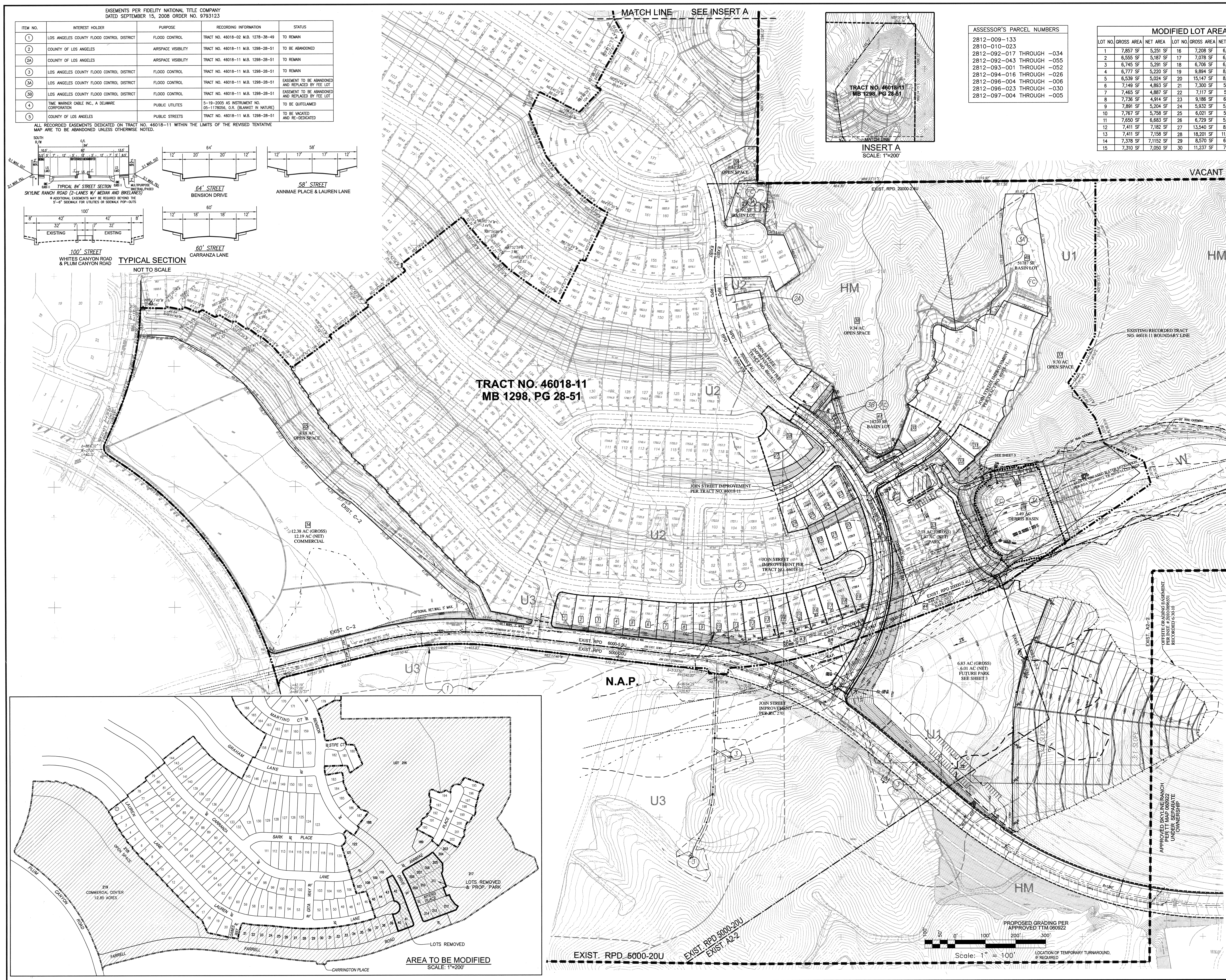
EASEMENTS PER FIDELITY NATIONAL TITLE COMPANY
DATED SEPTEMBER 15, 2008 ORDER NO. 9793123

