



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

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 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 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 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:

		Peak					
		Size	Capacity	Flow	Last		
Name	Location	(dia.)*	(mgd)**	(mgd)	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





County Sanitation Will-Serve Letter Update

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. Shirly 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

- 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 <u>Table 1</u>, <u>Loadings for Each Class of Land Use</u>.
 - 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

^{**}million gallons per day

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@lacsd.org.

Very truly yours,

Patricia Horsley

Patricia Horsley Environmental Planner Facilities Planning Department

PLH:plh

cc: S. Wang

D. Hatch

A. Howard



c 8

SCVWA Availability Form—VTPM 18108 Request DocuSign Envelope ID: D3E41D50-C606-429D-B739-80C81B8028FD



SANTA CLARITA VALLEY WATER AGENCY PROJECT WATER AVAILABILITY FORM

SCV Water WO#:

PROJECT NAME:	Please type or use pen						
Valencia Commerce Center VTPM 18108	ORG						
Owner Representative: Alex Herrell; Owner: The Newhall Land and Farming	ACCT						
Company, (a California limited partnership) Phone 661-255-4449	ACT						
Owner's/Applicant's Mailing Address Street	TASK AMT \$						
25124 Springfield Court Suite 300	DATE						
City Valencia State CA	SCVWA CASHIER'S USE ONLY						
SECTION 1. PROJECT DESCRIPTION	TO BE COMPLETED BY APPLICANT						
A. X Major Subdivision (TM) Specific Plan or Plan Amend Minor Subdivision (TPM) Certificate of Compliance: Boundary Adjustment Rezone (Reclassification) from to zon Major Use Permit (MUP), purpose: Time Extension? Case No Expired Map? Case No Other:	ne. (Add extra if necessary)						
B. ResidentialTotal number of dwelling units: X CommercialGross floor area: 3,400,000 sq. ft. IndustrialGross floor area: OtherGross floor area:	Project Address Street						
C. X Total Project acreage: 328.8 Total number of lots: 1	04						
D. Is the project proposing the use of groundwater? Is the project proposing the use of reclaimed water? X Yes	X No County of Los Angeles City of Santa Clarita						
Owner/Applicant agrees to pay all necessary construction costs, dedicat project and COMPLETE ALL CONDITION							
Owner's/Applicant's Signature: Alex Herrell	Date: 10-28-2022						
Address: 25124 Springfield Court #300 Valencia CA 91355	Phone: 661-255-4449						
SECTION 2. WATER AVAILABILITY Agangy/District Name: SANTA CLARITA VALLEY WATER ACENCY	Letter Expires: 11/23/2024						
Agency/District Name: SANTA CLARITA VALLEY WATER AGENCY	Letter Expires: 11720/2024						
A. X Project is in the agency service area. Project is not in the agency but is within its Sphere of Influence boundary, owner must apply for annexation. Project is not in the agency and is not within its Sphere of Influence boundary. The project is not located entirely within the agency and a potential boundary issue exists with the District. B. X Facilities to serve the project X ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the agency.							
Project will not be served for the following reason(s):							
C. X Agency conditions are attached. Number of sheets attached:							
D. X How far will the pipeline(s) have to be extended to serve the project	t? points to be determined.						
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: Print Name: Jason Yim Jason Yim Date: 11/23/2022 Date: 11/23/2022							
NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF S	ERVICE OR FACILITIES BY THE AGENCY						
On completion of Section 2, applicant is to submit this f County of Los Angeles or City of Santa	= :						



ENGINEERING

26521 Summit Circle, Santa Clarita, CA 91350-3049

(661) 297-1600 | yourSCVwater.com

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.





SCVWA Availability Form—VTTM 53295 Entrada Request DocuSign Envelope ID: 51F306E0-D35F-41FA-9826-D09F561D7730



SANTA CLARITA VALLEY WATER AGENCY PROJECT WATER AVAILABILITY **FORM**

	SCV water wo#:						
PROJECT NAME:	Please type or use pen						
Entrada South VTTM 53295	ORG						
Owner Representative: Alex Herrell; Owner: The Newhall Land and Farming	ACCT						
Company, (a California limited partnership) Phone 661-255-4449	ACT						
Owner's/Applicant's Mailing Address Street	TASK AMT \$						
25124 Springfield Court Suite 300	DATE						
City Valencia State CA	SCVWA CASHIER'S USE ONLY						
SECTION 1. PROJECT DESCRIPTION	TO BE COMPLETED BY APPLICANT						
A. X Major Subdivision (TM) Specific Plan or Plan Amend Minor Subdivision (TPM) Certificate of Compliance: _ Boundary Adjustment X Rezone (Reclassification) from R1 to MXD (Mixed Use) Major Use Permit (MUP), purpose: Time Extension? Case No. Expired Map? Case No. Other:	(Add extra if necessary) 2826-008-039, -044 ne. 2826-009-106						
B. X ResidentialTotal number of dwelling units: _1,574 X CommercialGross floor area: _730,000 sq. ft. IndustrialGross floor area:	Santa Clarita Valley Community Planning Area/Subregion Zip						
C. X Total Project acreage: 382.3 Total number of lots: 1	97 X						
D. Is the project proposing the use of groundwater? Is the project proposing the use of reclaimed water? X Yes	No County of Los Angeles City of Santa Clarita						
Owner/Applicant agrees to pay all necessary construction costs, dedicate project and COMPLETE ALL CONDITIONS							
Owner's/Applicant's Signature: Alex Herrell	Date:10-28-2022						
Address: 25124 Springfield Court #300 Válencia 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: <u>11/23/2</u> 024						
A. X Project is in the agency service area. Project is not in the agency but is within its Sphere of Influence bount in Project is not in the agency and is not within its Sphere of Influence. The project is not located entirely within the agency and a potential in the agenc	boundary. boundary issue exists with theDistrict.						
B. X Facilities to serve the project X ARE ARE NOT reasonably expect capital facility plans of the agency.	ted to be available within the next 5 years based on the						
 ☐ Project will not be served for the following reason(s):							
D. X How far will the pipeline(s) have to be extended to serve the project	Waterlines are available in vicinity of the project. Connection points to be determined.						
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: Print Name: Jason Yim							
Print Title: Princip in this pocument is not a commitment of s							
On completion of Section 2, applicant is to submit this for County of Los Angeles or City of Santa (orm and attached Agency Conditions to:						
Country of Los Angeles of City of Santa C	Contraction (as appropriate)						



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26521 Summit Circle, Santa Clarita, CA 91350-3049

(661) 297-1600 | yourSCVwater.com

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.





SCVWA Availability Form—VTTM 53295 Entrada Request Update Docusign Envelope ID: A9C8F6FE-35C0-494E-8C9F-5779CA5DAAE9



SANTA CLARITA VALLEY WATER AGENCY PROJECT WATER AVAILABILITY **FORM**

	SCV water wo#:						
PROJECT NAME:	Please type or use pen						
Entrada South VTTM 53295	ORG						
Owner's/Applicant's Name Phone	ACCT						
The Newhall Land and Farming Company 661-255-4000	ACT						
Owner's/Applicant's Mailing Address Street	TASK AMT \$						
25124 Springfield Court Suite 300	DATE						
City Valencia State CA	SCVWA CASHIER'S USE ONLY						
SECTION 1. PROJECT DESCRIPTION	TO BE COMPLETED BY APPLICANT						
A. X Major Subdivision (TM) Specific Plan or Plan Amend Minor Subdivision (TPM) Certificate of Compliance: Boundary Adjustment X Rezone (Reclassification) from R1 to MXD (Mixed Use) Zor Major Use Permit (MUP), purpose: Time Extension? Case No Expired Map? Case No Other:	(Add extra if necessary) 2826-008-039, -045; 2826-009-107 ne.						
B. X ResidentialTotal number of dwelling units: 1,574 X CommercialGross floor area: 730,000 sq. ft. IndustrialGross floor area: OtherGross floor area:	n/a Project Address Street Santa Clarita Valley Community Planning Area/Subregion Zip						
C. X Total Project acreage: 382.3 Total number of lots: 2	x x						
D. Is the project proposing the use of groundwater? Is the project proposing the use of reclaimed water? X Yes	No County of Los Angeles City of Santa Clarita						
Owner/Applicant agrees to pay all necessary construction costs, dedicate project and COMPLETE ALL CONDITIONS Owner's/Applicant's Signature: Alex Hersell Address: 25124 Springfield Court #300 Valencia CA 91355							
SECTION 2. WATER AVAILABILITY	TO BE COMPLETED BY SCVWA						
Agency/District Name: SANTA CLARITA VALLEY WATER AGENCY	Letter Expires: <u>3/03/20</u> 27						
A.	boundary. I boundary issue exists with theDistrict.						
B. X Facilities to serve the project X ARE ARE NOT reasonably expect capital facility plans of the agency. ☐ Project will not be served for the following reason(s):	cted to be available within the next 5 years based on the						
C. Agency conditions are attached. Number of sheets attached:							
D. X How far will the pipeline(s) have to be extended to serve the project	t? Waterlines are available in vicinity of the project. Connection points to be determined.						
This Project Water Availability Form is valid until final discretionary action is or until it is withdrawn, unless a shorter expiration date is otherwise noted. Authorized Signature Month Minch Minc	Print Name: Jason Yim						
Print Title: Principal Figureer Phone: (661) 515-1211 Date:						
NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF S On completion of Section 2, applicant is to submit this for County of Los Angeles or City of Santa (orm and attached Agency Conditions to:						



ENGINEERING

26521 Summit Circle, Santa Clarita, CA 91350-3049

(661) 297-1600 | yourSCVwater.com

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.

								ENTRA	ADA SO	UTH PARI	KING SU	MMAR	Y TABLE									
							RESIDENT	IAL			COMMERCIAL											
Planning Area	Lot Number	Street Frontage	No. of Buldings	No. of Dwelling Units	Required Resident Parking Spaces	Required Guest Parking Spaces	Total Residential Parking Spaces Required	Resident Parking Spaces Provided	Guest Parking Provided	Total Residential Parking Spaces Provided	Retail Building S.F.	Office Building S.F.	Hotel Building S.F.	Total Building S.F.	Required Retail Parking Spaces (1/250 S.F.)	Required Office Parking Spaces (1/400 S.F.)	Required Hotel Parking Spaces (1/400 S.F.)	Total Commercial Parking Spaces Required	Retail Parking Spaces Provided	Office Parking Spaces Provided	Hotel Parking Spaces Provided	Total Commer Parkin Spaces Provide
1	15,17-24	MAGIC MOUNTAIN PKWY	7								86,400	208,500	-	294,900	346	521	-	867	346	521	-	867
2	16,25,26,27	MAGIC MOUNTAIN PKWY	1								-	-	165,000	165,000	-	-	220	220	-	-	226	226
3	2.8,9,10,11,12,13,14	MAGIC MOUNTAIN PKWY	4								-	213,925	-	213,925	-	535	-	535	-	535	-	535
4a	40,44,45,46,47	"I" PRIVATE DRIVE	20	94	188	24	212	188	29	217	-	-	-	-	-	-	-		-	-	-	
4b	34,41	"I" PRIVATE DRIVE	1	92	464		464	464		464	17,025	-	-	17,025	69	-	-	69	69	-	-	69
4c	38,39	"I" PRIVATE DRIVE	8	48	96	12	108	96	13	109	-	-	-	-	-	-	-		-	-	-	
4d	51,54	"I" PRIVATE DRIVE	14	84	168	21	189	168	21	189	-	-	-	-	-	-	-		-	-	-	
4e	48,49,50,52,53	"I" PRIVATE DRIVE	17	105	210	26	236	210	26	236	-	-	-	-	-	-	-		-	-	-	
4f	55,56,57,58	"I" PRIVATE DRIVE	22	89	178	23	201	178	23	201	-	-	-	-	-	-	-		-	-	-	
5a	81-86,88	"E" STREET	70	70	140	18	158	140	21	161	-	-	-	-	-	-	-		-	-	-	
5b	89,90,91	"F" STREET	34	34	68	9	77	68	10	78	-	-	-	-	-	-	-		-	-	-	
5c	92,93,94	"F" STREET	39	39	78	11	89	78	14	92	-	-	-	-	-	-	-		-	-	-	
6a	97-102	"E" STREET	30	30	60	9	69	60	9	69	-	-	-	-	-	-	-		-	-	-	
6b	103,104	"E" STREET	26	26	52	7	59	52	8	60	-	-	-	-	-	-	-		-	-	-	
7a	123,127	"G" STREET	15	45	90	12	102	90	13	103	-	-	-	-	-	-	-		-	-	-	
7b	124,125,126,128	"G" STREET	44	44	88	11	99	88	13	101	-	-	-	-	-	-	-		-	-	-	
7c	129,130,131	"G" STREET	12	57	114	14	128	114	17	131	-	-	-	-	-	-	-		-	-	-	
8a	113,114	"E" STREET	26	26	52	7	59	52	10	62	-	-	-	-	-	-	-		-	-	-	
8b	111,112	"F" STREET	24	24	48	6	54	48	6	54	-	-	-	-	-	-	-		-	-	-	
8c	115,116,117,118	"F" STREET	52	52	104	13	117	104	16	120	-	-	-	-	-	-	-		-	-	-	
8d	119,120	"E" STREET	26	26	52	7	59	52	8	60	-	-	-	-	-	-	-		-	-	-	
9a	141,142,143,146	"A" STREET	14	62	124	16	140	124	16	140	-	-	-	-	-	-	-		-	-	-	
9b	147,148	"A" STREET	11	54	108	15	123	108	18	126	-	-	-	-	-	-	-		-	-	-	
9c	149,150	"A" STREET	10	56	112	14	126	112	14	126	-	-	-	-	-	-	-		-	-	-	
9d	144,145,151	"A" STREET	22	54	108	14	122	108	14	122	-	-	-	-	-	-	-		-	-	-	
10a	65,66,67,68,69,70	"A" STREET	20	57	132	14	146	132	15	147	-	-	-	-	-	-	-		-	-	-	
10b	59,61,62,63,64	"A" STREET	29	58	115	14	129	115	15	130	-	-	-	-	-	-	-		-	-	-	
PUBLIC PARK	161	"C" STREET	1				27			31	-	-	-	-	-	-	-		-	-	-	
12a	186,187	"H" PRIVATE DRIVE	6	48	96	12	108	114	12	126	-	-	-	-	-	-	-		-	-	-	
12b	184,185	"H" PRIVATE DRIVE	2	28	56	7	63	60	10	70	-	-	-	-	-	-	-		-	-	-	
13a	171,172,173,174	"H" PRIVATE DRIVE	6	68	136	18	154	136	20	156	-	-	-	-	-	-	-		-	-	-	
13b	175,179	"H" PRIVATE DRIVE	17	48	96	12	108	96	15	111	-	-	-	-	-	-	-		-	-	-	
13c	176,177,178	"H" PRIVATE DRIVE	4	56	112	14	126	112	17	129	-	-	-	-	-	-	-		-	-	-	
14	194	THE OLD ROAD	1								-	39,150	-	39,150	-	98	-	98	-	98	-	98
TOTAL	197		635	1574	3445	380	3852	3467	423	3921	103 425	161 575	165,000	730 000	415	1154	220	1789	415	1154	226	1795

GENERAL NOTES

- GRADE ELEVATIONS ON THE VESTING TENTATIVE TRACT MAP (VTTM) AND THE EXHIBITS MAP ARE APPROXIMATE. 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.
- PERMISSION IS REQUESTED FOR LOT LINES TO BE ADJUSTED TO THE SATISFACTION OF DRP AND DPW PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. PERMISSION IS REQUESTED FOR ADJUSTMENTS TO STREETS TO BE MADE PROVIDED THE DPW AND DRP DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL. ADJUSTMENTS TO PRIVATE TRAILS CAN BE MADE WITH APPROVAL BY DRP. ADJUSTMENTS TO PUBLIC TRAILS CAN BE MADE WITH APPROVAL
- BUILDING FOOTPRINTS SHOWN ON THE VITM OR THIS EXHIBIT MAP ARE ONLY F ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY.
 APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED
 BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES
- NOT INCLUDE A CHANGE IN PROPOSED LAND USE 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 (EG. RIGHTS OF WAY OR PARKS) EXACTIONS OR INFRASTRUCTURE

EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION MAP ACT.

- 6. PERMISSION IS REQUESTED FOR UNIT MAP PHASING.
- 7. PERMISSION IS REQUESTED TO COMBINE LOTS.
- 8. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS PROVIDED MAINTENANCE EASEMENTS ARE GRANTED TO THE SATISFACTION OF DRP AND DPW, AND ADDITIONAL NON-DEVELOPMENT LOTS FOR PRIVATE DRIVE PURPOSES.
- 10. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, SEWER LIFT STATIONS) MAY BE RELOCATED IF DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE VTTM.
- 11. PROPOSED RETAIL AND OFFICE FLOOR AREAS ARE INTERCHANGEABLE IF THE REQUIRED PARKING AND PUBLIC RIGHT OF WAY IS PROVIDED. EXCLUDING ASSEMBLY USES.
- 12. PERMISSION IS REQUESTED TO PHASE MASS GRADE TO THE SATISFACTION OF DRP AND DPW AND THE PROVISIONS OF THE COUNTY CODE, APPROVED PROJECT CONDITIONS AND MITIGATION MEASURES.
- 13. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
- 14. PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN RADII OF 13 FEET AT ALL LOCAL STREET INTERSECTIONS, INCLUDING INTERSECTION OF LOCAL STREETS WITH PLANNED HIGHWAYS PLUS CORNER CUTOFF DEDICATIONS (THOSE ON THE COUNTY HIGHWAY PLAN). 27 FEET WHERE ALL PLANNED HIGHWAYS INTERSECT, OR 25 FEET WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT, OR TO THE SATISFACTION OF PUBLIC WORKS.
- 15. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- 16. TOPO COMPILED 09/15/2011 BY HUNSAKER FROM DATA FLOWN 08/15/2011. 17. ENTITLEMENTS REQUESTED: (ZONE CHANGE, CONDITIONAL USE PERMIT, PARKING
- PERMIT, AND OAK TREE PERMIT). 18. NUMBER OF OAK TREES TO BE REMOVED/ENCROACHED: (REMOVED 34, ENCROACHED: 1)
- 19. PERMISSION IS REQUESTED TO WAIVE PUBLIC STREET FRONTAGE REQUIREMENTS, TO THE SATISFACTION OF DRP AND DPW, FOR THE FOLLOWING LOTS: 2, 10, 11, 12, 14, 15, 17, 18, 19, 23, 26, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 59, 62, 63, 66, 67, 68, 69, 81, 82, 85, 98, 100, 126, 127, 128, 131, 141, 142, 143, 144, 145, 171, 172, 173, 175, 176, 177, 178, 179, 185, AND 186.
- 20. VEHICULAR ACCESS WILL BE PROVIDED TO WITHIN 150' OF THE EXTERIOR WALLS OF THE PROPOSED BUILDINGS AND TO THE SATISFACTION OF THE FIRE DEPARTMENT.

- WATER QUALITY BASINS AND CATCH BASIN FILTERS WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF
- 2. THE WATER QUALITY BASINS SHALL BE DEDICATED TO THE COUNTY WHEN COMPLETED AND ACCEPTED.

PROJECT SUMMARY:

GROSS AREA - 382.3 Acres TOTAL LOTS - 200

TOTAL D.U. - 1,574 EXISTING ZONING - R1 (328.4 AC), C-3 (52.4 AC) C-R (1.5 AC)

PROPOSED ZONING - C-3 (57.9 AC), MXD C-R (1.5 AC)

PROPOSED LAND USE

EXISTING LAND USE

- H5 (328.4 AC), CM (52.4 AC), OS-PR (1.5 AC) - H5 (328.4 AC), CM (52.4 AC),

OS-PR (1.5 AC)

SCHOOL DISTRICT - SAUGUS UNION SCHOOL DISTRICT NEWHALL SCHOOL DISTRICT

PUBLIC STREETS

"A" STREET "E" STREET "F" STREET "B" STREET

CABLE TV: TIME WARNER CABLE

"C" STREET "G" STREET MAGIC MOUNTAIN PARKWAY "D" STREET

UTILITY PROVIDERS:

L.A. COUNTY SANITATION DIST. 32 SANTA CLARITA VALLEY WATER AGENCY ELECTRICAL: SOUTHERN CALIFORNIA EDISON SOUTHERN CALIFORNIA GAS CO. TELEPHONE: AT&T

- WITHIN COMMERCIAL PLANNING AREAS 1-3, AND MIXED USE PLANNING AREAS 4-14 FLEXIBILITY IN FUTURE DESIGN IS PERMITTED, INCLUDING BUT NOT LIMITED TO CHANGING RESIDENTIAL TO COMMERCIAL AND COMMERCIAL TO RESIDENTIAL (EXCEPT PA1-3), COMMERCIAL TO OFFICE AND OFFICE TO COMMERCIAL, CHANGING APARTMENTS TO CONDOMINIUMS AND CONDOMINIUMS TO APARTMENTS, CHANGING FROM ATTACHED TO DETACHED UNITS AND DETACHED TO ATTACHED UNITS, CHANGES TO BUILDING TYPES AND LOCATION, LOT CONFIGURATIONS AND RELOCATION O DRIVEWAYS, DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND LANDSCAPE AREA LOCATIONS AFFECTED AS A RESULT OF DESIGN CHANGES, PROVIDED THE CHANGES DO NOT EXCEED THE APPROVED TOTAL RESIDENTIAL UNIT COUNT, TOTAL COMMERCIAL/OFFICE SQUARE FOOTAGE AND DOES NOT RESULT IN A REDUCTION OF TOTAL OPEN SPACE. CHANGES SHALL BE DEPICTED ON A REVISED EXHIBIT MAP.

21. ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS

- 23. SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
- 24. EXISTING STRUCTURES THAT ARE TO REMAIN MUST MEET RELEVANT DEVELOPMENT STANDARDS. 25. GUEST PARKING PROPOSED ON PRIVATE DRIVES PER COUNTY PRIVATE DRIVE MANUAL.
- 26. ON SITE TREES SHALL BE PROVIDED PURSUANT TO THE HEALTHY DESIGN ORDINANCE (SECTION 21.32.195) THE TOTAL NUMBER OF TREES TO BE PROVIDED IS APPROXIMATELY 3,277 (81,931 L.F. OF STREET/1 TREE PER 25 FEET) SPACING AND LOCATION SUBJECT TO LANDSCAPE PLAN REVIEW. THE TOTAL NUMBER OF TREES MAY BE MODIFIED SUBJECT TO SECTION 21.32.295 (E)
- GRADING OF VTTM 53295 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE BALANCED WITHIN THE GRADING LIMITS IDENTIFIED ON THE TENTATIVE TRACT MAP. 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.
- THE BREAKDOWN OF EARTHWORK VOLUMES OF EACH PHASE SHOULD BE CONSIDERED A FRACTION OF THE OVERALL PROPOSED EARTHWORK QUANTITY FOR THE ENTIRE PROJECT.
- 29. THE CUMULATIVE EARTHWORK VOLUME FOR ALL THE PHASES WILL BE REQUIRED ON EACH SET OF GRADING
- 30. THE PROJECT IS PROPOSED TO BE DEVELOPED IN 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.
- 31. A BLANKET EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES SHALL BE DEDICATED TO THE LACFCD OVER NECESSARY PRIVATE DRIVEWAYS AND FIRELANES TO THE SATISFACTION OF PUBLIC WORKS.
- 32. ALL SANITARY SEWER EASEMENTS SHALL BE LOCATED WITHIN PUBLIC RIGHT OF WAY OR A MINIMUM O' WIDE SANITARY SEWER EASEMENT.
- 33. EASEMENTS INTENDED TO BE GRANTED TO A CONSERVATION ENTITY IN WHICH THE EASEMENT IS GRANTED SUBSEQUENT TO VITM OR FINAL MAP APPROVAL, MAY BE ACCEPTED TO THE

SATISFACTION OF DPW AND DRP WITHOUT AN AMENDED OR REVISED MAP.

