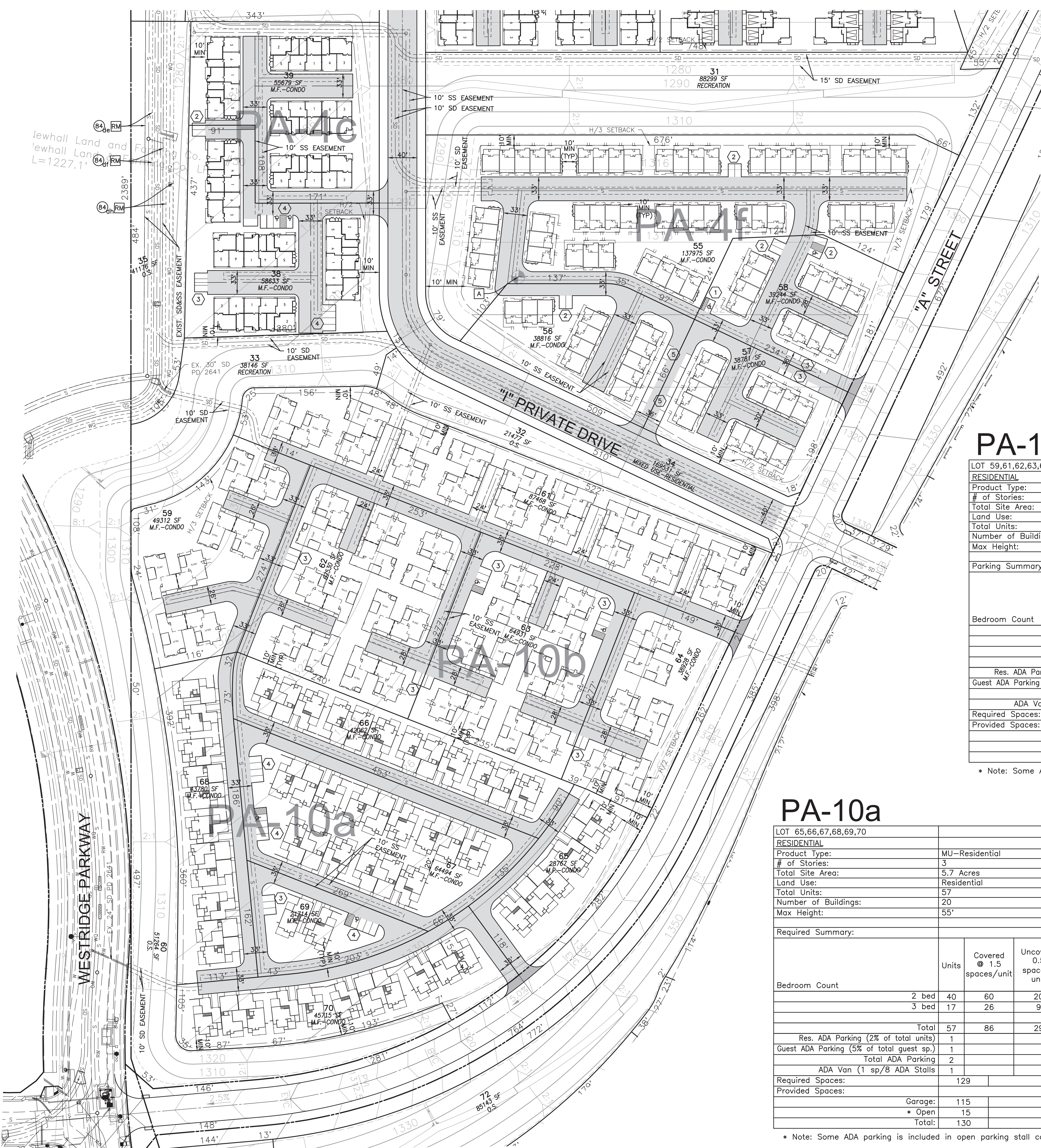
SCALE: AS SHOWN

DATE: 11/20/24

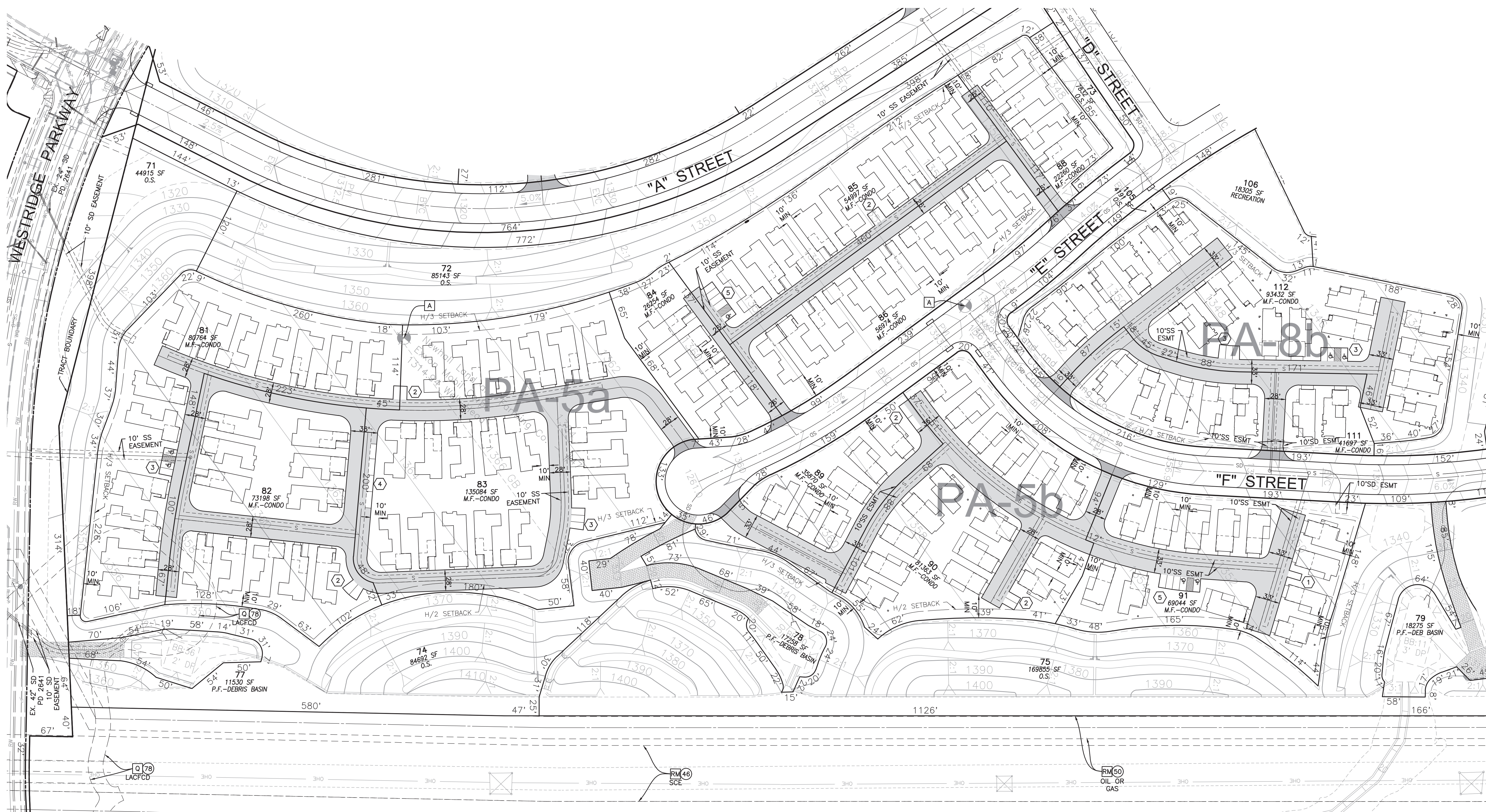
JOB No 0015-035-037

SHEET 4

OF 14 SHEETS



SCALE:	AS SHOWN
DATE:	11/20/24
JOB No.	0015-035-037
SHEET 5	
OF 11 SHEETS	



LEGEND

- 100 LOT NO.
- PA-4a PLANNING AREA NUMBER
- VTM 53295 BOUNDARY
- RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SD PROPOSED STORM DRAIN
- S PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- LINE OF SIGHT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- PARKING COUNT
- TRASH ENCLOSURE
- STORM DRAIN MANHOLE
- COVERED PARKING (NUMBER OF SPACES IN BOX)

PA-5a

LOT 81,82,83,84,85,86,88					
RESIDENTIAL					
Product Type:		MU-Residential			
# of Stories:		2			
Total Site Area:		10.4 Acres			
Land Use:		Residential			
Total Units:		70			
Number of Buildings:		70			
Max Height:		55'			
Parking Summary:					
	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/unit	Guest @ 0.25 spaces/unit	Total
Bedroom Count					
	4 bed	46	69	23	104
	5 bed	24	36	12	54
	Total	70	105	35	158
	Res. ADA Parking (2% of total units)	2			
	Guest ADA Parking (5% of total guest sp.)	1			
	Total ADA Parking	3			
	ADA Van (1 sp/8 ADA Stalls)	1			
Required Spaces:	158				
Provided Spaces:					
	Garage:	140			
	* Open	21			
	Total:	161			

* Note: Some ADA parking is included in open parking stall count.

PA-5b

LOT 89,90,91					
RESIDENTIAL					
Product Type:		MU-Residential			
# of Stories:		3			
Total Site Area:		4.3 Acres			
Land Use:		Residential			
Total Units:		34			
Number of Buildings:		34			
Max Height:		55'			
Parking Summary:					
	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/unit	Guest @ 0.25 spaces/unit	Total
Bedroom Count					
3 bed	34	51	17	9	77
Total	34	51	17	9	77
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	77				
Provided Spaces:					
Garage:	68				
* Open	10				
Total:	78				

* Note: Some ADA parking is included in open parking stall count.

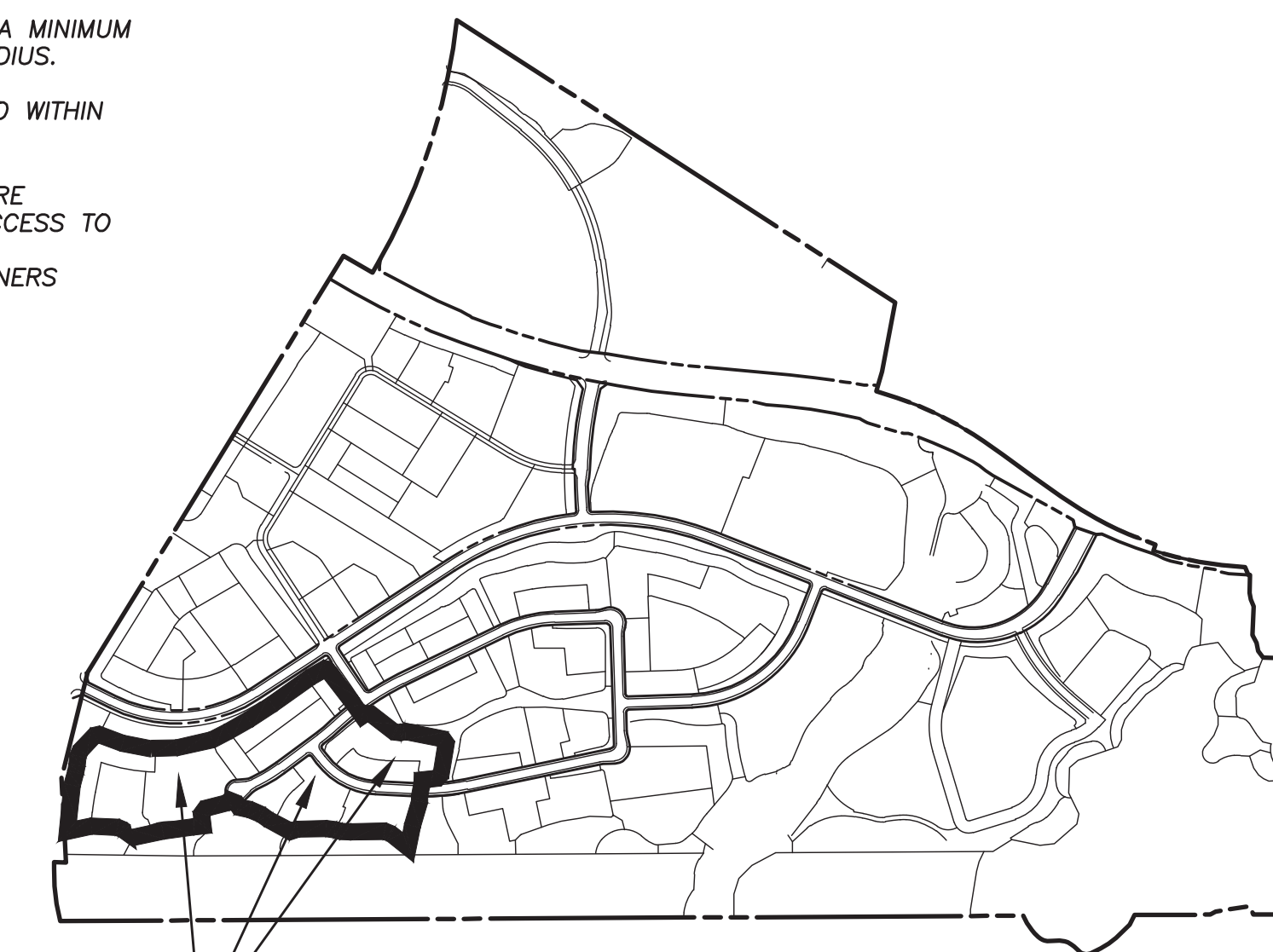
PA-8b

LOT 111,112					
RESIDENTIAL					
Product Type:		MU-Residential			
# of Stories:		3			
Total Site Area:		3.1 Acres			
Land Use:		Residential			
Total Units:		24			
Number of Buildings:		24			
Max Height:		55'			
Parking Summary:					
	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
Bedroom Count					
4 bed	24	36	12	6	54
Total	24	36	12	6	54
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls)	1				
Required Spaces:	54				
Provided Spaces:					
Garage:	48				
* Open	6				
Total:	54				

* Note: Some ADA parking is included in open parking stall count.

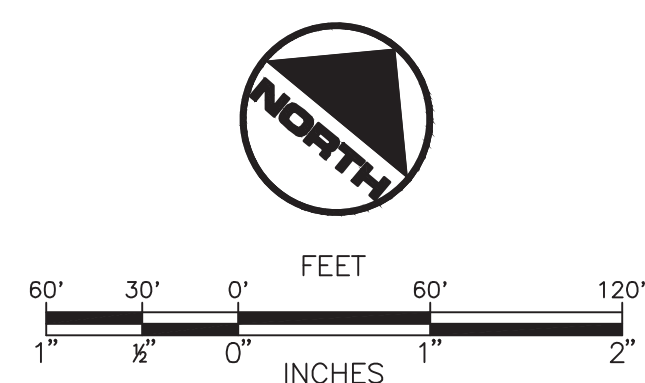
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MULTI FAMILY
CONDOMINIUM

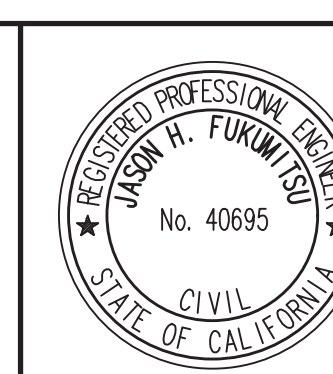
INDEX MAP
SCALE: 1" = 800'



DESIGNED:
A WAKEFIELD
DRAFTED:
J FUKUMITSU
CHECKED:
J FUKUMITSU

LEGAL DESCRIPTION:
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVE POINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91385
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON

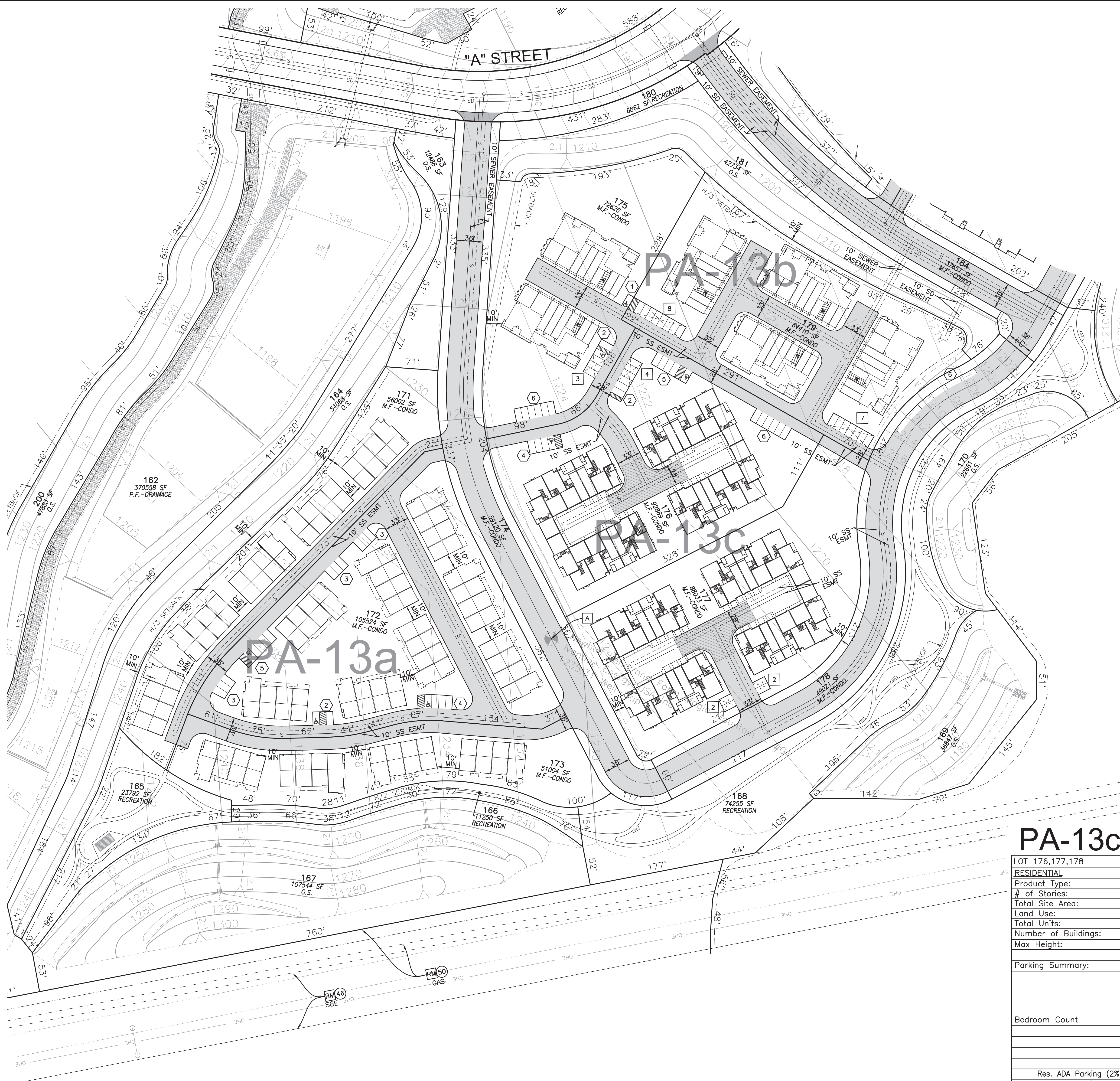


PLANS PREPARED BY:
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PLANNING • ENGINEERING • SURVEYING
30074 Avenue Hill, Ste 21 • Valencia, CA 91355
PH: (661) 294-2211 FX: (661) 294-9890
Jason H. Fukumitsu 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 6
OF 14 SHEETS



PA-13a

LOT 171,172,173,174					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	2 & 3				
Total Site Area:	6.3 Acres				
Land Use:	Residential				
Total Units:	68				
Number of Buildings:	17				
Max Height:	55'				
Parking Summary:					
	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
Bedroom Count					
3 bed	34	51	17	9	77
4 bed	34	51	17	9	77
Total	68	102	34	18	154
Res. ADA Parking (2% of total units)	2				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	3				
ADA Van (1 sp/8 ADA Stalls)	1				
Required Spaces:	154				
Provided Spaces:					
Garage:	136				
* Open	20				
Total:	156				

* Note: Some ADA parking is included in open parking stall count.

PA-13b

LOT 175,179					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	3.6 Acres				
Land Use:	Residential				
Total Units:	48				
Number of Buildings:	6				
Max Height:	55'				
Parking Summary:					
	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
Bedroom Count					
1 bed	12	18	6	3	27
2 bed	24	36	12	6	54
3 bed	12	18	6	3	27
Total	48	72	24	12	108
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	8				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	108				
Provided Spaces:					
Garage:	78				
Carport	18				
* Open	15				
Total:	111				

* Note: Some ADA parking is included in open parking stall count.

PA-13c

LOT 176,177,178						
RESIDENTIAL						
Product Type:		MU-Residential				
# of Stories:		2 & 3				
Total Site Area:		5.2 Acres				
Land Use:		Residential				
Total Units:		56				
Number of Buildings:		4				
Max Height:		55'				
Parking Summary:						
		Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/unit	Guest @ 0.25 spaces/unit	Total
Bedroom Count						
	1 bed	8	12	4	2	18
	2 bed	16	24	8	4	36
	3 bed	32	48	16	8	72
	Total	56	84	28	14	126
	Res. ADA Parking (2% of total units)	2				
	Guest ADA Parking (5% of total guest sp.)	1				
	Total ADA Parking	3				
	ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:		126				
Provided Spaces:						
	Garage:	104				
	Carport	8				
	* Open	17				
	Total:	129				

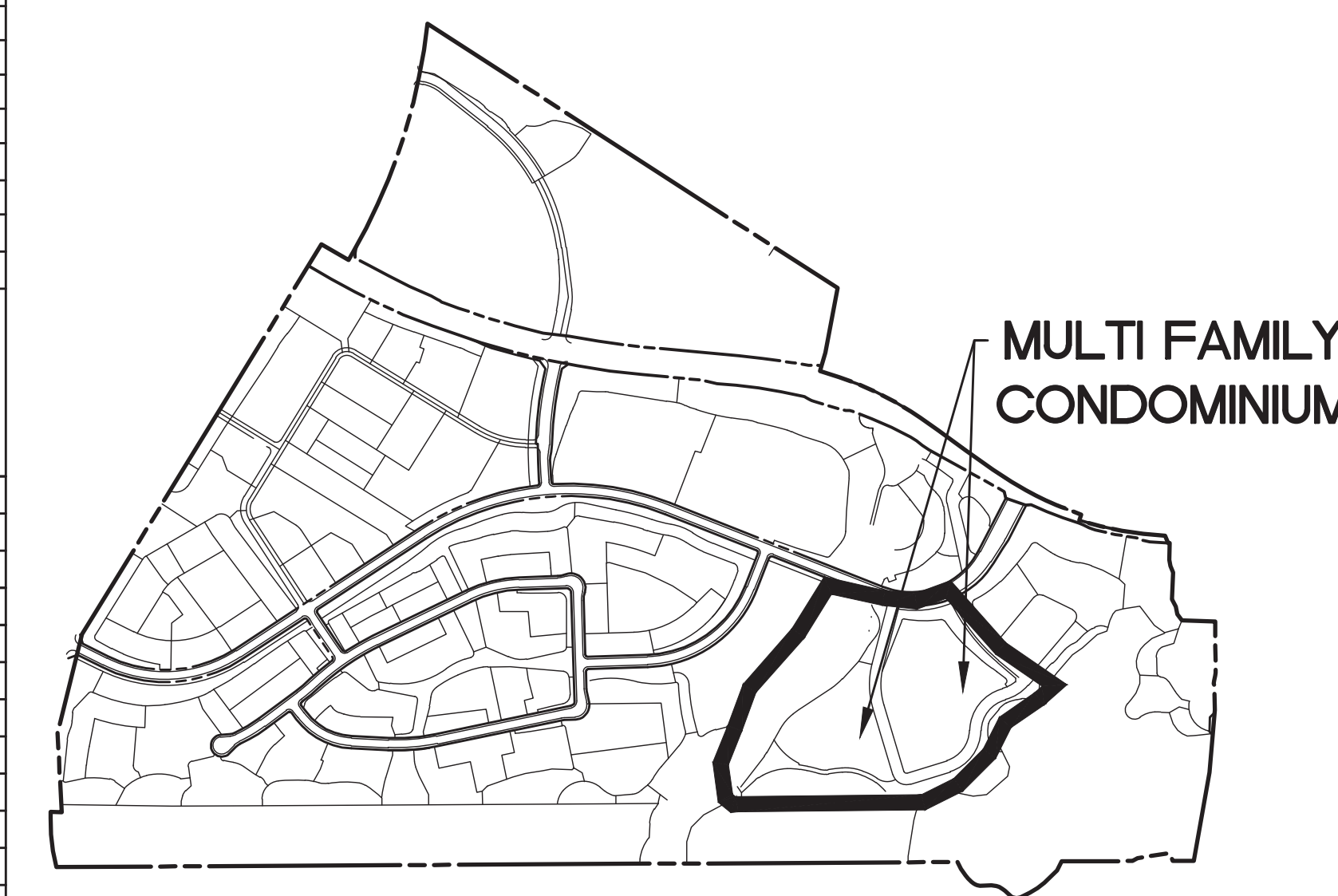
* Note: Some ADA parking is included in open parking stall count.

