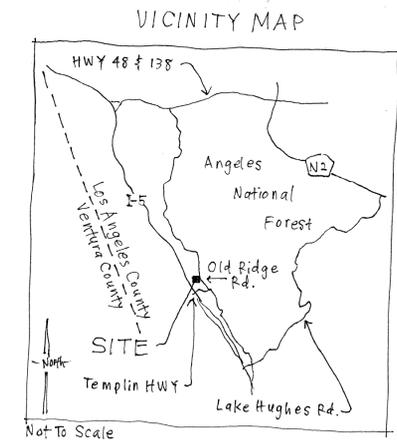
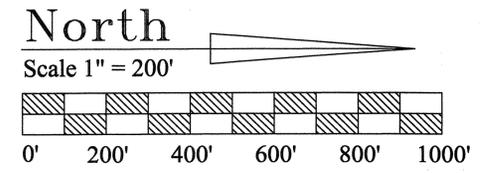


Paradise Ranch Parcel A
APN 3247-005-034



- PRELIMINARY TITLE REPORT EXCEPTIONS** (NUMBERS RELATE TO REPORT & TO PLOTS ON SHEET 1)
- 1 WATER RIGHTS, CLAIMS OR TITLE TO WATER - WHETHER OR NOT DISCLOSED BY PUBLIC RECORDS - NOT PLOTTABLE
 - 2 EASEMENTS GRANTED TO MIDWAY GAS COMPANY
PURPOSE: PIPELINES AND A SINGLE LINE OF TELEPHONE/TELEGRAPH POLES
RECORDED: IN BOOK 4868, PAGE 12 OF DEEDS LOS ANGELES COUNTY OFFICIAL RECORDS
AFFECTS: A PORTION OF THE LAND - EASEMENT HAS ERRORS - PLOT HAS BEEN SHEPHERD TO THE WEST SO THAT EASEMENT ENDS UP ON SECTION LINE AS SPECIFIED
 - 3 EASEMENTS GRANTED TO PACIFIC LIGHT AND POWER CORPORATION
PURPOSE: TWO SETS OF POWER TOWER LINES IN 120 VOLT EASEMENT
RECORDED: IN BOOK 5751, PAGE 65 OF DEEDS LOS ANGELES COUNTY OFFICIAL RECORDS
AFFECTS: A PORTION OF THE LAND - NOT PLOTTABLE AS DESCRIBED EASEMENT HAS ERRORS - EXISTING TOWERS SHOULD ESTABLISH EASEMENT LOCATION
 - 4 EASEMENTS GRANTED TO PACIFIC LIGHT AND POWER CORPORATION
PURPOSE: (1) THE RIGHT TO TAKE WATER FROM A PIPELINE THAT EXISTED IN 1913 (2) NO LONGER EXISTS FOR DOMESTIC USES ON A 1/2 ACRE PARCEL OF LAND THAT WAS SUBSEQUENTLY ACQUIRED FOR INTERSTATE ROUTE 5 (REFERENCE: B MADE TO MIDWAY GAS COMPANY HAVING A PRIOR RIGHT TO TAKE WATER FROM THE SAME LINE) (3) THE DEED ALSO CONVEYS THE RIGHT TO "ERECT TELEPHONE POLES, WIRES, ..."
RECORDED: IN BOOK 5751, PAGE 65 OF DEEDS LOS ANGELES COUNTY OFFICIAL RECORDS
AFFECTS: PROPERTY NO LONGER WITHIN THE PROPERTY, IT NOW FALLS WITHIN STATE HIGHWAY R.O.W.
 - 5 DEED OF 1/2 ACRES OF LAND TO PACIFIC LIGHT AND POWER CORPORATION
PURPOSE: SELL LAND TO PACIFIC LIGHT AND POWER - IN THE DEED, SELLER RESERVES THE RIGHT TO CONSTRUCT A WAGON ROAD ACROSS THE PARCEL
RECORDED: IN BOOK 5751, PAGE 65 OF DEEDS LOS ANGELES COUNTY OFFICIAL RECORDS
AFFECTS: PROPERTY NO LONGER WITHIN THE PROPERTY, IT NOW FALLS WITHIN STATE HIGHWAY R.O.W.
 - 6 EASEMENTS GRANTED TO FLORIDA A TOWER
PURPOSE: (1) THE RIGHT TO TAKE WATER FROM A PIPELINE THAT EXISTED IN 1913 (2) NO LONGER EXISTS FOR DOMESTIC USES ON LAND WITHIN SECTION 33 SOURCE OF WATER WAS A SPRING IN SECTION 33, AND (3) THE RIGHT TO TRAVEL OVER CERTAIN ROADS THAT RAN THROUGH THE SW 1/4 OF SECTION 33 AND THE SW 1/4 OF SECTION 28
RECORDED: IN BOOK 550, PAGE 21 OF DEEDS LOS ANGELES COUNTY OFFICIAL RECORDS
AFFECTS: A PORTION OF THE LAND - NOT PLOTTABLE
 - 7 EASEMENTS GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY
PURPOSE: PIPELINES WITH APPURTENANCES FOR THE PURPOSE OF TRANSMISSION OF GAS
RECORDED: IN BOOK 1064, PAGE 21 OF DEEDS LOS ANGELES COUNTY OFFICIAL RECORDS
AFFECTS: A PORTION OF THE LAND - PLOTTABLE AS IT APPLIES TO THESE PROPERTIES