- GRADING OF FINAL FLAT BUILDING PADS SHALL BE ALLOWED ON THE PROJECT ROUGH GRADING PLANS CONSISTENT WITH "SECTION J109.5 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 VTTM 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 APPROVE 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
- 35. ALL ABANDONMENTS AND QUITCLAIMS TO BE COMPLETED PRIOR TO FINAL MAP.

NECESSARY TO PREVÉNT DRAÍNAGE ACROSS PROPERTY LINES.

- 36. THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASINS WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE OF THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY DRP.
- MODIFICATIONS OF REQUIRED STREET FRONTAGE IS REQUESTED PER SECTION 21.24.040 OF THE LOS ANGELES COUNTY CODE.
- 38. PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS AS NON DEVELOPMENT LOT FOR PRIVATE DRIVEWAYS.

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 NAVD1929).

AERIAL PLANIMETRY:

THIS SURVEY WAS PREPARED BY PHOTOGRAMMETRIC PROCESSES, UTILIZING AERIAL PHOTOGRAPHY DATED SEPTEMBER 15, 2011. THE OUTLINE OF BUILDINGS AND OTHER ROOFED IMPROVEMENTS, MAY INCLUDE EAVES, CANOPIES AND BALCONIES, SINCE BUILDINGS BELOW THESE ITEMS ARE NOT VISIBLE TO THE CAMERA.

TOPOGRAPHY:

BY PHOTOGRAMMETRIC PROCESSES FROM LIDAR IMAGING DATED SEPTEMBER 15, 2011, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

CONTOUR INTERVAL:

5 FOOT, UNLESS OTHERWISE NOTED.

RELATED ENTITLEMENTS

PROJECT NO. CONDITIONAL USE PERMIT NO. - 00-210

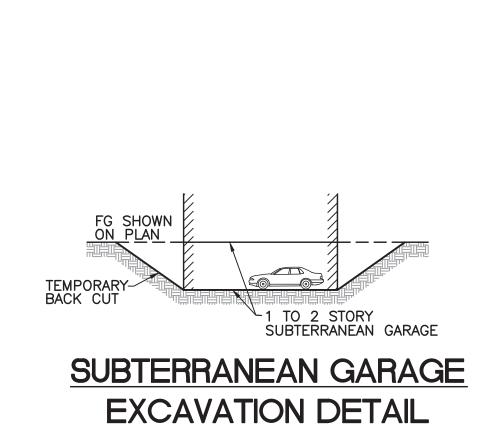
- 00-210 ZONE CHANGE NO. PARKING PERMIT NO. - 200700013 ENVIRONMENTAL ASSESSMENT NO. - RPPL 2021007114

- 200700018

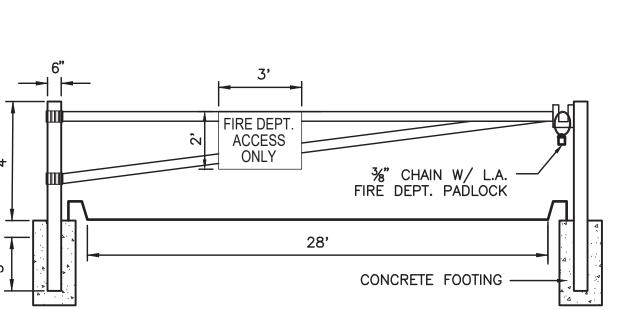
EARTHWORK:

OAK TREE PERMIT NO

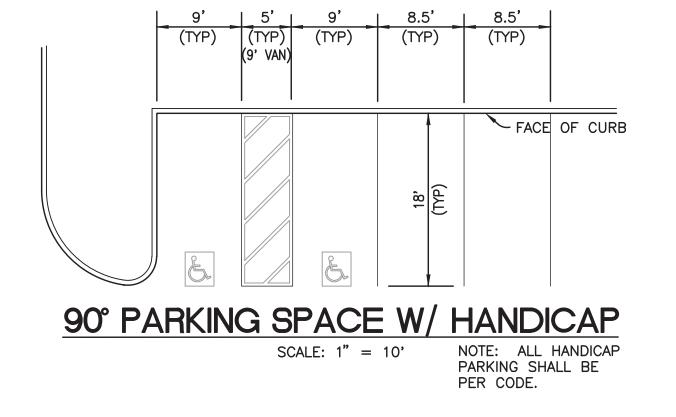
	Cut Volume (CY)	Fill Volume (CY)
RAW (MASS EX.)	6,500,000	6,116,500
OFFSITE (INCLUDED)	500	18,300
SHRINKAGE (5.9%)		383,500
TOTAL	6,500,000	6,500,000
REMEDIAL GRADING NOT	INCLUDED	



"A" STREET



EMERGENCY ACCESS **GATE DETAIL**

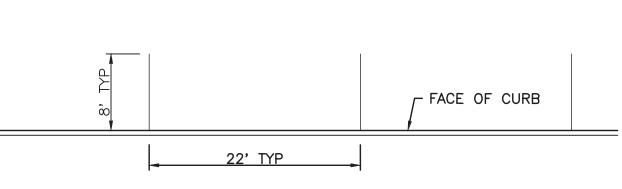


 $\langle E \rangle$

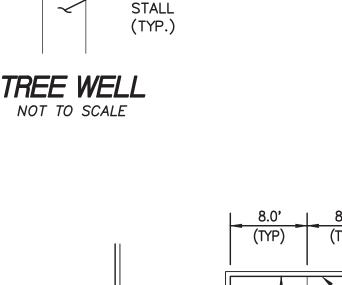
PA-1

PA-3

PUBLIC

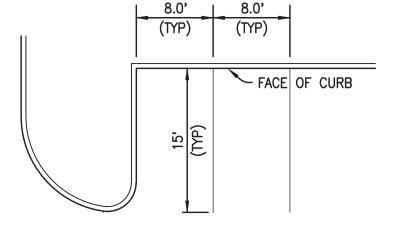


TYP. PARALLEL PARKING SPACE DETAIL SCALE: 1" = 10"



- TREE WELL

-PARKING



90° COMPACT PARKING SPACE SCALE: 1" = 10'

DESIGNED: A WAKEFIELD	LEGAL DESCRIPTION: IN THE UNINCORPORATED TERRITORY OF THE
DRAFTED:	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
CHECKED:	REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED

FEBRUARY 28, 2024.

J FUKUMITSU



OWNER/DEVELOPER:

NEWHALL 💘 LAND

25124 SPRINGFIELD COURT SUITE 300

VALENCIA, CA 91355



INDEX MAP

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

AS SHOWN 11/20/24 ^{B No.} **0015-035-037** SHEET OF 14 SHEETS IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

MOUNTAIN

VICINITY MAP

NOT TO SCALE

PA-12a **9**

PA-14

VTTM 81105

MISSION VILLAGE NOT A PART

PROJECT SITE

PA-13b

LEGEND

SHEET NUMBER (REVISED SHEETS)

MIXED USE - COMMERCIAL

MIXED USE - RESIDENTIAL

MULTI FAMILY CONDOMINIUM

RECREATION

MIXED USE - COMMERCIAL/BUSINESS PARK

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.

DISPOSITION:

ABANDON

QUIT CLAIM

REMOVE

RELOCATE

TO REMAIN

PROTECT IN PLACE

INDETERMINATE IN NATURE

LEASE (OIL, GAS, MINERALS)

NOT APPLICABLE TO PROJECT

ABBREVIATIONS:

- GRADE BREAK HIGH POINT LENGTH LANDSCAPE DEVELOPMENT ZONE MINIMUM
- NOT A PART OPEN SPACE PUBLIC FACILITY PROPOSED PRIVATE

RECREATION

RECYCLED WATER RIGHT-OF-WAY SANTA CLARITA VALLEY WATER AGENCY STORM DRAIN SQUARE FOOT

SANITARY SEWER

STANDARD

TYPICAL

EASEMENT NOTES:

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

- 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 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 THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION
- 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
- 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 VITM 61105.
- INTENTIONALLY DELETED
- 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: AFFECTS: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

AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500-01 AND OTHER LAND

- MA 10-45 INTENTIONALY 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
- MA 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 VITM 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 VITM 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.
- MA 51-52 INTENTIONALLY DELETED
- 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.
- MA 54-57 INTENTIONALLY DELETED
- 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 VITM 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.
- MA 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. 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.
- 71. THE EFFECT OF A LOT LINE ADJUSTMENT (RLLA 2010 00006) RECORDED JULY 19, 2010 AS INSTRUMENT NO. 201000984250 OF OFFICIAL RECORDS.
- 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.
- 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
- 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 FOR: COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES.
- . 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.
- MA 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
- MA 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
- NA 84b 84c INTENTIONALLY DELETED

AFFECTS: AS DESCRIBED THEREIN

AFFECTS: AS DESCRIBED THEREIN

AFFECTS: AS DESCRIBED THEREIN

- 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
- RM 84da. 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. 20230208918 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
- 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
- MA 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
- MA 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.

A WAKEFIELD

HECKED:

LEGAL DESCRIPTION:

N 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 52' AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED J FUKUMITSU FEBRUARY 28, 2024.



OWNER/DEVELOPER:



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

AS SHOWN 11/20/24 DB No. **0015-035-037**

OF 14 SHEETS

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

SHEET

170 101550 SF COMM-BUSINESS PARK

23 261737 SF COMM-BUSINESS PUBLIC PARK

ROAD

EXISTING DISSIPATOR 193, PER PD2639

EX SD TO BE ABANDONED

A 53326 SF COMM-BUSINESS PARK

OFFICE/RETAIL 2

DRIVI

COMMERCE

10'MIN

PA-1 LOTS 15, 17-24 COMMERCIAL/OFFICE-RETAIL MU-COMM Land Use: Total Site Acreage: 20.9 Acres 86400 s.f. Total Retail Sq. Ft.: Total Office Sq. Ft.: 208500 s.f. Total Sq. Ft.: 294900 s.f. Number of Buildings: 7 Buildings Max Height: 346 Parking Required Retail: 521 Parking Required Office: 867 Spaces Total Parking Required: Total Parking Provided*: 867 Spaces 22 Spaces Handicap Parking**: (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.

LEGEND

PLANNING AREA NUMBER

VTTM 53295 BOUNDARY 225' PROPOSED LOT LINE

---- PROPOSED EASEMENT ---- EXISTING EASEMENT

PROPOSED CONTOUR ———• DAYLIGHT LINE 310'
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)

COMMERCIAL/ **BUSINESS PARK**

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

PLANS PREPARED BY:

JASON H. FUKUMITSU





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

AS SHOWN 11/20/24 IOB No. **0015-035-037** SHEET 2

EASEMENT
PER PD2639

DESIGNED: A WAKEFIELD 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.

MAGIC MOUNTAIN PARKWAY



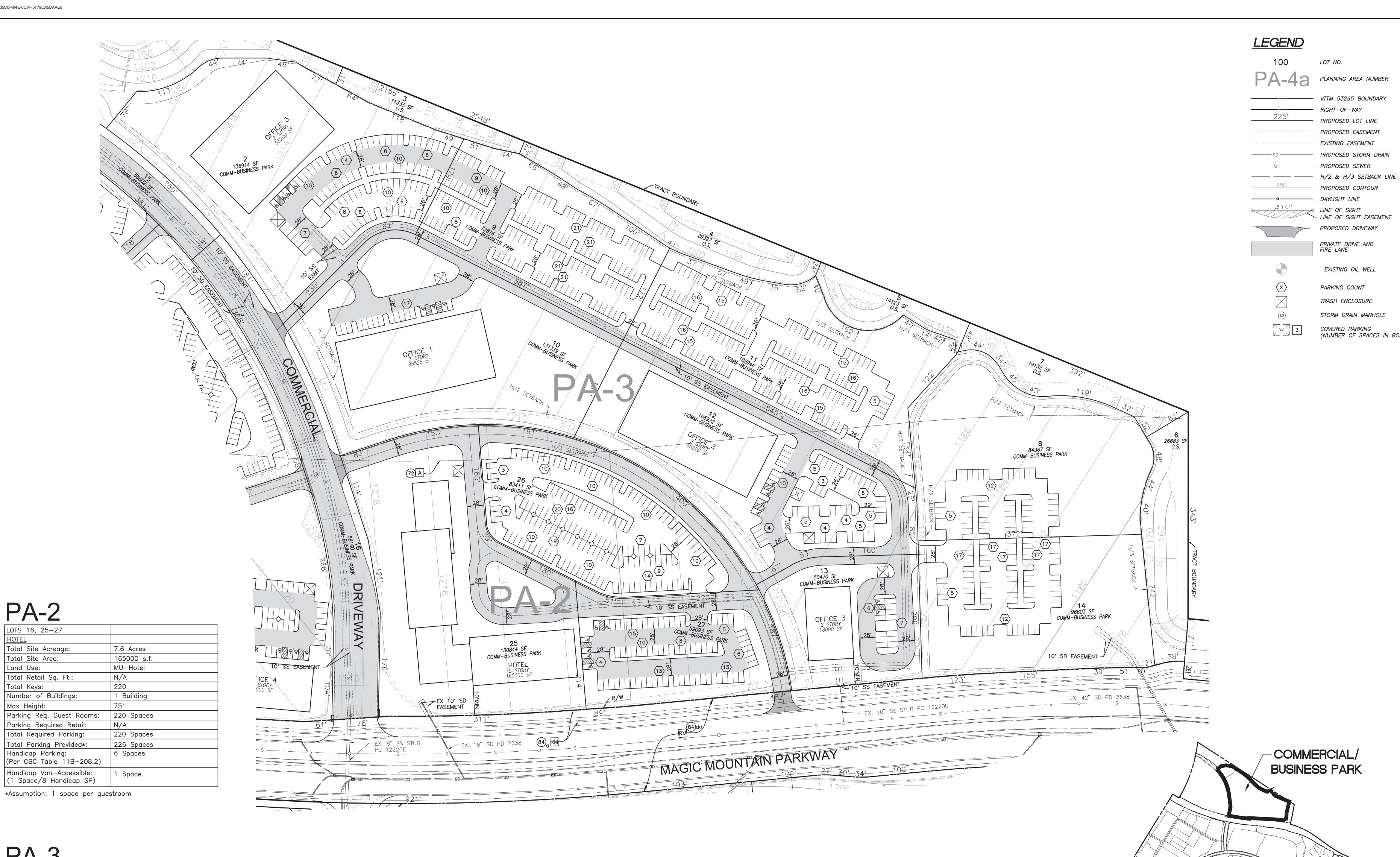
OWNER/DEVELOPER:





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

OF 14 SHEETS



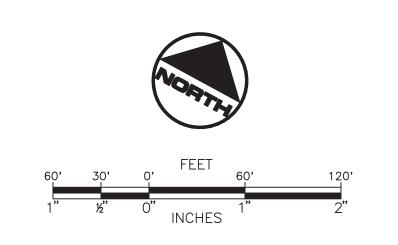
PA-3

Land Use:

Total Keys:

Max Height:

1 / ()	
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: (1 Space/400 SF Building)	535 Spaces
Total Parking Provided:	535 Spaces
Handicap Parking:	13 Spaces
(Per CBC Table 11B-208.2)	·
Handicap Van—Accessible: (1 Space/6 Handicap SP)	3 Space



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

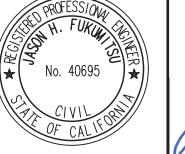


DESIGNED:
A WAKEFIELD
DRAFTED:
CHECKED:

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.







JASON H. FUKUMITSU

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 53295	SCALE: DATE: JOB No.	0015	AS SHOWN 11/20/24 -035-037	\53295 Entrada\
EXHIBIT "A"	SHE	ET	3	Ranch
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA	OF	14	SHEETS	i:\Newhall

PROPOSED CONTOUR

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)

LEGAL DESCRIPTION:

FEBRUARY 28, 2024.

IN THE UNINCORPORATED TERRITORY OF THE

BEING THAT PORTION OF THE RANCHO SAN

AND 522 OF PATENTS, IN THE OFFICE OF THE

REGISTRAR RECORDER/COUNTY CLERK OF SAID

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,

FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521

COUNTY, DESCRIBED IN THE TITLE REPORT DATED

A WAKEFIELD

J FUKUMITSU

CHECKED:

PA-4a						
LOT 40,44,45,46,47						
RESIDENTIAL						
Product Type:	MU-R	Residen	tial			
# of Stories:	3					
Total Site Area:	7.0 A	cres				
Land Use:	Reside	ential				
Total Units:	94					
Number of Buildings:	20					
Max Height:	55'					
Parking Summary:						
Bedroom Count	Units	Cover @ 1. space unit	.5 s/	Uncover @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
4 bed	94	14	1	47	24	212
	<u> </u>	 ''	<u>'</u>	''		212
Total	94	14	1	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:	2	12		•	•	
Provided Spaces:						
Garage:	18	88				
* Open	2	29				
Total:	2	17				
* Note: Some ADA parking is included	l in op	pen po	ırkir	ng stall co	ount.	

LOT 51,54					
RESIDENTIAL					
Product Type:	MU-R	esidential			
# of Stories:	3				
Total Site Area:	4.2 A	cres			
Land Use:	Reside	ential			
Total Units:	84				
Number of Buildings:	14				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/ unit	Uncover @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
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		<u> </u>		
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	18	39			
Provided Spaces:	-	_			
Garage:	10	68			
* Open		21			
Total:		39			

Covered Uncover Guest @ 0.25 spaces/|spaces/|spaces/| Bedroom Count 3 bed 34 4 bed 71 107 35 18 Total 105 158 52 26 236 Res. ADA Parking (2% of total units) 2 Guest ADA Parking (5% of total guest sp.) Total ADA Parking ADA Van (1 sp/8 ADA Stalls Required Spaces: Provided Spaces: Garage: 210 * Open 26 Total: 236 * Note: Some ADA parking is included in open parking stall count.

MIXED USE/ RESIDENTIAL

INDEX MAP

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 53295

AS SHOWN 11/20/24 DB No **0015-035-037** SHEET 4 OF 14 SHEETS IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

COMMERCIAL

OWNER/DEVELOPER: FIVEPOINT NEWHALL 💘 LAND 25124 SPRINGFIELD COURT SUITE 300

VALENCIA, CA 91355

REPRESENTATIVE : MR. MATT HANSON

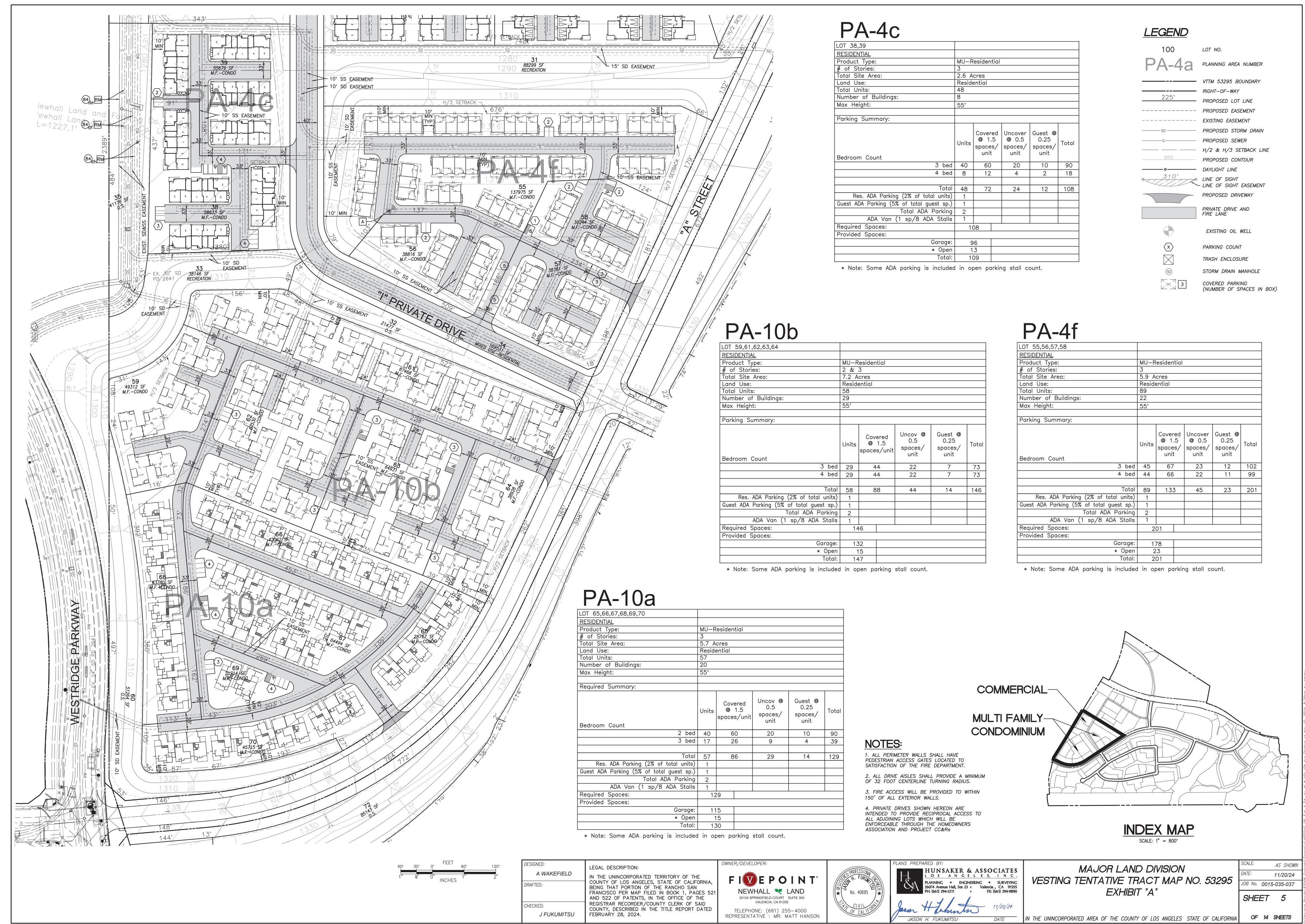
TELEPHONE: (661) 255-4000

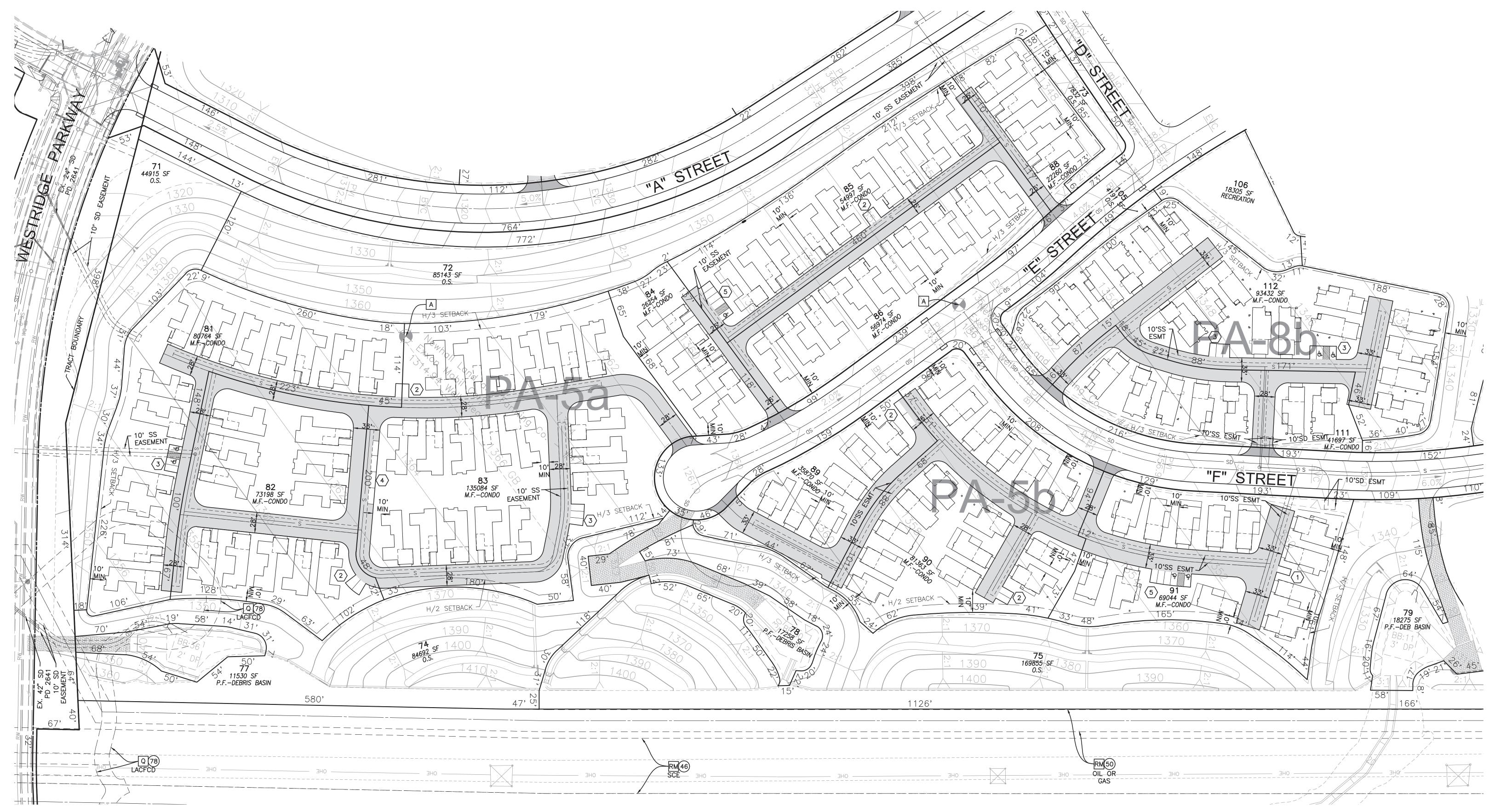




JASON H. FUKUMITSU

EXHIBIT "A"