LEGEND

100	LOT NO.
PA-4a	PLANNING AREA NUMBER
---	VTM 53295 BOUNDARY
---	RIGHT-OF-WAY
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPOSED STORM DRAIN
---	PROPOSED SEWER
---	H/2 & H/3 SETBACK LINE
---	PROPOSED CONTOUR
---	DAYLIGHT LINE
---	LINE OF SIGHT
---	LINE OF SIGHT EASEMENT
---	PROPOSED DRIVEWAY
---	PRIVATE DRIVE AND FIRE LANE
---	EXISTING OIL WELL
---	PARKING COUNT
---	TRASH ENCLOSURE
---	STORM DRAIN MANHOLE
---	COVERED PARKING (NUMBER OF SPACES IN BOX)

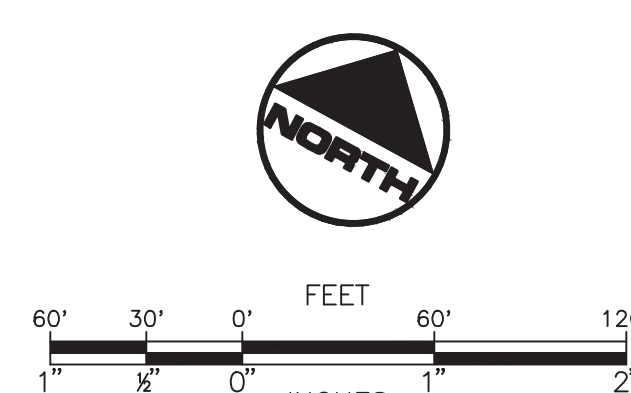
NOTES:

- ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.
- ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
- FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
- PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO PROVIDE RECIPROCAL ACCESS TO ALL ADJOINING LOTS WHICH WILL BE ENFORCEABLE THROUGH THE HOMEOWNERS ASSOCIATION AND PROJECT CC&RS



INDEX MAP

SCALE: 1" = 800'



DESIGNED:
A WAKEFIELD
DRAFTED:
J FUKUMITSU
CHECKED:
J FUKUMITSU

LEGAL DESCRIPTION:
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91386
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON

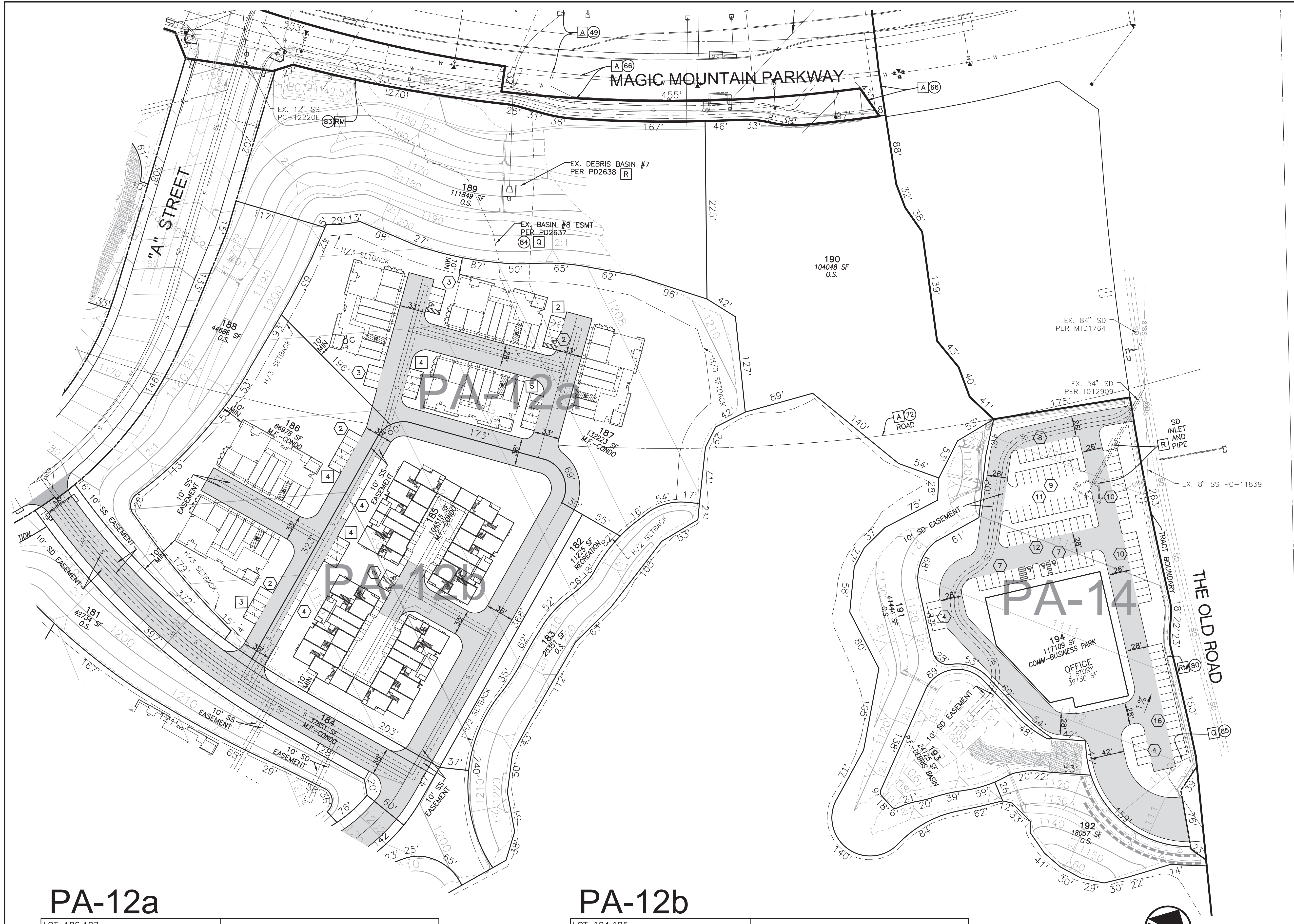


PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hill, Ste 21 • Valencia, CA 91355
PH: (661) 294-2211 FX: (661) 294-9890
Jason H. Fukumitsu 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 8
OF 14 SHEETS



LEGEND

- 100 LOT NO.
- PA-4a PLANNING AREA NUMBER
- VTM 53295 BOUNDARY
- RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- LINE OF SIGHT
- LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- PARKING COUNT
- TRASH ENCLOSURE
- STORM DRAIN MANHOLE
- COVERED PARKING (NUMBER OF SPACES IN BOX)

PA-14

LOT 194	
COMMERCIAL/OFFICE	
Land Use:	Office
Total Site Acreage:	2.7 Acres
Total Commercial Sq. Ft.	39,150 s.f.
Total Units	
Number of Buildings:	1 Building
Max Height:	55'
Parking Req. Residential:	
Parking Req. Office:	98 Spaces
Total Required Parking:	98 Spaces
Total Parking Provided:	98 Spaces
Handicap Parking:	3 Spaces 3.1% of Parking Provided
Handicap Van-Accessible:	1 Space 1 Space/8 Handicap PS

PA-12a

LOT 186,187						
RESIDENTIAL						
Product Type:		MU-Residential				
# of Stories:		3				
Total Site Area:		4.6 Acres				
Land Use:		Residential				
Total Units:		48				
Number of Buildings:		6				
Max Height:		55'				
Parking Summary:						
		Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
Bedroom Count						
	1 bed	12	18	6	3	27
	2 bed	24	36	12	6	54
	3 bed	12	18	6	3	27
	Total	48	72	24	12	108
	Res. ADA Parking (2% of total units)	1				
	Guest ADA Parking (5% of total guest sp.)	1				
	Total ADA Parking	2				
	ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:		108				
Provided Spaces:						
	Garage:	96				
	Carport	18				
	* Open	12				
	Total:	126				

* Note: Some ADA parking is included in open parking stall count.

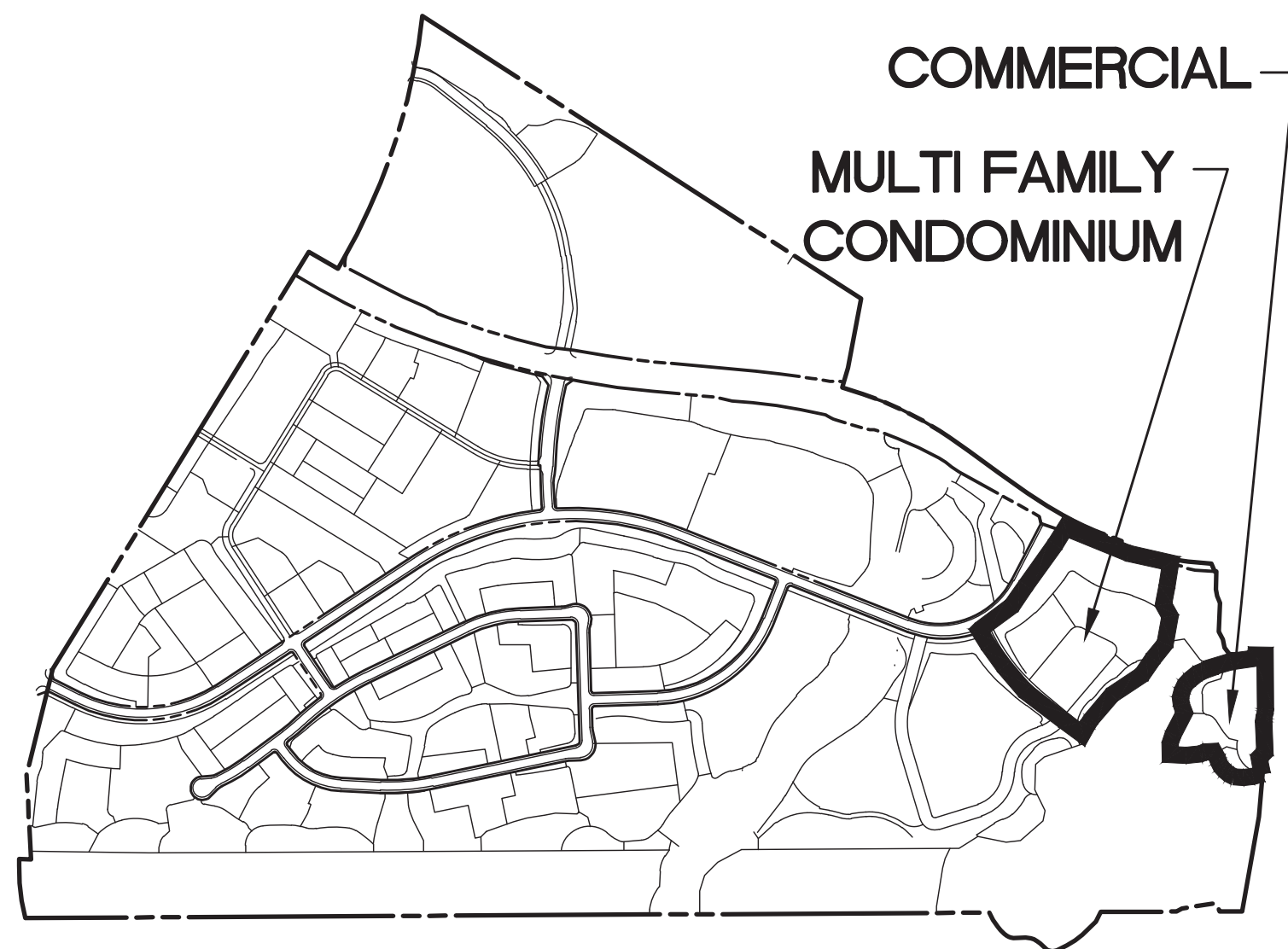
PA-12b

LOT 184,185						
RESIDENTIAL						
Product Type:		MU—Residential				
# of Stories:		3				
Total Site Area:		3.3 Acres				
Land Use:		Residential				
Total Units:		28				
Number of Buildings:		2				
Max Height:		55'				
Parking Summary:						
		Units	Covered Ⓢ 1.5 spaces/unit	Uncov Ⓢ 0.5 spaces/ unit	Guest Ⓢ 0.25 spaces/ unit	Total
Bedroom Count						
	1 bed	4	6	2	1	9
	2 bed	8	12	4	2	18
	3 bed	16	24	8	4	36
	Total	28	42	14	7	63
	Res. ADA Parking (2% of total units)	1				
	Guest ADA Parking (5% of total guest sp.)	1				
	Total ADA Parking	2				
	ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:		63				
Provided Spaces:						
	Garage:	56				
	Carport	4				
	* Open	10				
	Total:	70				

* Note: Some ADA parking is included in open parking stall count.

NOTES:

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INDEX MAP

SCALE: 1" = 800'

DESIGNED:	A WAKEFIELD
DRAFTED:	
CHECKED:	J FUKUMITSU

LEGAL DESCRIPTION:
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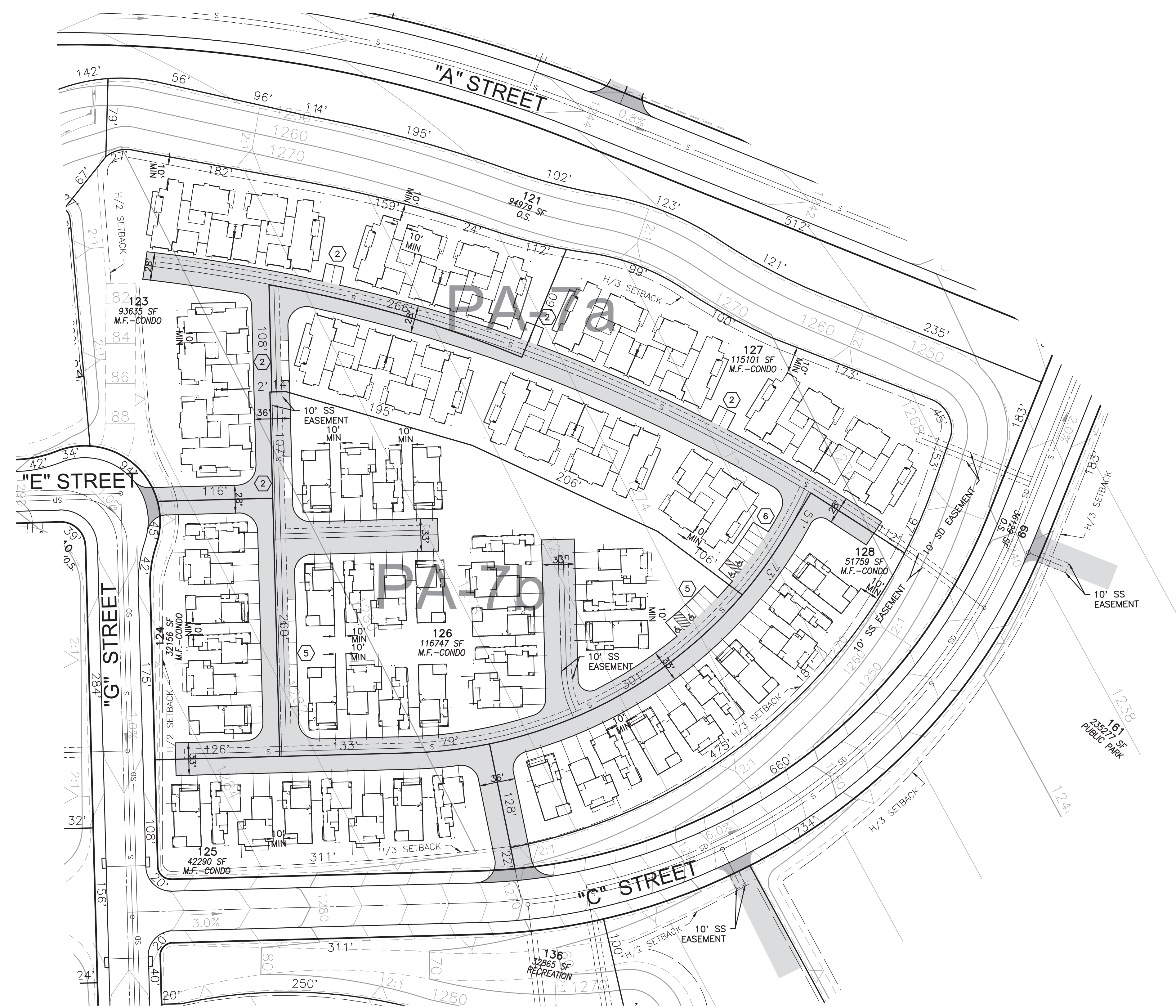
OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91386
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON

PLANS PREPARED BY:
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Jason H. Fukumitsu 11/20/24
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

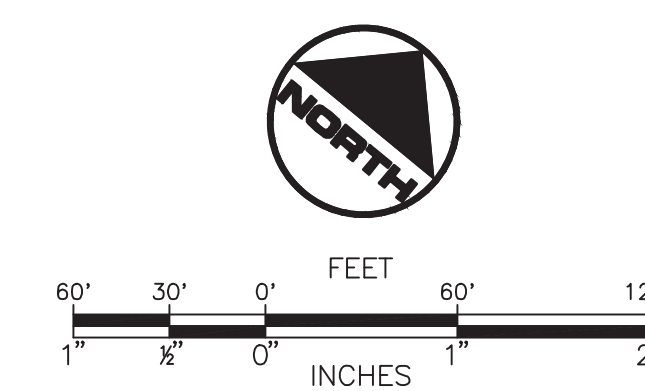
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE:	AS SHOWN
DATE:	11/20/24
JOB No.	0015-035-037
SHEET	9
OF 14 SHEETS	



LEGEND

100	LOT NO.
PA-4a	PLANNING AREA NUMBER
---	VTTM 53295 BOUNDARY
---	RIGHT-OF-WAY
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
SD	PROPOSED STORM DRAIN
S	PROPOSED SEWER
---	H/2 & H/3 SETBACK LINE
---	PROPOSED CONTOUR
---	DAYLIGHT LINE
---	LINE OF SIGHT
---	LINE OF SIGHT EASEMENT
---	PROPOSED DRIVEWAY
---	PRIVATE DRIVE AND FIRE LANE
---	EXISTING OIL WELL
---	PARKING COUNT
---	TRASH ENCLOSURE
---	STORM DRAIN MANHOLE
---	COVERED PARKING (NUMBER OF SPACES IN BOX)



PA-7a

LOT 123,127					
RESIDENTIAL					
Product Type:		MU-Residential			
# of Stories:		3			
Total Site Area:		4.7 Acres			
Land Use:		Residential			
Total Units:		45			
Number of Buildings:		15			
Max Height:		55'			
Parking Summary:					
	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
Bedroom Count					
3 bed	45	67	23	12	102
Total	45	67	23	12	102
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	102				
Provided Spaces:					
Garage:	90				
* Open	13				
Total:	103				

* Note: Some ADA parking is included in open parking stall count.

PA-7b

LOT 124,125,126,128					
RESIDENTIAL					
Product Type:		MU—Residential			
# of Stories:		3			
Total Site Area:		5.6 Acres			
Land Use:		Residential			
Total Units:		44			
Number of Buildings:		44			
Max Height:		55'			
Parking Summary:					
	Units	Covered ⊗ 1.5 spaces/unit	Uncov ⊗ 0.5 spaces/ unit	Guest ⊗ 0.25 spaces/ unit	Total
Bedroom Count					
3 bed	44	66	22	11	99
Total	44	66	22	11	99
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	99				
Provided Spaces:					
Garage:	88				
* Open	13				
Total:	101				

* Note: Some ADA parking is included in open parking stall count.



MULTI FAMILY
CONDOMINIUM

INDEX MAP
SCALE: 1" = 800'

NOTES:

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DESIGNED:
A WAKEFIELD
DRAFTED:
CHECKED:
J FUKUMITSU

LEGAL DESCRIPTION:
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OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON

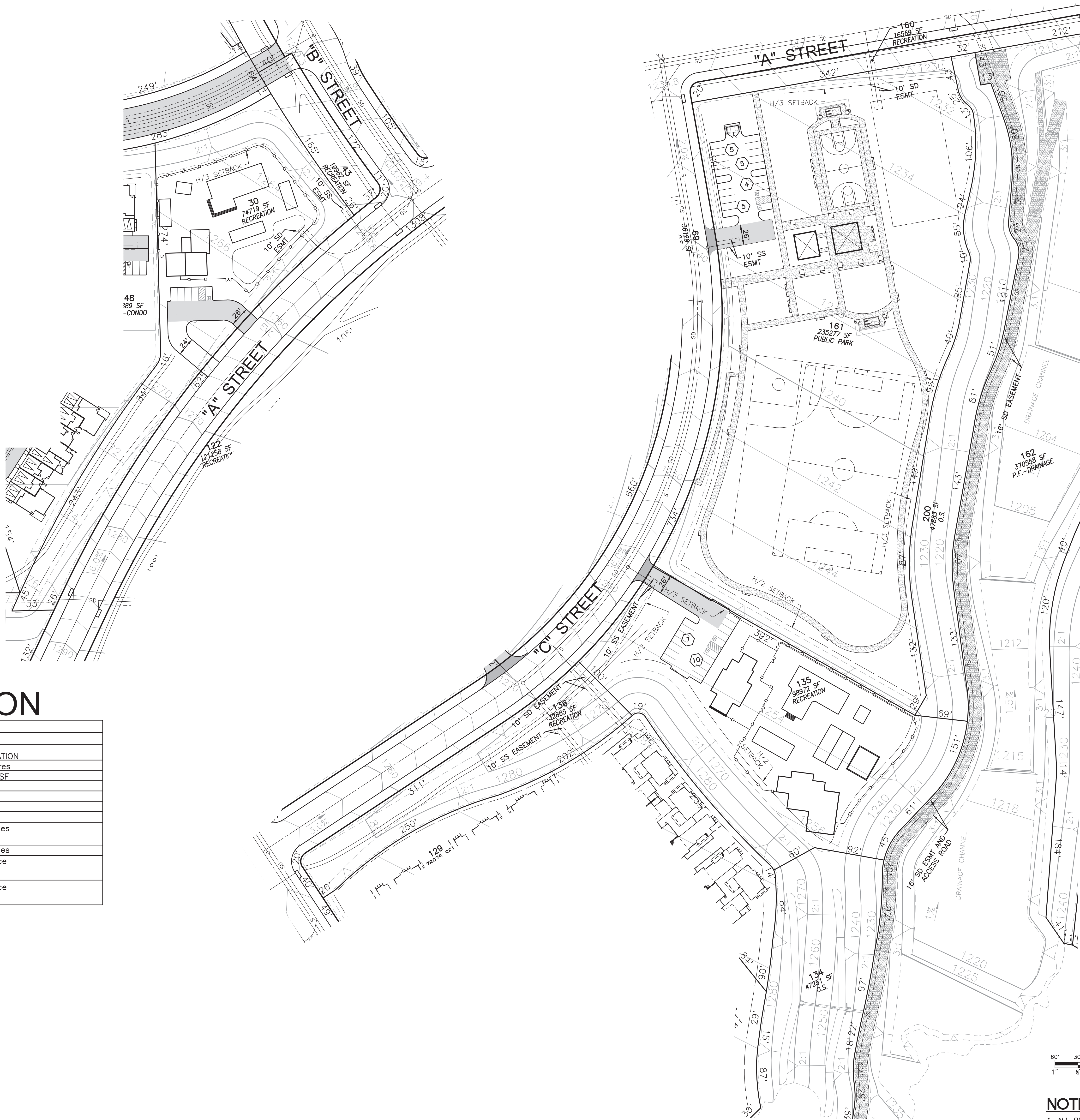


PLANS PREPARED BY:
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26019 Avenue Hill, Ste 21 • Valencia, CA 91355
PH: (661) 294-2211 FX: (661) 294-9890
Jason H. Fukumitsu 11/20/24
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 10
OF 14 SHEETS



LEGEND	
100	LOT NO.
PA-4a	PLANNING AREA NUMBER
---	VTM 53295 BOUNDARY
---	RIGHT-OF-WAY
225'	PROPOSED LOT LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
SD	PROPOSED STORM DRAIN
S	PROPOSED SEWER
---	H/2 & H/3 SETBACK LINE
950	PROPOSED CONTOUR
---	DAYLIGHT LINE
---	LINE OF SIGHT
---	LINE OF SIGHT EASEMENT
---	PROPOSED DRIVEWAY
---	PRIVATE DRIVE AND FIRE LANE
---	EXISTING OIL WELL
X	PARKING COUNT
---	TRASH ENCLOSURE
---	STORM DRAIN MANHOLE
---	COVERED PARKING (NUMBER OF SPACES IN BOX)

PUBLIC PARK

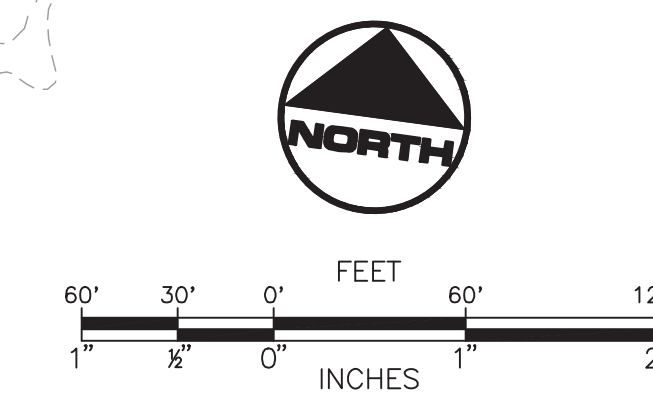
LOT 161	
PUBLIC PARK	
Land Use:	RECREATION
Total Site Area:	5.4 Acres
Total Building Sq. Ft:	2,203 SF
Total Buildings	2
Number of Buildings:	2
Max Height:	32'
Total Required Parking: (1 Space/400 SF Building)	6 Spaces
Total Parking Provided:	19 Spaces
Handicap Parking: (1 Space/25 PS)	2 Spaces
Handicap Van-Accessible: (1 Space/8 Handicap PS)	1 Space