 - 8 LEASE ISSUED TO ARTHUR C. MILLER AND DOROTHY WRIGHT (PRESENT LEASEHOLDERS NOT KNOWN)
PURPOSE: (1) OIL AND GAS PRODUCTION (WITH CONDITIONS); (2) TERM LIMITED TO 10 YEARS TO INITIATE HYDROCARBON PRODUCTION, AND CONTINUES SO LONG AS THEREAFTER AS PRODUCTION CONTINUES. (HYDROCARBONS ARE NOT BEING PRODUCED ON THE PROPERTY AND THEREFORE THE LEASE SHOULD BE LONGER BE IN EFFECT)
RECORDED: SIGNED MAY 18, 1964 (RECORDED LINE 1, 1964, DOCUMENT NO. 2715, BOOK 4073, PAGE 347 LOS ANGELES COUNTY OFFICIAL RECORDS)
AFFECTS: THE ENTIRE PROPERTY IN GENERAL - NOT PLOTTABLE
 - 9 EASEMENTS GRANTED TO BURBANK RIFLE AND REVOLVER CLUB, INC.
PURPOSE: IN ASSOCIATION WITH A GRANT DEED TO SELL LAND TO BURBANK RIFLE AND REVOLVER CLUB (Part 1), NON-DEFINED EASEMENTS OF INGRESS AND EGRESS TO THE PROPERTY ACROSS THE GRANTOR'S REMAINING PROPERTY (Part 2)
RECORDED: IN BOOK 3514, PAGE 11 LOS ANGELES COUNTY OFFICIAL RECORDS
AFFECTS: THE ENTIRE PROPERTY IN GENERAL - EASEMENT NOT PLOTTABLE
 - 10 EASEMENTS BENEFITTING SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: (1) TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND (2) ACCESS ROADWAYS THEREFOR
RECORDED: INTERIM ORDER OF CONDEMNATION RECORDED JULY 21, 1960 IN BOOK 2418 PAGE 94; FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 3447 PAGE 34 (BOTH IN DEEDS LOS ANGELES COUNTY OFFICIAL RECORDS)
AFFECTS: A PORTION OF THE PROPERTY - PLOTTABLE
 - 11 EASEMENTS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: BEHELD AS WELL AS AERIAL ELECTRIC AND COMMUNICATION LINES
RECORDED: JANUARY 2, 1964, INSTRUMENT NO. 361, BOOK 2774, PAGE 84 LOS ANGELES COUNTY OFFICIAL RECORDS
AFFECTS: A PORTION OF THE PROPERTY - PLOTTABLE
 - 12 THE FACT THAT OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY OR FREEWAY AND LAND ACCESS RIGHTS HAVING BEEN RELINQUISHED
PURPOSE: RESTRICT ACCESS TO THE FREEWAY FROM ADJUTING LANDS
RECORDED: OCTOBER 6, 1966, INSTRUMENT NO. 301, BOOK 2451, PAGE 396 LOS ANGELES COUNTY OFFICIAL RECORDS
AFFECTS: A PORTION OF THE PROPERTY - PLOTTABLE
 - 13 EASEMENTS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: BEHELD AS WELL AS AERIAL ELECTRIC AND COMMUNICATION LINES
RECORDED: JUNE 1, 1966, INSTRUMENT NO. 300, BOOK 2442, PAGE 89 LOS ANGELES COUNTY OFFICIAL RECORDS
AFFECTS: A PORTION OF THE PROPERTY - PLOTTABLE
 - 14 EASEMENTS BENEFITTING THE STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS
PURPOSE: "PUBLIC UTILITIES" PARCEL IS FOR ELECTRIC LINES (DOES NOT AFFECT THIS PROPERTY), PARCEL 3A IS FOR FREEWAY NEEDS, PARCELS 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K ARE FOR UTILITY EASEMENTS (DRAINAGE, PARCEL 3C FOR HIGHWAY EGRESS CONSTRUCTION), PARCELS 3F & 3H ARE TEMPORARY EASEMENTS FOR STATE HIGHWAY NEEDS (EXPRESS), PARCELS 3G (NOT PLOTTABLE) IS FOR PUBLIC HIGHWAY DRAINAGE, AND PARCEL 3H DOES NOT RELATE TO THIS PROPERTY
