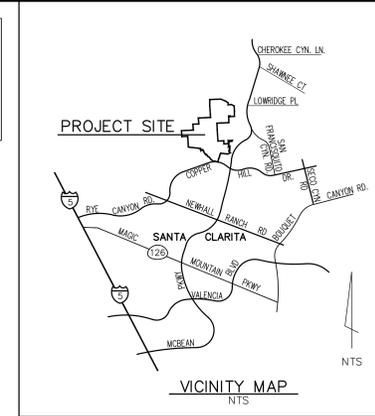


TO SEE A DETAILED LAYOUT OF THE PREVIOUSLY APPROVED MAPS, SEE THE MAPS THAT ARE ON FILE WITH SUBDIVISION SECTION OF LOS ANGELES COUNTY DEPT. OF REGIONAL PLANNING.

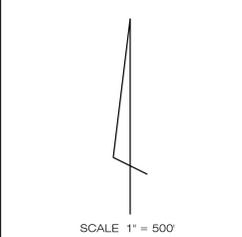
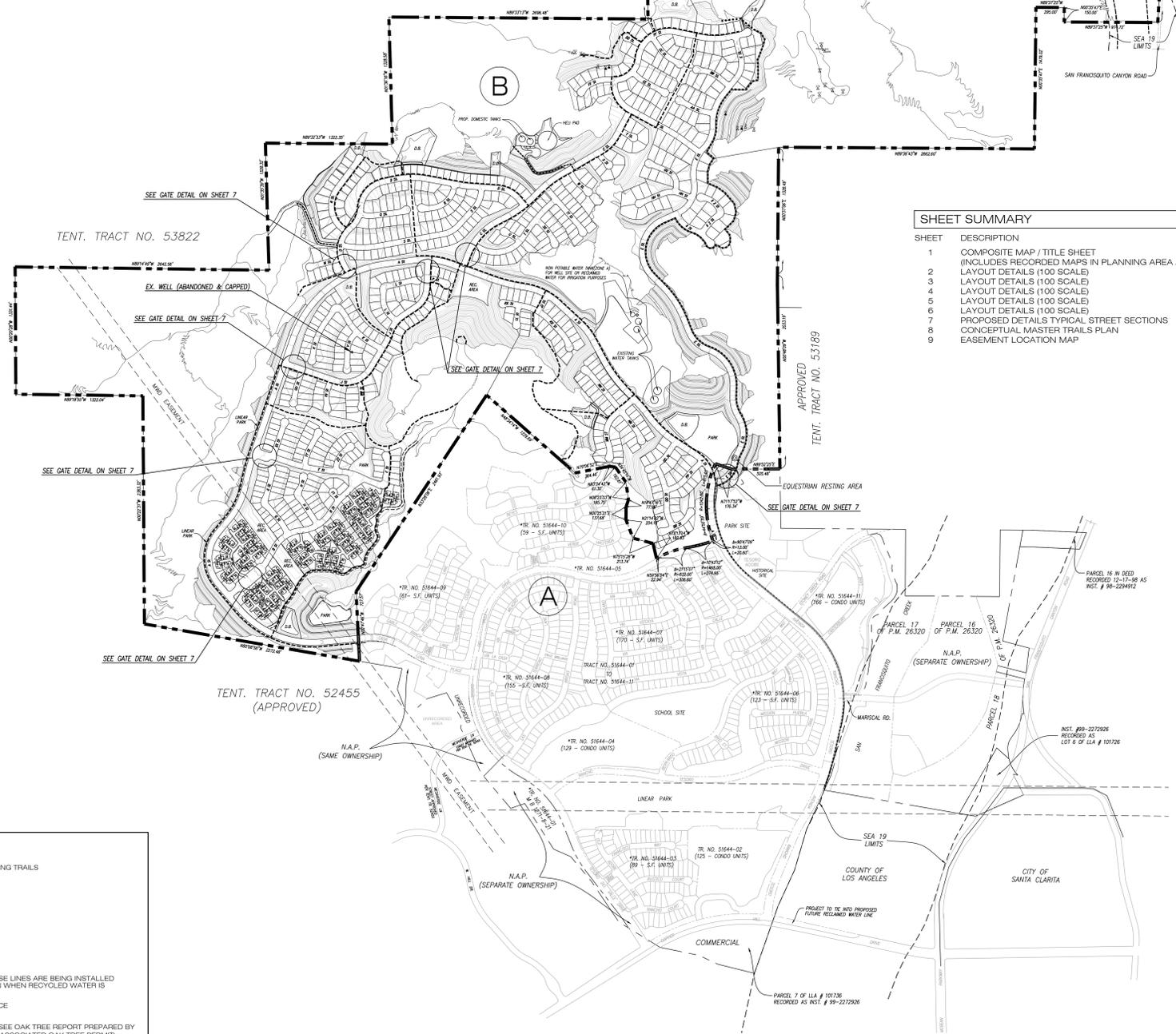


LOT SUMMARY	
ESTATE LOTS	46
EXECUTIVE LOTS	99
RESIDENTIAL S.F. LOTS	432
SENIOR LOTS (S.F.)	103
SENIOR LOTS (VILLAS)	115
RESIDENTIAL (LOTS 1716 TO 2510)	795
STREET LOTS	4
PARK LOTS	4
LINEAR PARK LOTS	2
RECREATION LOTS	3
WATER TANK LOTS (1 PROP., 2 EX.)	3
HELI LOT	1
BASIN LOTS	9
PASEO LOTS	4
OPEN SPACE LOTS	18
TOTAL UNIT	842

PROJECT SUMMARY	
TOTAL LOT AREA:	1795 ± acres
REVISED AREA:	1263.0 ± acres PLANNING AREA B
TOTAL REMAINING DWELLING UNITS:	795 RESIDENTIAL UNITS (INCL. 115 SENIOR'S UNITS)
TOTAL NO. OF LOTS:	842
DENSITY:	±1.04 du/ac (1872 DU / 1795 AC)
PROPOSED AND EXISTING ZONING:	R-1, A-2-2
PROPOSED AND EXISTING LAND USE:	RL5, H-2
GRADING:	CUT 9.8 MILLION CY, FILL 9.8 MILLION CY (BALANCED ON SITE)
OPEN SPACE:	TOTAL AREA IN AREA B IS 1263.0 AC
ASSESSOR'S MAPS:	APN # 3244-30-3 & 27, 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.

- NOTE**
- PERMISSION IS REQUESTED TO CREATE ADDITIONAL OPEN SPACE LOTS.
 - ALL STREET LANDINGS ARE 3% OR LESS EXCEPT WHERE REQUESTED.
 - PREVIOUS CASES ARE CUP 92-074, ZC 92-074 AND GPA 92-074 AND ARE STILL IN EFFECT.
 - 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 EXCLUDES THE ADDITIONAL SENIOR UNITS WHICH ARE PERMITTED PER 22.52:1830
 - A DENSITY CONTROLLED CUP HAS BEEN FILED CONCURRENTLY TO INCREASE THE NUMBER OF UNITS IN PLANNING AREA B.
 - PERMISSION IS REQUESTED FOR PRIVATE AND FUTURE STREETS IN PLANNING AREA B.
 - PERMISSION IS REQUESTED TO HAVE THE ABILITY TO HAVE A SECOND UNIT (GRANNY FLAT) ON ALL UNBUILT LOTS IN ALL PLANNING AREAS.
 - INDIVIDUAL RESIDENTIAL LOTS WHICH HAVE O/S AREA, WILL HAVE AN EASEMENT GRANTED TO THE HOA FOR BUILDING RESTRICTIONS, MAINTENANCE AND OPEN SPACE RIGHTS.
 - AN LAD WILL BE FORMED FOR PUBLIC R/W FOR COMMON AREA MAINTENANCE AND AN HOA WILL BE FORMED FOR ALL O/S LOTS.
 - ALL NATURAL AND MANUFACTURED TRAILS TO BE DEDICATED TO THE COUNTY OF LOS ANGELES.
 - ALL LOTS TO BE SERVED BY PUBLIC SEWER.
 - PERMISSION IS REQUESTED FOR UNIT PHASING.
 - ALL PUBLIC BASINS TO BE MAINTAINED BY LACFGD.
 - ALL STREETS LOCATED 'BEHIND' THE GATES ARE TO BE PRIVATE AND FUTURE EXCEPT WHERE CALLED OUT.
 - ALL STREET CURB RADIUS ARE 25' OR OTHERWISE STATES IN THE PLAN.
 - ALL NOTES ON PREVIOUSLY APPROVED TENT. MAP WHERE APPLICABLE STILL APPLY (SEE NOTES 14-19, 23 W/ ADDITIONAL LANGUAGE, AND 24-28 ON PREVIOUSLY APPROVED MAP).
 - OIL WELL (TEXACO, INC WAYSIDE CYN. UNIT TRACT B PER 1989 MUNGER MAP) LOCATED ADJACENT TO 'V' STREET HAVE BEEN ABANDONED AND CAPPED PER DEPT. OF OIL AND GAS STANDARDS.
 - ALL PROPOSED WALLS OVER 6' TALL ARE CALLED OUT.