RECREATION

LOT 135	
RECREATION	
Land Use:	RECREATION
Total Site Area:	2.3 Acres
Total Building Sq. Ft:	6,600 SF
Total Buildings	2
Number of Buildings:	2
Max Height:	32'
Total Required Parking: (1 Space/400 SF Building)	17 Spaces
Total Parking Provided:	17 Spaces
Handicap Parking: (1 Space/25 PS)	2 Spaces
Handicap Van-Accessible: (1 Space/8 Handicap PS)	1 Space

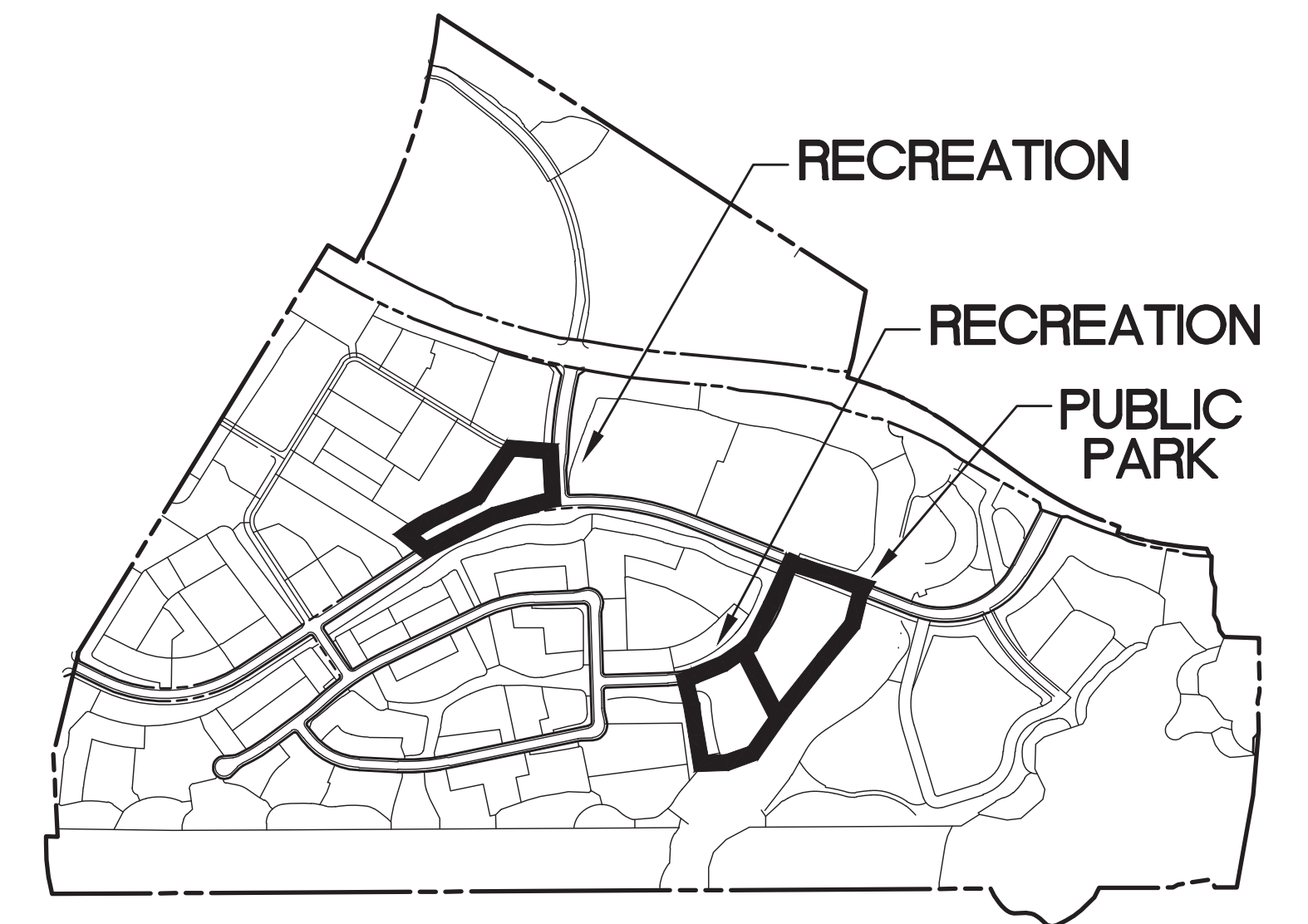
RECREATION

LOT 30	
RECREATION	
Land Use:	RECREATION
Total Site Area:	1.7 Acres
Total Building Sq. Ft:	1,830 SF
Total Buildings	1
Number of Buildings:	1
Max Height:	32'
Total Required Parking: (1 Space/400 SF Building)	5 Spaces
Total Parking Provided:	5 Spaces
Handicap Parking: (1 Space/25 PS)	1 Space
Handicap Van-Accessible: (1 Space/8 Handicap PS)	1 Space



NOTES:

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INDEX MAP

SCALE: 1" = 800'

DESIGNED:
A WAKEFIELD

DRAFTED:

CHECKED:
J FUKUMITSU

LEGAL DESCRIPTION:
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91386
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON

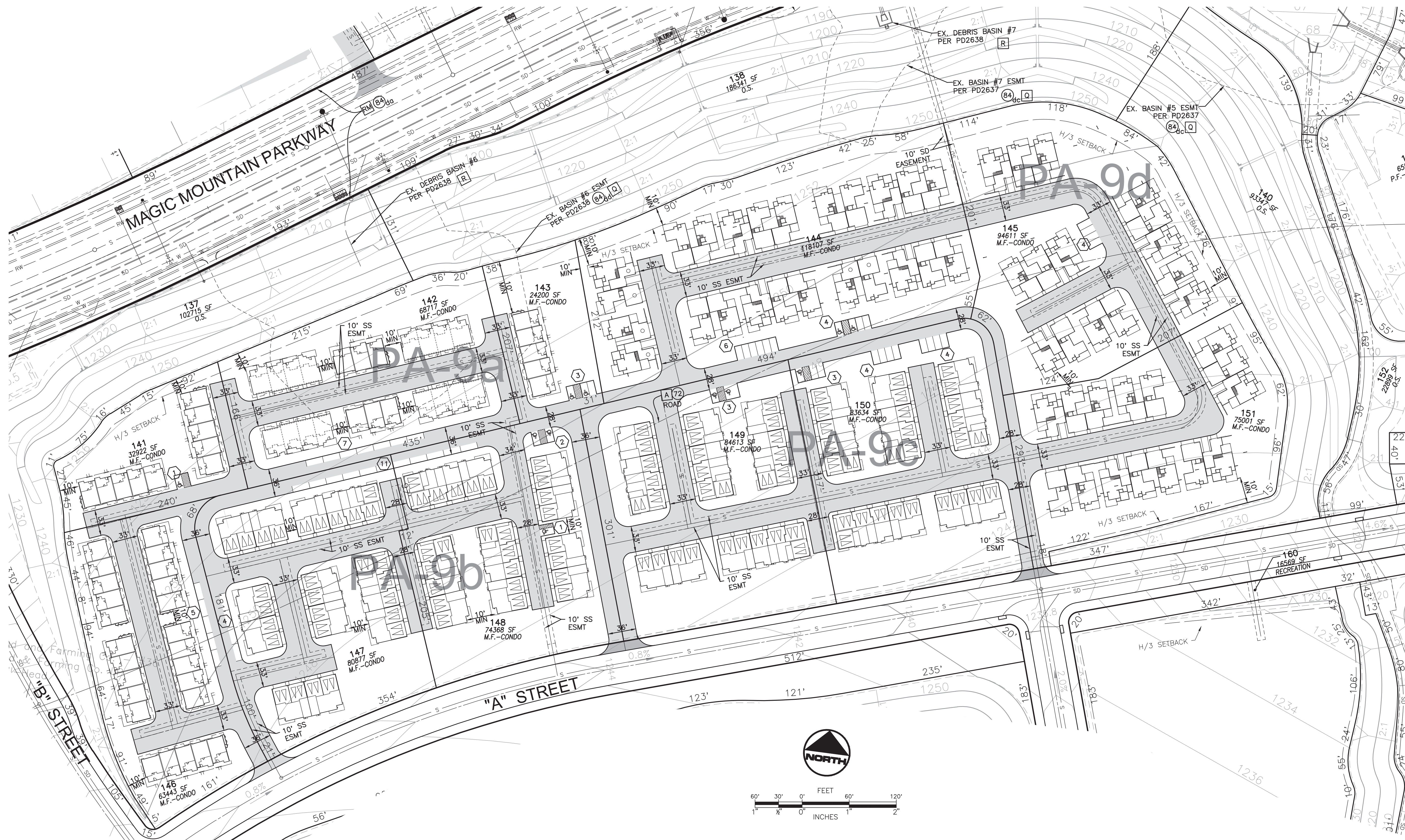


PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
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PLANNING • ENGINEERING • SURVEYING
30019 Avenue Hill, Ste 21 • Valencia, CA 91355
PH: (661) 294-2211 FX: (661) 294-9890
Jason H. Furukitsu 11/20/24
JASON H. FURUKITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 12
OF 14 SHEETS



LEGEND

- 100 PA-4a
- LOT NO.
- PLANNING AREA NUMBER
- VTM 53295 BOUNDARY
- RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- LINE OF SIGHT
- LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- PARKING COUNT
- TRASH ENCLOSURE
- STORM DRAIN MANHOLE
- COVERED PARKING (NUMBER OF SPACES IN BOX)

PA-9d

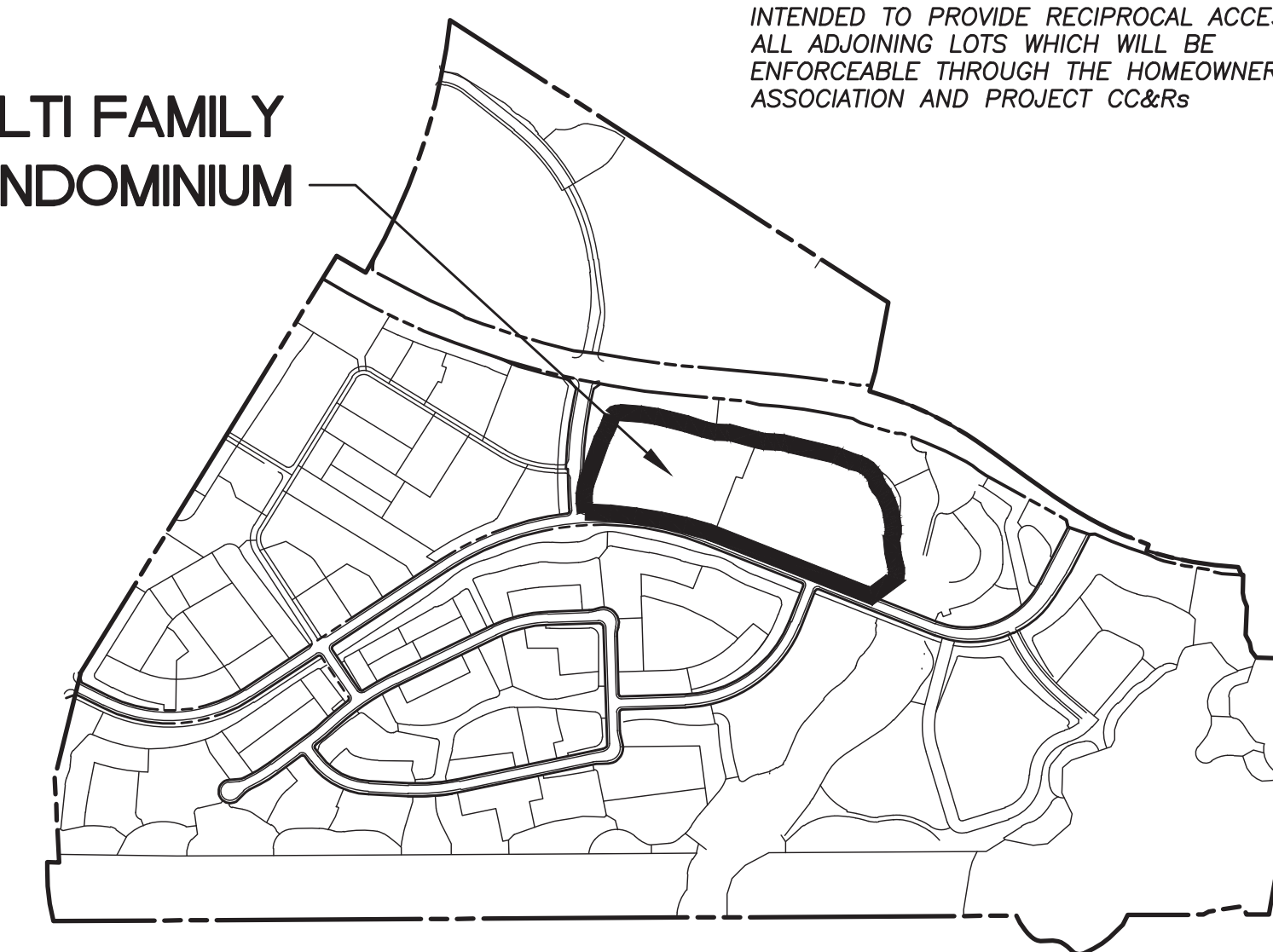
LOT 144,145,151					
RESIDENTIAL					
Product Type:		MU-Residential			
# of Stories:		3			
Total Site Area:		6.6 Acres			
Land Use:		Residential			
Total Units:		54			
Number of Buildings:		22			
Max Height:		55'			
Parking Summary:					
	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
Bedroom Count	3 bed	39	58	19	89
	4 bed	15	23	8	35
Total		54	81	27	122
Res. ADA Parking (2% of total units)		1			
Guest ADA Parking (5% of total guest sp.)		1			
Total ADA Parking		2			
ADA Van (1 sp/8 ADA Stalls		1			
Required Spaces:		122			
Provided Spaces:					
Garage:		108			
* Open		14			
Total:		122			

* Note: Some ADA parking is included in open parking stall count.

NOTES:

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MULTI FAMILY CONDOMINIUM



INDEX MAP

SCALE: 1" = 800'

PA-9a

LOT 141,142,143,146						
RESIDENTIAL						
Product Type:		MU--Residential				
# of Stories:		3				
Total Site Area:		4.5 Acres				
Land Use:		Residential				
Total Units:		62				
Number of Buildings:		14				
Max Height:		55'				
Parking Summary:						
		Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
Bedroom Count	2 bed	48	72	24	12	108
	3 bed	14	21	7	4	32
	4 bed					
	Total	62	93	31	16	140
Res. ADA Parking (2% of total units)		2				
Guest ADA Parking (5% of total guest sp.)		1				
Total ADA Parking		3				
ADA Van (1 sp/8 ADA Stalls		1				
Required Spaces:		140				
Provided Spaces:						
Garage:		124				
* Open		16				
Total:		140				

* Note: Some ADA parking is included in open parking stall count.

PA-9b

LOT 147,148						
RESIDENTIAL						
Product Type:		MU--Residential				
# of Stories:		3				
Total Site Area:		3.6 Acres				
Land Use:		Residential				
Total Units:		54				
Number of Buildings:		11				
Max Height:		55'				
Parking Summary:						
		Units	Covered ⊗ 1.5 spaces/unit	Uncov ⊗ 0.5 spaces/ unit	Guest ⊗ 0.25 spaces/ unit	Total
Bedroom Count						
	3 bed	37	55	19	10	84
	4 bed	17	25	9	5	39
	Total	54	80	28	15	123
	Res. ADA Parking (2% of total units)	2				
	Guest ADA Parking (5% of total guest sp.)	1				
	Total ADA Parking	3				
	ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:		123				
Provided Spaces:						
	Garage:	108				
	* Open	18				
	Total:	126				

* Note: Some ADA parking is included in open parking stall count.

PA-9c

LOT 149,150						
RESIDENTIAL						
Product Type:		MU-Residential				
# of Stories:		3				
Total Site Area:		3.8 Acres				
Land Use:		Residential				
Total Units:		56				
Number of Buildings:		10				
Max Height:		55'				
Parking Summary:						
		Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/unit	Guest @ 0.25 spaces/unit	Total
Bedroom Count						
3 bed		44	66	22	11	99
4 bed		12	18	6	3	27
Total		56	84	28	14	126
Res. ADA Parking (2% of total units)		1				
Guest ADA Parking (5% of total guest sp.)		1				
Total ADA Parking		3				
ADA Van (1 sp/8 ADA Stalls)		1				
Required Spaces:		126				
Provided Spaces:						
Garage:		112				
* Open		14				
Total:		126				

* Note: Some ADA parking is included in open parking stall count.

DESIGNED:
A WAKEFIELD
DRAFTED:
J. FUKUMITSU
CHECKED:
J. FUKUMITSU

LEGAL DESCRIPTION:
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

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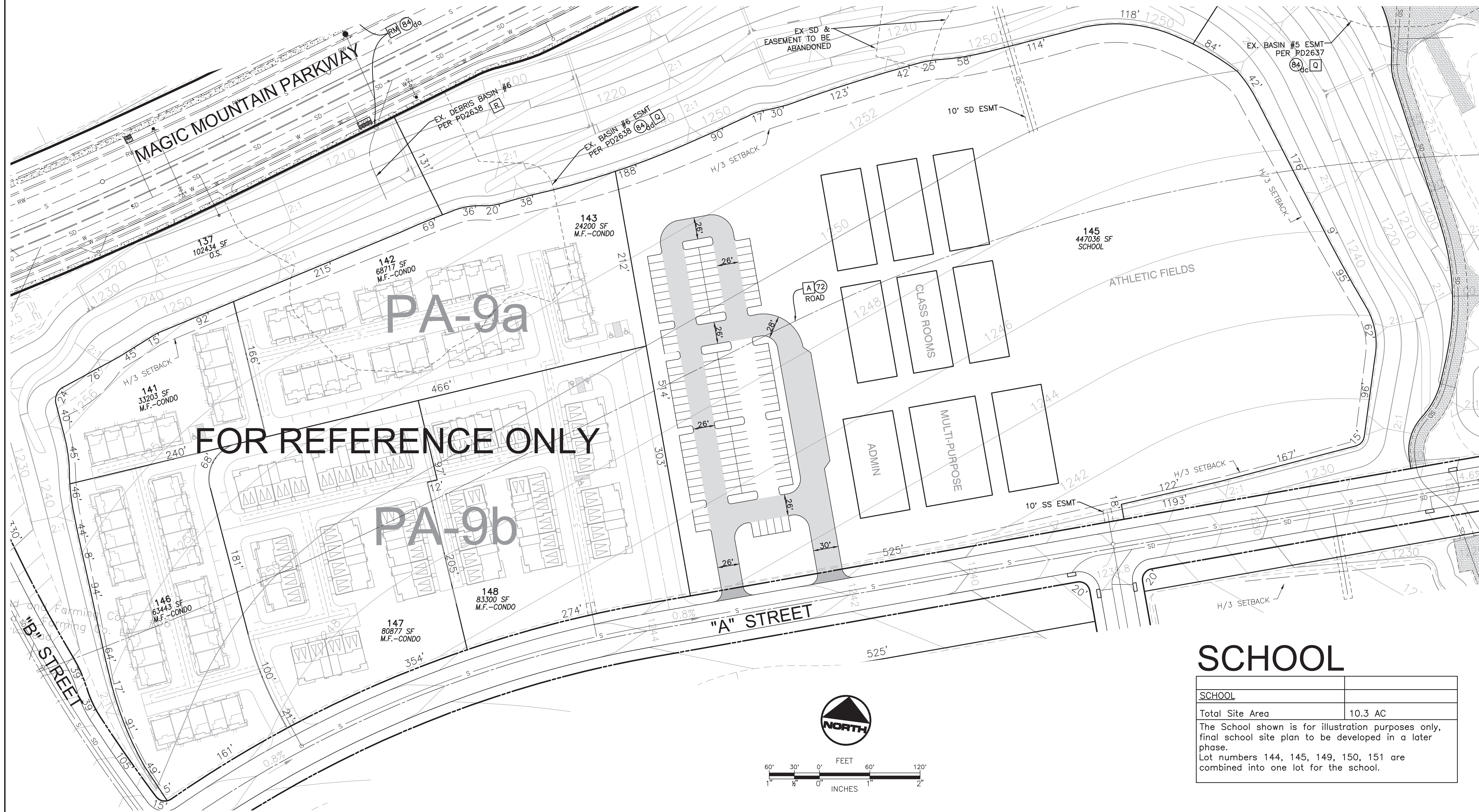


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Jason H. Fukumitsu 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 13
OF 14 SHEETS



NOTES:

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LEGEND

- 100 LOT NO.
PA-4a PLANNING AREA NUMBER
- VTM 53295 BOUNDARY
--- RIGHT-OF-WAY
--- 225' PROPOSED LOT LINE
--- PROPOSED EASEMENT
--- EXISTING EASEMENT
--- SD PROPOSED STORM DRAIN
--- S PROPOSED SEWER
--- H/2 & H/3 SETBACK LINE
--- 950 PROPOSED CONTOUR
--- 310' DAYLIGHT LINE
--- LINE OF SIGHT
--- LINE OF SIGHT EASEMENT
--- PROPOSED DRIVEWAY
--- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
--- PARKING COUNT
--- TRASH ENCLOSURE
--- STORM DRAIN MANHOLE
--- COVERED PARKING (NUMBER OF SPACES IN BOX)

SCHOOL

SCHOOL	
Total Site Area	10.3 AC
The School shown is for illustration purposes only, final school site plan to be developed in a later phase. Lot numbers 144, 145, 149, 150, 151 are combined into one lot for the school.	

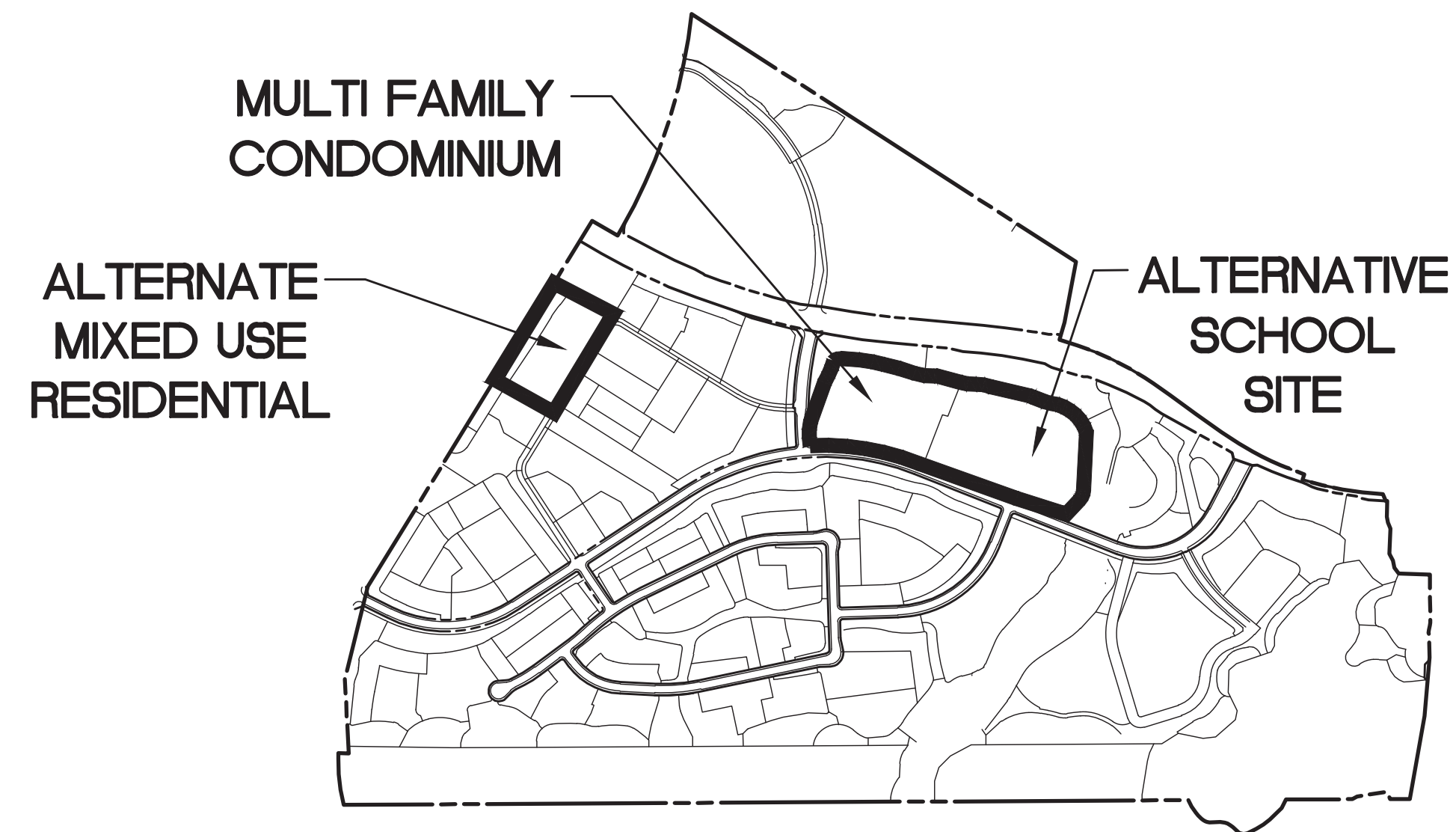
PA-4b ALTERNATE

LOT 41	
Condominium in Mixed-Use Zone	
Land Use:	MU-Residential
Total Site Acreage:	3.4 Acres
Total Residential Units:	202 *
Number of Buildings:	1 Building
Max Height:	55'
Parking Required Residential:	697 Spaces
Total Parking Provided*:	697 Spaces
Handicap Parking:	14 Spaces (10 assigned + 4 unassigned) 2% of Total assigned stalls per CBC 1109A.3 + 5% of total unassigned stalls per CBC 1109A.5 (Guest Parking)
Handicap Van-Accessible:	2 Spaces (1 assigned + 1 unassigned) 1 Space/8 Handicap PS

* 110 dwelling units on PA-9c and PA-9d were relocated to PA-4b with the addition of the school site in this location.