RECORDED: OCTOBER 6, 1966, INSTRUMENT NO. 314, BOOK 2451, PAGE 396 LOS ANGELES COUNTY OFFICIAL RECORDS
AFFECTS: A PORTION OF THE PROPERTY - MOSTLY PLOTTABLE
 - 15 EASEMENTS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: BEHELD AS WELL AS AERIAL ELECTRIC AND COMMUNICATION LINES
RECORDED: JANUARY 2, 1964, INSTRUMENT NO. 361, BOOK 2774, PAGE 84 LOS ANGELES COUNTY OFFICIAL RECORDS
AFFECTS: A PORTION OF THE PROPERTY - PLOTTABLE
 - 16 ENCROACHMENT PERMIT AND HOLD HARMLESS AGREEMENT GRANTED TO KENNETH SMITH, HIS HEIRS AND ASSIGNS
PURPOSE: ALLOW SMITH TO RETAIN TRENDS COURSES ON THE GAS COMPANY EASEMENT
RECORDED: JANUARY 2, 1964, INSTRUMENT NO. 325, LOS ANGELES COUNTY OFFICIAL RECORDS
AFFECTS: A PORTION OF THE PROPERTY - PLOTTABLE
 - 17 COMMUNICATION RIGHT-OF-WAY AGREEMENT IN FAVOR OF WTC - WEST, INC.
PURPOSE: UNDERGROUND TELECOMMUNICATIONS FACILITIES RUNNING WITHIN THE EXISTING MOBILE PIPELINE EASEMENT
RECORDED: JANUARY 2, 1964, INSTRUMENT NO. 361, BOOK 2774, PAGE 84 LOS ANGELES COUNTY OFFICIAL RECORDS
AFFECTS: A PORTION OF THE PROPERTY - SEE #3 BELOW - MOBILE EASEMENT HAS ERRORS, THIS EASEMENT IS CONCURRENT
 - 18 EASEMENTS GRANTED TO MOBILE OIL CORPORATION
PURPOSE: GAS PIPELINE
RECORDED: JULY 10, 1951, INSTRUMENT NO. 91-10916 (LOS ANGELES COUNTY OFFICIAL RECORDS)
AFFECTS: NONE - PLOTTABLE - BUT HAS BEEN SUPERSEDED BY ITEM 23 BELOW
 - 19 EASEMENTS (SUPPLEMENTAL RIGHT-OF-WAY AGREEMENT) GRANTED TO MOBILE OIL CORPORATION
PURPOSE: OIL AND GAS PIPELINES
RECORDED: MARCH 10, 1951, INSTRUMENT NO. 91-45555 (LOS ANGELES COUNTY OFFICIAL RECORDS)
AFFECTS: A PORTION OF THE PROPERTY - EASEMENT HAS ERRORS - LOCATION OF EXISTING PIPELINE SHOULD ESTABLISH ACTUAL EASEMENT LOCATION
 - 20 EASEMENTS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: OVERGROUND ELECTRIC AND COMMUNICATION LINES
RECORDED: APRIL 21, 1961, INSTRUMENT NO. 32, 7413 (LOS ANGELES COUNTY OFFICIAL RECORDS)
AFFECTS: A PORTION OF THE PROPERTY - PLOTTABLE
 - 21 EASEMENTS GRANTED TO PACIFIC BELL
PURPOSE: EXCLUSIVE EASEMENT FOR THE INSTALLATION OF UNDERGROUND FACILITIES
RECORDED: MARCH 11, 1961, INSTRUMENT NO. 34,892 (LOS ANGELES COUNTY OFFICIAL RECORDS)
AFFECTS: A PORTION OF THE PROPERTY - PLOTTABLE
 - 22 EASEMENTS GRANTED TO PACIFIC PIPELINE SYSTEM, INC.
PURPOSE: (1) A PIPELINE FOR TRANSMISSION OF GAS, OIL, WATER AND ANY PRODUCT OR BY PRODUCT THEREOF; AND, (2) TELECOMMUNICATIONS CABLES, LINES, CONDUITS AND WIRES
RECORDED: JULY 8, 1958, INSTRUMENT NO. 98-11677 (LOS ANGELES COUNTY OFFICIAL RECORDS)
AFFECTS: A PORTION OF THE PROPERTY - DOCUMENT REFERENCES ROUTE SHOWN ON AIR PHOTO THAT IS NOT RECORDED - NOT PLOTTABLE