LEGEND

---- PROPOSED EASEMENT

------SD -------- PROPOSED STORM DRAIN PROPOSED CONTOUR ——— • DAYLIGHT LINE

310'
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-5a

LOT 81,82,83,84,85,86,88						
RESIDENTIAL						
Product Type:	MU-R	Residential				
# of Stories:	2					
Total Site Area:	10.4 Acres					
Land Use:	Resid	ential				
Total Units:	70					
Number of Buildings:	70					
Max Height:	55'					
Parking Summary:						
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total	
4 bed	46	69	23	12	104	
5 bed	24	36	12	6	54	
Total	70	105	35	18	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:	15	8				
Provided Spaces:	1	1				
Garage:	14	10				
* Open		1				
	1					

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

PA-5b

1 7-50					
OT 89,90,91					
RESIDENTIAL					
Product Type:	MU-R	Residential			
of Stories:	3				
otal Site Area:	4.3 A	cres			
and Use:	Reside	ential			
otal Units:	34				
lumber of Buildings:	34				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
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:	7	7			
Provided Spaces:		'			
Garage:	6	8			
* Open	1	0			
Total:	7	8			

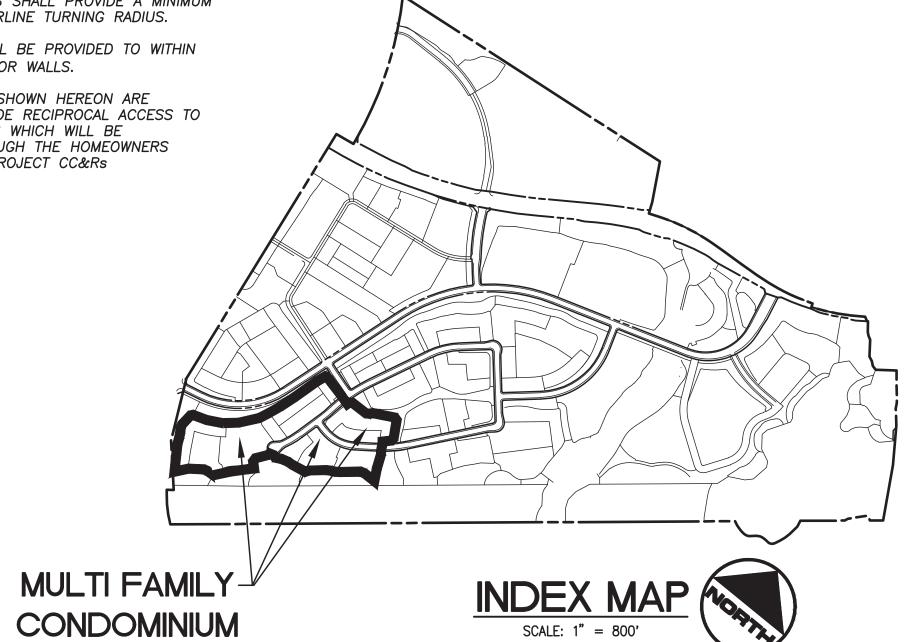
* Note: Some ADA parking is included in open parking stall count.

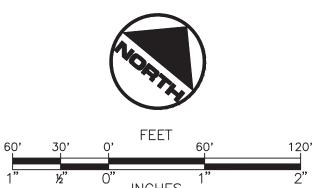
PA-8b

LOT 111,112							
RESIDENTIAL							
Product Type:	MU-R	Residential					
# of Stories:	3						
Total Site Area:	3.1 A	cres					
Land Use:	Residential						
Total Units:	24						
Number of Buildings:	24						
Max Height:	55'						
Parking Summary:							
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total		
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:	5	4		!			
Provided Spaces:		•					
Garage:	4	8					
* Open	(
Total:	5						

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

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





A WAKEFIELD 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.

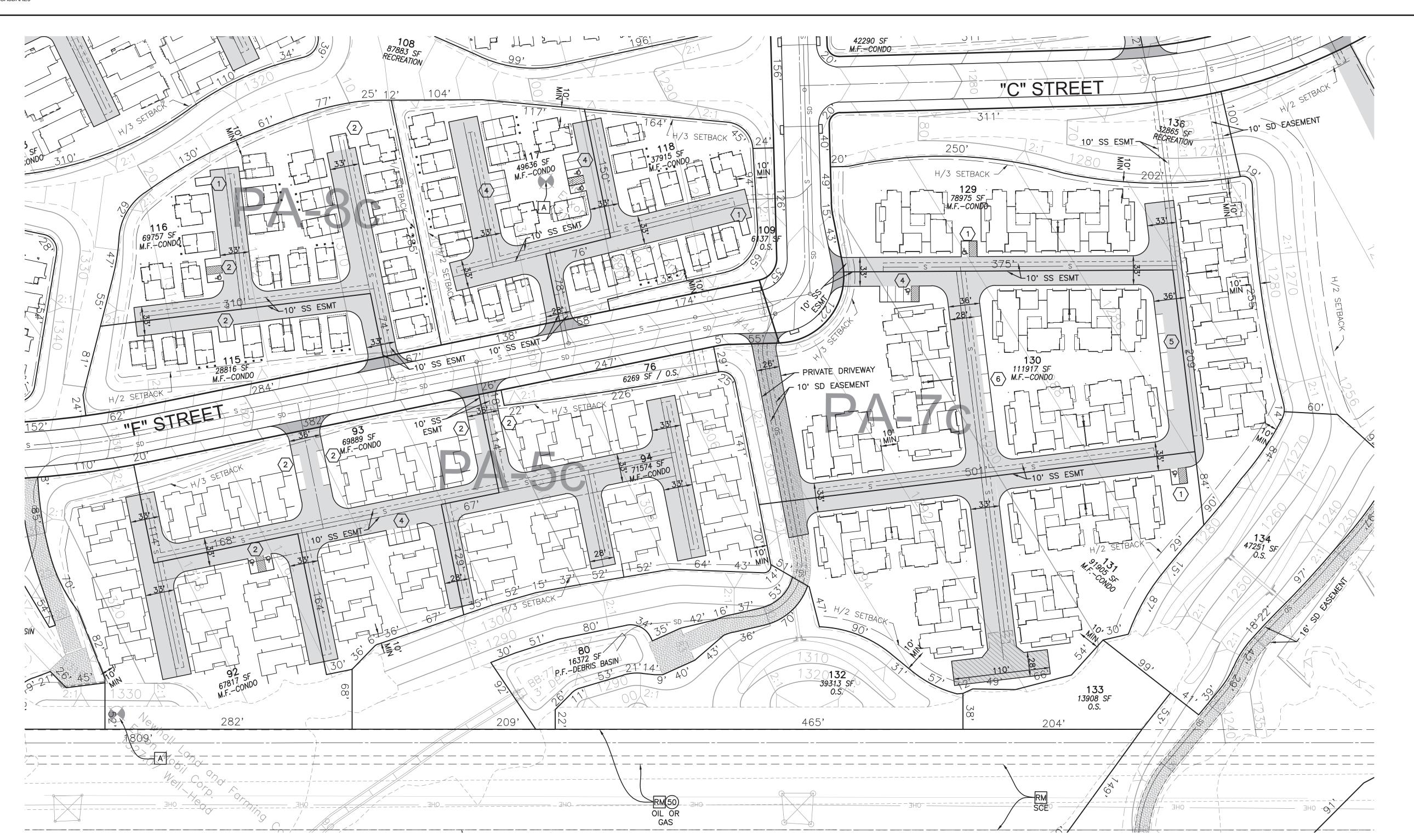






MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 53295 EXHIBIT "A"

AS SHOWN 11/20/24 JOB No. **0015-035-037** SHEET 6 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

VTTM 53295 BOUNDARY RIGHT-OF-WAY PROPOSED LOT LINE

---- PROPOSED EASEMENT ---- EXISTING EASEMENT PROPOSED CONTOUR

——— • DAYLIGHT LINE LINE OF SIGHT EASEMENT PROPOSED DRIVEWAY

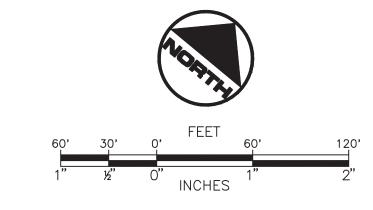
PRIVATE DRIVE AND FIRE LANE

EXISTING OIL WELL

PARKING COUNT TRASH ENCLOSURE

STORM DRAIN MANHOLE COVERED PARKING

(NUMBER OF SPACES IN BOX)



PA-5c

17100								
LOT 92,93,94								
RESIDENTIAL								
Product Type:		MU-Residential						
# of Stories:	3							
Total Site Area:	4.8 A							
Land Use:	Resid	<u>ential</u>						
Total Units:	39							
Number of Buildings:	39							
Max Height:	55'							
Parking Summary:								
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total			
2 be	15	21	8	4	35			
3 be		17	5	3	26			
4 be		20	7	4	31			
Tota	1 39	58	20	11	89			
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 Stall								
Required Spaces:		39						
Provided Spaces: Garage	. 7	70						
<u> </u>		^{'8}						
* Oper		4						
Total	: 9	2						

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

PA-7c

1 7-76					
LOT 129,130,131					
RESIDENTIAL					
Product Type:	MU-F	Residential			
# of Stories:	3				
Total Site Area:	6.5 A				
Land Use:	Resid	ential			
Total Units:	57				
Number of Buildings:	12				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	57	85	29	14	128
Total	57	85	29	14	128
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				
Provided Spaces:	12	28		•	•
	•	•			
Required Spaces: Garage:	1 '	14			
* Open	1	7			
Total:	1.	31			

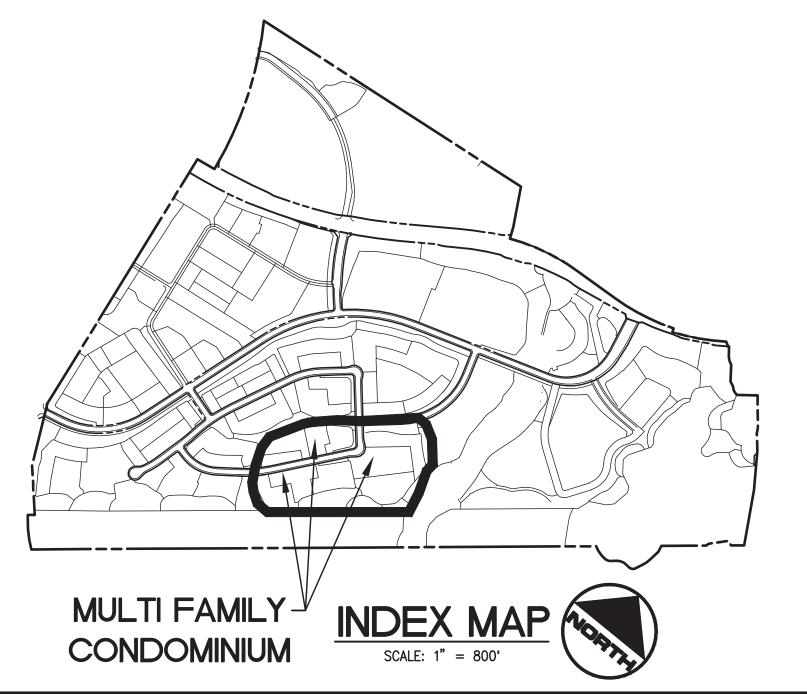
* Note: Some ADA parking is included in open parking stall count.

$P_{\Delta-8c}$

LOT 115,116,117,118							
RESIDENTIAL							
Product Type:		MU-Residential					
# of Stories:		2 & 3					
Total Site Area:		4.3 A	cres				
Land Use:		Reside	ential				
Total Units:		52					
Number of Buildings:		52					
Max Height:		55'					
<u>Parking Summary:</u>							
			1	ered 1.5	Uncov @ 0.5	Guest @ 0.25	
Bedroom Count		Units	1	s/unit	spaces/ unit	spaces/ unit	
Bedroom Count	3 bed	Units 52	space				
Bedroom Count	3 bed		space	s/unit	unit	unit	
Bedroom Count	3 bed Total	52	space	s/unit	unit	unit	
Bedroom Count Res. ADA Parking (2%	Total		space	s/unit '8	unit 26	unit 13	
	Total of total units)	52 52	space	s/unit '8	unit 26	unit 13	
Res. ADA Parking (2% of Guest ADA Parking (5% of to	Total of total units)	52 52 1	space	s/unit '8	unit 26	unit 13	
Res. ADA Parking (2% of Guest ADA Parking (5% of to	Total of total units) tal guest sp.) ADA Parking	52 52 1	space	s/unit '8	unit 26	unit 13	
Res. ADA Parking (2% of to Guest ADA Parking (5% of to Total	Total of total units) tal guest sp.) ADA Parking	52 52 1 1 2	space	s/unit '8	unit 26	unit 13	
Res. ADA Parking (2% of Guest ADA Parking (5% of to Total ADA Van (1 sp/	Total of total units) tal guest sp.) ADA Parking	52 52 1 1 2	space	s/unit '8	unit 26	unit 13	
Res. ADA Parking (2% of Guest ADA Parking (5% of to Total ADA Van (1 sp/	Total of total units) tal guest sp.) ADA Parking	52 52 1 1 2 1	space	s/unit '8	unit 26	unit 13	
Res. ADA Parking (2% of Guest ADA Parking (5% of to Total ADA Van (1 sp/Provided Spaces:	Total of total units) tal guest sp.) ADA Parking 8 ADA Stalls	52 52 1 1 2 1 11	7 7 7	s/unit '8	unit 26	unit 13	
Res. ADA Parking (2% of Guest ADA Parking (5% of to Total ADA Van (1 sp/Provided Spaces:	Total of total units) tal guest sp.) ADA Parking 8 ADA Stalls Garage:	52 1 1 2 1 11	7 7 0	s/unit '8	unit 26	unit 13	

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

OWNER/DEVELOPER:



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.





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

AS SHOWN 11/20/24 JOB No. **0015-035-037** SHEET OF 14 SHEETS IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA



PA-13a

LOT 171,172,173,174						
RESIDENTIAL						
Product Type:	MU-Residential					
# of Stories:	2 & 3					
Total Site Area:	6.3 A	cres				
Land Use:	Resid	ential				
Total Units:	68					
Number of Buildings:	17					
Max Height:	55'					
Parking Summary:						
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Tot	
3 bed	34	51	17	9	7.	
4 bed	34	51	17	9	7.	
Total		102	34	18	15	
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:	15	54		•		
Provided Spaces:						
Garage:	13	36				
* Open		0				
<u> </u>	15					

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

PA-13b

LOT 175,179						
RESIDENTIAL						
Product Type:	MU-F	Resider	ntial			
# of Stories:	3					
Total Site Area:	3.6 Acres					
Land Use:	Residential					
Total Units:	48					
Number of Buildings:	6					
Max Height:	55'					
Darking Summary						
Parking Summary:		1			<u> </u>	
Bedroom Count	Units	@	ered 1.5 s/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Tota
1 bed	12	1 1	8	6	3	27
2 bed	24		6	12	6	54
3 bed	12	_	8	6	3	27
Total	48	7	'2	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:		08			!	
Provided Spaces:						
Garage:	7	'8				
Carport		8				
* Open		5				
Total:		11				
	<u> </u>					

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

LEGEND

PA-4a PLANNING AREA NUMBER VTTM 53295 BOUNDARY _____225' PROPOSED LOT LINE ---- PROPOSED EASEMENT ---- EXISTING EASEMENT ------SD -------- PROPOSED STORM DRAIN

950 PROPOSED CONTOUR ———• DAYLIGHT LINE LINE OF SIGHT
LINE OF SIGHT EASEMENT PROPOSED DRIVEWAY

PRIVATE DRIVE AND FIRE LANE

PARKING COUNT TRASH ENCLOSURE

EXISTING OIL WELL

STORM DRAIN MANHOLE

COVERED PARKING (NUMBER OF SPACES IN BOX)

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.

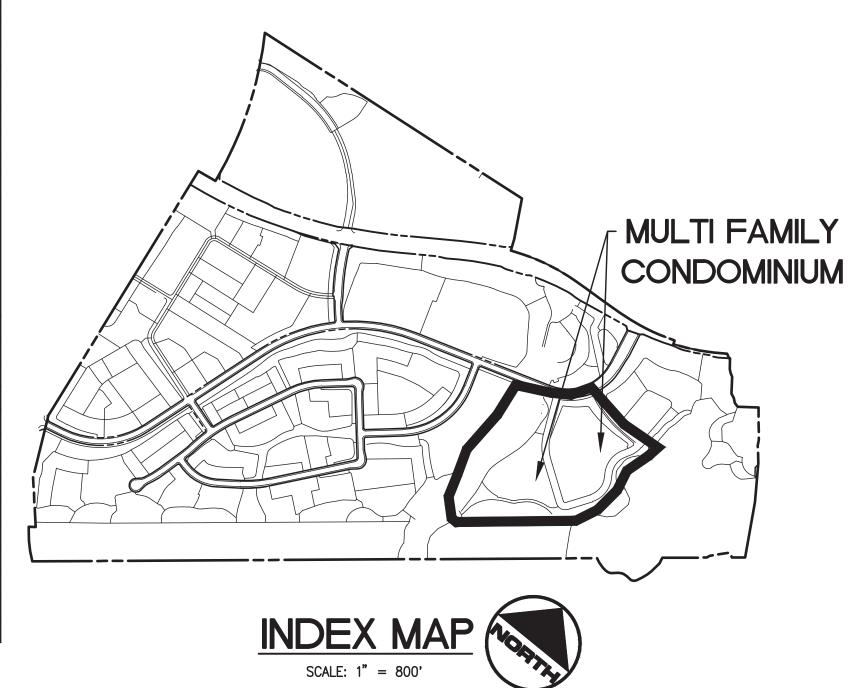
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.

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

LOT 176,177,178						
RESIDENTIAL						
Product Type:	MU-Residential					
# of Stories:	2 & 3					
Total Site Area:	5.2 A	cres				
Land Use:	Resid	ential				
Total Units:	56					
Number of Buildings:	4					
Max Height:	55'					
Parking Summary:					_	
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	T	
1 bed	8	12	4	2		
2 bed	16	24	 8	4	+;	
	32	48	16	8		
Total	56	84	28	14	1	
Res. ADA Parking (2% of total units)	2				Ť	
Guest ADA Parking (5% of total guest sp.)	1				+	
Total ADA Parking					+	
ADA Van (1 sp/8 ADA Stalls						
Required Spaces:	1	26		L		
Provided Spaces:		·				
Garage:	10)4				
Carport		3				
* Open		7				
· · · · · · · · · · · · · · · · · · ·	<u> </u>					

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



OWNER/DEVELOPER: PLANS PREPARED BY:

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

AS SHOWN 11/20/24 IOB No. **0015-035-037** SHEET 8 OF 14 SHEETS IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN NEWHALL 💌 LAND FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE 25124 SPRINGFIELD COURT SUITE 300 VALENCIA, CA 91355 COUNTY, DESCRIBED IN THE TITLE REPORT DATED TELEPHONE: (661) 255-4000 REPRESENTATIVE : MR. MATT HANSON

LEGAL DESCRIPTION:

FEBRUARY 28, 2024.