ITEM NO.	INTEREST HOLDER	PURPOSE	RECORDING INFORMATION	STATUS
1	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL	TRACT NO. 46018-02 M.B. 1278-38-49	TO REMAIN
2	COUNTY OF LOS ANGELES	AIRSPACE VISIBILITY	TRACT NO. 46018-11 M.B. 1298-28-51	TO BE ABANDONED
2A	COUNTY OF LOS ANGELES	AIRSPACE VISIBILITY	TRACT NO. 46018-11 M.B. 1298-28-51	TO REMAIN
3	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL	TRACT NO. 46018-11 M.B. 1298-28-51	TO REMAIN
3A	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL	TRACT NO. 46018-11 M.B. 1298-28-51	EASEMENT TO BE ABANDONED AND REPLACED BY FEE LOT
3B	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL	TRACT NO. 46018-11 M.B. 1298-28-51	EASEMENT TO BE ABANDONED AND REPLACED BY FEE LOT
4	TIME WARNER CABLE INC., A DELAWARE CORPORATION	PUBLIC UTILITES	5-19-2005 AS INSTRUMENT NO. 05-1178056, O.R. (BLANKET IN NATURE)	TO BE QUITCLAIMED
5	COUNTY OF LOS ANGELES	PUBLIC STREETS	TRACT NO. 46018-11 M.B. 1298-28-51	TO BE VACATED AND RE-DEDICATED

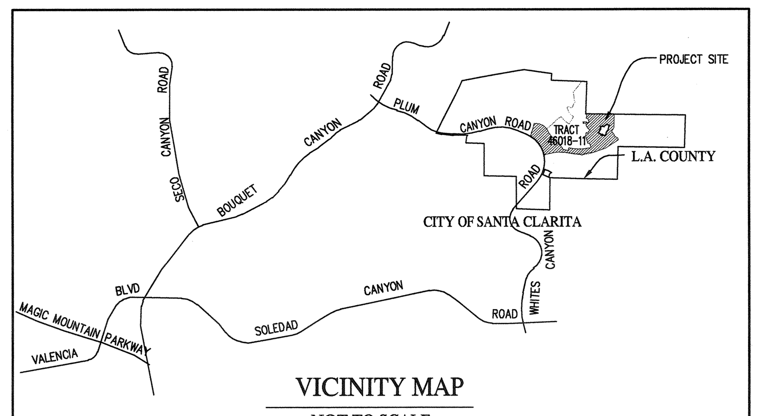
ALL RECORDED EASEMENTS DEDICATED ON TRACT NO. 46018-11 WITHIN THE LIMITS OF THE REVISED TENTATIVE MAP ARE TO BE ABANDONED UNLESS OTHERWISE NOTED.



ASSESSOR'S PARCEL NUMBERS
2812-009-133
2810-010-023
2812-092-017 THROUGH -034
2812-092-043 THROUGH -055
2812-093-001 THROUGH -052
2812-094-016 THROUGH -026
2812-096-004 THROUGH -006
2812-096-023 THROUGH -030
2812-097-004 THROUGH -005