PA-4b ALTERNATE

LOT 41	
COMMERCIAL	
Land Use:	MU-COMM
Total Site Acreage:	3.4 Acres
Total Sq. Ft.:	17,025 s.f.
Total Retail Units:	
Total Office Sq. Ft.:	
Total Office Units:	
Number of Buildings:	1 Building
Max Height:	55'
Parking Required Commercial:	69 Spaces
Total Required Parking:	69 Spaces
Total Parking Provided*:	69 Spaces
Handicap Parking**:	7 Spaces Per CBC Table 11B-208.2
Handicap Van-Accessible**:	2 Spaces 1 Space/6 Handicap PS



INDEX MAP

SCALE: 1" = 800'

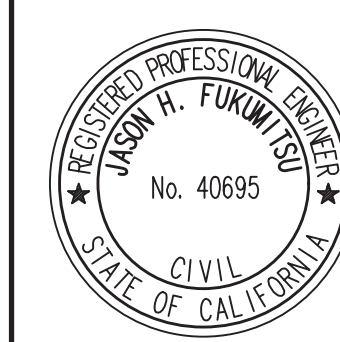
DESIGNED:
A WAKEFIELD

DRAFTED:

CHECKED:
J FUKUMITSU

LEGAL DESCRIPTION:
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON



PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26079 Avenue Hill, Ste 21 • Valencia, CA 91355
PH: (661) 294-2211 FX: (661) 294-9890
Jason H. Fukumitsu 11/20/24
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 14
OF 14 SHEETS

Appendix FEIR-7f

2025 SCVWA Availability Form—VTPM 18108
Request Update





SANTA CLARITA VALLEY WATER AGENCY PROJECT WATER AVAILABILITY FORM

SCV Water WO#: _____

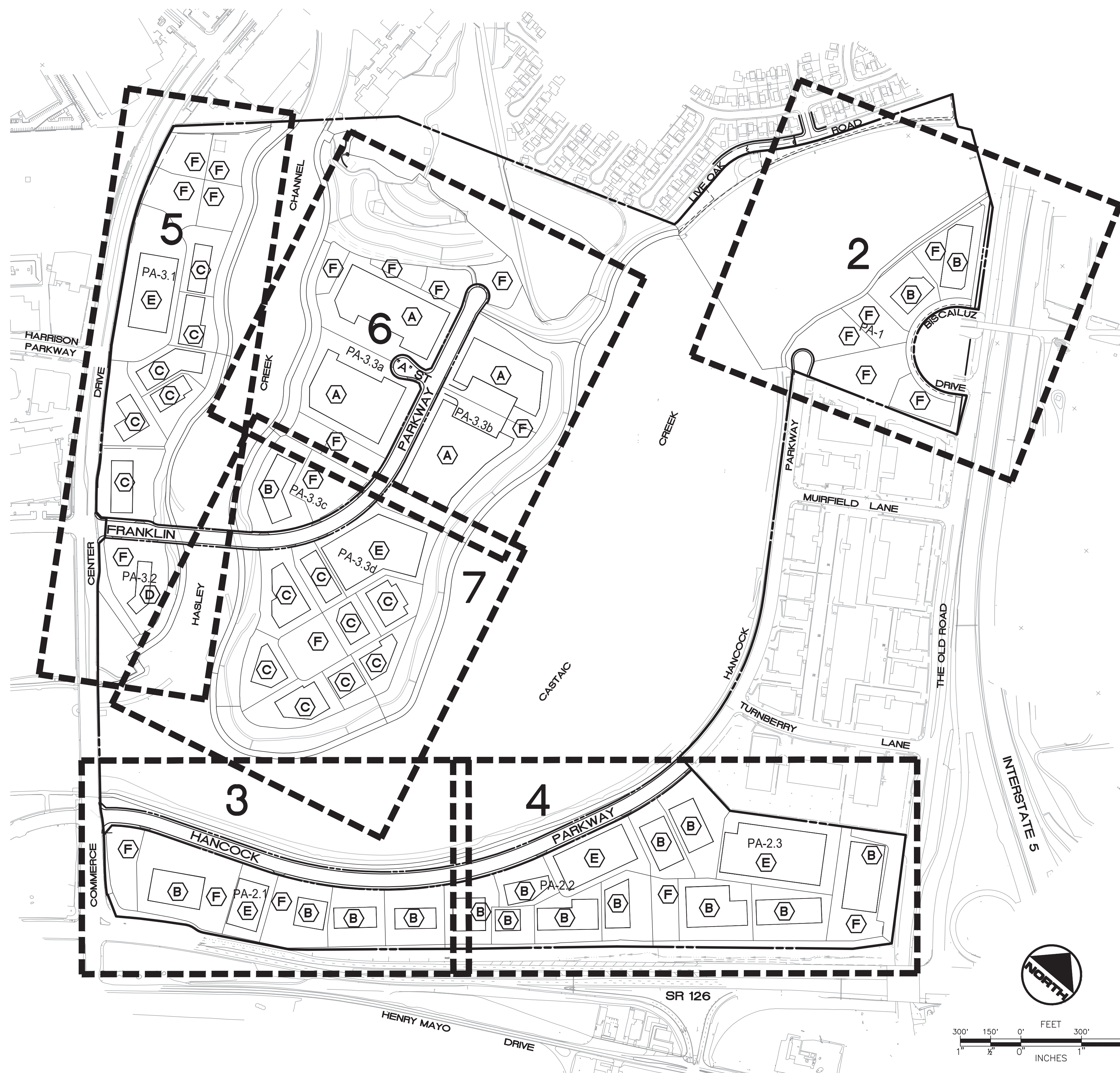
PROJECT NAME:		<i>Please type or use pen</i>	
Valencia Commerce Center VTPM 18108		ORG _____	
Owner's/Applicant's Name Phone The Newhall Land and Farming Company 661-255-4000		ACCT _____	
		ACT _____	
Owner's/Applicant's Mailing Address Street 25124 Springfield Court Suite 300		TASK _____	
		DATE _____	
City Valencia State CA		SCVWA CASHIER'S USE ONLY	
SECTION 1. PROJECT DESCRIPTION		TO BE COMPLETED BY APPLICANT	
A. <input checked="" type="checkbox"/> Major Subdivision (TM) <input type="checkbox"/> Specific Plan or Plan Amendment <input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Certificate of Compliance: _____ <input type="checkbox"/> Boundary Adjustment <input type="checkbox"/> Rezone (Reclassification) from _____ to _____ zone. <input type="checkbox"/> Major Use Permit (MUP), purpose: _____ <input type="checkbox"/> Time Extension? Case No. _____ <input type="checkbox"/> Expired Map? Case No. _____ <input type="checkbox"/> Other: _____		Assessor's Parcel Number(s) (Add extra if necessary) <u>2866-001-001, 2866-002-045, 2866-</u> <u>002-052, 2866-002-061, 2866-002-063,</u> <u>3271-001-038</u>	
B. <input type="checkbox"/> Residential...Total number of dwelling units: _____ <input checked="" type="checkbox"/> Commercial...Gross floor area: <u>3,400,000 sq. ft.</u> <input type="checkbox"/> Industrial...Gross floor area: _____ <input type="checkbox"/> Other...Gross floor area: _____		Project Address Street <u>Santa Clarita Valley</u> Community Planning Area/Subregion Zip	
C. <input checked="" type="checkbox"/> Total Project acreage: <u>328.5</u> Total number of lots: <u>104</u>		<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <input checked="" type="checkbox"/> County of Los Angeles </div> <div style="text-align: center;"> <input type="checkbox"/> City of Santa Clarita </div> </div>	
D. Is the project proposing the use of groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the project proposing the use of reclaimed water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY SCVWA.			
Owner's/Applicant's Signature: <u>Alex Herrrell</u> Date: <u>1/28/25</u> Address: <u>25124 Springfield Court #300 Valencia CA 91355</u> Phone: <u>661-255-4000</u>			
SECTION 2. WATER AVAILABILITY		TO BE COMPLETED BY SCVWA	
Agency/District Name: SANTA CLARITA VALLEY WATER AGENCY		Letter Expires: <u>3/03/2027</u>	
A. <input checked="" type="checkbox"/> Project is in the agency service area. <input type="checkbox"/> Project is not in the agency but is within its Sphere of Influence boundary, owner must apply for annexation. <input type="checkbox"/> Project is not in the agency and is not within its Sphere of Influence boundary. <input type="checkbox"/> The project is not located entirely within the agency and a potential boundary issue exists with the _____ District.			
B. <input checked="" type="checkbox"/> Facilities to serve the project <input checked="" type="checkbox"/> ARE <input type="checkbox"/> ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the agency. <input type="checkbox"/> Project will not be served for the following reason(s): _____			
C. <input checked="" type="checkbox"/> Agency conditions are attached. Number of sheets attached: <u>2</u> <input type="checkbox"/> Agency has specific water reclamation conditions which are attached. Number of sheets attached: _____ <input type="checkbox"/> Agency will submit conditions at a later date. <input checked="" type="checkbox"/> Additional Agency Conditions: <u>Planning Phase Study Required.</u>			
D. <input checked="" type="checkbox"/> How far will the pipeline(s) have to be extended to serve the project? <u>Waterlines are available in vicinity of the project. Connection points to be determined.</u>			
This Project Water Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.			
Authorized Signature: <u>Jason Yim</u> Print Name: <u>Jason Yim</u> Print Title: <u>Principal Engineer</u> Phone: <u>(661) 513-1277</u> Date: <u>3/3/2025</u>			
NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE AGENCY On completion of Section 2, applicant is to submit this form and attached Agency Conditions to: County of Los Angeles or City of Santa Clarita (as appropriate)			



Santa Clarita Valley Water Agency Conditions for Water Availability

1. Developer shall submit to Agency a set of construction improvement plans, and fire department requirements for the Development. This will enable Agency to determine distribution system and other water facilities required for the Development in accordance with Agency rules. The Development may require the installation of a reservoir, water mains, services or other appurtenances, or may require improvements to the existing source of supply, which improvements shall be the responsibility of Developer. Fire flow requirements shall be determined by the regulatory agency with applicable jurisdiction (e.g., Los Angeles County Fire Department). The size and scope of any facilities required to deliver adequate fire flow will be determined by the Agency.
2. Developer shall grant Agency all easements and, if necessary, sites for facilities required for water service to the Development, together with a policy of title insurance acceptable to the Agency, guaranteeing Agency's title to and interest in such easements. Developer will be responsible for all fees and charges associated with preparation and recordation of the easements.
3. Pursuant to the requirements of the Agency, Developer shall pay all required fees and charges, including any required deposit amounts, in order to develop planning documents, prepare or process plans and designs, and to complete construction of on-site and off-site improvements required for water service to the Development.
4. Developer shall comply with all of the Agency's rules and regulations governing water service and development in force at the time water service is requested, as those rules may be amended from time to time. Developer acknowledges that all water service pursuant to this letter and to the Development shall be in accordance with Agency rules and regulations.
5. The provision of water service to the Development is conditioned upon the Developer meeting all requirements of any other governmental entity having jurisdiction over the Development.
6. Developer acknowledges and agrees that this letter is limited and exclusive to the Development and the number of units or lots described above and may not be transferred or assigned to any other person, firm or entity, or for any other purpose without the Agency's written consent.
7. Agency can provide safe and reliable water service to Development, and fully expects to be able to continue providing safe and reliable water service into the future. In relying upon this letter and Agency's ability to provide water service to the Development, Developer is aware of the restrictions and limitations contained in this letter and the reliance of Agency upon its wells and imported water supplied by the State Water Project to supply the water needed for domestic water purposes, both of which are subject to restriction.

8. At any time prior to connection to the existing water system, and upon a finding by the Board of Directors of the Agency that it is unable to serve the Development for reasons beyond Agency's control, this letter may be revoked by the Agency.
9. Water supply availability is further conditioned expressly upon the Development being located within the boundaries of the Agency, and to the extent necessary, effective completion of the annexation of the Development, or any portion thereof, which is not now within the boundaries of the Agency.
10. By issuing this letter, the Agency does not guarantee any specific quantities or quality of water, pressures or flows with respect to water service provided by the Agency.
11. Developer, for itself and on behalf of its successors, agrees to defend at Developer's expense, any action brought against Agency, its agents, officers or employees because of the issuance of this letter or any approvals or authorizations obtained in connection with the Development, or in the alternative, to relinquish any such approvals or authorizations. Developer shall reimburse Agency for any costs, fees or expenses Agency may incur as a result of any such legal action. Further, Developer agrees that in conducting the defense of such action, Agency shall be entitled to engage its own attorneys, the entire expense of which shall be paid by Developer.
12. This letter and any representations or assurances made herein, shall expire and be null and void twenty-four (24) months from the date hereof if water service has not been installed to the Development. The Developer and the Development shall not be entitled to any individual water service connections not installed prior to expiration of this letter.



GENERAL NOTES:

- GRADE ELEVATIONS SHOWN ON THE VTPM ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 10 FEET. ELEVATION CHANGES MAY BE GREATER THAN 10 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
- LOT LINES CAN BE ADJUSTED PROVIDED NO ADDITIONAL DEVELOPABLE LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL, THE SUBDIVISION MAP ACT.
- ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO STREETS CAN BE MADE PROVIDED THE DEPARTMENT OF PUBLIC WORKS AND DRP DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
- BUILDING FOOTPRINTS THAT ARE SHOWN ON THE SUBDIVISION MAP OR ACCOMPANYING SITE PLAN ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY AND WILL BE REVIEWED DURING PLOT PLAN APPROVAL AND SHALL BE GRANTED PROVIDED THE PROPOSED BUILDING SATISFIES ALL EXISTING CODES AND ORDINANCES.
- PERMISSION IS REQUESTED TO FILE "LARGE LOT" PARCEL MAPS OF 20 ACRES OR MORE (WITHOUT IMPROVEMENTS) OR 5 ACRES OR MORE (WITH IMPROVEMENTS) AS THE FIRST UNIT FINAL MAP. RECORDATION OF A LARGE LOT PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT MAP FOR THE PURPOSES OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT BUT SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G. RIGHTS OF WAY OR PARKS) EXACTIONS OR INFRASTRUCTURE EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION MAP ACT.
- PERMISSION IS REQUESTED FOR UNIT PHASING.
- PERMISSION IS REQUESTED TO COMBINE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL NON DEVELOPABLE LOTS FOR PRIVATE DRIVEWAY PURPOSES.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS PROVIDED MAINTENANCE EASEMENTS ARE GRANTED TO THE SATISFACTION OF DPW.
- THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, WATER TANKS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
- PROPOSED RETAIL, INDUSTRIAL, AND OFFICE FLOOR AREA ARE INTERCHANGEABLE IF THE REQUIRED PARKING IS PROVIDED.
- PERMISSION TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS REQUESTED.
- REQUEST PERMISSION TO MASS/BULK GRADE.
- PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
- PROVIDE STANDARD RIGHT OF WAY RETURN RADII OF 13 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
- MODIFIED STREET CROSS-SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS-SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- TOPO COMPILED 12/2013 FROM AERIAL DATA FLOWN 12/2013.
- PERMISSION IS REQUESTED TO VACATE EXCESS RIGHT OF WAY ON LIVE OAK ROAD WITHIN LOTS 24, 25, 27, 42 AND 104.
- GRADING OF FINAL FLAT BUILDING PADS SHALL BE ALLOWED ON THE PROJECT ROUGH GRADING PLANS CONSISTENT WITH "SECTION 1109.5 DISPOSAL" OF APPENDIX J OF THE LOS ANGELES COUNTY BUILDING CODE. THE LOCATION AND ELEVATION OF THE BUILDING PADS WILL BE CONSISTENT WITH THE APPROVED VESTING TENTATIVE TRACT MAP OR THE MOST CURRENT APPROVED EXHIBIT "A" SITE PLAN.
THE FOLLOWING REQUIREMENTS SHALL APPLY TO THE ROUGH GRADING PLAN:
ALL FLAT PADS WILL DRAIN TO AN APPROVED DRAINAGE FACILITY OR PUBLIC STREET IN A CONTROLLED MANNER AND CONSISTENT WITH THE APPROVED PROJECT HYDROLOGY OR EROSION CONTROL PLAN AS DETERMINED BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS. THE USE OF SWALES, BERMS, OR OTHER DRAINAGE FACILITIES SHALL BE UTILIZED AS NECESSARY TO PREVENT DRAINAGE ACROSS PROPERTY LINES.
- GRADING OF VTPM 18108 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE BALANCED WITHIN THE GRADING LIMITS IDENTIFIED ON THE VTPM. ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A BALANCED GRADING PHASE. AN INTERIM HYDROLOGY REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DPW/RASTRUCTURE IS IN PLACE TO BUILD EACH PHASE TO THE SATISFACTION OF REGIONAL PLANNING, PUBLIC WORKS, AND THE FIRE DEPARTMENT.
- THE BREAKDOWN OF EARTHWORK VOLUMES OF EACH PHASE SHOULD BE CONSIDERED A FRACTION OF THE OVERALL PROPOSED EARTHWORK QUANTITY FOR THE ENTIRE PROJECT.
- THE CUMULATIVE EARTHWORK VOLUME FOR ALL PHASES WILL BE REQUIRED ON EACH SET OF GRADING PLAN SUBMITTED.
- THE PROJECT IS PROPOSED TO BE DEVELOPED IN FOUR PHASES, BUT PERMISSION IS REQUESTED TO CHANGE THE NUMBER AND ORDER OF PHASES AS LONG AS SUFFICIENT INFRASTRUCTURE IS IN PLACE TO BUILD EACH PHASE TO THE SATISFACTION OF REGIONAL PLANNING, PUBLIC WORKS, AND THE FIRE DEPARTMENT, AND A MODIFIED PHASING MAP IS PROVIDED TO DRP.
- PERMISSION IS REQUESTED TO WAIVE PUBLIC STREET FRONTAGE REQUIREMENTS, TO THE SATISFACTION OF DRP AND DPW, FOR THE FOLLOWING LOTS: 3, 5, 7, 8, 9, 10, 30, 31, 34, 50, 51, 52, 53, 54, 55, 59, 78, 80, 82, 83, 86, 87, 88, 89, 93, 95, 96, AND 97.
- ALL SLOPES AND LANDSCAPING TO BE MAINTAINED BY VALENCIA COMMERCE CENTER ASSOCIATION.
- ALL SEWER AND STORM DRAIN SHOWN IN EASEMENTS ON PRIVATE PROPERTY SHALL BE PUBLICLY MAINTAINED.
- ALL ABANDONMENTS AND QUITCLAIMS SHALL BE COMPLETED PRIOR TO FINAL MAP.
- THE DEVELOPER/ENGINEER ACKNOWLEDGES THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE IN THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING.
- THE LID PROJECT DESIGN FEATURES PROPOSED AS PART OF THE PROJECT ARE SELECTED IN ACCORDANCE WITH THE 2021 LOS ANGELES COUNTY MS4 PERMIT AND PROVIDE PRETREATMENT, RETENTION, AND BIOFILTRATION VOLUME CONSISTENT WITH THE 2021 LOS ANGELES COUNTY MS4 PERMIT AND THE LA COUNTY LID DEVELOPMENT DESIGN MANUAL.

SURVEY NOTES:

VERTICAL DATUM:
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACDPW L5402 RND HD SPK IN LOWER CONC HDWL @ N END 24 FT W/O C/L THE OLD RD (W RDWY) AND 0.6 MI S/O HENRY MAYO DR @ MI MKR #6.25 NEWHALL QUAD, 1995 ADJUSTMENT (NAVD 1988) ELEVATION = 1031.951 THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD 1929).

SPECIAL NOTE:

- PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC STREETS AND TRAILS.

NOTES:

- ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO THE SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICULAR ACCESS).
- ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
- FIRELANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPON THE FINAL SITE PLAN APPROVAL.
- FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

PROJECT RELATED ENTITLEMENTS:

PROJECT NUMBER - 87-350
CONDITIONAL USE PERMIT - 87-360
OAK TREE PERMIT - 200700022
PARKING PERMIT - RPPL2022007239
ENVIRONMENTAL ASSESSMENT NO. RPPL2021007114

UTILITY PROVIDERS

PHONE: AT&T
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
SEWER TREATMENT: LA COUNTY SANITATION
DISTRICT SCHOOLS: CASTAIC UNION SCHOOL DISTRICT
WM S HART SCHOOL DISTRICT
WATER: SANTA CLARITA VALLEY WATER AGENCY
POLICE PROTECTION: LA COUNTY SHERIFF
FIRE PROTECTION: LA COUNTY FIRE

APPROXIMATE EARTHWORK QUANTITIES:

	Cut Volume (CY)	Fill Volume (CY)
RAW (MASS EX.)	3,500,000	3,090,000
SHRINKAGE		410,000
TOTAL	3,500,000	3,500,000

REMEDIAL GRADING NOT INCLUDED
EARTHWORK TO BE BALANCED ONSITE

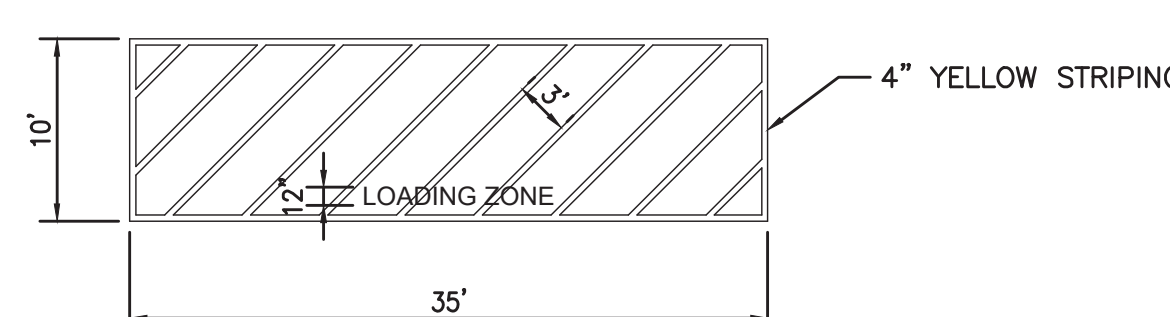
SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET, NOTES, STATISTICS
1A	EASEMENTS
2	PLANNING AREA 1
3	PLANNING AREA 2.1
4	PLANNING AREA 2.2 AND 2.3
5	PLANNING AREA 3.1 AND 3.2
6	PLANNING AREA 3.3a AND 3.3b
7	PLANNING AREA 3.3c AND 3.3d

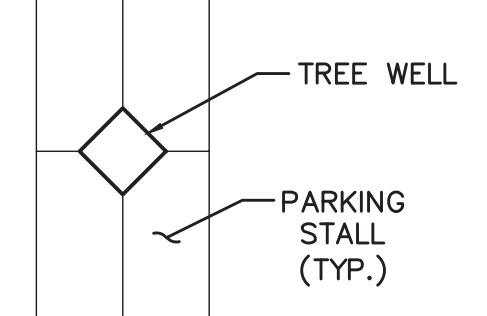
PROJECT SUMMARY:

GROSS AREA 328.8 Acres
TOTAL LOTS 104
EXISTING ZONING M-1.5-DP, M-1.5
PROPOSED ZONING M-1.5-DP, M-1.5
EXISTING COUNTYWIDE GENERAL PLAN DESIGNATION: I O
PROPOSED COUNTYWIDE GENERAL PLAN DESIGNATIONS: I O

