MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 71735

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DEPT. OF REGIONAL PLANNING

OCT 31 2012 REV. REC'D

EXISTING LEGAL DESCRIPTION AND APNS:

APN 2058–015–003
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTHERLY AND EASTERLY OF THE CENTER LINE OF DECKER ROAD, AS DESCRIBED IN THE DEED RECORDED IN BOOK 2544 PAGE 277, OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE MOST SOUTHEASTERLY CORNER OF THE LANDS CONVEYED TO MABLE STRASZACKER, A MARRIED WOMAN, TO RALPH M. SWITZKY, A SINGLE MAN, BY DEED RECORDED IN BOOK 15134 PAGE 285, OFFICIAL RECORDS OF LOS ANGELES COUNTY; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN, 200 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TO A POINT IN THE CENTER LINE OF DECKER ROAD, (AS DESCRIBED IN THE DEED RECORDED IN BOOK 2544 PAGE 277, OFFICIAL RECORDS OF LOS ANGELES COUNTY); THENCE WESTERLY ALONG THE CENTER LINE OF DECKER ROAD TO THE MOST NORTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN SAID DEED RECORDED IN BOOK 15134 PAGE 285 OF SAID OFFICIAL RECORDS; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE PROPERTIES CONVEYED BY SAID DEED, RECORDED IN BOOK 15134 PAGE 285, OFFICIAL RECORDS OF LOS ANGELES COUNTY, TO THE POINT OF BEGINNING.

APN 2058–015–045, 2058–015–046
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTH AND EAST OF THE CENTER LINE OF DECKER COUNTY ROAD, AS DESCRIBED IN DEED RECORDED IN BOOK 2544 PAGE 277, OFFICIAL RECORDS

EXCEPTING THEREFROM A PORTION SECTION 3, TOWNSHIP 1 SOUTH RANGE 19 WEST IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, COMMENCING AT THE SOUTH ONE QUARTER (1/4) SECTION CORNER OF SAID SECTION 3, THENCE ALONG THE SOUTH LINE OF SAID SECTION 3, SOUTH 89° 25' 34" EAST 207.80 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A; THENCE NORTH 27° 39' 39" EAST 302.67 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY MULHOLLAND HIGHWAY, 100.00 FEET WIDE, AS SHOWN ON COUNTY SURVEYORS MAP CS 8824 SHEET 9, AND THE POINT OF BEGINNING; THENCE,

1. NORTH 27° 39' 39" EAST 93.01 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 27° 39' 39" EAST 395.68 FEET FROM BEFORE MENTIONED POINT A;
2. THENCE, NORTH 22° 28' 25" WEST 187.64 FEET; THENCE,
3. NORTH 87° 48' 05" WEST 135.60 FEET MORE OR LESS TO THE EASTERLY RIGHT OF WAY WESTLAKE BOULEVARD, FORMERLY DECKER ROAD, 40.00 FEET WIDE AS SHOWN ON COUNTY SURVEYORS MAP CS 8093; THENCE, ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES,
4. SOUTH 01° 53' 38" WEST 111.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 220.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE
5. 123.94 FEET THROUGH A CENTRAL ANGLE OF 32° 16' 40"; THENCE
6. SOUTH 34° 10' 18" WEST 2.05 FEET, MORE OR LESS, TO SAID NORTH RIGHT OF WAY MULHOLLAND HIGHWAY, BEING A POINT OF CUSP ON A CURVE CONCAVE SOUTH HAVING A RADIUS OF 350.00 FEET, A RADIAL LINE BEARS NORTH 8° 36' 53" WEST, THENCE, EASTERLY AND SOUTHEASTERLY ALONG SAID NORTH RIGHT OF WAY

7. 212.43 FEET THROUGH A CENTRAL ANGLE OF 34° 46' 28" TO THE POINT OF BEGINNING.

PORTION OF APN 2058–015–037
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THE EASTERLY 998.71 FEET (MEASURED ALONG THE SOUTHERLY LINE) OF SAID LAND.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHERLY OF THE SOUTHERLY LINE OF THE 100 FOOT STRIP OF LAND, DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, (FOR PUBLIC ROAD AND HIGHWAY PURPOSES), RECORDED IN BOOK 11862 PAGE 146, OFFICIAL RECORDS.

PORTION OF APN 2058–015–037
THE WESTERLY 333.15 FEET OF THE EASTERLY 998.71 FEET (MEASURED ALONG THE SOUTHERLY LINE) OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF LYING SOUTHERLY OF A STRIP OF LAND 100.00 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF NORTH 84° 27' 05" EAST 561.42 FEET IN THE CENTER LINE OF MULHOLLAND HIGHWAY, AS DESCRIBED IN DEED RECORDED IN BOOK 10710 PAGE 291, OFFICIAL RECORDS OF THE COUNTY OF LOS ANGELES, THENCE SOUTH 84° 27' 05" WEST 244.12 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 2000 FEET; THENCE WESTERLY ALONG SAID CURVE, 642.52 FEET; THENCE NORTH 77° 08' 30" WEST 185.62 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 900 FEET; THENCE WESTERLY ALONG SAID LAST MENTIONED CURVE, 921.53 FEET; THENCE SOUTH 44° 11' 30" WEST 101.76 FEET.
ALL CURVES ARE TANGENT TO THE STRAIGHT LINES WHICH THEY JOIN, TO BE KNOWN AS MULHOLLAND HIGHWAY, REFERENCE IS MADE TO COUNTY SURVEYOR'S MAP NO. 8824, ON FILE IN THE OFFICE OF THE SURVEYOR OF THE COUNTY OF LOS ANGELES.

PORTION OF APN 2058–015–037
THE EASTERLY 332.64 FEET (MEASURED ALONG THE SOUTHERLY LINE) OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTHERLY OF A STRIP OF LAND 100.00 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF NORTH 84° 27' 05" EAST 561.42 FEET IN THE CENTER LINE OF MULHOLLAND HIGHWAY, AS DESCRIBED IN DEED RECORDED IN BOOK 10710 PAGE 291, OFFICIAL RECORDS OF THE COUNTY OF LOS ANGELES; THENCE SOUTH 84° 27' 05" WEST 244.12 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 2000 FEET; THENCE WESTERLY ALONG SAID CURVE, 642.52 FEET; THENCE NORTH 77° 08' 30" WEST 185.62 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 900 FEET; THENCE WESTERLY ALONG SAID LAST MENTIONED CURVE, 921.53 FEET; THENCE SOUTH 44° 11' 30" WEST 101.76 FEET.
ALL CURVES ARE TANGENT TO THE STRAIGHT LINES WHICH THEY JOIN TO BE KNOWN AS MULHOLLAND HIGHWAY. REFERENCE IS MADE TO COUNTY SURVEYOR'S MAP NO. 8824, ON FILE IN THE OFFICE OF THE SURVEYOR OF THE COUNTY OF LOS ANGELES.

PORTION OF APN 2058–015–037
THAT PORTION OF THE WESTERLY 332.92 FEET OF THE EASTERLY 665.56 FEET (MEASURED ALONG THE SOUTHERLY LINE) OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTHERLY OF THE SOUTHERLY LINE OF MULHOLLAND HIGHWAY, 100.00 FEET WIDE, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED OCTOBER 25, 1932 IN BOOK 11862 PAGE 146, OFFICIAL RECORDS OF SAID COUNTY.

APN 2058–015–013
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTHERLY AND EASTERLY OF THE CENTER LINE OF DECKER COUNTY ROAD, AS DESCRIBED IN DEED RECORDED IN BOOK 2544 PAGE 277, OFFICIAL RECORDS OF SAID COUNTY.

APN 4471–001–033
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF.

EXCEPT THEREFROM THE EASTERLY 500.00 FEET, MEASURED ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER

APN 4471–001–032

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 19 WEST , SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN 4471–001–036

THE EASTERLY 500.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN 4471–001–037

THE EASTERLY 500.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT BEGINNING AT A POINT IN THE EASTERLY LINE OF THE NORTHEAST ONE–QUARTER OF SAID SECTION 10, SAID POINT BEING SOUTH 01°31'53" WEST 314.12 FEET, MEASURED ALONG SAID EASTERLY LINE FROM A COUNTY SURVEYOR'S BRASS CAP MONUMENT SET AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 01 31'53" WEST 2300.71 FEET , MORE OR LESS, MEASURED ALONG SAID EASTERLY LINE TO THE EAST ONE–QUARTER CORNER OF SAID SECTION 10, SAID WAST ONE–QUARTER CORNER BEING A COUTNY SURVEYOR'S BRASS CAP MONUMENT.

APN 4471–001–039, 4471–001–041, 4471–001–042, 4471–001–043

AS DESCRIBED BY RLLA 2008 00014 AND RLLA 2008 00016

APN'S 4471–002–010, 4471–002–011
THE SOUTHEAST QUARTER OF SECTION 10 AND THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10, ALL IN TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTHERLY OF A Straight LINE DRAWN FROM THE SOUTHEASTERLY CORNER OF SAID SOUTH HALF TO THE NORTHWESTERLY CORNER OF SAID SOUTH HALF.

APN'S 4471–001–028, 4471–001–029
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THAT PORTION OF SAID LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER DESCRIBED IN THE DEED TO BOYD A. DAVIS, RECORDED DECEMBER 29, 1961 IN BOOK D–1463 PAGE 954, OFFICIAL RECORDS, AS INSTRUMENT NO. 1741, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN'S 4471–001–034, 4471–001–035, 4471–002–010, 4471–002–011
THE SOUTHEAST QUARTER OF SECTION 10 AND THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10, ALL IN TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTHERLY OF A STRAIGHT LINE DRAWN FROM THE SOUTHEASTERLY CORNER OF SAID SOUTH HALF TO THE NORTHWESTERLY CORNER OF SAID SOUTH HALF.