REGISTRAR RECORDER/COUNTY CLERK OF SAID

A WAKEFIELD

J FUKUMITSU

DRAFTED:

CHECKED:



HUNSAKER & ASSOCIATES PLANNING = ENGINEERING = SURVEYING 26074 Avenue Hall, Ste 23 = Valencia , CA 91355 PH: (661) 294-2211 = FX: (661) 294-9890

Bedroom Count

Required Spaces:

Provided Spaces:

1 bed 12

12

24

108

12

2 bed 24

3 bed 12

Garage:

Carport

* Open|

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

108

96

18

12

Total: 126

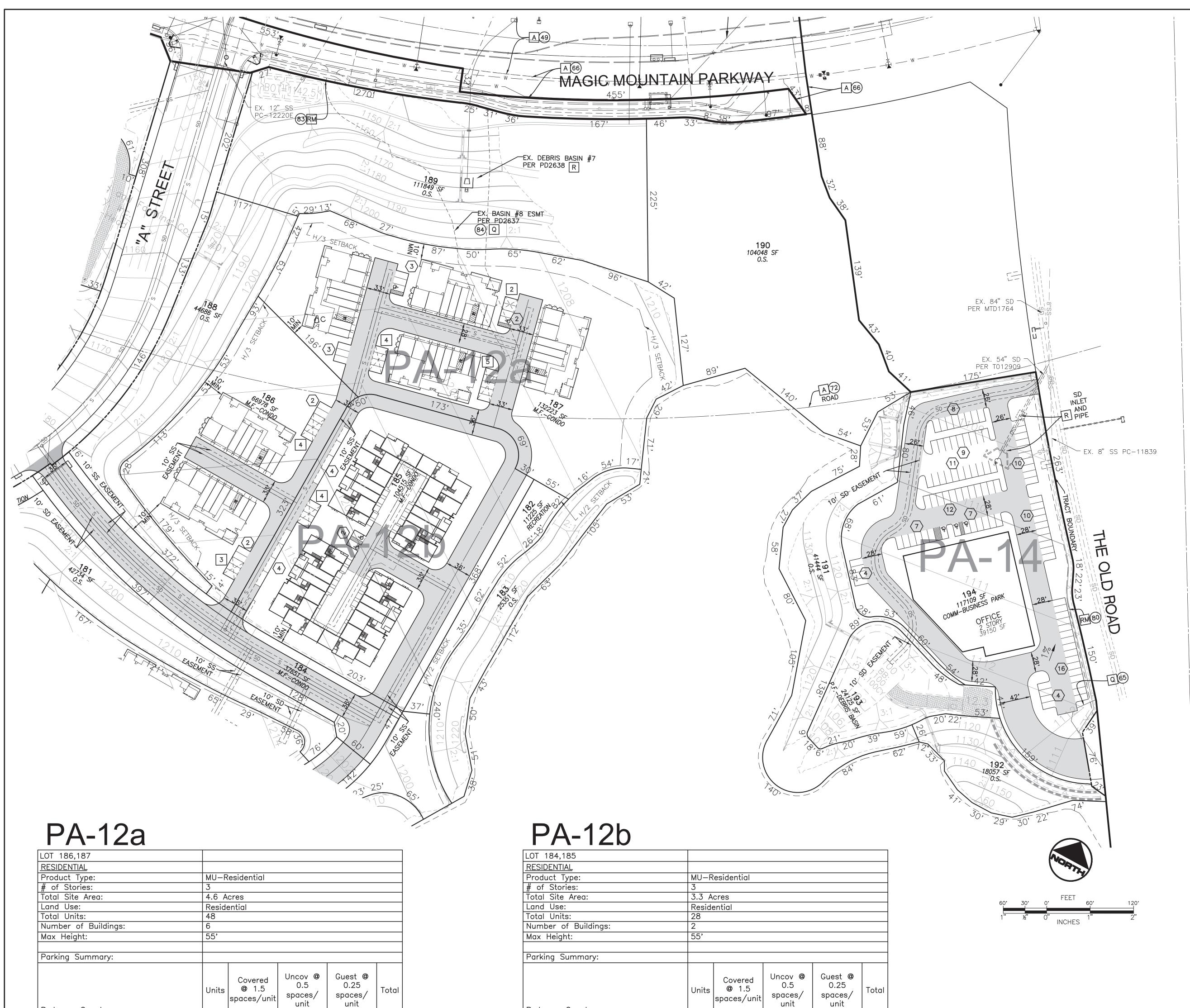
Total 48

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



Bedroom Count

Required Spaces:

Provided Spaces:

1 bed 4

2 bed 8

3 bed 16

Total ADA Parking 2

Garage:

Carport

* Open

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

Total:

ADA Van (1 sp/8 ADA Stalls 1

Res. ADA Parking (2% of total units) 1
Guest ADA Parking (5% of total guest sp.) 1

Total 28

12

42

A WAKEFIELD

J FUKUMITSU

63

56

10

70

DRAFTED:

CHECKED:

14

LEGAL DESCRIPTION:

FEBRUARY 28, 2024.

REGISTRAR RECORDER/COUNTY CLERK OF SAID

COUNTY, DESCRIBED IN THE TITLE REPORT DATED

LEGEND

PA-4a PLANNING AREA NUMBER

RIGHT-OF-WAY PROPOSED LOT LINE ---- PROPOSED EASEMENT

SD PROPOSED STORM DRAIN ----- PROPOSED SEWER

——— H/2 & H/3 SETBACK LINE PROPOSED CONTOUR ——— • DAYLIGHT LINE LINE OF SIGHT LINE OF SIGHT EASEMENT

PRIVATE DRIVE AND FIRE LANE

PROPOSED DRIVEWAY

PARKING COUNT TRASH ENCLOSURE

EXISTING OIL WELL

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

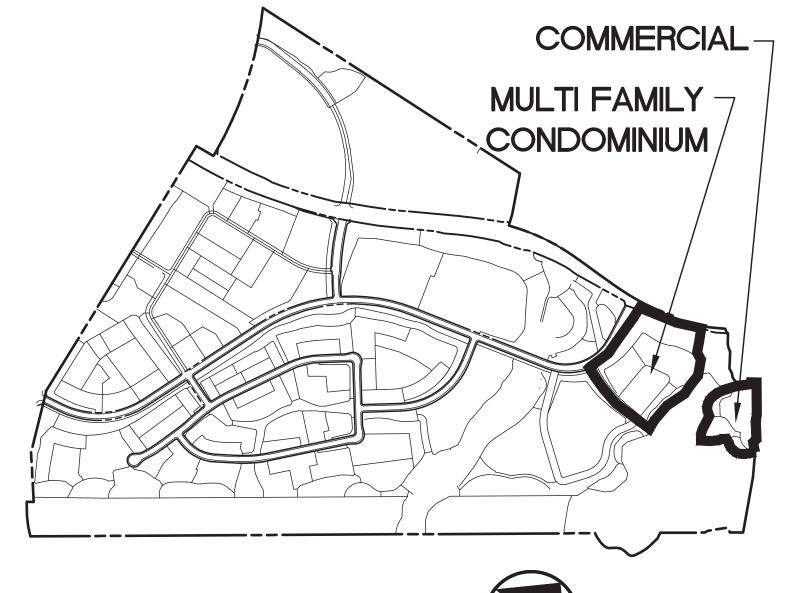
NOTES:

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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

PLANS PREPARED BY:



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

AS SHOWN 11/20/24 JOB No. **0015-035-037** SHEET 9

OF 14 SHEETS

OWNER/DEVELOPER: IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FIVEPOINT NEWHALL 💘 LAND FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE 25124 SPRINGFIELD COURT SUITE 300 VALENCIA, CA 91355

TELEPHONE: (661) 255-4000 REPRESENTATIVE : MR. MATT HANSON

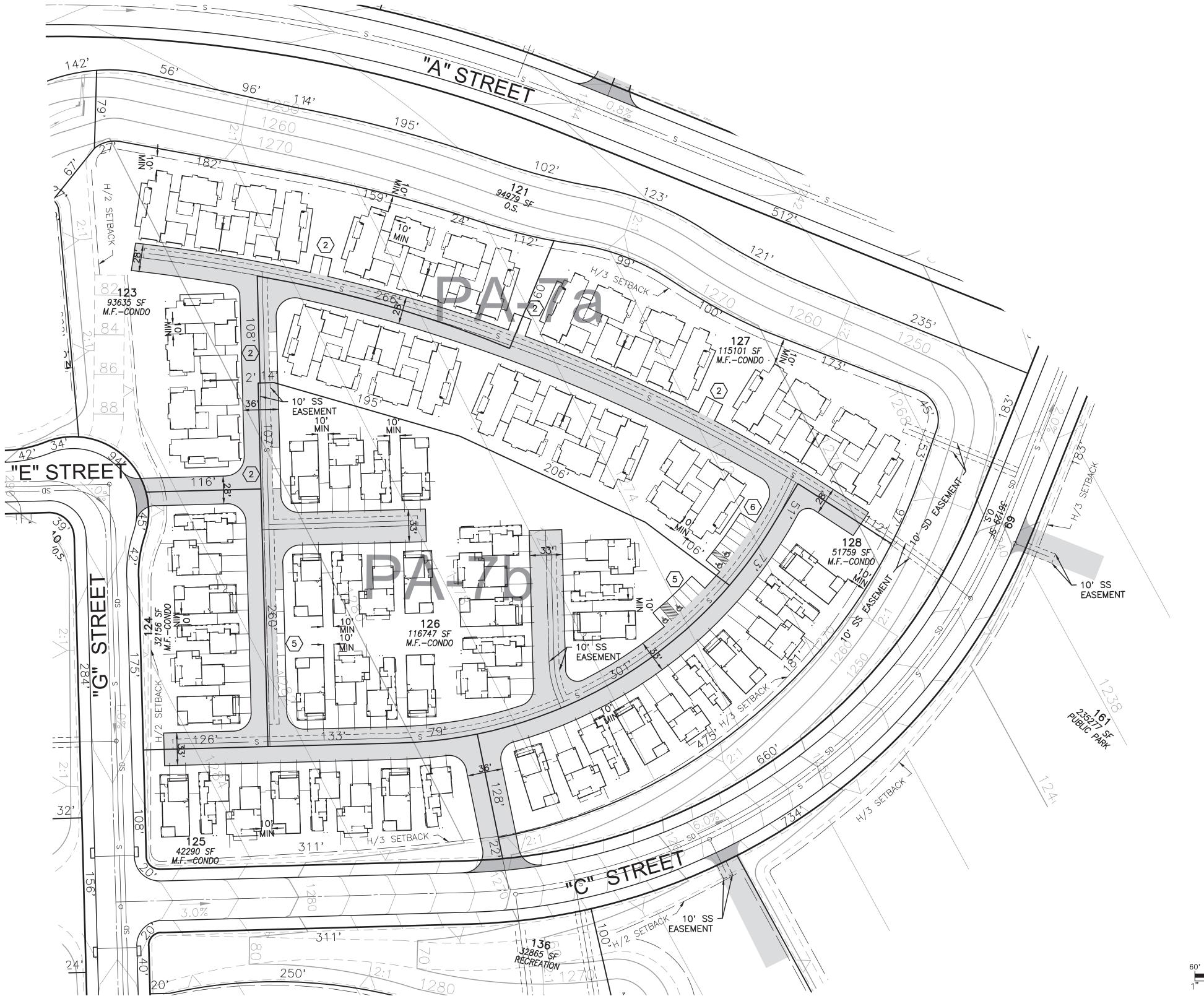


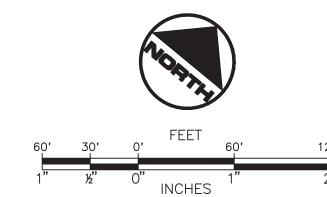




HUNSAKER & ASSOCIATES PLANNING = ENGINEERING = SURVEYING 26074 Avenue Hall, Ste 23 = Valencia , CA 91355 PH: (661) 294-2211 = FX: (661) 294-9890

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





PA-7a

$I \cap I \cap A$					
LOT 123,127					
RESIDENTIAL					
Product Type:	MU-F	Residential			
# of Stories:	3				
Total Site Area:	4.7 A	cres			
Land Use:	Resid	ential			
Total Units:	45				
Number of Buildings:	15				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
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:	10	2			
Provided Spaces:		1			
Garage:	9	0			
* Open		3			
Total:)3			

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

PA-7b

LOT 124,125,126,128					
RESIDENTIAL					
Product Type:	MU-F	Residential			
# of Stories:	3				
Total Site Area:	5.6 A				
Land Use:	Resid	ential			
Total Units:	44				
Number of Buildings:	44				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
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:	9	9			
Provided Spaces:		'			
Garage:	8	8			
* Open	1	3			
Total:	1(01			

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

<u>LEGEND</u>

VTTM 53295 BOUNDARY RIGHT-OF-WAY

---- PROPOSED EASEMENT -----SD ------- PROPOSED STORM DRAIN

950 PROPOSED CONTOUR ——— • DAYLIGHT LINE LINE OF SIGHT LINE OF SIGHT EASEMENT

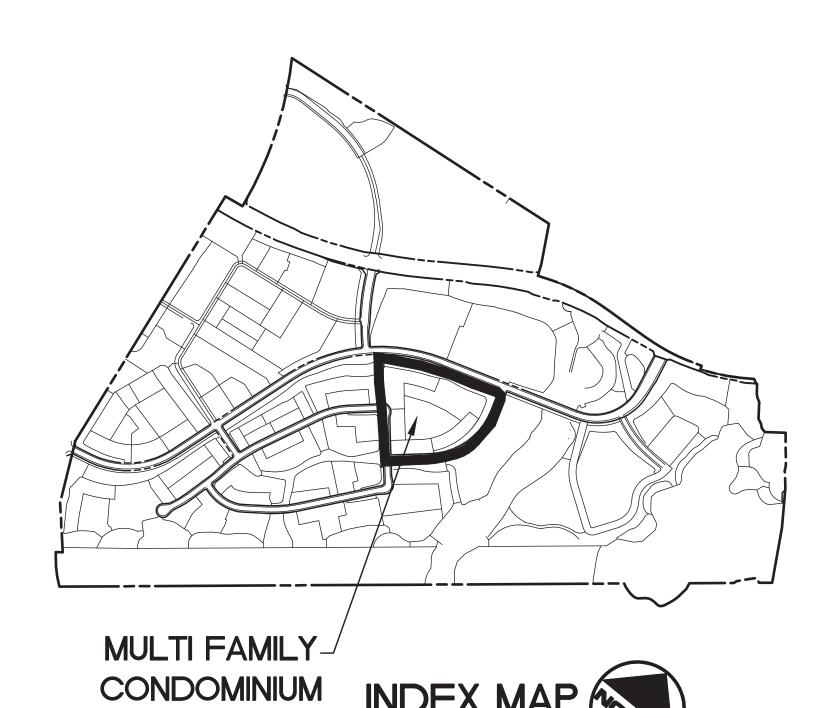
> — PROPOSED DRIVEWAY PRIVATE DRIVE AND FIRE LANE

> > EXISTING OIL WELL

PARKING COUNT TRASH ENCLOSURE

STORM DRAIN MANHOLE

COVERED PARKING (NUMBER OF SPACES IN BOX)



NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.

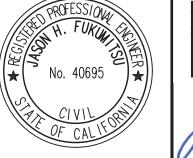
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS. 3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

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

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.







JASON H. FUKUMITSU

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

AS SHOWN 11/20/24 JOB No. **0015-035-037** SHEET OF 14 SHEETS IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA



PA-8d

LOT 119,120				
RESIDENTIAL				
Product Type:	MU-R	Residential		
# of Stories:	3			
Total Site Area:	3.3 A	cres		
Land Use:	Resid	ential		
Total Units:	26			
Number of Buildings:	26			
Max Height:	55'			
Parking Summary:				
Bedroom Count	Units	Covered @ 1.5 spaces/un	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit
4 bed	26	39	13	7
-				<u> </u>
Total	26	39	13	7
	1			
Res. ADA Parking (2% of total units)		1		1
Guest ADA Parking (5% of total guest sp.)	1			
Guest ADA Parking (5% of total guest sp.) Total ADA Parking	1 2			
Guest ADA Parking (5% of total guest sp.) Total ADA Parking ADA Van (1 sp/8 ADA Stalls	1 2 1			
Guest ADA Parking (5% of total guest sp.) Total ADA Parking ADA Van (1 sp/8 ADA Stalls Required Spaces:	1 2 1	9		
Guest ADA Parking (5% of total guest sp.) Total ADA Parking ADA Van (1 sp/8 ADA Stalls	1 2 1	9		
Guest ADA Parking (5% of total guest sp.) Total ADA Parking ADA Van (1 sp/8 ADA Stalls Required Spaces:	1 2 1 5	9 2		
Guest ADA Parking (5% of total guest sp.) Total ADA Parking ADA Van (1 sp/8 ADA Stalls Required Spaces: Provided Spaces:	1 2 1 5			

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

LOT 119,120						
RESIDENTIAL						
Product Type:	MU-F	Resident	ial			
# of Stories:	3					
Total Site Area:	3.3 A					
Land Use:	Resid	ential				
Total Units:	26					
Number of Buildings:	26					
Max Height:	55'					
Parking Summary:		1	1			
Bedroom Count	Units	Cove @ 1 spaces	.5	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Tota
4 bed	26	39)	13	7	59
Total	26	39)	13	7	59
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:	5	9				
Provided Spaces:		•				
Garage:	5	2				
* Onen	5	2				

PA-6a

LOT 97,98,99,100,101,102						
RESIDENTIAL						
Product Type:	MU-F	Resident	tial			
# of Stories:	3					
Total Site Area:	3.0 A	cres				
Land Use:	Resid	ential				
Total Units:	30					
Number of Buildings:	30					
Max Height:	55'					
Parking Summary:						
Bedroom Count	Units	Cove @ 7	1.5	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
2 bed	10	15	5	5	3	23
3 bed	10	15		5	3	23
4 bed	10	15		5	3	23
Total	30	45	5	15	9	69
Res. ADA Parking (2% of total units)	1					
Guest ADA Parking (5% of total guest sp.)	1					
Total ADA Parking	1					
ADA Van (1 sp/8 ADA Stalls	1					
Required Spaces:	6	9				
Provided Spaces:						
Garage:	6	0				
* Open	9	9				
Total:	T	9				

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

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 A. 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

PA-6b

MU-F	Resident	ial			
3					
3.2 A	cres				
Resid	ential				
26					
26					
55'					
Units	@ 1	.5	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
26	39)	13	7	59
26	39)	13	7	59
1					
1					
2					
1					
5	9				
	'				
5	2				
8	3				
6	0				
	3 3.2 A Resid 26 26 55' Units 26 1 1 2 1	3 3.2 Acres Residential 26 26 55' Units Cove @ 1 spaces 26 39 1 1 2	3.2 Acres Residential 26 26 55' Units Covered 1.5 spaces/unit 26 39 1 1 2 1 59 52 8	3.2 Acres Residential 26 26 55' Units Covered ② 1.5 spaces/unit 26 39 13 26 39 13 1 1 2 1 59 52 8	3.2 Acres Residential 26 26 55' Units Covered 0.5 spaces/unit unit 26 39 13 7 26 39 13 7 26 39 13 7 1 1 7 1 1 7 1 1 7 2 1 7 59

DESIGNED:

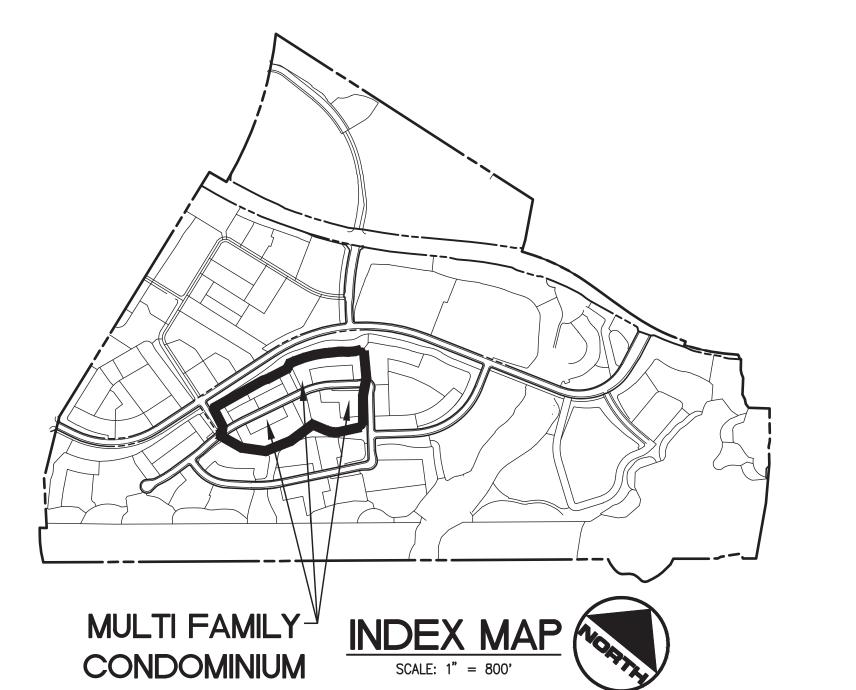
CHECKED:

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

PA-8a

LOT 113,114					
RESIDENTIAL					
Product Type:	MU-F	Residential			
# of Stories:	3				
Total Site Area:	3.0 A	cres			
Land Use:	Resid	ential			
Total Units:	26				
Number of Buildings:	26				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Tota
3 bed	26	39	13	7	59
Total	26	39	13	7	59
Res. ADA Parking (2% of total units)	1				
	1				
Guest ADA Parking (5% of total guest sp.)	1				
Guest ADA Parking (5% of total guest sp.) Total ADA Parking					
Total ADA Parking	2				
<u> </u>	2	9			
Total ADA Parking ADA Van (1 sp/8 ADA Stalls Required Spaces:	2	9			
Total ADA Parking ADA Van (1 sp/8 ADA Stalls Required Spaces: Provided Spaces:	2 1 5				
Total ADA Parking ADA Van (1 sp/8 ADA Stalls Required Spaces:	2 1 5	9 2 0			

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



LEGEND

PA-4a PLANNING AREA NUMBER

VTTM 53295 BOUNDARY

------SD ------- PROPOSED STORM DRAIN

----- PROPOSED SEWER

PROPOSED CONTOUR

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)

——— ——— H/2 & H/3 SETBACK LINE

----- DAYLIGHT LINE

--- RIGHT-OF-WAY

---- EXISTING EASEMENT

ESIGNED:	LEGAL DESCRIPTION:	OWNER/DEVELOPER:		PLANS PREPARED BY:
A WAKEFIELD	IN THE UNINCORPORATED TERRITORY OF THE	FIVEPOINT°	PROFESSION H. FUNITE OF	HUNS
RAFTED:	COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521		No. 40695 ★	PLANNING 26074 Avenu PH: (661) 29
HECKED: J FUKUMITSU	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.	VALENCIA, CA 91355 TELEPHONE: (661) 255–4000 REPRESENTATIVE: MR. MATT HANSON	OF CALIFORNIA	Jaron H Lu





JASON H. FUKUMITSU

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

AS SHOWN 11/20/24 JOB No. **0015-035-037** SHEET 11 OF 14 SHEETS IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

LOT 30 RECREATION

Land Use:
Total Site Area:
Total Building Sq. Ft:
Total Buildings

Number of Buildings:

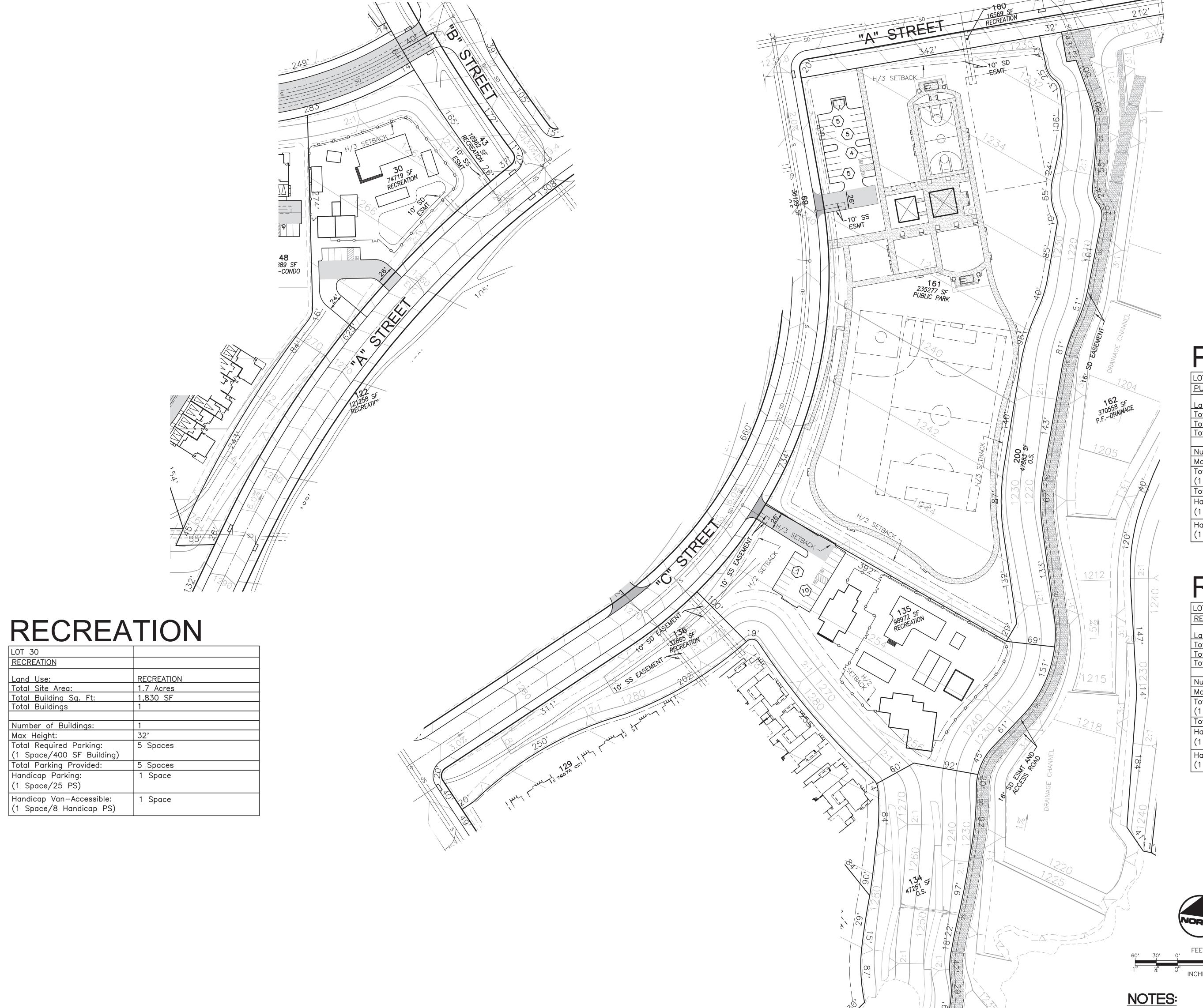
Max Height: Total Required Parking:

Total Parking Provided:

Handicap Parking: (1 Space/25 PS)

(1 Space/400 SF Building)

Handicap Van—Accessible: (1 Space/8 Handicap PS)



LEGEND

PA-4a PLANNING AREA NUMBER

PROPOSED STORM DRAIN PROPOSED SEWER

——— H/2 & H/3 SETBACK LINE PROPOSED CONTOUR

LINE OF SIGHT
LINE OF SIGHT EASEMENT PROPOSED DRIVEWAY

EXISTING OIL WELL

PARKING COUNT TRASH ENCLOSURE

STORM DRAIN MANHOLE

COVERED PARKING (NUMBER OF SPACES IN BOX)

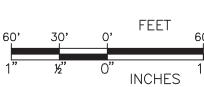
PUBLIC PARK

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:	6 Spaces
(1 Space/400 SF Building)	
Total Parking Provided:	19 Spaces
Handicap Parking:	2 Spaces
(1 Space/25 PS)	
Handicap Van—Accessible:	1 Space
(1 Space/8 Handicap PS)	
	!

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



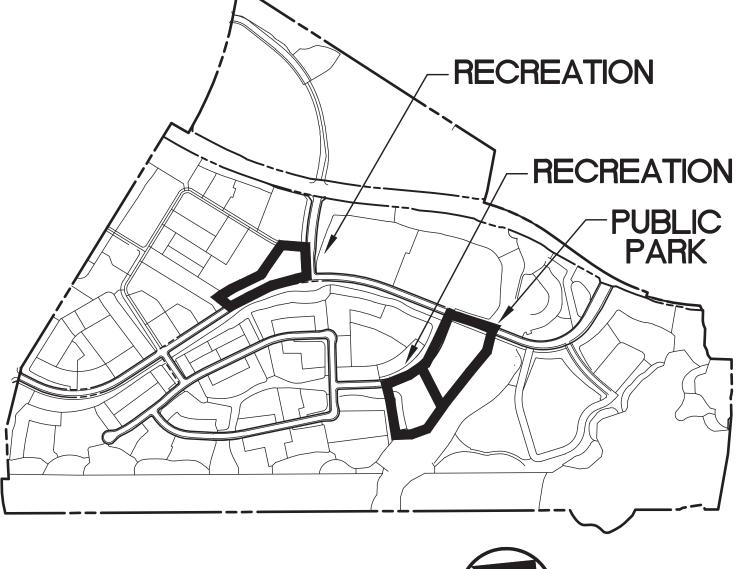


1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.

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



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

AS SHOWN 11/20/24 JOB No. **0015-035-037** SHEET 12

OF 14 SHEETS

LEGAL DESCRIPTION: A WAKEFIELD DRAFTED: CHECKED: COUNTY, DESCRIBED IN THE TITLE REPORT DATED

J FUKUMITSU

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

FEBRUARY 28, 2024.

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

OWNER/DEVELOPER:





HUNSAKER & ASSOCIATES PLANNING = ENGINEERING = SURVEYING 26074 Avenue Hall, Ste 23 = Valencia , CA 91355 PH: (661) 294-2211 = FX: (661) 294-9890

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

of Stories:

Land Use:

Total Units:

Max Height:

Total Site Area:

Number of Buildings:

<u>Parking Summary:</u>

Bedroom Count

Required Spaces: Provided Spaces:

Res. ADA Parking (2% of total units) Guest ADA Parking (5% of total guest sp.) 1

ADA Van (1 sp/8 ADA Stalls 1

4.5 Acres

2 bed 48 72

140

124

16

140

3 bed 14

Total 62

Total ADA Parking 3

Garage:

* Open

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

Total:

Residential

Covered

@ 1.5

21

93

|spaces/unit| spaces/

Guest @

0.25

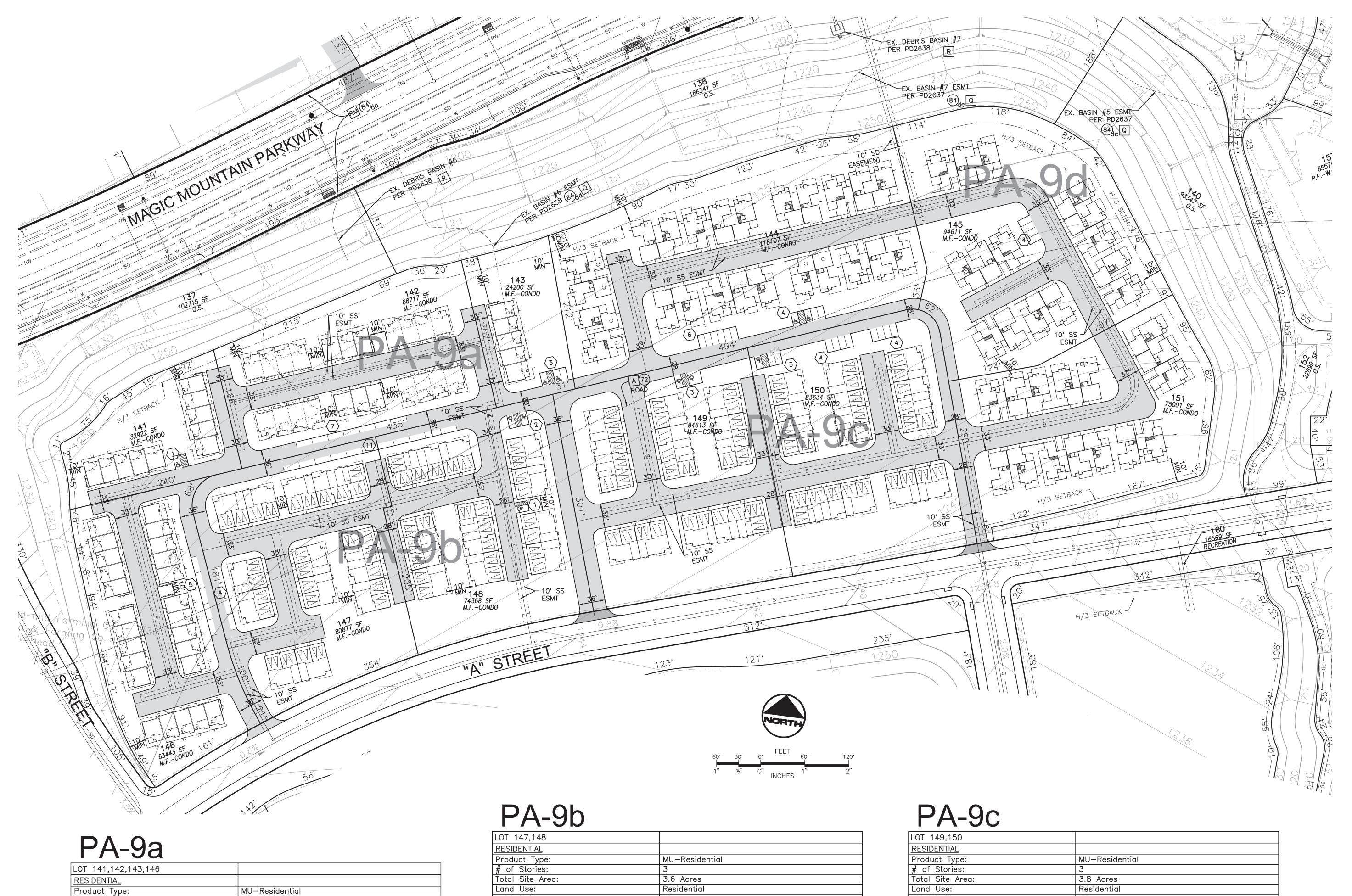
12 108

4 32

16 | 140

spaces/

Uncov @



RESIDENTIAL RESIDENTIAL Product Type: MU—Residential # of Stories: 3
Product Type: # of Stories: 3 Total Site Area: Land Use: Residential Total Units: 54 Number of Buildings: 11 Max Height: Parking Summary: Units Covered 0.5 spaces/unit Bedroom Count MU—Residential 3.6 Acres Covered 0.5 spaces/unit Uncov 0.5 spaces/ unit Total Units Total Units Total Units: Covered 0.5 spaces/ unit Total Units T
of Stories: Total Site Area: Land Use: Residential Total Units: Number of Buildings: Max Height: Parking Summary: Units Covered 1.5 spaces/unit Bedroom Count 3.6 Acres Residential 54 Number of Buildings: 11 Covered 0.5 spaces/ unit Uncov © 0.25 spaces/ unit Total Units Total U
of Stories: Total Site Area: Land Use: Residential Total Units: Number of Buildings: Max Height: Parking Summary: Units Covered © 1.5 spaces/unit Bedroom Count 3.6 Acres Residential 54 Number of Buildings: 11 Covered © 1.5 spaces/unit Uncov © Guest © 0.25 spaces/unit Unit Unit Unit Unit
Land Use: Total Units: 54 Number of Buildings: Max Height: Parking Summary: Units Covered 1.5 spaces/unit Bedroom Count Residential 54 Units: 54 Units: Covered 0.5 spaces/ unit Uncov © 0.25 spaces/ unit Total Units: To
Total Units: Number of Buildings: Max Height: 55' Parking Summary: Units Covered 0.5 spaces/ unit Uncov 0 0.25 spaces/ unit U
Number of Buildings: Max Height: 55' Parking Summary: Units Covered 0.5 spaces/unit unit Guest 0.25 spaces/unit unit To
Max Height: 55' Parking Summary: Units Covered 0.5 spaces/ unit Uncov 0 0.25 spaces/ unit Unit Unit Unit Unit Unit Unit Unit U
Parking Summary: Units Covered © 1.5 spaces/unit unit Uncov © O.5 spaces/unit unit Unit Unit Unit Unit Unit Unit Unit U
Units Covered © 1.5 spaces/unit Uncov © 0.25 spaces/unit Unit Unit Unit Unit Unit
Units Covered © 1.5 spaces/unit Uncov © 0.25 spaces/unit Unit Unit Unit Unit Unit
Bedroom Count Units Units Units Units Units Units Unit Uni
3 284 37 39 19 10 18
4 bed 17 25 9 5 3
1 200 17 20 9 9
Total 54 80 28 15 1
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
Garage: 108 * Open 18

LOT 149,150					
RESIDENTIAL					
Product Type:	MU-Residential 3 3.8 Acres Residential				
# of Stories:					
Total Site Area:					
Land Use:					
Total Units:	56				
Number of Buildings:	10				
Max Height:	55'				
Parking Summary:					
Tarking Sammary.		<u> </u>		<u> </u>	1
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Tota
3 bed	111	66	22	11	00
4 bed	+	18	6	3	99
1 500	12	10	0	5	2/
Total	56	84	28	14	126
Res. ADA Parking (2% of total units)		0+	20	17	120
Guest ADA Parking (5% of total guest sp.)					
Total ADA Parking					
ADA Van (1 sp/8 ADA Stalls)					
Required Spaces:		26			
Provided Spaces:	1 12	-			
Garage:	1 1	12			
* Open		4			
Total:		26			

* Note: Some ADA parking is included in open parking stall count. Note: Some ADA parking is included in open parking stall count. OWNER/DEVELOPER: 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 DESCRIPED IN THE TITLE PERCENT DATED. COUNTY, DESCRIBED IN THE TITLE REPORT DATED TELEPHONE: (661) 255-4000 REPRESENTATIVE : MR. MATT HANSON FEBRUARY 28, 2024. J FUKUMITSU





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

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

A WAKEFIELD DRAFTED: CHECKED:

FIVEPOINT NEWHALL 💘 LAND 25124 SPRINGFIELD COURT SUITE 300 VALENCIA, CA 91355



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

--- VTTM 53295 BOUNDARY RIGHT-OF-WAY ---- PROPOSED EASEMENT ---- EXISTING EASEMENT ------- SD ------- PROPOSED STORM DRAIN PROPOSED SEWER - ---- H/2 & H/3 SETBACK LINE PROPOSED CONTOUR

PA-43 PLANNING AREA NUMBER

LEGEND

———— 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:						
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Tot	
3 bed	39	58	19	10	89	
4 bed	15	23	8	4	35	
Total	54	81	27	14	12:	
Res. ADA Parking (2% of total units)		01		1 +	1 1 2 4	
Guest ADA Parking (5% of total guest sp.)					_	
Total ADA Parking (5% Of total guest sp.)					+	
ADA Van (1 sp/8 ADA Stalls	_				+	
Required Spaces:	+	22				
Provided Spaces:						
Garage:	10	08				
* Open		4				
Total:	1 10	22	-			

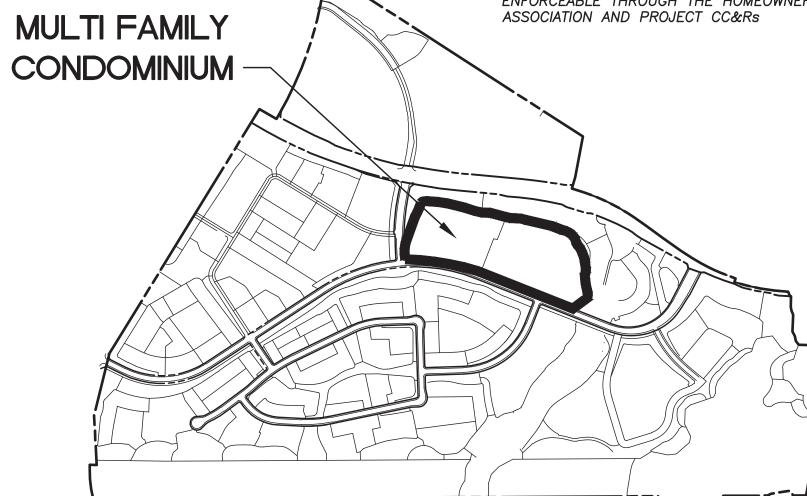
* Note: Some ADA parking is included in open parking stall count.

NOTES:

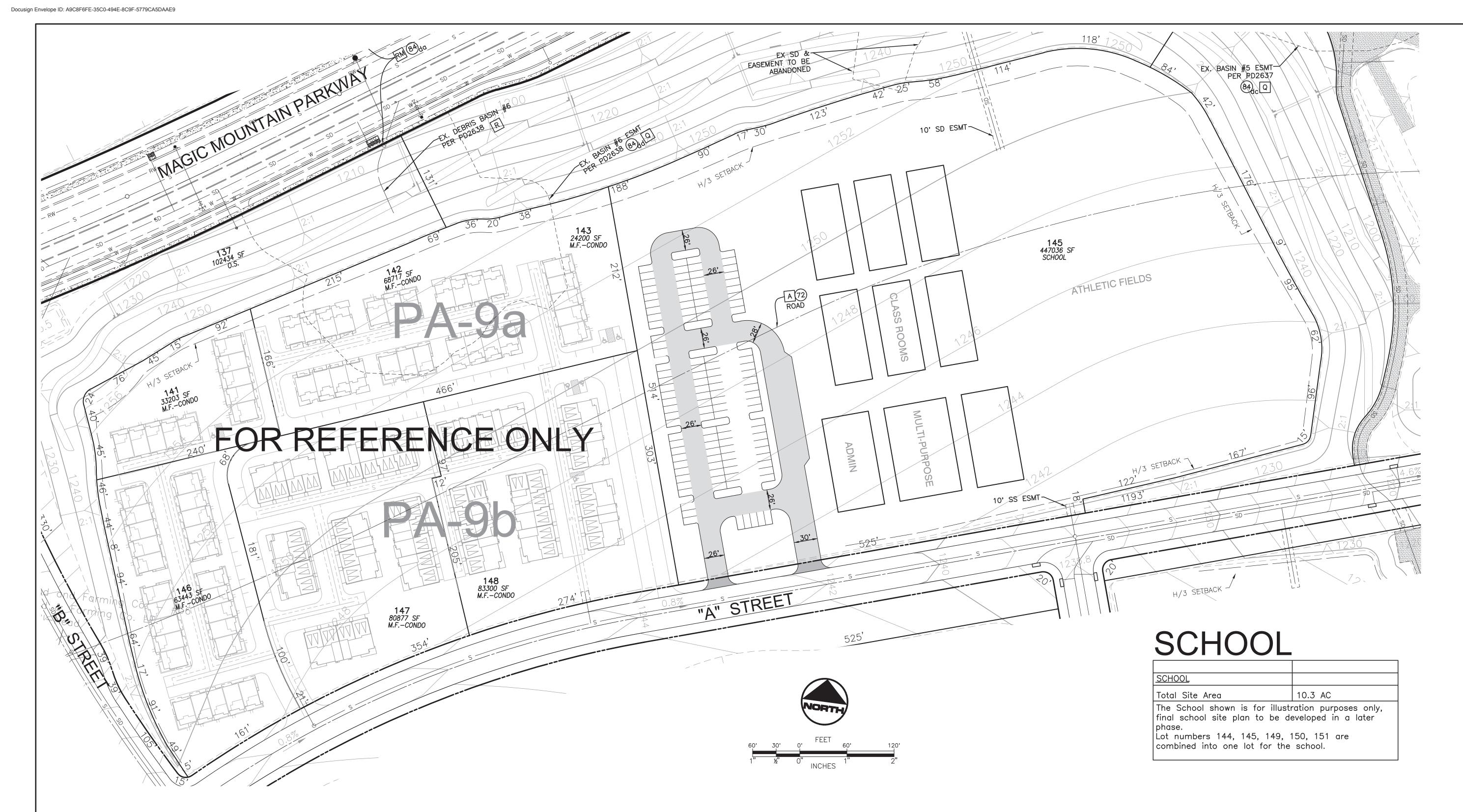
1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.

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







NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.

150' OF ALL EXTERIOR WALLS.

2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS. 3. FIRE ACCESS WILL BE PROVIDED TO WITHIN

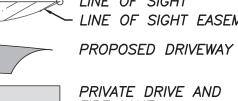
4. PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO PROVIDE RECIPROCAL ACCESS TO ALL ADJOINING LOTS WHICH WILL BE ENFORCEABLE THROUGH THE HOMEOWNERS ASSOCIATION AND PROJECT CC&Rs

LEGEND

PA-4a PLANNING AREA NUMBER

---- PROPOSED EASEMENT ---- EXISTING EASEMENT ------SD --------- PROPOSED STORM DRAIN

------ PROPOSED SEWER ——— ——— H/2 & H/3 SETBACK LINE PROPOSED CONTOUR — • — DAYLIGHT LINE LINE OF SIGHT
LINE OF SIGHT EASEMENT



PRIVATE DRIVE AND FIRE LANE

EXISTING OIL WELL

PARKING COUNT TRASH ENCLOSURE STORM DRAIN MANHOLE

COVERED PARKING (NUMBER OF SPACES IN BOX)

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

PA-4b ALTERNATE

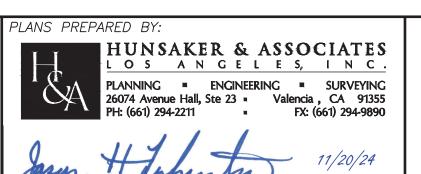
LOT 41	
COMMERCIAL	
Land Use:	MU-COMM
Total Site Acreage:	3.4 Acres
Total Sq. Ft.:	17,025 s.f.
Total Retail Units:	
Total Office Sq. Ft.:	
Total Office Units:	
Number of Buildings:	1 Building
Max Height:	55'
Parking Required Commercial:	69 Spaces
Total Required Parking:	69 Spaces
Total Parking Provided*: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

"P5'\SD EASEMENT — — — —

DESIGNED:	LEGAL DESCRIPTION:
A WAKEFIELD	IN THE UNINCORPORATED TERRITORY OF THE
DRAFTED:	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
CHECKED: J FUKUMITSU	REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.
1	, i







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

AS SHOWN 11/20/24 JOB No. **0015-035-037** SHEET 14 OF 14 SHEETS IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

MULTI FAMILY CONDOMINIUM ALTERNATIVE ALTERNATE-SCHOOL MIXED USE SITE RESIDENTIAL







2025 SCVWA Availability Form—VTPM 18108 Request Update Docusign Envelope ID: D4527134-D849-4FF8-B4F5-78C10EC4C885



SANTA CLARITA VALLEY WATER AGENCY PROJECT WATER AVAILABILITY FORM

SCV Water WO#:

DROIECT MANAGE.	Diame hune an use non					
PROJECT NAME: Please type or use pen						
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 AMT \$					
· · · · · · · · · · · · · · · · · · ·	DATE					
State State	SCVWA CASHIER'S USE ONLY					
A. X Major Subdivision (TM) Specific Plan or Plan Amend	TO BE COMPLETED BY APPLICANT					
A. X Major Subdivision (TM) Specific Plan or Plan Amend Minor Subdivision (TPM) Certificate of Compliance: _ Boundary Adjustment Rezone (Reclassification) from to zor Major Use Permit (MUP), purpose: Time Extension? Case No. Expired Map? Case No. Other:	(Add extra if necessary) 2866-001-001, 2866-002-045, 2866- 002-052, 2866-002-061, 2866-002-063, 3271-001-038					
B. ResidentialTotal number of dwelling units:						
X CommercialGross floor area: 3,400,000 sq. ft.	Project Address Street					
☐ IndustrialGross floor area:	_					
	Santa Clarita Valley Community Planning Area/Subregion Zip					
C. X Total Project acreage: 328.5 Total number of lots: 1	04					
	X No County of Los Angeles City of Santa Clarita					
Owner/Applicant agrees to pay all necessary construction costs, dedicate project and COMPLETE ALL CONDITIONS						
Owner's/Applicant's Signature: Alex Herrell	Date:1/28/25					
Address: 25124 Springfield Court #300 Valencia CA 91355	Phone: 661-255-4000					
SECTION 2. WATER AVAILABILITY	TO BE COMPLETED BY SCVWA					
Agency/District Name: SANTA CLARITA VALLEY WATER AGENCY	Letter Expires: <u>3/03/20</u> 27					
A. Project is in the agency service area. Project is not in the agency but is within its Sphere of Influence boundary, owner must apply for annexation. Project is not in the agency and is not within its Sphere of Influence boundary. The project is not located entirely within the agency and a potential boundary issue exists with the						
B. X Facilities to serve the project X ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the agency. Project will not be served for the following reason(s):						
C. Agency conditions are attached. Number of sheets attached: Agency has specific water reclamation conditions which are attached. Number of sheets attached: Agency will submit conditions at a later date. Additional Agency Conditions: Planning Phase Study Required.						
D. Waterlines are available in vicinity of the project. Connection points to be determined.						
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 Print Name: Jason Yim						
Print Title: Principal Phone: (661) 513-1277 Date: 3/3/2025						
NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF S						
On completion of Section 2, applicant is to submit this fo County of Los Angeles or City of Santa (= :					
Country of Los Angeles of City of Santa	(as appropriate)					



ENGINEERING

26521 Summit Circle, Santa Clarita, CA 91350-3049

(661) 297-1600 | yourSCVwater.com

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.