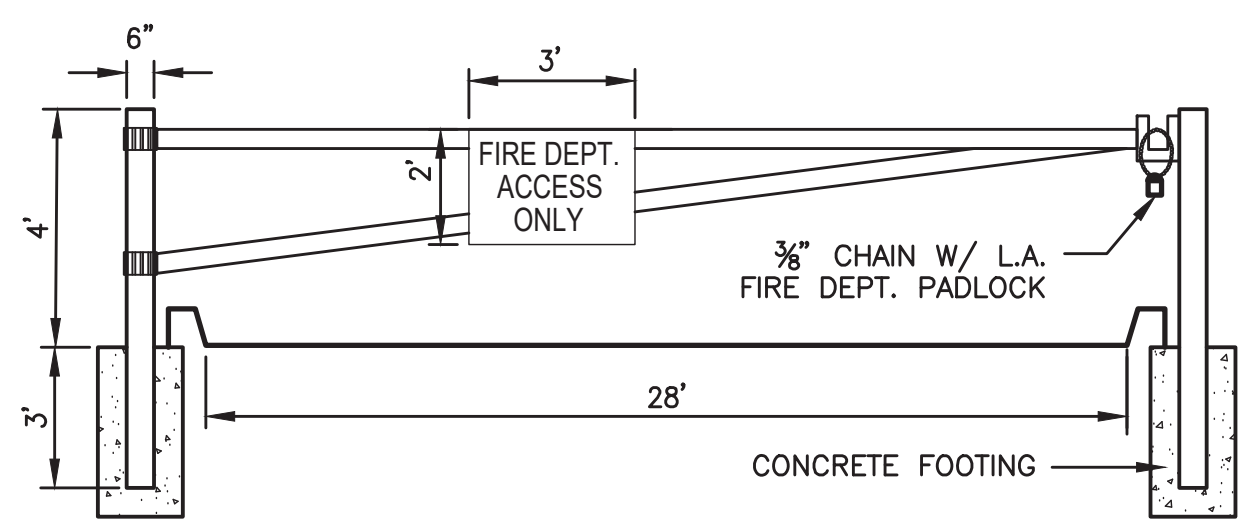
INDEX MAP



TYPE 'A' TYPICAL LOADING ZONE - PLAN
MIN. DIMENSIONS: 10' W x 35' D x 14' H
NOT TO SCALE



TREE WELL
NOT TO SCALE



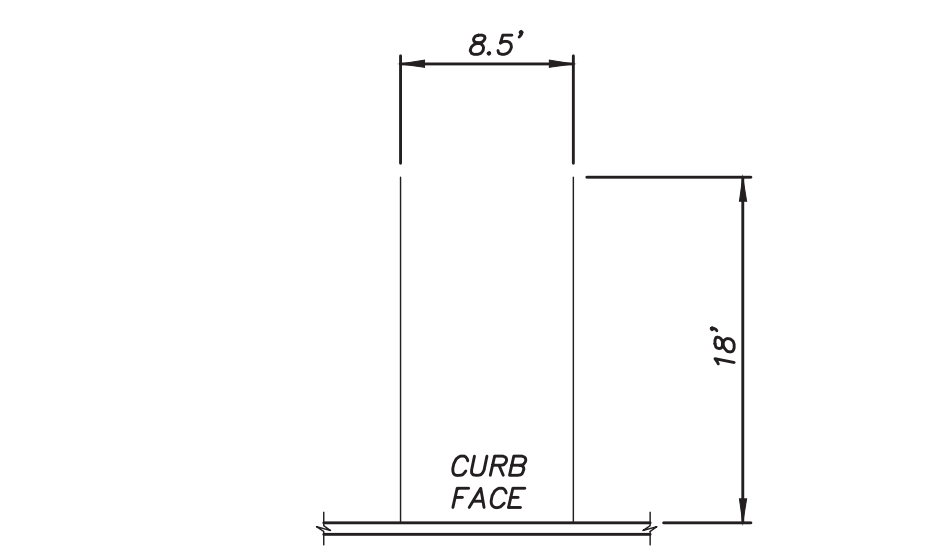
EMERGENCY ACCESS GATE DETAIL
NOT TO SCALE

LEGEND

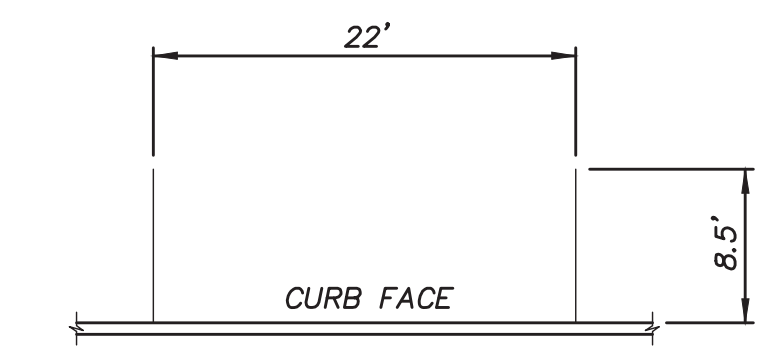
- 2 SHEET NUMBER
- (A) INDUSTRIAL
 - (B) OFFICE
 - (C) OFFICE (4 LEVELS)
 - (D) RETAIL
 - (E) STRUCTURE PARKING
 - (F) SURFACE PARKING

NON-RESIDENTIAL SITE DEVELOPMENT STANDARDS				
STREET FRONTAGE	LOT REQUIREMENTS			
	MINIMUM FRONT PARKING SETBACK	MINIMUM FRONT BUILDING SETBACK	MINIMUM SIDE PARKING SETBACK (CORNER LOT)	MINIMUM SIDE BUILDING SETBACK (CORNER LOT)
COMMERCE CENTER DRIVE	33.5'	65'	20'	25'
INTERIOR STREETS	15'-1	40'	15'-1	25'

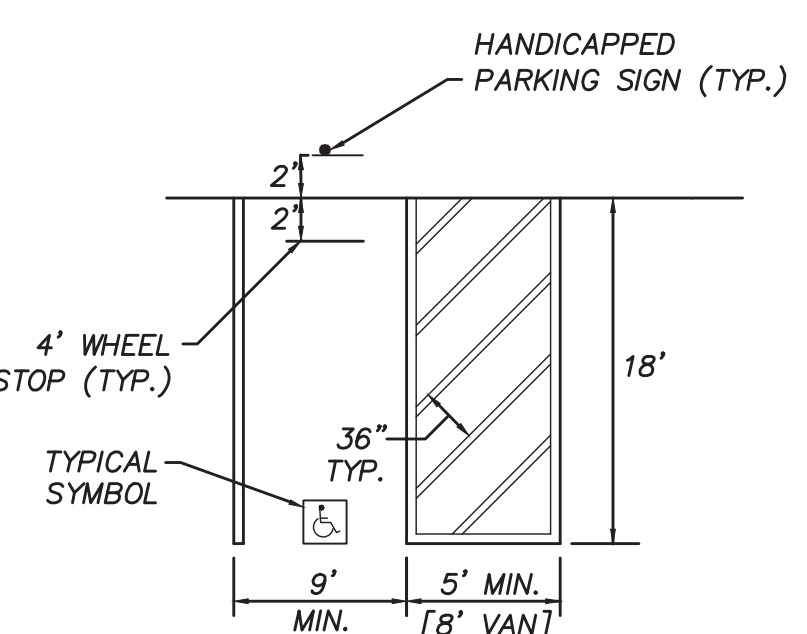
SETBACKS ARE MEASURED FROM CURB OF ROADWAY.
1. 20' AT SIDEWALK CONDITIONS



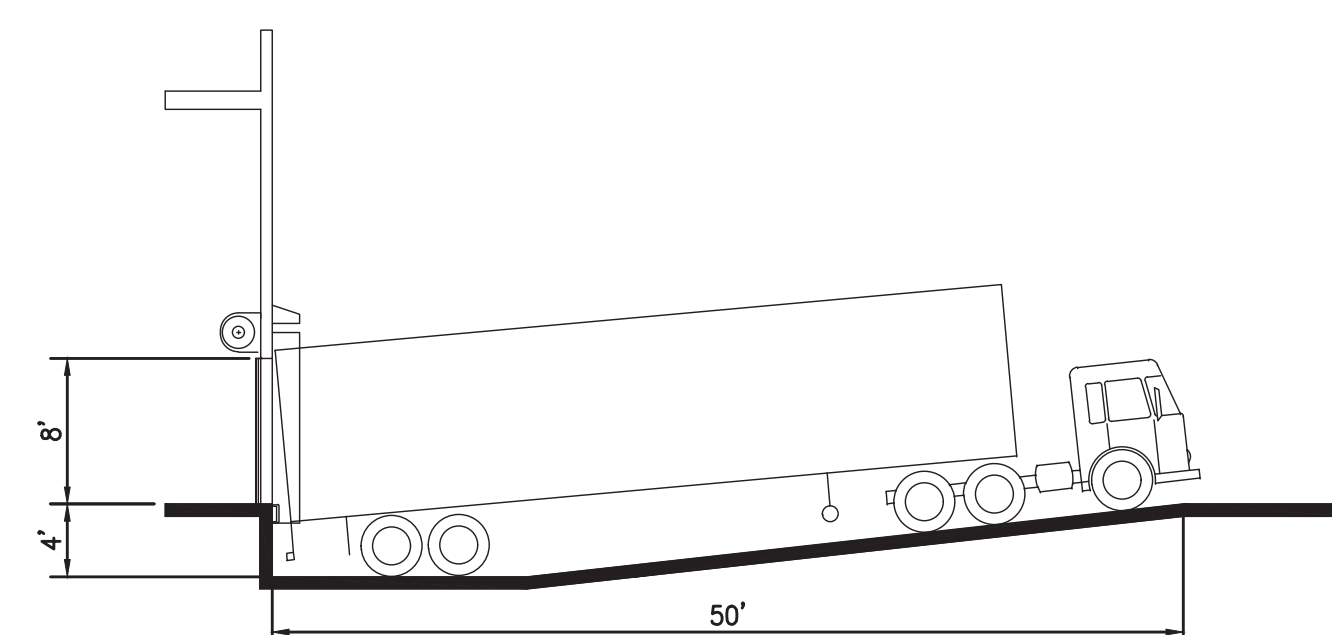
TYPICAL PERPENDICULAR PARKING
NOT TO SCALE



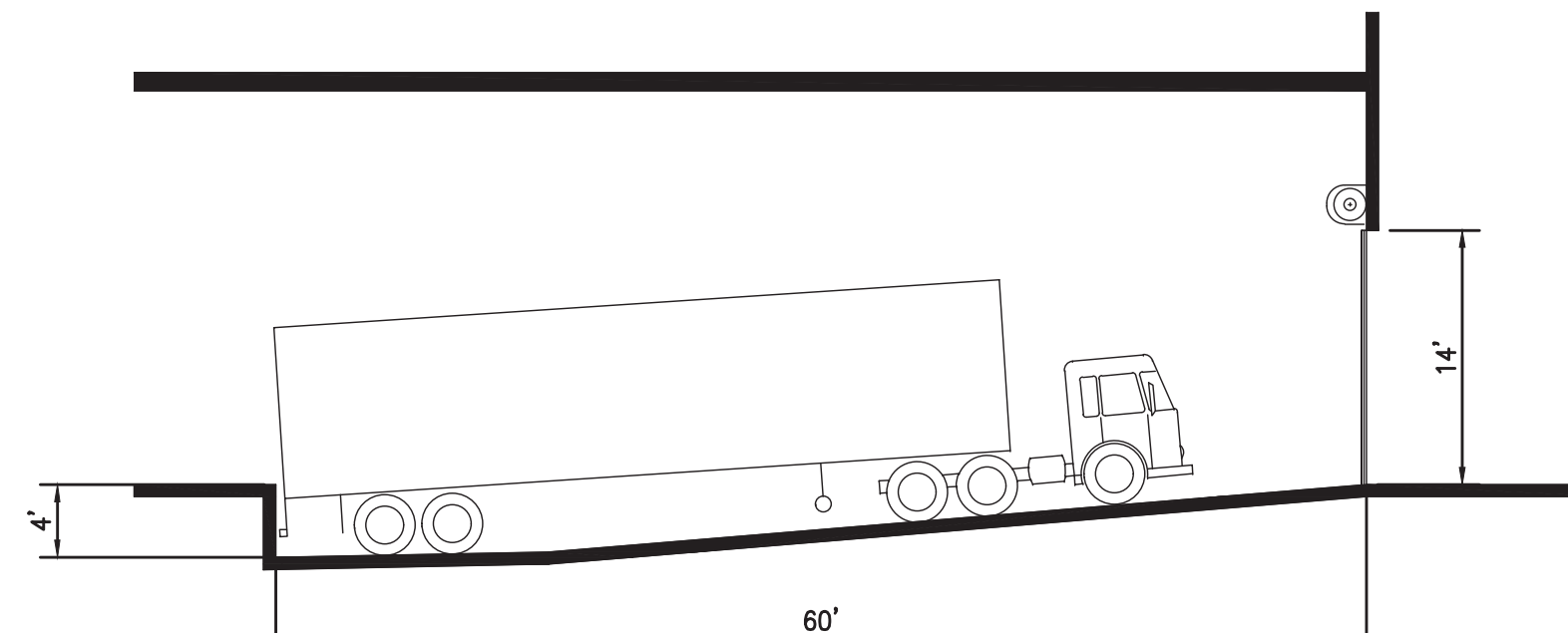
TYPICAL PARALLEL PARKING
NOT TO SCALE



HANDICAP PARKING
NOT TO SCALE



TYPE 'B' EXTERIOR LOADING WELL - SECTION
MIN. DIMENSIONS: 10' W x 35' D x 14' H
NOT TO SCALE



TYPE 'C' INTERIOR LOADING WELL - SECTION
MIN. DIMENSIONS: 10' W x 35' D x 14' H
NOT TO SCALE

PARKING SPACE SUMMARY TABLE														
PLANNING AREA	LOT NO.	STREET FRONTAGE	NO. OF Buildings	Retail Building S.F.	Office Building S.F.	Industrial Building S.F.	Total Building S.F.	Required Retail Parking Spaces (1/250 S.F.)	Required Office Parking Spaces (1/400 S.F.)	Required Industrial Parking Spaces (1/500 S.F.)	Total Parking Spaces Required	Retail Parking Spaces Provided	Office Parking Spaces Provided	Total Industrial Spaces Provided
1	92-97	THE OLD ROAD	2	-	174300	-	174300	-	436	-	436	-	436	-
2.1	68-73	HANCOCK PARKWAY	4	-	302800	-	302800	-	757	-	757	-	757	-
2.2	77-82	HANCOCK PARKWAY	5	-	368400	-	368400	-	921	-	921	-	921	-
2.3	83-90	HANCOCK PARKWAY	5	-	649800	-	649800	-	1625	-	1625	-	1625	-
3.1	2-12	COMMERCE CENTER DRIVE	6	-	581200	-	581200	-	1453	-	1453	-	1453	-
3.2	17-20	COMMERCE CENTER DRIVE	1	18000	-	-	18000	72	-	-	72	72	-	-
3.3a	29-35	FRANKLIN PARKWAY	2	-	-	247800	247800	-	-	496	496	-	-	496
3.3b	28,38,39	FRANKLIN PARKWAY	2	-	-	224500	224500	-	-	449	449	-	-	449
3.3c	43,44	FRANKLIN PARKWAY	1	-	66300	-	66300	-	166	-	166	-	-	166
3.3d	47-55,59	FRANKLIN PARKWAY	8	-	767100	-	767100	-	1918	-	1918	-	-	1918
TOTAL	-	-	36	18000	2909700	472300	3400000	72	7276	945	8293	72	7276	945

- NOTE:
1. EASEMENTS FOR INGRESS / EGRESS WILL BE BASED UPON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP.
2. ALL HANDICAP SPACES ARE VAN ACCESSIBLE.

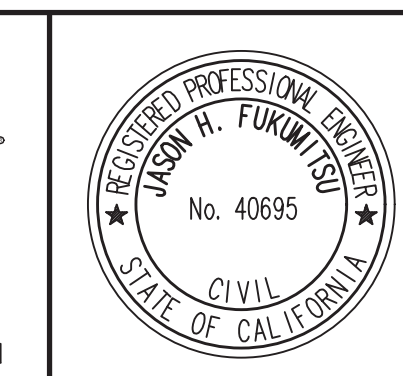
DESIGNED:
A WAKEFIELD

DRAFTED:

CHECKED:
J FUKUMITSU

LEGAL DESCRIPTION:
THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, KNOWN AS ASSESSOR PARCELS 2866-002-001, 2866-002-007, 2866-002-045, 2866-002-052, 2866-002-061, 2866-002-063, AND 3271-001-038, BEING A PORTION OF THE RANCHO SAN FRANCISCO, AS PER MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON



PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
2007 Avenue Hill, Ste 2 • Valencia, CA 91355
PH: (661) 294-2211
FAX: (661) 294-9890
Jason H. Fukumitsu 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-043-024
SHEET 1
OF 7 SHEETS

EASEMENTS DISPOSITION NOTES:

ALL COUNTY EASEMENTS ANTICIPATED TO BE QUITCLAIMED/REMOVED SHALL BE DONE WITH FINAL MAP RECORDCATION.
ALL OTHER EASEMENTS ANTICIPATED TO BE QUITCLAIMED/REMOVED SHALL BE DONE PRIOR TO FINAL MAP RECORDCATION.