APN'S 4471–003–010, 4471–003–011
THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF LOS ANGELES, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPT THEREFROM THAT PORTION OF SAID LAND, LYING EASTERLY AND NORTHEASTERLY OF A LINE, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID SECTION 11, WITH THE CENTER LINE OF MULHOLLAND HIGHWAY, (100 FEET WIDE), AS DESCRIBED IN RESOLUTION APPROVED ON APRIL 2, 1934 BY THE BOARD OF SUPERVISORS OF LOS ANGELES COUNTY, RECORDED APRIL 10, 1934 IN BOOK 12707 PAGE 152, OFFICIAL RECORDS, AS INSTRUMENT NO. 943 OF SAID COUNTY; THENCE SOUTHERLY AND SOUTHEASTERLY, ALONG SAID CENTER LINE TO ITS FIRST INTERSECTION THEREOF WITH THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11.

APNS 4471–002–026, 4471–002–027
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, AND THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, ALL IN TOWNSHIP 1 SOUTH RANGE 19 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF DECKER CANYON ROAD, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED APRIL 29, 1918 IN BOOK 6682 PAGE 1 OF DEEDS, RECORDS OF SAID COUNTY. EXCEPT THAT PORTION OF SAID LAND, IF ANY, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 1962 PAGE 258, OFFICIAL RECORDS OF SAID COUNTY. ALSO EXCEPT THAT PORTION OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF DECKER CANYON ROAD, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED MARCH 22, 1923 IN BOOK 1962 PAGE 258, OFFICIAL RECORDS, WITH THE SOUTH LINE OF SECTION 9; THENCE ALONG SAID CENTER LINE AS FOLLOWS;
NORTH 81° 58' 30" EAST 133.84 FEET; THENCE NORTH 59° 30' 30" EAST 73.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100 FEET; THENCE NORTHEASTERLY 51.02 FEET ALONG THE ARC OF THE ABOVE MENTIONED CURVE; THENCE TANGENT TO SAID CURVE, NORTH 88° 44' 30" EAST 21.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 40 FEET; THENCE NORTHEASTERLY 69.67 FEET ALONG THE ARC OF THE ABOVE MENTIONED CURVE; THENCE TANGENT TO SAID CURVE, NORTH 8° 54' 20" EAST 105.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 100 FEET; THENCE NORTHERLY 76.26 FEET ALONG THE ARC OF THE ABOVE MENTIONED 100 FOOT RADIUS CURVE; THENCE TANGENT TO SAID CURVE, NORTH 34° 47' 20" WEST 4.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 70 FEET; THENCE NORTHERLY 50.43 FEET ALONG THE ARC OF THE ABOVE MENTIONED 70 FOOT RADIUS CURVE; THENCE TANGENT TO SAID CURVE, NORTH 6° 29' 20" EAST 17.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 100 FEET; THENCE NORTHEASTERLY 59.99 FEET ALONG THE ARC OF THE ABOVE MENTIONED 100 FOOT RADIUS CURVE; THENCE TANGENT TO SAID CURVE, NORTH 40° 51' 40" EAST 83.35 FEET; THENCE NORTH 48° 18' 00" EAST 185 FEET; THENCE NORTH 20° 9'10"EAST 81.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 10 FEET; THENCE NORTHEASTERLY 84.53 FEET ALONG THE ARC OF THE ABOVE MENTIONED 100 FOOT RADIUS CURVE; THENCE TANGENT TO SAID CURVE, NORTH 69° 25' 10" EAST 194.19 FEET; THENCE SOUTH 85° 43' 30" EAST 153.24 FEET; THENCE NORTH 78° 27' 20" EAST 211.90 FEET; THENCE NORTH 71° 43' 30" EAST 304.16 FEET; THENCE NORTH 87° 45' 30" EAST 432.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 100 FEET; THENCE NORTHEASTERLY 107.03 FEET ALONG THE ARC OF THE ABOVE MENTIONED 100 FOOT RADIUS CURVE; THENCE TANGENT TO SAID CURVE, NORTH 26° 26' EAST 64.69 FEET; THENCE LEAVING SAID ROAD, SOUTH 8° 54' EAST 95.5 FEET; THENCE SOUTH 18° 44' EAST 57.5 FEET; THENCE SOUTH 46° 04' EAST 69.3 FEET; THENCE SOUTH 12° 56' EAST 99.6 FEET; THENCE SOUTH 78° 10' EAST 170.8 FEET; THENCE SOUTH 38° 34' EAST 66.00 FEET; THENCE NORTH 78° 32' EAST 45.6 FEET; THENCE SOUTH 54° 26' EAST 96.3 FEET; THENCE SOUTH 39° 11' 10" EAST 262.37 FEET; THENCE SOUTH 62° 20' EAST 173.7 FEET; THENCE SOUTH 5° 28' EAST 86.8 FEET; THENCE SOUTH 35° 06' EAST 50.4 FEET; THENCE SOUTH 5° 00' EAST 54.3 FEET; THENCE SOUTH 47° 00' EAST 221.2 FEET; THENCE SOUTH 54° 34' WEST 20.2 FEET TO THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 10; THENCE NORTH 89° 51' WEST 1620.82 FEET TO THE COMMON CORNER OF SECTION 9, 10, 15 AND 16, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89° 51' 50" WEST 1305.95 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

APN 4471–021–034
THE EASTERLY 300.00 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 19 WEST, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING NORTHERLY OF A STRIP OF LAND 60.00 FEET WIDE, KNOWN AS ENCINAL CANYON ROAD, AS DESCRIBED IN DEED GRANTED TO SAID COUNTY, RECORDED MARCH 29, 1955 IN BOOK 47324 PAGE 226, OFFICIAL RECORDS OF SAID COUNTY.

APN 4471–021–033
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID QUARTER QUARTER,
NORTH 89° 49' 35" EAST 225 FEET; THENCE SOUTH 0° 18' 53" WEST ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID QUARTER QUARTER TO THE NORTHERLY LINE OF ENCINAL CANYON ROAD, (60 FEET WIDE), DESCRIBED AS PARCEL "A" IN DEED RECORDED APRIL 27, 1955 IN BOOK 47605 PAGE 380, OFFICIAL RECORDS, AS INSTRUMENT NO. 2850 OF SAID COUNTY; THENCE ALONG SAID ENCINAL CANYON ROAD, SOUTH 89° 36' WEST 224.99 FEET TO SAID WESTERLY LINE; THENCE NORTH 0° 18' 53" EAST ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING. EXCEPT THEREFROM ALL OIL, GAS AND MINERALS IN, ON OR UNDER SAID LAND, BUT WITHOUT ANY RIGHT OF SURFACE ENTRY TO A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, AS RESERVED BY FRANK BIASTRE AND CLAUDINE BIASTRE, HIS WIFE, IN DEED RECORDED SEPTEMBER 18, 1972 AS INSTRUMENT NO. 488.

APNS 4471–003–030, 4471–003–031, 4471–003–032
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE NORTHWESTERLY CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 71° 57' 58" EAST 2825.01 FEET TO A POINT IN THE EASTERLY LINE OF SAID SOUTHWEST QUARTER, DISTANT THEREON NORTH 00° 47' 04" EAST 1766.75 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER.

APN 4471–021–028
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPT THAT PORTION AS FOLLOWS:
BEGINNING AT THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 225 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 950 FEET; THENCE SOUTHWESTERLY IN A DIRECT LINE TO A POINT IN SAID WEST LINE DISTANT SOUTHERLY 1000 FEET TO THE POINT OF BEGINNING. ALSO EXCEPT THAT PORTION LYING SOUTHERLY AND SOUTHWESTERLY OF THE CENTERLINE OF THAT CERTAIN 60 FEET EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES RECORDED JUNE 6, 1955 AS INSTRUMENT NO. 3763, IN THE OFFICE OF THE COUNTY RECORDER OF OF SAID COUNTY. ALSO EXCEPT THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION.

EASEMENT DATA

PER PRELIMINARY TITLE REPORT ISSUED BY STEWART TITLE OF CALIFORNIA, DATED APRIL 4, 2006, AT 8:00 A.M., ORDER NUMBER 05569015. GEOGRAPHICALLY LOCATABLE ITEMS FROM SAID TITLE REPORT (SUCH AS EASEMENTS) WHICH AFFECT THE TITLE TO THE SUBJECT PROPERTY ARE NUMERICALLY KEYED TO SAID REPORT AND ARE AS FOLLOWS:

ITEM (5)
PURPOSE:AN EASEMENT FOR PUBLIC ROAD (DECKER ROAD)
IN FAVOR OF: COUNTY OF LOS ANGELES
RECORDING DATA:SEPTEMBER 14, 1923 I N BOOK 2544 PAGE 277, OF OFFICIAL RECORDS
AFFECTS: PARCELS 1, 2 AND 8

ITEM (6)
PURPOSE:AN EASEMENT FOR PUBLIC ROAD (MULHOLLAND HWY)
IN FAVOR OF: COUNTY OF LOS ANGELES
RECORDING DATA:OCTOBER 21, 1926 IN BOOK 5685 PAGE 377, OF OFFICIAL RECORDS
AFFECTS:PARCEL 8

ITEM (7)
PURPOSE:AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY (MULHOLLAND HWY)
IN FAVOR OF: COUNTY OF LOS ANGELES
RECORDING DATA:IN BOOK 7813 PAGE 264, OFFICIAL RECORDS
AFFECTS:PARCEL 2

ITEM (9)
PURPOSE:AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY (MULHOLLAND HWY)
IN FAVOR OF: COUNTY OF LOS ANGELES
RECORDING DATA: MARCH 27 , 1931 IN BOOK 10710 PAGE 291 OF official RECORDS AND RE–RECORDED JULY 14, 1933 IN BOOK 12283 PAGE 136, OFFICIAL RECORDS
AFFECTS:PARCEL 10 AND 17

ITEM (11)
PURPOSE:AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY (MULHOLLAND HWY)
IN FAVOR OF: COUNTY OF LOS ANGELES
RECORDING DATA: APRIL 10 , 1934 IN BOOK 12707 PAGE 152, OFFICIAL RECORDS, AS INSTRUMENT NO. 943 .
AFFECTS: PARCEL 10

ITEM (15)
PURPOSE:AN EASEMENT FOR POLE LINES
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, LTD.
RECORDING DATA: MARCH 19, 1951 IN BOOK 35829 PAGE 371, OF OFFICIAL RECORDS
AFFECTS: PARCEL 2