HARRISON I PARKWAY 13. PERMISSION TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS REQUESTED MUIRFIELD LANE FRANKLIN PA-2.3

GENERAL NOTES:

- 1. 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
- 2. 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.
- 3. 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 APPROVAL. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND
- 4. 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
- 5. 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.
- 6. PERMISSION IS REQUESTED FOR UNIT PHASING.
- 7. PERMISSION IS REQUESTED TO COMBINE LOTS.
- 8. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
- 9. PERMISSION IS REQUESTED TO RECORD ADDITIONAL NON DEVELOPABLE LOTS FOR PRIVATE DRIVEWAY PURPOSES.
- 10. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS PROVIDED MAINTENANCE EASEMENTS ARE GRANTED TO THE SATISFACTION OF DPW.
- 11. 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.
- 12. PROPOSED RETAIL, INDUSTRIAL, AND OFFICE FLOOR AREA ARE INTERCHANGEABLE IF THE REQUIRED PARKING IS
- 14. REQUEST PERMISSION TO MASS/BULK GRADE.
- 15. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
- 16. 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.
- 17. 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.
- 18. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- 19. TOPO COMPILED 12/2013 FROM AERIAL DATA FLOWN 12/2013.
- 20. PERMISSION IS REQUESTED TO VACATE EXCESS RIGHT OF WAY ON LIVE OAK ROAD WITHIN LOTS 24, 25, 27, 42 AND 104.
- 21. GRADING OF FINAL FLAT BUILDING PADS SHALL BE ALLOWED ON THE PROJECT ROUGH GRADING PLANS CONSISTENT WITH "SECTION J109.5 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.
- 22. 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 VTTM. 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.
- 23. THE BREAKDOWN OF EARTHWORK VOLUMES OF EACH PHASE SHOULD BE CONSIDERED A FRACTION OF THE OVERALL PROPOSED EARTHWORK QUANTITY FOR THE ENTIRE PROJECT.
- 24. THE CUMULATIVE EARTHWORK VOLUME FOR ALL PHASES WILL BE REQUIRED ON EACH SET OF GRADING PLAN SUBMITTED.
- 25. 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.
- 26. 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,
- 27. ALL SLOPES AND LANDSCAPING TO BE MAINTAINED BY VALENCIA COMMERCE CENTER ASSOCIATION.
- 28. ALL SEWER AND STORM DRAIN SHOWN IN EASEMENTS ON PRIVATE PROPERTY SHALL BE PUBLICLY MAINTAINED.
- 29. ALL ABANDONMENTS AND QUITCLAIMS SHALL BE COMPLETED PRIOR TO FINAL MAP.
- 30. 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.
- 31. 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:

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:

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

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO THE SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICULAR ACCESS).

2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.

3. FIRELANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPON THE FINAL SITE PLAN APPROVAL.

4. 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

SHEET INDEX SHEET No. DESCRIPTION TITLE SHEET, NOTES, STATISTICS **EASEMENTS** PLANNING AREA 1 PLANNING AREA 2.1 PLANNING AREA 2.2 AND 2.3 PLANNING AREA 3.1 AND 3.2 PLANNING AREA 3.3a AND 3.3b PLANNING AREA 3.3c AND 3.3d

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

PROJECT SUMMARY:

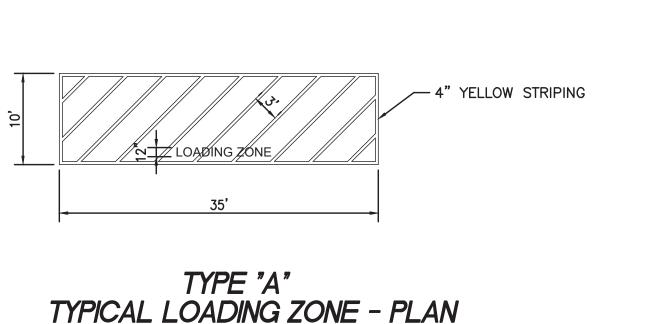
GROSS AREA	328.8 Acres
TOTAL LOTS	104
EXISTING ZONING	M-1.5-DP, M-1.5
PROPOSED ZONING	M-1.5-DP, $M-1.5$
EXISTING COUNTYWIDE GENERAL PLAN DESIGNATION:	10
PROPOSED COUNTYWIDE GENERAL PLAN DESIGNATIONS:	10

NORTH

VICINITY MAP

NOT TO SCALE

INDEX MAP



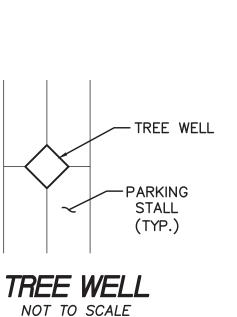
MIN. DIMENSIONS: 10' W x 35' D x 14' H

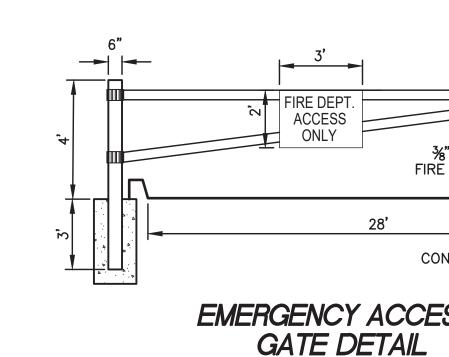
NOT TO SCALE

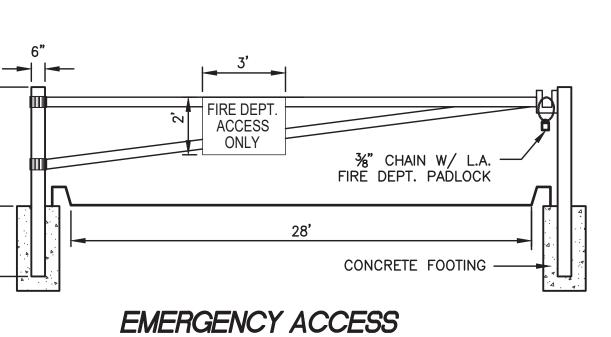
CURB

FACE

NOT TO SCALE







NOT TO SCALE

HANDICAPPED

- PARKING SIGN (TYP.)

LEGEND

SHEET NUMBER $\langle A \rangle$ INDUSTRIAL $\langle \mathsf{B} \rangle$ OFFICE

OFFICE (4 LEVELS) $\langle D \rangle$ RETAIL

STRUCTURE PARKING

SURFACE PARKING

LOT REQUIREMENTS

BUILDING

SETBACK

40'

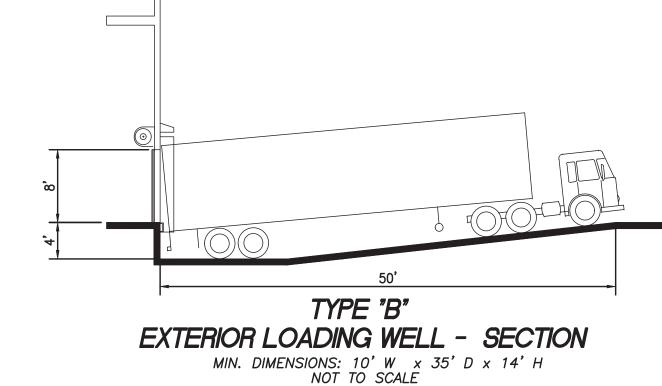
SETBACKS ARE MEASURED FROM CURB OF ROADWAY

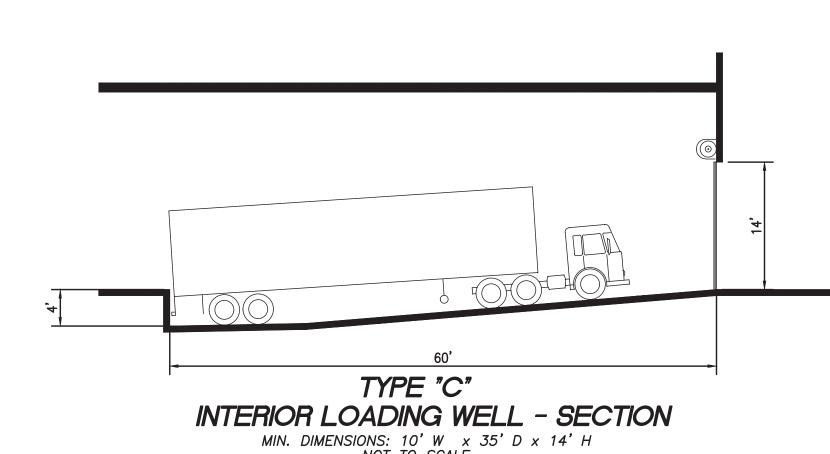
MINIMUM FRONT | MINIMUM SIDE

PARKING

SETBACK

(CORNER LOT)





NOT TO SCALE										Ν	OT TO SCAL	.E			
PARKING SPAC					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.)	Industrial Parking Spaces	Total Parking Spaces Required	Retail Parking Spaces Provided	Office Parking Spaces Provided	Total Industrial Spaces Provided	Total Parking Spaces Provided
1	92-97	THE OLD ROAD	2	_	174300	_	174300	_	436	1	436	1	436	_	436
2.1	68-73	HANCOCK PARKWAY	4	_	302600	_	302600	_	<i>757</i>	-	757	-	757	_	757
2.2	77-82	HANCOCK PARKWAY	5	-	368400	_	368400	_	921	1	921	-	921	_	921
2.3	83-90	HANCOCK PARKWAY	5	1	649800	_	649800	_	1625	1	1625	1	1625	-	1625
3.1	2-12	COMMERCE CENTER DRIVE	6	_	581200	_	581200	_	1453	1	1453	1	1453	_	1453
3.2	17,20	COMMERCE CENTER DRIVE	1	18000	-	_	18000	72	-	1	72	72	-	_	72
3.3a	29-35	FRANKLIN PARKWAY	2	-	-	247800	247800	_	-	496	496	-	-	496	496
3.3b	28,38,39	FRANKLIN PARKWAY	2	-	-	224500	224500	_	-	449	449	-	-	449	449
3.3c	43,44	FRANKLIN PARKWAY	1	-	66300	_	66300	_	166	1	166	-	166	_	166
3.3d	47 <i>–55,59</i>	FRANKLIN PARKWAY	8	_	767100	_	767100	_	1918	_	1918	_	1918	_	1918
TOTAL	_	-	36	18000	2909700	472300	3400000	72	7276	945	8293	72	7276	945	8293

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

4' WHEEL STOP (TYP.) **TYPICAL** SYMBOL CURB FACE TYPICAL PERPENDICULAR PARKING TYPICAL PARALLEL PARKING NOT TO SCALE NOT TO SCALE

LEGAL DESCRIPTION: THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY A WAKEFIELD OF LOS ANGELES, STATE OF CALIFORNIA, KNOWN AS ASSESSOR PARCELS 2866-002-001, 2866-002-007, DRAFTED: 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 N BOOK 1 PAGES 521 AND 522 OF PATENTS, IN THE CHECKED: OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

1. 20' AT SIDEWALK CONDITIONS

NON-RESIDENTIAL SITE DEVELOPMENT STANDARDS

MINIMUM FRONT

PARKING

SETBACK

33.5'

STREET FRONTAGE

COMMERCE CENTER DRIVE

J FUKUMITSU

INTERIOR STREETS

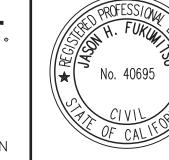


MINIMUM SIDE

BUILDING

SETBACK

(CORNER LOT)





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

AS SHOWN 11/20/24 OB No. **0015-043-024** SHEET OF 7 SHEETS IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

ALL COUNTY EASEMENTS ANTICIPATED TO BE QUITCLAIMED/REMOVED SHALL BE DONE WITH FINAL MAP RECORDATION.

ALL OTHER EASEMENTS ANTICIPATED TO BE QUITCLAIMED/REMOVED SHALL BE DONE PRIOR TO FINAL MAP RECORDATION.

DATED AS OF JAN 17, 2023

INTENTIONALLY DELETED

TAXES AND ASSESSMENTS. REPORT TO FOLLOW. PLEASE VERIFY BEFORE CLOSING.

THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

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.

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.

AN EASEMENT FOR POLES, GUYS, ANCHORS, CROSS-ARMS AND WIRES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1920, AS DOCUMENT NO. 426 IN BOOK 7068

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 FILL 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.

INTENTIONALLY DELETED.

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.

NA 7-14 INTENTIONALLY DELETED.

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.

SURVEYORS NOTE: THE EASEMENT IS NOT LOCATABLE. THE DOCUMENT ONLY DESCRIBES APPROXIMATE AND GENERAL LOCATIONS FOR THE EASEMENT.

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.

SURVEYORS NOTE: PLOTTED APPROXIMATELY PER DOCUMENT BASED ON TIED TO THE OLD ROAD AND SPRR

MA 15-17A INTENTIONALLY DELETED

17B. 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 17C-24 INTENTIONALLY DELETED

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.

SURVEYORS NOTE: THE EASEMENT IS NOT LOCATABLE.

NA 26-32 INTENTIONALLY DELETED

AN EASEMENT FOR ELECTRICAL TRANSMISSION LINES, POLES, TOWERS, AND ACCESS AND INCIDENTAL PURPOSES, RECORDED JULY 1, 1958 AS INSTRUMENT NO. 4125, IN BOOK D143, PAGE 449 OF OFFICIAL RECORDS AND FEBRUARY 8, 1960. IN BOOK D743, PAGE 487 OF OFFICIAL RECORDS IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: AS DESCRIBED THEREIN

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.

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.

SURVEYORS NOTE: PLOTTED PER DOCUMENT. INTENTIONALLY DELETED

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.

NA 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

SURVEYORS NOTE: PLOTTED PER DOCUMENT. QUITCLAIM PLOTTED PER DOCUMENT.

AFFECTS: AS DESCRIBED THEREIN, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

SURVEYORS NOTE: PLOTTED PER DOCUMENT. MA 39&40 INTENTIONALLY DELETED

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.

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

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

SAID ORDINANCE PROVIDES THAT SUCH FLOODWAYS AND WATER SURFACE ELEVATIONS WERE ESTABLISHED OVER THOSE LANDS SUBJECT TO SEVERE FLOOD HAZARD B REASON 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.

SURVEYORS NOTE: THE DOCUMENT IS NOT LOCATABLE. THE DOCUMENT ONLY DEPICTS GRAPHICAL INFORMATION.

NA 52-54 INTENTIONALLY DELETED

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.

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.

FM 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.

AFFECTS: PARCEL 1

SURVEYORS NOTE: PLOTTED PER DOCUMENT. INTENTIONALLY DELETED

20121735841 OF OFFICIAL RECORDS.

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.

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.

INTENTIONALLY DELETED EASEMENT FOR ROADWAY, ACCESS, INGRESS, EGRESS, SLOPE, STORM DRAIN, SEWER AND FLOOD CONTROL PURPOSES, AS SHOWN OR DEDICATED ON THE FOLLOWING PARCEL MAPS:

MA- AS MAP NO. 15173, IN BOOK 161, PAGE 80-87, PARCEL MAPS; SURVEYORS NOTE: DOES NOT AFFECT. $|m{Q}|$ AS MAP NO. 22261, IN BOOK 273, PAGE 27-37, PARCEL MAPS; SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA - AS MAP NO. 20839, IN BOOK 273, PAGES 38-43, PARCEL MAPS; SURVEYORS NOTE: DOES NOT AFFECT. — AS MAP NO. 17949-01, IN BOOK 282, PAGES 94-98, PARCEL MAPS; SURVEYORS NOTE: DOES NOT AFFECT

RM- AS MAP NO. 17949, IN BOOK 283, PAGES 1-5, PARCEL MAPS SURVEYORS NOTE: PLOTTED PER DOCUMENT. AS MAP NO. 19784-0, IN BOOK 279 PAGES 34-44, PARCEL MAPS SURVEYORS NOTE: DOES NOT AFFECT.

MA- AS MAP NO. 26363, IN BOOK 353 PAGES 44-56, PARCEL MAPS SURVEYORS NOTE: DOES NOT AFFECT. AS MAP NO. 18229, IN BOOK 232, PAGES 1-11, PARCEL MAPS SURVEYORS NOTE: PLOTTED PER DOCUMENT

63-67 INTENTIONALLY DELETED

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.

SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 69-90 INTENTIONALLY DELETED

AFFECTS: PARCEL 1

AFFECTS: PARCEL 1

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

SURVEYORS NOTE: PLOTTED PER DOCUMENT. MA 92&93 INTENTIONALLY DELETED

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.

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

SURVEYORS NOTE: PARCEL 1-3 ARE NOT LOCATABLE DUE TO ERRORS IN THE LEGAL DESCRIPTION. THE REST OF THE PARCELS ARE PLOTTED PER DOCUMENT. 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: PARCEL 1 SURVEYORS NOTE: PLOTTED PER DOCUMENT.

AFFECTS: AS DESCRIBED THEREIN

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. NA 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.

SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS. NA 103. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED MAY, 04, 2011 AS INSTRUMENT NO. 20110637212 OF OFFICIAL RECORDS.

SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

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

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. 106. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED SEPTEMBER 09, 2011 AS INSTRUMENT NO. AFFECTS: PARCEL 1

MA 107-114 INTENTIONALLY DELETED

[RM] 15. 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.

AFFECTS: AS DESCRIBED THEREIN

SURVEYORS NOTE: PLOTTED PER DOCUMENT.

20121735840 OF OFFICIAL RECORDS. IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION

|RM||116. AN EASEMENT FOR WATER WELLS, STORM DRAINS, WARTER PIPELINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO.

117. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.

AFFECTS: PARCEL 1

MA 118. INTENTIONALLY DELETED MA 19. RIGHTS OF PARTIES IN POSSESSION

MA 120. INTENTIONALLY DELETED

NA 123. INTENTIONALLY DELETED

AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 16643 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. 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 ERECTED 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 100 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:

A WAKEFIELD

J FUKUMITSU

DESIGNED:

DRAFTED:

CHECKED:

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.

LEGAL DESCRIPTION:

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.

> FIWEPOINT 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 N BOOK 1 PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY

OWNER/DEVELOPER:

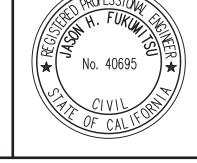
NEWHALL 💘 LAND

25124 SPRINGFIELD COURT SUITE 300

VALENCIA, CA 91355

TELEPHONE: (661) 255-4000

lo. 40695 REPRESENTATIVE : MR. MATT HANSON





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

11/20/24 DB No. **0015-043-024** SHEET 1a OF 7 SHEETS IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

AS SHOWN

Plan No. HCC093-01

AFFECTS: PARCEL 1 SURVEYORS NOTE: PLOTTED PER DOCUMENT. INTENTIONALLY DELETED 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.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. SURVEYORS NOTE: BLANKET OVER PARCEL 1 OF THE TITLE REPORT NORTHERLY OF THE SCE EASEMENT INST. 4125, BOOK D143, PAGE 449. MA 125. AN EASEMENT FOR CABLE TELEVISION LINES, FACILITIES AND APPURTENANCES, INCLUDING BUT WITHOUT LIMITING THE GENERALITY OF THE FOREGOING CONDUITS, CABLES, TRANSFORMERS, TRANSMISSION RELAYS, HOOKUP FACILITIES AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1969 AS BOOK D4248, PAGE 315 OF OFFICIAL RECORDS. IN FAVOR OF: RANCHERS SUPPLY COMPANY, A CORPORATION AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. SURVEYORS NOTE: BLANKET OVER PARCEL 1 OF THE TITLE REPORT NORTHERLY OF THE SCE EASEMENT INST. 4125, BOOK D143, PAGE 449.

124. AN EASEMENT FOR WATER SYSTEM MAINS, FACILITIES AND APPURTENANCES, INCLUDING BUT WITHOUT LIMITING THE GENERALITY OF THE FOREGOING PIPELINES,

PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1969 AS INSTRUMENT NO. 3780 IN BOOK D4248 PAGE 313 OF OFFICIAL RECORDS.

WATER WELLS, PUMPING STATIONS, RESERVOIRS, BLENDING PLANTS, TREATMENT PLANTS AND CONDUITS AND CABLES FOR POWER TRANSMISSION AND COMMUNICATION

RM126. A RIGHT OF WAY FOR A STATE HIGHWAY OVER THOSE PORTIONS OF SAID LAND INCLUDED WITHIN A STRIP OF LAND 60 FEET WIDE, BEING 30 FEET ON EACH SIDE OF THE CENTER LINE AS MORE PARTICULARLY DESCRIBED THEREIN, AS GRANTED UPON CERTAIN CONDITIONS BY THE NEWHALL LAND AND FARMING COMPANY TO STATE OF CALIFORNIA, BY DEED RECORDED JULY 7, 1915 IN BOOK 6056 PAGE 284, OF DEEDS. EASEMENT LOCATION CANNOT BE DETERMINED SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 127-130 INTENTIONALLY DELETED

HIGHWAY MAP BOOK 13. PAGES 16-20.

SURVEYORS NOTE: PLOTTED PER DOCUMENT.

IN FAVOR OF: VALENCIA WATER COMPANY, A CORPORATION

AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN

R 131. AN EASEMENT FOR UTILITY PURPOSES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 34891 PAGE 223 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. SURVEYORS NOTE: PLOTTED PER DOCUMENT. THE DOCUMENT DOES NOT DEFINE A WIDTH. ALIGNMENT BASED ON EXISTING POLE LOCATION.

