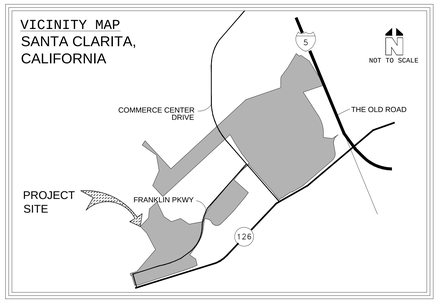
RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 1
DATE: 21 OCT 2015

VESTING TENTATIVE PARCEL MAP 18108

FOR

VALENCIA COMMERCE CENTER

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



SURVEY NOTES:

VERTICAL DATUM:
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACDPW L5402 RND HD SPK IN LOWER CONC HDWL @ N END 24 FT W/O C/L THE OLD RD (W RDWY) AND 0.6 MI S/O HENRY MAYO DR @ MI MKR @ 6.25 NEWHALL QUAD, 1995 ADJUSTMENT (NAVD 1988) ELEVATION = 1031.951

THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD 1929).

AERIAL PLANIMETRY:
THIS SURVEY WAS PREPARED BY PHOTOGRAMMETRIC PROCESSES, UTILIZING AERIAL PHOTOGRAPHY DATED SEPTEMBER 18, 2006.

TOPOGRAPHY:
BY PHOTOGRAMMETRIC PROCESSES FROM AERIAL IMAGING DATED JUNE 12, 2014, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

CONTOUR INTERVAL:
10 FOOT, UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF VALENCIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS PARCEL 2 IN THE CERTIFICATE OF COMPLIANCE NO. 2011000006, RECORDED JUNE 13, 2011 AS INSTRUMENT NO. 20110805109, OFFICIAL RECORDS, 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.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DOCUMENT RECORDED OCTOBER 19, 2011 AS INSTRUMENT NO. 20111412892, OF OFFICIAL RECORDS.

(APNS: 2866-001-001 AND 2866-002-045 AND 2866-002-052 AND 2866-002-061 AND 3271-001-038 AND 3271-002-017 AND 3271-002-038)

PARCEL 2:

THAT PORTION OF THE RANCH SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST TERMINUS OF THAT LINE DESCRIBED "NORTH 57°27'47" EAST, 603.33 FEET" AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 98, PAGE 5 OF RECORD OF SURVEYS OF LOS ANGELES COUNTY, SAID TERMINUS BEING A POINT ON THE SOUTHWEST LINE OF OLD ROAD, AS SHOWN ON SAID SURVEY; THENCE SOUTHEAST ALONG SAID SOUTHWEST LINE OF OLD ROAD, SOUTH 32°31'48" EAST 128.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID LINE SOUTH 57°28'12" WEST 603.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 257.00 FEET: THENCE WESTERLY, SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 836.00 FEET; THENCE NORTH 50°38'08" 391.77 FEET; THENCE NORTH 41°49'25"
EAST 194.94 TO A POINT ON SAID SOUTHWEST LINE OF OLD ROAD AS SHOWN ON SAID SURVEY; THENCE NORTHWEST ALONG SAID SOUTHWEST LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ANY PORTION WITHIN THE SANTA CLARA RIVER FREEWAY ACCESS APPROACH AS SHOWN ON PARCEL MAP BOOK 282, PAGE 94 OF PARCEL MAPS AND SAUGUS VENTURA FREEWAY AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 28 PAGE 5 OF RECORD OF SURVEYS.

(APN 2866-002-007)

PARCEL 3:

PARCELS 13 THROUGH 16, INCLUSIVE, TOGETHER WITH PARCELS 18 AND 19, ALL OF PARCEL MAP NO. 26363, AS FILED IN BOOK 353 AT PAGES 44 THROUGH 56, INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

PROJECT SUMMARY:

PROJECT OVERALL GROSS AREA	591.19 ACRES
PROJECT OVERALL NET AREA	575.99 ACRES
TOTAL LOTS	77
EXISTING ZONING	M-1.5-DP, M-1.5
PROPOSED ZONING	M-1.5-DP, M-1.5
EXISTING COUNTYWIDE GENERAL PLAN DESIGNATION	R, I
PROPOSED COUNTYWIDE GENERAL PLAN DESIGNATIONS	R, I
EXISTING SCVAP DESIGNATIONS	M(INDUSTRIAL), HM (HILLSIDE MANAGEMENT), W(FLOODWAY/FLOODPLAIN)
PROPOSED SCVAP DESIGNATIONS	M(INDUSTRIAL), HM (HILLSIDE MANAGEMENT), W(FLOODWAY/FLOODPLAIN)

NOTE:

1. PROJECT OVERALL GROSS AREA = ALL PARCELS PLUS ROADWAY DEDICATION
2. PROJECT OVERALL NET AREA = ALL PARCELS MINUS ROADWAY DEDICATION & PARCEL 77
3. ROADWAY DEDICATION = STREET A PLUS STREET B PLUS FRANKLIN PARKWAY & HANCOCK PARKWAY
4. SEE PARCEL SUMMARY TABLES FOR PROJECT OVERALL AREA TABULATION ON SHEET C-007

UTILITY PROVIDERS

PHONE: AT&T

GAS: SOUTHERN CALIFORNIA GAS COMPANY

ELECTRIC: SOUTHERN CALIFORNIA EDISON

SEWER TREATMENT: LA COUNTY SANITATION, NEWHALL WATER RECLAIMATION DISTRICT

DISTRICT SCHOOLS: CASTAIC UNION SCHOOL DISTRICT AND WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

WATER: VALENCIA WATER COMPANY

POLICE PROTECTION: LA COUNTY SHERIFF

FIRE PROTECTION: LA COUNTY FIRE

APPROXIMATE EARTHWORK QUANTITIES

CUT: 4,481,000 CU/YD

FILL: 4,030,000 CU/YD

NET CUT (BEFORE SHRINKAGE): 451,000 CY
*SHRINKAGE AND REMEDIAL GRADING NOT INCLUDED

ABBREVIATIONS

RUA	RESTRICTED USE AREA
W.S.	WATER SURFACE
P.F.	PUBLIC FACILITY
O.S.	OPEN SPACE
O.S.-NAT.	NATURAL OPEN SPACE
EX	EXISTING
HP	HIGH POINT
L	LENGTH
PA	PLANNING AREA
MIN	MINIMUM
GB	GRADE BREAK
PROP	PROPOSED
R	RADIUS
S.F.	SQUARE FOOT
SD	STORM DRAIN
SS	SANITARY SEWER
R/W	RIGHT OF WAY
PVT	PRIVATE DRIVE

SHEET INDEX:

SHEET NO.	SHEET TITLE
1. C-001	COVER SHEET
2. C-002	EXISTING LOTS AND EASEMENTS
3. C-003	EXISTING LOTS AND EASEMENTS DETAIL 1 - WEST SIDE
4. C-004	EXISTING LOTS AND EASEMENTS DETAIL 2 - EAST SIDE
5. C-005	TITLE REPORT EXCEPTIONS
6. C-006	LARGE LOT PARCEL MAP
7. C-007	PROPOSED LOTS AND UNIT MAP
8. C-008	TYPICAL SECTIONS
9. C-101	PLANNING AREA 7
10. C-102	PLANNING AREA 7 AND 5
11. C-103	PLANNING AREA 5
12. C-104	PLANNING AREA 5
13. C-105	PLANNING AREA 7
14. C-106	PLANNING AREA 4
15. C-107	PLANNING AREA 3 AND 7
16. C-108	PLANNING AREA 3
17. C-109	PLANNING AREA 2
18. C-110	PLANNING AREA 3
19. C-111	PLANNING AREA 3
20. C-112	PLANNING AREA 2
21. C-113	PLANNING AREA 1
22. C-114	PLANNING AREA 1, 2, AND 3
23. C-115	PLANNING AREA 4
24. C-116	PLANNING AREA 4 AND 5
25. C-117	OPTIONAL AREAS

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 LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL AND 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 THE PARKS AND RECREATION DEPARTMENT.
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 AND ORDINANCES.
5. PERMISSION IS REQUESTED TO FILE "LARGE LOT" PARCEL MAPS OF 20 ACRES OR MORE (WITHOUT IMPROVEMENTS) AS SPECIFIED IN THE COUNTY SUBDIVISION CODE.
6. THE RECORDATION OF A "LARGE LOT" PARCEL MAP WHERE ALL PARCELS ARE LARGER THAN 20 ACRES SHALL NOT REQUIRE THE OBLIGATION OF CONSTRUCTING IMPROVEMENTS OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
7. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT FOR THE PURPOSE OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT. HOWEVER, THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE FULFILLMENT OF INFRASTRUCTURE REQUIREMENTS-IF CONSISTENT WITH THE COUNTY SUBDIVISION ORDINANCE-NOR THE DEDICATION OF PARKLAND OR IN LIEU PARK FEES.
8. PERMISSION IS REQUESTED FOR UNIT PHASING.
9. PERMISSION IS REQUESTED TO COMBINE LOTS.
10. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
11. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS PROVIDED MAINTENANCE EASEMENTS ARE GRANTED TO THE SATISFACTION OF THE DRP.
12. 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.
13. PROPOSED RETAIL AND OFFICE FLOOR ARE INTERCHANGEABLE IF THE REQUIRED PARKING IS PROVIDED.
14. PERMISSION TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS REQUESTED.
15. REQUEST PERMISSION TO MASS/BULK GRADE.
16. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
17. PROVIDE STANDARD PROPERTY LINE RETURN RADII OF 13 FEET AT ALL LOCAL STREET INTERSECTIONS, AND 27 FEET AT THE INTERSECTION OF LOCAL STREETS WITH GENERAL PLAN HIGHWAYS AND WHERE ALL GENERAL PLAN HIGHWAYS INTERSECT, PLUS ADDITIONAL RIGHT OF WAY FOR CORNER CUT OFF TO MEET CURRENT GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA) TO THE SATISFACTION OF PUBLIC WORKS.
18. STANDARD STREET CROSS-SECTIONS AS SHOWN ON THE VESTING TENTATIVE PARCEL MAP ARE PROPOSED. HOWEVER, PERMISSION IS REQUESTED TO CONSTRUCT MODIFIED/ALTERNATE STREET CROSS-SECTION (CURB ADJACENT SIDEWALK) ON THE OLD ROAD IN PLANNING AREA 1 AND FRANKLIN PARKWAY IN PLANNING AREA 5 ONLY, AT THE DISCRETION OF THE SUBDIVIDER.
19. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
20. TOPO COMPILED 06/12/14 FROM DATA FLOWN 01/12/14.
21. PERMISSION IS REQUESTED TO VACATE EXCESS RIGHT OF WAY ON LIVE OAK ROAD WITHIN LOTS 37, 45, 46, AND 72, AND THE FREEWAY APPROACH WITHIN LOTS.
22. THIS PROJECT IS A PART OF CUP 87-360.
23. PERMISSION IS REQUESTED TO WAIVE STREET FRONTAGE FOR LOTS 2, 7, 8, 11, 19, 31 AND 32.
24. EXISTING ACTIVE AND ABANDONED OIL WELLS DEPICTED ON VARIOUS SHEETS TO BE EVALUATED FOR USE OR RE-ABANDONMENT TO NEW STANDARDS AS EVALUATED BY DOGGR.
25. THE DEVELOPER/ENGINEER ACKNOWLEDGE THE SIZE OF WATER QUALITY OR FLOOD CONTROL BASINS WILL BE REVIEWED DURING THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGES FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING.

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 1					
1	1A	1	PARKING		11.57
1		1	SUBTOTAL PLANNING AREA	0	11.57

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 2					
2.1	5-8	4	RETAIL	32,043	3.82
2.2	9-16	8	COMMERCIAL	406,797	23.51
2.3	17-19	3	COMMERCIAL	277,759	11.98
	20	1	OPEN SPACE		5.09
2		16	SUBTOTAL PLANNING AREA	716,599	44.40

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 3					
3.1	21-24	4	INDUSTRIAL	367,839	21.26
3.2	27	1	INDUSTRIAL	37,827	2.61
3.3	31-43	13	INDUSTRIAL	1,006,837	58.23
	25,28,45	3	OPEN SPACE		25.34
	26,46,72,73	4	OPEN SPACE-NATURAL		148.90
	29,44	2	WATER QUALITY		2.84
	30	1	UTILITY		1.02
3		28	SUBTOTAL PLANNING AREA	1,412,503	260.20

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 4					
4	47,48	2	INDUSTRIAL	582,013	26.07
4	49,51	2	OPEN SPACE		5.12
4	50	1	WATER QUALITY		2.12
4	52,53,67-70	6	OPEN SPACE-NATURAL		62.85
4		11	SUBTOTAL PLANNING AREA	582,013	96.16

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 5					
5.1	54	1	COMMERCIAL	15,340	1.83
5.2	56	1	COMMERCIAL	36,066	2.74
	55	1	DEBRIS BASIN		1.39
	57	1	OPEN SPACE		2.93
	71,76	2	OPEN SPACE-NATURAL		85.45
5		2	SUBTOTAL PLANNING AREA	51,406	94.34

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 6					
6	58	1	RETAIL	4,050	1.83
6	59,60	2	INDUSTRIAL	78,990	5.59
6	77	1	OPEN SPACE-NATURAL		2.53
6	61	1	OPEN SPACE		2.50
6		3	SUBTOTAL PLANNING AREA	83,040	12.45

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 7					
7.1	62	1	INDUSTRIAL	64,736	4.87
7.2	64,65	2	INDUSTRIAL	46,341	6.09
	63,66	2	OPEN SPACE		3.52
	74,75	2	OPEN SPACE-NATURAL		44.85
7		3	SUBTOTAL PLANNING AREA	111,077	59.33

NOTE:

1. THE PLANNING AREA TABLES PRODUCE A SUMMARY OF ALL PARCELS THAT FALL WITHIN EACH PLANNING AREA.
2. THESE TABLES DO NOT INCLUDE THE ROADWAY DEDICATION, AND WILL NOT PRODUCE ANY PROJECT OVERALL AREAS.

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91355
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

PLANS PREPARED BY:
Kimley»Horn
765 THE CITY DR., STE. 200, ORANGE, CA 92868
TEL: 714-939-1030, FAX: 714-938-9488

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

COVER SHEET

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-001

1 OF 25 SHEETS

K:\SAN_LDEV\094779001 - Valencia Commerce Center\CAD\Exhibits\Exh-8 Vesting Tentative Parcel Map-Sheet 1.dwg Plotted on Oct 20, 2015 at 2:38pm by melanie.deery

RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 2
DATE: 21 OCT 2015

LINE DATA TABLE		
-	LENGTH	BEARING
L1	24.24'	S54° 03' 44"W
L2	39.93'	S29° 46' 40"E
L3	135.07'	S35° 03' 18"E
L4	74.06'	S16° 43' 04"E
L5	120.29'	N48° 10' 15"W
L6	42.17'	N55° 31' 05"W
L7	68.45'	S63° 15' 33"W
L8	77.07'	S57° 44' 40"W
L9	78.32'	N57° 39' 19"E
L10	198.95'	S25° 37' 51"E
L11	114.63'	N61° 22' 37"W
L12	4.13'	S49° 03' 01"W
L13	3.07'	N49° 57' 09"W
L14	33.42'	N49° 57' 47"W
L15	25.66'	N30° 50' 19"W

LINE DATA TABLE		
-	LENGTH	BEARING
L16	128.53'	N41° 23' 17"W
L17	84.00'	N35° 56' 16"W
L18	88.58'	S50° 35' 34"W
L19	43.54'	N67° 20' 04"W
L20	33.62'	S29° 43' 14"E
L21	82.09'	N67° 20' 04"W
L22	201.53'	S74° 03' 19"W
L23	51.51'	N64° 57' 39"W
L24	28.25'	S23° 59' 41"E
L25	156.12'	S65° 56' 24"W
L26	40.34'	N62° 08' 22"E
L27	15.15'	S50° 50' 09"W
L28	80.22'	N55° 00' 43"E
L29	14.94'	N48° 40' 01"E

CURVE DATA TABLE			
-	RADIUS	LENGTH	DELTA
C1	4942.00'	158.16'	Δ=1°50'01"
C2	265.00'	39.93'	Δ=8°38'01"
C3	310.00'	39.27'	Δ=7°15'30"
C4	1940.00'	203.18'	Δ=6°00'02"
C5	220.00'	43.31'	Δ=11°16'48"
C6	279.77'	220.29'	Δ=45°06'53"
C7	100.00'	45.13'	Δ=25°51'27"
C8	100.00'	47.17'	Δ=27°01'34"
C9	492.00'	63.19'	Δ=7°21'30"
C10	375.00'	48.23'	Δ=7°22'08"
C11	260.00'	38.91'	Δ=8°34'30"

CURVE DATA TABLE			
-	RADIUS	LENGTH	DELTA
C12	200.00'	32.99'	Δ=9°27'08"
C13	175.00'	32.22'	Δ=10°32'58"
C14	27.00'	44.98'	Δ=95°27'01"
C15	27.00'	40.38'	Δ=85°41'34"
C16	1542.01'	198.62'	Δ=7°22'49"
C17	2080.00'	129.37'	Δ=3°33'50"
C18	25.00'	40.02'	Δ=91°42'47"
C19	4541.81'	307.08'	Δ=3°52'26"
C20	807.60'	175.68'	Δ=12°27'50"
C21	1304.00'	46.08'	Δ=2°01'29"
C22	1126.00'	349.21'	Δ=17°46'10"

LEGEND:

- PROPOSED VTPM BOUNDARY
- PROPOSED PHASE BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PLANNING AREA BOUNDARY
- CENTERLINE
- EXISTING EASEMENT

PROPOSED VTPM BOUNDARY (TYP.)
POR. PARCEL 1 PER LEGAL DESC.
POR. PCL
PM 19784 N.A.P.
PMB 297-42-51 PM 22992 N.A.P.
TRACT 36655 PMB 1067-70-83
PM 22261 PMB 290-31-33 N.A.P.
TPM 20839 PMB 273-38-43 N.A.P
POR. PARCEL 1 PER LEGAL DESC.
POR. PARCEL 1 PER LEGAL DESC.
POR. PARCEL 1 PER LEGAL DESC.
P.M.B 353-44-56 PM 26363 N.A.P.
PARCEL 3 PER LEGAL DESC.
P.M.B 353-44-56 PM 26363 N.A.P.
LAND MARK VILLAGE VTTM 53108
PM 17949 N.A.P.
PARCEL 2 PER DESC.
PM 53295 N.A.P.
HARRISON PARKWAY
FRANKLIN PARKWAY
HANCOCK PARKWAY
COMMERCE CENTER DRIVE
HASLEY CANYON
CASTAIC CREEK
LYNGDOM ROAD
BISCAILUZ RD.
MIDDLETON LANE
TURNBERRY LN.
THE OLD ROAD
BRANTON AVENUE
WOLCOTT WAY
FWY RAMP
SR 126
N'LY LINE PARCEL 17 PMB 353-44-56

EXISTING LOTS AND EASEMENTS

SEE SHEETS C-003 AND C-004 FOR EASEMENT DETAILS

GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

BY	DATE	REVISIONS	NO.

OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91355
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

PLANS PREPARED BY:
Kimley»Horn
765 THE CITY DR., STE. 200, ORANGE, CA 92868
TEL: 714-939-1030, FAX: 714-938-9488

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EXISTING LOTS AND EASEMENTS

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-002

2 OF 25 SHEETS

K:\ORA_LGX\094779001 - Valencia Commerce Center\CAD\Exhibits\Ex1-8 Vesting Tentative Parcel Map-Sheet2-5.dwg Plotted on Oct 20, 2015-2:38pm by melonk.cleary

RECEIVED
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PM18108 TENTATIVE PG 3
DATE: 21 OCT 2015

LEGEND:

- PROPOSED VTPM BOUNDARY
- PROPOSED PHASE BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PLANNING AREA BOUNDARY
- CENTERLINE
- EXISTING EASEMENT

SEE SHEET C-104

(33)(36) SO-CAL EDISON ESMNT. INST. NO. 4125, BK. D143, PG. 449 O.R. (VARIABLE WIDTHS)

(33)(36) 30' SO-CAL EDISON ESMNT. INST. NO. 4125, BK. D143, PG. 449 O.R. D473, PG. 487 O.R.

(4) SO-CAL EDISON ESMNT. BK. 7068, PG. 323, DOC 426 O.R.

(3) VENTURA COUNTY ELEC. ESMNT. BK. 3251, PG. 51 O.R.

(33)(36) SO-CAL EDISON ESMNT. INST. NO. 4125, BK. D143, PG. 449 O.R. D473, PG. 487 O.R. (WIDTH: 10 AND 30 FEET)

(34) 12' SO-CAL EDISON ESMNT. INST. NO. 3331, BK. D177, PG. 503 O.R.

(40) 10' SO-CAL GAS ESMNT. INST. NO. 4438, BK. D2852, PG. 561 O.R.