ITEM 16 (DOES NOT AFFECT SUBJECT PROPERTY – NOT PLOTTED)
PURPOSE:AN EASEMENT FOR SLOPES ALONG ENCINAL CANYON ROAD
IN FAVOR OF: COUNTY OF LOS ANGELES
RECORDING DATA: MARCH 29, 1955 IN BOOK 47324 PAGE 226, OF OFFICIAL RECORDS
AFFECTS: PARCELS 15 AND 16

ITEM (17)
PURPOSE:AN EASEMENT FOR SLOPES ALONG ENCINAL CANYON ROAD
IN FAVOR OF: COUNTY OF LOS ANGELES
RECORDING DATA: APRIL 27, 1955 IN BOOK 47605 PAGE 380, OF OFFICIAL RECORDS
AFFECTS: PARCEL 16

ITEM (20)
PURPOSE:AN EASEMENT FOR ROADS AND SLOPES ALONG ENCINAL CANYON ROAD
IN FAVOR OF: COUNTY OF LOS ANGELES
RECORDING DATA: JUNE 6, 1955 IN BOOK 47980, PAGE 152, OF OFFICIAL RECORDS
AFFECTS: PARCEL 19

ITEM (21)
PURPOSE: AN EASEMENT FOR STORM DRAIN ALONG ENCINAL CANYON ROAD
IN FAVOR OF: COUNTY OF LOS ANGELES
RECORDING DATA: AUGUST 28, 1956 IN BOOK 52148, PAGE 348, OF OFFICIAL RECORDS
AFFECTS: PARCEL 19

ITEM (22)
PURPOSE: AN EASEMENT FOR RIGHT OF WAY
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
RECORDING DATA: AUGUST 9, 1967 INSTRUMENT NO. 3494, OF OFFICIAL RECORDS
AFFECTS: PARCEL 19

ITEM (23)
PURPOSE: AN EASEMENT FOR PIPE LINES
IN FAVOR OF: LAS VIRGENES MUNICIPAL WATER DISTRICT, A CORPORATION
RECORDING DATA: FEBRUARY 7, 1963 IN BOOK D–1913, PAGE 307, OF OFFICIAL RECORDS
AFFECTS: PARCELS 9, 10, 11, 12 & 13

ITEM (24)
PURPOSE: AN EASEMENT FOR PIPE LINES
IN FAVOR OF: LAS VIRGENES MUNICIPAL WATER DISTRICT, A CORPORATION
RECORDING DATA: MARCH 12, 1963 IN BOOK D–1949 PAGE 732, OF OFFICIAL RECORDS
AFFECTS: PARCEL 8

ITEM (29)
PURPOSE: AN EASEMENT FOR ELECTRICAL TRANSMISSION LINE AND COMMUNICATION CIRCUITS, OVERHEAD AND UNDERGROUND, INCLUDING EASEMENT FOR ROADS
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
RECORDING DATA: DECEMBER 16, 1966 IN BOOK D–3508 PAGE 836, OF OFFICIAL RECORDS
AFFECTS: PARCEL 18

ITEM (30)
PURPOSE: AN EASEMENT FOR POLE LINES AND CONDUITS
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
RECORDING DATA: FEBRUARY 23, 1967 IN BOOK D–3564 PAGE 664, OF OFFICIAL RECORDS
AFFECTS: PARCEL 11

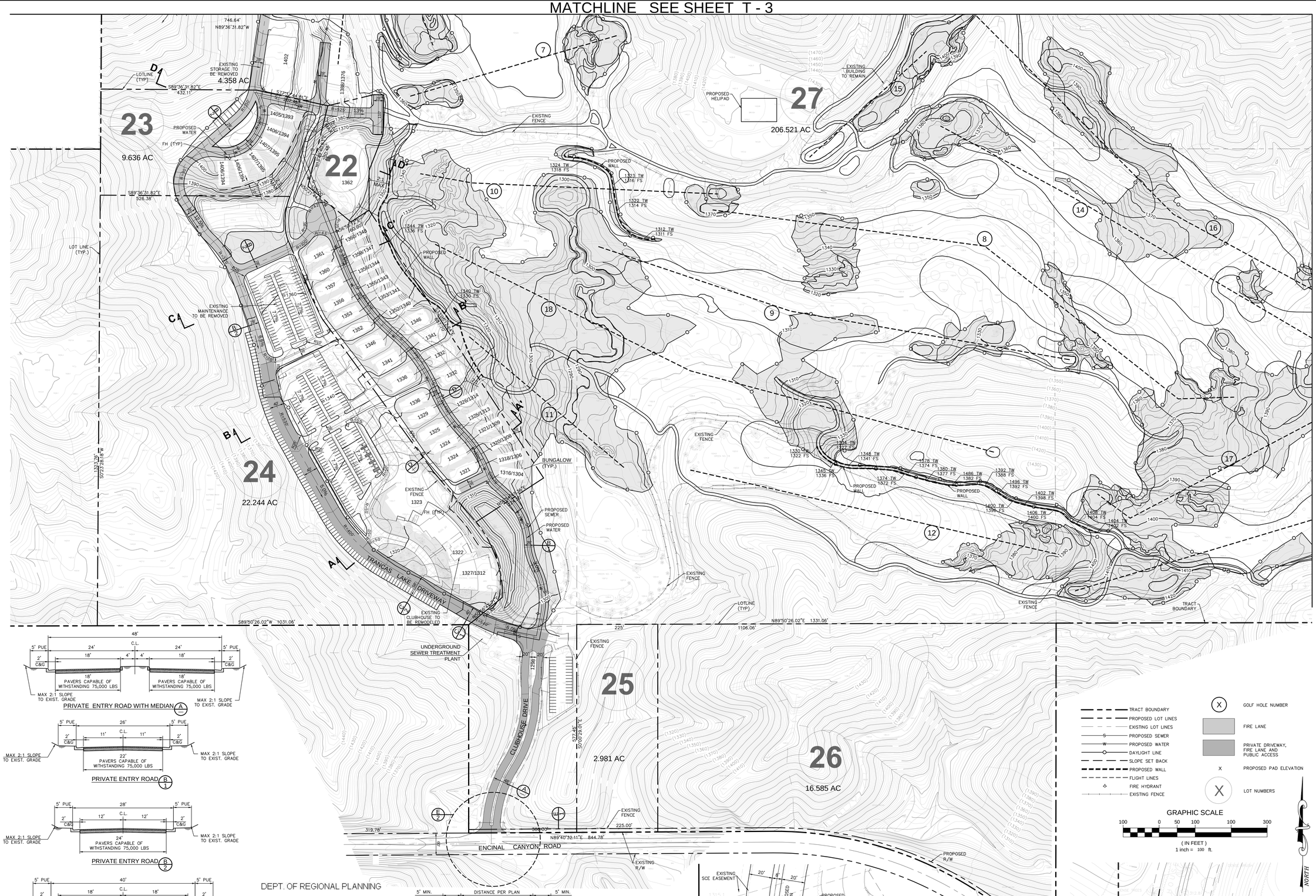
ITEM (32)
PURPOSE: AN EASEMENT FOR ROADWAYS
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
RECORDING DATA: APRIL 3, 1967 IN BOOK D–3601, PAGE 665, OF OFFICIAL RECORDS
AFFECTS: PARCEL 17

ITEM (33)
PURPOSE: AN EASEMENT FOR STUB POLES, GUY WIRES AND ANCHORS
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
RECORDING DATA: JUNE 25, 1967 IN BOOK D–3713 PAGE 297, OF OFFICIAL RECORDS
AFFECTS: PARCEL 8

ITEM (34)
PURPOSE: AN EASEMENT FOR INGRESS AND EGRESS (40 FT. WIDE ROADWAY)
IN FAVOR OF: DR. MORTON EFFRON, MARJORIE H. EFFRON AND JOSEPH M. SCHACHTMA
RECORDING DATA: JANUARY 10, 1973 INSTRUMENT NO. 3597, OF OFFICIAL RECORDS
AFFECTS: PARCEL 15

ITEM (35)
PURPOSE: AN EASEMENT FOR PO

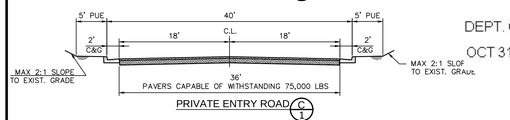
MATCHLINE SEE SHEET T - 3



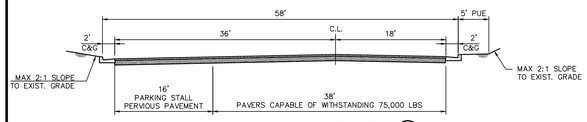
PRIVATE ENTRY ROAD WITH MEDIAN (A)

PRIVATE ENTRY ROAD (B/1)

PRIVATE ENTRY ROAD (B/2)

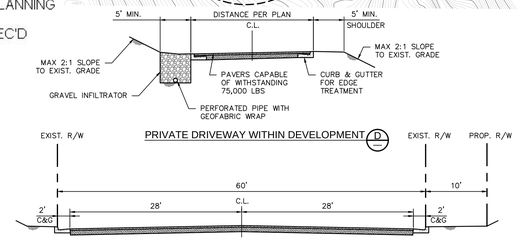


PRIVATE ENTRY ROAD (C/1)



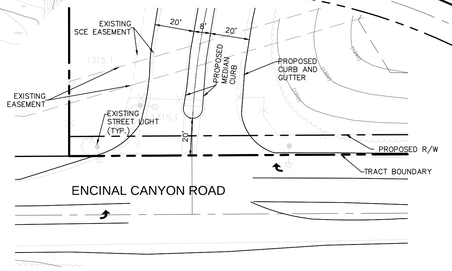
FIRE AND PUBLIC ACCESS ROAD (C/2)

DEPT. OF REGIONAL PLANNING
OCT 31 2012 REV. REC'D

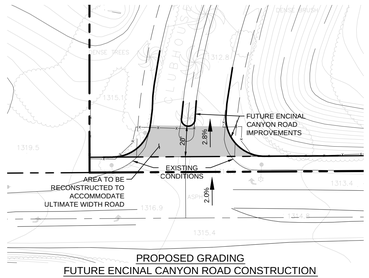


PRIVATE DRIVEWAY WITHIN DEVELOPMENT (D/—)

ENCINAL CANYON ROAD (E/1)