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



LEGEND

	PROPOSED OR EXISTING HIKING TRAILS
	NEIGHBORHOOD TRAILS
	COUNTY TRAILS
	4 MAX. RETAINING WALL
	DAYLIGHT LINE
	WATER
	STORM DRAIN
	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
	TREE NUMBER
	(REMOVED)
	(SAVED)
	BASIN
	REC. AREA

PLANNING AREA SUMMARY / INDEX SHEET				
	AREA A	SHT. NO.	AREA B	SHT. NO.
ESTATE LOTS		(SHT. 1)	46	(SHT. 6)
EXECUTIVE LOTS		(SHT. 6)	99	(SHT. 6)
RESIDENTIAL LOTS	1077	(SHT. 1)	432	(SHT. 2,3,4,5,6)
SENIOR LOTS		(SHT. 2)	218	(SHT. 2)
STREET LOTS			4	(SHT. 2,3,4,5,6)
PARK LOTS			8	(SHT. 2,3,4,5)
COMMON LOTS			-	(SHT. 4)
PROP. TANK LOTS			1	(SHT. 4)
EXIST. TANK LOTS			2	(SHT. 5)
HELI LOT			1	(SHT. 4)
BASIN LOTS		(SHT. 1)	9	(SHT. 2,3,4,5,6)
PASEO LOTS			4	(SHT. 2,3,4,6)
MANUFACTURED OPEN SPACE LOTS			10	(SHT. 2,3,4,5,6)
NATURAL OPEN SPACE LOTS		(SHT. 1)	8	(SHT. 2,3,4,5,6)

LOT HISTORY

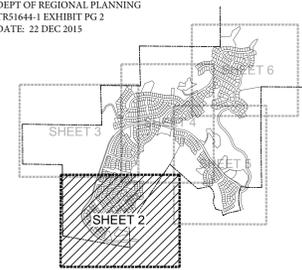
LOTS 1 THRU 714 HAS ALL BEEN RECORDED AS UNITS OF TR. NO. 51644 (AREA A)
 LOTS 715-976 WERE ORIGINAL LOT NO'S. FOR AREA B
 LOTS 977-1710 WERE PREVIOUSLY DELETED PER THE OLD MAP PRIOR TO APPROVAL
 LOTS 1711-1713, 1715 ARE RECORDED LOTS IN AREA A & D. (SEE ORIGINAL TRACT MAP)
 THE FOLLOWING OLD NUMBERS WERE NOT RECORDED, THEY ARE: 680,682,702,703, 863 & 1714.
 FOUR ESTATE LOTS HAVE BEEN PREVIOUSLY APPROVED AND NO CHANGES ARE REQUESTED. THEY ARE LOT 1714 IN PLANNING AREA A, LOT 962 IN PLANNING AREA C AND LOTS 702 & 703 IN PLANNING AREA D.

LOT SIZE MINIMUM	
ESTATE LOTS	46
EXECUTIVE LOTS	99
65' X 100'	140
60' X 100'	124
55' X 100'	74
50' X 100'	94
SUBTOTAL	577
SENIOR S.F. (65' X 100')	103
SENIOR VILLAS	115
SUBTOTAL	218
TOTAL	795

BENCH MARK #3597
 SPK IN GUY-POLE #722280R NR PPOD OF LOWRIDGE PL., 7' RM (24.9 FEET) W/O C.L. SAN FRANCISCO CYN. HD. & 2.7M (8.9 FEET) NO C.L. LOWRIDGE PL. (TO THE EAST) DIRT RD. NEWHALL QUAD (1995)
 ELEV. 1283.662

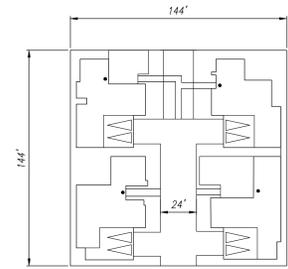
REVISED
AMENDED MAP
REV. EXHIBIT A

PREPARED FOR: BLC TESORO LLC C/O IHP CAPITAL PARTNERS 100 BAYVIEW CIRCLE, STE 2000 NEWPORT BEACH, CA 92660 ATTN: ERIK PFAHLER 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 SWATEK 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.	REVISIONS 4 12-22-15 REVISION MAP TO 705 DU INCLUDING 115 SENIORS, REDUCE GRADING, PROJECT FOOTPRINT AND PORTION OF AREA "A" 3 9-20-10 CLARIFY STREET NAMES, WOODY GATE LOC., REV. TRAIL SYSTEM, ADD LINE OF SIGHT, NEH-SPOT LANSOM & REC. TRYS. 2 2-17-10 SHOW THE STATION AS ALTERNATE, ADD MEDIAN, CALL OUT 241 DU'S AS > 1 AC, REDUCE DU'S FROM 714 TO 705, REV. TRAIL SYSTEM 1 11-04-08 ADD EXISTING WATER TANK LOTS AND RENAMED LOTS PER PHASING MAP; ADD DESIGNS, BENCH, TERRACE DRAINS & WELLS; REV. RELOCATED TO LOTS FROM AREA C TO AREA B	SCALE: AS SHOWN DATE: 12/22/2015 CHK'D BY: APPROVED BY: DATE: 12/22/2015 D.W.C. NO. 5093-023-05E SHEET 1 OF 9 PROJECT NUMBER: 51644			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 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
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KEY MAP SCALE: 1" = 2000'

MATCH LINE SEE SHEET 5



SENIOR VILLAS SCALE: 1" = 50' 4 PLEX



REV. EXHIBIT A

TENT. TRACT NO. 52455 (APPROVED)

*TR. NO. 51644-09 (61-S.F. UNITS)

*TR. NO. 5 (155-S.F.)

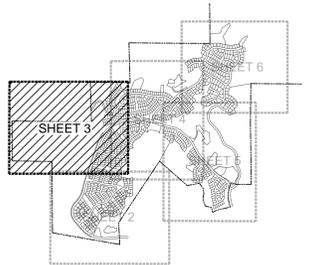
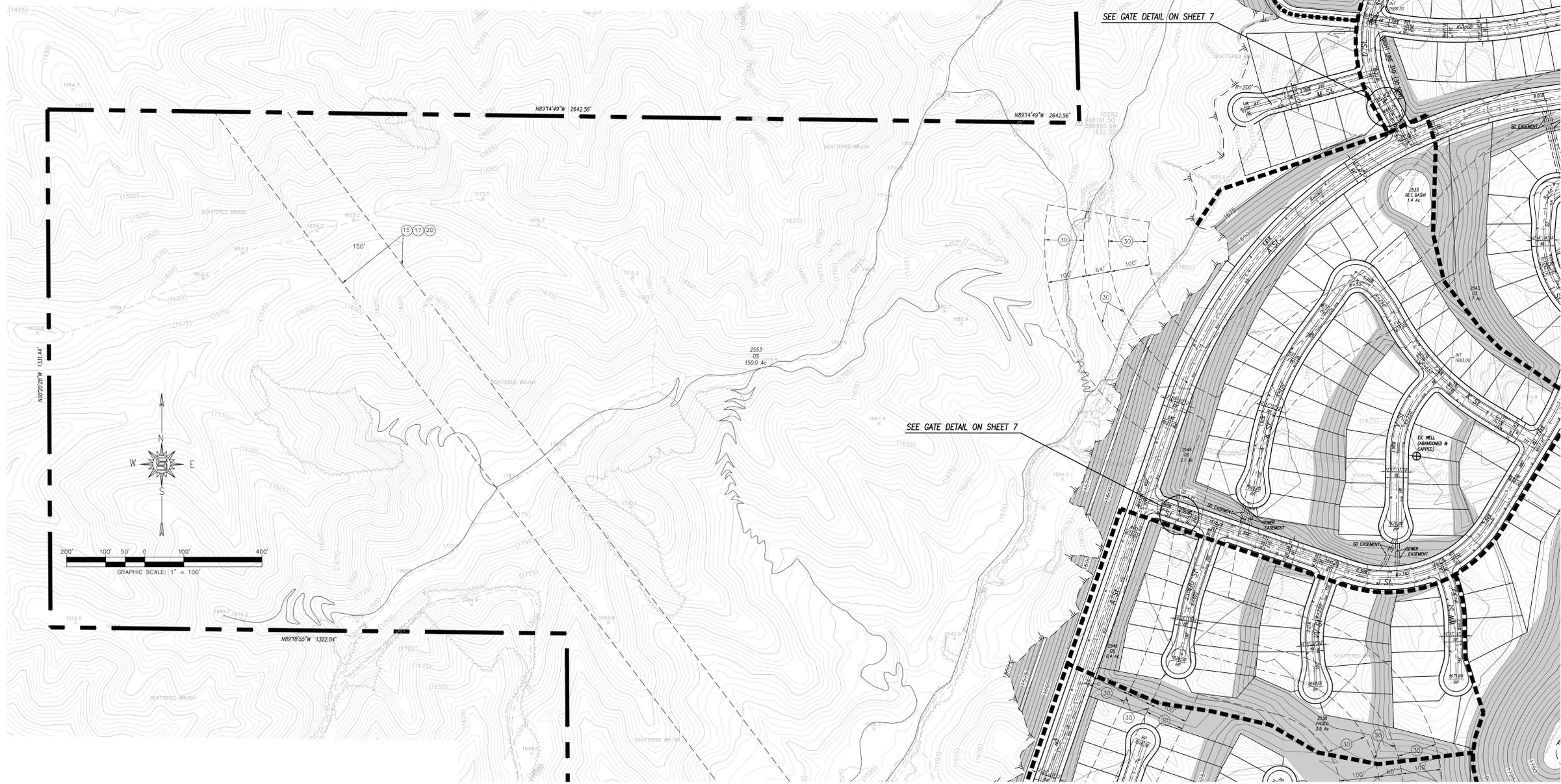
LEGEND