US Government
APN 3247-005-301



FLOOD INFORMATION

PARCELS A, B, & C ARE DESIGNATED AS BEING IN FLOOD ZONE "C" THEY ARE SHOWN ON COMMUNITY PANEL NUMBER: 065043-0200B WHOSE EFFECTIVE DATE IS DECEMBER 2, 1980. (Generally sites within the National Forest are listed as Flood Zone "C")

The above information was confirmed through the FEMA Unit of the County of Los Angeles Department of Public Works, whose address is 900 South Fremont Avenue, Alhambra, CA, and whose phone number is (626) 458 4301.

ZONING INFORMATION

CURRENT ZONING DOES NOT REFLECT THE RECENT PARCELIZATION.

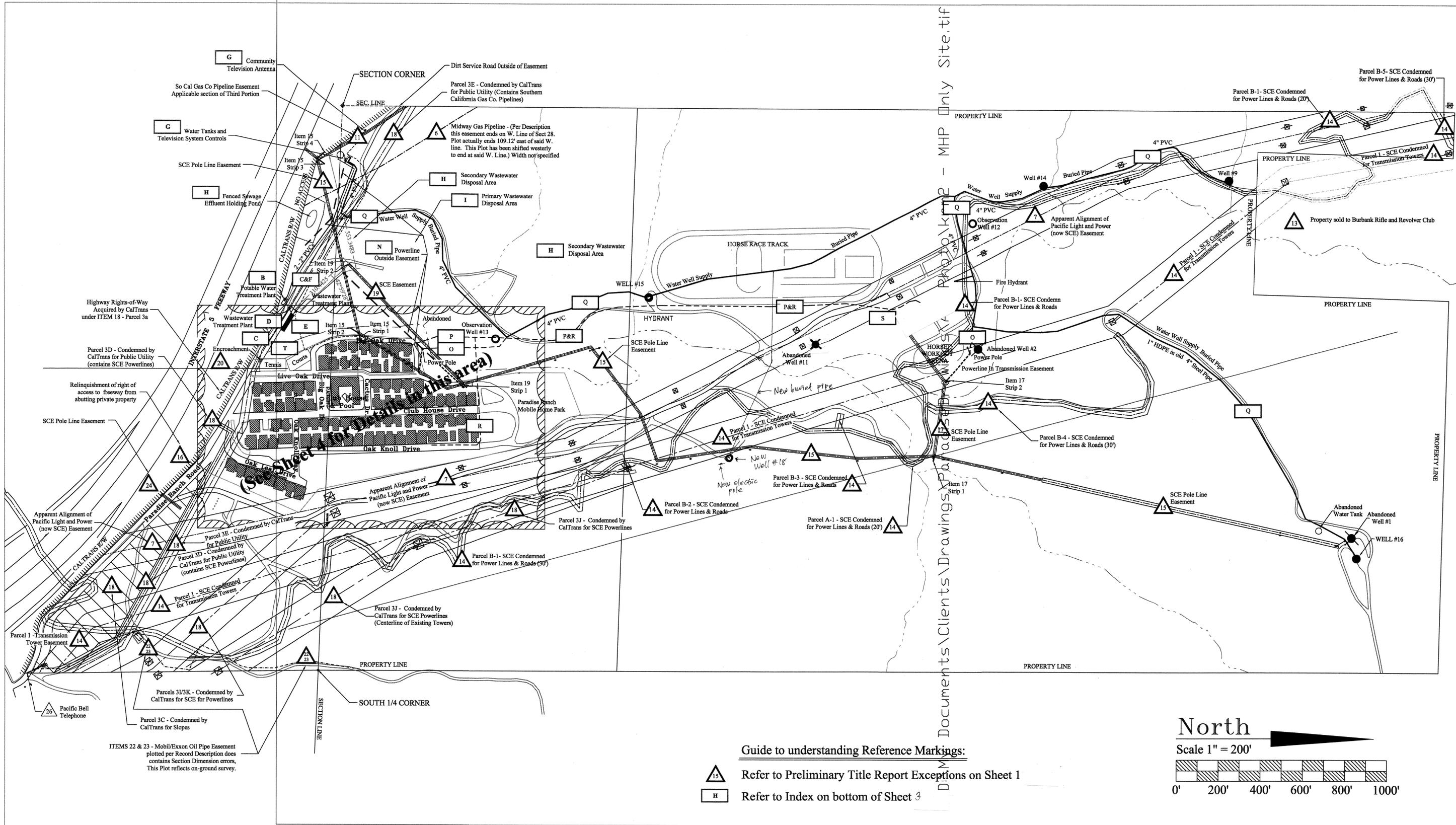
THE NORTHERLY PORTION IS CURRENTLY DESIGNATED AS ZONE R-R-1 (RESORT RECREATION - development within this zone requires Planning Department Approval, the designation has no set requirements for maximum building heights, setbacks, maximum lot coverage, or parking.