PROPOSED ENTRY FROM ENCINAL CANYON ROAD (E/2)



PROPOSED GRADING
FUTURE ENCINAL CANYON ROAD CONSTRUCTION
SCALE: 1" = 40'

MATCHLINE SEE SHEET T - 4

RCE Consultants, Inc.
7595 Irvine Center Dr.
Suite 150
Irvine, Ca. 92618
Phone: 949.453.0111
Fax: 949.453.0411

SIGNATURE

REGISTERED PROFESSIONAL ENGINEER RICHARD L. CLARK REG. NO. C46559 EXP. 6-30-13 CIVIL STATE OF CALIFORNIA

P.E. C46559
EXP. 6-30-13

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: 0557

The Malibu Institute

901 Encinal Canyon Road
Malibu, CA 90265

SHEET TITLE:

ON-SITE & STREET SECTIONS FOR LOTS 22-28

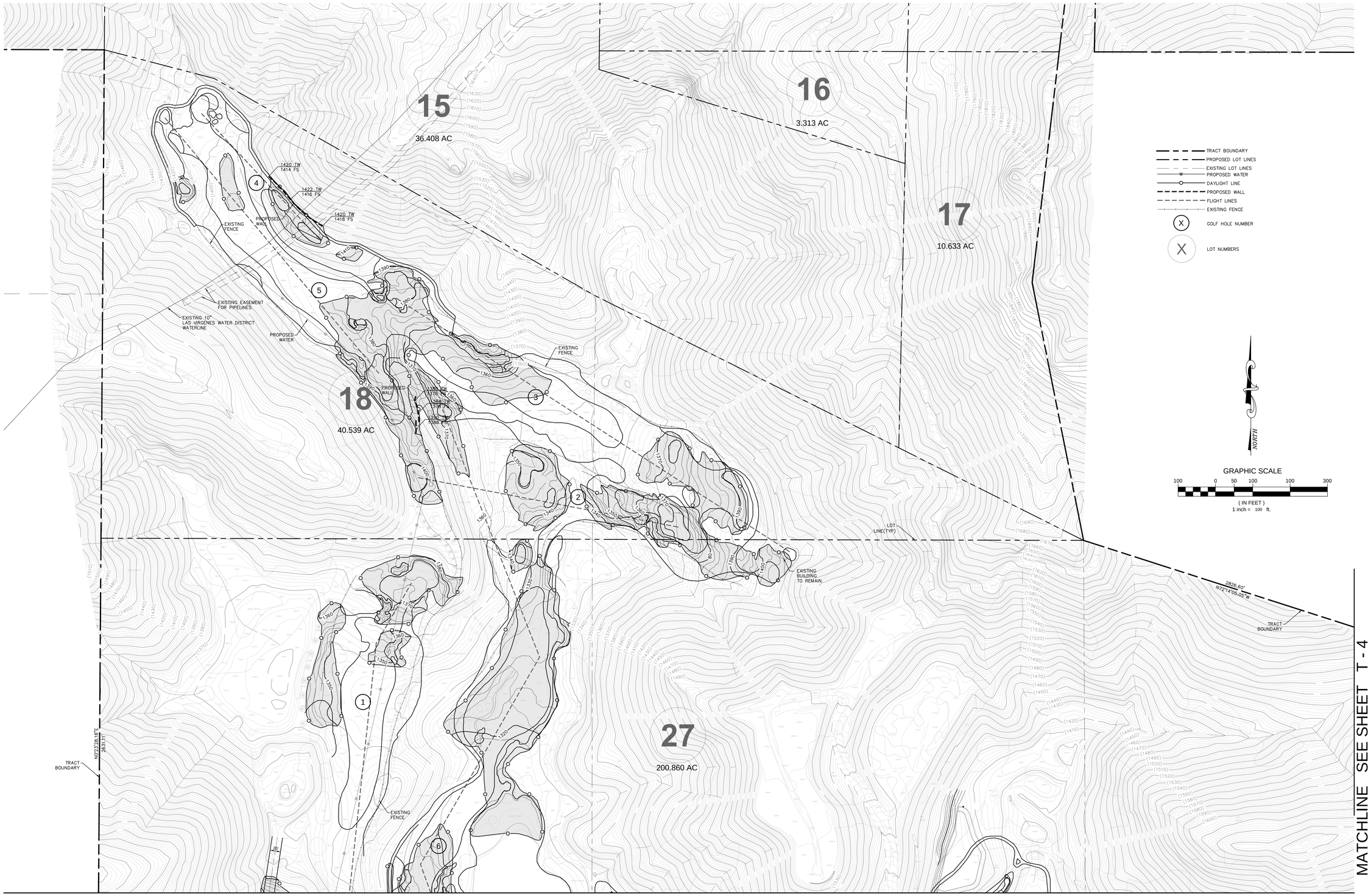
DRAWN BY:

DATE ISSUED:

DATE PLOTTED: 10/30/12

PATH=P:\0557 Malibu Associates\0003 Malibu Institute VTM Rework\VTM\VTM 02.dwg

DEPT. OF REGIONAL PLANNING
OCT 31 2012 REV. REC'D



RCE Consultants, Inc.
7595 Irvine Center Dr.
Suite 150
Irvine, Ca. 92618
Phone: 949.453.0111
Fax: 949.453.0411

SIGNATURE

REGISTERED PROFESSIONAL ENGINEER RICHARD L. CLARK REG. NO. C46559 EXP. 6-30-13 CIVIL STATE OF CALIFORNIA

P.E. C46559
EXP. 6-30-13

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: 0557

The Malibu Institute

901 Encinal Canyon Road
Malibu, CA 90265

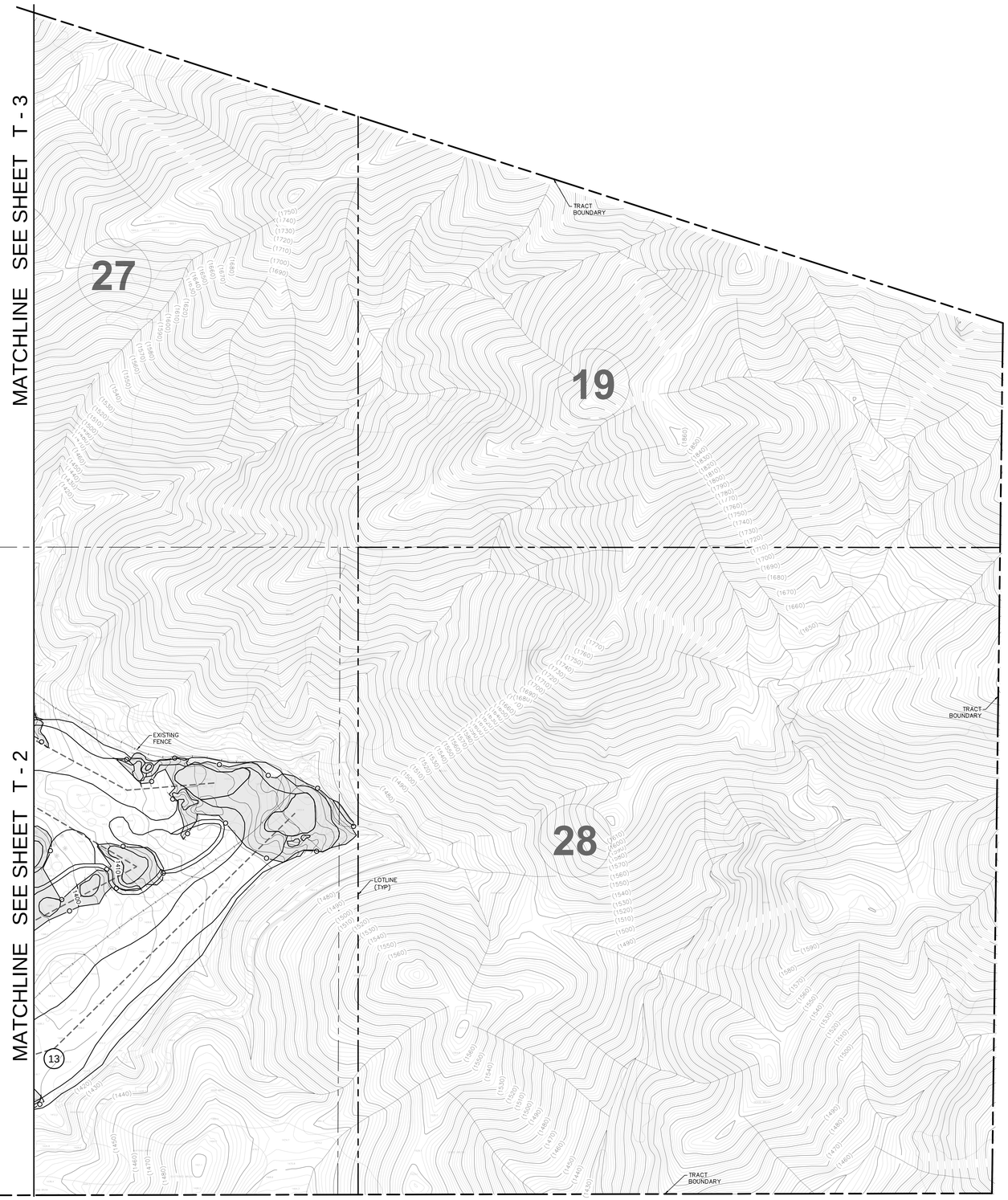
SHEET TITLE:

ON-SITE UTILITIES FOR LOTS 18 & 27

DRAWN BY:
DATE ISSUED:

PATH=P:\0559 Malibu Associates\0003 Malibu Institute VTM Rework\VTM\VTM 03.dwg
DATE PLOTTED: 10/30/12

DEPT. OF REGIONAL PLANNING
OCT 31 2012 REV. REC'D



LEGEND:

- TRACT BOUNDARY
- PROPOSED LOT LINES
- EXISTING LOT LINES
- DAYLIGHT LINE
- FLIGHT LINES
- EXISTING FENCE
- (X) GOLF HOLE NUMBER
- X LOT NUMBERS

NORTH

GRAPHIC SCALE
100 0 50 100 100 300
(IN FEET)
1 inch = 100 ft.