RM 132. AN EASEMENT FOR DRAINAGE PURPOSES AND INCIDENTAL PURPOSES, RECORDED APRIL 16, 1969 AS INSTRUMENT NO. 614 OF OFFICIAL RECORDS. IN FAVOR OF: STATE OF CALIFORNIA

AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN

SURVEYORS NOTE: PLOTTED APPROXIMATELY PER DOCUMENT. ADDITIONAL FIELD WORK WOULD BE REQUIRED TO EXACTLY LOCATE. THE CURRENT PLOTTING SHOULD BE WITHIN THE EASEMENT ADJOINS PARCEL 4 OF THE DOCUMENT RECORDED APRIL 18, 1966 AS INST. NO. 2223 IN BOOK D3274, PAGE 517 OF OFFICIAL RECORDS WHICH IS NOT IN THE REPORT. BOTH PARCELS WERE RELINQUISHED TO THE COUNTY OF LOS ANGELES APRIL 29. 1977 PER INST. NO. 77-443686 WHICH REFERENCES STATE

TAM 133. AN EASEMENT FOR SEWER PURPOSES AND INCIDENTAL PURPOSES, RECORDED JUNE 11, 1970 AS INSTRUMENT NO. 1595 OF OFFICIAL RECORDS. IN FAVOR OF: COUNTY SANITATION DISTRICT NO. 32 OF LOS ANGELES COUNTY, A BODY CORPORATE AND POLITIC AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION

MA 134. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CERTIFICATE OF COMPLIANCE" RECORDED FEBRUARY 26, 1981 AS INSTRUMENT NO. 81-209884 OF OFFICIAL RECORDS. SURVEYORS NOTE: AFFECTS PORTION OF THE SUBJECT PROPERTY

MA 135. INTENTIONALLY DELETED

Q RE 136. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF INTENT TO PRESERVE INTEREST" RECORDED MARCH 17, 2000 AS INSTRUMENT NO. 00-399620 OF OFFICIAL RECORDS. SURVEYORS NOTE: DOES NOT CONTAIN SURVEY MATTERS.

136A. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF INTENT TO PRESERVE INTEREST" RECORDED MARCH 17, 2000 AS INSTRUMENT NO. 00-399625 OF OFFICIAL RECORDS. SURVEYORS NOTE: PLOTTED PER DOCUMENT.

137. THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY PARCEL MAP 26363 REFERRED TO IN THE LEGAL DESCRIPTION: PORTIONS OF PARCELS 13, 14, 15 AND 16 ARE SUBJECT TO FLOOD HAZARD. THE DEDICATED RIGHT OF THE COUNTY OF LOS ANGELES TO RESTRICT THE ERECTION OF BUILDING OR OTHER STRUCTURES WITHIN THOSE AREAS DESIGNATED ON THE MAP AS FLOOD HAZARD AREAS.

A DEDICATED EASEMENT TO THE COUNTY OF LOS ANGELES PERTAINING TO ALL AIRSPACE ABOVE A PLANE THREE (3) FEET ABOVE THE "TOP OF CURB" GRADE LINE AS ESTABLISHED BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS FOR THE PURPOSE OF MAINTAINING UNOBSTRUCTED VISIBILITY AS SHOWN ON SAID MAP. AS A DEDICATION TO PUBLIC USE, WHILE ALL OF COMMERCE CENTER DRIVE WITHIN OR ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC STREET, WE HEREBY ABANDON ALL RIGHTS OF DIRECT VEHICULAR INGRESS AND EGRESS FROM ABUTTING PARCEL TO SAID STREET. IF ANY PORTION OF SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED. PARCELS 12 THROUGH 16 ARE APPROVED AS OPEN SPACE PARCELS. AFFECTS: PARCEL 3

A PUBLIC EASEMENT FOR NAVIGATION AND THE INCIDENTS OF NAVIGATION SUCH AS BOATING, FISHING, SWIMMING, HUNTING AND OTHER RECREATIONAL USES IN AND UNDER THE CASTAIC CREEK AND INCLUDING A PUBLIC RIGHT OF ACCESS TO THE WATER.

139. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED DECEMBER 18, 2007 AS INSTRUMENT NO. 20072772907 OF OFFICIAL RECORDS. AFFECTS: PARCEL 3 SURVEYORS NOTE: DOES NOT CONTAIN SURVEY MATTERS.

RM 140. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 29, 2008 AS INSTRUMENT NO. 20080353886 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955 (P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. § 3604(C), OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. AFFECTS: LOTS 13, 14, 15 AND 16 OF PARCEL 3

SURVEYORS NOTE: DOES NOT CONTAIN SURVEY MATTERS. NA 141. INTENTIONALLY DELETED

Q R R RE 142. AN EASEMENT FOR PIPELINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED APRIL 25, 2014 AS INSTRUMENT NO. 20140425923 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION AFFECTS: PARCEL 1

SURVEYORS NOTE: PLOTTED PER DOCUMENT. NA 143&144 INTENTIONALLY DELETED

20190676213 OF OFFICIAL RECORDS.

PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE:

SURVEYORS NOTE:

RM 145. THE COVENANTS, CONDITIONS, TERMS AND PROVISIONS CONTAINED IN THE DIRECTORS DEED WHEREIN IN THE STATE OF CALIFORNIA CONVEYED TITLE TO THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP) A, A CALIFORNIA LIMITED PARTNERSHIP RECORDED JULY 12, 2019 AS INSTRUMENT NO.

SURVEYORS NOTE: THE DOCUMENT IS NOT LOCATABLE. THE DOCUMENT ONLY DEPICTS GRAPHICAL INFORMATION.

RM 147. AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 2000 AS INSTRUMENT NO 00 1513084 OF OFFICIAL RECORDS. IN FAVOR OF: COUNTY OF LOS ANGELES AFFECTS: AS DESCIBED THERIN SURVEYORS NOTE: PLOTTED PER DOCUMENT

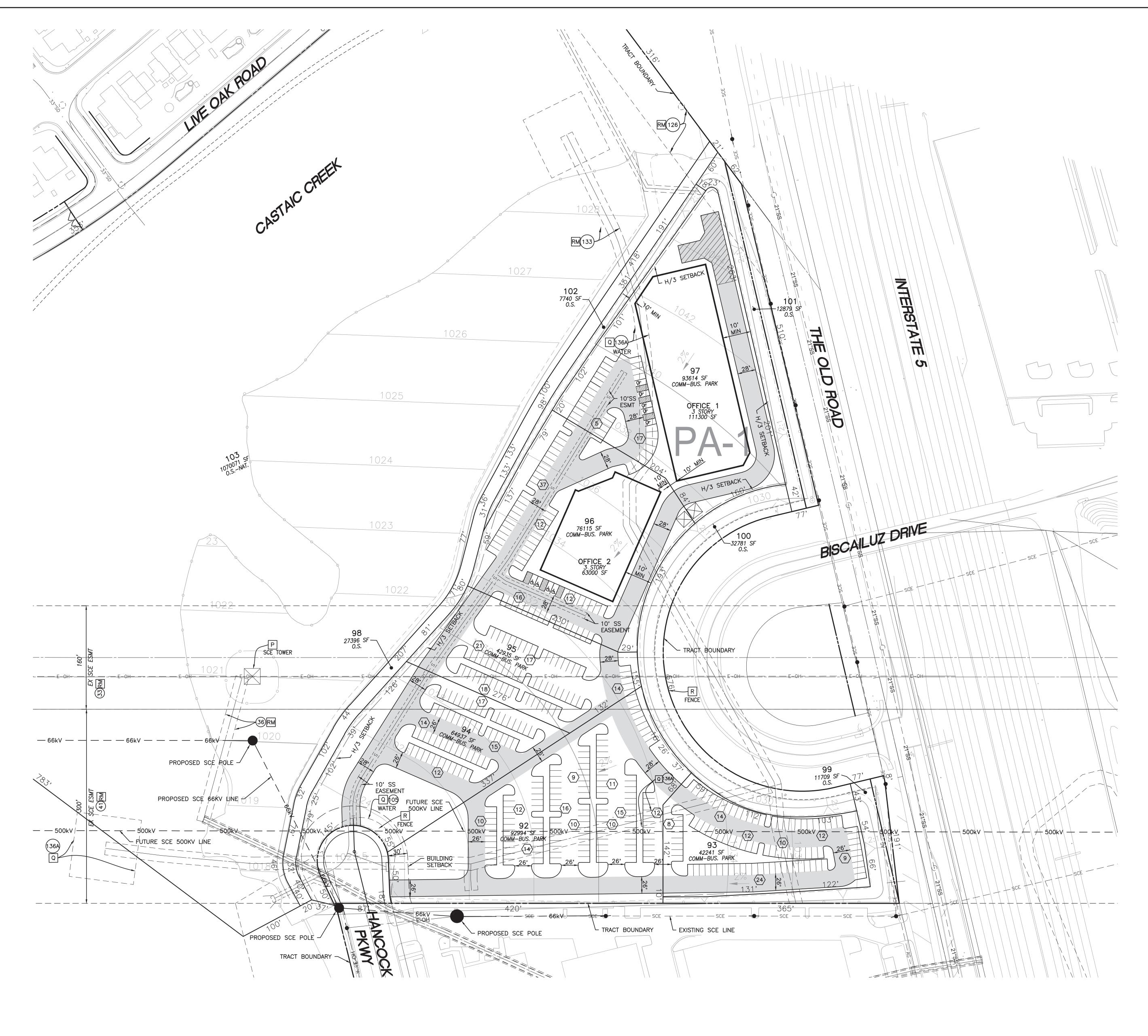
DISPOSITION LEGEND:

ABANDON PROTECT IN PLACE

QUIT CLAIM REMOVE RELOCATE

TO REMAIN INDETERMINATE IN NATURE LEASE (OIL, GAS, MINERALS)

NOT APPLICABLE TO PROJECT V VACATE



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.

DESIGNED:

DRAFTED:

CHECKED:

A WAKEFIELD

J FUKUMITSU

OWNER/DEVELOPER:

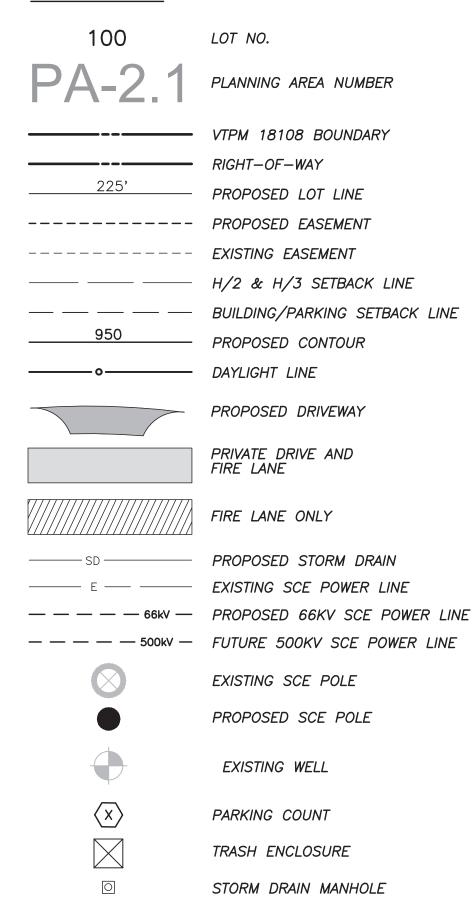
FIWEPOINT.

NEWHALL 💘 LAND

25124 SPRINGFIELD COURT SUITE 300 VALENCIA, CA 91355

TELEPHONE: (661) 255-4000 REPRESENTATIVE : MR. MATT HANSON

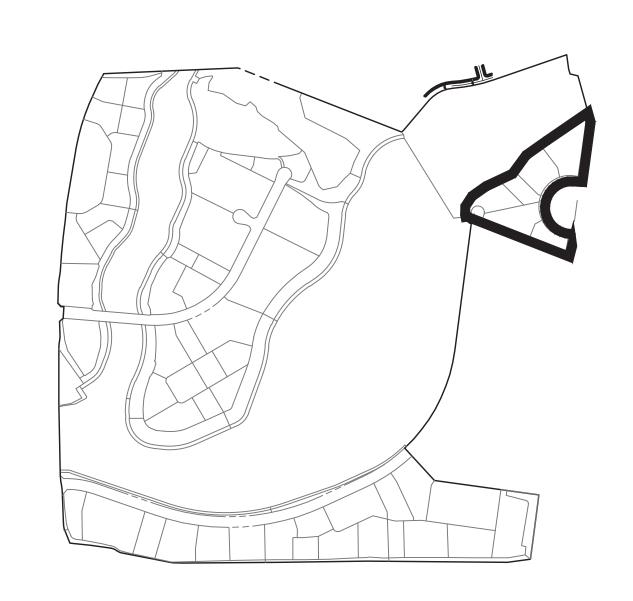




EXISTING WATER WELL

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):	



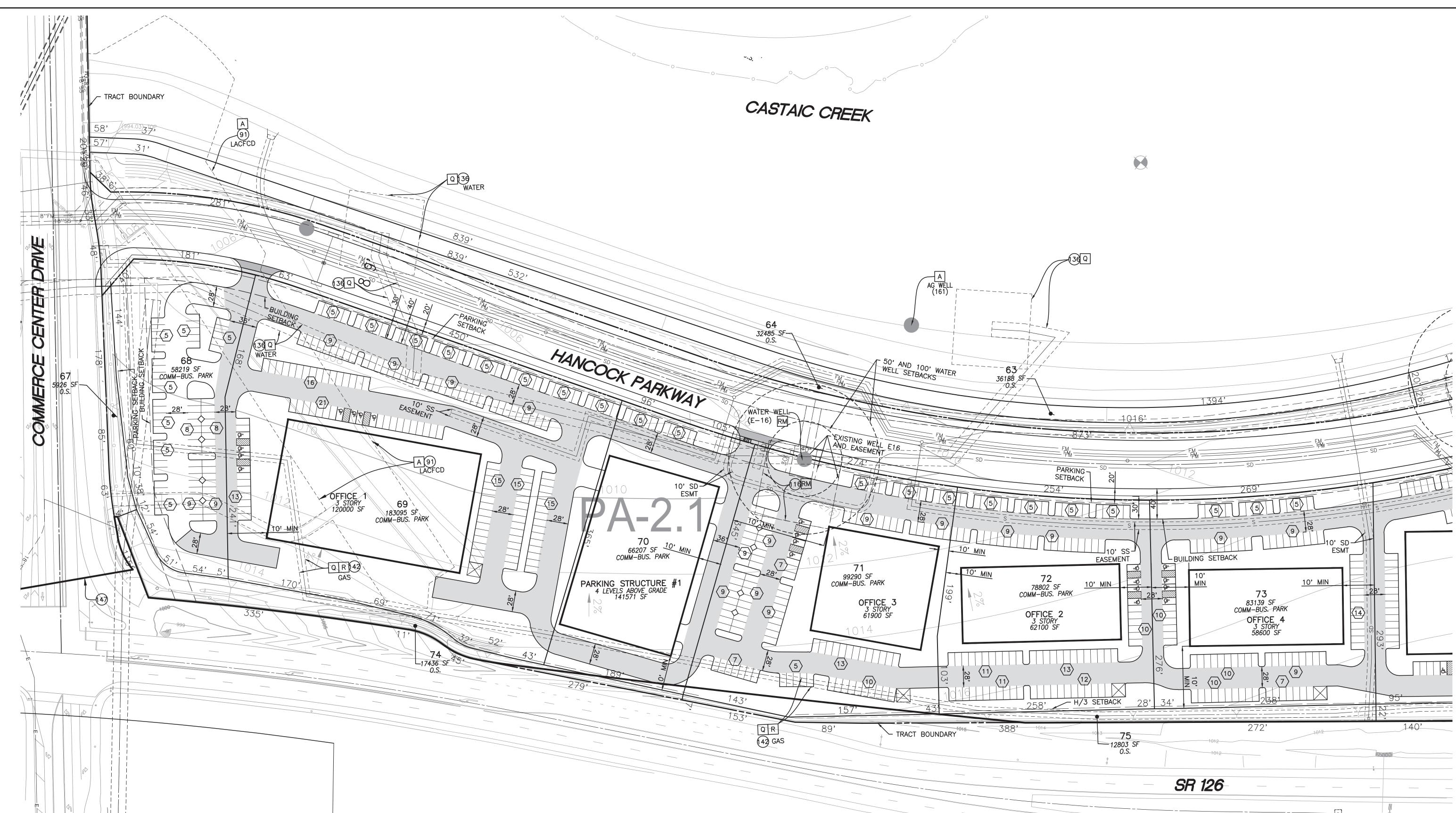




HUNSAKER & ASSOCIATES
LOS ANGELES, INC. PLANNING = ENGINEERING = SURVEYING 26074 Avenue Hall, Ste 23 = Valencia , CA 91355 PH: (661) 294-2211 = FX: (661) 294-9890

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

AS SHOWN 11/20/24 JOB No. **0015-043-024** SHEET 2 OF 7 SHEETS IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA



<u>LEGEND</u>

PLANNING AREA NUMBER

VTPM 18108 BOUNDARY RIGHT-OF-WAY PROPOSED LOT LINE ---- PROPOSED EASEMENT

— — — BUILDING/PARKING SETBACK LINE

950 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

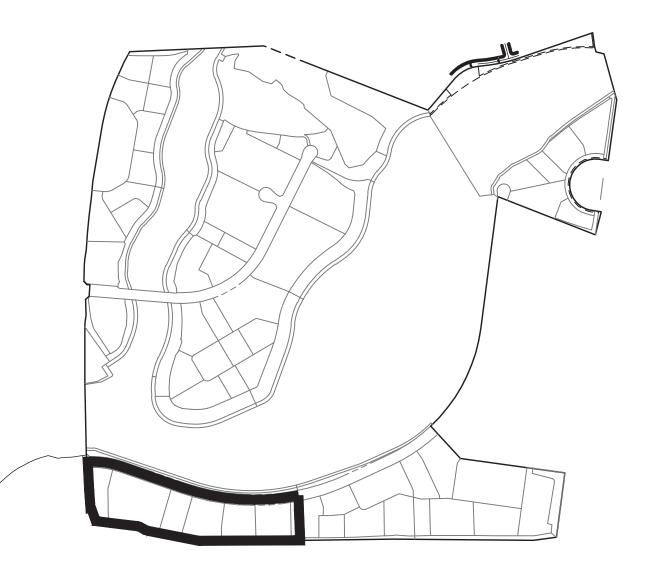
PA-2.1

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-S	ITE AND 199 SPACES IN

PARKING STRUCTURE #1

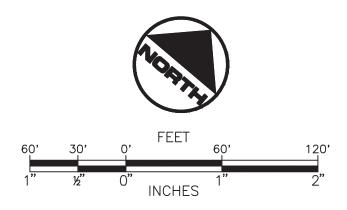
PA-2.1

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









DESIGNED:	LEGAL DESCRIPTION:
A WAKEFIELD	THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, KNOWN AS
DRAFTED:	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
CHECKED:	OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
J FUKUMITSU	





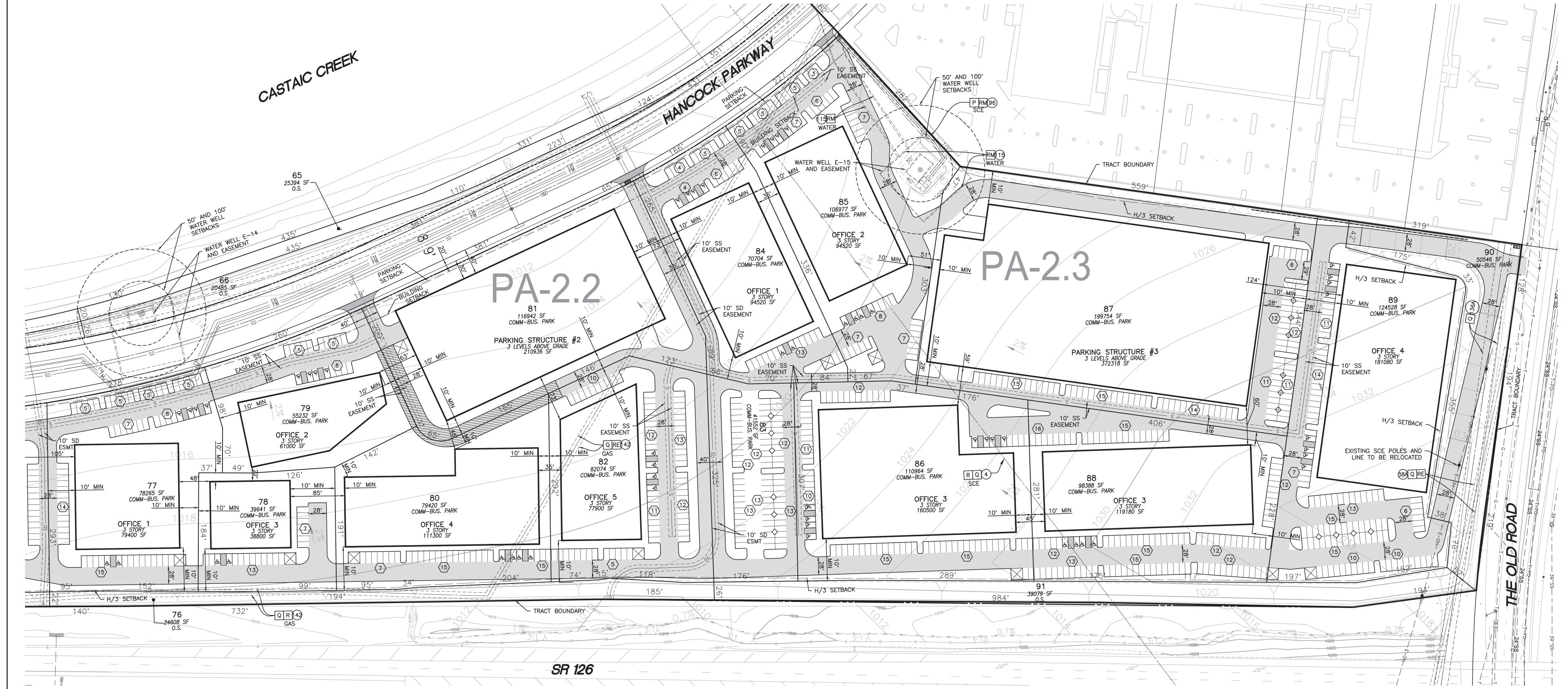


JASON H. FUKUMITSU

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

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

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



<u>LEGEND</u>

----- 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

——— 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

TRASH ENCLOSURE

PARKING COUNT 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

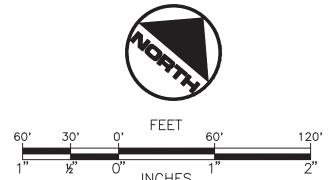
PA-2.3

1 / 1 2.0			
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

J FUKUMITSU





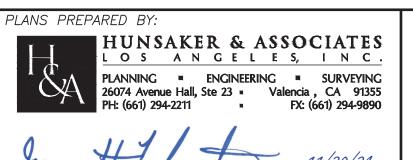




DESIGNED:	LEGAL DESCRIPTION:	OWNER/DEVELO
A WAKEFIELD	THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, KNOWN AS	FIV
DRAFTED:	ASSESSOR PARCELS 2866-002-001, 2866-002-007, 2866-002-045, 2866-002-052, 2866-002-061, 2866-002-063, AND 3271-001-038, BEING A PORTION OF THE RANCHO SAN FRANCISCO, AS PER MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, IN THE	NEWHA 25124 SPRING
CHECKED:	OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	VAI