DATED AS OF JAN 17, 2023

- [MA]1. INTENTIONALLY DELETED
- [MA]1A. TAXES AND ASSESSMENTS. REPORT TO FOLLOW. PLEASE VERIFY BEFORE CLOSING.
- [MA]1B. THE LIEU OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- [MA]1C. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- [MA]2. AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 3, 1907 IN BOOK 3210 OF DEEDS, PAGE 74.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION,
SUCCESSOR IN INTEREST TO VENTURA COUNTY POWER COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: THE PROVIDED BETTER COPY IS STILL ILLEGIBLE.
- [Q][R]3. AN EASEMENT FOR ELECTRIC LIGHT AND POWER LINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 23, 1907 IN BOOK 3251 OF DEEDS, PAGE 51.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION,
SUCCESSOR IN INTEREST TO VENTURA COUNTY POWER COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: STARTS ON THE VENTURA COUNTY SIDE. NOT PLOTTED. MIGHT BE PLOTTABLE WITH ADDITIONAL SURVEY.
- [Q][R]4. AN EASEMENT FOR POLES, GUYS, ANCHORS, CROSS-ARMS AND WIRES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1920, AS DOCUMENT NO. 426 IN BOOK 7068 OF DEEDS, PAGE 323
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
SURVEYORS NOTE: THE LEGAL DESCRIPTION MAKE CALLS TO 'STAKES' THAT EXISTED IN 1915 AT THE TIME THE EASEMENTS ORIGINATED. THE DOCUMENT DOES NOT DEFINE A WIDTH. THE PORTION OF THE EASEMENT IS PLOTTED APPROXIMATELY BASED ON AN EXISTING POLE LINE WESTERLY OF THE LAND TILL TO THE LOS ANGELES COUNTY LINE THAT STILL EXIST. THE PORTION EASTERLY OF THE LANDFILL IS PLOTTED BASED ON THE SURVEYED LOCATION PER RS 112/39-42 TO THE MOST NORTHERLY ANGLE POINT. THE REMAINING PORTION EASTERLY IS PLOTTED BASED ON RECORD ANGLES AND DISTANCES FROM SAID MOST NORTHERLY ANGLE POINT. THE QUITCLAIM DEED WAS PLOTTED BASED ON EXISTING POLES FROM THE AERIAL TOPOGRAPHY.
- [MA]5. INTENTIONALLY DELETED.
- [MA]6. THE PERMISSIVE LICENSE TO EMPTY OR SPILL WATER FROM THE LOS ANGELES AQUEDUCT INTO THE STREAMS OR WATER CHANNELS RUNNING THROUGH CERTAIN PORTIONS OF THE PREMISES HEREIN DESCRIBED UPON CERTAIN CONDITIONS, AS CONTAINED IN THE AGREEMENT BETWEEN THE NEWHALL LAND AND FARMING COMPANY AND THE CITY OF LOS ANGELES, RECORDED DECEMBER 14, 1920, AS DOCUMENT NO. 825 IN BOOK 308, PAGE 82 OF MISCELLANEOUS RECORDS.
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.
- [MA]7-14 INTENTIONALLY DELETED.
- [MA]14A. AN EASEMENT FOR POLE LINES, ANCHORS, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED AS BOOK 16456, PAGE 204 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA TELEPHONE COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 2
SURVEYORS NOTE: THE EASEMENT IS NOT LOCATABLE. THE DOCUMENT ONLY DESCRIBES APPROXIMATE AND GENERAL LOCATIONS FOR THE EASEMENT.
- [Q][RE]14B. AN EASEMENT FOR 2 PIPE LINES AND A POLE LINE AND INCIDENTAL PURPOSES, RECORDED AS BOOK 13835, PAGES 350 OF OFFICIAL RECORDS.
IN FAVOR OF: GENERAL PIPE LINE COMPANY OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 2
SURVEYORS NOTE: PLOTTED APPROXIMATELY PER DOCUMENT BASED ON TIED TO THE OLD ROAD AND SPRR.
- [MA]5-17A INTENTIONALLY DELETED
- [MA]7B. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED AS BOOK 29881, PAGE 252 OF OFFICIAL RECORDS. AFFECTS: PARCEL 2. SURVEYORS NOTE: THE STATE HIGHWAY WAS RELINQUISHED TO THE COUNTY OF LOS ANGELES SHOWN ON STATE HIGHWAY MAP BOOK 13, PAGES 13-17. IT IS UNCLEAR IF THE ABUTTER'S RIGHTS OF INGRESS AND EGRESS REMAIN.
- [MA]7C-24 INTENTIONALLY DELETED
- [MA]25. AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED APRIL 10, 1951 AS INSTRUMENT NO. 2549, IN BOOK 36011, PAGE 33 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: THE EASEMENT IS NOT LOCATABLE.
- [MA]26-32 INTENTIONALLY DELETED
- [RM][Q]33. AN EASEMENT FOR ELECTRICAL TRANSMISSION LINES, POLES, TOWERS, AND ACCESS AND INCIDENTAL PURPOSES, RECORDED JULY 1, 1958 AS INSTRUMENT NO. 4125, IN BOOK 431, PAGE 443, PAGE 449 OF OFFICIAL RECORDS AND FEBRUARY 8, 1960, IN BOOK D743, PAGE 487 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT INSTRUMENT NO. 4125, IN BOOK D143, PAGE 449 OF OFFICIAL RECORDS. INSTRUMENT NO. 3843, IN BOOK D743, PAGE 487 OF OFFICIAL RECORDS IS THE JUDGEMENT THAT REFERENCES THE FINAL ORDER OF CONDEMNATION RECORDED AS INSTRUMENT NO. 4125.
- [Q][MA]34. AN EASEMENT FOR ACCESS ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 5, 1958 AS INSTRUMENT NO. 3331, IN BOOK D 177, PAGE 503 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.
- [MA]35. INTENTIONALLY DELETED
- [Q][RE]36. AN EASEMENT FOR ACCESS ROADS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 8, 1960 AS INSTRUMENT NO. 3843, IN BOOK D743, PAGE 487 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.
- [MA]37&38 INTENTIONALLY DELETED
- [Q][RE]38A. AN EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH, COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 4, 1962 AS INSTRUMENT NO. 3559 OF OFFICIAL RECORDS.
IN FAVOR OF: THE PACIFIC TELEPHONE TELEGRAPH COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 2
SURVEYORS NOTE: PLOTTED PER DOCUMENT.
- [MA]39&40 INTENTIONALLY DELETED
- [RM]41. AN EASEMENT FOR ACCESS ROADS AND INCIDENTAL PURPOSES, RECORDED JULY 12, 1966 AS INSTRUMENT NO.2218, RECORDED IN BOOK D3363, PAGE 502 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL QUITCLAIM DEED" RECORDED JULY 5, 2019 AS INSTRUMENT NO. 20190648481 OF OFFICIAL RECORDS.
SURVEYORS NOTE: PLOTTED PER DOCUMENT. QUITCLAIM PLOTTED PER DOCUMENT.
- [MA]42. INTENTIONALLY DELETED
- [MA]43. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AN AGREEMENT, EXECUTED BY AND BETWEEN THE NEWHALL LAND AND FARMING COMPANY, A CALIFORNIA CORPORATION AND LARWIN-SOUTHERN CALIFORNIA, INC., A CALIFORNIA CORPORATION FOR THE BENEFIT OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AND THE COUNTY OF LOS ANGELES, RECORDED NOVEMBER 26, 1969, AS INSTRUMENT NO. INSTRUMENT NO. 3142, IN BOOK M-3354, PAGE 739 OF OFFICIAL RECORDS.
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.
- [MA]44-50 INTENTIONALLY DELETED
- [MA]51. AN INSTRUMENT ENTITLED "NOTIFICATION OF FLOODWAY AND FLOOD HAZARD AREA" DATED JUNE 11, 1982, WHEREAS ORDINANCE NO. 12,114 ADOPTED MARCH 12, 1980, BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, AND THEREAFTER PERIODICALLY AMENDED, CREATED AND ESTABLISHED FLOODWAY AND WATER SURFACE ELEVATIONS.
SAID ORDINANCE PROVIDES THAT SUCH FLOODWAYS AND WATER SURFACE ELEVATIONS WERE ESTABLISHED OVER THOSE LANDS SUBJECT TO SEVERE FLOOD HAZARD B REGION OF INUNDATION, OVERFLOW, EROSION OR DEPOSITION OF DEBRIS AND WHEREAS ORDINANCE NO. 12,115 AMENDING THE BUILDING CODE TO REGULATE CONSTRUCTION WITHIN ESTABLISHED FLOODWAYS WAS ADOPTED MARCH 25, 1980, BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, AND CONTAINS PROVISIONS RELATIVE TO THE PROHIBITION OF THE PLACEMENT OF BUILDINGS OR OTHER STRUCTURES IN AN AREA TO BE SUBJECT TO FLOOD HAZARD BY REASON OF INUNDATION, OVERFLOW OR EROSION, RECORDED JUNE 14, 1982, AS INSTRUMENT NO. 82-599334, OFFICIAL RECORDS.
AFFECTS: PARCEL 1
SURVEYORS NOTE: THE DOCUMENT IS NOT LOCATABLE. THE DOCUMENT ONLY DEPICTS GRAPHICAL INFORMATION.
- [MA]52-54 INTENTIONALLY DELETED
- [MA]55. AN EASEMENT FOR DRAINAGE AND SLOPES AND INCIDENTAL PURPOSES, RECORDED JULY 24, 1991 AS INSTRUMENT NO. 91-1143000 OF OFFICIAL RECORDS.
IN FAVOR OF: STATE OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.
- [MA]56. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED JULY 24, 1991 AS INSTRUMENT NO. 91-1143000 OF OFFICIAL RECORDS.
AFFECTS: PARCEL 1
SURVEYORS NOTE: SEE ITEM 55 FOR LOCATION.
- [RM]56A. AN EASEMENT FOR WATER PIPELINES, WATER TANK, ACCESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 27, 1993 AS INSTRUMENT NO. 93-159145 OF OFFICIAL RECORDS. IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO. 20121735841 OF OFFICIAL RECORDS.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.
- [MA]57. INTENTIONALLY DELETED
- [MA]57A. AN EASEMENT FOR ELECTRICAL SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 02, 1996 AS INSTRUMENT NO. 96-1615020 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.
- [MA]58. AN EASEMENT FOR ELECTRIC LINES FOR CONVEYING ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 3, 1997 AS INSTRUMENT NO. 97-178589 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.
- [MA]59. INTENTIONALLY DELETED
- [MA]60. AN EASEMENT FOR TRAFFIC CONTROL DEVICES AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1997 AS INSTRUMENT NO. 97-434775 OF OFFICIAL RECORDS.
IN FAVOR OF: STATE OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.
- [MA]61. INTENTIONALLY DELETED
- [MA]62. EASEMENT FOR ROADWAY, ACCESS, INGRESS, EGRESS, SLOPE, STORM DRAIN, SEWER AND FLOOD CONTROL PURPOSES, AS SHOWN OR DEDICATED ON THE FOLLOWING PARCEL MAPS:
[MA]1-AS MAP NO. 15173, IN BOOK 161, PAGE 80-87, PARCEL MAPS; SURVEYORS NOTE: DOES NOT AFFECT.
[Q]1-AS MAP NO. 22261, IN BOOK 273, PAGE 27-37, PARCEL MAPS; SURVEYORS NOTE: PLOTTED PER DOCUMENT.
[MA]1-AS MAP NO. 20839, IN BOOK 273, PAGES 38-43, PARCEL MAPS; SURVEYORS NOTE: DOES NOT AFFECT.
[MA]1-AS MAP NO. 17949-01, IN BOOK 282, PAGES 94-98, PARCEL MAPS; SURVEYORS NOTE: DOES NOT AFFECT.
[RM]1-AS MAP NO. 17949, IN BOOK 283, PAGES 1-5, PARCEL MAPS SURVEYORS NOTE: PLOTTED PER DOCUMENT.
[MA]1-AS MAP NO. 19784-0, IN BOOK 279 PAGES 34-44, PARCEL MAPS SURVEYORS NOTE: DOES NOT AFFECT.
[Q]1-AS MAP NO. 26363, IN BOOK 353 PAGES 44-56, PARCEL MAPS SURVEYORS NOTE: DOES NOT AFFECT.
[Q]1-AS MAP NO. 18229, IN BOOK 232, PAGES 1-11, PARCEL MAPS SURVEYORS NOTE: PLOTTED PER DOCUMENT.
[Q]1- INTENTIONALLY DELETED
- [MA]68. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE HIGHWAY AND/OR FREEWAY ADJACENT TO SAID LAND HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED. SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445419 OF OFFICIAL RECORDS.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.
- [MA]69-90 INTENTIONALLY DELETED
- [Q]91. AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 2000 AS INSTRUMENT NO. 00-1513085 OF OFFICIAL RECORDS.
IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.
- [MA]92&93 INTENTIONALLY DELETED
- [RM]94. AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 2000 AS INSTRUMENT NO. 00-1513084 OF OFFICIAL RECORDS.
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.
- [Q]95. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 29, 2005 AS INSTRUMENT NO. 05-3215252 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PARCEL 1-3 ARE NOT LOCATABLE DUE TO ERRORS IN THE LEGAL DESCRIPTION. THE REST OF THE PARCELS ARE PLOTTED PER DOCUMENT.
- [P][RM]96. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 2006 AS INSTRUMENT NO. 06-0079742 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.
- [P][RM]97. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 24, 2006 AS INSTRUMENT NO. 06-0415610 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.
- [MA]98-100 INTENTIONALLY DELETED
- [RM]101. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR CONSTRUCTION OF A PARKING FACILITY FOR THE STORAGE OF TRAILERS AND RECREATIONAL VEHICLES WITHIN FLOOD HAZARD AREA" RECORDED MAY, 04, 2011 AS INSTRUMENT NO. 20110637210 OF OFFICIAL RECORDS.
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.
- [MA]102. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING THE MAINTENANCE OF LOW IMPACT DEVELOPMENT (LID) FEATURES" RECORDED MAY, 04, 2011 AS INSTRUMENT NO. 20110637211 OF OFFICIAL RECORDS.
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.
- [MA]103. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED MAY, 04, 2011 AS INSTRUMENT NO. 20110637212 OF OFFICIAL RECORDS.
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.
- [MA]104. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "BUILDOVER AGREEMENT" RECORDED JUNE 29, 2011 AS INSTRUMENT NO. 20110880140 OF OFFICIAL RECORDS.
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.
- [Q]105. AN EASEMENT FOR WATER PIPELINE, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 08, 2011 AS INSTRUMENT NO. 20111058697 OF OFFICIAL RECORDS.
IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.
- [MA]106. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED SEPTEMBER 09, 2011 AS INSTRUMENT NO. 20111221427 OF OFFICIAL RECORDS.
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.
- [MA]107-114 INTENTIONALLY DELETED
- [RM]115. AN EASEMENT FOR WATER WELLS, STORM DRAINS, WATER PIPELINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO. 20121735839 OF OFFICIAL RECORDS.
IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.
- [RM]116. AN EASEMENT FOR WATER WELLS, STORM DRAINS, WATER PIPELINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO. 20121735840 OF OFFICIAL RECORDS.
IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.
- [MA]117. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
- [MA]118. INTENTIONALLY DELETED
- [MA]119. RIGHTS OF PARTIES IN POSSESSION.
- [MA]120. INTENTIONALLY DELETED
- [RM]121. AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 18643 PAGE 243 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION
AFFECTS: PORTIONS OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: PLOTTED PER DOCUMENT.
- [MA]122. AN EASEMENT FOR POLES AND INCIDENTAL PURPOSES OVER THOSE PORTIONS OF SAID LAND, WITHIN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 WEST, IN THE RANCHO SAN FRANCISCO, LOS ANGELES COUNTY, CALIFORNIA, AS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 1 PAGE 514 OF PATENTS. ALL POLES TO BE ERRECTED AND MAINTAINED WITHIN ONE FOOT OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT AN EXISTING SOUTHERN CALIFORNIA EDISON COMPANY POLE #710893-E, LOCATED IN THE EASTERLY LINE OF HASLEY CANYON ROAD, 3710 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID SECTION 12 AND 420 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID SECTION, SAID POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTHEASTERLY 1435 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE EASTERLY, FORMING AN ANGLE OF 119 DEGREES 10' 480 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C".
ALSO, FOUR STRIPS OF LAND THE CENTER LINES OF WHICH ARE DESCRIBED AS FOLLOWS:
STRIP 1: BEGINNING AT SAID POINT "A"; THENCE SOUTHWESTERLY 40 FEET;
STRIP 2: BEGINNING AT SAID POINT "B"; THENCE WESTERLY 40 FEET;
STRIP 3: BEGINNING AT SAID POINT "B"; THENCE NORTHEASTERLY 40 FEET;
STRIP 4: BEGINNING AT SAID POINT "C"; THENCE EASTERLY 40 FEET;
EXCEPT THEREFROM ANY PORTION THEREOF, LYING WITHIN HASLEY CANYON ROAD, 40 FEET WIDE, AS NOW ESTABLISHED,
AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 4, 1953 IN BOOK 42632 PAGE 203, OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: THE EASEMENT IS NOT LOCATABLE. THE EASEMENT BEGINS AT AN EXISTING POLE.
- [MA]123. INTENTIONALLY DELETED

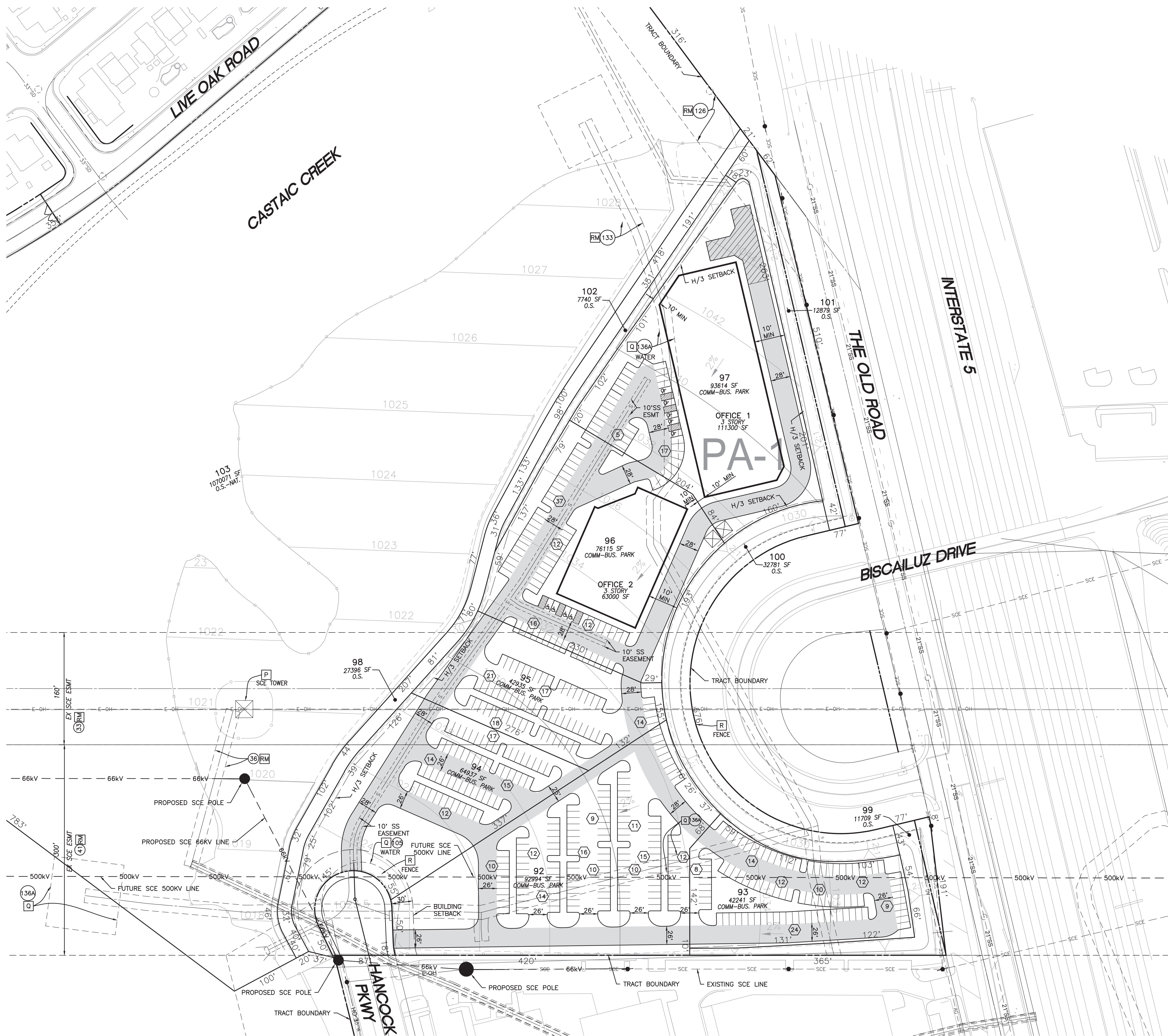
DISPOSITION LEGEND:

- [A] ABANDON
[P] PROTECT IN PLACE
[Q] QUIT CLAIM
[R] REMOVE
[RE] RELOCATE
[RM] TO REMAIN
[IN] INDETERMINATE IN NATURE
[L] LEASE (OIL, GAS, MINERALS)
[MA] NOT APPLICABLE TO PROJECT
[V] VACATE

DESIGNED: A WAKEFIELD	LEGAL DESCRIPTION: THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, KNOWN AS ASSESSOR PARCELS 2866-002-001, 2866-002-007, 2866-002-045, 2866-002-052, 2866-002-061, 2866-002-063, AND 3271-001-038, BEING A PORTION OF THE RANCHO SAN FRANCISCO, AS PER MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	OWNER/DEVELOPER: FIVE POINT. NEWHALL LAND 25124 SPRINGFIELD COURT SUITE 300 VALERIA, CA 91355 TELEPHONE: (661) 255-4000 REPRESENTATIVE: MR. MATT HANSON	PLANS PREPARED BY: HUNSAKER & ASSOCIATES LOS ANGELES, INC. PLANNING ENGINEERING SURVEYING 3074 Avenue Hill, Ste 21 • Valencia, CA 91355 PH: (661) 294-2211 FX: (661) 294-9890 <i>Jason H. Fukumitsu</i> 11/20/24 JASON H. FUKUMITSU DATE	SCALE: AS SHOWN DATE: 11/20/24 JOB No. 0015-043-024 SHEET 1a OF 7 SHEETS
---------------------------------	--	--	---	---

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

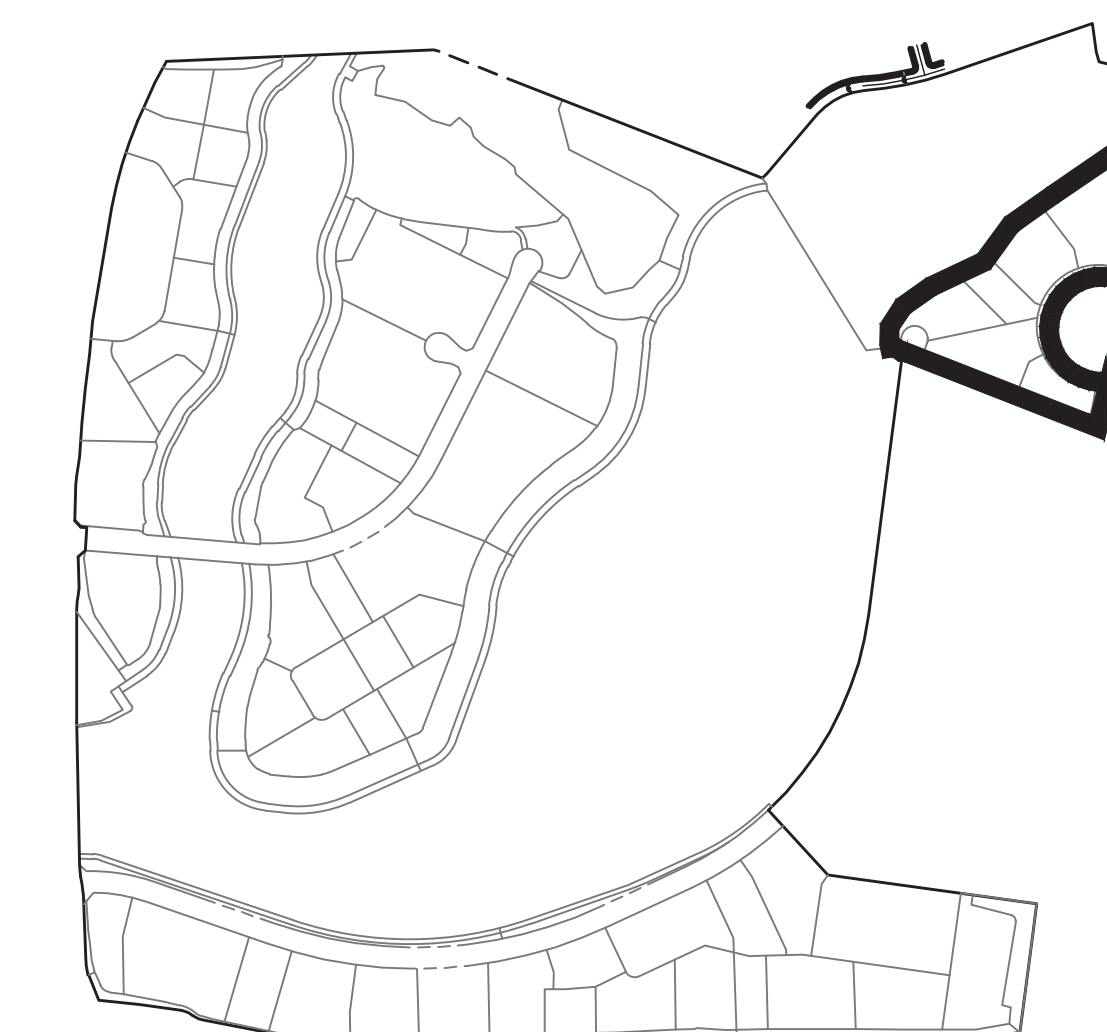


LEGEND

- 100 LOT NO.
PA-2.1 PLANNING AREA NUMBER
- VTPM 18108 BOUNDARY
----- RIGHT-OF-WAY
----- PROPOSED LOT LINE
----- PROPOSED EASEMENT
----- EXISTING EASEMENT
----- H/2 & H/3 SETBACK LINE
----- BUILDING/PARKING SETBACK LINE
----- PROPOSED CONTOUR
----- DAYLIGHT LINE
----- PROPOSED DRIVEWAY
----- PRIVATE DRIVE AND FIRE LANE
----- FIRE LANE ONLY
----- SD PROPOSED STORM DRAIN
----- E EXISTING SCE POWER LINE
----- 66kV PROPOSED 66KV SCE POWER LINE
----- 500kV FUTURE 500KV SCE POWER LINE
----- EXISTING SCE POLE
----- PROPOSED SCE POLE
----- EXISTING WELL
----- PARKING COUNT
----- TRASH ENCLOSURE
----- STORM DRAIN MANHOLE
----- EXISTING WATER WELL

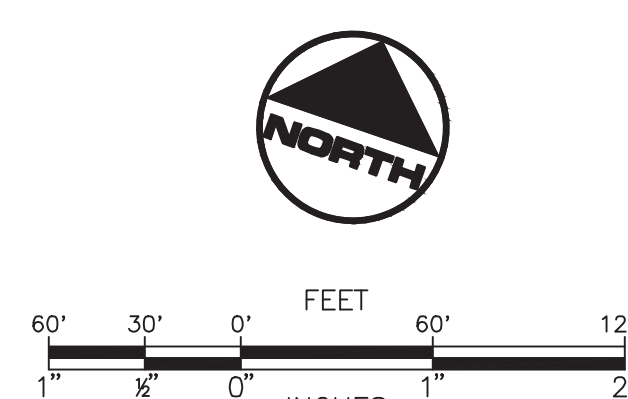
PA-1

LOTS 92, 93, 94, 95, 96, 97	
TOTAL LOT ACREAGE:	9.5 ACRES
TOTAL SITE AREA:	412836 S.F.
LAND USE:	COMMERCIAL-BUSINESS PARK
OFFICE - THREE STORY	
TOTAL COMMERCIAL SQ. FT.:	174300 S.F.
NUMBER OF BUILDINGS:	2
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	436
SURFACE PARKING PROVIDED:	436
TOTAL PARKING PROVIDED:	436
ADA PARKING (2% OF TOTAL):	10
ADA VAN (1SP/8 ADA STALLS):	2



KEY MAP

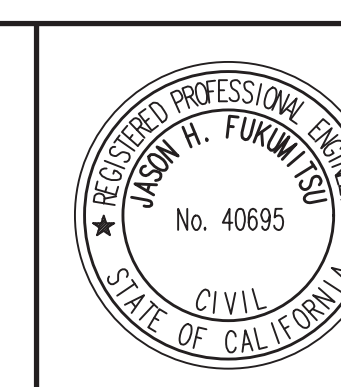
SCALE: 1" = 800'



DESIGNED:
A WAKEFIELD
DRAFTED:
J FUKUMITSU
CHECKED:
J FUKUMITSU

LEGAL DESCRIPTION:
THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, KNOWN AS ASSESSOR PARCELS 2866-002-001, 2866-002-007, 2866-002-045, 2866-002-052, 2866-002-061, 2866-002-063, AND 3271-001-038, BEING A PORTION OF THE RANCHO SAN FRANCISCO, AS PER MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON

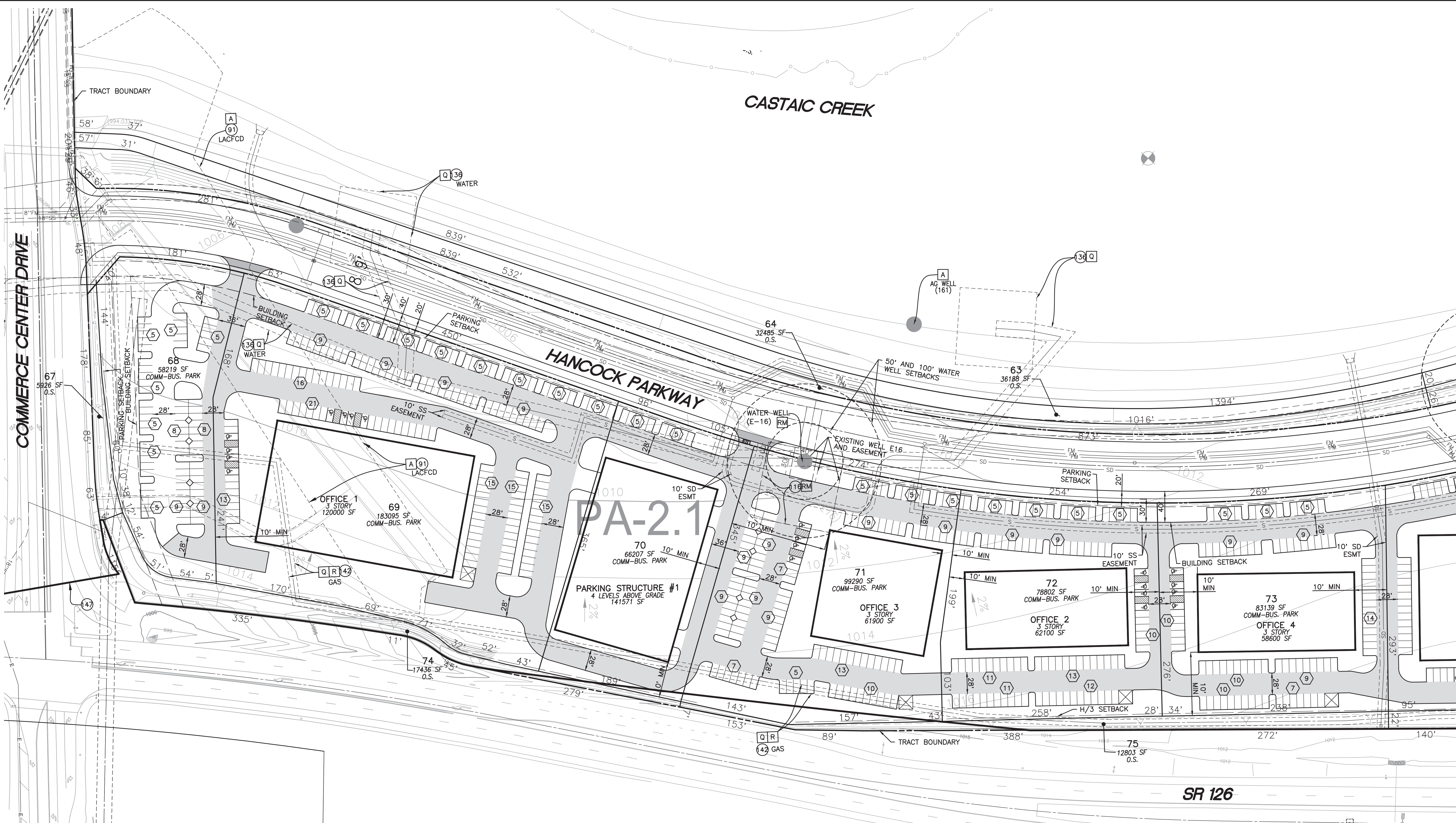


PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
36019 Avenue Hill, Ste 21 • Valencia, CA 91355
PH: (661) 294-2211 FX: (661) 294-9890
Jason H. Furukitsu 11/20/24
JASON H. FURUKITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-043-024
SHEET 2
OF 7 SHEETS
Plan No. HCC093-02