RCE Consultants, Inc.
7595 Irvine Center Dr.
Suite 150
Irvine, Ca. 92618
Phone: 949.453.0111
Fax: 949.453.0411

SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. CLARK
RE NO. C46559
EXP. 6-30-13
CIVIL
STATE OF CALIFORNIA

P.E. C46559
EXP. 6-30-13

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: *0557*

The Malibu Institute

901 Encinal Canyon Road
Malibu, CA 90265

SHEET TITLE:

ON-SITE UTILITIES FOR LOT 28

DRAWN BY:

DATE ISSUED:

DATE PLOTTED: 10/30/12

PATH=P:\0559 - Malibu Associates\0003 Malibu Institute VTM Rework\VTM\VTM 04.dwg

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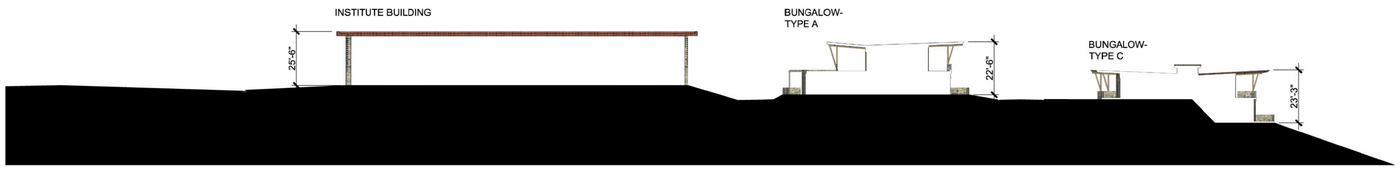
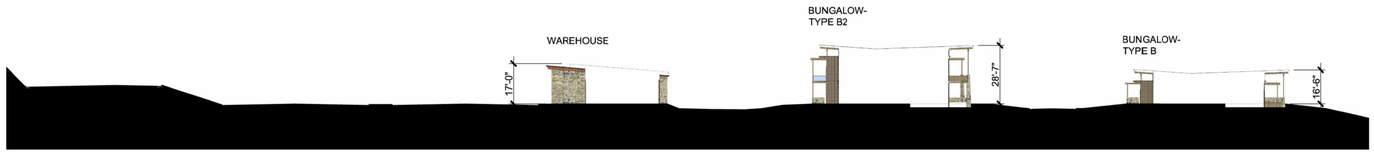
Oct 31 2012 EXHIBIT ___

RECEIVED CS INDEX NO.



1. SECTION A-A

SCALE:

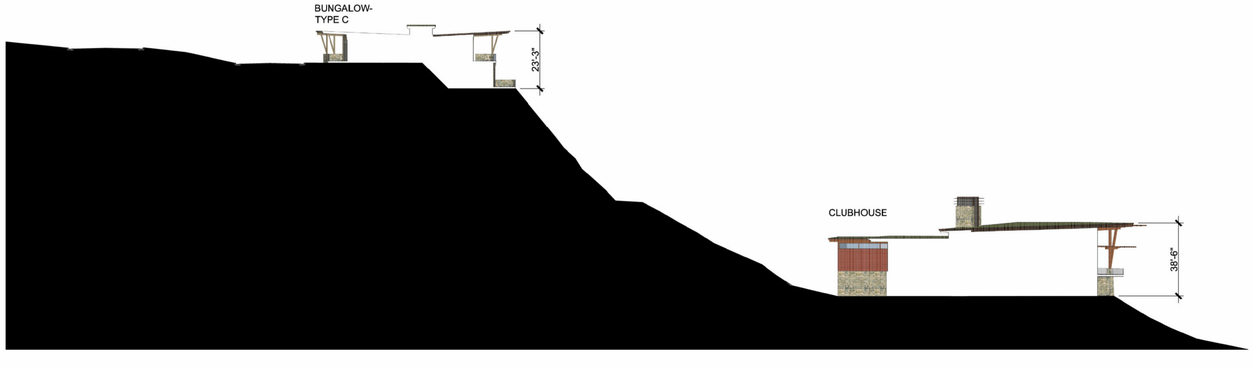


2. SECTION B-B

SCALE:

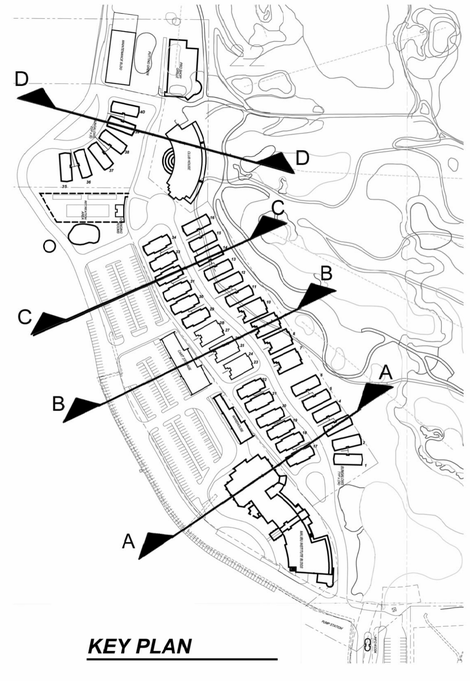
3. SECTION C-C

SCALE:



4. SECTION D-D

SCALE:



KEY PLAN

RCE Consultants, Inc.
7595 Irvine Center Dr.
Suite 150
Irvine, Ca. 92618
Phone: 949.453.0111
Fax: 949.453.0411

SIGNATURE

REGISTERED PROFESSIONAL ENGINEER RICHARD L. CLARK R.E. NO. C46559 EXP. 6-30-13 CIVIL STATE OF CALIFORNIA

P.E. C46559

EXP. 6-30-13

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

LRS
PAUL BOUNDY ARCHITECTS
720 NW Davis 503.221.1121 ☎
Suite 300 503.221.2077 ▯
Portland OR 97209 www.lrsarchitects.com

PROJECT NUMBER: 0557

The Malibu Institute

901 Encinal Canyon Road
Malibu, CA 90265

SHEET TITLE:

SITE SECTIONS

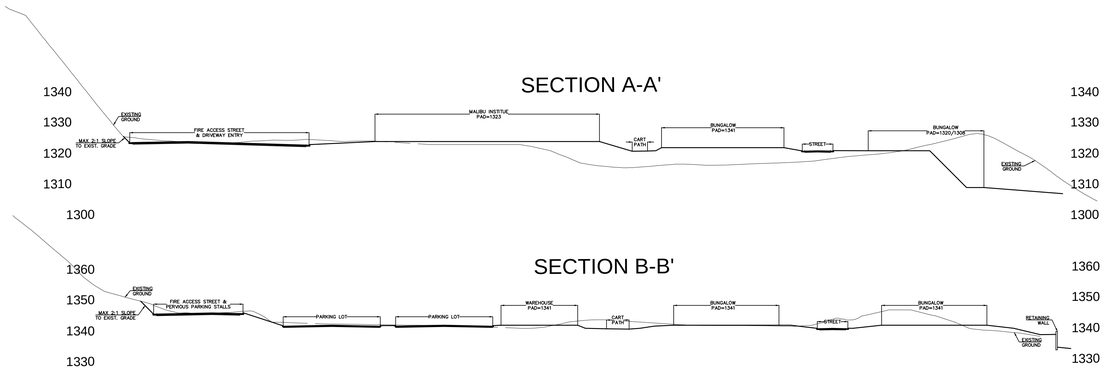
DRAWN BY: DMJ

DATE ISSUED: 10.29.2012

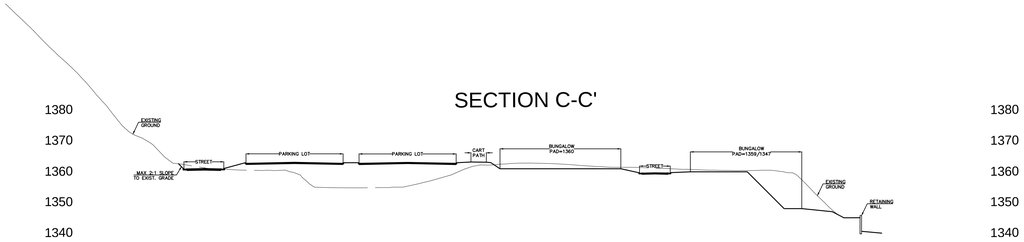
S-4

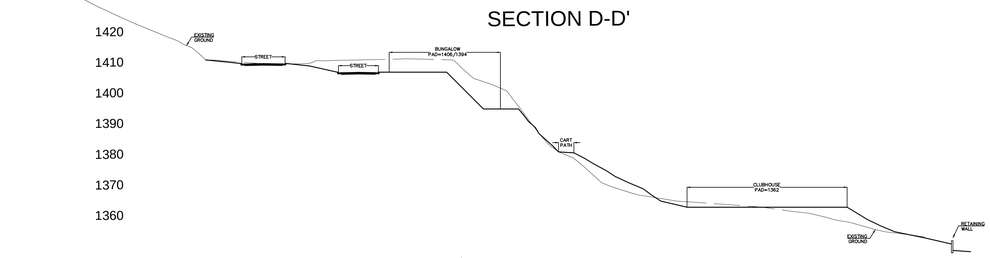
PATH=P:\2011\211089 Malibu Institute\300 Documents\300 Working CAD Files\211089 S-4 Site Sections-redline.dwg PLOTTED: 10/29/12

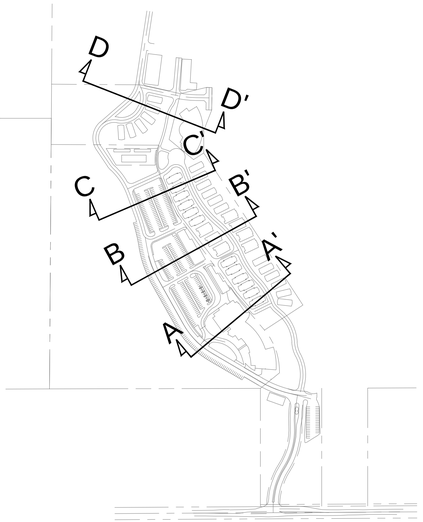
DEPT. OF REGIONAL PLANNING
OCT 31 2012 REV. REC'D


SECTION A-A'

