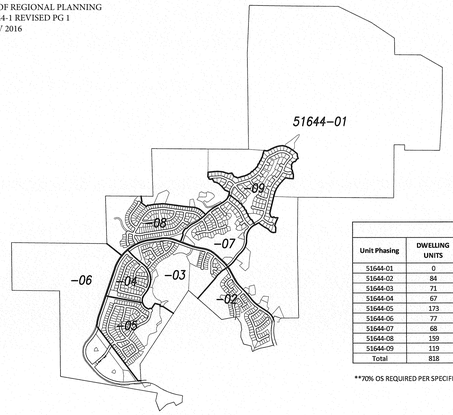
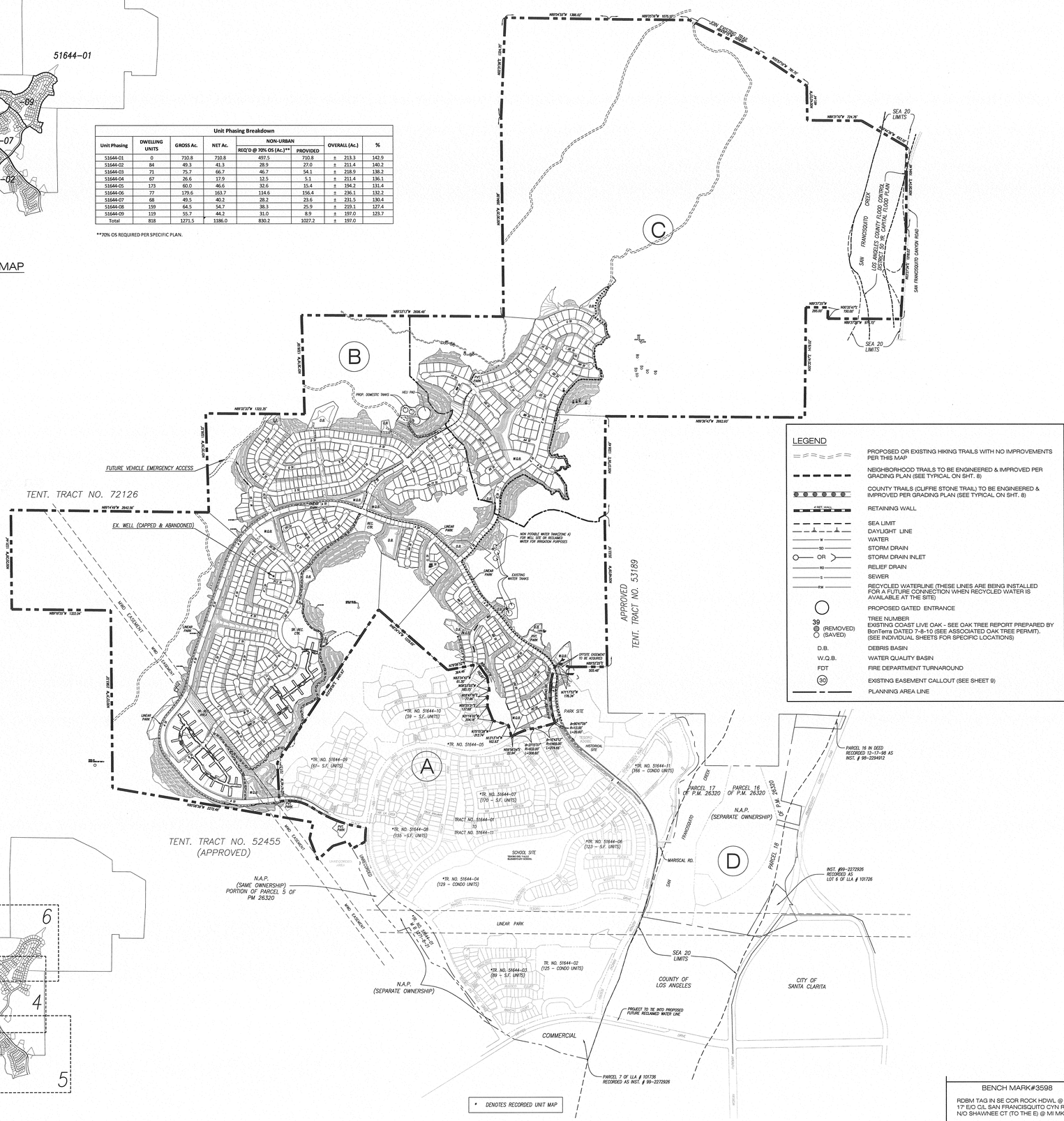
RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 1
02 NOV 2016



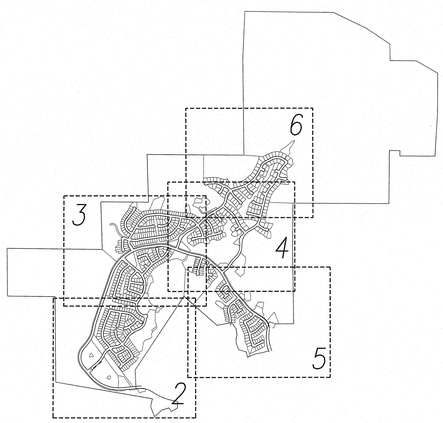
PHASING MAP
N.T.S

Unit Phasing Breakdown								
Unit Phasing	DWELLING UNITS	GROSS Ac.	NET Ac.	NON-URBAN		OVERALL (Ac.)		%
				REQ'D @ 70% OS (Ac.)**	PROVIDED			
51644-01	0	710.8	710.8	497.5	710.8	±	213.3	142.9
51644-02	84	49.3	41.3	28.9	27.0	±	211.4	140.2
51644-03	71	75.7	66.7	46.7	54.1	±	218.9	138.2
51644-04	67	26.6	17.9	12.5	5.1	±	211.4	136.1
51644-05	173	60.0	46.6	32.6	15.4	±	194.2	131.4
51644-06	77	179.6	163.7	114.6	156.4	±	236.1	132.2
51644-07	68	49.5	40.2	28.2	23.6	±	231.5	130.4
51644-08	159	64.5	54.7	38.3	25.9	±	219.1	127.4
51644-09	119	55.7	44.2	31.0	8.9	±	197.0	123.7
Total	818	1271.5	1186.0	830.2	1027.2	±	197.0	

**70% OS REQUIRED PER SPECIFIC PLAN.



SCALE 1" = 500'

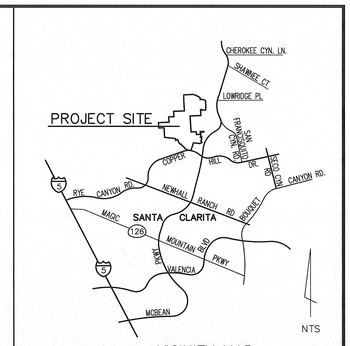


KEY MAP
N.T.S

LEGEND

- PROPOSED OR EXISTING HIKING TRAILS WITH NO IMPROVEMENTS PER THIS MAP
- NEIGHBORHOOD TRAILS TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 8)
- COUNTY TRAILS (CLIFFIE STONE TRAIL) TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 8)
- 4 FEET (WALL) — RETAINING WALL
- SEA LIMIT
- DAYLIGHT LINE
- W — WATER
- SD — STORM DRAIN
- OR — STORM DRAIN INLET
- RD — RELIEF DRAIN
- S — SEWER
- RW — RECYCLED WATERLINE (THESE LINES ARE BEING INSTALLED FOR A FUTURE CONNECTION WHEN RECYCLED WATER IS AVAILABLE AT THE SITE)
- PROPOSED GATED ENTRANCE
- 39 (REMOVED) (SAVED) — TREE NUMBER EXISTING COAST LIVE OAK - SEE OAK TREE REPORT PREPARED BY BonTerra DATED 7-8-10 (SEE ASSOCIATED OAK TREE PERMIT). (SEE INDIVIDUAL SHEETS FOR SPECIFIC LOCATIONS)
- D.B. — DEBRIS BASIN
- W.Q.B. — WATER QUALITY BASIN
- FDT — FIRE DEPARTMENT TURNAROUND
- 30 — EXISTING EASEMENT CALLOUT (SEE SHEET 9)
- PLANNING AREA LINE

TO SEE A DETAILED LAYOUT OF THE PREVIOUSLY APPROVED MAPS, SEE THE MAPS THAT ARE ON FILE WITH SUBDIVISION SECTION OF LOS ANGELES COUNTY DEPT. OF REGIONAL PLANNING.



VICINITY MAP
NTS

SHEET SUMMARY

SHEET	DESCRIPTION
1	COMPOSITE MAP / TITLE SHEET (INCLUDES RECORDED MAPS IN PLANNING AREA A)
2	LAYOUT DETAILS (100 SCALE)
3	LAYOUT DETAILS (100 SCALE)
4	LAYOUT DETAILS (100 SCALE)
5	LAYOUT DETAILS (100 SCALE)
6	LAYOUT DETAILS (100 SCALE)
7	PROPOSED DETAILS TYPICAL STREET SECTIONS
8	CONCEPTUAL MASTER TRAILS PLAN
9	EASEMENT LOCATION MAP

PROJECT SUMMARY

TOTAL LOT AREA:	1795 ± acres
REVISED AREA:	1271.4 ± acres PLANNING AREA B AND C.
TOTAL REMAINING DWELLING UNITS:	818 RESIDENTIAL UNITS (INCL. 364 SENIOR'S UNITS)
TOTAL NO. OF LOTS:	768
DENSITY:	±1.05 du/ac (1895 DU / 1795 AC).
PROPOSED AND EXISTING ZONING:	A-2-2
PROPOSED AND EXISTING LAND USE:	U1, HM
GRADING:	CUT 9.4 MILLION CY, FILL 9.4 MILLION CY (BALANCED ON SITE)
OPEN SPACE:	TOTAL OPEN SPACE IN AREA B IS 981.7 AC. (MANUFACTURED 99.7 AC/ NATURAL 882.0 AC)
ASSESSOR'S MAPS:	APN # 3244-159-034 & 046 POR, 3244-160-ALL PARCELS ON SHT.1, 3244-160-043 & 048 ON SHT.2, 3244-161-ALL PARCELS, 3244-162-ALL PARCELS, 3244-163-ALL PARCELS, 3244-163-ALL PARCELS, 3244-164-ALL PARCELS.

NOTES

1. UNDER THE PROVISIONS OF THE NEW GENERAL PLAN, SINCE THIS MAP WAS ACTIVE PRIOR TO ITS ADOPTION, IT CAN BE PROCESSED UNDER THE PREVIOUS RULES WHICH INCLUDE USING THE PREVIOUS LAND USE & ZONING DESIGNATIONS.
2. PERMISSION IS REQUESTED TO CREATE ADDITIONAL OPEN SPACE LOTS.
3. ALL STREET LANDINGS ARE 3% OR LESS EXCEPT WHERE REQUESTED.
4. PREVIOUS CASES ARE CUP 92-074, ZC 92-074 AND GPA 92 - 074 AND ARE STILL IN EFFECT.
5. ALL 1077 DU'S IN PLANNING AREA "A" HAVE BEEN BUILT. THE MASTER CUP 92-074 ALLOWS FOR A TOTAL OF 1791 DU'S WITHIN THE ENTIRE LIMITS OF TRACT NO. 51644. THIS EXCLUDE THE ADDITIONAL SENIOR UNITS WHICH ARE PERMITTED PER 22.52.1830
6. A DENSITY CONTROLLED CUP HAS BEEN FILED CONCURRENTLY TO INCREASE THE NUMBER OF UNITS IN PLANNING AREA B AND C.
7. PERMISSION IS REQUESTED FOR PRIVATE AND FUTURE STREETS IN PLANNING AREA B AND C.
8. PERMISSION IS REQUESTED TO HAVE THE ABILITY TO HAVE A SECOND UNIT (GRANNY FLAT) ON ALL UNBUILT LOTS IN ALL PLANNING AREAS.
9. INDIVIDUAL RESIDENTIAL LOTS WHICH HAVE O/S AREA, WILL HAVE AN EASEMENT GRANTED TO THE HOA FOR BUILDING RESTRICTIONS, MAINTENANCE AND OPEN SPACE RIGHTS.
10. AN LLAD WILL BE FORMED FOR PUBLIC R/W FOR COMMON AREA MAINTENANCE AND AN HOA WILL BE FORMED FOR ALL O/S LOTS.
11. ALL NATURAL AND MANUFACTURED TRAILS TO BE DEDICATED TO THE COUNTY OF LOS ANGELES.
12. ALL SINGLE FAMILY LOTS WILL BE SERVED BY SEPARATE SEWER LATERAL FOR EACH INDIVIDUAL LOT AND ALL MULTI-FAMILY WILL BE SERVED BY SEPARATE SEWER LATERAL FOR EACH INDIVIDUAL BUILDING.
13. PERMISSION IS REQUESTED FOR UNIT PHASING AND TO HAVE THE ABILITY TO MODIFY THE NUMBER OF PHASES AND SEQUENCE AS NEEDED.
14. ALL DEBRIS BASINS SHOWN ARE PUBLIC AND TO BE MAINTAINED BY LACFCD.
15. ALL WQB TO BE PRIVATELY MAINTAINED BY THE HOA.
16. ALL STREETS LOCATED "BEHIND" THE GATES ARE TO BE PRIVATE AND FUTURE EXCEPT WHERE CALLED OUT.
17. ALL STREET CURB RADIUS ARE 25' OR OTHERWISE STATES IN THE PLAN.
18. OIL WELL (TEXACO, INC WAYSIDE CYN. UNIT TRACT B PER 1989 MUNGER MAP) LOCATED ADJACENT TO "P" STREET HAVE BEEN ABANDONED AND CAPPED PER DEPT. OF OIL AND GAS STANDARDS.
19. ALL PROPOSED WALLS ARE CALLED OUT.
20. ALL GRADING IS APPROXIMATE AND SUBJECT TO MINOR MODIFICATION OF ± 3' PRIOR TO THE RECORDATION OF THE FINAL MAP SUBJECT TO THE SATISFACTION OF REGIONAL PLANNING AND PUBLIC WORKS.
21. SEA 19 HAS BEEN REDESIGNATED UNDER THE CURRENT GENERAL PLAN AS SEA 20
22. ALL SLOPES ARE A MAX OF 2:1
23. REQUEST PERMISSION TO RECORD A LARGE LOT PARCEL MAP FOR SALES PURPOSES.