MODIFIED LOT AREA SUMMARY

LOT NO.	GROSS AREA	NET AREA	LOT NO.	GROSS AREA	NET AREA	LOT NO.	GROSS AREA	NET AREA
1	7,857 SF	5,251 SF	16	7,208 SF	6,952 SF	31	6,941 SF	5,976 SF
2	6,555 SF	5,187 SF	17	7,078 SF	6,835 SF	32	6,464 SF	5,701 SF
3	6,745 SF	5,291 SF	18	6,706 SF	6,528 SF	33	2.18 AC	PARK SITE
4	6,777 SF	5,220 SF	19	9,894 SF	8,254 SF	34	12.38 AC	COMMERCIAL
5	6,539 SF	5,024 SF	20	15,147 SF	8,805 SF	35	4.18 AC	OPEN SPACE
6	7,149 SF	4,893 SF	21	7,300 SF	5,291 SF	36	9.34 AC	OPEN SPACE
7	7,465 SF	4,887 SF	22	7,117 SF	5,211 SF	37	9.70 AC	OPEN SPACE
8	7,736 SF	4,914 SF	23	9,186 SF	6,157 SF	38	0.42 AC	OPEN SPACE
9	7,891 SF	5,204 SF	24	5,932 SF	5,575 SF	39	2.49 AC	BASIN LOT
10	7,767 SF	5,758 SF	25	6,021 SF	5,421 SF	40	51787 SF	BASIN LOT
11	7,650 SF	6,683 SF	26	6,729 SF	5,889 SF	41	18220 SF	BASIN LOT
12	7,411 SF	7,182 SF	27	13,540 SF	8,905 SF	42	16397 SF	BASIN LOT
13	7,411 SF	7,158 SF	28	18,201 SF	11,266 SF	43	33468 SF	H.O.A. LOT
14	7,378 SF	7,1152 SF	29	8,570 SF	6,405 SF	44	0.68 AC	PARK LOT
15	7,310 SF	7,050 SF	30	11,237 SF	7,799 SF			



VICINITY MAP
NOT TO SCALE

DATA SUMMARY

ACRES (GROSS)	109.7± AC.
EXISTING ZONING (SCVAP)	RPD-6,000-5.9U / RPD-20,000-2.4U / C-2
PROPOSED ZONING (SCVAP)	RPD-6,000-5.9U / RPD-20,000-2.4U / C-2
EXISTING GENERAL PLAN (SCVAP)	U2, U3, U1, HM, W
PROPOSED GENERAL PLAN (SCVAP)	U2, U3, U1, HM, W
EXISTING LAND USE	VACANT/GRADED S.F. LOTS, D. BASIN
PROPOSED LAND USE	SINGLE FAMILY, PARK, D. BASIN

LOT SUMMARY

APPROVED TRACT 46018-11				
LOTS	1 to 214	SINGLE FAMILY		
LOTS	215 TO 218	OPEN SPACE AND		
LOT	219	COMMERCIAL		
MODIFIED LOTS				
LOTS	1-32	SINGLE FAMILY	(TOTAL	201)
LOT	33, 44	PARK	(TOTAL	2)
LOT	34	COMMERCIAL	(TOTAL	1)
LOTS	35 - 38	OPEN SPACE	(TOTAL	4)
LOT	39 - 42	FLOOD CONTROL BASIN	(TOTAL	4)
LOT	43	H.O.A.	(TOTAL	1)
			(TOTAL	213)

UTILITIES AND SERVICES

WATER:	SANTA CLARITA WATER COMPANY
SEWER:	LOS ANGELES COUNTY SANITATION DISTRICT - SCV DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON COMPANY
SCHOOL DISTRICT:	WM. S. HART UNION HIGH SCHOOL DISTRICT AND SAUGUS UNION ELEMENTARY SCHOOL
B & T DISTRICT:	BOUQUET CANYON DISTRICT
TELEPHONE:	AT&T
FIRE DEPARTMENT:	L.A. COUNTY FIRE DEPARTMENT
POLICE DEPARTMENT:	L.A. COUNTY SHERIFF'S DEPARTMENT
PARKS:	L.A. COUNTY DEPARTMENT OF PARKS & RECREATION

LEGEND

- (FC) EASEMENT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES PER TRACT NO 46018-11.
- TRACT BOUNDARY
- EXISTING ZONE BOUNDARY
- PROPOSED ZONE BOUNDARY
- GENERAL PLAN / LANDUSE BOUNDARY
- CEQA BOUNDARY
- PROPERTY LINE / LOT LINE
- 1705 PROPOSED CONTOUR
- 1710 EXISTING CONTOUR
- RET. WALL RETAINING WALL
- N.A.P. NOT A PART
- SD STORMDRAIN
- S SEWER
- 33 MODIFIED LOT NO.
- EXISTING FEMA LINE TO BE ADJUSTED
- EX. COUNTY FLOODPLAIN LINE PER 391-ML 3 TO BE ADJUSTED
- EX. COUNTY FLOODWAY LINE PER 391-ML 3 TO BE ADJUSTED
- PROP. FEMA FLOODPLAIN LINE PER CLOMR