THE SOUTHERN PORTION IS CURRENTLY DESIGNATED AS ZONE A-2-5 (HEAVY AGRICULTURAL - Maximum Height = 35'; Maximum Lot Coverage = None; Setbacks Front = 20', Side = 5', Rear = 15'; 2 Parking Spaces are required for each Mobile Home, and one guest space for each four mobile homes. THE EXISTING MOBILE HOME PARK ON PARCEL "C" IS CONSIDERED TO BE A NON-CONFORMING USE AND HAS BEEN ADDRESSED BY CONDITIONAL USE PERMIT NUMBER 00-211(5). CHANGES TO THE MOBILE HOME UNITS THEMSELVES MUST BE APPROVED BY THE STATE OF CALIFORNIA MOBILE HOME DIVISION (909) 782 4420.

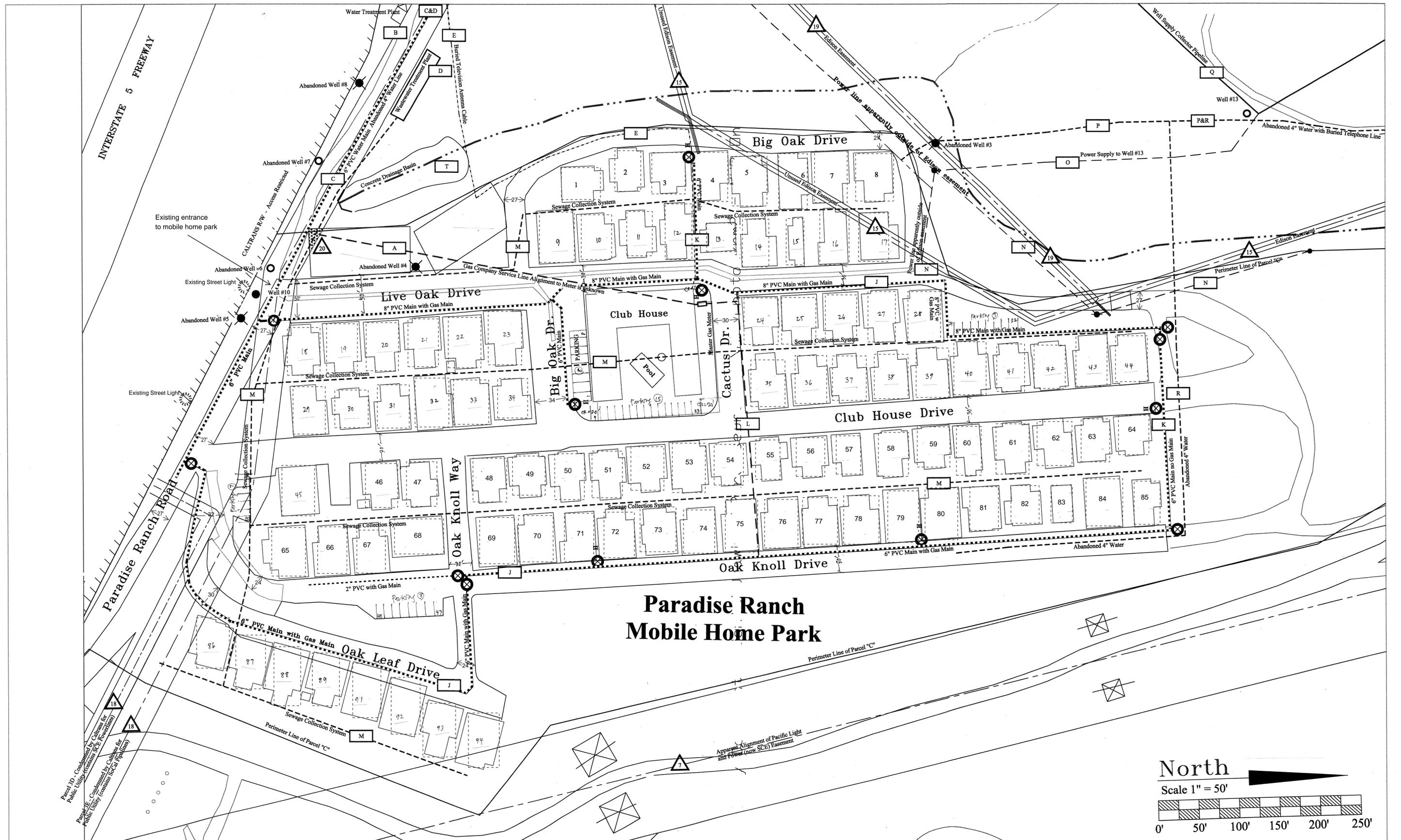
The above information was confirmed through the County of Los Angeles Department of Regional Planning - Land Development Coordinating Center, whose address is Room 1360, 320 West Temple Street, Alhambra, CA, and whose phone number is (213) 974 6411.

* PROJECT SITE
(PARCEL C)
TOTAL ACREAGE: 21 ACRES
TOTAL OPEN SPACE: 2.4 ACRES
** PROJECT ADDRESSES:
36200 PARADISE RANCH RD/
36059 GOLDEN STATE HIGHWAY

"Paradise Ranch" - 36200 Paradise Ranch Rd
Los Angeles County, California - - - Northwest of Castaic