PLANNING AREA SUMMARY / INDEX SHEET

	TOTAL LOT	LOT NO.	ACREAGE	SHT. NO.
RESIDENTIAL LOTS	317	1716 - 2032	57.6 Ac	(SHT.2,3,4,5,6)
ESTATE LOTS	137	2033 - 2169	41.2 Ac	(SHT.4,6)
SENIOR RESIDENTIAL LOTS	240	2170 - 2409	46.8 Ac	(SHT.2,3)
SENIOR VILLA LOTS	3	2410 - 2412	23.4 Ac	(SHT.2)
BASIN LOTS	13	2413 - 2425	13.2 Ac	(SHT.2,3,4,5,6)
WATER QUALITY BASIN LOTS	8	2426 - 2433	8.1 Ac	(SHT.2,3,4,5,6)
EXIST. TANK LOTS	2	2434 - 2435	4.4 Ac	(SHT.4,5)
PROP. TANK LOTS	1	2436	0.6 Ac	(SHT.3,4)
HELIPAD LOT	1	2437	2.1 Ac	(SHT.4)
STREET	-	-	73.0 Ac	(SHT.2,3)
SENIOR RECREATION AREA	4	2438 - 2441	2.4 Ac	(SHT.2)
SENIOR RECREATION CENTER	1	2442	4.0 Ac	(SHT.3)
RECREATION CENTER	1	2443	2.0 Ac	(SHT.3)
LINEAR PARK	6	2444 - 2449	5.4 Ac	(SHT.2,3,4,5,6)
PRIVATE PARK	8	2450 - 2457	5.7 Ac	(SHT.2,3,4,5,6)
OPEN SPACE LOTS	26	2458 - 2483	981.7 Ac	(SHT.2,3,4,5,6)
TOTAL	768		1271.4 Ac	

LOT HISTORY

LOTS 1 THRU 714 HAS ALL BEEN RECORDED AS UNITS OF TR. NO.51644 (AREA A)
LOTS 715-976 WERE ORIGINAL LOT NO's. FOR AREA B.
LOTS 977-1710 WERE PREVIOUSLY DELETED PER THE OLD MAP PRIOR TO APPROVAL.
LOTS 1711-1713, 1715 ARE RECORDED LOTS IN AREA A & D. (SEE ORIGINAL TRACT MAP)

LOT SIZE MINIMUM

ESTATE LOTS	137
70' X 100'	18
65' X 100'	39
60' X 100'	88
55' X 100'	104
50' X 100'	68
SUBTOTAL	454
SENIOR S.F	
55' X 100'	86
60' X 100'	87
70' X 90'	67
SENIOR VILLAS (M.F.)	124
SUBTOTAL	364
TOTAL	818

SEE SHEET 7 FOR ALL STREET SECTIONS AND LOT TABLE

BENCH MARK#3598

RDBM TAG IN SE COR ROCK HDWL @ ANGLE PT 17' E/O C/L SAN FRANCISQUITO CYN RD & 0.45 MI N/O SHAWNEE CT (TO THE E) @ MI MKR #17.56

NEWHALL QUAD (2009)

ELEV.1293.664

6	10-25-16	REVISE PER SUBDIVISION COMMITTEE MEETING DATED 6-2-16.				
5	4-19-16	REVISE PER SUBDIVISION COMMITTEE MEETING DATED 1-28-16.				
4	12-22-15	REVISE MAP TO 795 DU INCLUDING 115 SENIORS, REDUCE GRADING, PROJECT FOOTPRINT AND PORTION OF AREA "A".				
3	9-20-10	CLARIFY STREET NAMES; MODIFY GATE LOC.; REV. TRAIL SYSTEM, ADD LINE OF SIGHT, HELI-SPOT EASEMENT & MISC. REV'S.				
2	2-17-10	SHOW FIRE STATION AS ALTERNATE, ADD MEDIANS; CALL OUT 241 DU'S AS > 1 AC., REDUCE DU'S FROM 814 TO 795. REV. TRAILS SYSTEM.				
1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP, ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV. REDUCATED 18 LOTS FROM AREA C TO AREA B				
	DATE	REVISION			BY	APP
SCALE: AS SHOWN	CHK'D BY:	APPROVED BY:	DATE: 04/26/2016	DWG. NO. 5093-023-05E	SHEET 1	OF 9

PREPARED FOR:
BLC TESORO LLC
C/O IHP CAPITAL PARTNERS
100 BAYVIEW CIRCLE, STE 2000
NEWPORT BEACH, CA 92660
ATTN: JOHN PATTERSON
TEL. 310-864-3330

WATER SYSTEMS
CIVILTEC
188 W. LIME AVE.
MONROVIA, CA 91016
TEL. 626-357-0588

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RMA GEOSCIENCE,INC
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SUN VALLEY, CA 91352
ATTN: MARK SWIATEK
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LAND PLANNING & LANDSCAPING
PLACEWORKS
3 MACARTHUR PLACE STE 1100
SANTA ANA, CA 92707
TEL. 714-966-9220

ENVIRONMENTAL
BONTERRA CONSULTING
3452 E. FOOTHILL BLVD.
SUITE 420
PASADENA, CA 91107
TEL. 626-351-2000

CONSULTANT
MARTIN & ASSOC,LLC
3545 CORPORATE
COSTA MESA CA 92626
TEL. 714-641-9022

LEGAL DESCRIPTION
BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGE 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

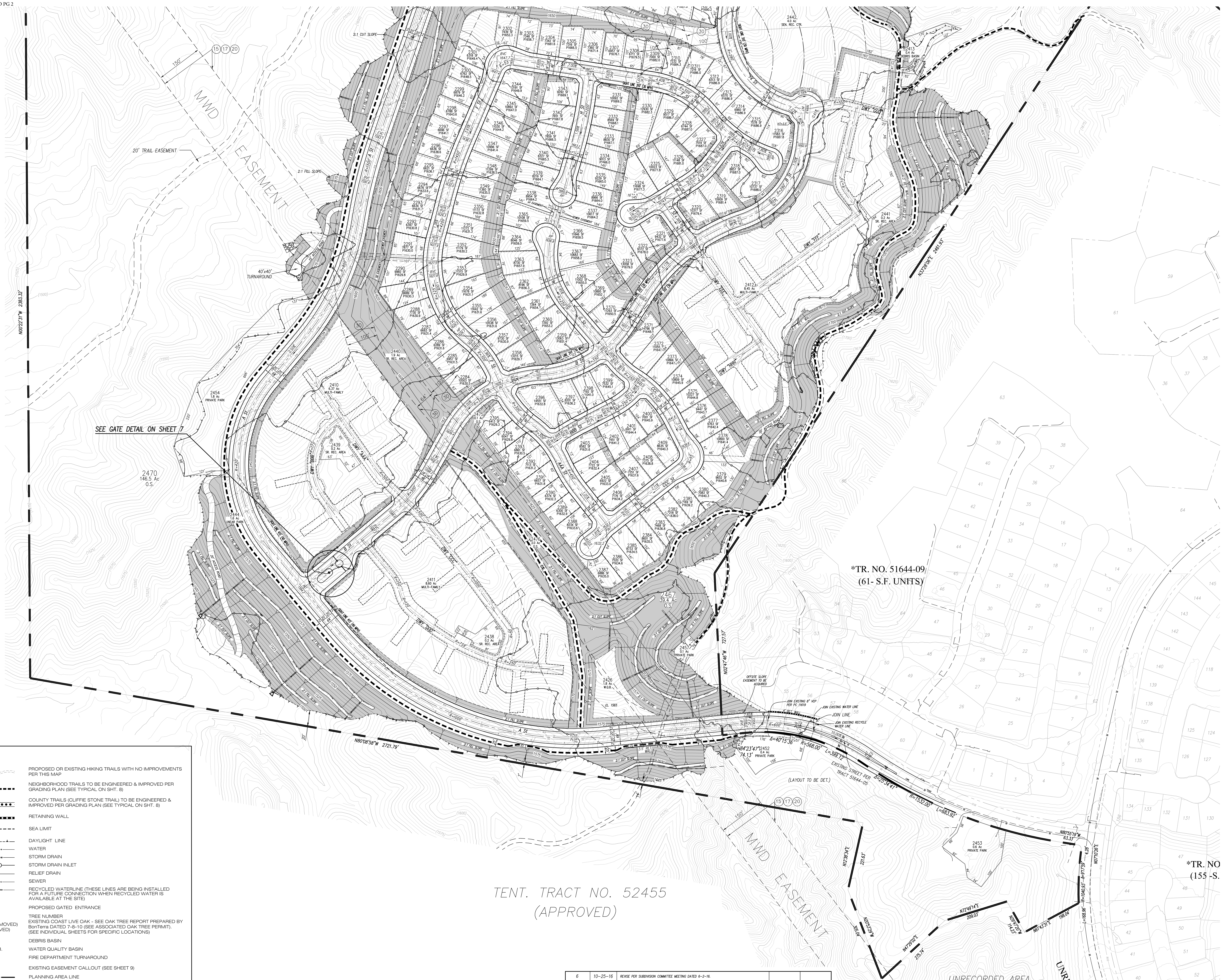
REGISTERED PROFESSIONAL ENGINEER RONALD R. HORN No.16913 Exp. 06-30-17 CIVIL STATE OF CALIFORNIA
PROJECT ENGINEER 11/4/16 DATE

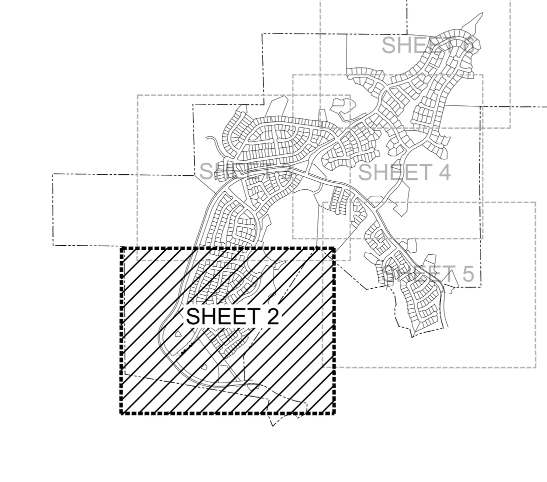
SIKAND Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 2
02 NOV 2016

MATCH LINE SEE SHEET 3





KEY MAP
SCALE: 1" = 2000'

LEGEND

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- W.Q.B. — WATER QUALITY BASIN
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- (30) — EXISTING EASEMENT CALLOUT (SEE SHEET 9)
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1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP, ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV. RELOCATED 18 LOTS FROM AREA C TO AREA B		

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	DWG. NO.	SHEET	OF
AS SHOWN			04/26/2016	5093-023-05E	2	9

PREPARED FOR:
BLC TESORO LLC
C/O IHP CAPITAL PARTNERS
100 BAYVIEW CIRCLE, STE 2000
NEWPORT BEACH, CA 92660
ATTN: JOHN PATTERSON
TEL. 310-864-3330

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LEGAL DESCRIPTION
BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGE 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

REGISTERED PROFESSIONAL ENGINEER RONALD R. HORN No.16913 Exp. 06-30-17 CIVIL STATE OF CALIFORNIA
PROJECT ENGINEER DATE

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
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 3
02 NOV 2016