LIVINGSTON STREET

HARRISON PARKWAY

FRANKLIN PARKWAY

HANCOCK PARKWAY

BRAXTON AVENUE

COMMERCE CENTER DRIVE

WOLCOTT WAY

HASLEY CANYON

HASLEY CANYON EXISTING THALWEG

CASTAIC CREEK

CASTAIC CREEK EXISTING THALWEG

SR 126

EXISTING LOTS AND EASEMENTS - DETAIL 1 - WEST SIDE

SEE SHEET C-005 FOR EASEMENT NOTES

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91355
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

PLANS PREPARED BY:
Kimley»Horn
765 THE CITY DR., STE. 200, ORANGE, CA 92868
TEL: 714-939-1030, FAX: 714-938-9488

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EXISTING LOTS AND EASEMENTS DETAIL 1 – WEST SIDE

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-003

3 OF 25 SHEETS

NO.	REVISIONS	DATE	BY

K:\ORA_LSA\VC094779001 - Valencia Commerce Center\CAD\Exhibits\Vtpm-8 Vesting Tentative Parcel Map-Sheet2-5.dwg Plotted on Oct 20, 2015-2:39pm by melanie.avery

RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 4
DATE: 21 OCT 2015

LEGEND:

- PROPOSED VTPM BOUNDARY
- PROPOSED PHASE BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PLANNING AREA BOUNDARY
- CENTERLINE
- EXISTING EASEMENT

SEE SHEET C-103

30' SO-CAL EDISON ESMNT.
(33) INST. NO. 4125, BK. D143, PG. 449 O.R.
(36) D473, PG. 487 O.R.

SO-CAL EDISON ESMNT.
(33) INST. NO. 4125, BK. D143, PG. 449 O.R.
(36) D473, PG. 487 O.R.
(WIDTH: 10 AND 30 FEET)

8' SO-CAL EDISON ESMNT.
(36) (33) INST. NO. 4125, BK. D143, PG. 449 O.R.
D473, PG. 487 O.R.

12' SO-CAL EDISON ESMNT.
(34) INST. NO. 3331, BK. D177, PG. 503 O.R.

10' SO-CAL GAS ESMNT.
INST. NO. 4438, BK. D2252, PG. 561 O.R.

VENTURA COUNTY POWER CO. ESMNT.
(3) BK. 3251, PG. 51 O.R.

LIVE OAK ROAD
HARRISON PARKWAY
LIVINGSTON STREET
BRAXTON AVENUE
FRANKLIN PARKWAY
COMMERCE CENTER DRIVE
HANCOCK PARKWAY
BISCAILUZ RD.
MIDDLETON LANE
TURNBERRY LN.
THE OLD ROAD
FWY RAMP
SR 126

HASLEY CANYON
HASLEY CANYON EXISTING THALWEG
CASTAIC CREEK
CASTAIC CREEK EXISTING THALWEG

R=215.00'
L=675.78'
Δ=180°05'21"

EXISTING LOTS AND EASEMENTS - DETAIL 2 - EAST SIDE

SEE SHEET C-005 FOR
EASEMENT NOTES

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
NEWHALL LAND
23124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91355
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

PLANS PREPARED BY:
Kimley»Horn
765 THE CITY DR., STE. 200, ORANGE, CA 92868
TEL: 714-939-1030, FAX: 714-938-9488

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EXISTING LOTS AND EASEMENTS DETAIL 2
- EAST SIDE

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-004

4 OF 25 SHEETS

K:\ORA_LOD\V\094779001 - Valencia Commerce Center\CAD\Exhibits\Exh-8 Vesting Tentative Parcel Map-Sheet2-5.dwg Plotted on Oct 20, 2015-2:39pm by melanie.deery

RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 5
DATE: 21 OCT 2015

TITLE REPORT EXCEPTIONS:

TITLE EXCEPTIONS ARE BASED ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE ON FEBRUARY 11, 2015 UNDER ORDER NUMBER NHSC-4584246

1. TAX RELATED ITEMS

1A-1I TAX-RELATED ITEMS

1J. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

2. AN EASEMENT IN FAVOR OF VENTURA COUNTY POWER COMPANY, A CORPORATION, FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 3, 1907 IN BOOK 3210 OF DEEDS, PAGE 74.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

3. AN EASEMENT FOR ELECTRIC LIGHT AND POWER LINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 23, 1907 IN BOOK 3251 OF DEEDS, PAGE 51.

4. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR POLES, GUYS, ANCHORS, CROSS-ARMS AND WIRES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1920, AS DOCUMENT NO. 426 IN BOOK 7068 OF DEEDS, PAGE 323.

5. AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR THE RIGHT TO EXTEND ANY PIPES, CULVERTS, BULKHEADS, PASSES OR WING WALLS THAT MAY BE NECESSARY IN THE PROPERTY CONSTRUCTION AND DRAINAGE OF SAUGUS AND VENTURA ROAD; AND TO EXTEND THE SLOPES OF CUT OR FILL BEYOND THE LIMITS OF SAID ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 6, 1920, AS DOCUMENT NO. 321 IN BOOK 7171 OF DEEDS, PAGE 90.

6. THE PERMISSIVE LICENSE TO EMPTY OR SPILL WATER FROM THE LOS ANGELES AQUEDUCT INTO THE STREAMS OR WATER CHANNELS RUNNING THROUGH CERTAIN PORTIONS OF THE PREMISES HEREIN DESCRIBED UPON CERTAIN CONDITIONS, AS CONTAINED IN THE AGREEMENT BETWEEN THE NEWHALL LAND AND FARMING COMPANY AND THE CITY OF LOS ANGELES, RECORDED DECEMBER 14, 1920, AS DOCUMENT NO. 825 IN BOOK 308, PAGE 82 OF MISCELLANEOUS RECORDS.

7. AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR THE RIGHT TO EXTEND ANY PIPES, CULVERTS, BULKHEADS, PASSES OR WING WALLS THAT MAY BE NECESSARY IN THE PROPER CONSTRUCTION AND DRAINAGE OF SAUGUS AND VENTURA ROAD AND TO EXTEND THE SLOPES OF CUT OR FILL OF THE ROAD BEYOND THE LIMITS OF THE ROADWAY AND INCIDENTAL PURPOSES, RECORDED JULY 19, 1921 AS INSTRUMENT NO. 438 IN BOOK 432, PAGE 87 OF OFFICIAL RECORDS.

8. AN EASEMENT IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, FOR POLES, ANCHORS AND WIRES AND INCIDENTAL PURPOSES, RECORDED JULY 15, 1925 IN BOOK 3923, PAGE 260 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED DECEMBER 23, 1980 AS INSTRUMENT NO. 80-1285525 OF OFFICIAL RECORDS.

9. AN EASEMENT IN FAVOR OF MIDWAYS GAS COMPANY, A CORPORATION, FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 19, 1925 AS INSTRUMENT NO. 818, IN BOOK 4462, PAGE 356 OF OFFICIAL RECORDS.

9.1. THE PRIVILEGE AND RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES, EXCAVATION SLOPES AND EMBANKMENT SLOPES ON SAID LAND ADJACENT TO OLD ROAD, AS PROVIDED IN A DOCUMENT RECORDED IN BOOK 7377, PAGE 255 AND IN BOOK 10161, PAGE 189, OFFICIAL RECORDS.

9.2. AN EASEMENT IN FAVOR OF COUNTY OF LOS ANGELES, AS SUCCESSOR TO STATE OF CALIFORNIA FOR STATE HIGHWAY AND INCIDENTAL PURPOSES, RECORDED AS BOOK 10161, PAGE 189 OF OFFICIAL RECORDS.

10. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA TELEPHONE COMPANY, A CORPORATION, TO CONSTRUCT, MAINTAIN AND REPLACE POLES AND ANCHORS WITH THE NECESSARY WIRES AND FIXTURES AND TO KEEP SAME FREE FROM FOILAGE AND INCIDENTAL PURPOSES, RECORDED APRIL 14, 1933 AS INSTRUMENT NO. 503 IN BOOK 12069, PAGE 322 OF OFFICIAL RECORDS.

11. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA TELEPHONE COMPANY, A CORPORATION, FOR POLE, ANCHORS AND WIRES AND INCIDENTAL PURPOSES, RECORDED MAY 13, 1936 AS INSTRUMENT NO. 1068 IN BOOK 14166, PAGE 14 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED DECEMBER 23, 1980 AS INSTRUMENT NO. 80-1285525 OF OFFICIAL RECORDS.

12. AN EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA, FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1939 AS INSTRUMENT NO. 714H CERTIFICATE NO. JJ84561, TORRENS REGISTRATION.

13. AN EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA FOR THE PRIVILEGE AND RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES, 1 TO 1 EXCAVATION SLOPES AND 1 1/2 TO 1 EMBANKMENT SLOPES ON THE LAND OF THE UNDERSIGNED, BEYOND THE LIMITS OF THE ABOVE UNDERSIGNED, BEYOND THE LIMITS OF THE ABOVE DESCRIBED PARCELS OF LAND, WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF A 100 FOOT WIDTH ROADBED AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1939 AS INSTRUMENT NO. 714H CERTIFICATE NO. JJ84561, TORRENS REGISTRATION.

14. 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 JANUARY 12, 1939 AS INSTRUMENT NO. 714H CERTIFICATE NO. JJ84561, TORRENS REGISTRATION.

14.1. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA TELEPHONE COMPANY, A CORPORATION, FOR POLE LINES, ANCHORS, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED AS BOOK 12148, PAGE 89 AND IN BOOK 16456, PAGE 204 OF OFFICIAL RECORDS.

14.2. AN EASEMENT IN FAVOR OF GENERAL PIPE LINE COMPANY OF CALIFORNIA FOR 2 PIPE LINES AND A POLE LINE AND INCIDENTAL PURPOSES, RECORDED AS BOOK 13835, PAGES 350 OF OFFICIAL RECORDS.

15. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA TELEPHONE COMPANY, A CORPORATION, FOR POLE LINES AND ANCHORS AND INCIDENTAL PURPOSES, RECORDED JANUARY 3, 1940 AS INSTRUMENT NO. 948 IN BOOK 17145, PAGE 246 OF OFFICIAL RECORDS.

16. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY THE NEWHALL LAND AND FARMING COMPANY, A CORPORATION AS LESSOR AND R.E. HAVANSTRITE AS LESSEE, RECORDED DECEMBER 26, 1940 AS INSTRUMENT NO. 873 IN BOOK 18078, PAGE 155 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

17. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, FOR PIPE LINES AND METERS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 24, 1941 AS INSTRUMENT NO. 842 IN BOOK 19026, PAGE 152 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 21, 1955 AS INSTRUMENT NO. 4407 IN BOOK 49309, PAGE 134 OF OFFICIAL RECORDS.

17.1. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA TELEPHONE COMPANY, A CORPORATION, FOR AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH, COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 20492, PAGE 170 OF OFFICIAL RECORDS.

17.2. 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.

17.3. AN EASEMENT IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 37416, PAGE 366 OF OFFICIAL RECORDS.

18. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY THE NEWHALL LAND AND FARMING COMPANY, A CORPORATION AS LESSOR AND UNION OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE, RECORDED SEPTEMBER 23, 1942 AS INSTRUMENT NO. 874 IN BOOK 19524, PAGE 321 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

19. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, LTD, FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 16, 1946 AS INSTRUMENT NO. 2516, IN BOOK 23865, PAGE 78 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

20. AN EASEMENT IN FAVOR OF UNION OIL COMPANY OF CALIFORNIA, A CORPORATION FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 5, 1947 AS INSTRUMENT NO. 2737 IN BOOK 24159, PAGE 187 OF OFFICIAL RECORDS.

21. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY THE NEWHALL LAND AND FARMING COMPANY, A CORPORATION AS LESSOR AND HUMBLE OIL REFINING COMPANY AS LESSEE, RECORDED MAY 24, 1949 AS INSTRUMENT NO. 1260, IN BOOK 30159, PAGE 97 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

22. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JUNE 6, 1949 AS INSTRUMENT NO. 1677 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

23. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED APRIL 11, 1950 AS INSTRUMENT NO. 2331, IN BOOK 32814, PAGE 237 OF OFFICIAL RECORDS.

24. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 17, 1950 AS INSTRUMENT NO. 2096 IN BOOK 38435, PAGE 369 OF OFFICIAL RECORDS.

25. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED APRIL 10, 1951 AS INSTRUMENT NO. 2549, IN BOOK 36011, PAGE 33 OF OFFICIAL RECORDS.

26. AN EASEMENT IN FAVOR OF UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, FOR A PIPE LINES FOR THE TRANSPORTATION OF OIL, PETROLEUM, GAS, GASOLINE, WATER AND OTHER SUBSTANCES AND INCIDENTAL PURPOSES, RECORDED JUNE 19, 1951 AS INSTRUMENT NO. 2670 IN BOOK 26565, PAGE 89 OF OFFICIAL RECORDS.

27. AN EASEMENT IN FAVOR OF BOOK 38775, PAGE 91 FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED APRIL 23, 1952 AS INSTRUMENT NO. 1928 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EXTENSION AGREEMENT" RECORDED AUGUST 3, 1994 AS INSTRUMENT NO. 94-1434808 OF OFFICIAL RECORDS.

28. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR ELECTRIC LINE AND INCIDENTAL PURPOSES, RECORDED MAY 9, 1952 AS INSTRUMENT NO. 2456 IN BOOK 38895, PAGE 359 OF OFFICIAL RECORDS.

29. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED MAY 9, 1952 AS INSTRUMENT NO. 3046, IN BOOK 38902, PAGE 5 OF OFFICIAL RECORDS.

30. AN EASEMENT IN FAVOR OF STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 2, 1952 AS INSTRUMENT NO. 2842, IN BOOK 40428, PAGE 98 OF OFFICIAL RECORDS.

31. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR POLES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 31, 1953 AS INSTRUMENT NO. 2788, IN BOOK 43504, PAGE 347 OF OFFICIAL RECORDS.

32. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR POLES AND INCIDENTAL PURPOSES, RECORDED JANUARY 15, 1958 AS INSTRUMENT NO. 3079, IN BOOK 56396, PAGE 207 OF OFFICIAL RECORDS.

33. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, 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 D473, PAGE 487 OF OFFICIAL RECORDS.

34. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR ACCESS ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 5, 1958 AS INSTRUMENT NO. 3331, IN BOOK D 177, PAGE 503 OF OFFICIAL RECORDS.

35. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY THE NEWHALL LAND AND FARMING COMPANY, A CORPORATION AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE, RECORDED AUGUST 19, 1958 AS INSTRUMENT NO. 3370, IN BOOK M95, PAGE 123 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

36. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR ACCESS ROADS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 8, 1960 AS INSTRUMENT NO. 3843, IN BOOK D743, PAGE 487 OF OFFICIAL RECORDS.

37. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR POLES AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1961 AS INSTRUMENT NO. 4124, IN BOOK D1162, PAGE 988 OF OFFICIAL RECORDS.

38. AN EASEMENT IN FAVOR OF UNION OIL COMPANY OF CALIFORNIA, A CORPORATION FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 7, 1962 AS INSTRUMENT NO. 3210, IN BOOK D1505, PAGE 463 OF OFFICIAL RECORDS.

38.1. AN EASEMENT IN FAVOR OF THE PACIFIC TELEPHONE, TELEGRAPH COMPANY, A CORPORATION FOR UNDERGROUND TELEPHONE, TELEGRAPH, COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 4, 1962 AS INSTRUMENT NO. 3559 OF OFFICIAL RECORDS.

39. 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 JUNE 10, 1963 AS INSTRUMENT NO. 1606, IN BOOK D2058, PAGE 603 OF OFFICIAL RECORDS.

40. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, FOR RIGHT OF WAY TO LAY PIPE LINES FOR THE TRANSPORTATION OF GAS AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 16, 1964 AS INSTRUMENT NO. 4438, IN BOOK D2552, PAGE 561 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "QUITCLAIM DEED" RECORDED MARCH 1, 1993 AS INSTRUMENT NO. 93-388465 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "QUITCLAIM DEED" RECORDED NOVEMBER 28, 2012 AS INSTRUMENT NO. 20121809994 OF OFFICIAL RECORDS.

41. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR ACCESS ROADS AND INCIDENTAL PURPOSES, RECORDED JULY 12, 1966 AS INSTRUMENT NO. 2218, IN BOOK D3363, PAGE 502 OF OFFICIAL RECORDS.

42. AN EASEMENT IN FAVOR OF UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 16, 1967 AS INSTRUMENT NO. 2360, IN BOOK D3585, PAGE 818 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EXTENSION AGREEMENT" RECORDED OCTOBER 23, 1996 AS INSTRUMENT NO. 96-1716818 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EXTENSION AGREEMENT" RECORDED SEPTEMBER 4, 1998 AS INSTRUMENT NO. 98-1594958 OF OFFICIAL RECORDS.

43. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AN AGREEMENT, EXECUTED BY AND BETWEEN THE NEWHALL LAND AND FARMING COMPANY, A CALIFORNIA CORPORATION AND LARWIN-SOUTHERN CALIFORNIA, INC., A CALIFORNIA CORPORATION FOR THE BENEFIT OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AND THE COUNTY OF LOS ANGELES, RECORDED NOVEMBER 26, 1969, AS INSTRUMENT NO. INSTRUMENT NO. 3142, IN BOOK M-3354, PAGE 739 OF OFFICIAL RECORDS.

44. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, FOR PIPE LINES FOR THE TRANSPORTATION OF GAS TOGETHER WITH APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 6, 1970 AS INSTRUMENT NO. 2164, IN BOOK D4627, PAGE 427 OF OFFICIAL RECORDS.

45. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR OVERHEAD ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATIONS SYSTEMS AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1970 AS INSTRUMENT NO. 1226, IN BOOK D4648, PAGE 116 OF OFFICIAL RECORDS.

46. AN EASEMENT IN FAVOR OF TEXACO, INC., A DELAWARE CORPORATION, FOR PUMP STATION AND PIPE LINES AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 14, 1971 AS INSTRUMENT NO. 3990, IN BOOK D5223, PAGE 940 OF OFFICIAL RECORDS.

47. 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 MARCH 5, 1976 AS INSTRUMENT NO. 433, IN BOOK D6992, PAGE 485 OF OFFICIAL RECORDS.

48. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY THE NEWHALL LAND AND FARMING COMPANY, A DELAWARE CORPORATION AS LESSOR AND ARMSTRONG PETROLEUM CORPORATION AS LESSEE, RECORDED OCTOBER 13, 1976 AS INSTRUMENT NO. 4890, IN BOOK M5486, PAGE 670 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

49. AN EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA, FOR HIGHWAY SLOPE AND DRAINAGE AND INCIDENTAL PURPOSES, RECORDED JUNE 22, 1978 AS INSTRUMENT NO. 78-672913 OF OFFICIAL RECORDS.

50. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY THE NEWHALL LAND AND FARMING COMPANY, A DELAWARE CORPORATION AS LESSOR AND CORBIN J. ROBERTSON AS LESSEE, RECORDED MAY 6, 1982 AS INSTRUMENT NO. 82-468531 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

51. AN INSTRUMENT ENTITLED "NOTIFICATION OF FLOODWAY AND FLOOD HAZARD AREA" DATED JUNE 11, 1982, WHEREAS ORDINANCE NO. 12,114 ADOPTED MARCH 12, 1980, BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, AND THEREAFTER PERIODICALLY AMENDED, CREATED AND ESTABLISHED FLOODWAY AND WATER SURFACE ELEVATIONS.

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

52. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY THE NEWHALL LAND AND FARMING COMPANY, A DELAWARE CORPORATION AS LESSOR AND CENTRAL PLANTS, INC., A CORPORATION AS LESSEE, RECORDED AUGUST 30, 1982 AS INSTRUMENT NO. 82-881887 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

53. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY NEWHALL RESOURCES, A CALIFORNIA LIMITED PARTNERSHIP AS LESSOR AND NAHAMA & WEAGANT ENERGY COMPANY AS LESSEE, RECORDED OCTOBER 16, 1984 AS INSTRUMENT NO. 84-1235002 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

54. AN EASEMENT IN FAVOR OF NEWHALL INVESTMENT PROPERTIES, A CALIFORNIA LIMITED PARTNERSHIP, FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 30, 1985 AS INSTRUMENT NO. 85-1281983 OF OFFICIAL RECORDS.

55. AN EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA FOR DRAINAGE AND SLOPES AND INCIDENTAL PURPOSES, RECORDED JULY 24, 1991 AS INSTRUMENT NO. 91-1143000 OF OFFICIAL RECORDS.

56. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED JULY 24, 1991 AS INSTRUMENT NO. 91-1143000 OF OFFICIAL RECORDS.

56.1 AN EASEMENT IN FAVOR OF VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION, FOR WATER PIPELINES, WATER TANK, ACCESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 27, 1993 AS INSTRUMENT NO. 93-159145 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO. 20121735841 OF OFFICIAL RECORDS.

57. AN EASEMENT IN FAVOR OF TEXACO CALIFORNIA PIPELINES INC., A CALIFORNIA CORPORATION, FOR AN EIGHT INCH PIPELINE AND ASSOCIATED PUMPING STATION FOR THE TRANSPORTATION OF OIL AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 8, 1993 AS INSTRUMENT NO. 93-1746382 OF OFFICIAL RECORDS.

57.1. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR ELECTRICAL SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 02, 1996 AS INSTRUMENT NO. 96-1615020 OF OFFICIAL RECORDS.

58. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR ELECTRIC LINES FOR CONVEYING ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 3, 1997 AS INSTRUMENT NO. 97-178589 OF OFFICIAL RECORDS.

59. AN EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA FOR TRAFFIC CONTROL DEVICES AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1997 AS INSTRUMENT NO. 97-434774 OF OFFICIAL RECORDS.

60. AN EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA FOR TRAFFIC CONTROL DEVICES AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1997 AS INSTRUMENT NO. 97-434775 OF OFFICIAL RECORDS.

61. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED LICENSE AGREEMENT, EXECUTED BY AND BETWEEN NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), A LIMITED PARTNERSHIP (LICENSOR) AND EQUILON CALIFORNIA PIPELINE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY (LICENSEE), RECORDED JANUARY 18, 2000, AS INSTRUMENT NO. INSTRUMENT NO. 00-0065189 OF OFFICIAL RECORDS.

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

AS MAP NO. 15173, IN BOOK 161, PAGE 80-87, PARCEL MAPS;
AS MAP NO. 22261, IN BOOK 273, PAGE 27-37, PARCEL MAPS;
AS MAP NO. 20839, IN BOOK 273, PAGES 38-43, PARCEL MAPS;
AS MAP NO. 17949-01, IN BOOK 282, PAGES 94-98, PARCEL MAPS;
AS MAP NO. 17949, IN BOOK 283, PAGES 1-5, PARCEL MAPS
AS MAP NO. 19784-0, IN BOOK 279 PAGES 34-44, PARCEL MAPS

63-64. INTENTIONALLY DELETED

65. AN EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA FOR SLOPE AND DRAINAGE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445418 OF OFFICIAL RECORDS.

66. 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 SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445418 OF OFFICIAL RECORDS.

67. 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. 00-1445418 OF OFFICIAL RECORDS.

68. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE HIGHWAY AND/OR FREEWAY ADJACENT TO SAID LAND HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445419 OF OFFICIAL RECORDS.

69. AN EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445419 OF OFFICIAL RECORDS.

70. 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. 00-1445420 OF OFFICIAL RECORDS.

71. 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 SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445420 OF OFFICIAL RECORDS.

72. AN EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA FOR SLOPE AND DRAINAGE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445420 OF OFFICIAL RECORDS.

73. AN EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA FOR UTILITY, SLOPE AND DRAINAGE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445421 OF OFFICIAL RECORDS.

74. 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. 00-1445421 OF OFFICIAL RECORDS.

75. 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 SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445421 OF OFFICIAL RECORDS.

76. 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 SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445422 OF OFFICIAL RECORDS.

77. AN EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA FOR DRAINAGE, SLOPE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445422 OF OFFICIAL RECORDS.

78. 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. 00-1445422 OF OFFICIAL RECORDS.

79. 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 SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445423 OF OFFICIAL RECORDS.

80. AN EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA FOR UTILITY, SLOPE AND DRAINAGE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445423 OF OFFICIAL RECORDS.

81. 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. 00-1445423 OF OFFICIAL RECORDS.

82. 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 SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445424 OF OFFICIAL RECORDS.

83. AN EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA FOR SLOPE AND DRAINAGE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445424 OF OFFICIAL RECORDS.

84. 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. 00-1445424 OF OFFICIAL RECORDS.

85. 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 SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445425 OF OFFICIAL RECORDS.

86. AN EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA FOR UTILITY, SLOPE AND DRAINAGE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445425 OF OFFICIAL RECORDS.

87. 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. 00-1445425 OF OFFICIAL RECORDS.

88. 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 SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445426 OF OFFICIAL RECORDS.

89. AN EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA FOR UTILITY, SLOPE AND DRAINAGE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445426 OF OFFICIAL RECORDS.

90. 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. 00-1445426 OF OFFICIAL RECORDS.

91. AN EASEMENT IN FAVOR OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 2000 AS INSTRUMENT NO. 00-1513085 OF OFFICIAL RECORDS.

92. INTENTIONALLY DELETED

93. AN EASEMENT IN FAVOR OF VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION, FOR UNDERGROUND OR OVERHEAD CABLES FOR POWER AND COMMUNICATION AND INCIDENTAL PURPOSES, RECORDED MAY 3, 2004 AS INSTRUMENT NO. 04-1088049 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO. 20121735838 OF OFFICIAL RECORDS.

94. AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 2000 AS INSTRUMENT NO. 00-1513084 OF OFFICIAL RECORDS.

95. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 29, 2005 AS INSTRUMENT NO. 05-3215252 OF OFFICIAL RECORDS.

96. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 2006 AS INSTRUMENT NO. 06-0079742 OF OFFICIAL RECORDS.

97. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 24, 2006 AS INSTRUMENT NO. 06-0415610 OF OFFICIAL RECORDS.

98. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 08, 2007 AS INSTRUMENT NO. 20070272482 OF OFFICIAL RECORDS.

99. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED APRIL 19, 2007 AS INSTRUMENT NO. 20070934852 OF OFFICIAL RECORDS.

100. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED DECEMBER 14, 2010 AS INSTRUMENT NO. 20101844256 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 26, 2011 AS INSTRUMENT NO. 20111448794 OF OFFICIAL RECORDS.

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.

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.

103. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED MAY, 04, 2011 AS INSTRUMENT NO. 20110637212 OF OFFICIAL RECORDS.

104. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "BUILDOVER AGREEMENT" RECORDED JUNE 29, 2011 AS INSTRUMENT NO. 20110880140 OF OFFICIAL RECORDS.

105. AN EASEMENT IN FAVOR OF VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION, FOR WATER PIPELINE, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 08, 2011 AS INSTRUMENT NO. 20111058697 OF OFFICIAL RECORDS.

106. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED SEPTEMBER 09, 2011 AS INSTRUMENT NO. 20111221427 OF OFFICIAL RECORDS.

107. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM HENRY MAYO DRIVE HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED OCTOBER 20, 2011 AS INSTRUMENT NO. 20111421149 OF OFFICIAL RECORDS.

108. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED OCTOBER 20, 2011 AS INSTRUMENT NO. 20111421149 OF OFFICIAL RECORDS.

109. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "TEMPORARY CONSTRUCTION AND ACCESS EASEMENT" RECORDED OCTOBER 25, 2011 AS INSTRUMENT NO. 20111440961 OF OFFICIAL RECORDS.

110. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AFFIDAVIT OF ACCEPTANCE" RECORDED MARCH 15, 2012 AS INSTRUMENT NO. 20120401633 OF OFFICIAL RECORDS.

111. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT FOR MITIGATION" RECORDED MAY 4, 2012 AS INSTRUMENT NO. 20120671835 OF OFFICIAL RECORDS.

112. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT FOR MITIGATION" RECORDED JUNE 6, 2012 AS INSTRUMENT NO. 20120840061 OF OFFICIAL RECORDS.

113. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AFFIDAVIT AND ACCEPTANCE" RECORDED JUNE 6, 2012 AS INSTRUMENT NO. 20120840062 OF OFFICIAL RECORDS.

114. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 259, PAGE 78 OF RECORD OF SURVEYS.

115. AN EASEMENT IN FAVOR OF VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION, FOR WATER WELLS, STORM DRAINS, WATER PIPELINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO. 20121735839 OF OFFICIAL RECORDS.

116. AN EASEMENT IN FAVOR OF VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION, FOR WATER WELLS, STORM DRAINS, WATER PIPELINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO. 20121735840 OF OFFICIAL RECORDS.

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

118. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/ACSM SURVEY.

119. RIGHTS OF PARTIES IN POSSESSION.

120. THE RIGHT TO EXTEND ANY PIPES, CULVERTS, BULKHEADS, PASSES OR WINGWALLS THAT MAY BE NECESSARY IN THE PROPER CONSTRUCTION AND DRAINAGE OF THE ROAD ACROSS SAID LAND, AND TO EXTEND THE SLOPES OF CUT OR FILL OF SAID ROAD BEYOND THE LIMITS OF SAID ROADWAY, WHENEVER IT MAY BE NECESSARY TO DO SO, AS CONVEYED TO COUNTY OF LOS ANGELES, BY DEED RECORDED AUGUST 24, 1920 IN BOOK 6348 PAGE 26, OF DEEDS.

121. 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

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 SURVEYORS 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;

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.

123. AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED JULY 27, 1965 AS INSTRUMENT NO. 541 IN BOOK D2991 PAGE 34 OF OFFICIAL RECORDS.
IN FAVOR OF: STATE OF CALIFORNIA
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN

124. AN EASEMENT FOR WATER SYSTEM MAINS, FACILITIES AND APPURTENANCES, INCLUDING BUT WITHOUT LIMITING THE GENERALITY OF THE FOREGOING PIPELINES, WATER WELLS, PUMPING STATIONS, RESERVOIRS, BLENDING PLANTS, TREATMENT PLANTS AND CONDUITS AND CABLES FOR POWER TRANSMISSION AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1969 AS INSTRUMENT NO. 3780 IN BOOK D4248 PAGE 313 OF OFFICIAL RECORDS.
IN FAVOR OF: VALENCIA WATER COMPANY, A CORPORATION
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN

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

126. 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.

127. AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 24, 1948 AS BOOK 26781, PAGE 345 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN

128. THE EFFECT OF OIL AND GAS LEASE AND NOTICE OF LEASE, DATED DECEMBER 23, 1949, EXECUTED BY THE NEWHALL LAND AND FARMING COMPANY, A CORPORATION, AS LESSOR AND BY HUMBLE OIL & REFINING COMPANY, A TEXAS CORPORATION, AS LESSEE, FOR THE TERM OF 20 YEARS FROM AND AFTER DATE THEREOF. AFTER EXPIRATION OF SAID 20 YEAR PERIOD THIS LEASE SHALL CONTINUE IN FORCE AS TO EACH PRODUCING OIL AND GAS WELL, AND AS TO EACH WELL IN PROCESS OF BEING DRILLED AT EXPIRATION OF SAID PERIOD, UPON TERMS, COVENANTS AND CONDITIONS SET FORTH IN CERTAIN OIL AND GAS LEASE, BETWEEN SAID PARTIES THERETO BEARING EVEN DATE THEREWITH, COVERING PROPERTY THEREIN DESCRIBED, WHICH LEASE BY THIS REFERENCE IS INCORPORATED THEREIN AND MADE A PART THEREOF IN ALL RESPECTS AS THOUGH SAME WERE FULLY SET FORTH THEREIN.
THIS NOTICE RECORDED JANUARY 30, 1950 IN BOOK 32114 PAGE 167, OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AS BOOK 32349 PAGE 225 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AS BOOK 33323 PAGE 209 OF OFFICIAL RECORDS.

129. AN EASEMENT FOR POLE LINE AND INCIDENTAL PURPOSES, RECORDED AS BOOK 37415 PAGE 77 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN

130. AN EASEMENT FOR RIGHT OF WAY AND UTILITY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 8, 1960 AS INSTRUMENT NO. 4084 OF OFFICIAL RECORDS.
IN FAVOR OF: NEWHALL LAND AND FARMING COMPANY
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN

131. AN EASEMENT FOR UTILITY PURPOSES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 34891 PAGE 323 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN

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

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

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.

135. A NOTICE OF SUBSTANDARD PROPERTY, EXECUTED BY COUNTY OF LOS ANGELES, RECORDED APRIL 10, 1981 AS INSTRUMENT NO. 81-365013 OFFICIAL RECORDS.

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.

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

138. 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 CREEEK 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

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

141. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED SEPTEMBER 9, 2011 AS INSTRUMENT NO. 20111221427 OF OFFICIAL RECORDS.

AFFECTS: PARCEL 3

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

142. WITH RESPECT TO THE NEWHALL LAND AND FARMING COMPANY, (A CALIFORNIA LIMITED PARTNERSHIP), A LIMITED PARTNERSHIP:

A. THAT A CERTIFIED COPY OF THE CERTIFICATE OF LIMITED PARTNERSHIP (FORM LP-1) AND ANY AMENDMENTS THERETO (FORM LP-2) 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.

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91335
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

PLANS PREPARED BY:
Kimley»Horn
765 THE CITY DR., STE. 200, ORANGE, CA 92868
TEL: 714-939-1030, FAX: 714-938-9488

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

TITLE REPORT EXCEPTIONS

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

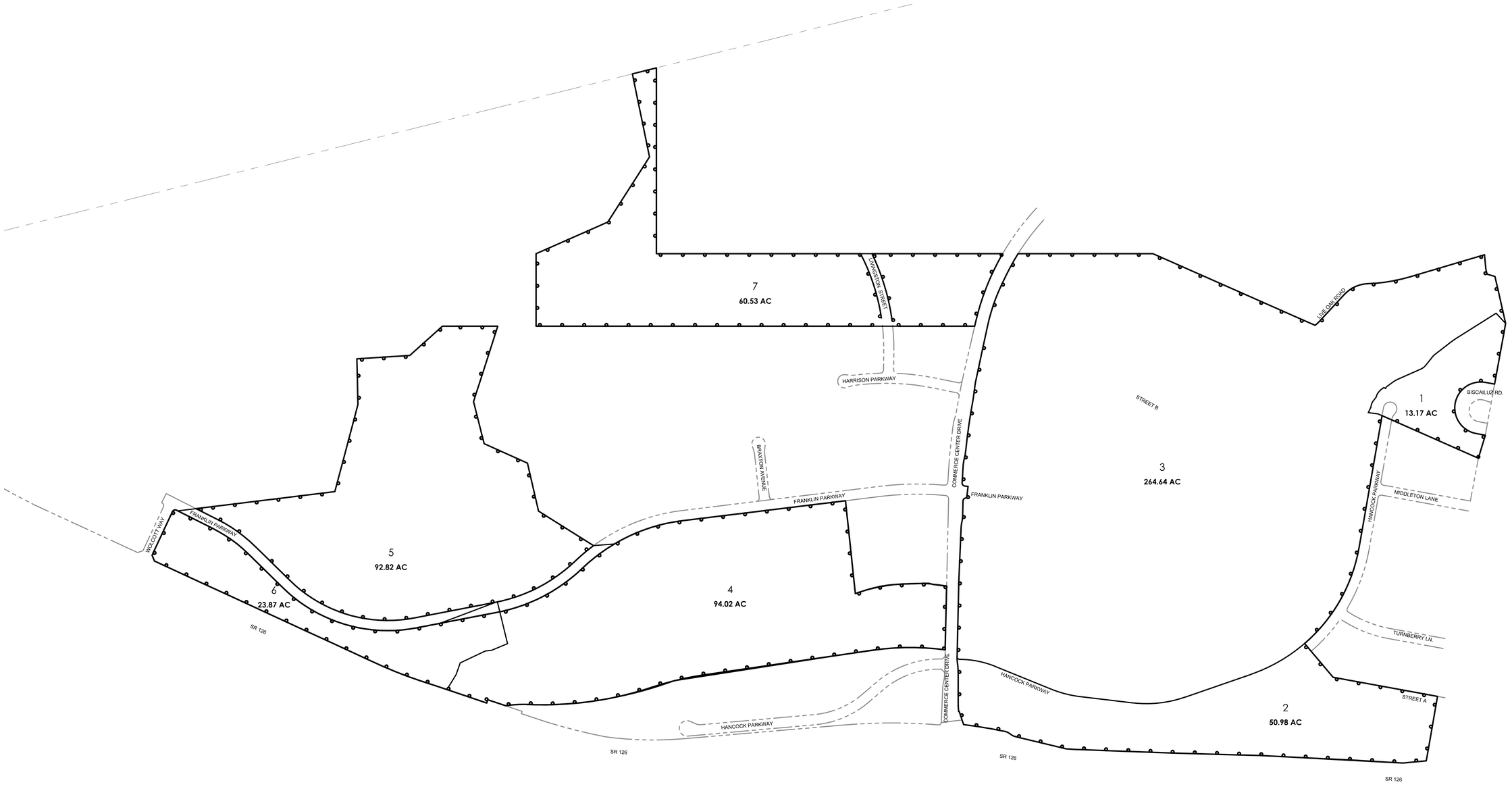
C-005

K:\ORA_LDEV\094779001 - Valencia Commerce Center\CAD\Exhibits\EXH-8 Vesting Tentative Parcel Map-Sheets2-5.dwg Plotted on Oct 20, 2015-2:39pm by melanie.oleary

RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG.6
DATE: 21 OCT 2015

LEGEND:

- PROPOSED VTPM BOUNDARY
- PROPOSED UNIT BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- EASEMENT



GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

LARGE LOT PARCEL MAP

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
NEWHALL LAND
23124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91355
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

PLANS PREPARED BY:
Kimley»Horn
765 THE CITY DR., STE. 200, ORANGE, CA 92868
TEL: 714-939-1030, FAX: 714-938-9488

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LARGE LOT PARCEL MAP

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-006

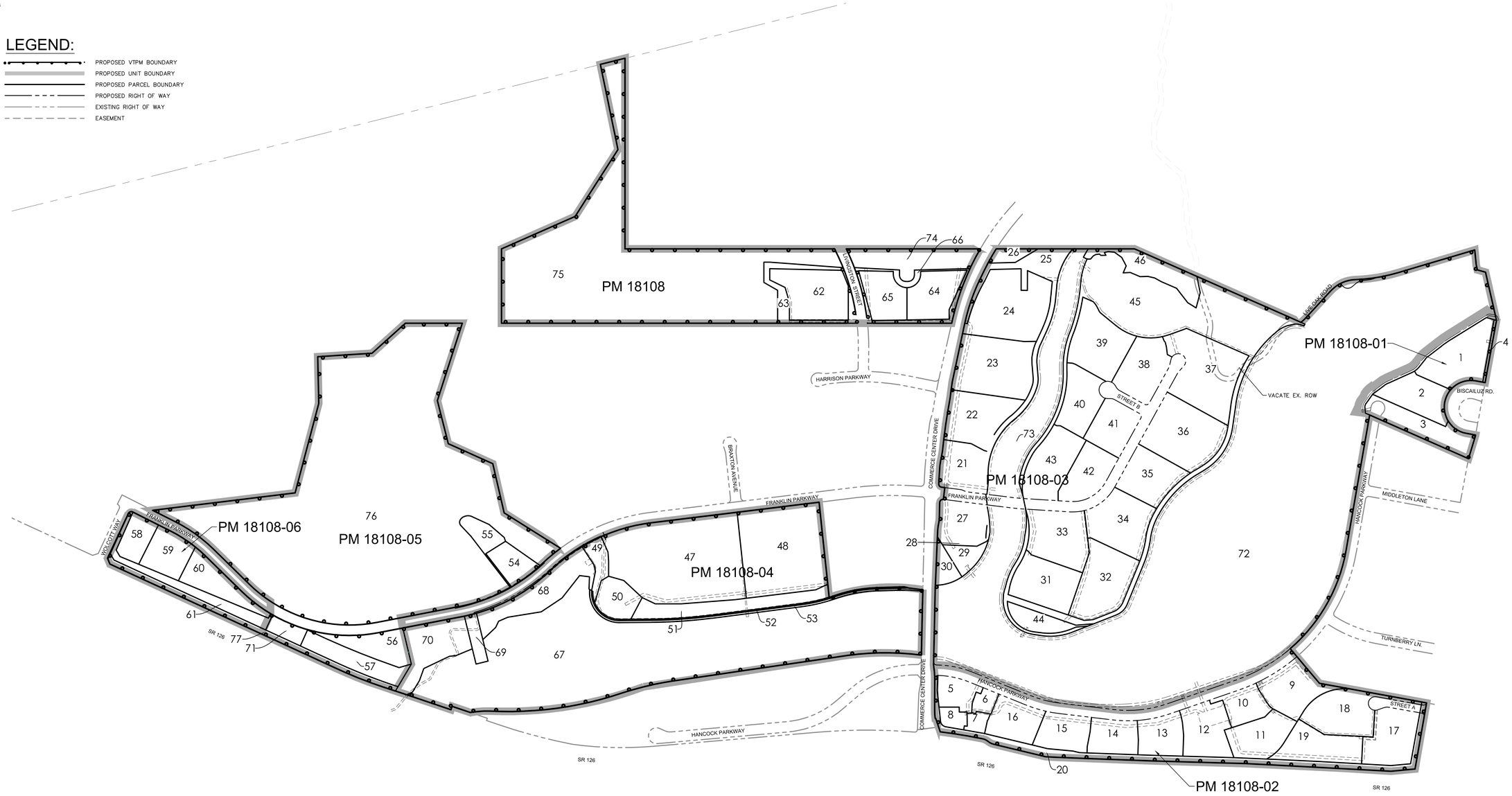
6 OF 25 SHEETS

K:\LOA_LDEV\094779001 - Valencia Commerce Center\CAD\Exhibits\LXH-6 Vesting Tentative Parcel Map-Sheet6-7.dwg Plotted on Oct 20, 2015-2:41pm by melanie.casey

RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 7
DATE: 21 OCT 2015

LEGEND:

- PROPOSED VTPM BOUNDARY
- PROPOSED UNIT BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- EASEMENT



PROPOSED LOTS AND UNIT MAP

PARCEL SUMMARY TABLE			
PARCEL NO.	TYPE (USE)	GROSS AREA (ACRES)	NET AREA (ACRES)
1.0	INDUSTRIAL	4.56	4.56
2.0	PARKING	3.24	3.24
3.0	OPEN SPACE	3.54	3.54
4.0	OPEN SPACE	0.23	0.23
5.0	RETAIL	1.73	1.73
6.0	RETAIL	0.72	0.72
7.0	RETAIL	0.60	0.60
8.0	RETAIL	0.77	0.77
9.0	COMMERCIAL	3.69	3.69
10.0	COMMERCIAL	2.09	2.09
11.0	COMMERCIAL	3.35	3.35
12.0	COMMERCIAL	3.63	3.63
13.0	COMMERCIAL	2.63	2.63
14.0	COMMERCIAL	2.50	2.50
15.0	COMMERCIAL	2.73	2.73
16.0	COMMERCIAL	2.89	2.89
17.0	COMMERCIAL	3.91	3.91
18.0	COMMERCIAL	4.38	4.38
19.0	COMMERCIAL	3.69	3.69
20.0	OPEN SPACE	5.09	5.09
21.0	INDUSTRIAL	3.07	3.07
22.0	INDUSTRIAL	4.49	4.49
23.0	INDUSTRIAL	6.55	6.55
24.0	INDUSTRIAL	7.15	7.15
25.0	OPEN SPACE	4.19	4.19
26.0	OPEN SPACE-NATURAL	0.71	0.71
27.0	INDUSTRIAL	2.61	2.61
28.0	OPEN SPACE	0.59	0.59
29.0	WATER QUALITY	1.19	1.19
30.0	UTILITY	1.02	1.02

PARCEL SUMMARY TABLE			
PARCEL NO.	TYPE (USE)	GROSS AREA (ACRES)	NET AREA (ACRES)
31.0	INDUSTRIAL	4.27	4.27
32.0	INDUSTRIAL	5.18	5.18
33.0	INDUSTRIAL	4.64	4.64
34.0	INDUSTRIAL	4.74	4.74
35.0	INDUSTRIAL	3.73	3.73
36.0	INDUSTRIAL	6.21	6.21
37.0	INDUSTRIAL	7.04	7.04
38.0	INDUSTRIAL	3.83	3.83
39.0	INDUSTRIAL	4.85	4.85
40.0	INDUSTRIAL	3.35	3.35
41.0	INDUSTRIAL	2.97	2.97
42.0	INDUSTRIAL	3.14	3.14
43.0	INDUSTRIAL	4.28	4.28
44.0	WATER QUALITY	1.65	1.65
45.0	OPEN SPACE	20.65	20.65
46.0	OPEN SPACE-NATURAL	3.11	3.11
47.0	INDUSTRIAL	15.44	15.44
48.0	INDUSTRIAL	10.63	10.63
49.0	OPEN SPACE	1.20	1.20
50.0	WATER QUALITY	2.12	2.12
51.0	OPEN SPACE	3.92	3.92
52.0	OPEN SPACE-NATURAL	0.62	0.62
53.0	OPEN SPACE-NATURAL	1.04	1.04
54.0	COMMERCIAL	1.83	1.83
55.0	DEBRIS BASIN	1.39	1.39
56.0	COMMERCIAL	2.74	2.74
57.0	OPEN SPACE	2.93	2.93
58.0	RETAIL	1.83	1.83
59.0	INDUSTRIAL	2.68	2.68
60.0	INDUSTRIAL	2.91	2.91

PARCEL SUMMARY TABLE			
PARCEL NO.	TYPE (USE)	GROSS AREA (ACRES)	NET AREA (ACRES)
61.0	OPEN SPACE	2.50	2.50
62.0	INDUSTRIAL	4.87	4.87
63.0	OPEN SPACE	1.99	1.99
64.0	INDUSTRIAL	3.31	3.31
65.0	INDUSTRIAL	2.78	2.78
66.0	OPEN SPACE	1.53	1.53
67.0	OPEN SPACE-NATURAL	51.34	51.34
68.0	OPEN SPACE-NATURAL	4.64	4.64
69.0	OPEN SPACE-NATURAL	0.91	0.91
70.0	OPEN SPACE-NATURAL	4.30	4.30
71.0	OPEN SPACE-NATURAL	0.93	0.93
72.0	OPEN SPACE-NATURAL	134.50	134.50
73.0	OPEN SPACE-NATURAL	10.58	10.58
74.0	OPEN SPACE-NATURAL	4.00	4.00
75.0	OPEN SPACE-NATURAL	40.84	40.84
76.0	OPEN SPACE-NATURAL	84.52	84.52
77.0	OPEN SPACE-NATURAL	2.53	
ROADWAY DEDICATIONS		12.67	
TOTAL GROSS AREA		591.19	
TOTAL NET AREA			575.99

NOTE:

1. PARCEL SUMMARY TABLES PRODUCE PROJECT OVERALL AREAS
2. PROJECT OVERALL GROSS AREA = ALL PARCELS PLUS ROADWAY DEDICATION
3. PROJECT OVERALL NET AREA = ALL PARCELS MINUS ROADWAY DEDICATION & PARCEL 77
4. ROADWAY DEDICATION = STREET A PLUS STREET B PLUS FRANKLIN PARKWAY & HANCOCK PARKWAY

PM 18108-1

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 1					
1	1A	1	PARKING		11.57
1		1	SUBTOTAL PLANNING AREA	0	11.57

PM 18108-2

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 2					
2.1	5-8	4	RETAIL	32,043	3.82
2.2	9-16	8	COMMERCIAL	406,797	23.51
2.3	17-19	3	COMMERCIAL	277,759	11.98
	20	1	OPEN SPACE		5.09
2		16	SUBTOTAL PLANNING AREA	716,599	44.40

PM 18108-3

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 3					
3.1	21-24	4	INDUSTRIAL	367,839	21.26
3.2	27	1	INDUSTRIAL	37,827	2.61
3.3	31-43	13	INDUSTRIAL	1,006,837	58.23
	25,28,45	3	OPEN SPACE		25.34
	26,46,72,73	4	OPEN SPACE-NATURAL		148.90
	29,44	2	WATER QUALITY		2.84
	30	1	UTILITY		1.02
3		28	SUBTOTAL PLANNING AREA	1,412,503	260.20

PM 18108-4

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 4					
4	47,48	2	INDUSTRIAL	582,013	26.07
4	49,51	2	OPEN SPACE		5.12
4	50	1	WATER QUALITY		2.12
4	52,53,67-70	6	OPEN SPACE-NATURAL		62.85
4		11	SUBTOTAL PLANNING AREA	582,013	96.16

PM 18108-5

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 5					
5.1	54	1	COMMERCIAL	15,340	1.83
5.2	56	1	COMMERCIAL	36,066	2.74
	55	1	DEBRIS BASIN		1.39
	57	1	OPEN SPACE		2.93
	71,76	2	OPEN SPACE-NATURAL		85.45
5		2	SUBTOTAL PLANNING AREA	51,406	94.34

PM 18108-6

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 6					
6	58	1	RETAIL	4,050	1.83
6	59,60	2	INDUSTRIAL	78,990	5.59
6	77	1	OPEN SPACE-NATURAL		2.53
6	61	1	OPEN SPACE		2.50
6		3	SUBTOTAL PLANNING AREA	83,040	12.45

PM 18108-7

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 7					
7.1	62	1	INDUSTRIAL	64,736	4.87
7.2	64,65	2	INDUSTRIAL	46,341	6.09
	63,66	2	OPEN SPACE		3.52
	74,75	2	OPEN SPACE-NATURAL		44.85
7		3	SUBTOTAL PLANNING AREA	111,077	59.33

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 1 & 2.3 ALTERNATIVES					
1	1	1	INDUSTRIAL	87,399	4.56
	2	1	PARKING		3.24
	3-4	2	OPEN SPACE		3.77
2.3	17A-19B	4	COMMERCIAL	56,951	23.14
		8	SUBTOTAL PLANNING AREA	144,350	34.70

NOTE:

1. THE PLANNING AREA TABLES PRODUCE A SUMMARY OF ALL PARCELS THAT FALL WITHIN EACH PLANNING AREA.
2. THESE TABLES DO NOT INCLUDE THE ROADWAY DEDICATION, AND WILL NOT PRODUCE ANY PROJECT OVERALL AREAS.

GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
NEWHALL LAND
23124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CA 91355
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

PLANS PREPARED BY:
Kimley»Horn
765 THE CITY DR., STE. 200, ORANGE, CA 92868
TEL: 714-939-1030, FAX: 714-938-9488

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PROPOSED LOTS AND UNIT MAP

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

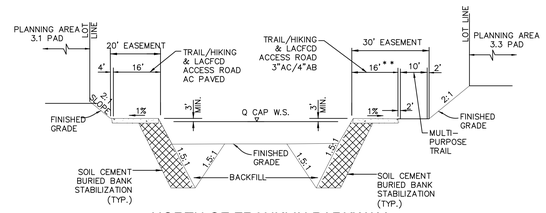
C-007

7 OF 25 SHEETS

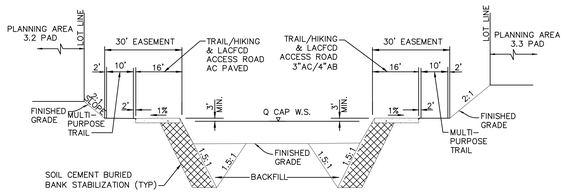
K:\ORL_LDEV\094779001 - Valencia Commerce Center\CAD\Exhibits\Exh-9 Vesting Tentative Parcel Map-Sheet8.dwg Plotted on Oct 20, 2015-2:41pm by melanie.peery

RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 8
DATE: 21 OCT 2015

TYPICAL HASLEY CANYON SECTIONS

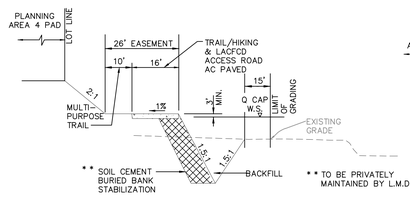


NORTH OF FRANKLIN PARKWAY
NOT TO SCALE

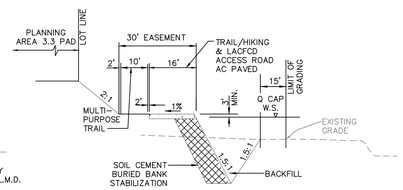


SOUTH OF FRANKLIN PARKWAY
NOT TO SCALE

TYPICAL CASTAIC CREEK SECTIONS



NORTHERLY BANK ALONG PA 4
NOT TO SCALE



NORTHERLY BANK ALONG PA3
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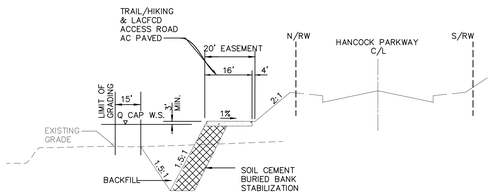
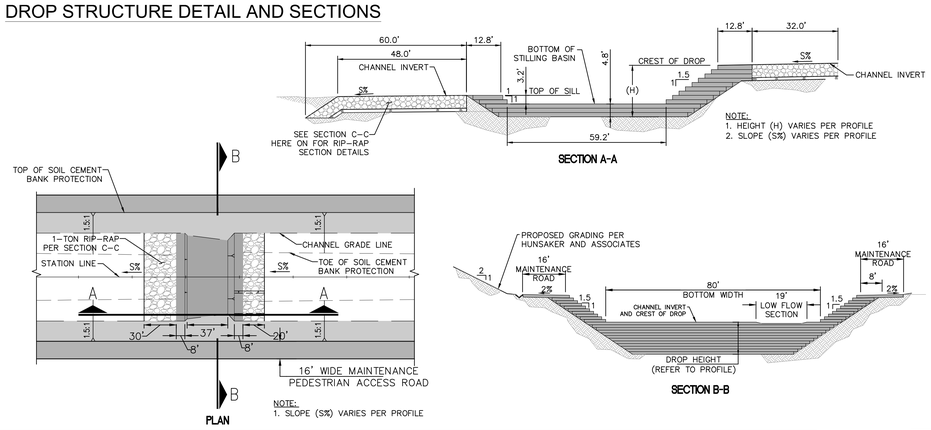
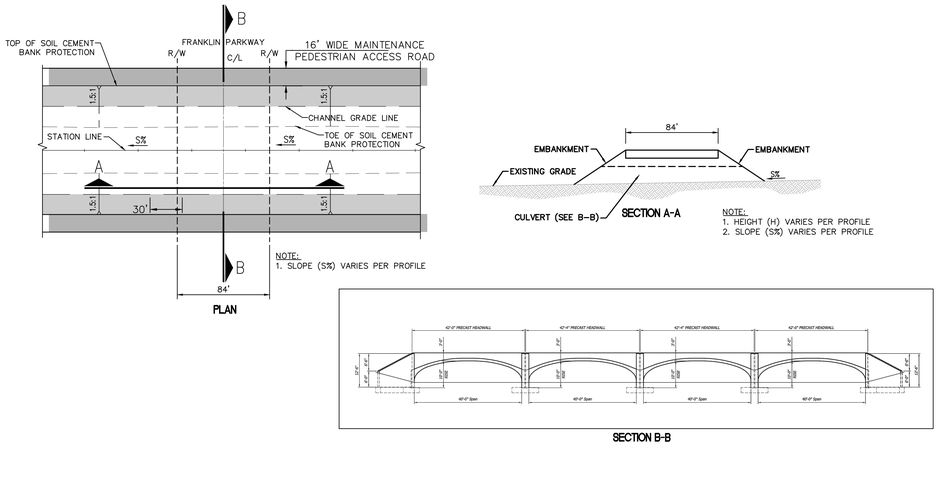


SOUTHERLY BANK ALONG PA 1 AND 2
NOT TO SCALE

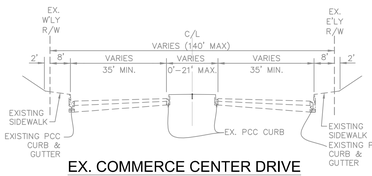
DROP STRUCTURE DETAIL AND SECTIONS



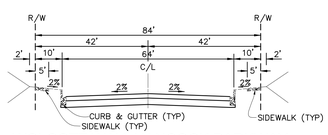
FRANKLIN PARKWAY AND HASLEY CANYON BRIDGE/CULVERT CROSSING - DETAIL AND SECTIONS



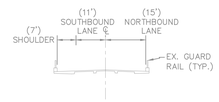
TYPICAL STREET SECTIONS



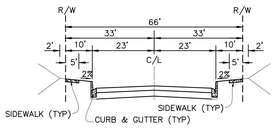
EX. COMMERCE CENTER DRIVE
NOT TO SCALE



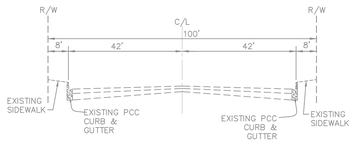
WOLCOTT WAY, HANCOCK PARKWAY
FRANKLIN PARKWAY (FROM E'LY BOUNDARY OF PA 5)
NOT TO SCALE



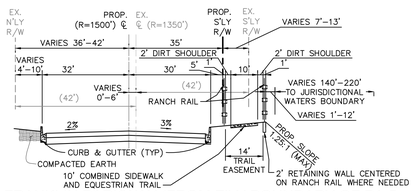
OLD ROAD
EXISTING BRIDGE SECTION
NOT TO SCALE



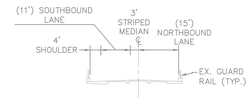
"A" STREET (WEST OF OLD ROAD)
NOT TO SCALE



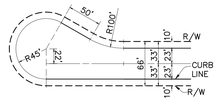
EX. COMMERCE CENTER DRIVE BRIDGE
NOT TO SCALE



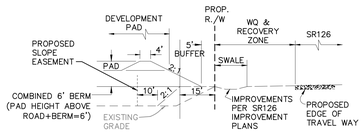
FRANKLIN PARKWAY (FROM E'LY BOUNDARY OF PA 5 TO W'LY BOUNDARY OF PA 4
NOT TO SCALE



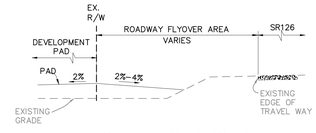
OLD ROAD
AT SOUTH EDGE OF BRIDGE
NOT TO SCALE



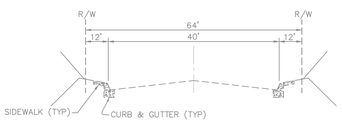
COMMERCIAL CUL DE SAC
(66' R/W, "A" STREET)
NOT TO SCALE



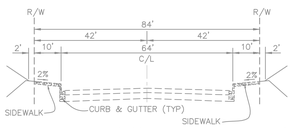
± 500' W/O THE OLD ROAD
TO COMMERCE CENTER DRIVE
NOT TO SCALE



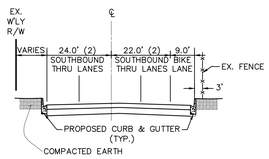
FROM THE OLD ROAD
TO ± 500' W/O THE OLD ROAD
NOT TO SCALE



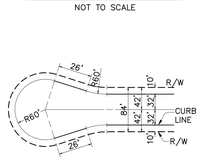
LIVE OAK ROAD EXIST. ROAD SECTION
NOT TO SCALE



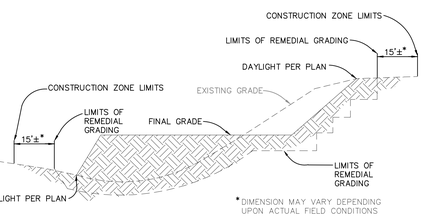
FRANKLIN PARKWAY (E/O W'LY BOUNDARY OF PA 4
TO COMMERCE CENTER DRIVE
NOT TO SCALE



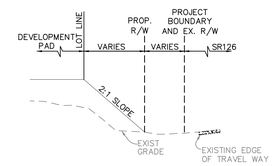
OLD ROAD
NEAR PROPOSED PA 1 DRIVEWAY
SOUTH SIDE
NOT TO SCALE



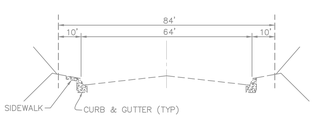
COMMERCIAL CUL DE SAC
(84' R/W, FRANKLIN PARKWAY
PLANNING AREA 3)
NOT TO SCALE



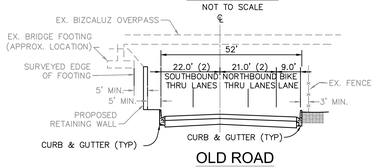
TYPICAL GRADING IMPACTS
NOT TO SCALE



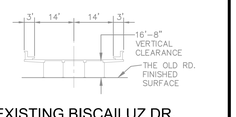
SOUTHERLY BOUNDARY PA 5.2
NOT TO SCALE



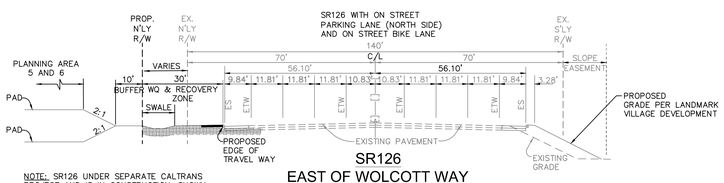
HANCOCK PARKWAY EXIST. ROAD SECTION
NOT TO SCALE



OLD ROAD
AT BISCAILUZ
NOT TO SCALE

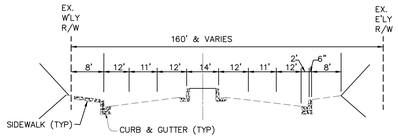


EXISTING BISCAILUZ DR.
BRIDGE SECTION
NOT TO SCALE

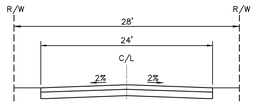


NOTE: SR126 UNDER SEPARATE CALTRANS PROJECT AND IS IN CONSTRUCTION. SHOWN FOR REFERENCE ONLY.