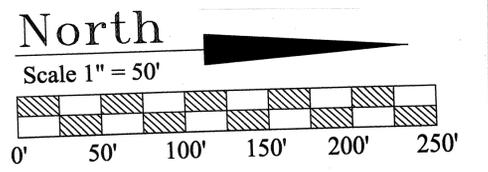


"Paradise Ranch" - 36200 Paradise Ranch Rd
Los Angeles County, California - - - Northwest of Castaic



Paradise Ranch Mobile Home Park

Paradise Ranch Mobile Home Park
36200 Paradise Ranch Road, Castaic, CA 91384



A Buried Gas Service Line	E Buried Television Antenna Cable	I Primary Sewage Disposal Area	M Sewage Collection Line	Q Buried 4" PVC Well Supply Collector Pipeline
B MHP Water Treatment Plant	F Telemetry and Water lines between Tank and Treatment	J Water Main and Gas Main	N Power Line Outside Easement	R Abandoned 4" Steel Water
C 6" PVC Water Main & Conduits between Storage Tank & MHP	G Water Tanks and Television System	K Water Main	O Buried Power Supply for Wells	S Abandoned Fire Hydrant
D MHP Wastewater Treatment Plant	H Alternate Sewage Disposal Area	L Gas Main	P Abandoned Phone Cable	T CalTrans Concrete Drainage Basin

EXISTING MOBILE HOME SPACES: 94
 NO NEW DEVELOPMENT PROPOSED.
 EXISTING PARKING SPACES: 47
 All road improvements are existing.
 No new road improvements are proposed.