LEGEND

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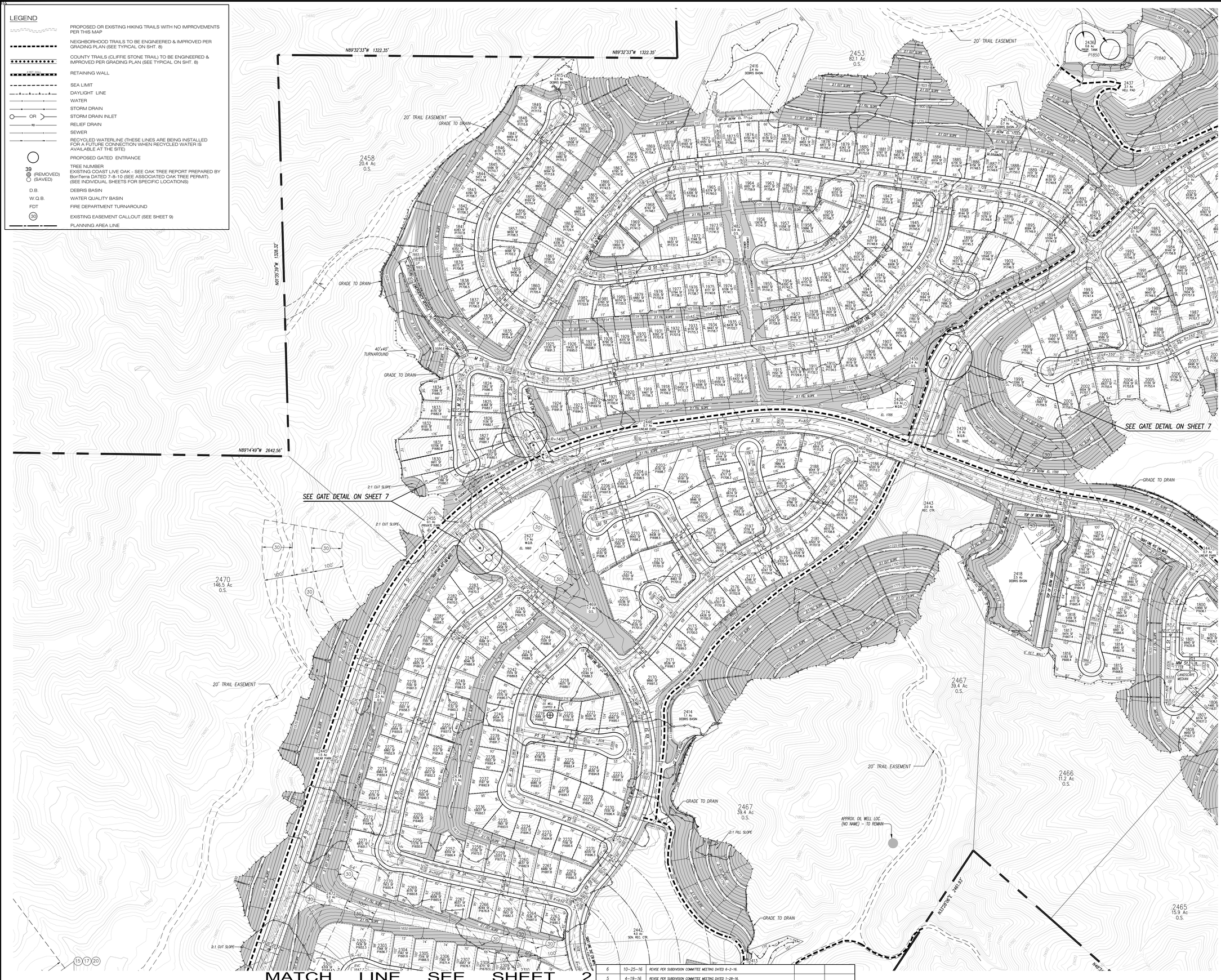

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DATE		REVISION	BY	APP

SCALE: AS SHOWN	CHK'D BY:	APPROVED BY:	DATE: 04/26/2016	DWG. NO. 5093-023-05E

SHEET 3 OF 9

REGISTERED PROFESSIONAL ENGINEER — RONALD R. ALVIN — No.16913 — Exp. 06-30-17 — CIVIL — STATE OF CALIFORNIA
PROJECT ENGINEER — DATE

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

REVISED VESTING TENTATIVE TRACT NO 51644-1

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

PREPARED FOR:	WATER SYSTEMS	SOILS ENGINEER & GEOLOGIST	LAND PLANNING & LANDSCAPING	ENVIRONMENTAL	CONSULTANT
BLC TESORO LLC C/O IHP CAPITAL PARTNERS 100 BAYVIEW CIRCLE, STE 2000 NEWPORT BEACH, CA 92660 ATTN: JOHN PATTERSON TEL. 310-864-3330	CIVILTEC 188 W. LIME AVE. MONROVIA, CA 91016 TEL. 626-357-0588	RMA GEOSCIENCE,INC 9854 GLEN OAKS BLVD SUN VALLEY, CA 91352 ATTN: MARK SWATEK TEL. 800-762-4396	PLACEWORKS 3 MACARTHUR PLACE STE 1100 SANTA ANA, CA 92707 TEL. 714-966-9220	BONTERRA CONSULTING 3452 E. FOOTHILL BLVD. SUITE 420 PASADENA, CA 91107 TEL. 626-351-2000	MARTIN & ASSOC,LLC 3545 CORPORATE COSTA MESA CA 92626 TEL. 714-641-9022

LEGAL DESCRIPTION
BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGE 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

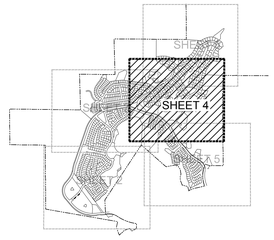
X:\Civil3D\5093-023\Tentative Maps\Tesoro TM 51644 Sheet 2-6.dwg

RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 4
02 NOV 2016

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 5



KEY MAP
SCALE: 1" = 2000'

LEGEND

- PROPOSED OR EXISTING HIKING TRAILS WITH NO IMPROVEMENTS PER THIS MAP
- NEIGHBORHOOD TRAILS TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 8)
- COUNTY TRAILS (CLIFFIE STONE TRAIL) TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 8)
- RETAINING WALL
- SEA LIMIT
- DAYLIGHT LINE
- WATER
- STORM DRAIN
- OR — STORM DRAIN INLET
- RELIEF DRAIN
- SEWER
- RECYCLED WATERLINE (THESE LINES ARE BEING INSTALLED FOR A FUTURE CONNECTION WHEN RECYCLED WATER IS AVAILABLE AT THE SITE)
- PROPOSED GATED ENTRANCE
- 39 (REMOVED) (SAVED) — TREE NUMBER. EXISTING COAST LIVE OAK - SEE OAK TREE REPORT PREPARED BY BonTerra DATED 7-8-10 (SEE ASSOCIATED OAK TREE PERMIT). (SEE INDIVIDUAL SHEETS FOR SPECIFIC LOCATIONS)
- D.B. — DEBRIS BASIN
- W.Q.B. — WATER QUALITY BASIN
- FDT — FIRE DEPARTMENT TURNAROUND
- (30) — EXISTING EASEMENT CALLOUT (SEE SHEET 9)
- PLANNING AREA LINE

N W E S

200' 100' 50' 0 100' 200' 300'
GRAPHIC SCALE: 1" = 100'

6	10-25-16	REVISE PER SUBDIVISION COMMITTEE MEETING DATED 6-2-16.			
5	4-19-16	REVISE PER SUBDIVISION COMMITTEE MEETING DATED 1-28-16.			
4	12-22-15	REVISE MAP TO 795 DU INCLUDING 115 SENIORS, REDUCE GRADING, PROJECT FOOTPRINT AND PORTION OF AREA "A"			
3	9-20-10	CLARIFY STREET NAMES; MODIFY GATE LOC.; REV. TRAL SYSTEM, ADD LINE OF SIGHT, HELI-SPOT EASEMENT & MISC. REVS.			
2	2-17-10	SHOW FIRE STATION AS ALTERNATE; ADD MEDIANS; CALL OUT 241 DU'S AS > 1 AC., REDUCE DU'S FROM 774 TO 700; REV. TRAILS SYSTEM.			
1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP; ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV; RELOCATED 18 LOTS FROM AREA C TO AREA B			
	DATE	REVISION		BY	APP

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	DWG. NO.	SHEET	OF
AS SHOWN			04/26/2016	5093-023-05E	4	9

PROJECT ENGINEER DATE

REGISTERED PROFESSIONAL ENGINEER RONALD R. YORK No.16913 Exp. 06-30-17 CIVIL STATE OF CALIFORNIA

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
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PREPARED FOR:
BLC TESORO LLC
C/O IHP CAPITAL PARTNERS
100 BAYVIEW CIRCLE, STE 2000
NEWPORT BEACH, CA 92660
ATTN: JOHN PATTERSON
TEL. 310-864-3330

WATER SYSTEMS
CIVILTEC
188 W. LIME AVE.
MONROVIA, CA 91016
TEL. 626-357-0588

SOILS ENGINEER & GEOLOGIST
RMA GEOSCIENCE,INC
9854 GLEN OAKS BLVD
SUN VALLEY, CA 91352
ATTN: MARK SWIATEK
TEL. 800-762-4396

LAND PLANNING & LANDSCAPING
PLACEWORKS
3 MACARTHUR PLACE STE 1100
SANTA ANA, CA 92707
TEL. 714-966-9220

ENVIRONMENTAL
BONTERRA CONSULTING
3452 E. FOOTHILL BLVD.
SUITE 420
PASADENA, CA 91107
TEL. 626-351-2000

CONSULTANT
MARTIN & ASSOC,LLC
3545 CORPORATE
COSTA MESA CA 92626
TEL. 714-641-9022

LEGAL DESCRIPTION
BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGE 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

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DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 5
02 NOV 2016

MATCH LINE SEE SHEET 4

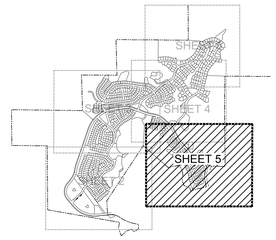
MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 2

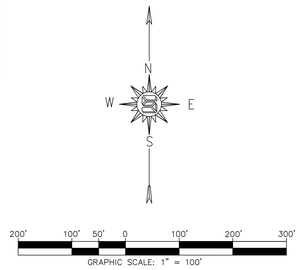
LEGEND

	PROPOSED OR EXISTING HIKING TRAILS WITH NO IMPROVEMENTS PER THIS MAP
	NEIGHBORHOOD TRAILS TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 8)
	COUNTY TRAILS (CLIFFIE STONE TRAIL) TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 8)
4 FEET WALL	RETAINING WALL
	SEA LIMIT
	DAYLIGHT LINE
	WATER
	STORM DRAIN
OR	STORM DRAIN INLET
RD	RELIEF DRAIN
	SEWER
	RECYCLED WATERLINE (THESE LINES ARE BEING INSTALLED FOR A FUTURE CONNECTION WHEN RECYCLED WATER IS AVAILABLE AT THE SITE)
	PROPOSED GATED ENTRANCE
39	TREE NUMBER
(REMOVED) (SAVED)	EXISTING COAST LIVE OAK - SEE OAK TREE REPORT PREPARED BY BonTerra DATED 7-8-10 (SEE ASSOCIATED OAK TREE PERMIT). (SEE INDIVIDUAL SHEETS FOR SPECIFIC LOCATIONS)
D.B.	DEBRIS BASIN
W.Q.B.	WATER QUALITY BASIN
FDT	FIRE DEPARTMENT TURNAROUND
30	EXISTING EASEMENT CALLOUT (SEE SHEET 9)
	PLANNING AREA LINE

** OFFSITE AREA TO BE REACQUIRED FROM TESORO DEL VALLE MASTER HOA



KEY MAP
SCALE: 1" = 2000'



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	DATE	REVISION		BY	APP

PREPARED FOR:
BLC TESORO LLC
C/O IHP CAPITAL PARTNERS
100 BAYVIEW CIRCLE, STE 2000
NEWPORT BEACH, CA 92660
ATTN: JOHN PATTERSON
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LEGAL DESCRIPTION
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SCALE:	CHK'D BY:	APPROVED BY:	DATE:	DWG. NO.	SHEET 5 OF 9
AS SHOWN			04/26/2016	5093-023-05E	

REGISTERED PROFESSIONAL ENGINEER RONALD R. LIGHT No.16913 Exp. 06-30-17 CIVIL STATE OF CALIFORNIA
PROJECT ENGINEER DATE

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
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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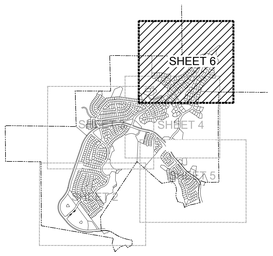
TR51644-1 REVISED PG 6
02 NOV 2016



KEY MAP
SCALE: 1" = 2000'

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N
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SCALE:	CHK'D BY:	APPROVED BY:	DATE:	DWG. NO.	SHEET	OF
AS SHOWN			04/26/2016	5093-023-05E	6	9

REGISTERED PROFESSIONAL ENGINEER RONALD R. ALVIN No.16913 Exp. 06-30-17 CIVIL STATE OF CALIFORNIA
PROJECT ENGINEER DATE

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

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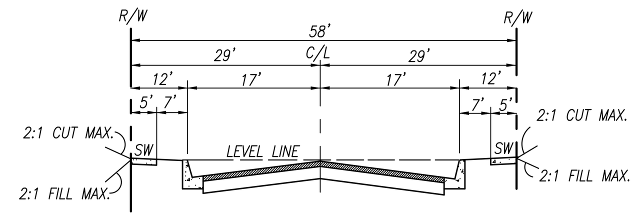
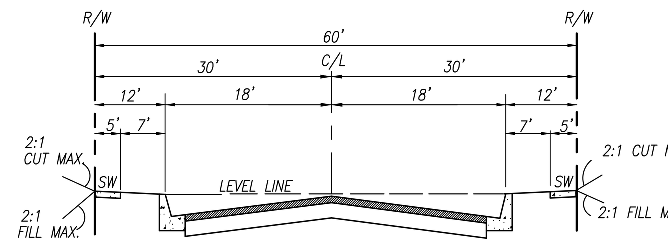
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 7
02 NOV 2016