NOTES

1. HILLSIDE LOT MODIFICATION REQUESTED PER SECT. 22.56.205 MODIFICATION OF STREET GRADES REQUESTED (GREATER THAN 10%)
2. ALTERNATE STREET SECTION TO BE USED PER SECT. 21.24.099
3. REQUEST PERMISSION TO ADJUST LOT LINE TO THE SATISFACTION OF THE DEPARTMENT OF REGIONAL PLANNING.
4. ASSESSOR PARCEL MAP NO. - SEE TABLE AT LEFT HEREON.
5. TOTAL EARTHWORK: CUT : 641,500 C.Y. , FILL : 641,500 C.Y.
6. THE APPLICANT IS REQUESTING THE RIGHT TO ADJUST STREET AND BUILDING PAD ELEVATIONS UP TO 3 FEET ON THE FINAL GRADING PLAN.
7. TOPS & TOES OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
8. REQUEST PERMISSION TO CREATE ADDITIONAL OPEN SPACE LOTS TO THE SATISFACTION OF THE DEPARTMENT OF REGIONAL PLANNING.
9. HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE AREAS AND ALL COMMON AREAS OF LOT 42 TO 51, LOT 53 DEBRIS BASIN BY L.A. COUNTY PUBLIC WORKS AND LOT 52 BY PUBLIC AGENCIES (CONSERVANCY).
10. TRACT 46018-11, LOTS 1-45, 107-110, 121-122, 188-189, 203-214, 216-219 AND GAINES WAY, MYERS PLACE AND PORTIONS OF FARRELL ROAD, ANNMAE PLACE, BENSION DRIVE, CARRANZA LANE AND LAUREL LANE TO BE REVERTED TO ACREAGE AND RESUBDIVIDED. SEE DETAIL AT LEFT HEREON.
11. FUTURE CORNER NEIGHBORHOOD MONUMENT ( ) WILL BE REVIEWED THROUGH THE REVISED EXHIBIT "A" PER DRP APPROVAL.
12. REQUEST PERMISSION TO PHASE GRADING TO THE SATISFACTION OF DEPARTMENT OF REGIONAL PLANNING AND DEPARTMENT OF PUBLIC WORKS.
13. IEC NO. P-270 (PUBLIC WORKS) FOR SKYLINE RANCH ROAD (WHITES CANYON ROAD) FROM SIERRA HIGHWAY TO PLUM CANYON ROAD WAS APPROVED BY LACDPW ON 7/09/2006.
14. LOT 34 COMMERCIAL LOT - 3.5' RIGHT OF WAY DEDICATION ALONG SKYLINE RANCH ROAD.
15. PUBLIC PARK SHOWN AS LOTS 33, 44 AND ADJACENT OFF-SITE ADDITIONAL PARK AREA WILL BE GRADED AS PART OF THIS MODIFIED MAP APPLICATION.
16. H.O.A. LOT NO. 43 IS NOT A PERMANENT OPEN SPACE AND WILL BE SUBJECT TO FURTHER SUBDIVISION.
17. FARRELL ROAD, LOTS 43 AND 44 WILL BE VACATED AS A PART OF THIS MAP.
18. REQUEST NO FRONTAGE FOR LOT 39. INGRESS AND EGRESS EASEMENT WOULD BE DEDICATED TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR ACCESS PURPOSES.