LEGEND

- 100 LOT NO.
- PA-2.1 PLANNING AREA NUMBER
- VTPM 18108 BOUNDARY
- RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- BUILDING/PARKING SETBACK LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- FIRE LANE ONLY
- SD PROPOSED STORM DRAIN
- E EXISTING SCE POWER LINE
- 66KV PROPOSED 66KV SCE POWER LINE
- 500KV FUTURE 500KV SCE POWER LINE
- EXISTING SCE POLE
- PROPOSED SCE POLE
- EXISTING WELL
- PARKING COUNT
- TRASH ENCLOSURE
- STORM DRAIN MANHOLE
- EXISTING WATER WELL

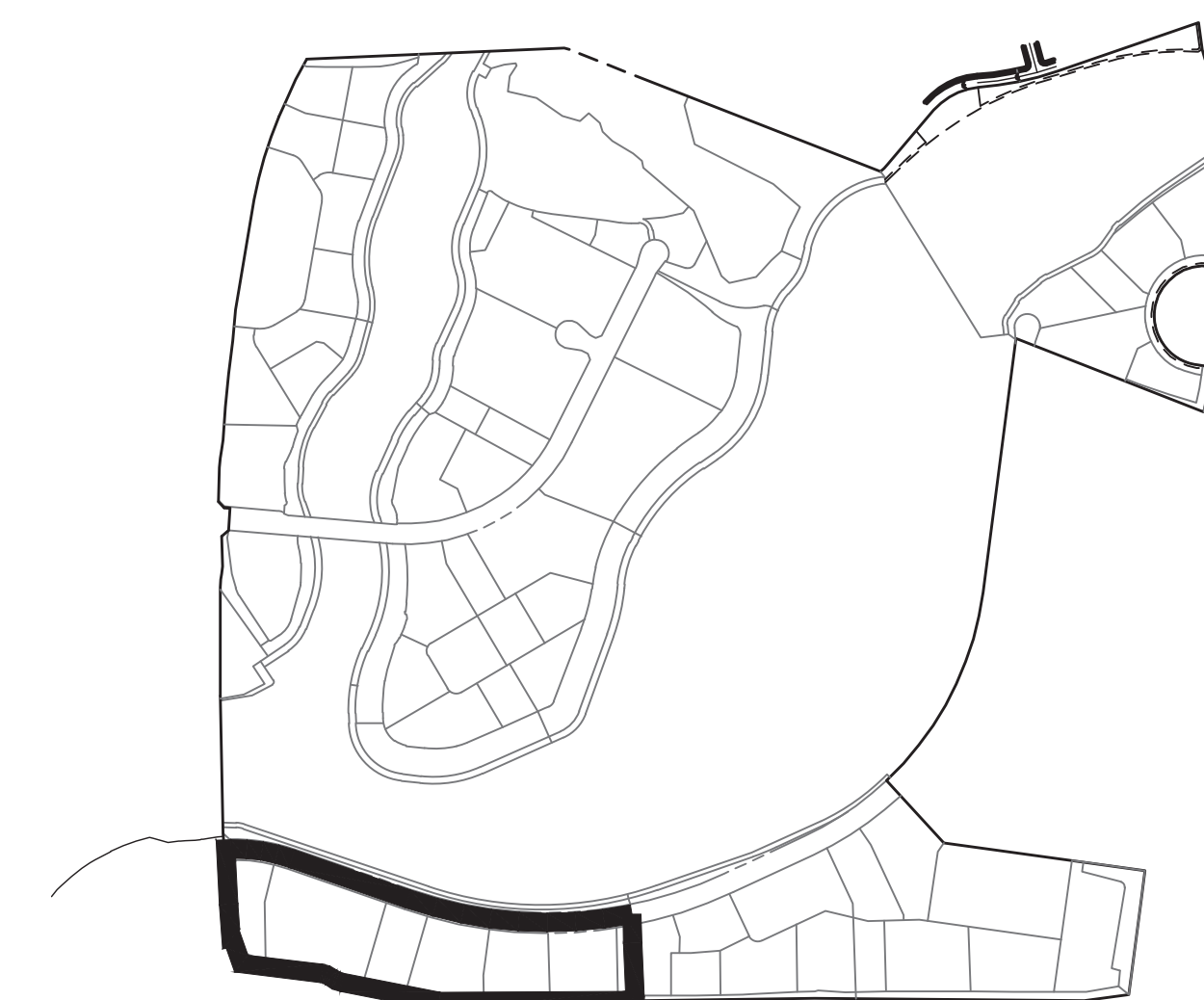
PA-2.1

LOTS 68, 69, 71, 72, 73	
TOTAL LOT ACREAGE:	11.5 ACRES
TOTAL SITE AREA:	502545 S.F.
LAND USE:	COMMERCIAL-BUSINESS PARK
OFFICE - THREE STORY	
TOTAL COMMERCIAL SQ. FT:	302600 S.F.
NUMBER OF BUILDINGS:	4
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	757
SURFACE PARKING PROVIDED:	558
TOTAL PARKING PROVIDED:	757 *
ADA PARKING (2% OF TOTAL):	20
ADA VAN (1SP/8 ADA STALLS):	3

* INCLUDES 558 SPACES ON-SITE AND 199 SPACES IN PARKING STRUCTURE #1

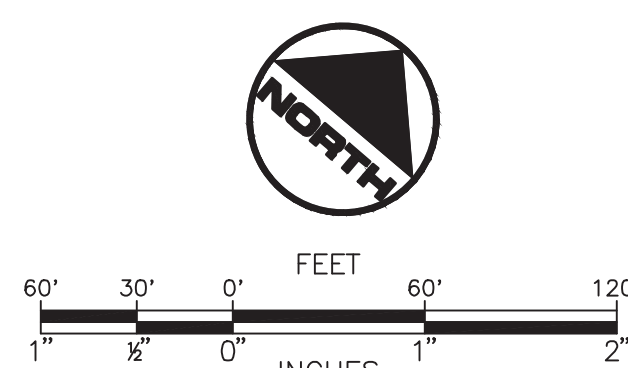
PA-2.1

LOT 70	
TOTAL LOT ACREAGE:	1.5 ACRES
TOTAL SITE AREA:	66207 S.F.
TOTAL BUILDING SQ. FT.:	141571
LAND USE:	COMMERCIAL-BUSINESS PARK
PARKING STRUCTURE # 1	
# OF STORIES	4
NUMBER OF BUILDINGS IN LOT:	1
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING PROVIDED:	199



KEY MAP

SCALE: 1" = 800'



DESIGNED:
A WAKEFIELD
DRAFTED:
J FUKUMITSU
CHECKED:

LEGAL DESCRIPTION:
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OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON



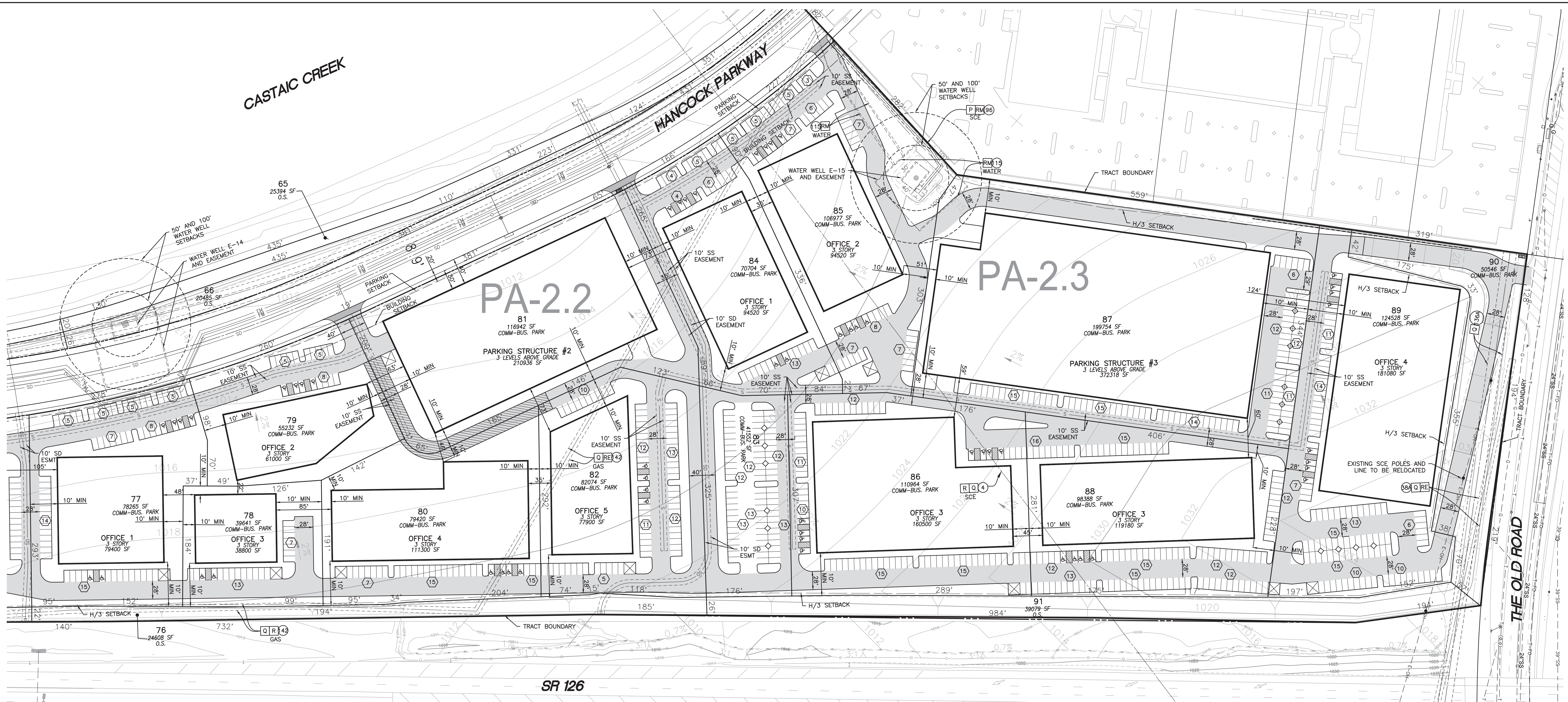
PLANS PREPARED BY:
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PH: (661) 294-2211 FX: (661) 294-9890
Jason H. Furumitsu 11/20/24
JASON H. FURUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-043-024
SHEET 3
OF 7 SHEETS

Plan No. HCC093-03



LEGEND

- 100 LOT NO.
- PA-2.1 PLANNING AREA NUMBER
- VTM 18108 BOUNDARY
- RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- BUILDING/PARKING SETBACK LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- FIRE LANE ONLY
- PROPOSED STORM DRAIN
- EXISTING SCE POWER LINE
- PROPOSED 66KV SCE POWER LINE
- FUTURE 500KV SCE POWER LINE
- EXISTING SCE POLE
- PROPOSED SCE POLE
- EXISTING WELL
- PARKING COUNT
- TRASH ENCLOSURE
- STORM DRAIN MANHOLE
- EXISTING WATER WELL

PA-2.2

LOTS 77, 78, 79, 80, 82	
TOTAL LOT ACREAGE:	7.7 ACRES
TOTAL SITE AREA:	337322 S.F.
LAND USE:	COMMERCIAL-BUSINESS PARK
OFFICE - THREE STORY	
TOTAL COMMERCIAL SQ. FT.:	368400 S.F.
NUMBER OF BUILDINGS:	5
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	921
SURFACE PARKING PROVIDED:	202
TOTAL PARKING PROVIDED:	921 *
ADA PARKING (2% OF TOTAL):	20
ADA VAN (1SP/8 ADA STALLS):	3

* INCLUDES 202 SPACES ON-SITE AND 719 SPACES IN PARKING STRUCTURE #2.

PA-2.2

LOT 81	
TOTAL LOT ACREAGE:	2.7 ACRES
TOTAL SITE AREA:	116942 S.F.
TOTAL BUILDING SQ. FT.:	210936
LAND USE:	COMMERCIAL-BUSINESS PARK
PARKING STRUCTURE #2	
# OF STORIES	3
NUMBER OF BUILDINGS IN LOT:	1
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING PROVIDED:	719

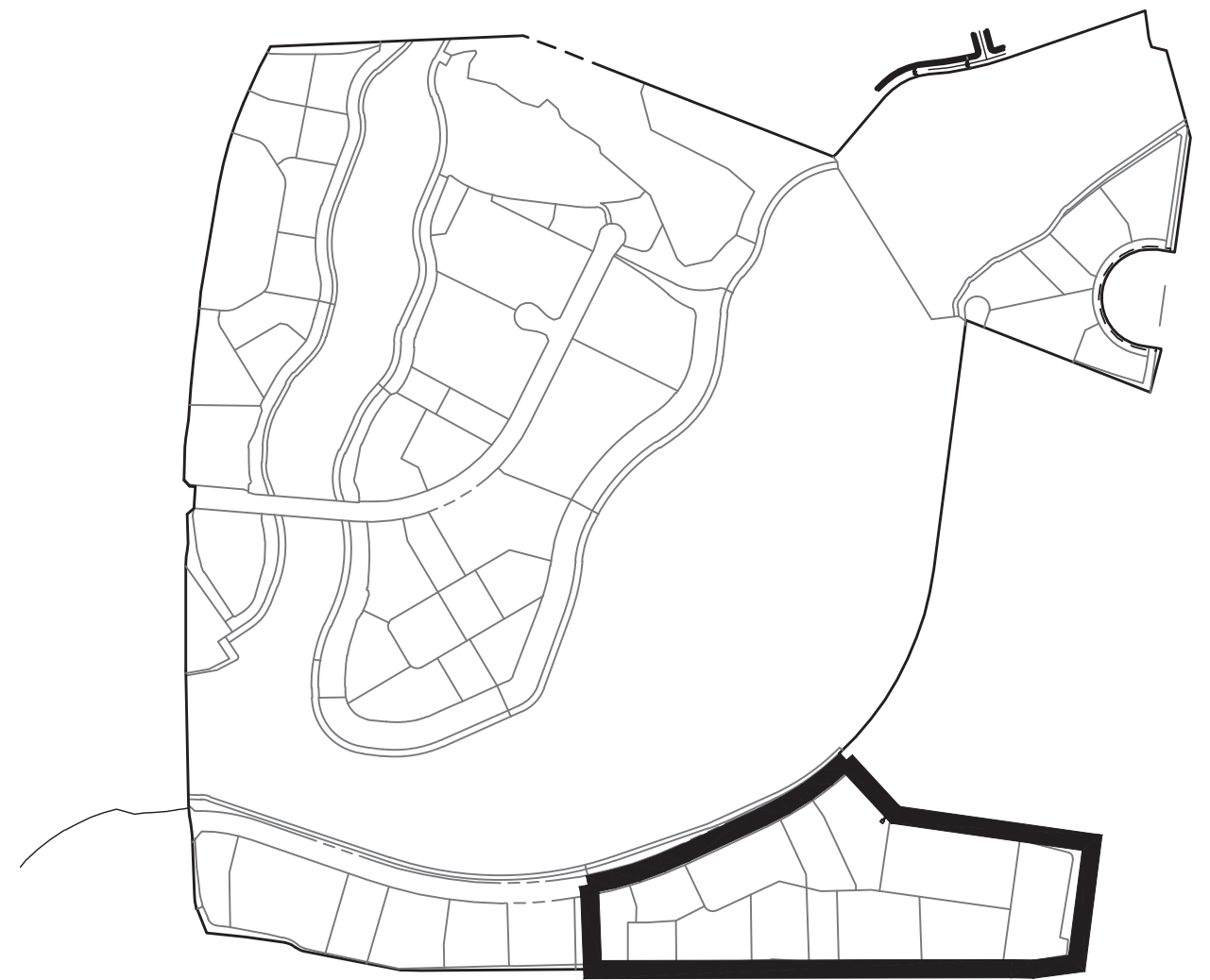
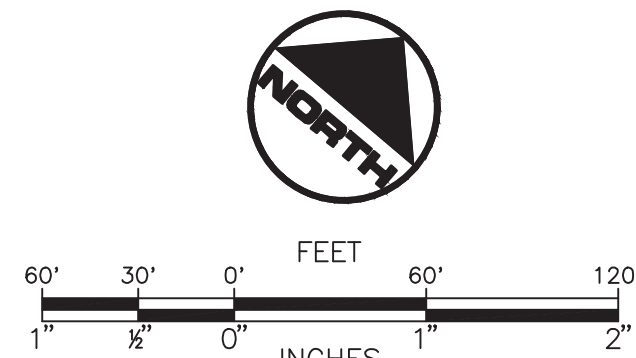
PA-2.3

LOTS 83, 84, 85, 86, 88, 89, 90	
TOTAL LOT ACREAGE:	13.8 ACRES
TOTAL SITE AREA:	557713 S.F.
LAND USE:	COMMERCIAL-BUSINESS PARK
OFFICE - THREE STORY	
TOTAL COMMERCIAL SQ. FT.:	649800 S.F.
NUMBER OF BUILDINGS:	5
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	1625
SURFACE PARKING PROVIDED:	551
TOTAL PARKING PROVIDED:	1625 *
ADA PARKING (2% OF TOTAL):	34
ADA VAN (1SP/8 ADA STALLS):	4

* INCLUDES 551 SPACES ON-SITE AND 1074 SPACES IN PARKING STRUCTURE #3.

PA-2.3

LOT 87	
TOTAL LOT ACREAGE:	4.6 ACRES
TOTAL SITE AREA:	199754 S.F.
TOTAL BUILDING SQ. FT.:	392461
LAND USE:	COMMERCIAL-BUSINESS PARK
PARKING STRUCTURE #3	
# OF STORIES	3
NUMBER OF BUILDINGS IN LOT:	1
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING PROVIDED:	1074



KEY MAP

SCALE: 1" = 800'

DESIGNED:

A WAKEFIELD

DRAFTED:

CHECKED:

J FUKUMITSU

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OWNER/DEVELOPER:

FIVEPOINT.
NEWHALL LAND

25124 SPRINGFIELD COURT SUITE 300
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PLANS PREPARED BY:

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PH: (661) 294-2211 FX: (661) 294-9890

Jason H. Fukumitsu 11/20/24
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN

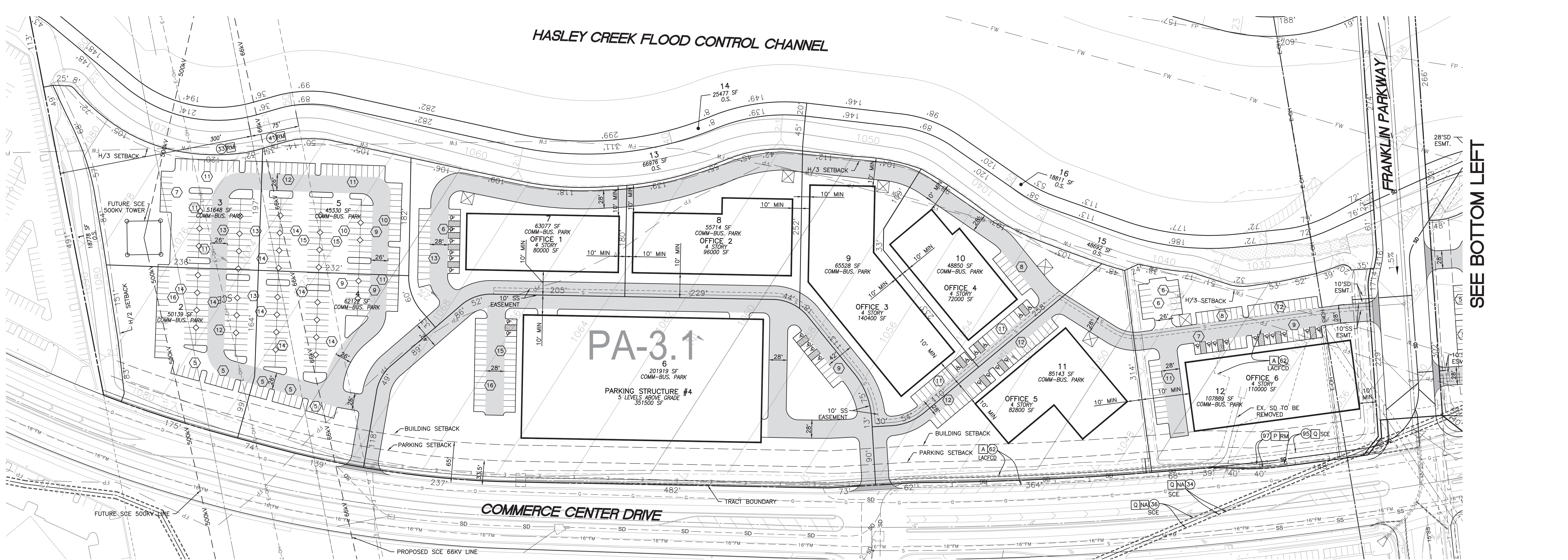
DATE: 11/20/24

JOB No. 0015-043-024

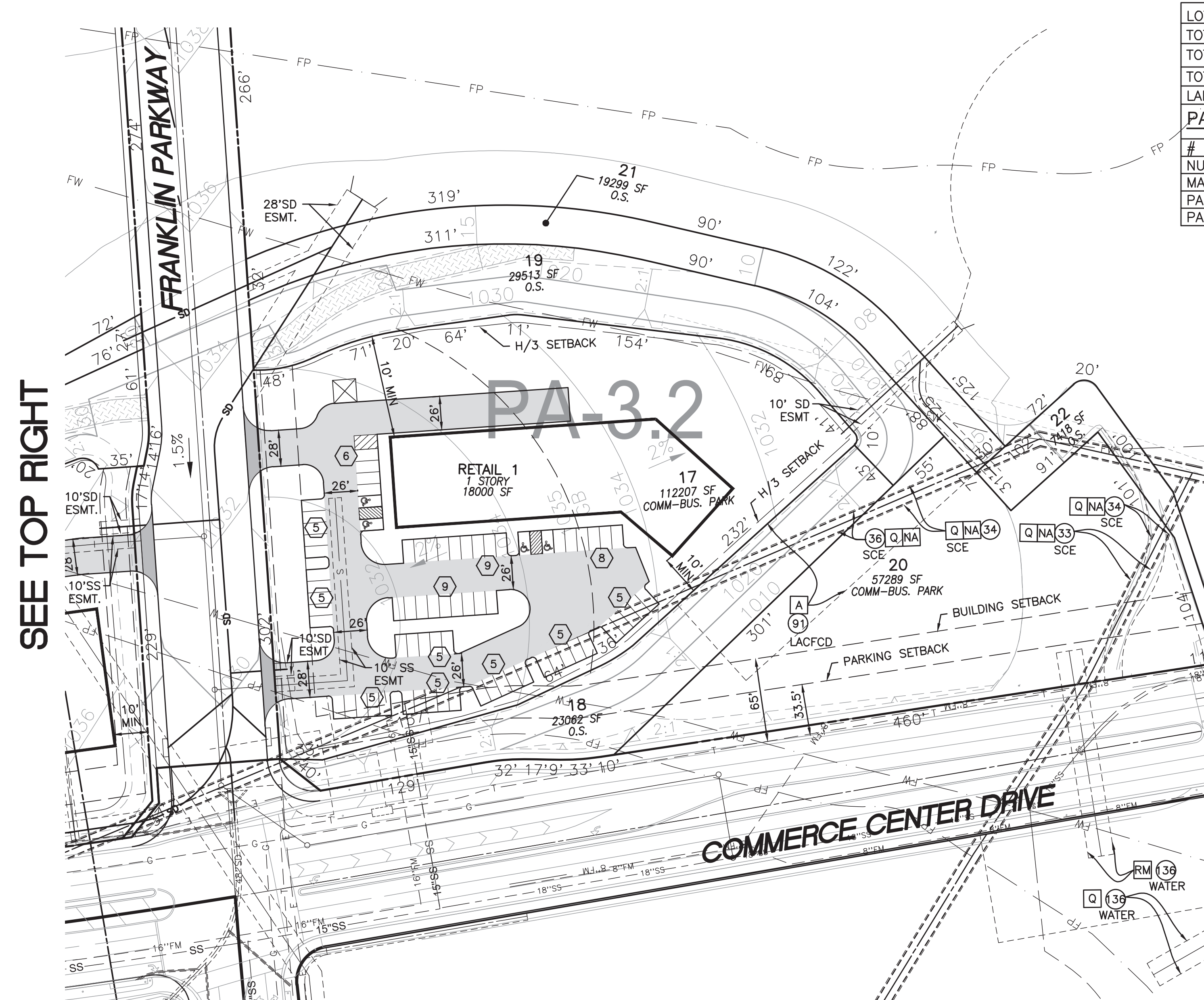
SHEET 4

OF 7 SHEETS

Plan No. HCC093-04



SEE BOTTOM LEFT



SEE TOP RIGHT

PA-3.1

LOT 6	
TOTAL LOT ACREAGE:	4.6 ACRES
TOTAL SITE AREA:	201919 S.F.
TOTAL BUILDING SQ. FT.:	351500
LAND USE:	COMMERCIAL-BUSINESS PARK
PARKING STRUCTURE #4	
# OF STORIES	5
NUMBER OF BUILDINGS IN LOT:	1
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING PROVIDED:	1,005