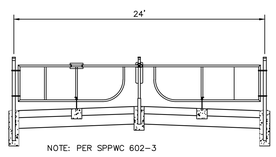
SR126
EAST OF WOLCOTT WAY
NOT TO SCALE



THE OLD ROAD
S'LY BOUNDARY OF PM 17949-01 TO SR-126
NOT TO SCALE

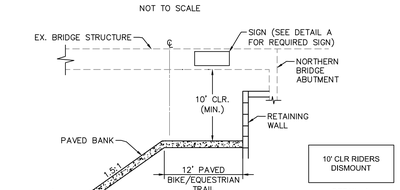


EMERGENCY ROAD FRANKLIN
PARKWAY TO LIVE OAK
NOT TO SCALE



EMERGENCY ROAD PIPE GATE
NOT TO SCALE

NOT TO SCALE



BIKE/EQUESTRIAN TRAIL
UNDER COMMERCE CENTER DRIVE
NOT TO SCALE

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91355
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

PLANS PREPARED BY:
Kimley»Horn
765 THE CITY DR., STE. 200, ORANGE, CA 92868
TEL: 714-939-1030, FAX: 714-938-9488

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

TYPICAL SECTIONS

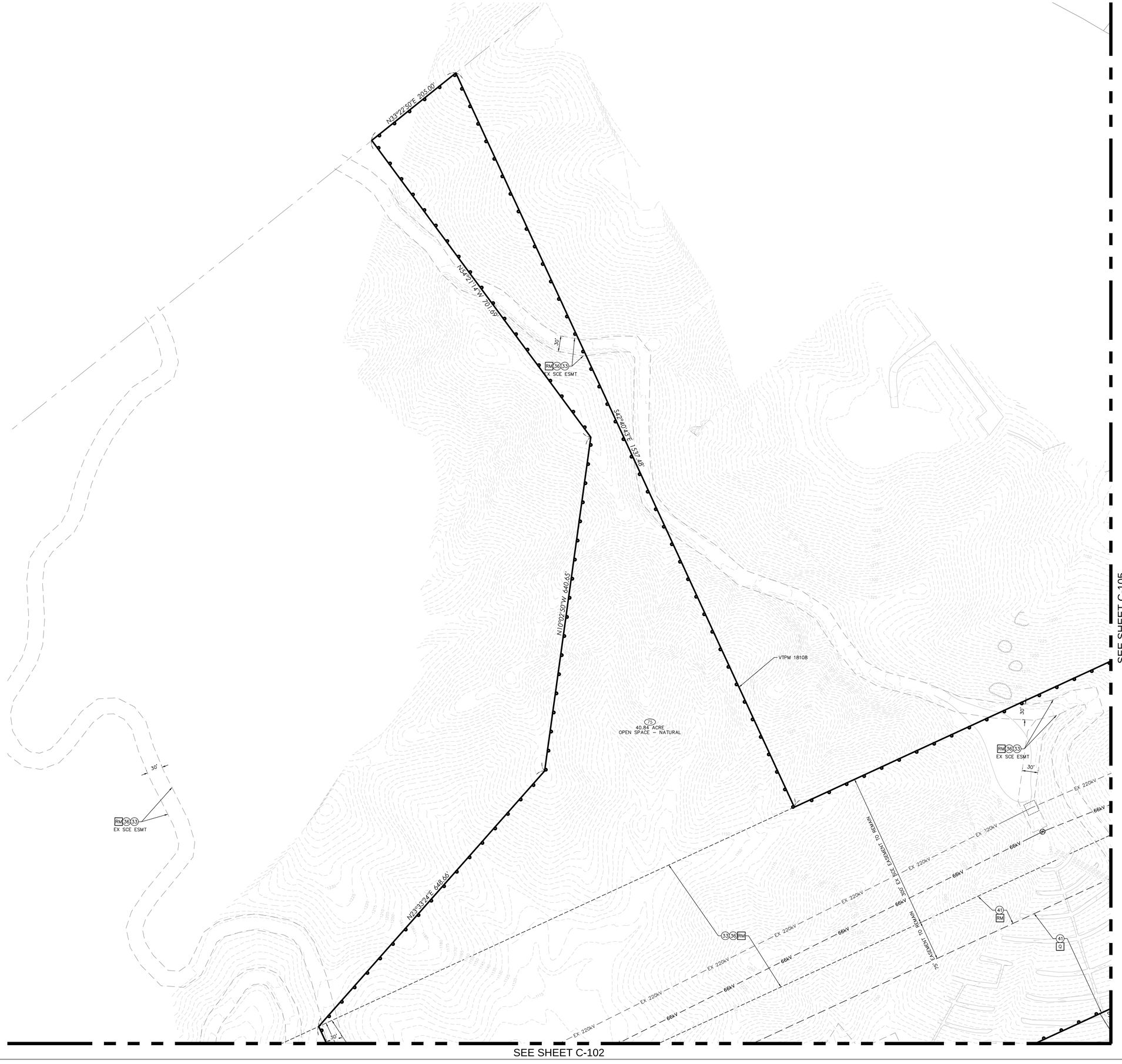
SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-008

8 OF 25 SHEETS

K:\ORA_LOS\094779001 - Valencia Commerce Center\CAD\Exhibits\EXH-8 Vesting Tentative Parcel Map-Sheet 8.dwg Plotted on Oct 20, 2015-5:45pm by michael.depre

RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 9
DATE: 21 OCT 2015



LEGEND:

- CENTERLINE
- EASEMENT LINE
- 1000 PROPOSED CONTOUR
- 1000 EXISTING CONTOUR
- O LIMIT OF PERMANENT GRADING LINE
- LIMIT OF TEMPORARY GRADING LINE
- PROPOSED VTPM BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- ACOE EXIST ACOE JURISDICTION LINE
- CDFG EXIST CDFG JURISDICTION LINE
- FEMA FEMA LINE
- SD EXISTING COUNTY PUBLIC STORM DRAIN
- PROPOSED COUNTY PUBLIC STORM DRAIN
- SD EXISTING OR SEPARATE PROJECT TRUNK SEWER
- SS EXISTING COUNTY PUBLIC SEWER
- SS PROPOSED COUNTY PUBLIC SEWER
- FM EXISTING COUNTY PUBLIC FORCE MAIN
- FM PROPOSED COUNTY PUBLIC FORCE MAIN
- 66kV SCE – PROPOSED 66kV TRANSMISSION LINES
- OHT EXISTING OVERHEAD WIRES
- EX–220kV SCE – EXISTING 220kV TRANSMISSION LINES
- W–21A EXISTING VWD PUBLIC WATER LINE (W–DESCRIPTION)
- PROPOSED VWD PUBLIC WATER LINE (W–DESCRIPTION)
- W–XX EXISTING IRRIGATION
- SS-BRINE EXISTING AGRICULTURAL IRRIGATION
- AG BRINE LINE – (SEPARATE PROJECT)
- EXISTING OAK TREE & DRIP LINE
- 25 / 35 EXISTING WATER WELL AND PROPOSED 25'X35' BLOCK WALL ENCLOSURE
- HIGH VOLTAGE ELECTRICAL TOWER (EXISTING 220kV AND PROPOSED 66kV)
- EXISTING OIL WELL
- SIGHT DISTANCE/AIRSPACE EASEMENT
- PROPOSED ROADWAY VACATION (SETBACK IN VACATION TO BE DETERMINED)
- PROPOSED FLOOD CONTROL/PEDESTRIAN ACCESS ROAD
- PROPOSED CREEK BANK PROTECTION

EASEMENT LEGEND:

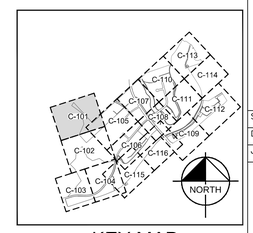
- Q QUIT CLAIM
- # EASEMENT ITEMS PER SHEET 5
- RM REMAIN

DISPOSITION LEGEND:

- A ABANDON
- P PROTECT IN PLACE
- R REMOVE
- RE RELOCATE
- L LEASE (OIL, GAS, MINERALS)
- NA NOT APPLICABLE TO PROJECT

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 7					
7.1	62	1	INDUSTRIAL	64,736	4.87
7.2	64,65	2	INDUSTRIAL	46,341	6.09
	63,66	2	OPEN SPACE		3.52
	74,75	2	OPEN SPACE-NATURAL		44.85
7		3	SUBTOTAL PLANNING AREA	111,077	59.33

GRAPHIC SCALE IN FEET
0 30 60 120



KEY MAP
N.T.S.

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
NEWHALL LAND
23124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91355
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

PLANS PREPARED BY:
Kimley»Horn
765 THE CITY DR., STE. 200, ORANGE, CA 92868
TEL: 714-939-1030, FAX: 714-938-9488

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VESTING TENTATIVE PARCEL MAP
VALENCIA COMMERCE CENTER

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-101

9 OF 25 SHEETS

K:\ORA_LSACV\094779001 - Valencia Commerce Center\CAD\Exhibits\VSM-9 Vesting Tentative Parcel Map-Part 2.dwg Plotted on Oct 20, 2015-2:45pm by melanie.asbury

RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 10
DATE: 21 OCT 2015

SEE SHEET C-101

SEE SHEET C-105

SEE SHEET C-106

SEE SHEET C-103

SEE SHEET C-104

PM 22261
N.A.P.

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 5					
5.1	54	1	COMMERCIAL	15,340	1.83
5.2	56	1	COMMERCIAL	36,066	2.74
	55	1	DEBRIS BASIN		1.39
	57	1	OPEN SPACE		2.93
	71,76	2	OPEN SPACE-NATURAL		85.45
5		2	SUBTOTAL PLANNING AREA	51,406	94.34

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 7					
7.1	62	1	INDUSTRIAL	64,736	4.87
7.2	64,65	2	INDUSTRIAL	46,341	6.09
	63,66	2	OPEN SPACE		3.52
	74,75	2	OPEN SPACE-NATURAL		44.85
7		3	SUBTOTAL PLANNING AREA	111,077	59.33

LEGEND:

- CENTERLINE
- EASEMENT LINE
- 1000 — PROPOSED CONTOUR
- 1000 — EXISTING CONTOUR
- O — LIMIT OF PERMANENT GRADING LINE
- LIMIT OF TEMPORARY GRADING LINE
- PROPOSED VTPM BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- ACOE — EXIST ACOE JURISDICTION LINE
- CDFG — EXIST CDFG JURISDICTION LINE
- FEMA — FEMA LINE
- SD — EXISTING COUNTY PUBLIC STORM DRAIN
- PROPOSED COUNTY PUBLIC STORM DRAIN
- SD — EXISTING OR SEPARATE PROJECT TRUNK SEWER
- SS — EXISTING COUNTY PUBLIC SEWER
- SS — PROPOSED COUNTY PUBLIC SEWER
- FM — EXISTING COUNTY PUBLIC FORCE MAIN
- FM — PROPOSED COUNTY PUBLIC FORCE MAIN
- 66kV — SCE – PROPOSED 66kV TRANSMISSION LINES
- OHT — EXISTING OVERHEAD WIRES
- EX-220kV — SCE – EXISTING 220kV TRANSMISSION LINES
- W-21A — EXISTING VWD PUBLIC WATER LINE (W-DESCRIPTION)
- PROPOSED VWD PUBLIC WATER LINE (W-DESCRIPTION)
- W-XX — EXISTING IRRIGATION
- SS-BRINE — EXISTING AGRICULTURAL IRRIGATION
- AG — BRINE LINE – (SEPARATE PROJECT)
- EXISTING OAK TREE & DRIP LINE
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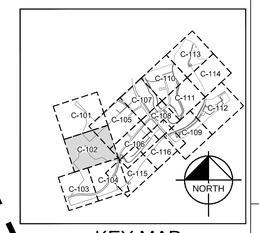
- EXISTING OIL WELL
- SIGHT DISTANCE/AIRSPACE EASEMENT
- PROPOSED ROADWAY VACATION (SETBACK IN VACATION TO BE DETERMINED)
- PROPOSED FLOOD CONTROL/PEDESTRIAN ACCESS ROAD
- PROPOSED CREEK BANK PROTECTION

EASEMENT LEGEND:

- Q — QUIT CLAIM
- # — EASEMENT ITEMS PER SHEET 5
- RM — REMAIN

DISPOSITION LEGEND:

- A — ABANDON
- P — PROTECT IN PLACE
- R — REMOVE
- RE — RELOCATE
- L — LEASE (OIL, GAS, MINERALS)
- NA — NOT APPLICABLE TO PROJECT



KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
NEWHALL LAND
23124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CA 91355
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

PLANS PREPARED BY:
Kimley»Horn
765 THE CITY DR., STE. 200, ORANGE, CA 92868
TEL: 714-939-1030, FAX: 714-938-9488

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VESTING TENTATIVE PARCEL MAP
VALENCIA COMMERCE CENTER

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-102

10 OF 25 SHEETS

K:\SNA_LDEV\094779001 – Valencia Commerce Center\CAD\Exhibits\V2M-8 Vesting Tentative Parcel Map-Part 2.dwg Plotted on Oct 20, 2015–6:10pm by michael.lepore

RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 11
DATE: 21 OCT 2015

SEE SHEET C-102

SEE SHEET C-104

LEGEND:

- CENTERLINE
- EASEMENT LINE
- 1000 — PROPOSED CONTOUR
- 1000 — EXISTING CONTOUR
- LIMIT OF PERMANENT GRADING LINE
- LIMIT OF TEMPORARY GRADING LINE
- PROPOSED VTPM BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- ACOE — EXIST ACOE JURISDICTION LINE
- CDFG — EXIST CDFG JURISDICTION LINE
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- SD — EXISTING COUNTY PUBLIC STORM DRAIN
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- W-XX — EXISTING IRRIGATION
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- 25 / 35 — EXISTING WATER WELL AND PROPOSED 25'X35' BLOCK WALL ENCLOSURE
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- PROPOSED CREEK BANK PROTECTION

EASEMENT LEGEND:

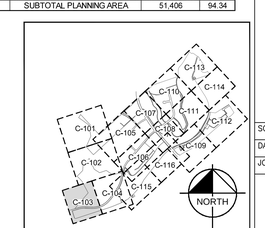
- Q — QUIT CLAIM
- # — EASEMENT ITEMS PER SHEET 5
- RM — REMAIN

DISPOSITION LEGEND:

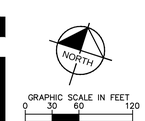
- A — ABANDON
- P — PROTECT IN PLACE
- R — REMOVE
- RE — RELOCATE
- L — LEASE (OIL, GAS, MINERALS)
- NA — NOT APPLICABLE TO PROJECT

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 6					
6	58	1	RETAIL	4,050	1.83
6	59,60	2	INDUSTRIAL	78,990	5.59
6	77	1	OPEN SPACE-NATURAL		2.53
6	61	1	OPEN SPACE		2.50
6		3	SUBTOTAL PLANNING AREA	83,040	12.45

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 5					
5.1	54	1	COMMERCIAL	15,340	1.83
5.2	56	1	COMMERCIAL	36,066	2.74
	55	1	DEBRIS BASIN		1.39
	57	1	OPEN SPACE		2.93
	71,76	2	OPEN SPACE-NATURAL		85.45
5		2	SUBTOTAL PLANNING AREA	51,406	94.34



KEY MAP
N.T.S.



OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CA 91355
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

PLANS PREPARED BY:
Kimley»Horn
765 THE CITY DR., STE. 200, ORANGE, CA 92868
TEL: 714-939-1030, FAX: 714-938-9488

NO.	REVISIONS	DATE	BY

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VESTING TENTATIVE PARCEL MAP
VALENCIA COMMERCE CENTER
PLANNING AREA 5

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-103

11 OF 25 SHEETS

K:\ORL_LDEV\094779001 – Valencia Commerce Center\CAD\Exhibits\VSM-5 Vesting Tentative Parcel Map-Part 2.dwg Plotted on Oct 20, 2015–5:16pm by michael.lepore

RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 12
DATE: 21 OCT 2015

SEE SHEET C-102

SEE SHEET C-103

SEE SHEET C-106

SEE SHEET C-115

PROPOSED WATER TANK

PROPOSED ACCESS AND UTILITY EASMENT

OAK TREE #100 TO BE PROTECTED

OAK TREE #95 TO BE PROTECTED

OAK TREE #4018 TO BE PROTECTED

OAK TREE #98 TO BE PROTECTED

OAK TREE #98 TO BE PROTECTED

OAK TREE #4022 TO BE PROTECTED

OAK TREE #93 TO BE PROTECTED

OAK TREE #96, #97 TO BE PROTECTED

OIL WELL

OAK TREE #101 TO BE PROTECTED

OAK TREE #103 TO BE PROTECTED

OAK TREE #102 TO BE PROTECTED

OAK TREE #92 TO BE PROTECTED

OAK TREE #91 TO BE PROTECTED

OAK TREE #90 TO BE PROTECTED

OAK TREE #4007 TO BE PROTECTED

55 60,650 SQ FT DEBRIS BASIN

54 79,923 SQ FT COMMERCIAL

PROPOSED ACCESS AND UTILITY EASMENT

PROPOSED LINE OF SITE EASEMENT (45 MPH)

ROADWAY DEDICATION

PROPOSED RIGHT OF WAY

76 84.52 ACRE OPEN SPACE – NATURAL

PROP LINE OF SIGHT ESMT

N79°26'33"E 537.37'

S79°02'28"E 1042.01' R=5942.00' Δ=10°03'42"

68 4.64 ACRE OPEN SPACE – NATURAL

10' WIDE DECOMPOSED GRANITE SIDEWALK AND EQUESTRIAN TRAIL

R=1308.00' L=330.30' Δ=14°28'28"

TERRACE DRAIN

PARTIAL FRANKLIN PARKWAY VACATION (WIDTH VARIES)

PROPOSED RIGHT OF WAY

67 51.34 ACRE OPEN SPACE – NATURAL

69 0.91 ACRE OPEN SPACE – NATURAL

62 RM LACFD ESMT

FRANKLIN PARKWAY

S36°23'03"W 665.09'

N36°23'03"E 198.13'

S55°55'52"E 298.73'

70 4.30 ACRE OPEN SPACE – NATURAL

OAK TREE #4080 TO BE PROTECTED

OAK TREE #4 TO BE PROTECTED

64 119,232 SQ FT COMMERCIAL

10' WIDE EQUESTRIAN TRAIL WITHIN 14' EASEMENT

VCFCD ESMT

TRAIL UNDERCROSSING TO BE PROVIDED WITHIN TM 53108

57 2.93 ACRE OPEN SPACE

TERRACE DRAIN

S51°29'41"E 282.15'

N65°56'46"E 156.09'

N23°59'41"W 28.25'

R=807.50' L=156.94' Δ=11°08'03"

N65°55'57"E 471.95'

S65°55'51"W 227.21'

R=4541.81' L=307.08' Δ=3°52'26"

CALTRANS DEDICATION

SR 126

LAND MARK VILLAGE
VTTM 53108

CASTAIC CREEK

PROPOSED FLOOD CONTROL ACCESS TURNAROUND

1.20 ACRE OPEN SPACE – NATURAL

N79°02'28"W 166.40'

R=100.00' L=78.87' Δ=45°11'30"

S50°59'58"W 114.41'

R=225.00' L=29.60' Δ=7°32'12"

N78°19'26"E 11.26'

10' WIDE EQUESTRIAN TRAIL WITHIN 14' EASEMENT

50 92,533 SQ FT WATER QUALITY BASIN

10' WIDE EQUESTRIAN TRAIL WITHIN 14' EASEMENT

EXISTING 16' FLOOD CONTROL ACCESS ROAD

R=215.00' L=330.32' Δ=93°22'12"

BANK LINING PER PM 26363

14' EASEMENT WITH MINIMUM 10' WIDE EQUESTRIAN TRAIL TO COUNTY OF LOS ANGELES

R=7939.77' L=532.31' Δ=12°19'25"

EXISTING OIL WELL

EXISTING LIFT STATION TO BE UPGRADED

PROPOSED EMERGENCY RELIEF SEWER CONNECT TO NEWHALL RANCH SEWER DISTRICT SOUTH SIDE OF SR-126

EXISTING BRIDGE

EXISTING IRRIGATION EASEMENT

PM 26363
N.A.P.

LEGEND:

- CENTERLINE
- EASEMENT LINE
- 1000 PROPOSED CONTOUR
- 1000 EXISTING CONTOUR
- O LIMIT OF PERMANENT GRADING LINE
- LIMIT OF TEMPORARY GRADING LINE
- PROPOSED VTPM BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- ACOE EXIST ACOE JURISDICTION LINE
- CDFG EXIST CDFG JURISDICTION LINE
- FEMA FEMA LINE
- SD SD EXISTING COUNTY PUBLIC STORM DRAIN
- PROPOSED COUNTY PUBLIC STORM DRAIN
- SD EXISTING OR SEPARATE PROJECT TRUNK SEWER
- SS EXISTING COUNTY PUBLIC SEWER
- SS PROPOSED COUNTY PUBLIC SEWER
- FM EXISTING COUNTY PUBLIC FORCE MAIN
- FM PROPOSED COUNTY PUBLIC FORCE MAIN
- 66kV SCE – PROPOSED 66kV TRANSMISSION LINES
- OHT EXISTING OVERHEAD WIRES
- EX–220kV SCE – EXISTING 220kV TRANSMISSION LINES
- W–21A EXISTING VWD PUBLIC WATER LINE (W–DESCRIPTION)
- PROPOSED VWD PUBLIC WATER LINE (W–DESCRIPTION)
- W–XX EXISTING IRRIGATION
- SS-BRINE EXISTING AGRICULTURAL IRRIGATION
- AG BRINE LINE – (SEPARATE PROJECT)
- EXISTING OAK TREE & DRIP LINE
- 25 / 35 EXISTING WATER WELL AND PROPOSED 25'X35' BLOCK WALL ENCLOSURE
- HIGH VOLTAGE ELECTRICAL TOWER (EXISTING 220kV AND PROPOSED 66kV)
- EXISTING OIL WELL
- SIGHT DISTANCE/AIRSPACE EASEMENT
- PROPOSED ROADWAY VACATION (SETBACK IN VACATION TO BE DETERMINED)
- PROPOSED FLOOD CONTROL/PEDESTRIAN ACCESS ROAD
- PROPOSED CREEK BANK PROTECTION

EASEMENT LEGEND:

Q QUIT CLAIM (#) EASEMENT ITEMS PER SHEET 5

RM REMAIN

DISPOSITION LEGEND:

- A ABANDON
- P PROTECT IN PLACE
- R REMOVE
- RE RELOCATE
- L LEASE (OIL, GAS, MINERALS)
- NA NOT APPLICABLE TO PROJECT

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 5					
5.1	54	1	COMMERCIAL	15,340	1.83
5.2	56	1	COMMERCIAL	36,066	2.74
	55	1	DEBRIS BASIN		1.39
	57	1	OPEN SPACE		2.93
	71,76	2	OPEN SPACE-NATURAL		85.45
5		2	SUBTOTAL PLANNING AREA	51,406	94.34

GRAPHIC SCALE IN FEET
0 30 60 120

KEY MAP
N.T.S.