- PROPOSED OR EXISTING HIKING TRAILS
- NEIGHBORHOOD TRAILS
- COUNTY TRAILS
- 4" MAX. RETAINING WALL
- DAYLIGHT LINE
- WATER
- STORM DRAIN
- 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
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- 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)
- (REMOVED)
- (SAVED)

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	NEIGHBORHOOD TRAILS
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	39 (REMOVED)
	4 (SAVED)

TENT. TRACT NO. 53822



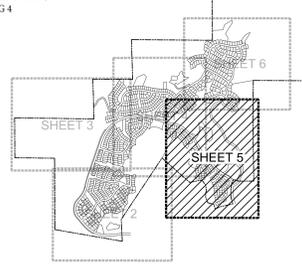
KEY MAP
SCALE: 1" = 2000'

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 2

REV. EXHIBIT A

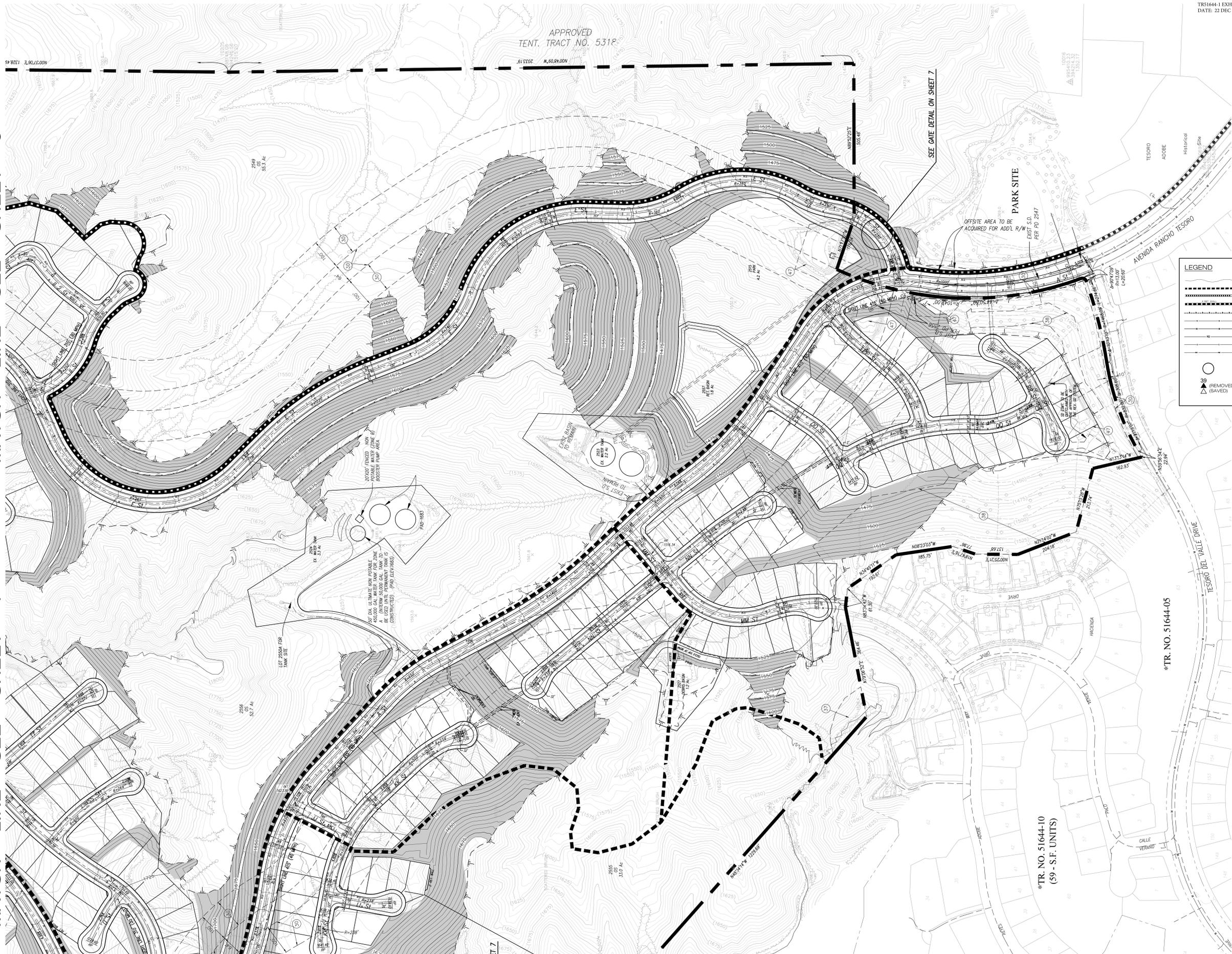
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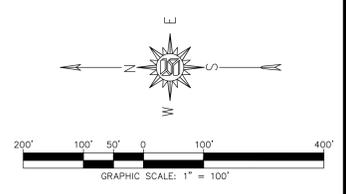
MATCH LINE SEE SHEET 6
MATCH LINE SEE SHEET 4
MATCH LINE SEE SHEET 4
MATCH LINE SEE SHEET 4

APPROVED
TENT. TRACT NO. 531R



LEGEND

- PROPOSED OR EXISTING HIKING TRAILS
- NEIGHBORHOOD TRAILS
- COUNTY TRAILS
- 4' MAX. RETAINING WALL
- DAYLIGHT LINE
- WATER
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- (REMOVED)
- (SAVED)



MATCH LINE SEE SHEET 4

<p>PREPARED FOR: BLC TESORO LLC C/O IHP CAPITAL PARTNERS 100 BAYVIEW CIRCLE, STE 2000 NEWPORT BEACH, CA 92660 ATTN: ERIK PFAHLER TEL. 310-864-3330</p>	<p>WATER SYSTEMS CIVILTEC 188 W. LIME AVE. MONROVIA, CA 91016 TEL. 626-357-0588</p>	<p>SOILS ENGINEER & GEOLOGIST RMA GEOSCIENCE, INC 9854 GLEN OAKS BLVD SUN VALLEY, CA 91352 ATTN: MARK SWATEK TEL. 800-762-4396</p>	<p>LAND PLANNING & LANDSCAPING PLACEWORKS 3 MACARTHUR PLACE STE 1100 SANTA ANA, CA 92707 TEL. 714-966-9220</p>	<p>ENVIRONMENTAL BONTERRA CONSULTING 3452 E. FOOTHILL BLVD. SUITE 420 PASADENA, CA 91107 TEL. 626-351-2000</p>	<p>CONSULTANT MARTIN & ASSOC, LLC 3545 CORPORATE COSTA MESA CA 92626 TEL. 714-641-9022</p>	<p>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.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>4</td> <td>12-22-15</td> <td>REVISE AND TO 75% (0) INCLUDING 115 SENSORS, REDUCE DRAWING, PROJECT FOOTPRINT AND PORTION OF AREA "A"</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>9-20-10</td> <td>CLARIFY STREET NAMES, WOOLLY GATE LOC, REW. TRAIL SYSTEM, ADD LINE OF SIGHT, HELI-SPOT LAYOUT & ASSOCIATED SITES</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>2-17-10</td> <td>SHOW FIRE STATION AS ALTERNATE, ADD MEDIANS, CALL OUT 241 DOTS AS > 1 AC, REDUCE DOTS</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1</td> <td>11-04-08</td> <td>ADDED EXISTING WATER TANK LOTS AND REBANNED LOTS PER PHASING MAP, ADDED DRINKING BARRIERS, TORQUE DRAWING & MORE 160' ALLOCATED TO LOTS FROM AREA C TO AREA B</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>DATE</td> <td>REVISION</td> <td>DATE</td> <td>DWG. NO.</td> <td>SHEET</td> <td>OF</td> <td>APP</td> </tr> <tr> <td></td> <td>CHK'D BY:</td> <td>APPROVED BY:</td> <td>12/22/2015</td> <td>5093-023-05E</td> <td>5</td> <td>9</td> <td></td> </tr> <tr> <td></td> <td>AS SHOWN</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	4	12-22-15	REVISE AND TO 75% (0) INCLUDING 115 SENSORS, REDUCE DRAWING, PROJECT FOOTPRINT AND PORTION OF AREA "A"						3	9-20-10	CLARIFY STREET NAMES, WOOLLY GATE LOC, REW. TRAIL SYSTEM, ADD LINE OF SIGHT, HELI-SPOT LAYOUT & ASSOCIATED SITES						2	2-17-10	SHOW FIRE STATION AS ALTERNATE, ADD MEDIANS, CALL OUT 241 DOTS AS > 1 AC, REDUCE DOTS						1	11-04-08	ADDED EXISTING WATER TANK LOTS AND REBANNED LOTS PER PHASING MAP, ADDED DRINKING BARRIERS, TORQUE DRAWING & MORE 160' ALLOCATED TO LOTS FROM AREA C TO AREA B							DATE	REVISION	DATE	DWG. NO.	SHEET	OF	APP		CHK'D BY:	APPROVED BY:	12/22/2015	5093-023-05E	5	9			AS SHOWN							<p>SCALE: 1" = 100'</p> <p>PROJECT ENGINEER: </p>
4	12-22-15	REVISE AND TO 75% (0) INCLUDING 115 SENSORS, REDUCE DRAWING, PROJECT FOOTPRINT AND PORTION OF AREA "A"																																																														
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	AS SHOWN																																																															