BENCH MARK: L.A.C.R.D. L 3826
RD BM TAG IN C.B. 9 FT. SO. B.C.R. 55 FT. SO. & 42 FT. W/ C.L. INT. BOUQUET CANYON RD. STEVE JON ST.
NEWHALL QUAD. (1993) ELEV. 1374.703

RECEIVED
DEPT OF REGIONAL PLANNING
TR46018 MOD TO RECORDED MAP
DATE: 22 JUL 2014

PREPARED FOR:
PLUM CANYON MASTER, LLC
TOLL BROTHERS, INC.
11280 CORBIN AVE
PORTER RANCH, CA 93126
818-332-7216

LEGAL DESCRIPTION:
LOTS 21 TO 45, 107 TO 110, 121, 122, 188, 189, 203 TO 214, 216 TO 219 OF VESTING TRACT NO. 46018-11, MB 1298-28-51

REGISTERED PROFESSIONAL ENGINEER MARK R. SIKAND No.35453 Exp. 09-30-15 CIVIL STATE OF CALIFORNIA

SOILS ENGINEER & GEOLOGIST
ENGEO INCORPORATED
2010 Crow Canyon Pl, Suite 250
San Ramon, CA 94583
(925) 866-9000 Phone
(888) 279-2698 Fax

EIR:
THE PLANNING CENTER
1580 METRO DRIVE
COSTA MESA, CA 92625
TEL: (714)-966-9220

N

	DATE	REVISION	BY	APP
2	07-16-14	REVISED PER SUBDIVISION COMMITTEE MEETING DATED 1-5-12	YCL	-
1	12-05-11	REVISED PER SUBDIVISION COMMITTEE MEETING DATED 6-23-11	YCL	-

SCALE: AS SHOWN | CHK'D BY: | APPROVED BY: | DATE: 11-15-10 | W.O. NO. 1038-020-16A | SHEET 1 OF 3

SIKAND Engineering | Planning | Surveying
15230 Burbank Blvd, Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
MODIFICATION TO THE RECORDED VESTING TRACT NO. 46018-11
IN THE UNINCORPORATED AREA OF LOS ANGELES COUNTY

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Plotted: 07/21/14 10:19:58 by Yat-Chiu

PREPARED FOR:

PLUM CANYON MASTER, LLC
TOLL BROTHERS, INC.
11280 CORBIN AVE
PORTER RANCH, CA 93126
818-332-7216

RECEIVED
DEPT OF REGIONAL PLANNING
TRANSIT MOD TO RECORDED MAP PG 2
DATE: 22 JUL 2014

LEGAL DESCRIPTION:

LOTS 21 TO 45, 107 TO 110, 121, 122, 188, 189, 203 TO 214, 216 TO 219 OF VESTING TRACT NO. 46018-11, MB 1298-28-51

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1	12-05-11	REVISED PER SUBDIVISION COMMITTEE MEETING DATED 6-23-11	YCL	-
	DATE	REVISION	BY	APP

SCALE: 1" = 50' | CHK'D BY: | APPROVED BY: | DATE: 11-15-10 | W.O. NO. 1038-020-16A | SHEET 2 OF 3

SIKAND
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Van Nuys, CA 91411
Tel: (818) 787-8550
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info@sikand.com

MAJOR LAND DIVISION

MODIFICATION TO THE RECORDED VESTING TRACT NO. 46018-11

IN THE UNINCORPORATED AREA OF LOS ANGELES COUNTY

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Plotted: 07/17/14 09:04:42 by Yat-Chiu

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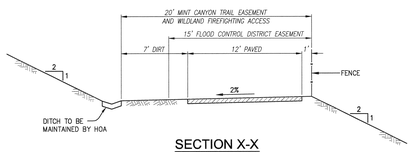
DEPT OF REGIONAL PLANNING
TR46018 MOD TO RECORDED MAP PG 3
DATE: 22 JUL 2014

EXHIBIT "A-1"

SCALE: 1" = 40'



SECTION X-X

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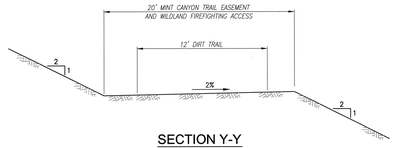

SECTION Y-Y

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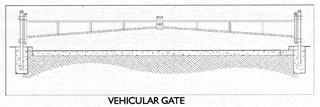
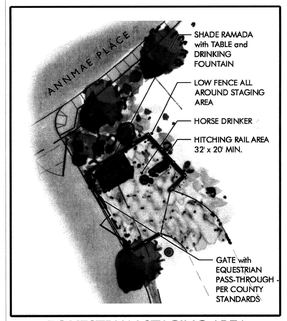