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91355
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

PLANS PREPARED BY:
Kimley»Horn
765 THE CITY DR., STE. 200, ORANGE, CA 92868
TEL: 714-939-1030, FAX: 714-938-9488

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VESTING TENTATIVE PARCEL MAP
VALENCIA COMMERCE CENTER
PLANNING AREA 5

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-104

12 OF 25 SHEETS

K:\SAN_LDEV\094779001 - Valencia Commerce Center\CAD\Exhibits\Exh-8 Vesting Tentative Parcel Map-Part 2.dwg Plotted on Oct 20, 2015-4:26pm by michael.lapore

RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 13
DATE: 21 OCT 2015

SEE SHEET C-101

SEE SHEET C-102

SEE SHEET C-107

SEE SHEET C-106

N47°19'14"E 1692.21'

S47°19'13"W 2867.97'

N67°20'04"W 433.54'

N67°20'04"W 82.00'

R=1000.00'

Δ=5°51'47"

L=102.34'

R=1000.00'

Δ=5°51'47"

L=102.34'

LIVINGSTON STREET

HARRISON PARKWAY

BRAXTON AVENUE

PM 20839
N.A.P.

PM 20839
N.A.P.

EX SCE ESMT

300' EX SCE EASEMENT TO REMAIN

75' EASEMENT TO REMAIN

225' EASEMENT TO REMAIN

300' EASEMENT TO REMAIN

EX 220kV

66kV

EX LACFD ESMT

40.84 ACRE
OPEN SPACE – NATURAL

1.99 ACRE
OPEN SPACE

SCE ESMT

4.87 ACRE
INDUSTRIAL

121,241 SQ FT
INDUSTRIAL

LACFD ESMT

PROPOSED 20' UTILITY
AND ACCESS EASEMENT

PROPOSED 20' UTILITY
AND ACCESS EASEMENT

EX SD PER PD-2298

EX SD PER PD-2381

EX SD PER
PD NO.2381

CONNECT TO
EXISTING SEWER

LEGEND:

- CENTERLINE
- EASEMENT LINE
- 1000 PROPOSED CONTOUR
- 1000 EXISTING CONTOUR
- O LIMIT OF PERMANENT GRADING LINE
- LIMIT OF TEMPORARY GRADING LINE
- PROPOSED VTPM BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- ACOE — EXIST ACOE JURISDICTION LINE
- CDFG — EXIST CDFG JURISDICTION LINE
- FEMA — FEMA LINE
- SD — SD — EXISTING COUNTY PUBLIC STORM DRAIN
- PROPOSED COUNTY PUBLIC STORM DRAIN
- SD — EXISTING OR SEPARATE PROJECT TRUNK SEWER
- SS — EXISTING COUNTY PUBLIC SEWER
- SS — PROPOSED COUNTY PUBLIC SEWER
- FM — EXISTING COUNTY PUBLIC FORCE MAIN
- FM — PROPOSED COUNTY PUBLIC FORCE MAIN
- 66kV — SCE – PROPOSED 66kV TRANSMISSION LINES
- OHT — EXISTING OVERHEAD WIRES
- EX-220kV — SCE – EXISTING 220kV TRANSMISSION LINES
- W-21A — EXISTING VWD PUBLIC WATER LINE (W-DESCRIPTION)
- PROPOSED VWD PUBLIC WATER LINE (W-DESCRIPTION)
- W-XX — EXISTING IRRIGATION
- SS-BRINE — EXISTING AGRICULTURAL IRRIGATION
- AG — BRINE LINE – (SEPARATE PROJECT)
- EXISTING OAK TREE & DRIP LINE
- 25 / 35 EXISTING WATER WELL AND PROPOSED 25'X35' BLOCK WALL ENCLOSURE
- HIGH VOLTAGE ELECTRICAL TOWER (EXISTING 220KV AND PROPOSED 66KV)
- EXISTING OIL WELL
- SIGHT DISTANCE/AIRSPACE EASEMENT
- PROPOSED ROADWAY VACATION (SETBACK IN VACATION TO BE DETERMINED)
- PROPOSED FLOOD CONTROL/PEDESTRIAN ACCESS ROAD
- PROPOSED CREEK BANK PROTECTION

EASEMENT LEGEND:

- Q QUIT CLAIM
- (#) EASEMENT ITEMS PER SHEET 5
- RM REMAIN

DISPOSITION LEGEND:

- A ABANDON
- P PROTECT IN PLACE
- R REMOVE
- RE RELOCATE
- L LEASE (OIL, GAS, MINERALS)
- NA NOT APPLICABLE TO PROJECT

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 7					
7.1	62	1	INDUSTRIAL	64,736	4.87
7.2	64,65	2	INDUSTRIAL	46,341	6.09
	63,66	2	OPEN SPACE		3.52
	74,75	2	OPEN SPACE-NATURAL		44.85
7		3	SUBTOTAL PLANNING AREA	111,077	59.33

GRAPHIC SCALE IN FEET
0 30 60 120

KEY MAP
N.T.S.

OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91355
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

PLANS PREPARED BY:
Kimley»Horn
765 THE CITY DR., STE. 200, ORANGE, CA 92868
TEL: 714-939-1030, FAX: 714-938-9488

NO.	REVISIONS	DATE	BY

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VESTING TENTATIVE PARCEL MAP
VALENCIA COMMERCE CENTER
PLANNING AREA 7

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-105

13 OF 25 SHEETS

K:\DRV_LADEV\094779001 – Valencia Commerce Center\CAD\Exhibits\VCM-8 Vesting Tentative Parcel Map-Part 2.dwg Plotted on Oct 20, 2015–6:22pm by michael.keore

RECEIVED
DEPT OF REGIONAL PLANNING
PM18308 TENTATIVE PG 14
DATE: 21 OCT 2015

SEE SHEET C-105

SEE SHEET C-102

SEE SHEET C-108

SEE SHEET C-104

BRAXTON AVENUE

FRANKLIN PARKWAY

EX-SD PER PD NO.2381

PM 20839 N.A.P.

PM 26363 N.A.P.

EX SD PER PD-2381

N40°20'03"E 1357.40'

PROPOSED LINE OF SIGHT EASEMENT (45 MPH)

R=1456.01' L=601.64' Δ=23°40'24"

PROPOSED LINE OF SIGHT EASEMENT (45 MPH)

EX 15' SD EASEMENT RM

BIKE TRAILHEAD

PROP LINE OF SIGHT ESMT

N10°19'36"W 160.40'

49 1.20 ACRE OPEN SPACE – NATURAL

PROPOSED FLOOD CONTROL ACCESS TURNAROUND

R=100.00' T=7.87' Δ=45°17'30"

R=225.00' L=29.60' Δ=7°32'12"

N30°50'58"W 11.26'

N78°19'26"E 11.26'

14' WIDE MULTI-USE (HIKING, MOUNTAIN BIKING) TRAIL EASEMENT WITH MINIMUM 10' WIDE TRAIL TO COUNTY OF LOS ANGELES

10' WIDE EQUESTRIAN TRAIL WITHIN 14' EASEMENT

50 92,533 SQ FT WATER QUALITY BASIN

EXISTING 16' FLOOD CONTROL ACCESS ROAD

R=2150.00' L=393.39' Δ=9°32'12"

BANK LINING PER PM 26363

EXISTING 16' FLOOD CONTROL ACCESS ROAD

14' EASEMENT WITH MINIMUM 10' WIDE EQUESTRIAN TRAIL TO COUNTY OF LOS ANGELES

51 3.92 ACRE OPEN SPACE

47 672,377 SQ FT INDUSTRIAL

48 462,990 SQ FT INDUSTRIAL

PROPOSED STORM DRAIN EASEMENT

S46°53'42"W 259.18'

R=3990.00' L=480.20' Δ=6°53'44"

EXISTING 16' FLOOD CONTROL ACCESS ROAD

EXISTING BANK PROTECTION

BANK LINING PER PM 26363

S46°43'34"E 772.43'

PORTION

S39°59'58"W 733.07'

0.62 ACRE OPEN SPACE

53 1.04 ACRE OPEN SPACE

EXISTING 16' FLOOD CONTROL ACCESS ROAD

14' EASEMENT WITH MINIMUM 10' WIDE EQUESTRIAN TRAIL TO COUNTY OF LOS ANGELES

R=1304.00' L=230.53' Δ=10°07'45"

EXISTING BANK PROTECTION

57 51.34 ACRE OPEN SPACE – NATURAL

CASTAIC CREEK

N39°00'35"E 1092.36'

EXISTING BANK PROTECTION

N39°00'19"E 324.47'

R=2486.27' L=17.06' Δ=0°04'49"

R=2498.60' L=233.23' Δ=5°48'25"

R=2937.97' L=454.60' Δ=8°51'56"

LEGEND:

	CENTERLINE
	EASEMENT LINE
1000	PROPOSED CONTOUR
1000	EXISTING CONTOUR
O	LIMIT OF PERMANENT GRADING LINE
	LIMIT OF TEMPORARY GRADING LINE
	PROPOSED VTPM BOUNDARY
	PROPOSED PARCEL BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING RIGHT OF WAY
ACOE	EXIST ACOE JURISDICTION LINE
CDFG	EXIST CDFG JURISDICTION LINE
FEMA	FEMA LINE
SD	EXISTING COUNTY PUBLIC STORM DRAIN
SD	PROPOSED COUNTY PUBLIC STORM DRAIN
SD	EXISTING OR SEPARATE PROJECT TRUNK SEWER
SS	EXISTING COUNTY PUBLIC SEWER
SS	PROPOSED COUNTY PUBLIC SEWER
FM	EXISTING COUNTY PUBLIC FORCE MAIN
FM	PROPOSED COUNTY PUBLIC FORCE MAIN
66kV	SCE – PROPOSED 66kV TRANSMISSION LINES
OHT	EXISTING OVERHEAD WIRES
EX-220kV	SCE – EXISTING 220kV TRANSMISSION LINES
W-Z1A	EXISTING VWD PUBLIC WATER LINE (W-DESCRIPTION)
	PROPOSED VWD PUBLIC WATER LINE (W-DESCRIPTION)
W-XX	EXISTING IRRIGATION
SS-BRNE	EXISTING AGRICULTURAL IRRIGATION
AG	BRINE LINE – (SEPARATE PROJECT)
	EXISTING OAK TREE & DRIP LINE
25 / 35	EXISTING WATER WELL AND PROPOSED 25'X35' BLOCK WALL ENCLOSURE
	HIGH VOLTAGE ELECTRICAL TOWER (EXISTING 220kV AND PROPOSED 66kV)
	EXISTING OIL WELL
	SIGHT DISTANCE/AIRSPACE EASEMENT
	PROPOSED ROADWAY VACATION (SETBACK IN VACATION TO BE DETERMINED)
	PROPOSED FLOOD CONTROL/PEDESTRIAN ACCESS ROAD
	PROPOSED CREEK BANK PROTECTION

EASEMENT LEGEND:

Q QUIT CLAIM (#) EASEMENT ITEMS PER SHEET 5

RM REMAIN

DISPOSITION LEGEND:

A ABANDON

P PROTECT IN PLACE

R REMOVE

RE RELOCATE

L LEASE (OIL, GAS, MINERALS)

NA NOT APPLICABLE TO PROJECT

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 4					
4	47,48	2	INDUSTRIAL	582,013	26.07
4	49,51	2	OPEN SPACE		5.12
4	50	1	WATER QUALITY		2.12
4	52,53,67-70	6	OPEN SPACE-NATURAL		62.85
4		11	SUBTOTAL PLANNING AREA	582,013	96.16

GRAPHIC SCALE IN FEET
0 30 60 120

KEY MAP
N.T.S.

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CA 91355
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

PLANS PREPARED BY:
Kimley»Horn
765 THE CITY DR., STE. 200, ORANGE, CA 92868
TEL: 714-939-1030, FAX: 714-938-9488

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VESTING TENTATIVE PARCEL MAP
VALENCIA COMMERCE CENTER
PLANNING AREA 4

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-106

14 OF 25 SHEETS

K:\SPA_LDEV\094779001 - Valencia Commerce Center\CAD\Exhibits\VJM-4 Vesting Tentative Parcel Map-Part 2.dwg Plotted on Oct 20, 2015-4:13pm by michael.lepore

RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 15
DATE: 21 OCT 2015

LEGEND:

- CENTERLINE
- EASEMENT LINE
- 1000 PROPOSED CONTOUR
- 1000 EXISTING CONTOUR
- LIMIT OF PERMANENT GRADING LINE
- LIMIT OF TEMPORARY GRADING LINE
- PROPOSED VTPM BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- ACOE — EXIST ACOE JURISDICTION LINE
- CDFG — EXIST CDFG JURISDICTION LINE
- FEMA — FEMA LINE
- SD — SD — EXISTING COUNTY PUBLIC STORM DRAIN
- PROPOSED COUNTY PUBLIC STORM DRAIN
- SD — EXISTING OR SEPARATE PROJECT TRUNK SEWER
- SS — EXISTING COUNTY PUBLIC SEWER
- SS — PROPOSED COUNTY PUBLIC SEWER
- FM — EXISTING COUNTY PUBLIC FORCE MAIN
- FM — PROPOSED COUNTY PUBLIC FORCE MAIN
- 66kV — SCE – PROPOSED 66kV TRANSMISSION LINES
- OHT — EXISTING OVERHEAD WIRES
- EX–220kV — SCE – EXISTING 220kV TRANSMISSION LINES
- W–21A — EXISTING VWD PUBLIC WATER LINE (W–DESCRIPTION)
- PROPOSED VWD PUBLIC WATER LINE (W–DESCRIPTION)
- W–XX — EXISTING IRRIGATION
- SS-BRINE — EXISTING AGRICULTURAL IRRIGATION
- AG — BRINE LINE – (SEPARATE PROJECT)
- EXISTING OAK TREE & DRIP LINE
- 25 / 35 — EXISTING WATER WELL AND PROPOSED 25'X35' BLOCK WALL ENCLOSURE
- HIGH VOLTAGE ELECTRICAL TOWER (EXISTING 220kV AND PROPOSED 66kV)
- EXISTING OIL WELL
- SIGHT DISTANCE/AIRSPACE EASEMENT
- PROPOSED ROADWAY VACATION (SETBACK IN VACATION TO BE DETERMINED)
- PROPOSED FLOOD CONTROL/PEDESTRIAN ACCESS ROAD
- PROPOSED CREEK BANK PROTECTION

EASEMENT LEGEND:

- Q — QUIT CLAIM
- (#) — EASEMENT ITEMS PER SHEET 5
- RM — REMAIN

DISPOSITION LEGEND:

- A — ABANDON
- P — PROTECT IN PLACE
- R — REMOVE
- RE — RELOCATE
- L — LEASE (OIL, GAS, MINERALS)
- NA — NOT APPLICABLE TO PROJECT

C/L DATA EXIST. FRANKLIN PKWY.

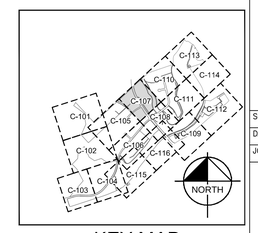
NO.	DELTA OR BRG	RADIUS	LENGTH
C6	Δ=14° 06' 16"	2500.0'	615.43'
L5	N 40°20'03" E		1655.61'
L6	N 54°26'19" E		103.92'

C/L DATA PROP. FRANKLIN PKWY. EAST

NO.	DELTA OR BRG	RADIUS	LENGTH
L3	S 54°26'19" W		555.85'

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 3					
3.1	21-24	4	INDUSTRIAL	367,839	21.26
3.2	27	1	INDUSTRIAL	37,827	2.61
3.3	31-43	13	INDUSTRIAL	1,006,837	58.23
	25,28,45	3	OPEN SPACE		25.34
	26,46,72,73	4	OPEN SPACE-NATURAL		148.90
	29,44	2	WATER QUALITY		2.94
	30	1	UTILITY		1.02
3		28	SUBTOTAL PLANNING AREA	1,412,503	260.20

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 7					
7.1	62	1	INDUSTRIAL	64,736	4.87
7.2	64,65	2	INDUSTRIAL	46,341	6.09
	63,66	2	OPEN SPACE		3.52
	74,75	2	OPEN SPACE-NATURAL		44.85
7		3	SUBTOTAL PLANNING AREA	111,077	59.33



KEY MAP
N.T.S.

GRAPHIC SCALE IN FEET
0 30 60 120

OWNER/DEVELOPER:
NEWHALL LAND
23124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CA 91355
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

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TEL: 714-939-1030, FAX: 714-938-9488

NO.	REVISIONS	DATE	BY

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VESTING TENTATIVE PARCEL MAP
VALENCIA COMMERCE CENTER
PLANNING AREA 3 AND 7

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

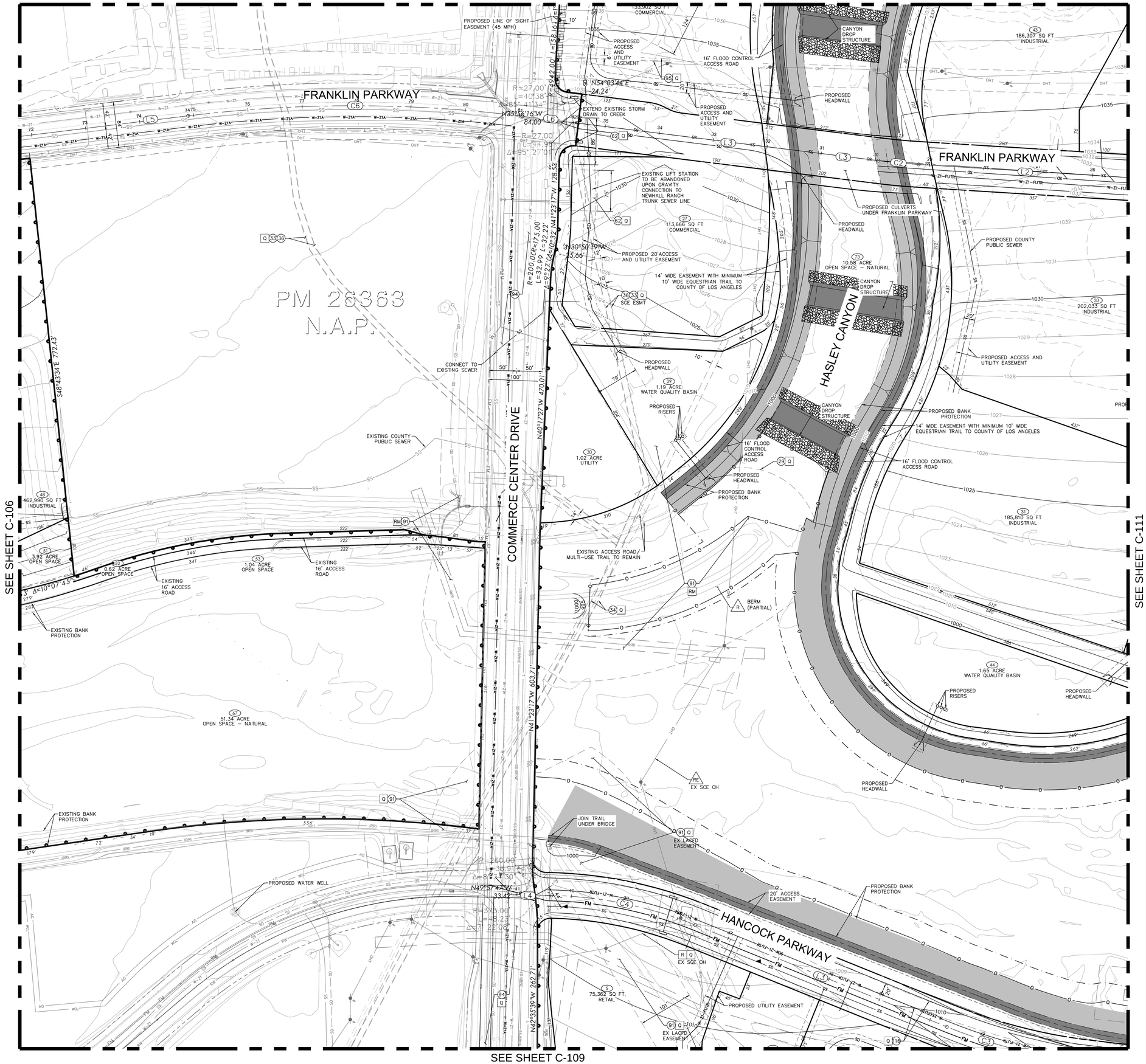
C-107

15 OF 25 SHEETS

K:\ORA_LSDV\094779001 – Valencia Commerce Center\CAD\Exhibits\Exh-8 Vesting Tentative Parcel Map-Part 3_1-12.dwg Plotted on Oct 20, 2015–2:54pm by melanie.abery

RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 16
DATE: 21 OCT 2015

SEE SHEET C-107



LEGEND:

- CENTERLINE
- EASEMENT LINE
- 1000 PROPOSED CONTOUR
- 1000 EXISTING CONTOUR
- O LIMIT OF PERMANENT GRADING LINE
- LIMIT OF TEMPORARY GRADING LINE
- PROPOSED VTPM BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- ACOE — EXIST ACOE JURISDICTION LINE
- CDFG — EXIST CDFG JURISDICTION LINE
- FEMA — FEMA LINE
- SD — SD — EXISTING COUNTY PUBLIC STORM DRAIN
- PROPOSED COUNTY PUBLIC STORM DRAIN
- SD — EXISTING OR SEPARATE PROJECT TRUNK SEWER
- SS — EXISTING COUNTY PUBLIC SEWER
- SS — PROPOSED COUNTY PUBLIC SEWER
- FM — EXISTING COUNTY PUBLIC FORCE MAIN
- FM — PROPOSED COUNTY PUBLIC FORCE MAIN
- 66kV — SCE – PROPOSED 66kV TRANSMISSION LINES
- OHT — EXISTING OVERHEAD WIRES
- EX–220kV — SCE – EXISTING 220kV TRANSMISSION LINES
- W–Z1A — EXISTING VWD PUBLIC WATER LINE (W–DESCRIPTION)
- PROPOSED VWD PUBLIC WATER LINE (W–DESCRIPTION)
- W–XX — EXISTING IRRIGATION
- SS–BRINE — EXISTING AGRICULTURAL IRRIGATION
- AG — BRINE LINE – (SEPARATE PROJECT)
- EXISTING OAK TREE & DRIP LINE
- 25 / 35 — EXISTING WATER WELL AND PROPOSED 25'X35' BLOCK WALL ENCLOSURE
- HIGH VOLTAGE ELECTRICAL TOWER (EXISTING 220kV AND PROPOSED 66kV)
- EXISTING OIL WELL
- SIGHT DISTANCE/AIRSPACE EASEMENT
- PROPOSED ROADWAY VACATION (SETBACK IN VACATION TO BE DETERMINED)
- PROPOSED FLOOD CONTROL/PEDESTRIAN ACCESS ROAD
- PROPOSED CREEK BANK PROTECTION

EASEMENT LEGEND:

Q QUIT CLAIM (#) EASEMENT ITEMS PER SHEET 5

RM REMAIN

DISPOSITION LEGEND:

- A ABANDON
- P PROTECT IN PLACE
- R REMOVE
- RE RELOCATE
- L LEASE (OIL, GAS, MINERALS)
- NA NOT APPLICABLE TO PROJECT

C/L DATA EXIST. FRANKLIN PKWY.

