

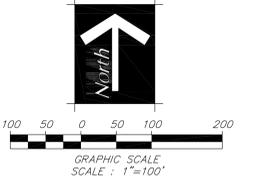
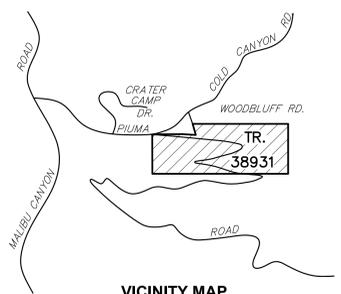
**EASEMENTS PER PRELIMINARY TITLE REPORT NO. 11000300277**  
 ORDER NUMBER: 367275, TITLE UNIT NUMBER: 7733  
 PRELIMINARY REPORT PREPARED BY  
 STEWART TITLE OF CALIFORNIA, INC. AS AGENT FOR  
 STEWART TITLE GUARANTY COMPANY  
 ONLY A PART OF THIS REPORT IS REFLECTED ON THIS MAP

ITEM NO.	DESCRIPTION	ITEM NO.	DESCRIPTION
3	DOCUMENTS ENTITLED "IRREVOCABLE OFFER TO DEDICATE FEE TITLE" INCLUDE LOTS 23 AND 24 AND THE WILDLIFE CORRIDOR RECORDED 7-23-85 AS INST. NO. 85-844016 AND 7-23-85 AS INST. NO. 85-844017. O.R. DEDICATION ON THE MAP OF TRACT NO. 38931 TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BLDGS. OR OTHER STRUCTURES WITHIN LOTS 23-24 AND 25 DESIGNATED AS OPEN SPACE LOTS.	11	A RESERVATION OF RECIPROCAL EASEMENTS FOR INGRESS AND EGRESS PURPOSES PER DOC RECORDED 10-24-90 AS INST. NO. 90-1803100. O.R.
6	STATEMENT ON THE MAP OF TRACT NO. 38931 DEDICATING THE RIGHT TO PROHIBIT THE CONSTRUCTION OF MORE THAN ONE RESIDENTIAL BUILDING WITHIN LOTS 7 THRU 11. INCL.	17	A SUBSURFACE PERCOLATION EASEMENT OVER LOT 11 FOR THE BENEFIT OF LOTS 10, 11 AND 12 REC. 5-20-03 AS INST. NO. 03-1423366. O.R.
7	STORM DRAIN AND STORM DRAIN INGRESS AND EGRESS EASEMENTS AS DEDICATED ON THE MAP OF TRACT NO. 38931. AFFECTS LOTS 7, 8, 10, 11, 12 AND 13.		
8	DEDICATIONS ON THE MAP OF TRACT NO. 38931 TO THE COUNTY OF LOS ANGELES THE RIGHT TO RESTRICT THE ERECTION OF BLDGS. OR OTHER STRUCTURES WITHIN THOSE AREAS DESIGNATED ON THE MAP AS FLOOD HAZARD AREAS AND RESTRICTED USE AREA AFFECTS LOTS 6, 7, 8, 13, 17 THRU 25.		

LOT AREAS			
NO.	GROSS (S.F.)	NET (S.F.)	DESCRIPTION
8	145,282	131,159	OPEN SPACE
9	139,733	93,065	OPEN SPACE
10	108,591	80,010	OPEN SPACE
11	93,660	73,593	OPEN SPACE
12	56,331	51,174	OPEN SPACE

**NOTES:**

- PRESENT ZONING: A-1-1
- PROPOSED ZONING: A-1-1
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: OPEN SPACE DEDICATION OF LOTS 8, 9, 10, 11 & 12
- PROPOSED TENTATIVE TRACT MAP MODIFICATION TO CHANGE LOTS 8, 9, 10, 11 AND 12 FROM RESIDENTIAL LOTS TO OPEN SPACE LOTS, TO BE DEDICATED TO THE SANTA MONICA MOUNTAINS CONSERVANCY OR AN ACCEPTABLE PUBLIC ENTITY FOR PERMANENT OPEN SPACE.
- PROPOSED TENTATIVE TRACT MAP MODIFICATION TO REMOVE THE DEBRIS BASIN REQUIREMENT FROM LOT 23.
- REQUEST PERMISSION TO VACATE LOS ANGELES COUNTY DRAINAGE EASEMENT THAT WAS DEDICATED PER TRACT MAP NO. 38931 FOR THE DEBRIS BASIN.
- ONLY LOTS 8, 9, 10, 11 AND 12 OF TRACT NO. 38931 ARE A PART OF THIS "MODIFICATION TO RECORDED TRACT MAP", LOTS 1 THRU 7 AND 13 THRU 25 ARE NOT A PART OF THIS MAP OR APPLICATION.
- NO GRADING IS PROPOSED AS A PART OF THIS "MODIFICATION TO RECORDED TRACT MAP" (LOTS 8, 9, 10, 11 AND 12 OF TRACT NO. 38931)
- NO OAK TREES ARE TO BE IMPACTED, ENROACHED UPON, REMOVED, OR DISTURBED AS A PART OF THIS "MODIFICATION TO RECORDED TRACT MAP" (LOTS 8, 9, 10, 11 AND 12 OF TRACT NO. 38931)
- OPEN SPACE LOTS ARE TO BE DEDICATED TO THE SANTA MONICA MOUNTAINS CONSERVANCY OR AN ACCEPTABLE PUBLIC ENTITY FOR PERMANENT OPEN SPACE.
- NO WALLS OR FENCING ARE PROPOSED AS A PART OF THIS APPLICATION



**ASSESSORS PARCEL NUMBER:**

ASSESSOR'S PARCEL NUMBER:	4456-038-008 (LOT 8)
	4456-038-025 (LOT 9)
	4456-038-026 (LOT 10)
	4456-038-011 (LOT 11)
	4456-038-012 (LOT 12)

MOD TO RECORDED MAP  
 28 NOV 2012

**LEGEND**  
 INDICATES THE BOUNDARY OF THE LAND INCLUDED IN THIS TENTATIVE MAP MODIFICATION

**BENCHMARK:**  
 BM: Y9145 ELEV: 600.675  
 L&N IN CONC. W/ AROUND FLAGPOLE @ FIRE STA (#67)  
 15.5M(S) INQ & 24M(T) W/O C/L INT. COLD CVN RD & PIUMA RD  
 MALIBU QUAD 2008

**OWNERS / SUBDIVIDERS**  
 VINTAGE PACIFIC AT MONTE NIDO, LLC.  
 MATT OSGOOD  
 18401 VON KARMAN AVENUE, SUITE 350  
 IRVINE, CALIFORNIA 92612  
 PHONE: 949-253-7110

**LEGAL DESCRIPTION:**  
 LOTS 8 THRU 12 OF TRACT MAP NO. 38931, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 1093, PAGE(S) 95 THRU 99, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

**Design & Drafting inc.**  
 3791 Prairie Ridge Court  
 Simi Valley, CA 93063  
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 Fax: 805-426-8016  
 email: CDD@civildesignanddrafting.com

**ENGINEER'S STATEMENT**  
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE



ISSUE DATE	OCT. 8, 2012		
DRAWING SCALE:	1"=100'		
DRAWN:	MT/BL	DESIGNED:	MT/BL
SHEET NO	1	OF	1 SHEETS

**MODIFICATION TO RECORDED TRACT MAP NO. 38931 FOR LOTS 8, 9, 10, 11 AND 12 ONLY**