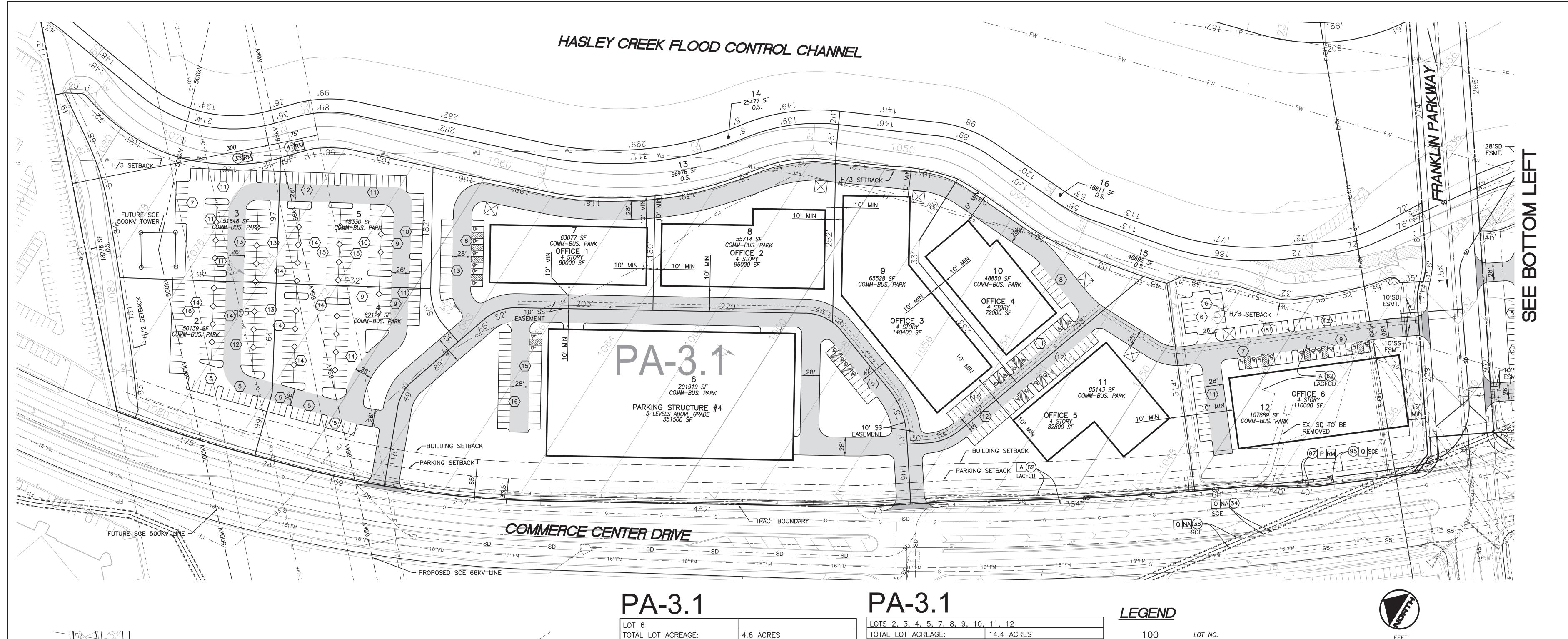


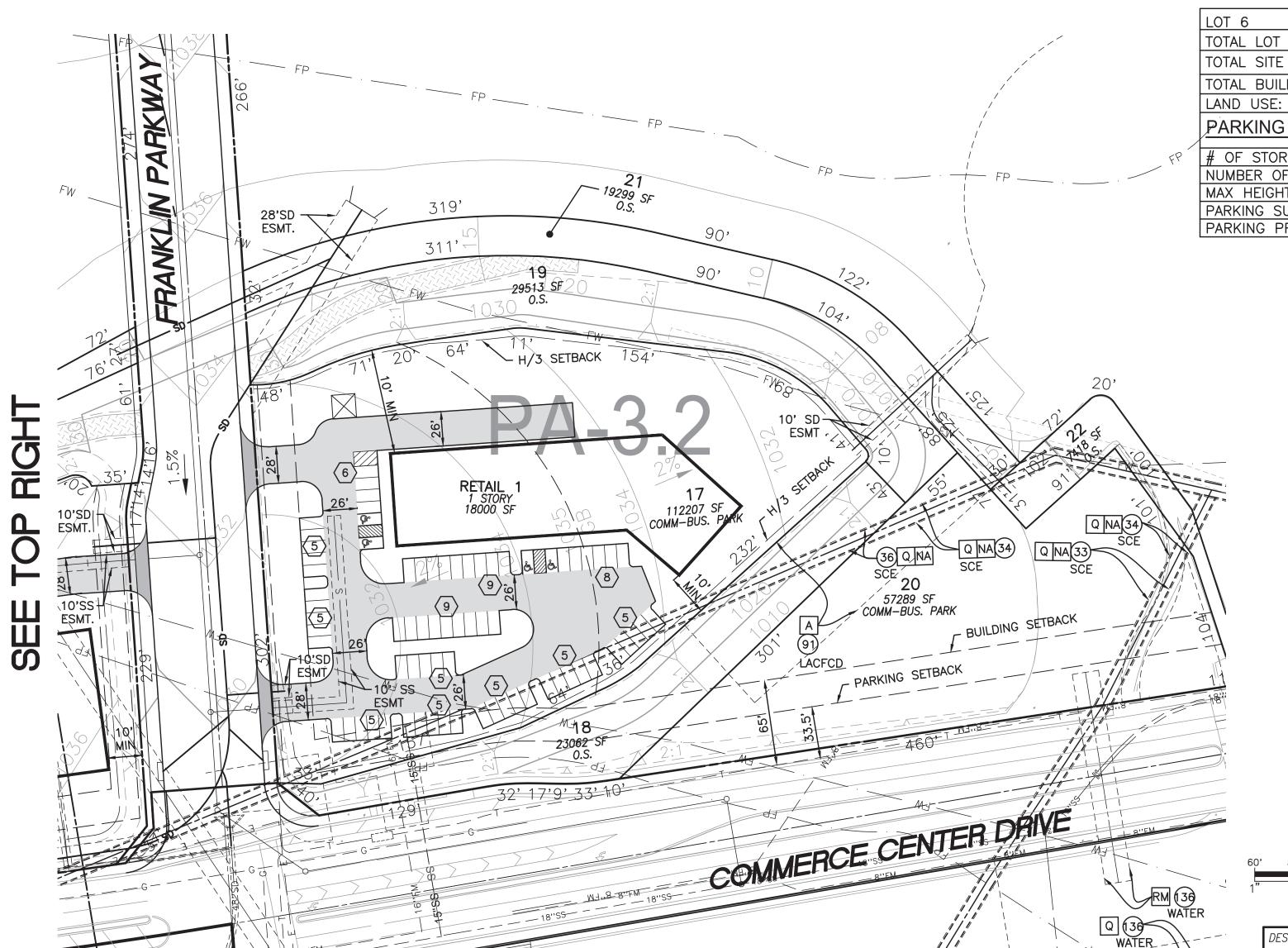




MAJOR LAND DIVISION VESTING TENTATIVE PARCEL MAP NO. 18108 EXHIBIT "A"

AS SHOWN 11/20/24 JOB No. 0015-043-024 SHEET 4 OF 7 SHEETS IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA





LOTIC			LOTS 2, 3, 4, 5, 7, 8, 9, 10,	1
LOT 6		H		一
TOTAL LOT ACREAGE:	4.6 ACRES	L	TOTAL LOT ACREAGE:	1
TOTAL SITE AREA:	201919 S.F.		TOTAL SITE AREA:	6
TOTAL BUILDING SQ. FT.:	351500		LAND USE:	С
LAND USE:	COMMERCIAL-BUSINESS PARK		OFFICE - FOUR STORY	
PARKING STRUCTURE # 4		L		
+ 7 (((((((((((((((((((L	TOTAL COMMERCIAL SQ. FT:	5
# OF STORIES	5		NUMBER OF BUILDINGS:	6
NUMBER OF BUILDINGS IN LOT:	1		MAX HEIGHT:	5
MAX HEIGHT:	50'			
PARKING SUMMARY:			PARKING SUMMARY:	
PARKING PROVIDED:	1,005	L	PARKING REQUIRED COMMERCIAL:	1
	.,		SURFACE PARKING PROVIDED:	5
			TOTAL PARKING PROVIDED:	1.

ADA VAN (1SP/8 ADA STALLS): 4 * INCLUDES 525 SPACES ON-SITE AND 928 SPACES IN PARKING STRUCTURE #4.

PA-3.2

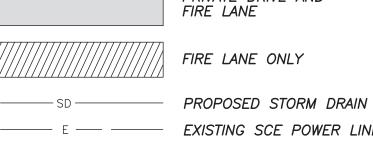
ADA PARKING (2% OF TOTAL): 3

3.9 ACRES
169,496 S.F.
COMMERCIAL-BUSINESS PARK
18000
1
35'
72
72
72
2
1

1, 12		
4.4 ACRES	100	LOT NO.
526708 S.F.		
OMMERCIAL-BUSINESS PARK	PA-2.1	PLANNING AREA NUMBER
		VTPM 18108 BOUNDARY
81200 S.F.		DIQUE OF WAY
		RIGHT-OF-WAY
60'	225'	PROPOSED LOT LINE
		PROPOSED EASEMENT
453		EXISTING EASEMENT
25		H/2 & H/3 SETBACK LINE
530 *		BUILDING/PARKING SETBACK LINE
02	950	PROPOSED CONTOUR

PROPOSED DRIVEWAY PRIVATE DRIVE AND FIRE LANE

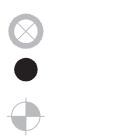
——— • DAYLIGHT LINE



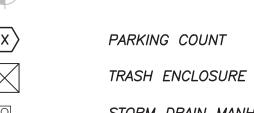
EXISTING SCE POWER LINE — — — — 66kV — PROPOSED 66KV SCE POWER LINE — — — — 500kV — FUTURE 500KV SCE POWER LINE

EXISTING SCE POLE

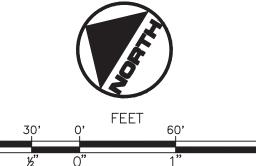
— PROPOSED CONTOUR

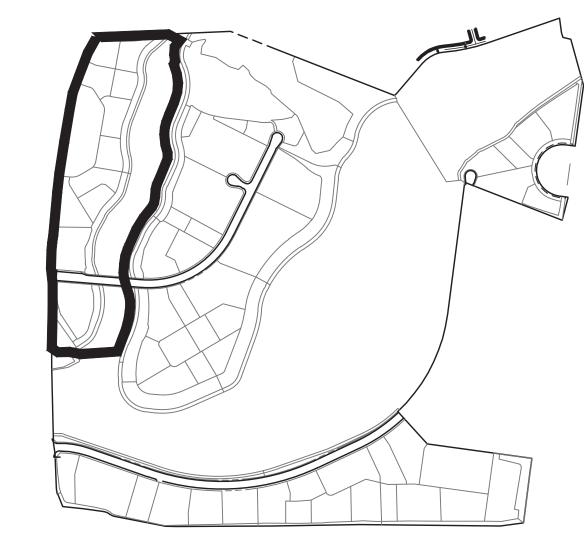


PROPOSED SCE POLE EXISTING WELL



STORM DRAIN MANHOLE EXISTING WATER WELL









A WAKEFIELD 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 F THE RANCHO SAN FRANCISCO, AS PER MAP RECORDED N BOOK 1 PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

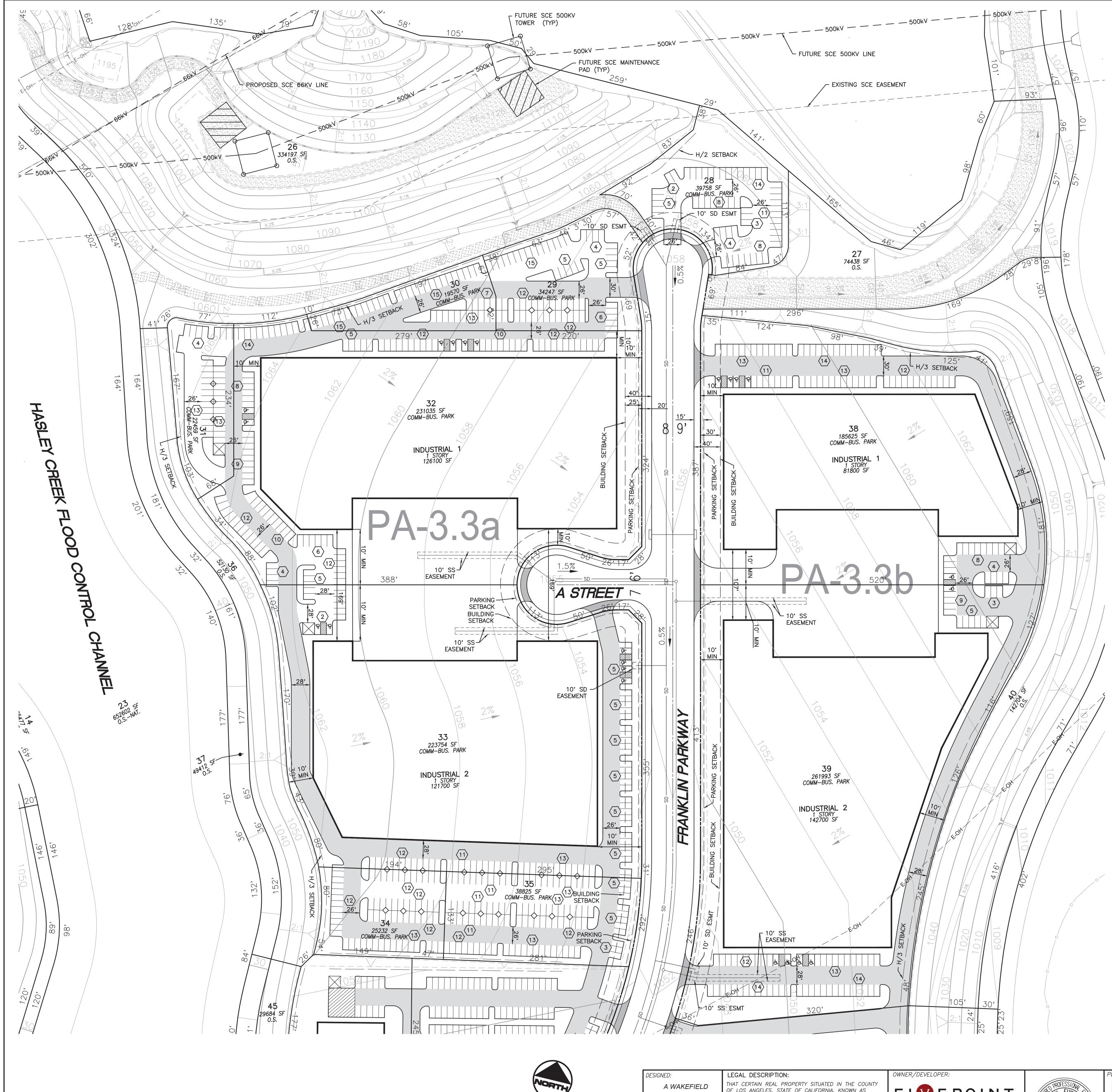






MAJOR LAND DIVISION VESTING TENTATIVE PARCEL MAP NO. 18108 EXHIBIT "A"

AS SHOWN 11/20/24 JOB No. **0015-043-024** SHEET OF 7 SHEETS IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA



CHECKED:

J FUKUMITSU

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.



PLANNING AREA NUMBER

______225' PROPOSED LOT LINE ---- PROPOSED EASEMENT

---- EXISTING EASEMENT — — — — BUILDING/PARKING SETBACK LINE

> ----- PROPOSED CONTOUR ----- DAYLIGHT LINE PROPOSED DRIVEWAY

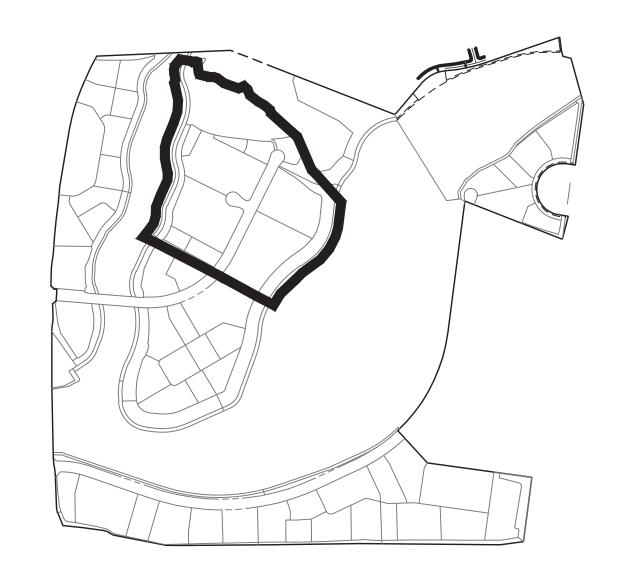
FIRE LANE ONLY PROPOSED STORM DRAIN

EXISTING SCE POWER LINE — — — — 66kV — PROPOSED 66KV SCE POWER LINE — — — — 500kV — FUTURE 500KV SCE POWER LINE EXISTING SCE POLE

> PROPOSED SCE POLE EXISTING WELL

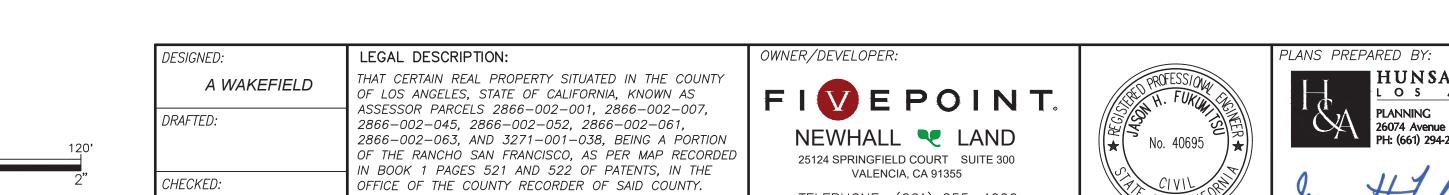
PARKING COUNT TRASH ENCLOSURE

STORM DRAIN MANHOLE EXISTING WATER WELL

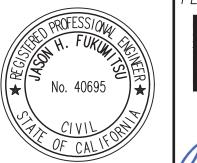










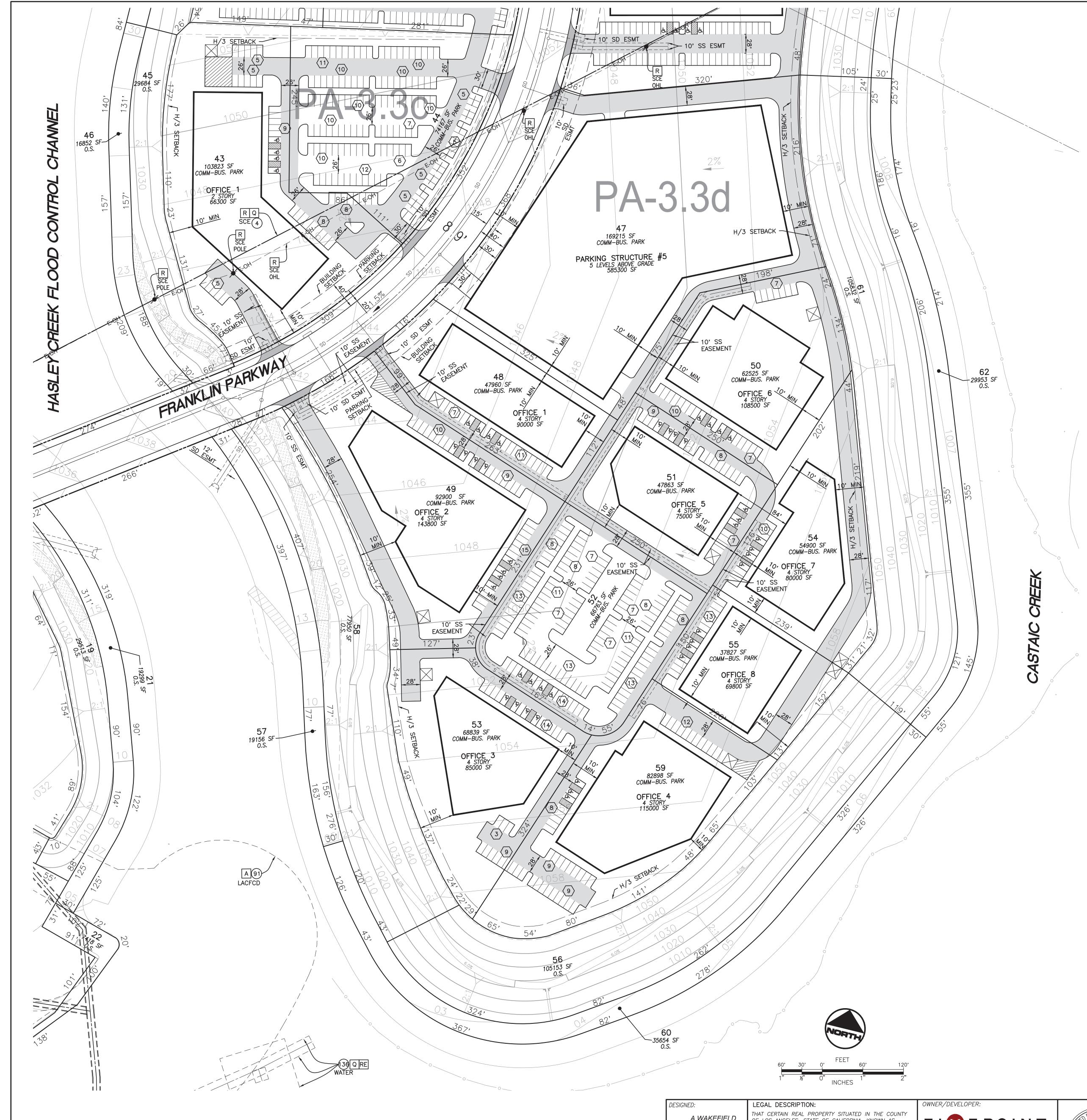




JASON H. FUKUMITSU

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

AS SHOWN 11/20/24 IOB No. 0015-043-024 SHEET OF 7 SHEETS IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA



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

1 / 1 0 1 0 0	
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



---- PROPOSED EASEMENT

---- EXISTING EASEMENT — — — BUILDING/PARKING SETBACK LINE 950 PROPOSED CONTOUR

——— • DAYLIGHT LINE PROPOSED DRIVEWAY

FIRE LANE ONLY PROPOSED STORM DRAIN

EXISTING 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





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 A WAKEFIELD DRAFTED: OF THE RANCHO SAN FRANCISCO, AS PER MAP RECORDED N BOOK 1 PAGES 521 AND 522 OF PATENTS, IN THE CHECKED: OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

J FUKUMITSU







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

SHEET OF 7 SHEETS IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

AS SHOWN

11/20/24

JOB No. **0015-043-024**