NO.	DELTA OR BRG	RADIUS	LENGTH
C6	Δ=14° 06' 16"	2500.0'	615.43'
L5	N 40°20'03" E		1655.61'
L6	N 54°26'19" E		103.92'

C/L DATA PROP. FRANKLIN PKWY. EAST

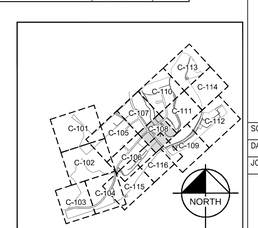
NO.	DELTA OR BRG	RADIUS	LENGTH
C2	Δ=3° 31' 59"	1200.0'	73.99'
L2	S 50°54'20" W		393.48'
L3	S 54°26'19" W		555.85'

C/L DATA PROP. HANCOCK PKWY.

NO.	DELTA OR BRG	RADIUS	LENGTH
C3	Δ=15° 17' 02"	1000.0'	266.75'
C4	Δ=20° 43' 20"	750.0'	271.25'
L3	S 69°21'36" W		498.58'
L4	S 48°38'17" W		86.43'

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 3					
3.1	21-24	4	INDUSTRIAL	367,839	21.26
3.2	27	1	INDUSTRIAL	37,827	2.61
3.3	31-43	13	INDUSTRIAL	1,006,837	58.23
	25,28,45	3	OPEN SPACE		25.34
	26,46,72,73	4	OPEN SPACE-NATURAL		148.90
	29,44	2	WATER QUALITY		2.84
	30	1	UTILITY		1.02
3		28	SUBTOTAL PLANNING AREA	1,412,503	260.20

GRAPHIC SCALE IN FEET
0 30 60 120



KEY MAP
N.T.S.

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91355
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

PLANS PREPARED BY:
Kimley»Horn
765 THE CITY DR., STE. 200, ORANGE, CA 92868
TEL: 714-939-1030, FAX: 714-938-9488

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VESTING TENTATIVE PARCEL MAP
VALENCIA COMMERCE CENTER
PLANNING AREA 3

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-108

16 OF 25 SHEETS

K:\ORA_LSKV\094779001 – Valencia Commerce Center\CAD\Exhibits\VSM-5 Vesting Tentative Parcel Map-Part 3_7-13.dwg Plotted on Oct 20, 2015–6:52pm by michael.lepore

RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 17
DATE: 21 OCT 2015

SEE SHEET C-108/C-110

LEGEND:

- CENTERLINE
- EASEMENT LINE
- 1000 PROPOSED CONTOUR
- 1000 EXISTING CONTOUR
- O LIMIT OF PERMANENT GRADING LINE
- LIMIT OF TEMPORARY GRADING LINE
- PROPOSED VTPM BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- ACOE EXIST ACOE JURISDICTION LINE
- CDFG EXIST CDFG JURISDICTION LINE
- FEMA FEMA LINE
- SD EXISTING COUNTY PUBLIC STORM DRAIN
- PROPOSED COUNTY PUBLIC STORM DRAIN
- SD EXISTING OR SEPARATE PROJECT TRUNK SEWER
- SS EXISTING COUNTY PUBLIC SEWER
- SS PROPOSED COUNTY PUBLIC SEWER
- FM EXISTING COUNTY PUBLIC FORCE MAIN
- FM PROPOSED COUNTY PUBLIC FORCE MAIN
- 66kV SCE – PROPOSED 66kV TRANSMISSION LINES
- OHT EXISTING OVERHEAD WIRES
- EX-220kV SCE – EXISTING 220kV TRANSMISSION LINES
- W-21A EXISTING VWD PUBLIC WATER LINE (W-DESCRIPTION)
- PROPOSED VWD PUBLIC WATER LINE (W-DESCRIPTION)
- W-XX EXISTING IRRIGATION
- SS-BRINE EXISTING AGRICULTURAL IRRIGATION
- AG BRINE LINE – (SEPARATE PROJECT)
- EXISTING OAK TREE & DRIP LINE
- 25 / 35 EXISTING WATER WELL AND PROPOSED 25'X35' BLOCK WALL ENCLOSURE
- HIGH VOLTAGE ELECTRICAL TOWER (EXISTING 220kV AND PROPOSED 66kV)
- EXISTING OIL WELL
- SIGHT DISTANCE/AIRSPACE EASEMENT
- PROPOSED ROADWAY VACATION (SETBACK IN VACATION TO BE DETERMINED)
- PROPOSED FLOOD CONTROL/PEDESTRIAN ACCESS ROAD
- PROPOSED CREEK BANK PROTECTION

EASEMENT LEGEND:

- Q QUIT CLAIM
- # EASEMENT ITEMS PER SHEET 5
- RM REMAIN

DISPOSITION LEGEND:

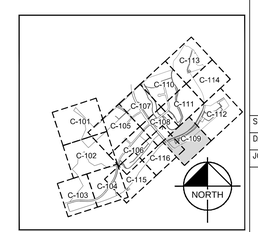
- A ABANDON
- P PROTECT IN PLACE
- R REMOVE
- RE RELOCATE
- L LEASE (OIL, GAS, MINERALS)
- NA NOT APPLICABLE TO PROJECT

C/L DATA PROP. HANCOCK PKWY.

NO.	DELTA OR BRG	RADIUS	LENGTH
C2	Δ=25° 47' 53"	1000.0'	450.26'
C3	Δ=15° 17' 02"	1000.0'	266.75'
C4	Δ=20° 43' 20"	750.0'	271.25'
L2	S 54°04'35" W		435.53'
L3	S 69°21'36" W		498.58'
L4	S 48°38'17" W		86.43'

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 2					
2.1	5-8	4	RETAIL	32,043	3.82
2.2	9-16	8	COMMERCIAL	406,797	23.51
2.3	17-19	3	COMMERCIAL	277,759	11.98
	20	1	OPEN SPACE		5.09
2		16	SUBTOTAL PLANNING AREA	716,599	44.40

GRAPHIC SCALE IN FEET
0 30 60 120



KEY MAP
N.T.S.

BY	DATE	REVISIONS	NO.

OWNER/DEVELOPER:
NEWHALL LAND
23124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CA 91355
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

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TEL: 714-939-1030, FAX: 714-938-9488

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VESTING TENTATIVE PARCEL MAP
VALENCIA COMMERCE CENTER
PLANNING AREA 2

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-109

17 OF 25 SHEETS

K:\SPA_LDEV\094779001 - Valencia Commerce Center\CAD\Exhibits\Y2M-4 Vesting Tentative Parcel Map-Part 3_7-12.dwg Plotted on Oct 20, 2015-2:26pm by melana.deery

RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 18
DATE: 21 OCT 2015

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 3					
3.1	21-24	4	INDUSTRIAL	367,839	21.26
3.2	27	1	INDUSTRIAL	37,827	2.61
3.3	31-43	13	INDUSTRIAL	1,006,837	58.23
	25,28,45	3	OPEN SPACE		25.34
	26,46,72,73	4	OPEN SPACE-NATURAL		148.90
	29,44	2	WATER QUALITY		2.84
	30	1	UTILITY		1.02
3		28	SUBTOTAL PLANNING AREA	1,412,503	260.20

DISPOSITION LEGEND:

- A — ABANDON
- P — PROTECT IN PLACE
- R — REMOVE
- RE — RELOCATE
- L — LEASE (OIL, GAS, MINERALS)
- NA — NOT APPLICABLE TO PROJECT

C/L DATA PROP. B STREET

NO.	DELTA OR BRG	RADIUS	LENGTH
L9	S 76°14'37" W		386.34'

C/L DATA PROP. FRANKLIN PKWY. EAST

NO.	DELTA OR BRG	RADIUS	LENGTH
C1	Δ=64° 39' 29"	342.0'	385.95'
L1	S 13°45'09" E		1140.53'

LEGEND:

- CENTERLINE
- EASEMENT LINE
- 1000 PROPOSED CONTOUR
- 1000 EXISTING CONTOUR
- 0 LIMIT OF PERMANENT GRADING LINE
- LIMIT OF TEMPORARY GRADING LINE
- PROPOSED VTPM BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- ACOE EXIST ACOE JURISDICTION LINE
- CDFG EXIST CDFG JURISDICTION LINE
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- SD EXISTING COUNTY PUBLIC STORM DRAIN
- SD PROPOSED COUNTY PUBLIC STORM DRAIN
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- FM EXISTING COUNTY PUBLIC FORCE MAIN
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- 66kV SCE – PROPOSED 66kV TRANSMISSION LINES
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- PROPOSED VWD PUBLIC WATER LINE (W-DESCRIPTION)
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- PROPOSED ROADWAY VACATION (SETBACK IN VACATION TO BE DETERMINED)
- PROPOSED FLOOD CONTROL/PEDESTRIAN ACCESS ROAD
- PROPOSED CREEK BANK PROTECTION

EASEMENT LEGEND:

- Q QUIT CLAIM
- (#) EASEMENT ITEMS PER SHEET 5
- RM REMAIN

GRAPHIC SCALE IN FEET
0 30 60 120

KEY MAP
N.T.S.

SEE SHEET C-107
SEE SHEET C-111
SEE SHEET C-113

BY | DATE | REVISIONS | NO.

OWNER/DEVELOPER:
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23124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CA 91355
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VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VESTING TENTATIVE PARCEL MAP
VALENCIA COMMERCE CENTER
PLANNING AREA 3

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-110

18 OF 25 SHEETS

K:\ORA_LDEV\094779001 - Valencia Commerce Center\CAD\Exhibits\Exh-8 Vesting Tentative Parcel Map-Part 3_7-12.dwg Plotted on Oct 20, 2015-2:57pm by melanie.sleary

RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 19
DATE: 21 OCT 2015

SEE SHEET C-110

LEGEND:

- CENTERLINE
- EASEMENT LINE
- 1000 PROPOSED CONTOUR
- 1000 EXISTING CONTOUR
- LIMIT OF PERMANENT GRADING LINE
- LIMIT OF TEMPORARY GRADING LINE
- PROPOSED VTPM BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
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- SD — EXISTING COUNTY PUBLIC STORM DRAIN
- PROPOSED COUNTY PUBLIC STORM DRAIN
- SD — EXISTING OR SEPARATE PROJECT TRUNK SEWER
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- SS — PROPOSED COUNTY PUBLIC SEWER
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- OHT — EXISTING OVERHEAD WIRES
- EX–220kV — SCE – EXISTING 220kV TRANSMISSION LINES
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- PROPOSED VWD PUBLIC WATER LINE (W–DESCRIPTION)
- W–XX — EXISTING IRRIGATION
- SS-BRINE — EXISTING AGRICULTURAL IRRIGATION
- AG — BRINE LINE – (SEPARATE PROJECT)
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- PROPOSED CREEK BANK PROTECTION

EASEMENT LEGEND:

- Q QUIT CLAIM
- # EASEMENT ITEMS PER SHEET 5
- RM REMAIN

DISPOSITION LEGEND:

- A ABANDON
- P PROTECT IN PLACE
- R REMOVE
- RE RELOCATE
- L LEASE (OIL, GAS, MINERALS)
- NA NOT APPLICABLE TO PROJECT

C/L DATA
PROP. FRANKLIN PKWY. EAST

NO.	DELTA OR BRG	RADIUS	LENGTH
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C2	Δ=3° 31' 59"	1200.0'	73.99'
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L3	S 54°26'19" W		555.85'

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3.2	27	1	INDUSTRIAL	37,827	2.61
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	29,44	2	WATER QUALITY		2.84
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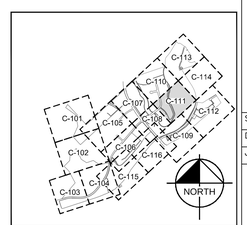
GRAPHIC SCALE IN FEET
0 30 60 120



KEY MAP
N.T.S.

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CA 91355
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

PLANS PREPARED BY:
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DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VESTING TENTATIVE PARCEL MAP
VALENCIA COMMERCE CENTER
PLANNING AREA 3

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-111

19 OF 25 SHEETS

K:\SAN_LDEV\094779001 - Valencia Commerce Center\CAD\Exhibits\Exh-8 Vesting Tentative Parcel Map-Part 3_7-12.dwg Plotted on Oct 20, 2015-6:53pm by michael.lepore

RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 20
DATE: 21 OCT 2015

SEE SHEET C-114

SEE SHEET C-109

HANCOCK PARKWAY

TURNBERRY LN.

A STREET

THE OLD ROAD

SR 126

JOIN EXISTING ACCESS ROAD

PROPOSED BANK PROTECTION

20' ACCESS EASEMENT

PROPOSED HEADWALL

EX. WATER WELL - E14

EX SCE ESMT

EX AG WATER WELL (E-15) (TO BE CONVERTED TO VWC WATER WELL)

CONNECT TO EXISTING SEWER

PROPOSED 20' ACCESS AND UTILITY EASEMENT

PROPOSED UNDERGROUND INFILTRATION SYSTEM

PROPOSED ACCESS AND UTILITY EASEMENT

PROPOSED SD ACCESS & EASEMENT

EXISTING WATER WELL

1	114,560 SQ FT COMMERCIAL
2	158,293 SQ FT COMMERCIAL
3	145,794 SQ FT COMMERCIAL
4	160,952 SQ FT COMMERCIAL
5	160,552 SQ FT COMMERCIAL
6	91,004 SQ FT COMMERCIAL
7	190,609 SQ FT COMMERCIAL
8	170,233 SQ FT COMMERCIAL
9	160,952 SQ FT COMMERCIAL

LEGEND:

- CENTERLINE
- EASEMENT LINE
- 1000 PROPOSED CONTOUR
- EXISTING CONTOUR
- O LIMIT OF PERMANENT GRADING LINE
- LIMIT OF TEMPORARY GRADING LINE
- PROPOSED VTPM BOUNDARY
- PROPOSED PARCEL BOUNDARY
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- FEMA FEMA LINE
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- PROPOSED COUNTY PUBLIC STORM DRAIN
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- SS EXISTING COUNTY PUBLIC SEWER
- SS PROPOSED COUNTY PUBLIC SEWER
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- W–21A EXISTING VWD PUBLIC WATER LINE (W–DESCRIPTI
- PROPOSED VWD PUBLIC WATER LINE (W–DESCRIP
- W–XX EXISTING IRRIGATION
- SS-BRNE EXISTING AGRICULTURAL IRRIGATION
- AG BRINE LINE – (SEPARATE PROJECT)
- ROW PROPOSED TO BE VACATED

LEGEND (CONTINUED):

- EXISTING OAK TREE & DRIP LINE
- 25 / 35 EXISTING WATER WELL AND PROPOSED 25'X35' BLOCK WALL ENCLOSURE
- HIGH VOLTAGE ELECTRICAL TOWER (EXISTING 220KV AND PROPOSED 66KV)
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DISPOSITION LEGEND:

- A ABANDON
- P PROTECT IN PLACE
- R REMOVE
- RE RELOCATE
- L LEASE (OIL, GAS, MINERALS)
- NA NOT APPLICABLE TO PROJECT

EASEMENT LEGEND:

- Q QUIT CLAIM
- # EASEMENT ITEMS PER SHEET 5
- RM REMAIN

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 2					
2.1	5-8	4	RETAIL	32,043	3.82
2.2	9-16	8	COMMERCIAL	406,797	23.51
2.3	17-19	3	COMMERCIAL	277,759	11.98
	20	1	OPEN SPACE		5.09
2		16	SUBTOTAL PLANNING AREA	716,599	44.40

C/L DATA
PROP. HANCOCK PKWY.

NO.	DELTA OR BRG	RADIUS	LENGTH
C1	Δ=21° 42' 23"	1400.0'	530.39'
C2	Δ=25° 47' 53"	1000.0'	450.26'
L1	S 28°16'42" W		583.46'

C/L DATA
PROP. A STREET

NO.	DELTA OR BRG	RADIUS	LENGTH
L1	S 57°22'33" W		472.97'

GRAPHIC SCALE IN FEET
0 30 60 120

KEY MAP
N.T.S.

	BY	DATE	REVISIONS	NO.

OWNER/DEVELOPER:
NEWHALL LAND
23124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CA 91355
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

PLANS PREPARED BY:
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VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VESTING TENTATIVE PARCEL MAP
VALENCIA COMMERCE CENTER
PLANNING AREA 2

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-112

20 OF 25 SHEETS

K:\ORA_LDEV\094779001 – Valencia Commerce Center\CAD\Exhibits\Exh-8 Vesting Tentative Parcel Map-Part 3_7-12.dwg Plotted on Oct 20, 2015–6:57pm by michael.lepore

RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 21
DATE: 21 OCT 2015

TM 36655
N.A.P.

LIVE OAK ROAD

N30°49'30"E 644.59'

R=1396.71' L=352.51' Δ=14°27'39"

R=279.77' L=220.49' Δ=45°06'53"

EMERGENCY VEHICLE ACCESS GATE

EMERGENCY VEHICLE ACCESS ROAD

EXISTING CURB AND GUTTER TO REMAIN

UTILIZE RIGHT-OF-WAY AS EMERGENCY VEHICLE ACCESS

RIGHT-OF-WAY DEDICATION

LIVE OAK ROAD

N09°10'16"E 308.50'

R=220.00'
Δ=45.31'
16'48"

EXISTING BANK PROTECTION

EXISTING 16' FLOOD CONTROL ACCESS ROAD

10' WIDE EQUESTRIAN TRAIL TO JOIN EXISTING 16'-WIDE PAVED FLOOD CONTROL ACCESS ROAD/MULTI-USE TRAIL

CASTAIC CREEK

S48°10'15"E 120.29'

N55°31'05"W 42.17'

N63°15'33"E 68.45'

S55°31'05"E 398.48'

PROPOSED ACCESS AND UTILITY EASEMENT

S32°20'39"E 510.23'

PROPOSED HEADWALL

PROPOSED BIKE PATH

1A
11.57 AC PARKING

BISCAILUZ RD.

R=215.00' L=67.58' Δ=18°00'52"

77.07'
N57°44'40"E

N57°39'19"E
77.40'

N32°20'39"W
7.80'

S23°39'51"E 191.09'

OLD ROAD

I-5 FREEWAY

HANCOCK PARKWAY

S71°08'37"W 871.31'

EXISTING BANK PROTECTION

16' EXISTING FLOOD CONTROL ACCESS ROAD

PROPOSED 10' BIKE PATH WITHIN 14' EASEMENT

150.00'

S32°46'24"E 1105.69'

PM 17949
N.A.P.