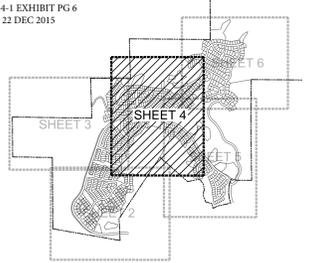
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO 51644
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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

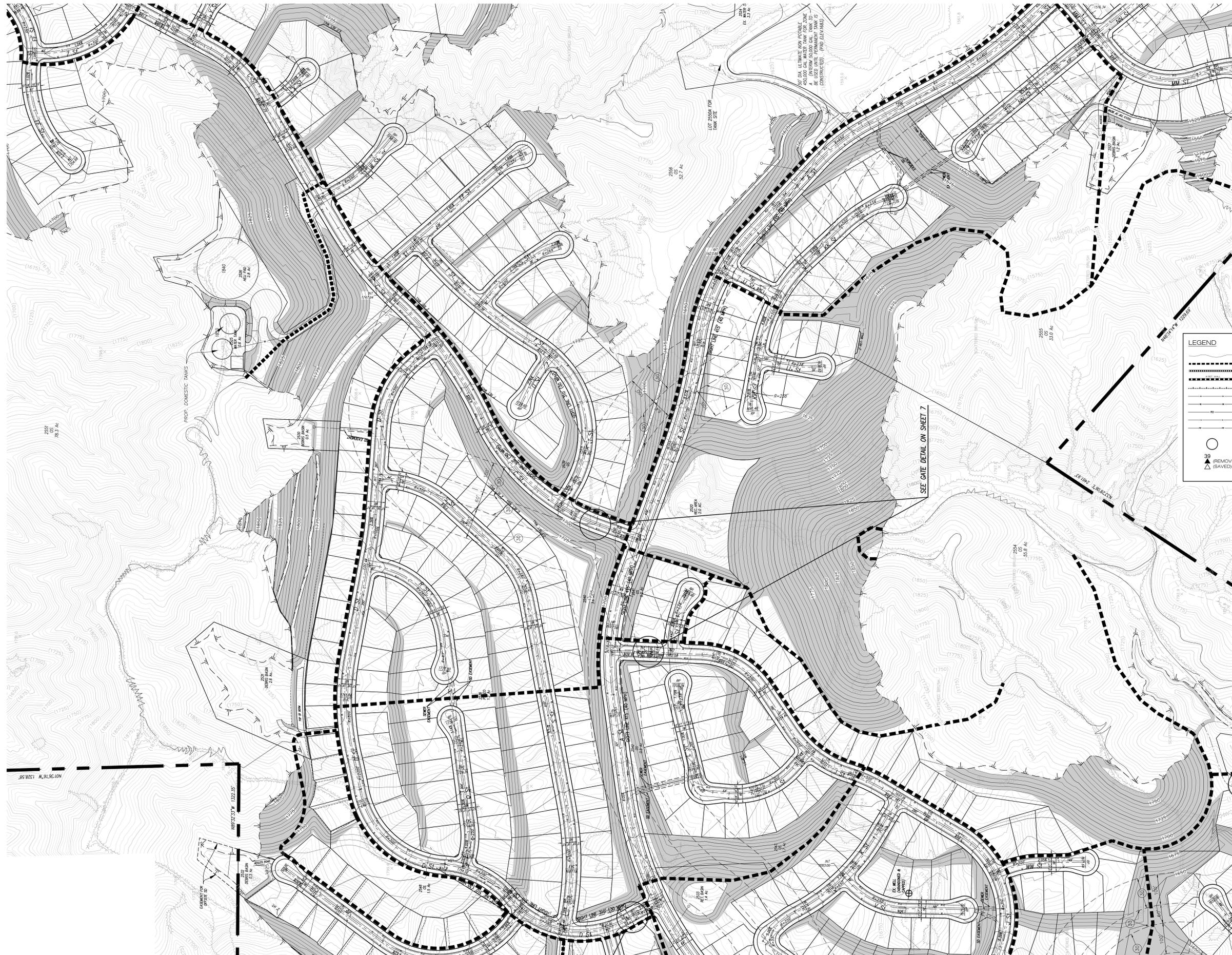
MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 5

RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 EXHIBIT PG 6
DATE: 22 DEC 2015



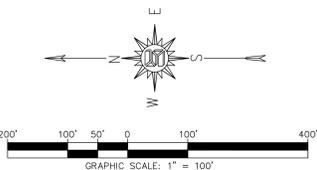
KEY MAP
SCALE: 1" = 2000'



LEGEND

- PROPOSED OR EXISTING HIKING TRAILS
- NEIGHBORHOOD TRAILS
- COUNTY TRAILS
- 4 MAX. RETAINING WALL
- DAYLIGHT LINE
- WATER
- STORM DRAIN
- 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
- TREE NUMBER
- EXISTING COAST LIVE OAK - SEE OAK TREE REPORT PREPARED BY BorTerra DATED 7-8-10 (SEE ASSOCIATED OAK TREE PERMIT). (SEE INDIVIDUAL SHEETS FOR SPECIFIC LOCATIONS).
- 39 (REMOVED)
- (SAVED)

MATCH LINE SEE SHEET 2

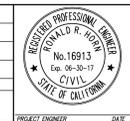


REV. EXHIBIT A

MATCH LINE SEE SHEET 3

PREPARED FOR: BLC TESORO LLC C/O IHP CAPITAL PARTNERS 100 BAYVIEW CIRCLE, STE 2000 NEWPORT BEACH, CA 92660 ATTN: ERIK PFAHLER 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 SWATEK 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
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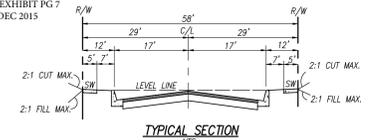
LEGAL DESCRIPTION: BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGE 521 AND 522 OF PATENTS OF LOS ANGELES COUNTY.	4 12-22-15 3 9-20-10 2 2-17-10 1 11-04-08	REVISE AND TO GO TO INCLUDING THE SEWERS, REDUCE DRAWING, PROJECT FOOTPRINT AND PORTION OF AREA 2 CLARIFY STREET NAMES, WORKY GATE LOC, REW. TRAIL SYSTEM, ADD LINE OF SIGHT, REH-SPOT LASHURN & HIGGINS STS SHOW FIRE STATION AS A REFERENCE, ADD MEDIANS, CALL OUT 241 DOTS AS > 1 AC, REDUCE DOTS FROM 10 TO 700 REV. STABLE SYSTEM ADDED EXISTING WATER TANK LOTS AND REARRANGED LOTS PER PHASING MAP ADDED DRAINING BARRIERS, TORRANCE DRAIN & WELLS NOW ALLOCATED TO LOTS FROM AREA C TO AREA B	DATE 12/22/2015	DWG. NO. 5093-023-05E	BY APP 4 9
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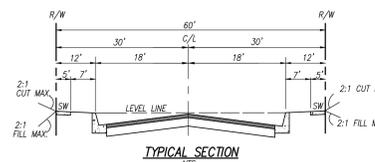
SIKAND
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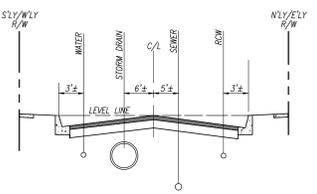
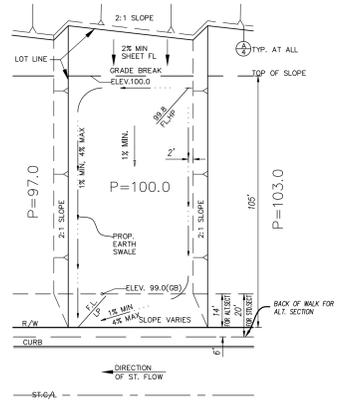
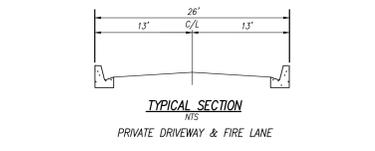
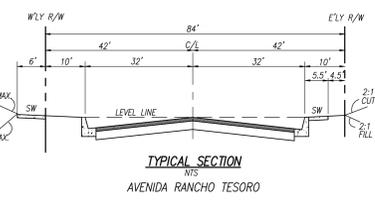
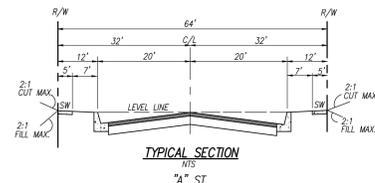
MAJOR LAND DIVISION
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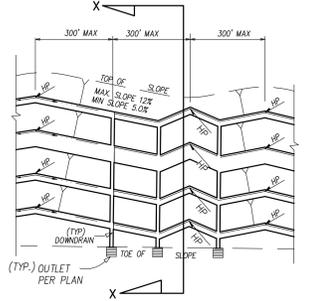
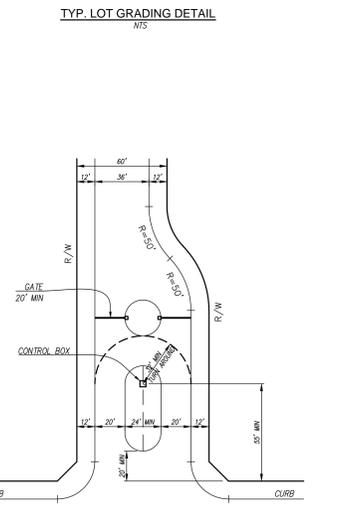
PART OF "F" ST, "F-1" ST, PART OF "G" ST, PART OF "H" ST, PART OF "K" ST, PART OF "L" ST, "M" ST, "P" ST, "O" ST, "R" ST, "U" ST, "V" ST, "W" ST, "X" ST, "Y" ST, "AA" ST, "BB" ST, "CC" ST, "DD" ST, "EE" ST, "GG" ST, PART OF "HH" ST, PART OF "I-2" ST, "LL" ST, "MM" ST, "RR" ST, "SS" ST, PART OF "TT" ST, "UU" ST, "VV" ST, "WW" ST, "XX" ST, "YY" ST & "ZZ" ST.