PA-3.1

LOTS 2, 3, 4, 5, 7, 8, 9, 10, 11, 12	
TOTAL LOT ACREAGE:	14.4 ACRES
TOTAL SITE AREA:	626708 S.F.
LAND USE:	COMMERCIAL-BUSINESS PARK
OFFICE - FOUR STORY	
TOTAL COMMERCIAL SQ. FT.:	581200 S.F.
NUMBER OF BUILDINGS:	6
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	1453
SURFACE PARKING PROVIDED:	525
TOTAL PARKING PROVIDED:	1530 *
ADA PARKING (2% OF TOTAL):	32
ADA VAN (1SP/8 ADA STALLS):	4

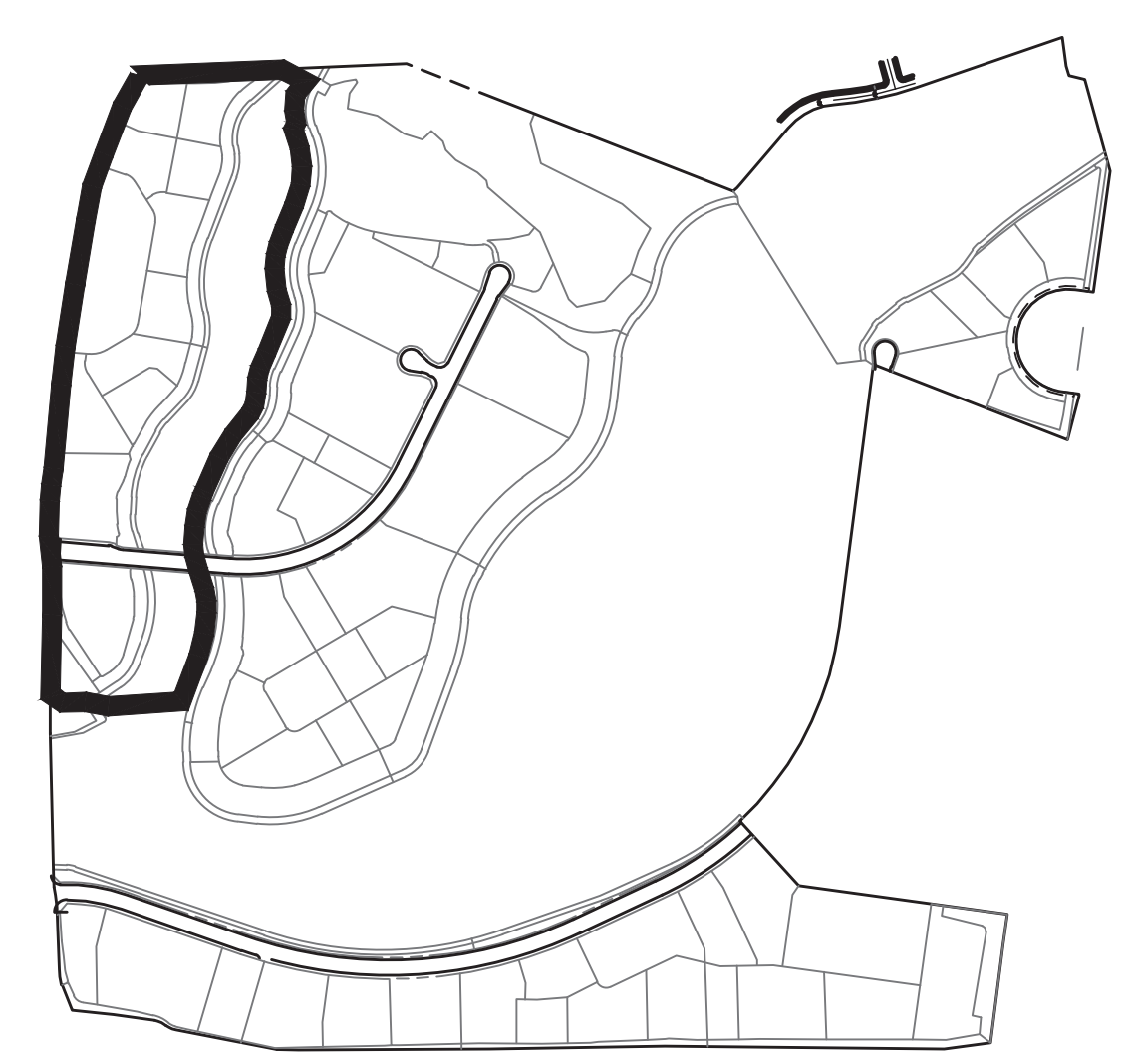
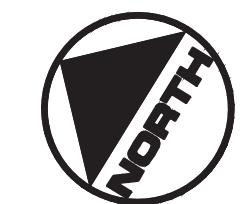
* INCLUDES 525 SPACES ON-SITE AND 928 SPACES IN PARKING STRUCTURE #4.

PA-3.2

LOTS 17, 20	
TOTAL LOT ACREAGE:	3.9 ACRES
TOTAL SITE AREA:	169,496 S.F.
LAND USE:	COMMERCIAL-BUSINESS PARK
RETAIL - ONE STORY	
TOTAL COMMERCIAL SQ. FT.:	18000
NUMBER OF BUILDINGS:	1
MAX HEIGHT:	35'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	72
SURFACE PARKING PROVIDED:	72
TOTAL PARKING PROVIDED:	72
ADA PARKING (2% OF TOTAL):	2
ADA VAN (1SP/8 ADA STALLS):	1

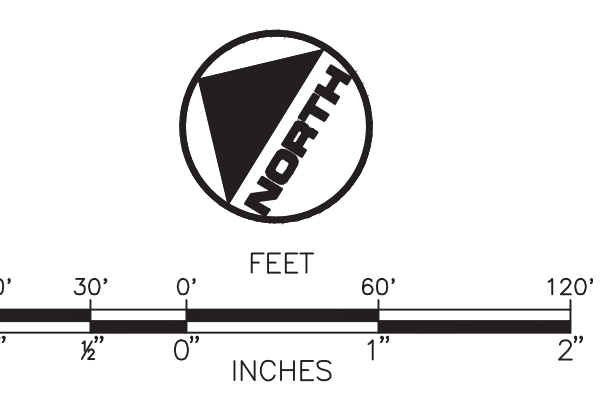
LEGEND

- 100 LOT NO.
- PA-2.1 PLANNING AREA NUMBER
- VTMP 18108 BOUNDARY
- RIGHT-OF-WAY
- 225' PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- BUILDING/PARKING SETBACK LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- FIRE LANE ONLY
- SD PROPOSED STORM DRAIN
- EXISTING SCE POWER LINE
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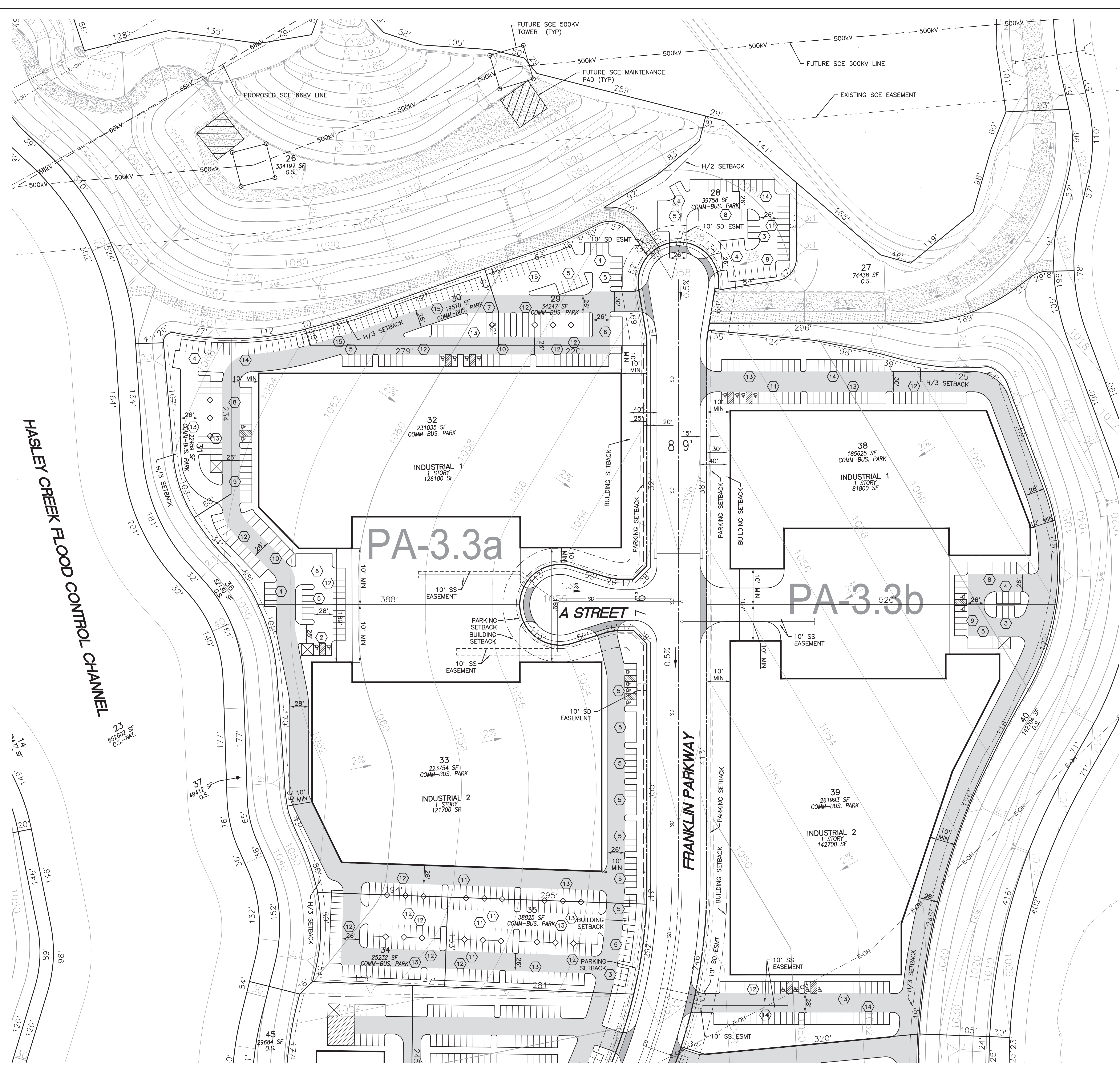
KEY MAP

SCALE: 1" = 800'



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--------------------------	--	--	---	--	---

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA



- LEGEND**
- 100 LOT NO.
PA-2.1 PLANNING AREA NUMBER
- VTPM 18108 BOUNDARY
----- RIGHT-OF-WAY
----- PROPOSED LOT LINE
----- PROPOSED EASEMENT
----- EXISTING EASEMENT
----- H/2 & H/3 SETBACK LINE
----- BUILDING/PARKING SETBACK LINE
----- 950 PROPOSED CONTOUR
----- DAYLIGHT LINE
----- PROPOSED DRIVEWAY
----- PRIVATE DRIVE AND FIRE LANE
----- FIRE LANE ONLY
----- PROPOSED STORM DRAIN
----- EXISTING SCE POWER LINE
----- PROPOSED 66KV SCE POWER LINE
----- FUTURE 500KV SCE POWER LINE
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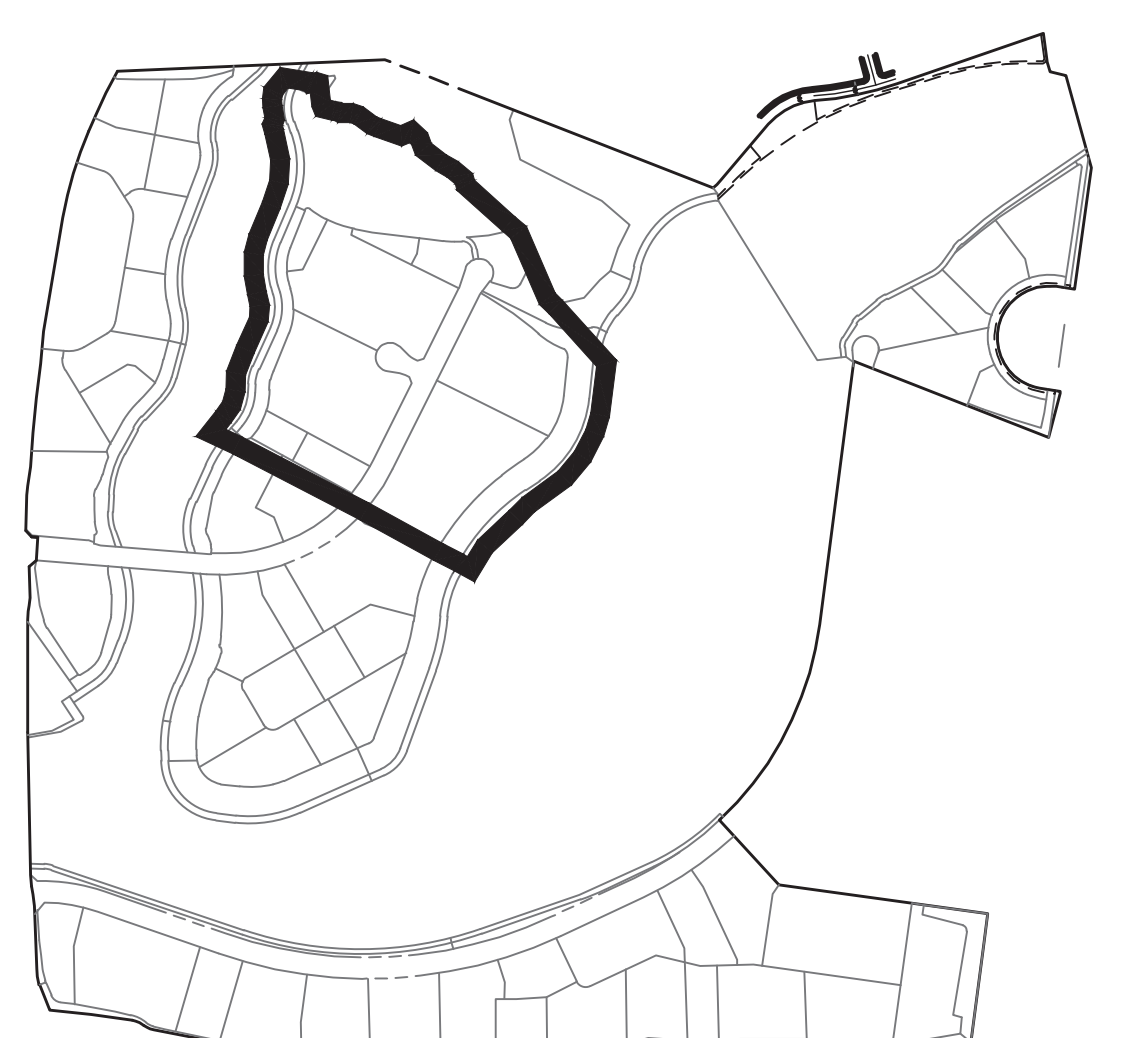
PA-3.3a

LOTS 29, 30, 31, 32, 33, 34, 35	
TOTAL LOT ACREAGE:	13.7 ACRES
TOTAL SITE AREA:	596538 S.F.
LAND USE:	INDUSTRIAL
INDUSTRIAL - ONE STORY	
TOTAL INDUSTRIAL SQ. FT.:	247800 S.F.
NUMBER OF BUILDINGS:	2
MAX HEIGHT:	35'
PARKING SUMMARY:	
PARKING REQUIRED INDUSTRIAL:	496
SURFACE PARKING PROVIDED:	496
TOTAL PARKING PROVIDED:	496
ADA PARKING (2% OF TOTAL):	12
ADA VAN (1SP/8 ADA STALLS):	2

PA-3.3b

LOTS 28, 38, 39	
TOTAL LOT ACREAGE:	11.2 ACRES
TOTAL SITE AREA:	487382 S.F.
LAND USE:	INDUSTRIAL
INDUSTRIAL - ONE STORY	
TOTAL INDUSTRIAL SQ. FT.:	224500 S.F.
NUMBER OF BUILDINGS:	2
MAX HEIGHT:	35'
PARKING SUMMARY:	
PARKING REQUIRED INDUSTRIAL:	449
SURFACE PARKING PROVIDED:	200
TOTAL PARKING PROVIDED:	449 *
ADA PARKING (2% OF TOTAL):	10
ADA VAN (1SP/8 ADA STALLS):	2

* INCLUDES 145 SPACES ON-SITE, 55 SPACES IN NORTH OFFSITE PARKING LOT 28 AND 249 SPACES IN SOUTH PARKING STRUCTURE #5.

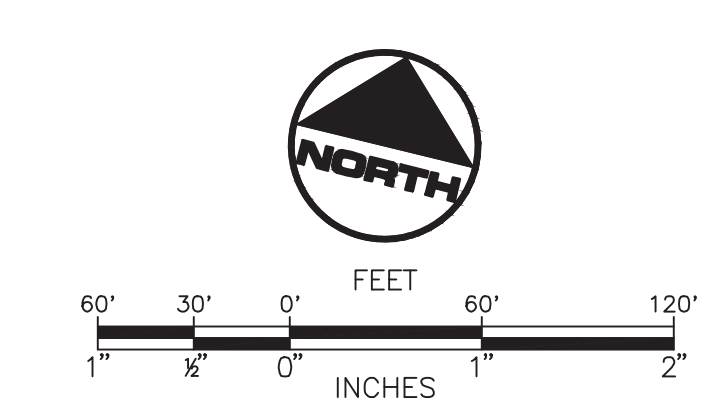


KEY MAP
SCALE: 1" = 800'

HASLEY CREEK FLOOD CONTROL CHANNEL

PA-3.3a

PA-3.3b



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DRAFTED:		
CHECKED: J FUKUMITSU		

PLANS PREPARED BY: HUNSAKER & ASSOCIATES LOS ANGELES, INC. PLANNING • ENGINEERING • SURVEYING 2609 Avenue Hill, Ste 21 • Valencia, CA 91355 PH: (661) 294-2211 FX: (661) 294-9890 11/20/24 JASON H. FUKUMITSU	MAJOR LAND DIVISION VESTING TENTATIVE PARCEL MAP NO. 18108 EXHIBIT "A" IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA	SCALE: AS SHOWN DATE: 11/20/24 JOB No. 0015-043-024 SHEET 6 OF 7 SHEETS
--	---	--

HASLEY CREEK FLOOD CONTROL CHANNEL

FRANKLIN PARKWAY

CASTAIC CREEK

PA-3.3c

LOTS 43, 44	
TOTAL LOT ACREAGE:	4.1 ACRES
TOTAL SITE AREA:	177990 S.F.
LAND USE:	COMMERCIAL-BUSINESS PARK
OFFICE - TWO STORY	
TOTAL COMMERCIAL SQ. FT.:	66300 S.F.
NUMBER OF BUILDINGS:	1
MAX HEIGHT:	35'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	166
SURFACE PARKING PROVIDED:	166
TOTAL PARKING PROVIDED:	166
ADA PARKING (2% OF TOTAL):	4
ADA VAN (1SP/8 ADA STALLS):	1

PA-3.3d

LOTS 48, 49, 50, 51, 52, 53, 54, 55, 59	
TOTAL LOT ACREAGE:	12.9 ACRES
TOTAL SITE AREA:	562475 S.F.
LAND USE:	COMMERCIAL-BUSINESS PARK
OFFICE - FOUR STORY	
TOTAL COMMERCIAL SQ. FT.:	767100 S.F.
NUMBER OF BUILDINGS:	8
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	1918
SURFACE PARKING PROVIDED:	322
TOTAL PARKING PROVIDED:	1918 *
ADA PARKING (2% OF TOTAL):	39
ADA VAN (1SP/8 ADA STALLS):	5

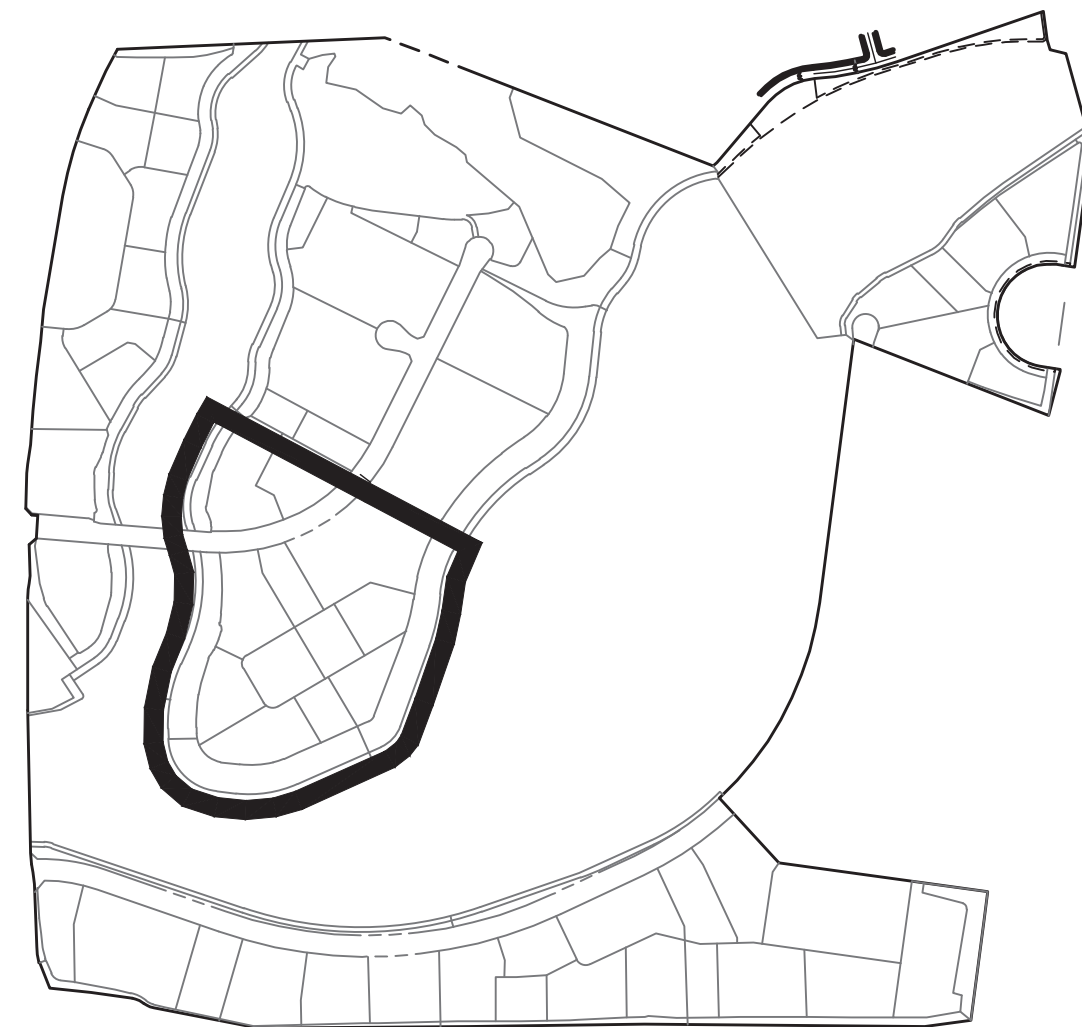
* INCLUDES 322 SPACES ON-SITE AND 1596 IN PARKING STRUCTURE #5.

PA-3.3d

LOT 47	
TOTAL LOT ACREAGE:	3.9 ACRES
TOTAL SITE AREA:	169215 S.F.
TOTAL BUILDING SQ. FT.:	585300
LAND USE:	COMMERCIAL-BUSINESS PARK
PARKING STRUCTURE # 5	
# OF STORIES	5
NUMBER OF BUILDINGS IN LOT:	1
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING PROVIDED:	1596 + 249 FROM PA 3.3b

LEGEND

100	LOT NO.
PA-2.1	PLANNING AREA NUMBER
---	VTPM 18108 BOUNDARY
---	RIGHT-OF-WAY
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	H/2 & H/3 SETBACK LINE
---	BUILDING/PARKING SETBACK LINE
---	PROPOSED CONTOUR
---	DAYLIGHT LINE
---	PROPOSED DRIVEWAY
---	PRIVATE DRIVE AND FIRE LANE
---	FIRE LANE ONLY
---	PROPOSED STORM DRAIN
---	EXISTING SCE POWER LINE
---	PROPOSED 66KV SCE POWER LINE
---	FUTURE 500KV SCE POWER LINE
---	EXISTING SCE POLE
---	PROPOSED SCE POLE
---	EXISTING WELL
---	PARKING COUNT
---	TRASH ENCLOSURE
---	STORM DRAIN MANHOLE
---	EXISTING WATER WELL



KEY MAP

SCALE: 1" = 800'



DESIGNED:
A WAKEFIELD
DRAFTED:
J FUKUMITSU
CHECKED:
J FUKUMITSU

LEGAL DESCRIPTION:
THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, KNOWN AS ASSASSOR PARCELS 2866-002-001, 2866-002-007, 2866-002-045, 2866-002-052, 2866-002-061, 2866-002-063, AND 3271-001-038, BEING A PORTION OF THE RANCHO SAN FRANCISCO, AS PER MAP RECORDED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON



PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
2609 Avenue Hill, Ste 21 • Valencia, CA 91355
PH: (661) 294-2211 FX: (661) 294-9890
Jason H. Furumitsu 11/20/24
JASON H. FURUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-043-024
SHEET 7
OF 7 SHEETS