VEHICULAR GATE



EQUESTRIAN STAGING AREA

MJSDesign Group
Cannery Lofts 507 30th St. Newport Beach, CA 92663
(949) 675-9964 Fax (949) 675-9974
mjsdesigngroup.com

WHITE'S CANYON COMMUNITY PARK
COUNTY of LOS ANGELES PARKS and RECREATION DEPARTMENT

SCHEMATIC LANDSCAPE COST ESTIMATE
(revised: June 8, 2011)
Based on the Schematic Landscape Plan dated May 11, 2011

June 8, 2011

Item	Quantity	Unit	Unit Cost	Total
LANDSCAPE ARCHITECTURE:				
GENERAL SITE IMPROVEMENTS:				
Curb and Gutter	1,620	LF	$2.75	$5,000
ADA Concrete Ramps	7	EA	$900.00	$6,300
Asphalt Parking Lot and Striping	35,714	SF	$2.50	$89,300
			Subtotal:	**$100,600**
FLATWORK and WALLS:				
6"W concrete mow curb under Field Fencing	500	LF	$2.25	$1,100
6"W concrete mow curb	2,067	LF	$1.75	$3,600
6"W concrete mow curb at D.G. Trail	2,178	LF	$2.25	$4,900
Concrete Steps	380	LF	$45.00	$17,100
Concrete paving	35,040	SF	$2.50	$87,600
Tot Lot concrete curb wall	300	LF	$65.00	$19,500
Playground surface	4,800	SF	$18.00	$86,400
Low Retaining Wall at Steps	200	LF	$75.00	$15,000
Post Tension Basketball Court	4,200	SF	$4.50	$18,900
Trash Enclosure w/roof and CMU Walls	1	EA	$18,000.00	$18,000
Decomposed Granite Path & Equestrian Staging	9,500	SF	$1.90	$18,100
Infield Dirt	26,700	SF	$2.75	$73,400
			Subtotal:	**$363,600**
BUILDINGS:				
Restroom Bldg with Storage - 930 s.f.	1	Allow	$65,000.00	$65,000
20' x 20' Pavilion	1	Allow	$28,000.00	$28,000
Equestrian Ramada	1	Allow	$12,000.00	$12,000
			Subtotal:	**$105,000**
METAL:				
3'H Vinyl Coated Fence at Parking Lot	500	LF	$15.00	$7,500
3'H Vinyl Coated at Top of Slope	1,000	LF	$15.00	$15,000
4'H foul line fence w/ coating	450	LF	$18.00	$8,100
20'H Backstop extension fence w/ coating	100	LF	$85.00	$8,500
8'H dugout fence w/ coating	50	LF	$60.00	$3,000
20'W vehicular arm gate	6	EA	$900.00	$5,400
7'-6"H dugout/field gate	6	EA	$800.00	$4,800
			Subtotal:	**$52,300**
SITE FURNISHINGS:				
Trash Receptacles	6	EA	$500.00	$3,000
Bicycle Racks	2	EA	$200.00	$400
Pedestal Barbeques	5	EA	$300.00	$1,500
Drinking Fountain at Metal Pavilion	1	EA	$1,500.00	$1,500
Drinking Fountain at Backstop	1	EA	$1,500.00	$1,500
Drinking Fountain at Shade Ramada	1	EA	$1,500.00	$1,500
6'L Bench w/ coating	7	EA	$750.00	$5,300
Picnic Table w/ coating	5	EA	$1,200.00	$6,000
Aluminum Bleachers	2	EA	$6,500.00	$13,000
Foul Pole	2	EA	$2,200.00	$4,400
15' Dugout Bench	2	EA	$800.00	$1,600
Cloth Shade at Dugouts	2	EA	$750.00	$1,500
Backstop	1	EA	$12,000.00	$12,000
Tot Lot Play Equipment Ages 2-5	1	Allow	$25,000.00	$25,000
Tot Lot Play Equipment Ages 5-12	1	Allow	$25,000.00	$25,000
Concrete Bollards	17	EA	$250.00	$4,300