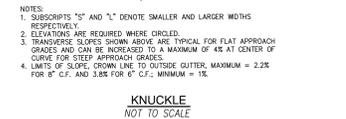
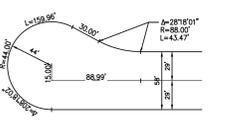
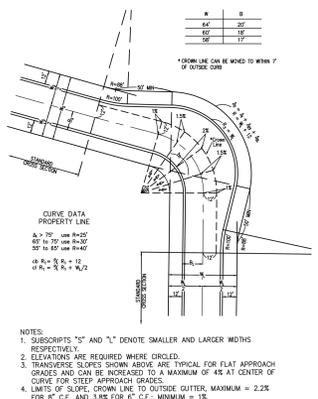
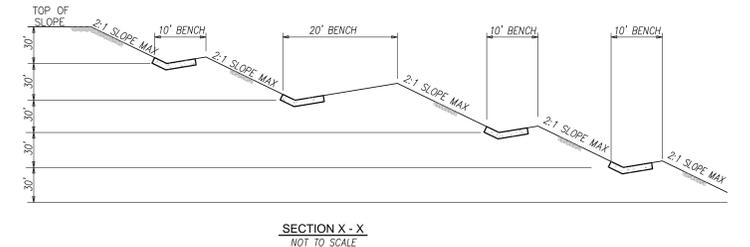
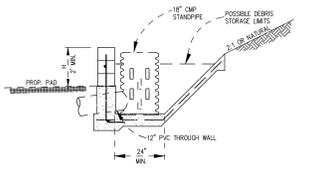
"B" ST, "C" ST, "D" ST, "E" ST, PART OF "F" ST, PART OF "G" ST, PART OF "H" ST, "I" ST, PART OF "K" ST, PART OF "L" ST, "N" ST, "S" ST, "T" ST, "Z" ST, "FF" ST, PART OF "HH" ST, "I" ST, PART OF "I-2" ST, "U" ST, "XK" ST, "OO" ST, "PP" ST, "QQ" ST, PART OF "TT" ST & REYES ADOBE WAY.



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



SLOPES STEEPER THAN 3:1 SHALL BE PROVIDED WITH PAVED DRAINAGE TERRACES AT VERTICAL INTERVALS OF 30 FEET FOR SLOPES OVER 30 FEET HIGH. SUCH TERRACES SHALL HAVE A MINIMUM WIDTH OF 8' (TOTAL HORIZONTAL DISTANCE) AND DEPTH OF 1" AT THE FLOW LINE. FOR SLOPES GREATER THAN 100' IN HEIGHT A 20' WIDE BENCH SHALL BE PROVIDED AT MID HEIGHT AS SHOWN.



PREPARED FOR:
BLC TESORO LLC
C/O IHP CAPITAL PARTNERS
100 BAYMEW CIRCLE, STE 2000
NEWPORT BEACH, CA 92660
ATTN: ERIC PFAHLER
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 SWATEK
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

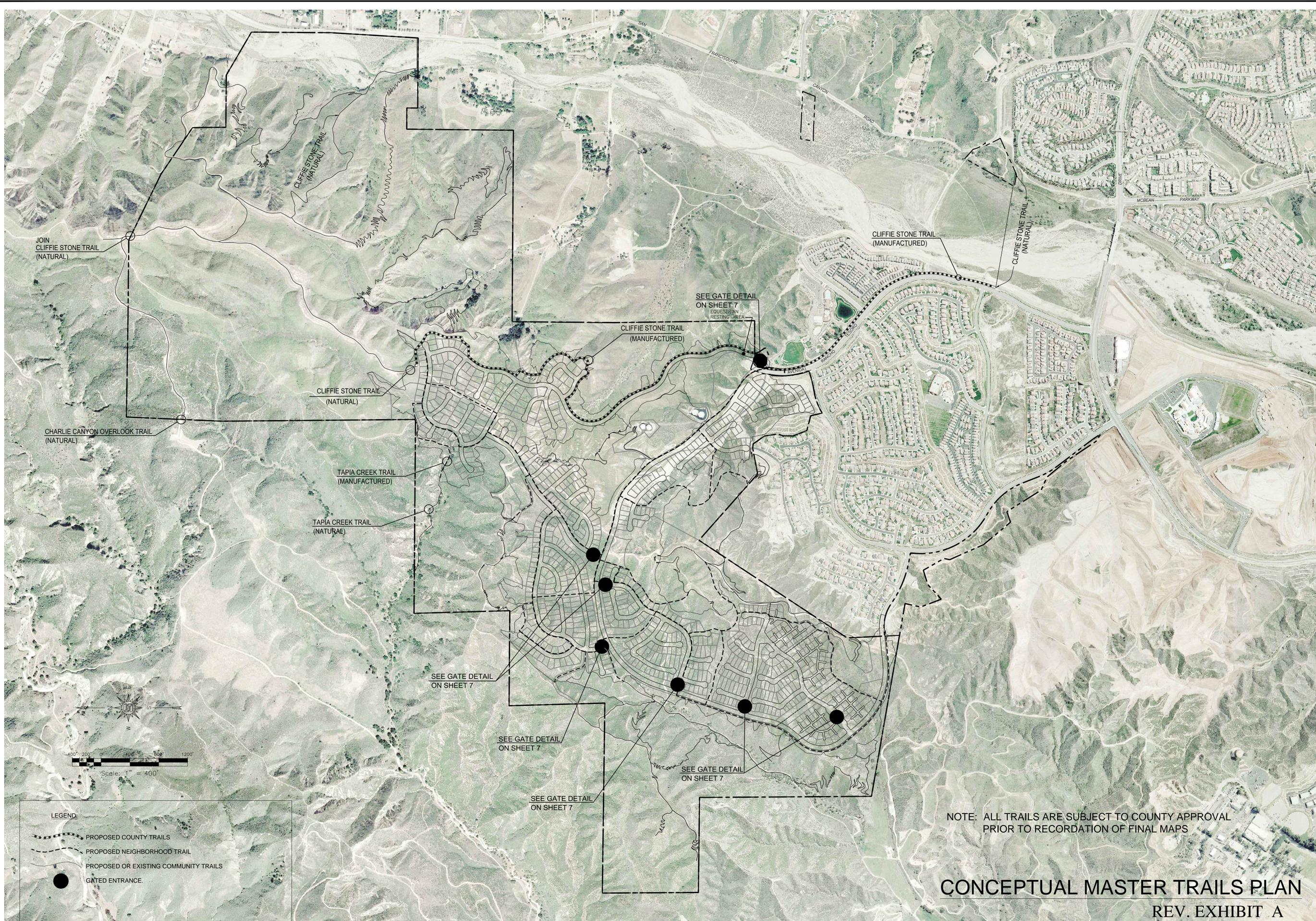
NO.	DATE	REVISION
4	12-22-15	REVISE MAP TO 75% (U) INCLUDING 15% SENSORS, REDUCE GRADING, PROJECT FOOTPRINT AND PORTION OF AREA "A"
3	9-20-10	CLARIFY STREET NAMES, WOODY GATE LOC; REV. TRAIL SYSTEM, ADD LINE OF SIGHT, NEB-SPOT, EXISTING & PROPOSED TRAILS
2	2-17-10	SHOW FIRE STATION AS ALTERNATE, ADD MEDIAN; CALL OUT 241 DOTS AS > 1 AC; REDUCE DOTS FROM 75 TO 700; REV. TRAIL SYSTEM
1	11-04-08	ADD EXISTING WATER TANK LOTS AND RENAMED LOTS PER PLANNING MAP; ADD DESIGN DRAIN, TERRACE DRAIN & WALK; REV. RELOCATED TO LOTS FROM AREA C TO AREA B

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	D.W.C. NO.	SHEET	OF
AS SHOWN			12/22/2015	5093-023-05E	7	9



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



JOIN CLIFFIE STONE TRAIL (NATURAL)

CLIFFIE STONE TRAIL (NATURAL)

CLIFFIE STONE TRAIL (MANUFACTURED)

CLIFFIE STONE TRAIL (NATURAL)

SEE GATE DETAIL ON SHEET 7
SCHOOLWAY RESTING AREA

CLIFFIE STONE TRAIL (MANUFACTURED)

CLIFFIE STONE TRAIL (NATURAL)

CHARLIE CANYON OVERLOOK TRAIL (NATURAL)

TAPIA CREEK TRAIL (MANUFACTURED)

TAPIA CREEK TRAIL (NATURAL)