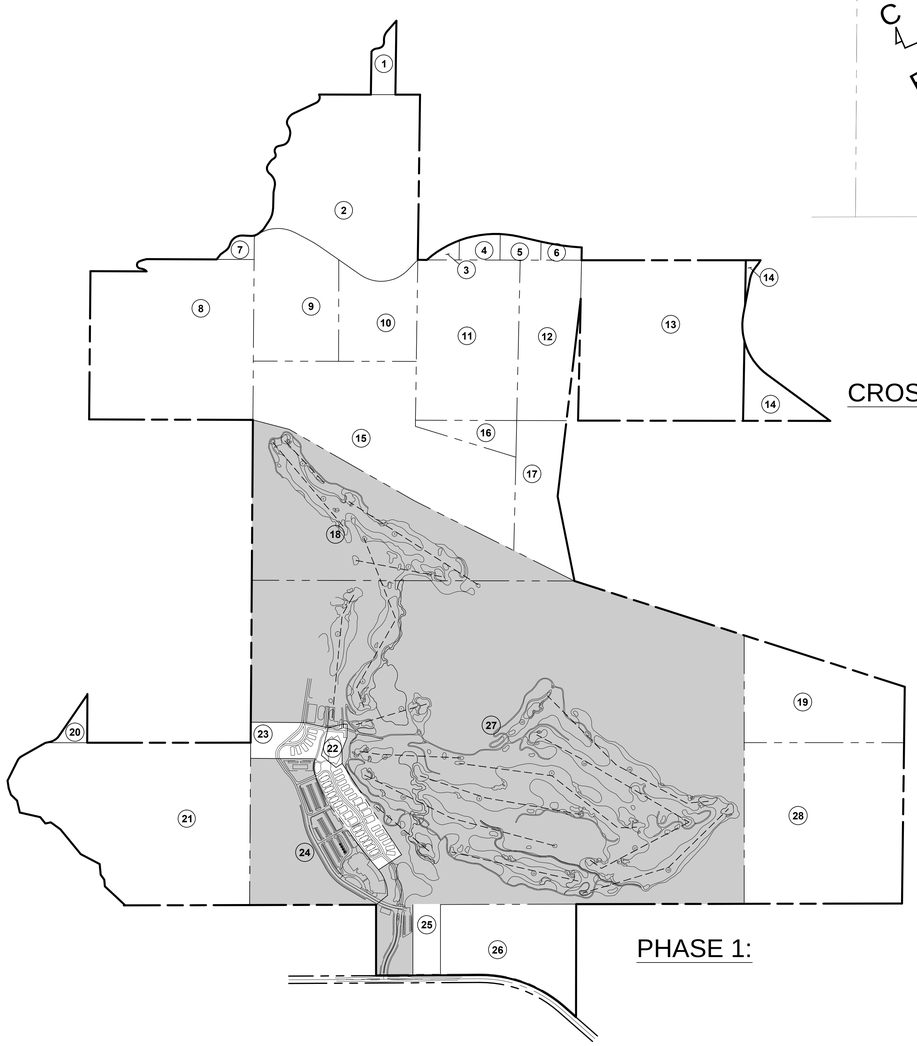
SECTION B-B'


SECTION C-C'

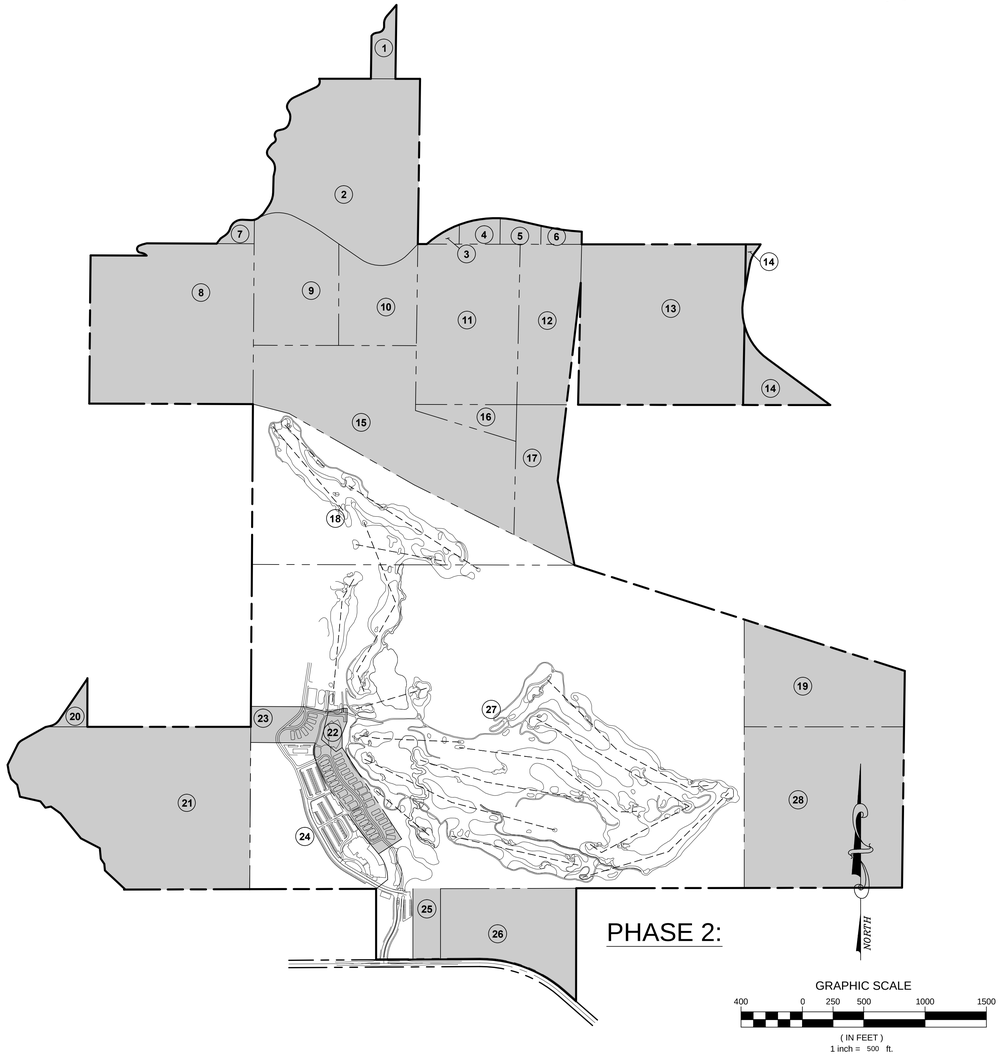

SECTION D-D'



CROSS SECTION LOCATIONS



PHASE 1:



PHASE 2:

GRAPHIC SCALE
400 0 250 500 1000 1500
(IN FEET)
1 inch = 500 ft.

RCE Consultants, Inc.
7595 Irvine Center Dr.
Suite 150
Irvine, Ca. 92618
Phone: 949.453.0111
Fax: 949.453.0411

SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. CLARK
NO. C46559
EXP. 6-30-13
CIVIL
STATE OF CALIFORNIA

P.E. C46559
EXP. 6-30-13

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: 0557

The Malibu Institute

901 Encinal Canyon Road
Malibu, CA 90265

SHEET TITLE:

PHASING MAP & CROSS SECTIONS

DRAWN BY:
DATE ISSUED:

PATH=P:\0559 Malibu Associates\0003 Malibu Institute VTTM Rework\VTTM\VTTM 05.dwg
DATE PLOTTED: 10/29/12

DEPT OF REGIONAL PLANNING

Oct 31 2012 EXHIBIT ___

RECEIVED CS INDEX NO.

LEGEND

SYMBOL	ZONE	AREA (AC)
	PERVIOUS PAVING	5.9
	IMPERVIOUS PAVING	1.6
	FUEL MODIFIED NATIVE HILLSIDE PLANTING	4.0
	ENHANCED PLANTING DROUGHT TOLERANT	12.0
	TURF (NON-GOLF)	1.5
	GOLF - NATIVE HILLSIDES AND NATIVE REVEG	22.5
	TOTAL ACRES OF LANDSCAPE	40.0

Per acreage, TURF and ENHANCED PLANTING DROUGHT TOLERANT at the Institute equals roughly 30% of the total landscape acreage within the project, golf and Institute included. However, within the ENHANCED PLANTING zone, a large % of native plants on the DROUGHT TOLERANT ZONE IV list will be used. The net effect will be a non-native landscape zone that is less than 25% of the total landscape area.

- GREEN ROOF PLANTING
- NATIVE TREES
- BIO-SWALE
- POOL AND FOUNTAIN
- SOLAR FARM
- PRACTICE PUTTING GREEN

RCE Consultants, Inc.
7595 Irvine Center Dr.
Suite 150
Irvine, Ca. 92618
Phone: 949.453.0111
Fax: 949.453.0411

SIGNATURE

REGISTERED PROFESSIONAL ENGINEER RICHARD L. CLARK RE NO. C46559 EXP. 6-30-13 CIVIL STATE OF CALIFORNIA

P.E. C46559

EXP. 6-30-13

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

Pinnacle Design Company

74-020 ALESSANDRO DRIVE
SUITE F
PALM DESERT, CA 62260
PHONE: 760-340-4529

PROJECT NUMBER: *0557*

The Malibu Institute

901 Encinal Canyon Road
Malibu, CA 90265

SHEET TITLE:

LANDSCAPE CONCEPT PLAN

DRAWN BY: *RM*

DATE ISSUED: *10-29-12*

S-5

DEPT OF REGIONAL PLANNING
Oct 31 2012 EXHIBIT ___
RECEIVED CS INDEX NO.