Item	Quantity	Unit	Unit Cost	Total
SITE FURNISHINGS con't:				
Par Course Stations (3) locations/3 pieces each	9	EA	$500.00	$4,500
Park Monument Sign (2) locations	2	Allow	$12,000.00	$24,000
Information Kiosk	1	Allow	$6,500.00	$6,500
Pet Waste Station	4	EA	$200.00	$800
Equestrian Ramada 8' L. Bench & Table	1	EA	$900.00	$900
Trailhead Signage per Co. Std.	1	EA	$1,200.00	$1,200
Equestrian Hitching Rail per Co. Std.	1	EA	$1,500.00	$1,500
Horse "Drinker"	1	EA	$2,500.00	$2,500
			Subtotal:	**$149,400**
LANDSCAPE ITEMS:				
TREES:				
Shade Trees (24" box.)	82	EA	$275.00	$22,600
Accent Trees (24" box)	32	EA	$275.00	$8,800
Parking Lot Trees (15 gal.)	10	EA	$75.00	$800
Slope Trees (15 gal.)	35	EA	$75.00	$2,600
Slope Trees (24" box.)	28	EA	$275.00	$7,700
			Subtotal:	**$42,500**
SHRUBS:				
1 Gallon at 3' o.c. (60%)	4,650	SF	$9.50	$44,200
5 Gallon at 3' o.c. (40%)	3,100	SF	$17.00	$52,700
			Subtotal:	**$96,900**
HYDROSEEDED TURF:				
Hydroseed Turf	209,100	SF	$0.08	$16,700
Soil Prep/Fine Grade	209,100	SF	$0.27	$56,500
Vegetated Detention Basin	6,200	SF	$0.35	$2,200
			Subtotal:	**$75,400**
IRRIGATION:				
Automatic Irrigation (Park)	279,850	SF	$1.50	$419,800
Automatic Irrigation (Slope)	52,000	SF	$1.25	$65,000
			Subtotal:	**$484,800**
Shredded Bark Mulch	595	CY	$80.00	$47,600
			Subtotal:	**$47,600**
Landscape Maintenance (90 Days)	331,850	SF	$0.015 /month x 3months	$14,900
			Subtotal:	**$14,900**
LANDSCAPE LIGHTING: (does not include Sports Field Lighting)				
Lighting:				
Security Light Fixtures	43	EA	$1,200.00	$51,600
			Subtotal:	**$51,600**
			Landscape Architecture Total:	**$1,580,000**

ITEMS NOT INCLUDED:

Grading and Underground Drainage	Per Civil Engineer
Utilities	By Others
Adjacent Public Street Sidewalks	By Others
Permits and Fees	By Others

PREPARED FOR:
PLUM CANYON MASTER, LLC
TOLL BROTHERS, INC.
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818-332-7216

LEGAL DESCRIPTION:
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REGISTERED PROFESSIONAL ENGINEER W. R. SIKAND No. 35453 Exp. 09-30-15 CIVIL STATE OF CALIFORNIA

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N

	DATE	REVISION	BY	APP
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1	12-05-11	REVISED PER SUBDIVISION COMMITTEE MEETING DATED 6-23-11	YCL	–

SCALE: 1" = 40' | CHK'D BY: | APPROVED BY: | DATE: 11-15-10 | W.O. NO. 1038-020-16A | SHEET 3 OF 3

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MAJOR LAND DIVISION
MODIFICATION TO THE RECORDED VESTING TRACT NO. 46018-11
IN THE UNINCORPORATED AREA OF LOS ANGELES COUNTY

P:\sikand\1038-020\16\Planning\Tentative Maps\dwg\TM_46018 REV 20140716 SHT 3.dwg, SHT 3
Plotted: 07/17/14 08:46:41 by: Yol-Chia