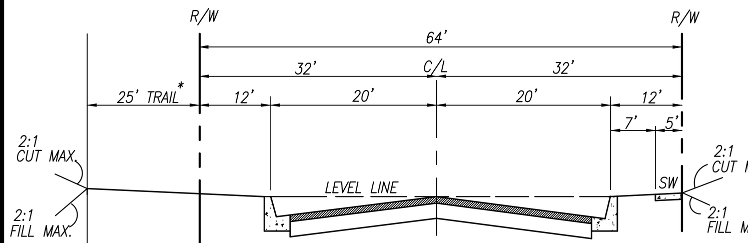
TYPICAL SECTION
NTS

PORT. OF "F", "G" ST, "H" ST, PORT. OF "J", "P1" ST, "V" ST, PORT. OF "L", "M" ST, "Q" ST, "R" ST, "S1" ST, "W" ST, "AA" ST, "BB" ST, "CC" ST, "DD" ST, "EE" ST, "FF" ST, "HH" ST, "II" ST, "KK" ST, "LL" ST, "MM" ST, "NN" ST, PORT. OF "OO" ST, "PP" ST, "QQ" ST, "SS" ST, PORT. OF "SS-TT" ST, "TT" ST, PORT. OF "UU" ST, "XX" ST, & PORT. OF "YY" ST,



TYPICAL SECTION
NTS

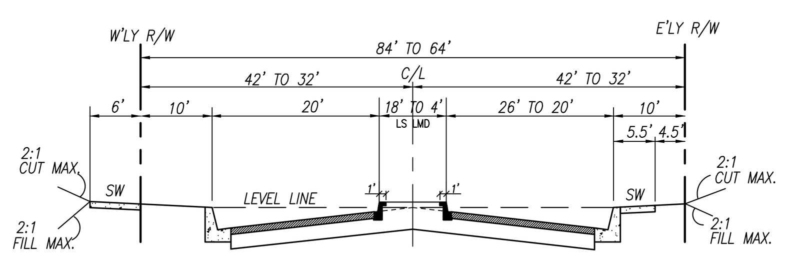
"B" ST, "C" ST, "D" ST, "E" ST, PORT. OF "F" ST, "F1" ST, PORT. OF "J" ST, "K" ST, PORT. OF "L" ST, "P" ST, "S" ST, "T" ST, "U" ST, "GG" ST, PORT. OF "OO" ST, "NN" ST, PORT. OF "SS-TT" ST, PORT. OF "UU" ST, "XX" ST, PORT. OF "YY" ST, "WW" ST, "AAA" ST, "BBB" ST, "CCC" ST & REYES ADOBE WAY.



TYPICAL SECTION
NTS

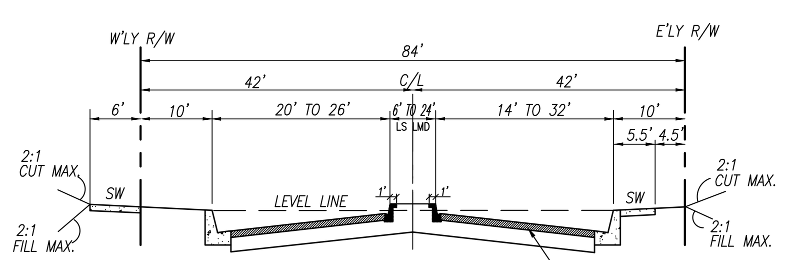
* OR OTHERWISE SHOWN ON PLAN

"A" ST.



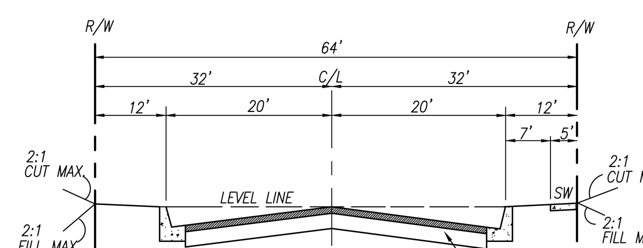
TYPICAL SECTION
NTS

AVENIDA RANCHO TESORO
FROM RIO RANCH WAY TO 550' N'LY RIO RANCH WAY



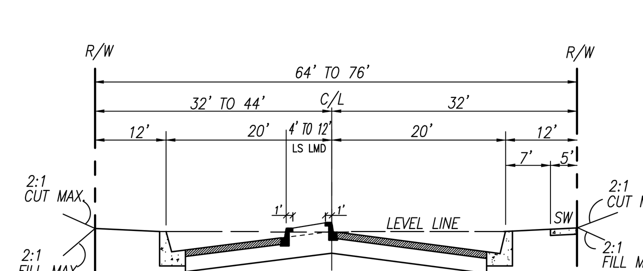
TYPICAL SECTION
NTS

AVENIDA RANCHO TESORO (EXISTING)
FROM RIO RANCH WAY TO 450' S'LY STONEY CREEK DR.



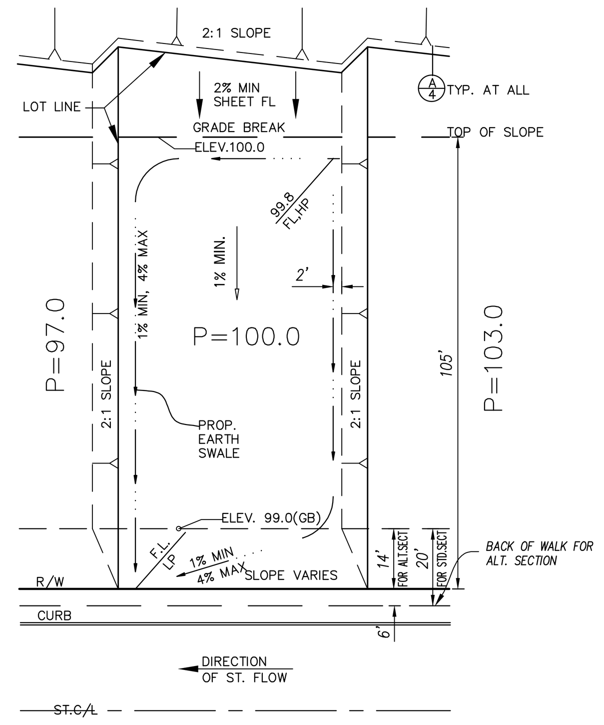
TYPICAL SECTION
NTS

CASA LUNA PLACE (EXISTING)

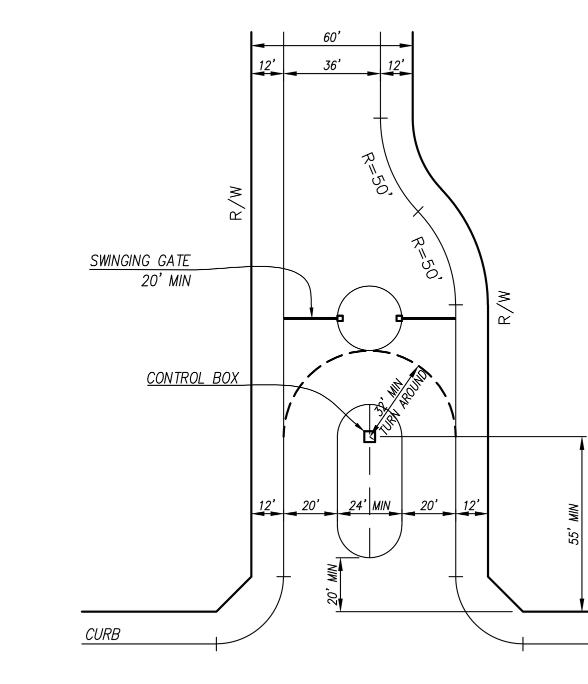


TYPICAL SECTION
NTS

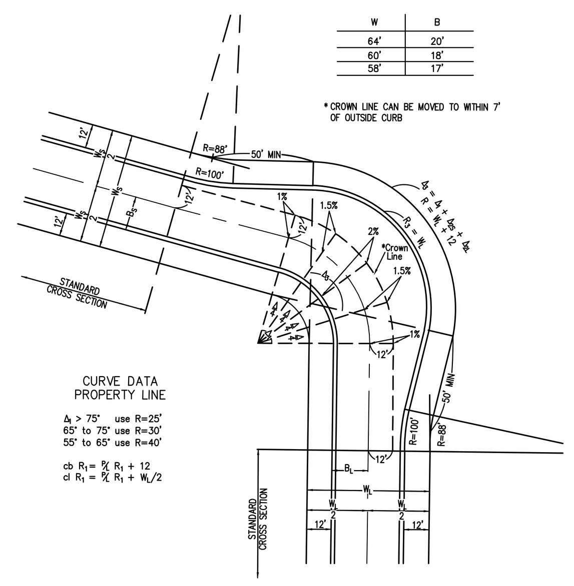
CASA LUNA PLACE (EXISTING)
FROM 480' W'LY TESORO DEL VALLE DR. TO 1170' W'LY TESORO DEL VALLE DR.



TYP. LOT GRADING DETAIL
NTS

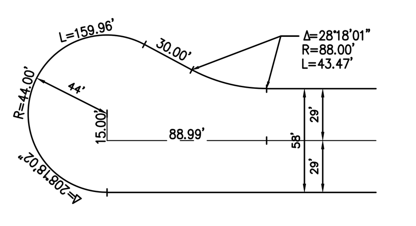


GATE DETAIL (TYPICAL)
SCALE 1"=40'

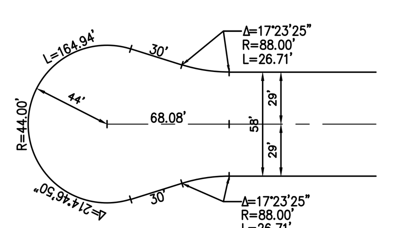


NOTES:
1. SUBSCRIPTS "S" AND "L" DENOTE SMALLER AND LARGER WIDTHS RESPECTIVELY.
2. ELEVATIONS ARE REQUIRED WHERE CIRCLED.
3. TRANSVERSE SLOPES SHOWN ABOVE ARE TYPICAL FOR FLAT APPROACH GRADES AND CAN BE INCREASED TO A MAXIMUM OF 4% AT CENTER OF CURVE FOR STEEP APPROACH GRADES.
4. LIMITS OF SLOPE, CROWN LINE TO OUTSIDE GUTTER, MAXIMUM = 2.2% FOR 8" C.F. AND 3.8% FOR 6" C.F.; MINIMUM = 1%.

KNUCKLE
NOT TO SCALE

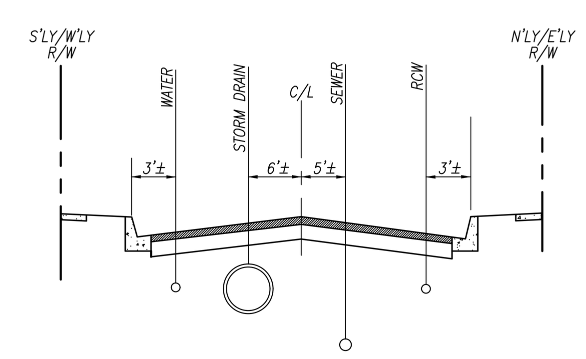


TYPICAL OFFSET CUL-DE-SAC
SCALE: 1"=60'



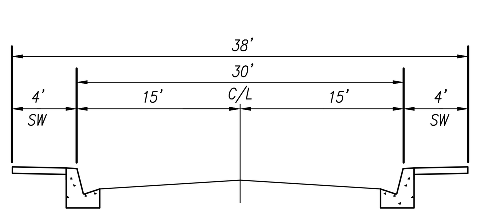
TYPICAL STANDARD CUL-DE-SAC
SCALE: 1"=60'

CUL-DE-SAC
NOT TO SCALE



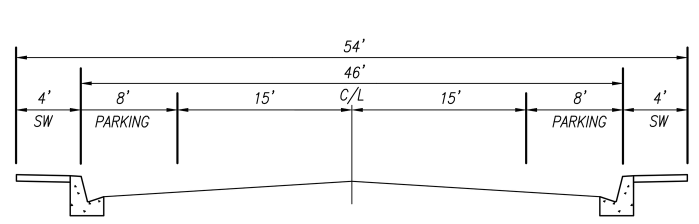
TYPICAL UTILITY LOCATION
NTS

NOTE: GAS, ELECTRIC, TELEPHONE, TV & INTERNET ARE IN PARKWAYS EXCEPT FOR CROSSINGS.