Bio-Swales

Enhanced Planting (Drought Tolerant)

ENHANCED PLANTING (DROUGHT TOLERANT)

Trees

Botanical Name	Common Name
Acacia baileyana	Bailey acacia
Acacia melanoxylon	Blackwood acacia
Arbutus marina	Strawberry tree
Callistermon viminalis	Weeping bottlebrush
Cercis occidentalis	Western redbud
Cercis Canadensis 'forest pansey'	Eastern redbud
Melaleuca linariifolia	Flaxleaf paperbark
Metrosideros excelus	New Zealand Christmas tree
Platanus racemosa	California sycamore
Quercus agrifolia	Coast live oak
Robinia pseudoacacia	Purple rose locust

Shrubs

Botanical Name	Common Name
Arctostaphylos sp.	Manzanita
Artemisia californica	Shrubby wormwood
Buddleia marrubiifolia	Woolly butterfly bush
Ceanothus sp.	California lilac
Centranthus ruber	Red valerian
Chamelaucium uncinatum	Geraldton wax flower
Cistus sp.	Rock rose
Dodonaea viscosa 'purpurea'	Purpose hopseed bush
Euryops viridis	Green euryops
Feijoa sellowiana	Pineapple guava
Gaura lindheimeri	Gaura
Grevillea sp.	Proteaceae
Helictrichon sempervirens	Blue oat grass
Heteromeles arbutifolia	Toyon
Heuchera hybrids	Coral bells
Leonotis leonurus	Lion's tail
Leptospermum sp.	New Zealand tea tree
Melaleuca nesophila	Pink melaleuca
Mimulus sp.	Monkey flower
Penstemon sp.	Penstemon
Rosemarinus sp.	Rosemary
Rosa sp.	Roses
Salvia leucantha	Mexican bush sage
Westringia sp.	Coast rosemary

Ground Covers

Botanical Name	Common Name
Ceanothus horizontalis	Prostrate ceanothus
Dymondia margaretae	Asteraceae
Festuca o. glauca	Blue fescue
Senecio Mandraliscae	Blue chalk stick

Accents

Botanical Name	Common Name
Aeonium sp.	Crassulaceae
Agave attenuata	Foxtail agave
Aloe sp.	Aloe
Anlgozanthos sp.	Kangaroo paw
Beaucarnea recurvate	Bottle palm
Cordyline A. 'atropurpura'	Australian cabbage palm
Echeveria imbricata	Hens and chicks
Euphorbia rigida	Gopher plant
Kniphoria uvaria	Red hot poker
Yucca sp.	Yucca

Seed Mix

Botanical Name	Common Name
Achillea sp.	Yarrow
Bailey multiradiata	Desert marigold
Encelia californica	California encelia
Eschscholzia californica	California poppy
Lupinus sp.	Lupins
Sisyrinchium cellum	Blue-eyed grass
Verbena tenisecta	Moss verbena

FUEL MODIFICATION NATIVE SLOPE PLANTING

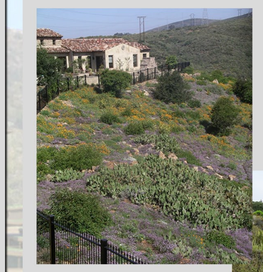
Trees

Botanical Name	Common Name
Platanus racemosa	California sycamore
Quercus agrifolia	Coast live oak
Quercus berberidifolia	California shrub oak
Quercus lobata	Valley oak

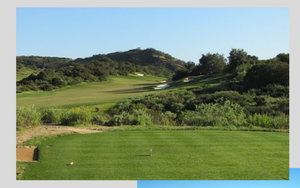
*The course has many existing pines. A large portion of them shall be removed. The rest will be protected in place or boxed to be reused within the golf course boundary in non-native landscape locations.

Shrubs

Botanical Name	Common Name
Achillea sp.	Yarrow
Baccharis pilularis consanguinea	Coyote bush
Baccharis salicifolia	Mule-fat
Ceanothus sp.	Ceanothus
Cercocarpus betuliodes	Mountain mahogany
Cistus sp.	Rockrose
Encelia californica	California encelia
Eschscolzia californica	California poppy
Eschscholzia caespitosa	Foothill poppy
Heteromeles arbutifolia	Toyon
Iva hayesiana	Povertyweed
Lasthenia gracilis	Goldenfields
Lotus scoparis	Deerweed
Lupins sp.	Lupine
Mimulus sp.	Orange, yellow & scarlet monkey flower
Molosma laurina	Laurel sumac
Opuntia littoralis	Coastal prickly pear
Penstemon sp.	Foothill penstemon
Phacelia parryi	Parry's phacelia
Prunas ilicifolia	Holly-leafed cherry
Rhamnus ilicifolia	Hollyleaf redberry
Rhus integrifolia	Lemonade berry
Rhus ovata	Sugar bush
Ribes sp.	Current/gooseberry
Rosa californica	California rose
Sambucus Mexicana	Blue elderberry
Sisyrinchium bellum	Blue-eyed grass
Trichostema lantatum	Woolly blue curls
Verbena lasiostachys	Western verbena
Yucca whipplei	Whipplei yucca

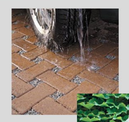


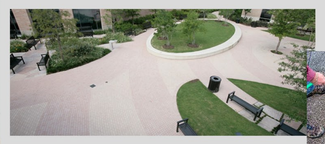
Fuel Modification Native Slope Planting

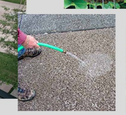


Native Revegetation/Golf Course Interface

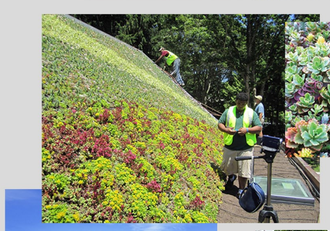
Solar Shade Structure

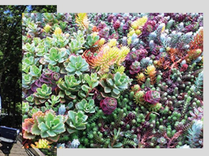


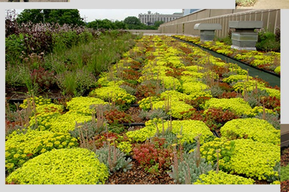




Permeable Paving







Roof Garden

RCF Consultants, Inc.
7595 Irvine Center Dr.
Suite 150
Irvine, Ca. 92618
Phone: 949.453.0111
Fax: 949.453.0411

SIGNATURE

REGISTERED PROFESSIONAL ENGINEER RICHARD L. CARR NO. C46559 EXP. 6-30-13 CIVIL STATE OF CALIFORNIA

P.E. C46559
EXP. 6-30-13

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

Pinnacle Design Company
74020 ALESSANDRO DR., STE. F
PALM DESERT, CA. 92260
760.340.4529 FAX. 760.773.5615
EMAIL:PDC@PINNACLE-DESIGN.COM

PROJECT NUMBER: 0557

The Malibu Institute

901 Encinal Canyon Road
Malibu, CA 90265

SHEET TITLE:

LANDSCAPE CONCEPT IMAGERY

DRAWN BY: RM
DATE ISSUED: 10-29-12

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DEPT OF REGIONAL PLANNING
Oct 31 2012 EXHIBIT ___
RECEIVED CS INDEX NO.

LEGEND

- DROUGHT TOLERANT BERMUDA GRASS FAIRWAY **26.5 AC**
- DROUGHT TOLERANT BERMUDA GRASS ROUGH **32.0 AC**
- BENT GRASS PUTTING SURFACE **2.5 AC**
- NATIVE GRASSLANDS **12.0 AC**
- NATIVE REVEGETATION ZONE **10.5 AC**
- PERVIOUS CART TRAIL SYSTEM
- SAND BUNKER

***EXISTING IRRIGATED TURF AREA** - APPROX. 85 ACRES

200 0 200 400 600

PLATANUS RACEMOSA - SYCAMORE

NATIVE CALIFORNIA GRASSLANDS

QUERCUS AGRIFOLIA - COASTAL LIVE OAK

NATIVE REVEGETATION ZONE

GOLF COURSE NATIVE RE-VEGETATION

Trees

Botanical Name	Common Name
Juglans californica	California walnut
*Pinus sp.	Pines (existing pines on course)
Platanus racemosa	California sycamore
Quercus agrifolia	Coast live oak
Quercus berberidifolia	California shrub oak
Quercus lobata	Valley oak

*The course has many existing pines. A large portion of them shall be removed. The rest will be protected in place or boxed to be reused within the golf course boundary in non-native landscape locations.

Native Grasses

Botanical Name	Common Name
Aristida purpurea 'Parishi'	Parish threeawn
Bouteloua gracilis	Blue grama
Bromus carinatus	California brome
Festuca californica	California fescue
Koeleria macrantha	June grass
Nassella pulchra	Purple needlegrass
Oryzopsis hymenoides	Indian rice grass
Plantago erecta	California plantain
Stipa cornus	Nodding stipa
Stipa lepida	Foothill needlegrass
Vulpia microstachys	NCN

Shrubs

Botanical Name	Common Name
Artemisia californica	California sagebrush
Artemisia douglasiana	Mugwort
Baccharis sp.	Coyote bush
Ceanothus sp.	Ceanothus
Cercocarpus betuliodes	Mountain mahogany
Eleocharis macrostachya	Common spike rush
Encelia californica	California encelia
Eriogonum sp.	Buckwheat
Heteromeles arbutifolia	Toyon
Lotus scoparis	Deerweed
Lupins sp.	Lupine
Mimulus sp.	Orange, yellow & scarlet monkey flower
Molosma laurina	Laurel sumac
Penstemon sp.	Foothill penstemon
Phacelia sp.	Parry's phacelia
Prunas ilicifolia	Holly-leafed cherry
Rhamnus ilicifolia	Hollyleaf redberry
Rhus integrifolia	Lemonade berry
Rhus ovata	Sugar bush
Ribes sp.	Current/gooseberry
Rosa californica	California rose
Salvia apina	White sage
Salvia leucophylla	Purple sage
Salvia mellifera	Black sage
Sambucus Mexicana	Blue elderberry
Sisyrinchium bellum	Blue-eyed grass
Trichostema lantatum	Woolly blue curls
Umbrellaria californica	California bay
Verbena lasiostachys	Western verbena
Yucca whipplei	Whipplei yucca

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CONSULTANT:

JACKSON KAHN golf course design

PROJECT NUMBER: 0557

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Malibu, CA 90265

SHEET TITLE:

XXXX

DRAWN BY:
DATE ISSUED:

DATE PLOTTED: 10/26/12

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S-7

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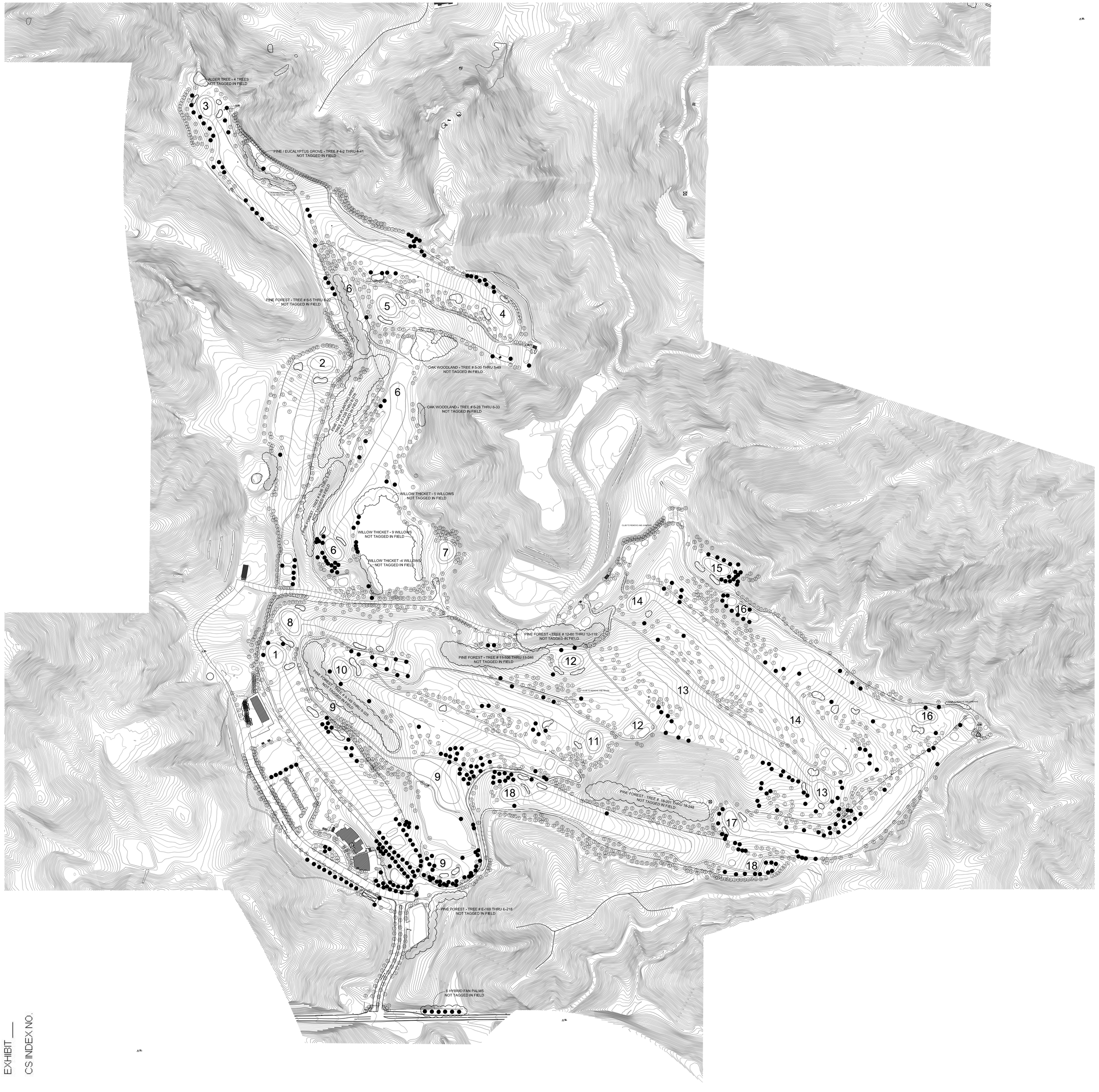

The current ownership of Malibu Country Club purchased the development in 2006. The ownership has started a project of removing the non-native trees and palms throughout the property. The dark shaded trees on the plan represent the non-native trees and palms that have been removed by the ownership.
Over the past 6 years, the ownership's goal has been to remove every palm tree from the property and over 50% of the non-native trees.
Once the course is remodeled, all proposed new trees will be native California trees (or existing pines from the site that will be boxed and relocated within the property).

Existing trees and palms as of 2006	2603
Non-native trees and palms removed from 2006-2012	420
TOTAL TREES REMAINING	2183

LEGEND

TREE NUMBER — 3
TREE TYPE — SR
HOLE NUMBER — 18
TREES ON SITE (SEE INVENTORY LIST)

SR 18
TREES REMOVED FROM SITE

NORTH

SCALE: 1"=200'
GRAPHIC SCALE
600' 400' 200' 0

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P.E. C46559
EXP. 6-30-13

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

Pinnacle Design Company

74-020 ALESSANDRO DRIVE
SUITE F
PALM DESERT, CA 62260
PHONE: 760-340-4529

PROJECT NUMBER: *0557*

The Malibu Institute

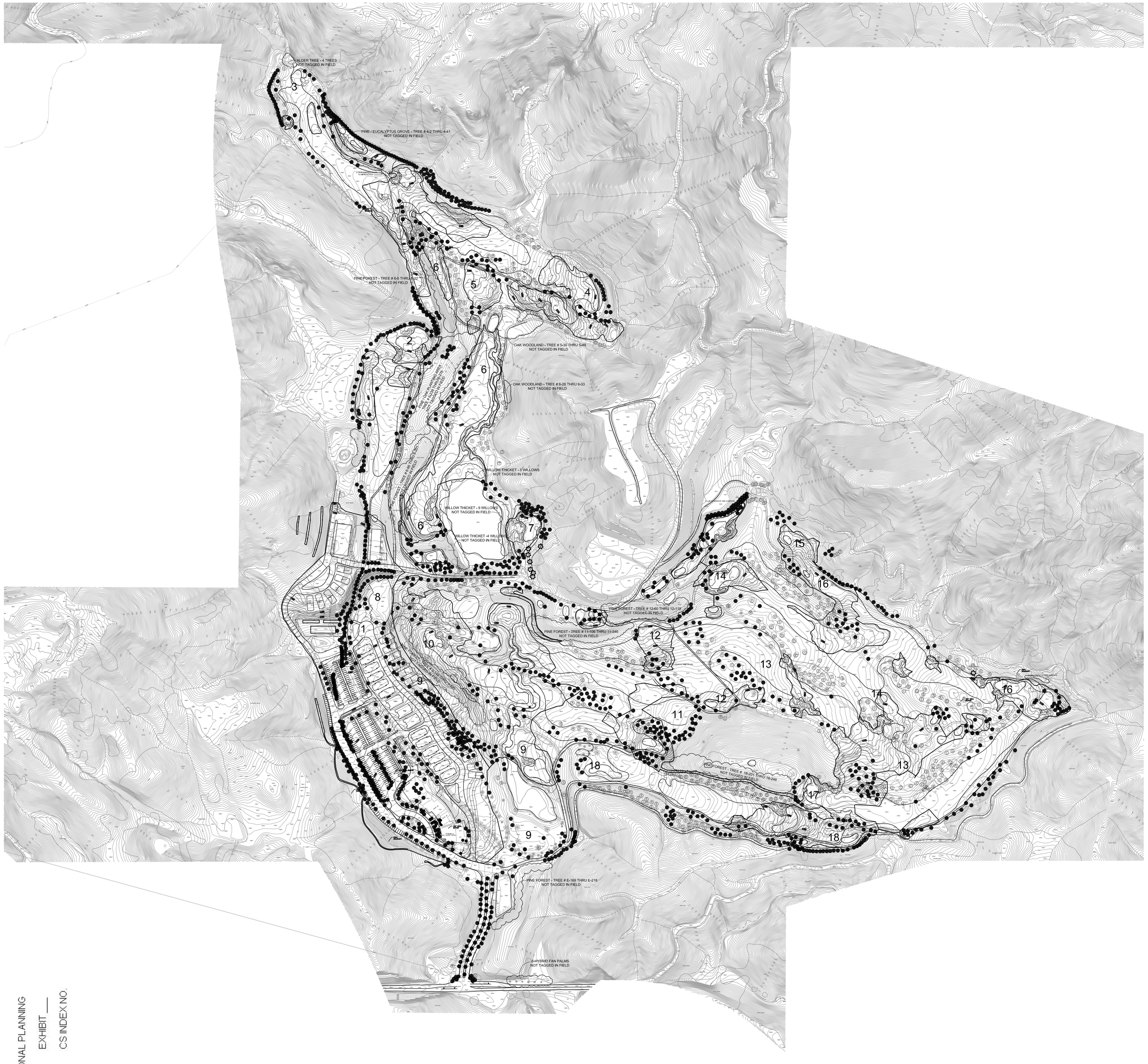
901 Encinal Canyon Road
Malibu, CA 90265

SHEET TITLE:

EXISTING TREE PLAN

DRAWN BY: *RM*
DATE ISSUED: *10-29-12*

SHEET: **S-8**



PROJECT GOALS

The current proposed remodel for Malibu Country Club will include the proposed removal of all non-native palm trees from the development and over 50% of the non-native trees.
Once the course proposed golf course renovation is complete, any additional trees added to the project shall be native california trees or relocated existing pines from the site.
No native oaks will be removed and/or encroached upon.

Existing trees and palms as of 2012.	2183
Proposed Non-native trees and palms to be removed.	1590
TOTAL TREES REMAINING	593

Any new trees added to the existing trees to remain shall be native trees. Preliminary estimated quantities are 100 native oaks and 40 native sycamore trees.

LEGEND

TREE NUMBER — 3
TREE TYPE — SR
HOLE NUMBER — 18
TREES TO REMAIN (SEE INVENTORY LIST)

SR 18
TREES TO BE REMOVED FROM SITE

47 PLR 16
TREES TO BE RELOCATED ON SITE (ADDITIONAL PINES ON SITE MAY BE SELECTED FOR RELOCATION)

NORTH

SCALE: 1"=200'
GRAPHIC SCALE
600' 400' 200' 0

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CONSULTANT:

Pinnacle Design Company
74-020 ALESSANDRO DRIVE
SUITE F
PALM DESERT, CA 62260
PHONE: 760-340-4529

PROJECT NUMBER: *0557*

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SHEET TITLE:

TREE REMOVAL PLAN

DRAWN BY: *RM*
DATE ISSUED: *10-29-12*

SHEET: ***S-9***