MIDDLETON LANE

EX 220kV

66kV

160' SCE EASEMENT TO REMAIN

300' SCE EASEMENT TO REMAIN

SEE SHEET C-110

SEE SHEET C-114

LEGEND:

- CENTERLINE
- EASEMENT LINE
- 1000 PROPOSED CONTOUR
- 1000 EXISTING CONTOUR
- O LIMIT OF PERMANENT GRADING LINE
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- 66kV SCE – PROPOSED 66kV TRANSMISSION LINES
- OHT EXISTING OVERHEAD WIRES
- EX-220kV SCE – EXISTING 220kV TRANSMISSION LINES
- W-21A EXISTING VWD PUBLIC WATER LINE (W-DESCRIPTION)
- PROPOSED VWD PUBLIC WATER LINE (W-DESCRIPTION)
- W-XX EXISTING IRRIGATION
- SS-BRINE EXISTING AGRICULTURAL IRRIGATION
- AG BRINE LINE – (SEPARATE PROJECT)
- EXISTING OAK TREE & DRIP LINE
- 25 / 35 EXISTING WATER WELL AND PROPOSED 25'X35' BLOCK WALL ENCLOSURE
- HIGH VOLTAGE ELECTRICAL TOWER (EXISTING 220KV AND PROPOSED 66KV)
- EXISTING OIL WELL
- SIGHT DISTANCE/AIRSPACE EASEMENT
- PROPOSED ROADWAY VACATION (SETBACK IN VACATION TO BE DETERMINED)
- PROPOSED FLOOD CONTROL/PEDESTRIAN ACCESS ROAD
- PROPOSED CREEK BANK PROTECTION

EASEMENT LEGEND:

Q QUIT CLAIM (#) EASEMENT ITEMS PER SHEET 5

RM REMAIN

DISPOSITION LEGEND:

- A ABANDON
- P PROTECT IN PLACE
- R REMOVE
- RE RELOCATE
- L LEASE (OIL, GAS, MINERALS)
- NA NOT APPLICABLE TO PROJECT

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 1					
1	1A	1	PARKING		11.57
1		1	SUBTOTAL PLANNING AREA	0	11.57

GRAPHIC SCALE IN FEET
0 30 60 120

KEY MAP
N.T.S.

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CA 91355
TEL: 661-255-4045
CONTACT: MS. SANDY SANCHEZ

PLANS PREPARED BY:
Kimley»Horn
765 THE CITY DR. STE. 200, ORANGE, CA 92868
TEL: 714-939-1030, FAX: 714-938-9488

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VESTING TENTATIVE PARCEL MAP
VALENCIA COMMERCE CENTER
PLANNING AREA 1

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-113

21 OF 25 SHEETS

K:\ORA_LDEV\094779001 - Valencia Commerce Center\CAD\Exhibits\VOH-8 Vesting Tentative Parcel Map-Part 4_13-17.dwg Plotted on Oct 20, 2015-3:03pm by melanie.dabry

RECEIVED
DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 22
DATE: 21 OCT 2015

SEE SHEET C-113

LEGEND:

- CENTERLINE
- EASEMENT LINE
- 1000 — PROPOSED CONTOUR
- 1000 — EXISTING CONTOUR
- O — LIMIT OF PERMANENT GRADING LINE
- LIMIT OF TEMPORARY GRADING LINE
- PROPOSED VTPM BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- ACOE — EXIST ACOE JURISDICTION LINE
- CDFG — EXIST CDFG JURISDICTION LINE
- FEMA — FEMA LINE
- SD — EXISTING COUNTY PUBLIC STORM DRAIN
- PROPOSED COUNTY PUBLIC STORM DRAIN
- SD — EXISTING OR SEPARATE PROJECT TRUNK SEWER
- SS — EXISTING COUNTY PUBLIC SEWER
- SS — PROPOSED COUNTY PUBLIC SEWER
- FM — EXISTING COUNTY PUBLIC FORCE MAIN
- FM — PROPOSED COUNTY PUBLIC FORCE MAIN
- 66kV — SCE – PROPOSED 66kV TRANSMISSION LINES
- OHT — EXISTING OVERHEAD WIRES
- EX–220kV — SCE – EXISTING 220kV TRANSMISSION LINES
- W–21A — EXISTING VWD PUBLIC WATER LINE (W–DESCRIPTION)
- PROPOSED VWD PUBLIC WATER LINE (W–DESCRIPTION)
- W–XX — EXISTING IRRIGATION
- SS–BRINE — EXISTING AGRICULTURAL IRRIGATION
- AG — BRINE LINE – (SEPARATE PROJECT)
- EXISTING OAK TREE & DRIP LINE
- 25 / 35 — EXISTING WATER WELL AND PROPOSED 25'X35' BLOCK WALL ENCLOSURE
- HIGH VOLTAGE ELECTRICAL TOWER (EXISTING 220kV AND PROPOSED 66kV)
- EXISTING OIL WELL
- SIGHT DISTANCE/AIRSPACE EASEMENT
- PROPOSED ROADWAY VACATION (SETBACK IN VACATION TO BE DETERMINED)
- PROPOSED FLOOD CONTROL/PEDESTRIAN ACCESS ROAD
- PROPOSED CREEK BANK PROTECTION

EASEMENT LEGEND:

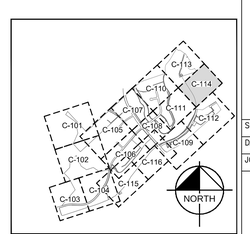
Q QUIT CLAIM (#) EASEMENT ITEMS PER SHEET 5

RM REMAIN

DISPOSITION LEGEND:

- A — ABANDON
- P — PROTECT IN PLACE
- R — REMOVE
- RE — RELOCATE
- L — LEASE (OIL, GAS, MINERALS)
- NA — NOT APPLICABLE TO PROJECT

GRAPHIC SCALE IN FEET
0 30 60 120



KEY MAP
N.T.S.

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VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VESTING TENTATIVE PARCEL MAP
VALENCIA COMMERCE CENTER

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-114

22 OF 25 SHEETS

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DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 23
DATE: 21 OCT 2015

SEE SHEET C-102

SEE SHEET C-104

SEE SHEET C-116

FRANKLIN PARKWAY

CASTAIC CREEK

SR 126

PM 26363
N.A.P.

N79°28'33"E 537.37'

OAK TREE #97, #98, #99 TO REMAIN
OAK TREE #100 TO REMAIN
OAK TREE #101 TO REMAIN
OAK TREE #96 TO REMAIN
OAK TREE #102 TO REMAIN
OAK TREE #92 TO REMAIN
OAK TREE #91 TO REMAIN
OAK TREE #103 TO REMAIN
OAK TREE #90 TO REMAIN
OAK TREE #4007 TO REMAIN
OAK TREE #4 TO REMAIN
OAK TREE #4080 TO REMAIN
EXISTING OIL WELL
60,850 SQ FT DEBRIS BASIN
79,927 SQ FT COMMERCIAL
PROPOSED ACCESS AND UTILITY EASMENT
PROP LINE OF SIGHT ESMT
PROPOSED LINE OF SIGHT EASEMENT (45 MPH)
PROPOSED ACCESS TURNAROUND
672,015 SQ FT INDUSTRIAL
PROPOSED LINE OF SITE EASEMENT (45 MPH)
84.57 AC OPEN SPACE – NATURAL
14' EASEMENT WITH MINIMUM 10' WIDE EQUESTRIAN TRAIL TO COUNTY OF LOS ANGELES
14' WIDE MULTI-USE (HIKING, MOUNTAIN BIKING) TRAIL EASEMENT WITH MINIMUM 10' WIDE TRAIL TO COUNTY OF LOS ANGELES
10' WIDE DECOMPOSED GRANITE SIDEWALK AND EQUESTRIAN TRAIL
4.84 AC OPEN SPACE – NATURAL
PROPOSED 20' UTILITY AND ACCESS EASEMENT
4.17 AC WATER QUALITY BASIN
OPEN SPACE
EXISTING 16' FLOOD CONTROL ACCESS ROAD
BANK LINING PER PM 26363
LACFD ESMT
VCPC ESMT
0.91 AC OPEN SPACE – NATURAL
2.01 AC OPEN SPACE – NATURAL
14' WIDE EASEMENT WITH MINIMUM 10' WIDE EQUESTRIAN TRAIL TO COUNTY OF LOS ANGELES
TRAIL UNDERCROSSING TO BE PROVIDED WITHIN TM#53108
EXISTING BRIDGE
EXISTING LIFT STATION TO REMAIN
PROPOSED EMERGENCY RELIEF SEWER, CONNECT TO WESTWARD SEWER TRUNK
51.34 AC OPEN SPACE – NATURAL

N65°55'57"E 471.95'
N23°59'41"W 28.25'
N65°56'16"E 154.09'
R=2937.97' L=632.31' Δ=12°19'25"
R=2937.97' L=455.60' Δ=8°51'56"
R=2486.27' L=177.06' Δ=4°04'49"
R=2416.60' L
R=80.76' L=156.94' Δ=111°08'03"

LEGEND:

- CENTERLINE
- EASEMENT LINE
- 1000 PROPOSED CONTOUR
- 1000 EXISTING CONTOUR
- O LIMIT OF PERMANENT GRADING LINE
- LIMIT OF TEMPORARY GRADING LINE
- PROPOSED VTPM BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- ACOE EXIST ACOE JURISDICTION LINE
- CDFG EXIST CDFG JURISDICTION LINE
- FEMA FEMA LINE
- SD EXISTING COUNTY PUBLIC STORM DRAIN
- PROPOSED COUNTY PUBLIC STORM DRAIN
- SD EXISTING OR SEPARATE PROJECT TRUNK SEWER
- SS EXISTING COUNTY PUBLIC SEWER
- SS PROPOSED COUNTY PUBLIC SEWER
- FM EXISTING COUNTY PUBLIC FORCE MAIN
- FM PROPOSED COUNTY PUBLIC FORCE MAIN
- 66kV SCE – PROPOSED 66kV TRANSMISSION LINES
- OHT EXISTING OVERHEAD WIRES
- EX–220kV SCE – EXISTING 220kV TRANSMISSION LINES
- W–21A EXISTING VWD PUBLIC WATER LINE (W–DESCRIPTION)
- PROPOSED VWD PUBLIC WATER LINE (W–DESCRIPTION)
- W–XX EXISTING IRRIGATION
- SS-BRINE EXISTING AGRICULTURAL IRRIGATION
- AG BRINE LINE – (SEPARATE PROJECT)
- EXISTING OAK TREE & DRIP LINE
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- EXISTING OIL WELL
- SIGHT DISTANCE/AIRSPACE EASEMENT
- PROPOSED ROADWAY VACATION (SETBACK IN VACATION TO BE DETERMINED)
- PROPOSED FLOOD CONTROL/PEDESTRIAN ACCESS ROAD
- PROPOSED CREEK BANK PROTECTION

EASEMENT LEGEND:

- Q QUIT CLAIM
- (#) EASEMENT ITEMS PER SHEET 5
- RM REMAIN

DISPOSITION LEGEND:

- A ABANDON
- P PROTECT IN PLACE
- R REMOVE
- RE RELOCATE
- L LEASE (OIL, GAS, MINERALS)
- NA NOT APPLICABLE TO PROJECT

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 4					
4	47,48	2	INDUSTRIAL	582,013	26.07
4	49,51	2	OPEN SPACE		5.12
4	50	1	WATER QUALITY		2.12
4	52,53,67-70	6	OPEN SPACE-NATURAL		62.85
4		11	SUBTOTAL PLANNING AREA	582,013	96.16

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 5					
5.1	54	1	COMMERCIAL	15,340	1.83
5.2	56	1	COMMERCIAL	36,066	2.74
	55	1	DEBRIS BASIN		1.39
	57	1	OPEN SPACE		2.93
	71,76	2	OPEN SPACE-NATURAL		85.45
5		2	SUBTOTAL PLANNING AREA	51,406	94.34

GRAPHIC SCALE IN FEET
0 30 60 120

KEY MAP
N.T.S.

BY	DATE	REVISIONS	NO.

OWNER/DEVELOPER:
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VALENCIA, CALIFORNIA 91355
TEL: 661-255-4045
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TEL: 714-939-1030, FAX: 714-938-9488

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VESTING TENTATIVE PARCEL MAP
VALENCIA COMMERCE CENTER
PLANNING AREA 4 AND 5

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-115

23 OF 25 SHEETS

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DEPT OF REGIONAL PLANNING
PM18108 TENTATIVE PG 24
DATE: 21 OCT 2015

SEE SHEET C-106

SEE SHEET C-115

SEE SHEET C-109

PM 26363
N.A.P.

PM 26363
N.A.P.

EX. 15' SD EASEMENT
RM
62 Q PORTION
40.00'
4 Q
11.00'
48
462,936 SQ. FT.
INDUSTRIAL
S48°43'34"E 772.43'
47
672,792 SQ. FT.
INDUSTRIAL
Q 62 PORTION
62 Q PORTION
PROPOSED 20' STORM DRAIN ACCESS EASEMENT
PROPOSED 20' UTILITY AND ACCESS EASEMENT
EXISTING 16' FLOOD CONTROL ACCESS ROAD
RM 91
51
3.27 AC
OPEN SPACE
53
OPEN SPACE
EXISTING 16' FLOOD CONTROL ACCESS ROAD
EXISTING BANK PROTECTION
14' EASEMENT WITH MINIMUM 10' WIDE EQUESTRIAN TRAIL TO COUNTY OF LOS ANGELES
52
OPEN SPACE
EXISTING BANK PROTECTION
67
51.34 AC
OPEN SPACE — NATURAL
CASTAIC CREEK
EXISTING BANK PROTECTION
R=2211.77' L=592.28' Δ=15°20'44"
N39°00'19"E 772.47'
Q 91
EXISTING BANK PROTECTION
R=2253.23' Δ=5°56'8.2"
N39°00'35"E 1092.36'
HANCOCK PARKWAY
COMMERCE CENTER DRIVE
SR-126

LEGEND:

- CENTERLINE
- EASEMENT LINE
- 1000 PROPOSED CONTOUR
- 1000 EXISTING CONTOUR
- O LIMIT OF PERMANENT GRADING LINE
- LIMIT OF TEMPORARY GRADING LINE
- PROPOSED VTPM BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- ACOE — EXIST ACOE JURISDICTION LINE
- CDFG — EXIST CDFG JURISDICTION LINE
- FEMA — FEMA LINE
- SD — SD — EXISTING COUNTY PUBLIC STORM DRAIN
- PROPOSED COUNTY PUBLIC STORM DRAIN
- SD — EXISTING OR SEPARATE PROJECT TRUNK SEWER
- SS — EXISTING COUNTY PUBLIC SEWER
- SS — PROPOSED COUNTY PUBLIC SEWER
- FM — EXISTING COUNTY PUBLIC FORCE MAIN
- FM — PROPOSED COUNTY PUBLIC FORCE MAIN
- 66kV — SCE – PROPOSED 66kV TRANSMISSION LINES
- OHT — EXISTING OVERHEAD WIRES
- EX-220kV — SCE – EXISTING 220kV TRANSMISSION LINES
- W-21A — EXISTING VWD PUBLIC WATER LINE (W-DESCRIPTION)
- PROPOSED VWD PUBLIC WATER LINE (W-DESCRIPTION)
- W-XX — EXISTING IRRIGATION
- SS-BRINE — EXISTING AGRICULTURAL IRRIGATION
- AG — BRINE LINE – (SEPARATE PROJECT)
- EXISTING OAK TREE & DRIP LINE
- 25 / 35 EXISTING WATER WELL AND PROPOSED 25'X35' BLOCK WALL ENCLOSURE
- HIGH VOLTAGE ELECTRICAL TOWER (EXISTING 220kV AND PROPOSED 66kV)
- EXISTING OIL WELL
- SIGHT DISTANCE/AIRSPACE EASEMENT
- PROPOSED ROADWAY VACATION (SETBACK IN VACATION TO BE DETERMINED)
- PROPOSED FLOOD CONTROL/PEDESTRIAN ACCESS ROAD
- PROPOSED CREEK BANK PROTECTION

EASEMENT LEGEND:

- Q QUIT CLAIM
- (#) EASEMENT ITEMS PER SHEET 5
- RM REMAIN

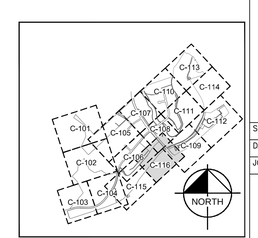
DISPOSITION LEGEND:

- A ABANDON
- P PROTECT IN PLACE
- R REMOVE
- RE RELOCATE
- L LEASE (OIL, GAS, MINERALS)
- NA NOT APPLICABLE TO PROJECT

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ FT.)	TOTAL ACRES
PLANNING AREA 4					
4	47,48	2	INDUSTRIAL	582,013	26.07
4	49,51	2	OPEN SPACE		5.12
4	50	1	WATER QUALITY		2.12
4	52,53,67-70	6	OPEN SPACE-NATURAL		62.85
4		11	SUBTOTAL PLANNING AREA	582,013	96.16

GRAPHIC SCALE IN FEET
0 30 60 120

KEY MAP
N.T.S.



BY | DATE | REVISIONS | NO.

OWNER/DEVELOPER:
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TEL: 661-255-4045
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DRAFTED: C. KELCHER
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VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VESTING TENTATIVE PARCEL MAP
VALENCIA COMMERCE CENTER
PLANNING AREA 4

SCALE:
DATE: 21 OCT 2015
JOB No. 094479001

C-116

24 OF 25 SHEETS

K:\ORA_LDEV\094479001 – Valencia Commerce Center\CAD\Exhibits\VSM-6 Vesting Tentative Parcel Map-Part 4_13-17.dwg Plotted on Oct 20, 2015–3:05pm by melanie.avery

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PM18108 TENTATIVE PG 25
DATE: 21 OCT 2015

PLANNING AREA 1 ALTERNATIVE OPTION

PLANNING AREA 2 ALTERNATIVE OPTION

LEGEND:

- CENTERLINE
- EASEMENT LINE
- 1000 PROPOSED CONTOUR
- 1000 EXISTING CONTOUR
- O LIMIT OF PERMANENT GRADING LINE
- LIMIT OF TEMPORARY GRADING LINE
- PROPOSED VTPM BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- ACOE EXIST ACOE JURISDICTION LINE
- CDFG EXIST CDFG JURISDICTION LINE
- FEMA FEMA LINE
- SD EXISTING COUNTY PUBLIC STORM DRAIN
- PROPOSED COUNTY PUBLIC STORM DRAIN
- SD EXISTING OR SEPARATE PROJECT TRUNK SEWER
- SS EXISTING COUNTY PUBLIC SEWER
- SS PROPOSED COUNTY PUBLIC SEWER
- FM EXISTING COUNTY PUBLIC FORCE MAIN
- FM PROPOSED COUNTY PUBLIC FORCE MAIN
- 66kV SCE – PROPOSED 66kV TRANSMISSION LINES
- OHT EXISTING OVERHEAD WIRES
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- W-21A EXISTING VWD PUBLIC WATER LINE (W-DESCRIPTION)
- PROPOSED VWD PUBLIC WATER LINE (W-DESCRIPTION)
- W-XX EXISTING IRRIGATION
- SS-BRINE EXISTING AGRICULTURAL IRRIGATION
- AG BRINE LINE – (SEPARATE PROJECT)
- EXISTING OAK TREE & DRIP LINE
- 25 / 35 EXISTING WATER WELL AND PROPOSED 25'X35' BLOCK WALL ENCLOSURE
- HIGH VOLTAGE ELECTRICAL TOWER (EXISTING 220KV AND PROPOSED 66KV)
- EXISTING OIL WELL
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- PROPOSED FLOOD CONTROL/PEDESTRIAN ACCESS ROAD
- PROPOSED CREEK BANK PROTECTION

EASEMENT LEGEND:

- Q QUIT CLAIM
- # EASEMENT ITEMS PER SHEET 5
- RM REMAIN

DISPOSITION LEGEND:

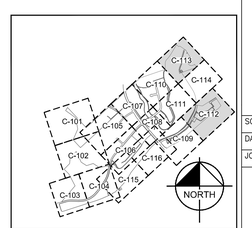
- A ABANDON
- P PROTECT IN PLACE
- R REMOVE
- RE RELOCATE
- L LEASE (OIL, GAS, MINERALS)
- NA NOT APPLICABLE TO PROJECT

PLANNING SUB-AREA	PARCEL NO.	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
PLANNING AREA 1 & 2.3 ALTERNATIVES					
1	1	1	INDUSTRIAL	87,399	4.56
	2	1	PARKING		3.24
	3-4	2	OPEN SPACE		3.77
2.3	17A-19B	4	COMMERCIAL	56,951	23.14
		8	SUBTOTAL PLANNING AREA	144,350	34.70

NOTE:

IF BOTH ALTERNATIVE OPTIONS ARE SELECTED, THE PROJECT OVERALL GROSS ACREAGE CHANGES FROM 591.19 AC TO 614.24 AC

GRAPHIC SCALE IN FEET
0 30 60 120



KEY MAP
N.T.S.

BY	DATE	REVISIONS	NO.

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TEL: 714-939-1030, FAX: 714-938-9488

DESIGNED: J. MARECHAL
DRAFTED: C. KELCHER
CHECKED: J. MARECHAL

VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER

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

VESTING TENTATIVE PARCEL MAP
VALENCIA COMMERCE CENTER
PLANNING AREA 2

SCALE:
DATE: 21 OCT 2015
JOB No. 094779001

C-117

25 OF 25 SHEETS

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