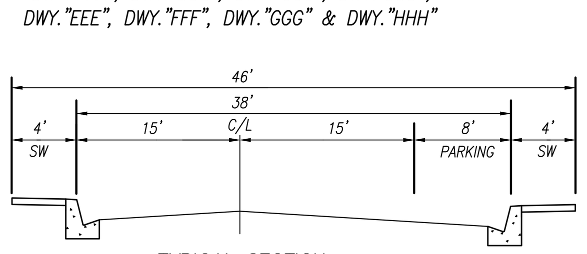
TYPICAL SECTION
NTS

PRIVATE DRIVEWAY & FIRE LANE
DWY."AAA", DWY."BBB", DWY."CCC", DWY."DDD",
DWY."EEE", DWY."FFF", DWY."GGG" & DWY."HHH"



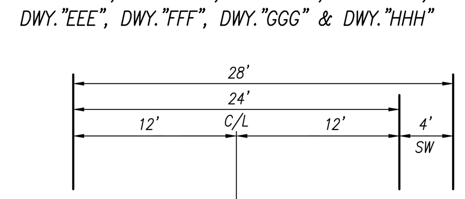
TYPICAL SECTION
NTS

PRIVATE DRIVEWAY & FIRE LANE
WITH PARALLEL PARKING ON BOTH SIDES
DWY."AAA", DWY."BBB", DWY."CCC", DWY."DDD",
DWY."EEE", DWY."FFF", DWY."GGG" & DWY."HHH"



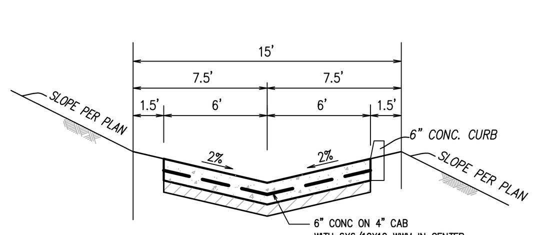
TYPICAL SECTION
NTS

PRIVATE DRIVEWAY & FIRE LANE
WITH PARALLEL PARKING ON ONE SIDE
DWY."AAA", DWY."BBB", DWY."CCC", DWY."DDD",
DWY."EEE", DWY."FFF", DWY."GGG" & DWY."HHH"

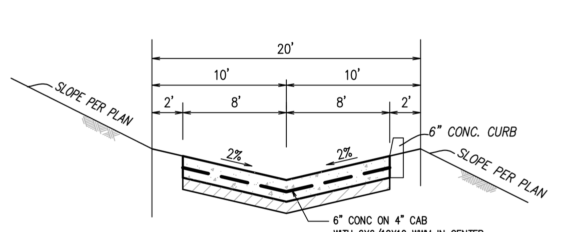


TYPICAL SECTION
NTS

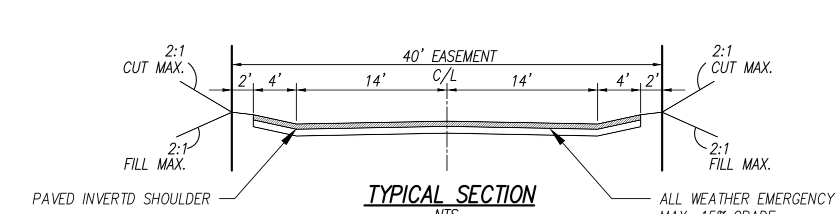
PRIVATE DRIVEWAY & FIRE LANE



TYPICAL ACCESS ROAD DETAIL FOR BASINS
NOT TO SCALE



TYPICAL ACCESS ROAD DETAIL FOR WATER TANK
NOT TO SCALE



TYPICAL SECTION
NTS

ACCESS ROAD FOR FUTURE VEHICLE EMERGENCY ACCESS

LOT NO. AND AREA SUMMARY

SINGLE FAMILY LOT AREA		
Lot No.	Gross (SF)	Net (SF)
1716	6725	6725
1717	7001	7001
1718	7214	7214
1719	6380	6380
1720	7119	7119
1721	9464	9464
1722	7879	7879
1723	6899	6899
1724	6234	6234
1725	5910	5910
1726	5631	5631
1727	8374	8374
1728	8101	8101
1729	5823	5823
1730	5716	5716
1731	5924	5924
1732	6463	6463
1733	6541	6541
1734	7960	7960
1735	8633	8633
1736	6490	6490
1737	6872	6872
1738	7051	7051
1739	8234	8234
1740	9756	9756
1741	7686	7686
1742	6924	6924
1743	7456	7456
1744	14270	14270
1745	9544	9544
1746	10499	10499
1747	10512	10512
1748	9519	9519
1749	9280	9280
1750	8408	8408
1751	7603	7603
1752	6979	6979
1753	6964	6964
1754	7422	7422
1755	8751	8751
1756	7480	7480
1757	5891	5891
1758	7338	7338
1759	7867	7867
1760	8878	8878
1761	6908	6908
1762	6528	6528
1763	6524	6524
1764	6881	6881
1765	11064	9708
1766	6050	6050
1767	5927	5927
1768	5849	5849
1769	11271	11271
1770	7587	7587
1771	7450	7450
1772	7931	7931
1773	8000	8000
1774	7066	7066
1775	7151	7151
1776	7216	7216
1777	6667	6667
1778	6513	6513
1779	6189	6189
1780	6058	6058
1781	5953	5953
1782	5889	5889
1783	7509	7509
1784	11734	11734
1785	8557	8557
1786	8488	8488
1787	11253	9845
1788	6327	6327
1789	6243	6243
1790	5523	5523
1791	9711	9711
1792	9312	9312
1793	7486	7486
1794	7789	7789
1795	9973	9973
1796	7607	7607
1797	6300	6300
1798	6872	6872
1799	9853	9853
1800	12899	12899
1801	6840	6840
1802	8631	8631
1803	6698	6698
1804	9240	9240
1805	7729	7729
1806	6485	6485
1807	6074	6074
1808	8950	8950
1809	7709	7709
1810	5890	5890
1811	5331	5331
1812	5801	5801
1813	6661	6661
1814	6840	6840
1815	8820	8820
1816	11183	11183
1817	5414	5414
1818	5359	5359
1819	6111	6111
1820	5604	5604
1821	5792	5792
1822	5847	5847
1823	7062	7062
1824	7262	7262
1825	6368	6368
1826	7126	7126
1827	7885	7885
1828	8312	8312
1829	7386	7386
1830	9911	9911
1831	10706	10706
1832	8155	8155
1833	6135	6135
1834	7299	7299
1835	9646	9646

SINGLE FAMILY LOT AREA		
Lot No.	Gross (SF)	Net (SF)
1836	7317	7317
1837	7301	7301
1838	6629	6629
1839	6573	6573
1840	6352	6352
1841	6283	6283
1842	6249	6249
1843	6290	6290
1844	5417	5417
1845	5596	6137
1846	6170	6170
1847	6669	6669
1848	6371	6371
1849	7137	7137
1850	10903	10903
1851	10508	10508
1852	9480	9480
1853	9094	9094
1854	8800	8800
1855	8169	8169
1856	8417	8417
1857	9659	9659
1858	9098	9098
1859	9406	9406
1860	10951	10951
1861	7258	7258
1862	6336	6336
1863	6791	6791
1864	6865	6865
1865	6530	6530
1866	6365	6365
1867	6795	6795
1868	8154	8154
1869	7015	7015
1870	6315	6315
1871	6593	6593
1872	6551	6551
1873	6327	6327
1874	6150	6150
1875	6139	6139
1876	5991	5991
1877	6803	6803
1878	6817	6817
1879	6342	6342
1880	6375	6375
1881	5797	5797
1882	5903	5903
1883	6390	6390
1884	6919	6919
1885	6718	6718
1886	6156	6156
1887	6153	6153
1888	6817	6817
1889	7221	7221
1890	8129	8129
1891	7525	7525
1892	6765	6765
1893	8242	8242
1894	10184	10184
1895	8584	8584
1896	8517	8517
1897	7079	7079
1898	8144	8144
1899	8377	8377
1900	7623	7623
1901	10548	10548
1902	14381	14381
1903	7988	7988
1904	7694	7694
1905	7783	7783
1906	6955	6955
1907	7100	7100
1908	7278	7278
1909	8119	8119
1910	7663	7663
1911	6272	6272
1912	6273	6273
1913	7550	7550
1914	6422	6422
1915	6550	6550
1916	6598	6598
1917	6452	6452
1918	5995	5995
1919	6467	6467
1920	5951	5951
1921	5952	5952
1922	6612	6612
1923	7235	7235
1924	10192	10192
1925	13230	13230
1926	10433	10433
1927	10033	10033
1928	8790	8790
1929	8315	8315
1930	8371	8371
1931	8392	8392
1932	8519	8519
1933	9179	9179
1934	9443	9443
1935	8478	8478
1936	9293	9293
1937	8148	8148
1938	6728	6728
1939	7601	7601
1940	8923	8923
1941	7809	7809
1942	6737	6737
1943	6908	6908
1944	9017	9017
1945	8388	8388
1946	8583	8583
1947	7970	7970
1948	7190	7190
1949	7077	7077
1950	6531	6531
1951	6531	6531
1952	6538	6538
1953	6715	6715
1954	6300	6300
1955	6942	6942

SINGLE FAMILY LOT AREA		
Lot No.	Gross (SF)	Net (SF)
1956	12678	12678
1957	11058	11058
1958	10886	10886
1959	9292	9292
1960	9233	9233
1961	7321	7321
1962	5932	5932
1963	6410	6410
1964	6951	6951
1965	6374	6374
1966	6306	6306
1967	8210	8210
1968	8742	8742
1969	7502	7502
1970	10693	10693
1971	9932	9932
1972	7248	7248
1973	9193	9193
1974	6336	6336
1975	6111	6111
1976	5716	5716
1977	5794	5794
1978	7035	7035
1979	6882	6882
1980	6074	6074
1981	6760	6760
1982	12270	12270
1983	7893	7893
1984	8149	8149
1985	7845	7845
1986	7604	7604
1987	8693	8693
1988	9930	9930
1989	8694	8694
1990	9643	9643
1991	9503	9503
1992	10357	10357
1993	9866	9866
1994	9391	9391
1995	9589	9589
1996	12031	12031
1997	10402	10402
1998	11862	11862
1999	12266	12266
2000	13997	13997
2001	8900	8900
2002	9004	9004
2003	8427	8427
2004	7518	7518
2005	11155	11155
2006	12739	12739
2007	8498	8498
2008	7138	7138
2009	7989	7989
2010	9978	9978
2011	9479	9479
2012	7889	7889
2013	10615	10615
2014	10257	10257
2015	7539	7539
2016	7476	7476
2017	8293	8293
2018	12012	12012
2019	9576	9576
2020	8690	8690
2021	8393	8393
2022	9338	9338
2023	8472	8472
2024	7093	7093
2025	7637	7637
2026	8462	8462
2027	12354	12354
2028	9307	9307
2029	10563	10563
2030	7393	7393
2031	7101	7101
2032	9838	9838
2033	16920	16920
2034	14956	14956
2035	11964	11964
2036	13484	13484
2037	14891	14891
2038	13249	13249
2039	13438	13438
2040	17720	17720
2041	14888	14888
2042	15780	15780
2043	14949	14949
2044	13865	13865
2045	13430	13430
2046	13443	13443
2047	13604	13604
2048	13499	13499
2049	11218	11218
2050	13079	13079
2051	19296	19296
2052	11973	11973
2053	12117	12117
2054	12294	12294
2055	14050	14050
2056	11887	11887
2057	10567	10567
2058	10982	10982
2059	13753	13753
2060	17327	17327
2061	12860	12860
2062	10753	10753
2063	11092	11092
2064	13706	13706
2065	13215	13215
2066	13682	13682
2067	13732	13732
2068	12279	12279
2069	15266	15266
2070	15866	15866
2071	14050	14050
2072	10294	10294
2073	13661	13661
2074	12229	12229
2075	11766	11766

SINGLE FAMILY LOT AREA		
Lot No.	Gross (SF)	Net (SF)
2076	10404	10404
2077	11597	11597
2078	12464	12464
2079	14238	14238
2080	19996	19996
2081	16808	16808
2082	9732	9732
2083	16407	16407
2084	17186	17186
2085	14041	14041
2086	11179	11179
2087	12081	12081
2088	13451	13451
2089	11631	11631
2090	13119	12395
2091	12537	11487
2092	11740	11740
2093	12346	12346
2094	11560	11560
2095	10731	10731
2096	10712	10712
2097	11107	11107
2098	10917	10917
2099	11555	11555
2100	10453	10453
2101	10756	10756
2102	13417	13417
2103	12473	12473
2104	10613	10613
2105	12881	12881
2106	13301	13301
2107	11325	11325
2108	11460	11460
2109	13032	13324
2110	29705	29705
2111	22139	22139
2112	15574	15574
2113	14903	14903
2114	12242	12242
2115	10361	10361
2116	10167	10167
2117	10057	10057
2118	10010	10010
2119	10048	10048
2120	10205	10205
2121	10666	10666
2122	10871	10871
2123	11090	11090
2124	11433	11433
2125	10237	10237
2126	12227	12227
2127	13007	13007
2128	11374	11374
2129	18559	18559
2130	22189	22189
2131	16366	16366
2132	11143	11143
2133	13772	13772
2134	20209	20209
2135	12468	12468
2136	12361	12361
2137	12109	12109
2138	12575	12575
2139	11800	11800
2140	11289	11289
2141	11223	11223
2142	11562	11562
2143	17670	17670
2144	14279	14279
2145	10939	10939
2146	11663	11663
2147	12653	12653
2148	12208	12208
2149	12663	12663
2150	12146	12146
2151	11672	11672
2152	12736	11558
2153	11868	11868
2154	10253	10253
2155	12509	12509
2156	12831	12831
2157	10260	10260
2158	12165	12165
2159	10496	10496
2160	10158	10158
2161	11267	11267
2162	13108	13108
2163	16528	16528
2164	15679	15679
2165	13092	13092
2166	14243	14243
2167	11789	11789
2168	10214	10214
2169	13977	13977
2170	9890	9890
2171	8536	8536
2172	7305	7305
2173	6750	6750
2174	6428	6428
2175	6357	6357
2176	6360	6360
2177	6348	6348
2178	6247	6247
2179	6305	6305
2180	6328	6328
2181	6502	6502
2182	6615	6615
2183	6876	6876
2184	6971	6971
2185	6565	6565
2186	9320	9320
2187	6916	6916
2188	9044	9044
2189	9786	9786
2190	8165	8165
2191	7889	7889
2192	8301	8301
2193	6144	6144
2194	6717	6717
2195	6674	6674