SEE GATE DETAIL ON SHEET 7

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

CONCEPTUAL MASTER TRAILS PLAN

REV. EXHIBIT A

- LEGEND**
- PROPOSED COUNTY TRAILS
 - PROPOSED NEIGHBORHOOD TRAIL
 - PROPOSED OR EXISTING COMMUNITY TRAILS
 - GATED ENTRANCE

PREPARED FOR:
BLC TESORO LLC
C/O IHP CAPITAL PARTNERS
100 BAYVIEW CIRCLE, STE 2000
NEWPORT BEACH, CA 92660
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CONSULTANT
MARTIN & ASSOC, LLC
3545 CORPORATE
COSTA MESA CA 92626
TEL. 714-641-9022

NO.	DATE	REVISION
4	12-22-15	REVISE MAP TO 70% (0) INCLUDING 115 SIGNERS, REDUCE GRADING, PROJECT FOOTPRINT AND DEPT OF REGIONAL PLANNING 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.
3	9-20-10	REVISE MAP TO 70% (0) INCLUDING 115 SIGNERS, REDUCE GRADING, PROJECT FOOTPRINT AND DEPT OF REGIONAL PLANNING 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.
2	2-17-10	REVISE MAP TO 70% (0) INCLUDING 115 SIGNERS, REDUCE GRADING, PROJECT FOOTPRINT AND DEPT OF REGIONAL PLANNING 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.
1	11-04-08	ADD EXISTING WATER TRAIL LOTS AND RENEWED LOTS PER PLANNING AND ADD DESIGN BOUNDS, TERRACE GRADINGS & WALKWAY LOCATED TO LOTS FROM AREA C TO AREA B

SCALE: CHK'D BY: APPROVED BY: DATE: 12/22/2015 D.W.C. NO. 5093-023-05E SHEET 8 OF 9 PROJECT NUMBER 048

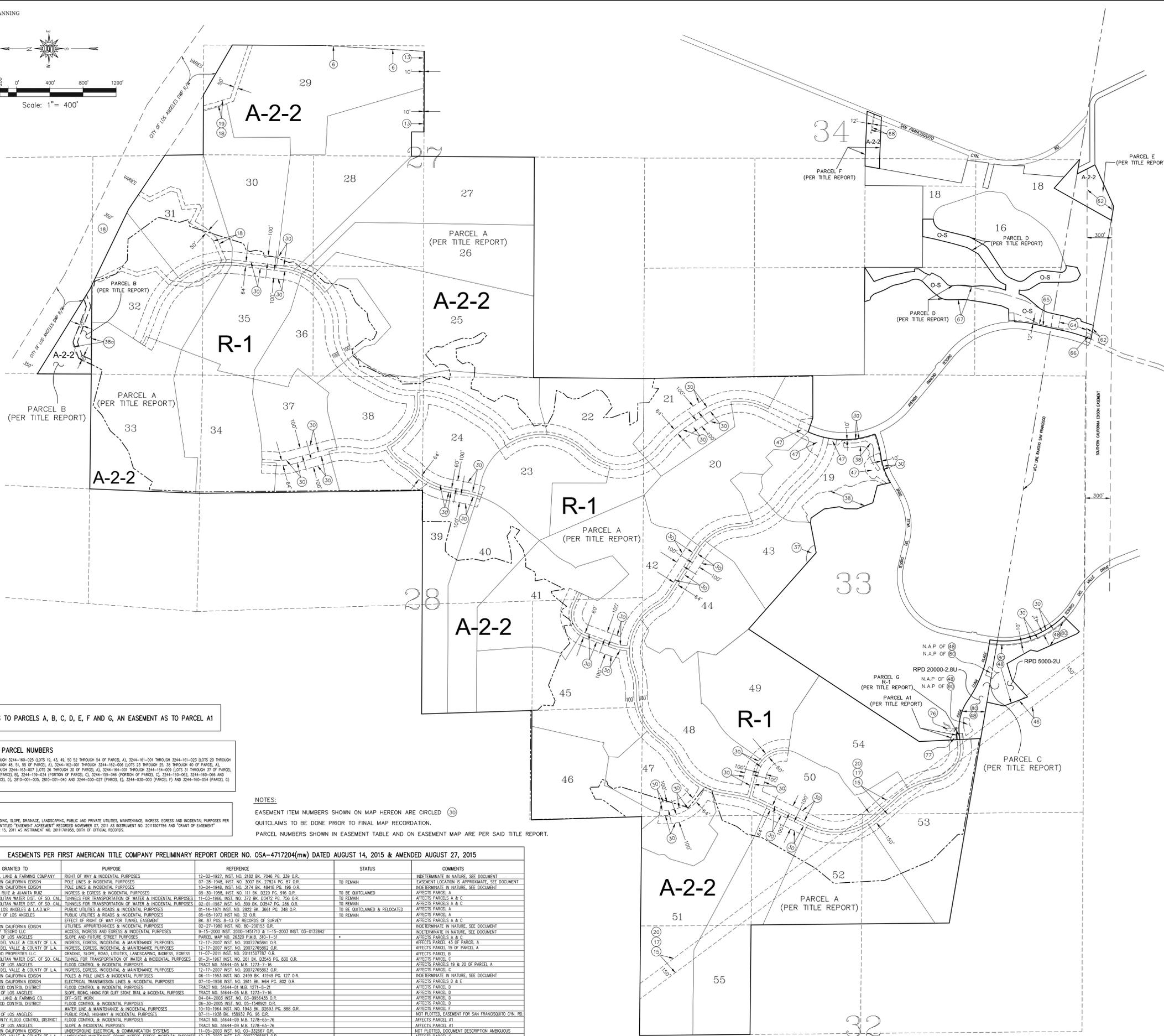
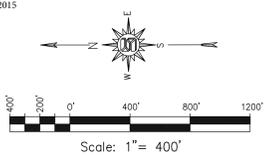


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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO 51644
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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THE FOLLOWING ITEMS PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. OSA-4717204(mw) DATED AUGUST 14, 2015 & AMENDED AUGUST 27, 2015 (NOT PLOTTED)

- 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 RECORDED IN VARIOUS PATENTS RECORDED SEPTEMBER 03, 1915 AS INSTRUMENT NO. 103 IN BOOK 13 PAGE 180 OF PATENTS, AND APRIL 30, 1924 AS INSTRUMENT NO. 1190 IN BOOK 3007, PAGE 386, JULY 29, 1925 AS INSTRUMENT NO. 1502, IN BOOK 3008 PAGE 400, DECEMBER 28, 1925 AS INSTRUMENT NO. 1709 IN BOOK 4033 PAGE 64, JUNE 08, 1926 AS INSTRUMENT NO. 1709 IN BOOK 6228, PAGE 42, DECEMBER 27, 1926 AS INSTRUMENT NO. 676, IN BOOK 6156, PAGE 102, DECEMBER 02, 1943 AS INSTRUMENT NO. 803, IN BOOK 20468, PAGE 166 ALL OF WHICH AFFECT PARCELS A THROUGH E.
- ITEM 5. 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 ROAD DESCRIBED IN THE DEED TO EDWARD LIPPUS ET AL., RECORDED JULY 12, 1900 AS INSTRUMENT NO. 1271 IN BOOK 3562, PAGE 65 OF OFFICIAL RECORDS.
- ITEM 6. 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 RECORDED BY R. CONWAY SOUNDER, A MARRIED MAN, AS HIS SEPARATE PROPERTY, RECORDED JUNE 03, 1960 IN BOOK 5965, PAGE 72 OF OFFICIAL RECORDS, AFFECTS PARCELS A THROUGH E.
- ITEM 7. THE EFFECT OF A DOCUMENT ENTITLED "CONDITIONAL CERTIFICATE OF COMPLIANCE COI-07207", RECORDED FEBRUARY 24, 1992 AS INSTRUMENT NO. 92-29505 OF OFFICIAL RECORDS, AFFECTS PARCELS B, C, D, E AND F.
- ITEM 8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SCHOOL FACILITIES FINANCING AGREEMENT" RECORDED JUNE 30, 1997 AS INSTRUMENT NO. 97-97675 OF OFFICIAL RECORDS, AFFECTS PARCELS B, C, D, E AND F.
- ITEM 9. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM MONTAVIO PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS GRANTEE, TO SANCIAL, TESORO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-032842 OF OFFICIAL RECORDS.
- NOTE: AN EASEMENT FOR ACCESS, EGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE ABOVE DOCUMENT IS INDETERMINATE IN NATURE. DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 15, 2003 AS INSTRUMENT NO. 03-012842 OF OFFICIAL RECORDS.
- ITEM 25. 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. 2000-145171 OF OFFICIAL RECORDS.
- NOTE: EASEMENTS PER SAID DOCUMENT ARE INDETERMINATE IN NATURE.
- DOCUMENTS DECLARING MODIFICATION THEREOF RECORDED JANUARY 15, 2003 AS INSTRUMENT NO. 03-012842 OF OFFICIAL RECORDS.
- ITEM 26. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL ASSIGNMENT OF AGREEMENT OF DEVELOPMENT OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 03-012842 OF OFFICIAL RECORDS.
- NOTE: EASEMENTS PER SAID DOCUMENT ARE INDETERMINATE IN NATURE.
- ITEM 27. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF DECLARATION OF COVENANT BY OFF-SITE PROPERTY OWNER" RECORDED MAY 14, 2002 AS INSTRUMENT NO. 02-0112241 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. AFFECTS PARCELS C.
- ITEM 28. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF DECLARATION OF COVENANT BY OFF-SITE PROPERTY OWNER" RECORDED JULY 18, 2002 AS INSTRUMENT NO. 02-168417 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. AFFECTS PARCELS C.
- ITEM 29. REZONALS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 26320, WHICH AMONG OTHER THINGS REZONES:
- WHEN THE FUTURE STREET IN PARCEL 18 IS ACCEPTED AS A PUBLIC STREET, PARCEL 18 WILL BE SEPARATED FROM PARCEL 18 BY SAID STREET WHICH MUST BE CONVEYED TO THE CITY OF LOS ANGELES WITHOUT ANY FURTHER ACTION OF THE ADVISORY AGENCY.
- THE OFFER FOR PUBLIC USE FOR STREET PURPOSES THE CERTAIN STRIPS OF LAND DESIGNATED AS "VILLAGE STREET" ON THE MAP RESERVING TO OURSELVES ALL OTHER RIGHTS OF SAID LAND EXCEPT THE ERECTION OR CONSTRUCTION OF ANY STRUCTURE NOT PERMITTED BY PUBLIC STREETS AND SUCH THAT AS SAID STREET IS OPENED FOR PUBLIC USE WE DO NOT INTEND, AND FOR OUR WORKS EXECUTING, ADMINISTERING, SUCCEEDING AND ASSIGNS, JOINTLY AND SEVERALLY AGREE THAT ALL FUTURE STREETS SHOWN ON THIS MAP WILL ACCEPT DRAINAGE WATER DISCHARGED FROM ANY ADJOINING AREAS, WHETHER FROM 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/ PARCELS SIZES BELOW TWENTY ACRES WILL REQUIRE STANDARD IMPROVEMENTS TO BE COMPLETED AS A CONDITION OF APPROVAL. THE IMPROVEMENTS WILL INCLUDE, BUT NOT BE LIMITED TO: PROVISIONS ACCESS, INSTALLATION OF WATER MAINS, APPURTENANCES AND FIRE HYDRANTS AND CONFORMANCE TO LOS ANGELES COUNTY DEVELOPMENT STANDARDS.
- ITEM 31. REZONALS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 26320, WHICH AMONG OTHER THINGS REZONES: "WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO RESTRICT THE ERECTION OF BUILDINGS OR OTHER STRUCTURES WITHIN THESE AREAS DESIGNATED ON THE MAP AS RESTRICTED USE AREAS."
- ITEM 32. REZONALS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 26320, WHICH AMONG OTHER THINGS REZONES: "PORTIONS OF PARCELS 21, 22, 24, 25, 26, 27, 28, 29, 30, 31 AND 32 ARE SUBJECT TO GEOLOGICAL HAZARDS"
- ITEM 33. REZONALS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 26320, WHICH AMONG OTHER THINGS REZONES:
- "FURTHER DIVISION AND/OR DEVELOPMENT OF THIS PROPERTY WILL REQUIRE TRAIL DEDICATION FOR CLIFFE STREET CONNECTOR TRAIL IN ALL PARCELS IN ACCORDANCE WITH TRAIL ACT AND APPROVAL OF THE PLANNING DIVISION, 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 34. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED DECEMBER 09, 2002 AS INSTRUMENT NO. 02-305841 OF OFFICIAL RECORDS.
- AFFECTS PARCELS A THROUGH E, G.
- 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. AFFECTS PARCELS A THROUGH E, G.
- ITEM 35. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN DOCUMENT RECORDED MAY 29, 2003 AS INST. NO. 03-151863, OFFICIAL RECORDS. NOTE: EASEMENT IN SAID DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY.
- DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED MARCH 7, 2014 AS INSTRUMENT NO. 2014023497 OF OFFICIAL RECORDS.
- ITEM 36. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TRAIL MODIFICATION COVENANT AND AGREEMENT" RECORDED MARCH 10, 2005 AS INSTRUMENT NO. 05-030584 OF OFFICIAL RECORDS.
- ITEM 43. RIGHTS OF PARTIES POSSESSION.
- ITEM 45. THE LACK OF A LEGAL RIGHT OF ACCESS TO AND FROM A PUBLIC STREET OR HIGHWAY. AFFECTS PARCELS B, C, D, E AND F.
- ITEM 49. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN CASA LUNA PLACE AND TESORO DEL VALLE DRIVE FOR PARCEL C OF PRELIMINARY TITLE REPORT.
- AFFECTS PARCELS C, D, E AND F.
- ITEM 54. THE RIGHT TO USE THE CHANNEL OF SAN FRANCISCO CREEK THROUGH THE PROPERTY OF FIRST PARTIES FOR THE PURPOSE OF CARRYING WATER DISCHARGED FROM THE LOS ANGELES AREA AND ALL NECESSARY AND REASONABLE RIGHTS OF WAY IN, OVER, UPON, ALONG AND ACROSS SAID PREMISES FOR THE PURPOSE OF CONSTRUCTING ANY WORKS ALONG SAID SAN FRANCISCO CREEK DEEMED NECESSARY BY SECOND PARTIES FOR THE PURPOSE OF CARRYING OUT THE COVENANTS AND AGREEMENTS OF SAID FIRST PARTY, TOGETHER WITH ALL NECESSARY OR CONVENIENT MEANS OF ACCESS AND EGRESS TO AND FROM SAID WORKS, AS GRANTED IN AN AGREEMENT BETWEEN BLUE CAREY AND HARRY CAREY AND THE BOARD OF PUBLIC SERVICE COMMISSIONERS OF THE CITY OF LOS ANGELES RECORDED MARCH 5, 1922 IN BOOK 647, PAGE 302 OF OFFICIAL RECORDS.
- LOCATION OF RIGHTS IN SAID DOCUMENT ARE INDETERMINATE IN NATURE. AFFECTS PARCELS D, E AND F.
- ITEM 63. A CONDITIONAL CERTIFICATE OF COMPLIANCE EXECUTED BY THE DEPARTMENT OF REGIONAL PLANNING, COUNTY OF LOS ANGELES, UPON THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED HEREIN, RECORDED DECEMBER 9, 1999 AS INSTRUMENT NO. 99-027208 OF OFFICIAL RECORDS, SAID DOCUMENT REZONES:
- PRIOR TO AUTHORIZATION TO BUILD ON THIS PROPERTY, THE APPLICANT WILL BE REQUIRED TO CONFORM TO THE COUNTY BUILDING REGULATIONS, SUCH REGULATIONS INCLUDE, BUT ARE NOT LIMITED TO: PROGRAM FOR APPROPRIATE SANITARY SEWAGE DISPOSAL, WATER SUPPLY FOR DOMESTIC USE AND FIRE SUPPRESSION.
- GEOLOGIC SOILS AND/OR DRAINAGE CONDITIONS MAY EXIST ON THE SUBJECT PROPERTY, WHICH COULD LIMIT DEVELOPMENT OR REQUIRE THAT REMEDIAL MEASURES BE TAKEN IN ORDER TO OBTAIN A BUILDING PERMIT.
- ITEM 70. THE DEDICATED RIGHTS INTO MARSHAL ROAD AS DEDICATED TO THE PUBLIC ON THE MAP OF TRACT NO. 51644-05 RECORDED NOVEMBER 20, 2002 IN BOOK 6273, PAGE 7 THROUGH 16, INCLUDES OF MAPS.
- SAID DEDICATION HAS NOT YET BEEN ACCEPTED OF RECORD.
- AFFECTS A PORTION OF PARCEL D.
- ITEM 71. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN SAN FRANCISCO CANYON ROAD.
- ITEM 74. REZONALS AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 26320, WHICH AMONG OTHER THINGS REZONES:
- ITEM 75. REZONALS AS SHOWN ON THE MAP OF TRACT 51644-05, WHICH AMONG OTHER THINGS REZONES:
- 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 ACCESS AND EGRESS FROM ALL 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 64, INCLUDING:
- 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 62 THROUGH 64, INCLUDING, ARE COMMON LOTS. MEMBERSHIP IN THE HOMEOWNERS ASSOCIATION IS IN SEPARABLE FROM THE OWNERSHIP OF 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 PARCELS A1.
- ITEM 78. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED MAY 29, 2003 AS INSTRUMENT NO. 03-151863 OF OFFICIAL RECORDS.
- A DECLARATION OF AMENDATION RECORDED FEBRUARY 9, 2004 AS INSTRUMENT NO. 04-28495 OF OFFICIAL RECORDS.
- DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED MARCH 07, 2014 AS INSTRUMENT NO. 2014023497 OF OFFICIAL RECORDS.
- AFFECTS PARCELS A1.

A FEE AS TO PARCELS A, B, C, D, E, F AND G, 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 46, 53, 55 OF PARCEL A), 3244-162-006 THROUGH 3244-162-008 (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), 3244-022-024 (PARCEL B), 3244-159-034 (PORTION OF PARCEL C), 3244-159-046 (PORTION OF PARCEL C), 3244-160-040, 3244-160-046 AND 3244-160-047 (PARCEL D), 2810-001-035, 2810-001-040 AND 3244-030-027 (PARCEL E), 3244-030-003 (PARCEL F) AND 3244-160-054 (PARCEL G)

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. 201107736 AND "GRANT OF EASEMENT" RECORDED DECEMBER 10, 2011 AS INSTRUMENT NO. 201107076, BOTH OF OFFICIAL RECORDS.