SINGLE FAMILY LOT AREA		
Lot No.	Gross (SF)	Net (SF)
2196	6583	6583
2197	7278	7278
2198	7602	7602
2199	7322	7322
2200	7775	7775
2201	9846	9846
2202	16191	16191
2203	9130	9130
2204	6735	6735
2205	6359	6359
2206	7444	6348
2207	7040	5955
2208	9120	9120
2209	7000	7000
2210	6642	6642
2211	8438	8438
2212	8462	8462
2213	12266	12266
2214	12197	12197
2215	10236	10236
2216	8129	8129
2217	15249	15249
2218	14071	14071
2219	7689	7689
2220	6779	6779
2221	8024	8024
2222	9945	9945
2223	10037	10037
2224	8535	8535
2225	8866	8866
2226	8736	8736
2227	9085	9085
2228	8477	8477
2229	7253	7253
2230	7335	7335
2231	8220	8220
2232	7156	7156
2233	7247	7247
2234	7223	7223
2235	7801	7801
2236	10627	10627
2237	7197	7197
2238	7003	7003
2239	6640	6640
2240	6654	6654
2241	7270	7270
2242	7374	7374
2243	6969	6969
2244	7328	7328
2245	7494	7494
2246	6458	6458
2247	7688	7688
2248	8046	8046
2249	7279	7279
2250	7132	7132
2251	6867	6867
2252	7131	7131
2253	6913	6913
2254	7505	7505
2255	7939	7939
2256	11278	11278
2257	8319	8319
2258	11226	11226
2259	10373	10373
2260	9637	9637
2261	8489	8489
2262	9555	9555
2263	7436	7436
2264	7536	7536
2265	7912	7912
2266	8244	8244
2267	8037	8037
2268	8008	8008
2269	8175	8175
2270	7913	7913
2271	6872	6872
2272	8532	7550
2273	8235	7261
2274	6960	6960
2275	6862	6862
2276	6954	6954
2277	7007	7007
2278	7100	7100
2279	6925	6925
2280	7351	7351
2281	8607	8607
2282	9146	9146
2283	10427	10427
2284	10503	10503
2285	6957	6957
2286	6289	6289
2287	6683	6683
2288	7730	7730
2289	9689	9689
2290	9960	8870
2291	7877	6810
2292	6397	6397
2293	6634	6634
2294	6676	6676
2295	6621	6621
2296	6636	6636
2297	6696	6696
2298	6788	6788
2299	6879	6879
2300	6762	6762
2301	6318	6318
2302	7439	7439
2303	7348	7348
2304	7342	7342
2305	7316	7316
2306	7360	7360
2307	6957	6957
2308	6711	6711
2309	7000	7000
2310	7232	7232
2311	7216	7216
2312	8313	8313
2313	6570	6570
2314	6960	6960
2315	7578	7578

SINGLE FAMILY LOT AREA		
Lot No.	Gross (SF)	Net (SF)
2316	11583	11583
2317	10737	10737
2318	8857	8857
2319	10909	10909
2320	10317	10317
2321	9432	9432
2322	9372	9372
2323	13058	13058
2324	11698	11698
2325	10023	10023
2326	11148	11148
2327	7519	7519
2328	6744	6744
2329	9517	9517
2330	12930	12930
2331	10092	10092
2332	8569	8569
2333	8830	8830
2334	9013	9013
2335	9229	9229
2336	8966	8966
2337	10617	10617
2338	8954	8954
2339	8219	8219
2340	8327	8327
2341	7859	7859
2342	7651	7651
2343	9292	9292
2344	13191	13191
2345	10892	10892
2346	11030	11030
2347	10996	10996
2348	11299	11299
2349	11360	11360
2350	11172	11172
2351	11272	11272
2352	11179	11179
2353	11515	11515
2354	11678	11678
2355	11642	11642
2356	10538	10538
2357	9730	9730
2358	13215	13215
2359	13063	13063
2360	7292	7292
2361	7264	7264
2362	8196	8196
2363	8730	8730
2364	8046	8046
2365	10106	10106
2366	11846	11846
2367	10683	10683
2368	11002	11002
2369	10895	10895
2370	11293	11293
2371	14796	14796
2372	11055	11055
2373	10866	10866
2374	10809	10809
2375	10227	10227
2376	9447	9447
2377	9763	9763
2378	10800	10800
2379	9652	9652
2380	7083	7083
2381	7169	7169
2382	7218	7218
2383	7468	7468
2384	8601	8601
2385	8733	8733
2386	7520	7520
2387	6886	6886
2388	8234	8234
2389	6300	6300
2390	6374	6374
2391	6657	6657
2392	7113	7113
2393	6861	6861
2394	6047	6047
2395	6413	6413
2396	14551	14551
2397	8201	8201
2398	7192	7192
2399	7532	7532
2400	7001	7001
2401	6911	6911
2402	7451	7451
2403	8582	8582
2404	7722	7722
2405	6922	6922
2406	7176	7176
2407	7251	7251
2408	7375	7375
2409	8635	8635

LOT SUMMARY		
Lot No.	Area(AC)	Lot Use
2410	6.4	MULTIFAMILY
2411	8.6	MULTIFAMILY
2412	8.5	MULTIFAMILY
2413	0.4	DEBRIS BASIN
2414	1.1	DEBRIS BASIN
2415	0.5	DEBRIS BASIN
2416	2.4	DEBRIS BASIN
2417	0.7	DEBRIS BASIN
2418	2.5	DEBRIS BASIN
2419	0.8	DEBRIS BASIN
2420	1.2	DEBRIS BASIN
2421	0.4	DEBRIS BASIN
2422	0.4	DEBRIS BASIN
2423	0.9	DEBRIS BASIN
2424	0.5	DEBRIS BASIN
2425	1.5	DEBRIS BASIN
2426	1.8	WATER QTY BASIN
2427	1.7	WATER QTY BASIN
2428	0.9	WATER QTY BASIN
2429	1.0	WATER QTY BASIN
2430	1.5	WATER QTY BASIN
2431	0.6	WATER QTY BASIN
2432	0.5	WATER QTY BASIN
2433	0.2	WATER QTY BASIN
2434	3.4	EXIST WATER TANK
2435	1.0	EXIST WATER TANK
2436	0.6	PROP. WATER TANK
2437	2.1	HELI. PAD
2438	0.2	SR. REC. AREA
2439	0.2	SR. REC. AREA
2440	1.9	SR. REC. AREA
2441	0.2	SR. REC. AREA
2442	4.0	SR. REC. CTR.
2443	2.0	REC. CTR.
2444	1.6	LINEAR PARK
2445	1.5	LINEAR PARK
2446	0.7	LINEAR PARK
2447	0.7	LINEAR PARK
2448	0.4	LINEAR PARK
2449	0.5	LINEAR PARK
2450	1.0	PRIVATE PARK
2451	0.5	PRIVATE PARK
2452	0.4	PRIVATE PARK
2453	0.6	PRIVATE PARK
2454	1.8	PRIVATE PARK
2455	0.1	PRIVATE PARK
2456	1.1	PRIVATE PARK
2457	0.1	PRIVATE PARK
2458	20.4	O.S.
2459	2.4	O.S.
2460	20.4	O.S.
2461	89.3	O.S.
2462	0.02	O.S.
2463	9.5	O.S.
2464	0.2	O.S.
2465	15.9	O.S.
2466	11.0	O.S.
2467	39.4	O.S.
2468	0.1	O.S.
2469	1.7	O.S.
2470	146.5	O.S.
2471	2.0	O.S.
2472	5.2	O.S.
2473	0.2	O.S.
2474	1.3	O.S.
2475	0.1	O.S.
2476	3.0	O.S.
2477	523.0	O.S.
2478	82.1	O.S.
2479	6.7	O.S.
2480	0.1	O.S.
2481	0.1	O.S.
2482	0.9	O.S.
2483	0.04	O.S.

NOTE:
1. ALL RESIDENTIAL LOT AREAS ARE IN SQUARE FEET; NON-RESIDENTIAL LOT AREAS ARE IN ACRES.
2. GROSS AND NET AREAS ARE THE SAME EXCEPT LOT 1765, 2090, 2091, 2152, 2206, 2207, 2272, 2273, 2290 AND 2291.

PREPARED FOR:
BLC TESORO LLC
C/O IHP CAPITAL PARTNERS
100 BAYVIEW CIRCLE, STE 2000
NEWPORT BEACH, CA 92660
ATTN: JOHN PATTERSON
TEL. 310-864-3330

WATER SYSTEMS
CIVILTEC
188 W. LIME AVE.
MONROVIA, CA 91016
TEL. 626-357-0588

SOILS ENGINEER & GEOLOGIST
RMA GEOSCIENCE,INC
9854 GLEN OAKS BLVD
SUN VALLEY, CA 91352
ATTN: MARK SWIATEK
TEL. 800-762-4396

LAND PLANNING & LANDSCAPING
PLACEWORKS
3 MACARTHUR PLACE STE 1100
SANTA ANA, CA 92707
TEL. 714-966-9220

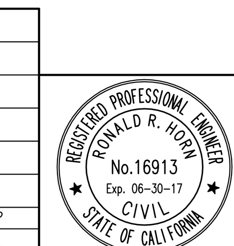
ENVIRONMENTAL
BONTERRA CONSULTING
3452 E. FOOTHILL BLVD.
SUITE 420
PASADENA, CA 91107
TEL. 626-351-2000

CONSULTANT
MARTIN & ASSOC,LLC
3545 CORPORATE
COSTA MESA CA 92626
TEL. 714-641-9022

LEGAL DESCRIPTION
BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGE 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

	DATE	REVISION	BY	APP
6	10-25-16	REVISE PER SUBDIVISION COMMITTEE MEETING DATED 6-2-16.		
5	4-19-16	REVISE PER SUBDIVISION COMMITTEE MEETING DATED 1-28-16.		
4	12-22-15	REVISE MAP TO 795 DU INCLUDING 115 SENIORS, REDUCE GRADING, PROJECT FOOTPRINT AND PORTION OF AREA "A"		
3	9-20-10	CLARIFY STREET NAMES; MODIFY GATE LOC.; REV. TRAIL SYSTEM, ADD LINE OF SIGHT, HELI-SPOT EASEMENT & MISC. REV'S.		
2	2-17-10	SHOW FIRE STATION AS ALTERNATE; ADD MEDIANS; CALL OUT 241 DU'S AS > 1 AC., REDUCE DU'S FROM 714 TO 700. REV. TRAILS SYSTEM.		
1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP, ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV. RELOCATED 18 LOTS FROM AREA C TO AREA B		

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	DWG. NO.	SHEET	OF
AS SHOWN			04/26/2016	5093-023-05E	7	9

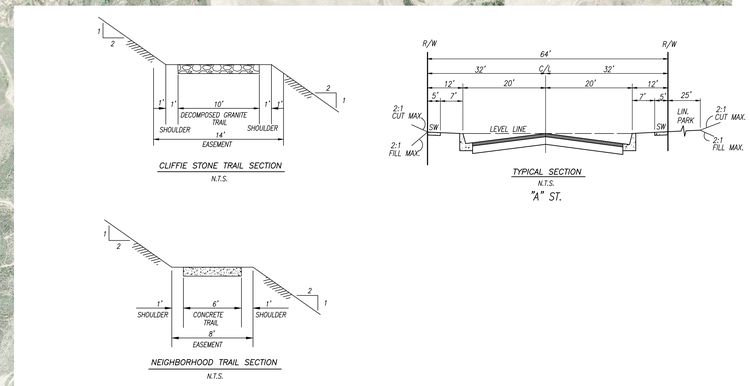


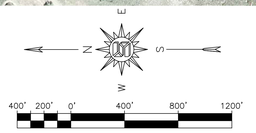
PROJECT ENGINEER DATE

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
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 8
02 NOV 2016





LEGEND:

- PROPOSED COUNTY TRAILS
- PROPOSED NEIGHBORHOOD TRAIL
- PROPOSED OR EXISTING COMMUNITY TRAILS
- GATED ENTRANCE.