NOTES:
EASEMENT ITEM NUMBERS SHOWN ON MAP HEREON ARE CIRCLED (30)
QUITCLAIMS TO BE DONE PRIOR TO FINAL MAP RECORDED.
PARCEL NUMBERS SHOWN IN EASEMENT TABLE AND ON EASEMENT MAP ARE PER SAID TITLE REPORT.

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.	TO REMAIN	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. 186 O.R.	TO REMAIN	INDETERMINATE IN NATURE, SEE DOCUMENT
13	EMPLOYE RUIZ & JUANITA RUIZ	INGRESS & EGRESS & INCIDENTAL PURPOSES	09-30-1958 INST. NO. 111 BK. 02279 PG. 916 O.R.	TO BE OUTLINED	AFFECTS PARCELS A & C
15	METROPOLITAN WATER DIST. OF SO. CAL.	TUNNELS FOR TRANSPORTATION OF WATER & INCIDENTAL PURPOSES	11-03-1966 INST. NO. 322 BK. 03472 PG. 736 O.R.	TO REMAIN	AFFECTS PARCELS A & C
17	METROPOLITAN WATER DIST. OF SO. CAL.	TUNNELS FOR TRANSPORTATION OF WATER & INCIDENTAL PURPOSES	02-01-1967 INST. NO. 399 BK. 03547 PG. 288 O.R.	TO REMAIN	AFFECTS PARCELS A & C
18	CITY OF LOS ANGELES & A.D.W.P.	PUBLIC UTILITIES & ROADS & INCIDENTAL PURPOSES	01-14-1971 INST. NO. 2872 BK. 3681 PG. 348 O.R.	TO BE OUTLINED & RELOCATED	AFFECTS PARCELS A & C
19	THE CITY OF LOS ANGELES	PUBLIC UTILITIES & ROADS & INCIDENTAL PURPOSES	05-05-1972 INST. NO. 32 O.R.	TO REMAIN	AFFECTS PARCEL A
20	SOUTHERN CALIFORNIA Edison	EFFECT OF RIGHT OF WAY FOR TRAIL, EASEMENT UTILITIES, APPURTENANCES & INCIDENTAL PURPOSES	BK. 87 PGS. 8-13 OF RECORDS OF SURVEY 02-27-1985 INST. NO. 80-20053 O.R.	TO REMAIN	AFFECTS PARCELS A & C
21	SANCIAL/ TESORO LLC	ACCESS, INGRESS AND EGRESS & INCIDENTAL PURPOSES	9-15-2000 INST. 2000-145170 & 1-19-2003 INST. 03-013242	TO REMAIN	INDETERMINATE IN NATURE, SEE DOCUMENT
30	COUNTY OF LOS ANGELES	SLOPE AND FUTURE STREET PURPOSES	PARCEL MAP NO. 26320 PAGE 305-1-31	TO REMAIN	INDETERMINATE IN NATURE, SEE DOCUMENT
37	TESORO DEL VALLE & COUNTY OF L.A.	INGRESS, EGRESS, INCIDENTAL & MAINTENANCE PURPOSES	12-17-2007 INST. NO. 2007276582 O.R.	TO REMAIN	AFFECTS PARCELS A, B & PARCEL A
38	TESORO DEL VALLE & COUNTY OF L.A.	INGRESS, EGRESS, INCIDENTAL & MAINTENANCE PURPOSES	12-17-2007 INST. NO. 2007276582 O.R.	TO REMAIN	AFFECTS PARCELS 19 OF PARCEL A
39a	MONTAVIO PROPERTIES LLC	GRADING, SLOPE, ROAD, UTILITIES, LANDSCAPING, INGRESS, EGRESS	11-07-2011 INST. NO. 201107187 O.R.	TO REMAIN	AFFECTS PARCELS B
46	METROPOLITAN WATER DIST. OF SO. CAL.	TUNNEL FOR TRANSPORTATION OF WATER & INCIDENTAL PURPOSES	01-31-1967 INST. NO. 261 BK. 03545 PG. 830 O.R.	TO REMAIN	AFFECTS PARCELS 19 & 20 OF PARCEL A
47	COUNTY OF LOS ANGELES	FLOOD CONTROL & INCIDENTAL PURPOSES	TRACT NO. 51644-05 M.B. 1272-7-18	TO REMAIN	AFFECTS PARCELS B, C, D, E AND F
48	TESORO DEL VALLE & COUNTY OF L.A.	INGRESS, EGRESS, INCIDENTAL & MAINTENANCE PURPOSES	12-17-2007 INST. NO. 2007276582 O.R.	TO REMAIN	AFFECTS PARCEL C
61	SOUTHERN CALIFORNIA Edison	POLES & POLE LINES & INCIDENTAL PURPOSES	06-11-1953 INST. NO. 2499 BK. 41849 PG. 127 O.R.	TO REMAIN	INDETERMINATE IN NATURE, SEE DOCUMENT
62	SOUTHERN CALIFORNIA Edison	ELECTRICAL TRANSMISSION LINES & INCIDENTAL PURPOSES	07-10-1958 INST. NO. 2611 BK. 464 PG. 802 O.R.	TO REMAIN	AFFECTS PARCELS D & E
64	L.A. FLOOD CONTROL DISTRICT	FLOOD CONTROL & INCIDENTAL PURPOSES	TRACT NO. 51644-01 M.B. 1271-8-71	TO REMAIN	AFFECTS PARCELS D
65	COUNTY OF LOS ANGELES	SLOPE, RING, HOLE FOR CUT STONE TRAIL & INCIDENTAL PURPOSES	TRACT NO. 51644-05 M.B. 1272-7-18	TO REMAIN	AFFECTS PARCEL D
66	NEWHALL LAND & FARMING CO.	OFF-SITE WORKS	04-04-2003 INST. NO. 03-095649 O.R.	TO REMAIN	AFFECTS PARCELS D
67	L.A. FLOOD CONTROL DISTRICT	FLOOD CONTROL & INCIDENTAL PURPOSES	06-30-2005 INST. NO. 05-154892 O.R.	TO REMAIN	AFFECTS PARCEL D
69	COUNTY OF LOS ANGELES	WATER LINE & MAINTENANCE & INCIDENTAL PURPOSES	10-10-1984 INST. NO. 1943 BK. 02683 PG. 888 O.R.	TO REMAIN	AFFECTS PARCELS D
76	L.A. COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL & INCIDENTAL PURPOSES	TRACT NO. 51644-09 M.B. 1278-65-76	TO REMAIN	AFFECTS PARCEL A1
77	COUNTY OF LOS ANGELES	SLOPE & INCIDENTAL PURPOSES	TRACT NO. 51644-09 M.B. 1278-65-76	TO REMAIN	AFFECTS PARCELS A1
79	SOUTHERN CALIFORNIA Edison	UNDERGROUND ELECTRICAL & COMMUNICATION SYSTEMS	11-06-2003 INST. NO. 03-32667 O.R.	TO REMAIN	NOT PLOTTED, DOCUMENT DESCRIPTION AMBIGUOUS
80	TESORO DEL VALLE & COUNTY OF L.A.	LANDSCAPING MAINTENANCE, DRAINS INGRESS, EGRESS, INCIDENTAL PURPOSES	12-17-2007 INST. NO. 2007276583 O.R.	TO REMAIN	AFFECTS PARCEL C

* TO BE ABANDONED IN PLACE & REDEDICATED AS NEEDED

N.A.P. INDICATES NOT A PART

----- INDICATES ZONE LINE
A-2-2 HEAVY DESIGNATIONS
A-2-2 ZONING AGRICULTURAL
O-S OPEN SPACE
R-1 SINGLE FAMILY RESIDENTIAL
RPD 5000-2U RESIDENTIAL PLANNED DEVELOPMENT
RPD 2000-2.8U RESIDENTIAL PLANNED DEVELOPMENT

BENCH MARK#3597
SPK IN GULY-POLE #7222808 NIP PROOF
LOWRIDGE PL., 25 W/O C.L.
SAN FRANCISCO-CITY, (TO THE EAST)
N.O. C.L. LOWRIDGE PL. (TO THE WEST) DIRT

NEWHALL QUAD (1995) ELEV. 1283.663

**EASEMENT LOCATION MAP
REV. EXHIBIT A**

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

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

SOILS GEOSCIENCE & GEOLOGIST
RMA GEOSYSTEMS
9854 GLENDAKS BLVD.
SUN VALLEY, CA 92626
ATTN: MARK SWITEX
TEL. 800-762-4396

LAND PLANNING & LANDSCAPING
PLACEWORKS
37 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 BANCHE SAN FRANCISCO RECORDED IN BOOK 1, PAGES 527 AND 522 OF PARTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

DATE: 12/22/15
DWC NO: 5093-023-05E
SHEET 9 OF 9

APPROVED BY: [Signature]
DATE: 12/22/15

DATE: 12-10-15
12-10-15
2-17-10
1-11-04-08
1-11-04-08

DATE: 12-10-15
12-10-15
2-17-10
1-11-04-08
1-11-04-08

DATE: 12-10-15
12-10-15
2-17-10
1-11-04-08
1-11-04-08

15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
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SIKAND
Engineering | Planning | Surveying

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

RECEIVED PROFESSIONAL SEAL
No. 16913
Exp. 06-30-17
CIVIL
STATE OF CALIFORNIA