NOTE: ANY PORTION OF TRAIL WITHIN THE GRADING FOOTPRINT WILL BE IMPROVED

NOTE: ALL TRAILS ARE SUBJECT TO COUNTY APPROVAL PRIOR TO RECORDATION OF FINAL MAPS

CONCEPTUAL MASTER TRAILS PLAN

6	10-25-16	REVISE PER SUBDIVISION COMMITTEE MEETING DATED 6-2-16.			
5	4-19-16	REVISE PER SUBDIVISION COMMITTEE MEETING DATED 1-28-16.			
4	12-22-15	REVISE MAP TO 795 DU INCLUDING 115 SENIORS, REDUCE GRADING, PROJECT FOOTPRINT AND PORTION OF AREA "A".			
3	9-20-10	CLARIFY STREET NAMES; MODIFY GATE LOC.; REV. TRAIL SYSTEM, ADD LINE OF SIGHT, HELI-SPOT EASEMENT & MISC. REV'S.			
2	2-17-10	SHOW ERF STATION AS ALTERNATE; ADD MEDIANS; CALL OUT 241 DU'S AS > 1 AC., REDUCE DU'S FROM 714 TO 700; REV. TRAILS SYSTEM.			
1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP; ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV. RELOCATED 18 LOTS FROM AREA C TO AREA B			
	DATE	REVISION		BY	APP
SCALE:	CHK'D BY:	APPROVED BY:	DATE:	DWG. NO.	SHEET 8 OF 9
AS SHOWN			04/26/2016	5093-023-05E	

PREPARED FOR:
BLC TESORO LLC
C/O IHP CAPITAL PARTNERS
100 BAYVIEW CIRCLE, STE 2000
NEWPORT BEACH, CA 92660
ATTN: JOHN PATTERSON
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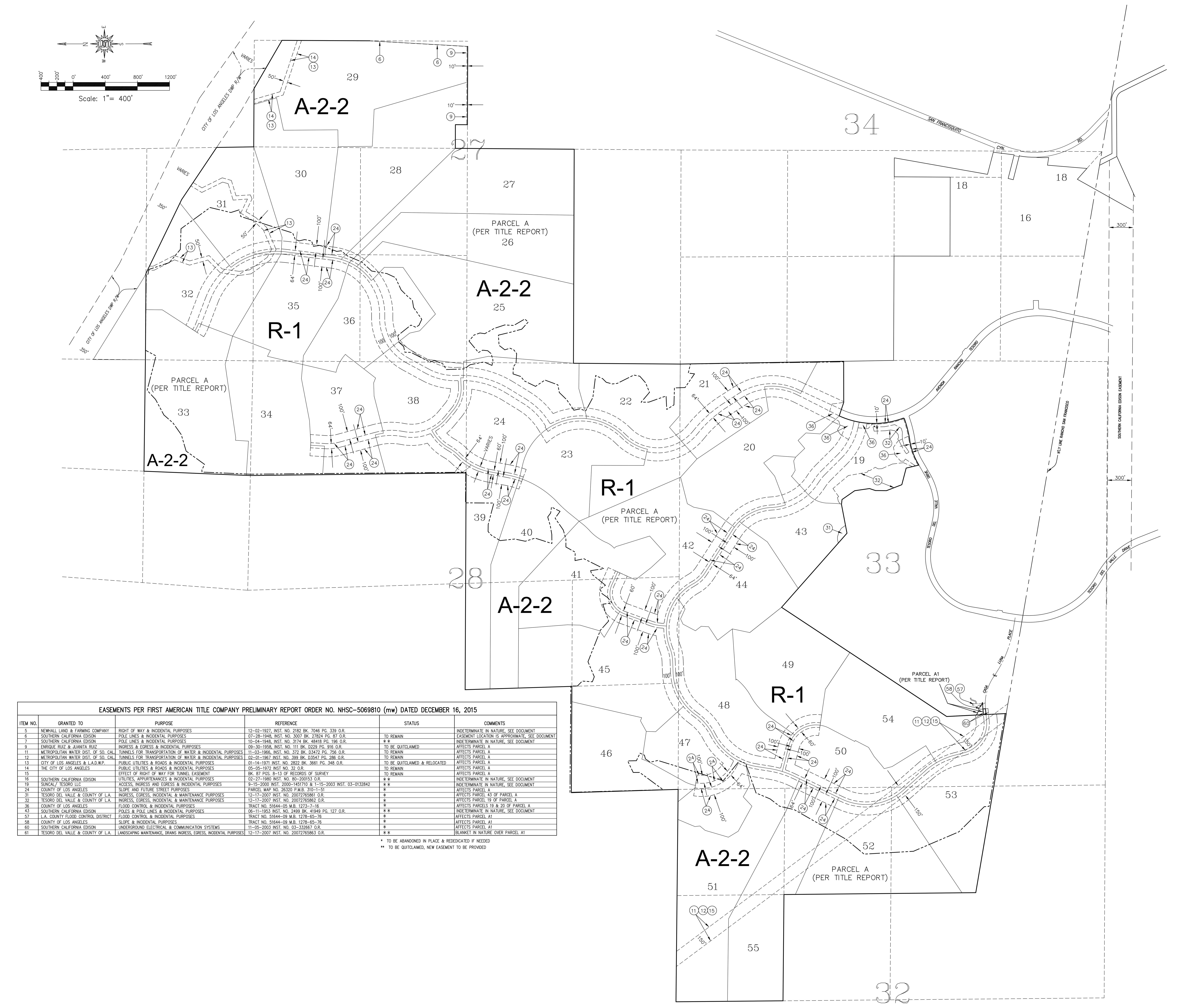
REGISTERED PROFESSIONAL ENGINEER
RONALD R. KORN
No.16913
Exp. 06-30-17
CIVIL
STATE OF CALIFORNIA
PROJECT ENGINEER DATE

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
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 9
02 NOV 2016



A FEE AS TO PARCEL A, AN EASEMENT AS TO PARCEL A1

ASSESSORS PARCEL NUMBERS

3244–160–017 THROUGH 3244–160–025 (LOTS 19, 43, 49, 50 52 THROUGH 54 OF PARCEL A), 3244–161–001 THROUGH 3244–161–023 (LOTS 20 THROUGH 22, 41, 42, 44 THROUGH 48, 51, 55 OF PARCEL A), 3244–162–001 THROUGH 3244–162–006 (LOTS 23 THROUGH 25, 38 THROUGH 40 OF PARCEL A), 3244–163–003 THROUGH 3244–163–007 (LOTS 26 THROUGH 30 OF PARCEL A), 3244–164–001 THROUGH 3244–164–009 (LOTS 31 THROUGH 37 OF PARCEL A)

PARCEL A1:

EASEMENTS FOR GRADING, SLOPE, DRAINAGE, LANDSCAPING, PUBLIC AND PRIVATE UTILITIES, MAINTENANCE, INGRESS, EGRESS AND INCIDENTAL PURPOSES PER THOSE DOCUMENTS ENTITLED "EASEMENT AGREEMENT" RECORDED NOVEMBER 07, 2011 AS INSTRUMENT NO. 20111507786 AND "GRANT OF EASEMENT" RECORDED DECEMBER 15, 2011 AS INSTRUMENT NO. 20111701958, BOTH OF OFFICIAL RECORDS.

THE FOLLOWING ITEMS PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. NHSC–5069810 (mw) DATED DECEMBER 16, 2015 (NOT PLOTTED)

ITEM 1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2015–2016, A LIEN DUE OR PAYABLE.

ITEM 2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE; AS A RESULT OF TRANSFER TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGE OF OWNERSHIP OR NEW CONSTRUCTION OCCURRING AFTER DATE OF THE TITLE POLICY.

ITEM 3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

ITEM 4. THE INTEREST OF THE UNITED STATES OF AMERICA AS RESERVED IN VARIOUS PATENTS RECORDED SEPTEMBER 02, 1915 AS INSTRUMENT NO. 103 IN BOOK 13 PAGE 180 OF PATENTS; AND APRIL 30, 1924 AS INSTRUMENT NO. 1110 IN BOOK 3007, PAGE 386; JULY 29, 1925 AS INSTRUMENT NO. 1502, IN BOOK 3944, PAGE 400; DECEMBER 28, 1925 AS INSTRUMENT NO. 701 IN BOOK 4551 PAGE 64; JUNE 08, 1926, INSTRUMENT NO. 1190 IN BOOK 6239, PAGE 42; DECEMBER 27, 1926 AS INSTRUMENT NO. 695, IN BOOK 6156, PAGE 125; DECEMBER 02, 1943 AS INSTRUMENT NO. 803, IN BOOK 20468, PAGE 166 ALL OF OFFICIAL RECORDS.

ITEM 8. THE FACT THAT A TRAVELED ROADWAY EXISTS OVER PORTIONS OF SAID LAND, THE CENTERLINE OF A PORTION OF SAID ROADWAY BEING THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO EDWARD LIPPUS, ET UX., RECORDED JULY 12, 1950 AS INSTRUMENT NO. 1271 IN BOOK 33652, PAGE 65 OF OFFICIAL RECORDS.

ITEM 10. THE EFFECT OF A DEED WHICH RESERVES AN UNDIVIDED QUARTER OF ANY LESSOR'S ROYALTY, RENT, INCOME OR BONUSES THAT MAY BE PAYABLE UNDER OR DERIVED FROM ANY MINERAL, OIL AND/OR GAS LEASE THAT MAY HEREAFTER BE EXECUTED ON SAID LAND AS RESERVED BY R. COWPAR SOUNDERS, A MARRIED MAN, AS HIS SEPARATE PROPERTY, RECORDED JUNE 03, 1960 IN BOOK D865, PAGE 72 OF OFFICIAL RECORDS.

ITEM 18. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SCHOOL FACILITIES FUNDING AGREEMENT" RECORDED JUNE 30, 1997 AS INSTRUMENT NO. 97–971612 OF OFFICIAL RECORDS.

ITEM 19. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM MONTALVO PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS GRANTOR, TO SUNCAL/TESORO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 2000–1451710 OF OFFICIAL RECORDS.

NOTE: AN EASEMENT FOR ACCESS, INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE ABOVE DOCUMENT IS INDETERMINATE IN NATURE.

ITEM 20. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT OF DEVELOPMENT, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 2000–1451711 OF OFFICIAL RECORDS.

DOCUMENTS DECLARING MODIFICATION THEREOF RECORDED JANUARY 15, 2003 AS INSTRUMENT NO. 03–0132842 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL ASSIGNMENT OF AGREEMENT OF DEVELOPMENT OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED SEPTEMBER 10, 2003 AS INSTRUMENT NO. 03–2645300 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL ASSIGNMENT OF DEVELOPMENT AGREEMENT" RECORDED SEPTEMBER 10, 2003 AS INSTRUMENT NO. 03–2645303 OF OFFICIAL RECORDS.

NOTE: EASEMENTS PER SAID DOCUMENT ARE INDETERMINATE IN NATURE.

ITEM 23. RECITALS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 26320, WHICH AMONG OTHER THINGS RECITES:

THE OFFER FOR PUBLIC USE FOR STREET PURPOSES THE CERTAIN STRIPS OF LAND DESIGNATED AS "FUTURE STREET" ON THIS MAP RESERVING TO OURSELVES ALL ORDINARY USES OF SAID LAND EXCEPT THE ERECTION OR CONSTRUCTION OF ANY STRUCTURE NOT ORDINARILY PLACED IN PUBLIC STREETS UNTIL SUCH TIME AS SAID STREET IS OPENED FOR PUBLIC USE. WE DO HEREBY, AND FOR OUR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY AGREE THAT ALL FUTURE STREETS SHOWN ON THIS MAP WILL ACCEPT DRAINAGE WATER DISCHARGED FROM ANY ADJOINING STREET, WHETHER IT BE A PUBLIC STREET OR PRIVATE AND FUTURE STREET, AND FURTHER AGREE THAT THE COUNTY OF LOS ANGELES IS HEREBY HELD FREE AND CLEAR OF ANY CLAIMS OR DAMAGE ARISING FROM SAID DRAINAGE.

FURTHER DIVISION OF THIS PROPERTY TO LOT/PARCEL SIZES BELOW TWENTY ACRES WILL REQUIRE STANDARD IMPROVEMENTS BE COMPLETED AS A CONDITION OF APPROVAL. THE IMPROVEMENTS WILL INCLUDE, BUT NOT BE LIMITED TO, PROVIDING ACCESS, INSTALLATION OF WATER MAINS, APPURTENANCES AND FIRE HYDRANTS AND CONFORMANCE TO LOS ANGELES COUNTY DEVELOPMENT STANDARDS.

ITEM 25. RECITALS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 26230, WHICH AMONG OTHER THINGS RECITES: "WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO RESTRICT THE ERECTION OF BUILDINGS OR OTHER STRUCTURES WITHIN THOSE AREAS DESIGNATED ON THE MAP AS RESTRICTED USE AREAS".

ITEM 26. RECITALS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 26320, WHICH AMONG OTHER THINGS RECITES: "PORTIONS OF PARCELS 21, 22, 24, 25, 26, 27, 28, 29, 30, 31 AND 32 ARE SUBJECT TO GEOLOGICAL HAZARDS"

ITEM 27. RECITALS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 26230, WHICH AMONG OTHER THINGS RECITES:

"FURTHER DIVISION AND/OR DEVELOPMENT OF THIS PROPERTY WILL REQUIRE TRAIL DEDICATION FOR CLIFFE STONE CONNECTOR TRAIL IN ALL PARCELS IN ACCORDANCE WITH TENTATIVE TRACT NO. 51644 (CASE NO. 92–074(5)). APPROXIMATE LOCATIONS AND WIDTHS ARE SHOWN ON SAID TENTATIVE MAP. FINAL LOCATION OF SAID TRAIL SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING DIVISION, DEPARTMENT OF PARKS AND RECREATION, COUNTY OF LOS ANGELES".

ITEM 28. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED DECEMBER 09, 2002 AS INSTRUMENT NO. 02–3005941 OF OFFICIAL RECORDS.

THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

ITEM 29. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN DOCUMENT RECORDED MAY 29, 2003 AS INST. NO. 03–1519803, OFFICIAL RECORDS.

DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED MARCH 7, 2014 AS INSTRUMENT NO. 20140234917 OF OFFICIAL RECORDS.

NOTE: EASEMENT IN SAID DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 30. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "FUEL MODIFICATION COVENANT AND AGREEMENT" RECORDED MARCH 10, 2005 AS INSTRUMENT NO. 050559264 OF OFFICIAL RECORDS.

ITEM 56. RECITALS AS SHOWN ON THE MAP OF TRACT 51644–09, WHICH AMONG OTHER THINGS RECITES:

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF CASA LUNA PLACE AND TESORO DEL VALLE DRIVE WITHIN OR ADJACENT TO THIS SUBDIVISION REMAIN PUBLIC STREETS, WE HEREBY ABANDON ALL RIGHTS OF DIRECT VEHICULAR INGRESS AND EGRESS FROM ABUTTING LOTS TO SAID STREETS. IF ANY PORTION OF SAID STREETS WITHIN OR ADJACENT TO THIS SUBDIVISION ARE VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BUILDINGS OR OTHER STRUCTURES WITHIN LOTS 62 THROUGH 66, INCLUSIVE.

THIS SUBDIVISION IS APPROVED AS A RESIDENTIAL PLANNED DEVELOPMENT PROJECT WHEREBY THE COMMON AREAS WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF THE INDIVIDUAL LOTS. LOTS 62 THROUGH 66, INCLUSIVE, ARE COMMON LOTS. MEMBERSHIP IN THE HOMEOWNERS ASSOCIATION IS IN SEPARABLE FROM THE OWNERSHIP ON THE INDIVIDUAL LOTS.

PORTIONS OF LOTS 63, 64, 65 AND 66 WITHIN OR ADJACENT TO THE NATURAL DRAINAGE COURSES ARE SUBJECT TO FLOOD HAZARD.

AFFECTS PARCEL A1.

ITEM 59. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED MAY 29, 2003 AS INSTRUMENT NO. 03–1519803 OF OFFICIAL RECORDS.

A DECLARATION OF ANNEXATION RECORDED FEBRUARY 9, 2004 AS INSTRUMENT NO. 04–284951 OF OFFICIAL RECORDS.

DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED MARCH 07, 2014 AS INSTRUMENT NO. 20140234917 OF OFFICIAL RECORDS.
AFFECTS PARCEL A1.

ITEM 62. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED SEPTEMBER 28, 2015 AS INSTRUMENT NO. 20151199429 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION AGREEMENT" RECORDED SEPTEMBER 29, 2015 AS INSTRUMENT NO. 20151208023 OF OFFICIAL RECORDS.

ITEM 63. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $31,000,000.00 RECORDED SEPTEMBER 29, 2015 AS INSTRUMENT NO. 20151208022 OF OFFICIAL RECORDS. TRUSTOR: BLC TESORO LLC, A DELAWARE LIMITED LIABILITY COMPANY – TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION – BENEFICIARY: MONTALVO PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ITEM 64. A FINANCING STATEMENT RECORDED SEPTEMBER 29, 2015 AS INSTRUMENT NO. 20151208025 OF OFFICIAL RECORDS. DEBTOR: BLC TESORO LLC – SECURED PARTY: MONTALVO PROPERTIES LLC

EASEMENTS PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. NHSC–5069810 (mw) DATED DECEMBER 16, 2015

ITEM NO.	GRANTED TO	PURPOSE	REFERENCE	STATUS	COMMENTS
5	NEWHALL LAND & FARMING COMPANY	RIGHT OF WAY & INCIDENTAL PURPOSES	12–02–1927, INST. NO. 2182 BK. 7046 PG. 339 O.R.		INDETERMINATE IN NATURE, SEE DOCUMENT
6	SOUTHERN CALIFORNIA EDISON	POLE LINES & INCIDENTAL PURPOSES	07–28–1948, INST. NO. 3007 BK. 27824 PG. 87 O.R.	TO REMAIN	EASEMENT LOCATION IS APPROXIMATE, SEE DOCUMENT
7	SOUTHERN CALIFORNIA EDISON	POLE LINES & INCIDENTAL PURPOSES	10–04–1948, INST. NO. 3174 BK. 48418 PG. 196 O.R.	**	INDETERMINATE IN NATURE, SEE DOCUMENT
9	ENRIQUE RUIZ & JUANITA RUIZ	INGRESS & EGRESS & INCIDENTAL PURPOSES	09–30–1958, INST. NO. 111 BK. D229 PG. 916 O.R.	TO BE QUITCLAIMED	AFFECTS PARCEL A
11	METROPOLITAN WATER DIST. OF SO. CAL.	TUNNELS FOR TRANSPORTATION OF WATER & INCIDENTAL PURPOSES	11–03–1966, INST. NO. 372 BK. D3472 PG. 756 O.R.	TO REMAIN	AFFECTS PARCEL A
12	METROPOLITAN WATER DIST. OF SO. CAL.	TUNNELS FOR TRANSPORTATION OF WATER & INCIDENTAL PURPOSES	02–01–1967 INST. NO. 399 BK. D3547 PG. 286 O.R.	TO REMAIN	AFFECTS PARCEL A
13	CITY OF LOS ANGELES & L.A.D.W.P.	PUBLIC UTILITIES & ROADS & INCIDENTAL PURPOSES	01–14–1971 INST. NO. 2822 BK. 3661 PG. 348 O.R.	TO BE QUITCLAIMED & RELOCATED	AFFECTS PARCEL A
14	THE CITY OF LOS ANGELES	PUBLIC UTILITIES & ROADS & INCIDENTAL PURPOSES	05–05–1972 INST NO. 32 O.R.	TO REMAIN	AFFECTS PARCEL A
15		EFFECT OF RIGHT OF WAY FOR TUNNEL EASEMENT	BK. 87 PGS. 8–13 OF RECORDS OF SURVEY	TO REMAIN	AFFECTS PARCEL A
16	SOUTHERN CALIFORNIA EDISON	UTILITIES, APPURTENANCES & INCIDENTAL PURPOSES	02–27–1980 INST. NO. 80–200153 O.R.	**	INDETERMINATE IN NATURE, SEE DOCUMENT
19	SUNCAL/ TESORO LLC	ACCESS, INGRESS AND EGRESS & INCIDENTAL PURPOSES	9–15–2000 INST. 2000–1451710 & 1–15–2003 INST. 03–0132842	**	INDETERMINATE IN NATURE, SEE DOCUMENT
24	COUNTY OF LOS ANGELES	SLOPE AND FUTURE STREET PURPOSES	PARCEL MAP NO. 26320 P.M.B. 310–1–51	*	AFFECTS PARCEL A
31	TESORO DEL VALLE & COUNTY OF L.A.	INGRESS, EGRESS, INCIDENTAL & MAINTENANCE PURPOSES	12–17–2007 INST. NO. 20072765861 O.R.	*	AFFECTS PARCEL 43 OF PARCEL A
32	TESORO DEL VALLE & COUNTY OF L.A.	INGRESS, EGRESS, INCIDENTAL & MAINTENANCE PURPOSES	12–17–2007 INST. NO. 20072765862 O.R.	*	AFFECTS PARCEL 19 OF PARCEL A
36	COUNTY OF LOS ANGELES	FLOOD CONTROL & INCIDENTAL PURPOSES	TRACT NO. 51644–05 M.B. 1273–7–16	*	AFFECTS PARCELS 19 & 20 OF PARCEL A
43	SOUTHERN CALIFORNIA EDISON	POLES & POLE LINES & INCIDENTAL PURPOSES	06–11–1953 INST. NO. 2499 BK. 41949 PG. 127 O.R.	**	INDETERMINATE IN NATURE, SEE DOCUMENT
57	L.A. COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL & INCIDENTAL PURPOSES	TRACT NO. 51644–09 M.B. 1278–65–76	*	AFFECTS PARCEL A1
58	COUNTY OF LOS ANGELES	SLOPE & INCIDENTAL PURPOSES	TRACT NO. 51644–09 M.B. 1278–65–76	*	AFFECTS PARCEL A1
60	SOUTHERN CALIFORNIA EDISON	UNDERGROUND ELECTRICAL & COMMUNICATION SYSTEMS	11–05–2003 INST. NO. 03–332667 O.R.	*	AFFECTS PARCEL A1
61	TESORO DEL VALLE & COUNTY OF L.A.	LANDSCAPING MAINTENANCE, DRAINS INGRESS, EGRESS, INCIDENTAL PURPOSES	12–17–2007 INST. NO. 20072765863 O.R.	**	BLANKET IN NATURE OVER PARCEL A1

* TO BE ABANDONED IN PLACE & REDEDICATED IF NEEDED
** TO BE QUITCLAIMED, NEW EASEMENT TO BE PROVIDED

LEGEND:

——— - - ——— - - ——— INDICATES ZONE LINE

EXISTING ZONING DESIGNATIONS:
A–2–2 HEAVY AGRICULTURAL
R–1 SINGLE FAMILY RESIDENTIAL

N.A.P. INDICATES NOT A PART

NOTES:

EASEMENT ITEM NUMBERS SHOWN ON MAP HEREON ARE CIRCLED (24)
QUITCLAIMS TO BE DONE PRIOR TO FINAL MAP RECORDATION.
PARCEL NUMBERS SHOWN IN EASEMENT TABLE AND ON EASEMENT MAP ARE PER SAID TITLE REPORT.

BENCH MARK#L 3598
RDBM TAG IN SE COR ROCK HDWL @ ANGLE PT
17' E/O SAN FRANCISQUITO CYN RD & 0.45 MI N/O
SHAWNEE CT (TO THE E) @ MI MKR #17.56
NEWHALL QUAD (2009) ELEV.1293.664

EASEMENT LOCATION MAP

6	10–25–16	UPDATE EASEMENT STATUS
5	12–30–15	UPDATE EASEMENTS PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. NHSC–5069810 (mw) DATED DECEMBER 16, 2015
4	12–10–15	UPDATE EASEMENTS PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. OSA–4717204 (mw) AMENDED 8–27–15.
3	9–20–10	CLARIFY STREET NAMES; MODIFY GATE LOC.; REV. TRAIL SYSTEM, ADD LINE OF SIGHT, HELI–SPOT EASEMENT & MISC. REV'S.
2	2–17–10	SHOW FIRE STATION AS ALTERNATE; ADD MEDIANS; CALL OUT 241 DU'S AS > 1 AC., REDUCE DU'S FROM 714 TO 700. REV. TRAILS SYSTEM.
1	11–04–08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP, ADDED DESILTING BASINS, TERRACE DRAINS & MISC. REV. RELOCATED 18 LOTS FROM AREA C TO AREA B
	DATE	REVISION

SCALE: AS SHOWN | CHK'D BY: | APPROVED BY: | DATE: 04/26/16 | DWG. NO. 5093–023–05E | SHEET 9 OF 9

PREPARED FOR:
BLC TESORO LLC
C/O IHP CAPITAL PARTNERS
100 BAYVIEW CIRCLE, STE 2000
NEWPORT BEACH, CA 92660
ATTN: JOHN PATTERSON
TEL. 310–864–3330

WATER SYSTEMS
CIVILTEC
188 W. LIME AVE.
MONROVIA, CA 91016
TEL. 626–357–0588

SOILS ENGINEER & GEOLOGIST
RMA GEOSYSTEMS
9854 GLENOAKS BLVD.
SUN VALLEY, CA. 92626
ATTN: MARK SWITEK
TEL. 800–762–4396

LAND PLANNING & LANDSCAPING
PLACEWORKS
3 MACARTHUR PLACE STE 1100
COSTA MESA, CA 92626
TEL. 714–966–9220

ENVIRONMENTAL
BONTERRA CONSULTING
3452 E. FOOTHILL BLVD.
SUITE 420
PASADENA, CA 91107
TEL. 626–351–2000

CONSULTANT
MARTIN & ASSOC, LLC
3545 CORPORATE
COSTA MESA CA 92626
TEL. 714–641–9022

LEGAL DESCRIPTION
BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGES 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

REGISTERED PROFESSIONAL ENGINEER RONALD R. HORN No.16913 Exp. 06–30–17 CIVIL STATE OF CALIFORNIA
PROJECT ENGINEER DATE

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

VESTING TENTATIVE TRACT NO 51644-1

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

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Plotted: 11/12/15 11:15:07 by Bill