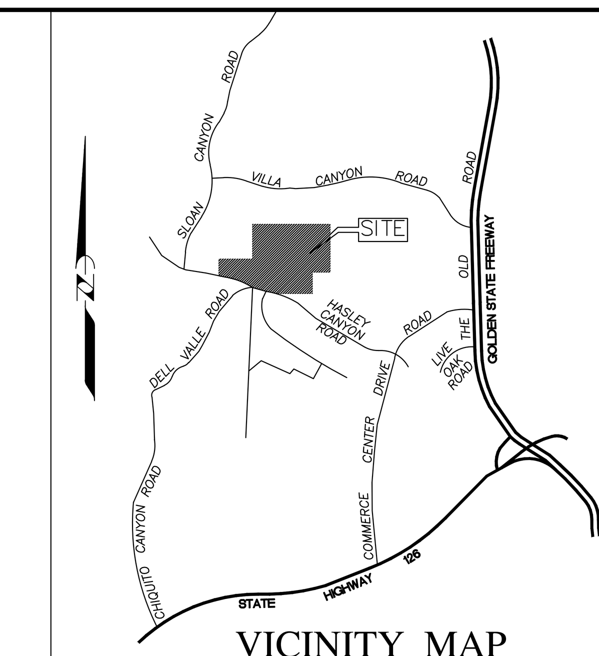
RECEIVED
DEPT OF REGIONAL PLANNING
TR52584 OPEN SPACE MAP
DATE: 09 DEC 2015

VESTING TENTATIVE TRACT MAP No. 052584

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

NOTE:

PHASE 1 THROUGH 4 WILL BE GRADED UNDER A SINGLE GRADING PERMIT (GRADING STAGE #1)
PHASE 5 WILL BE GRADED UNDER A SEPARATE PERMIT (GRADING STAGE #2)



VICINITY MAP
NOT TO SCALE

OPEN SPACE DISTRIBUTION (acres) - PHASE 1

LOT TYPE	OPEN SPACE					DEVELOPED AREA					
	NATURAL OPEN SPACE	MANUFACTURED SLOPES WITHIN OPEN SPACE	RESTORATION & MITIGATION AREAS WITHIN OPEN SPACE	RECREATION AREA	PUBLIC PARK AREA	RESIDENTIAL LOTS	STREETS	STORM DRAIN MAINTENANCE LOTS	BOOSTER STATION	WATER TANK LOT	TOTAL AREA
RESIDENTIAL LOTS (272-362; 414-433)						41.51					41.51
STORM DRAIN LOTS (507-508)								0.78			0.78
BOOSTER STATION									0.00		0.00
HYDROMODIFICATION BASIN LOTS (512, 485-497)								12.94			12.94
WATER TANK LOT (510)										1.55	1.55
PUBLIC PARK LOT					0.00						0.00
AGRICULTURAL REC AREA					0.00						0.00
REC AREA (513, 517, 519, 538, 539)				7.74							7.74
OPEN SPACE (526, 528-531)	20.63	32.91	0.00								53.54
STREET AREA							13.40				13.40
HASLEY CANYON ROAD							0.70				0.70
TOTALS (AC)	**20.63**	**32.91**	**0.00**	**7.74**	**0.00**	**41.51**	**14.10**	**13.72**	**0.00**	**1.55**	**132.16**
PERCENT	**16.0%**	**25.0%**	**0.0%**	**5.9%**	**0.0%**	**31.4%**	**10.6%**	**10.0%**	**0.0%**	**1.1%**	**100%**
PERCENT TOTALS	(OPEN SPACE)				46.9%	(DEVELOPED AREA)				53.1%	100%

OPEN SPACE DISTRIBUTION (acres) - PHASES 1 & 2

LOT TYPE	OPEN SPACE					DEVELOPED AREA					
	NATURAL OPEN SPACE	MANUFACTURED SLOPES WITHIN OPEN SPACE	RESTORATION & MITIGATION AREAS WITHIN OPEN SPACE	RECREATION AREA	PUBLIC PARK AREA	RESIDENTIAL LOTS	STREETS	STORM DRAIN MAINTENANCE LOTS	BOOSTER STATION	WATER TANK LOT	TOTAL AREA
RESIDENTIAL LOTS (68-75; 155-165; 268-484)						78.40					78.40
STORM DRAIN LOTS (502-508)								3.71			3.71
BOOSTER STATION									0.00		0.00
HYDROMODIFICATION BASIN LOTS (512, 485-497)								12.94			12.94
WATER TANK LOT (510)										1.55	1.55
PUBLIC PARK LOT (511)					7.45						7.45
AGRICULTURAL REC AREA					0.00						0.00
REC AREA (513, 517, 519, 520, 537-539)				9.40							9.40
OPEN SPACE (525-532)	40.20	45.44	0.00								85.64
STREET AREA							25.88				25.88
HASLEY CANYON ROAD							0.70				0.70
TOTALS (AC)	**40.20**	**45.44**	**0.00**	**9.40**	**7.45**	**78.40**	**26.58**	**16.65**	**0.00**	**1.55**	**225.67**
PERCENT	**18.0%**	**20.0%**	**0.0%**	**4.2%**	**3.3%**	**34.7%**	**11.8%**	**7.0%**	**0.0%**	**1.0%**	**100%**
PERCENT TOTALS	(OPEN SPACE)				45.5%	(DEVELOPED AREA)				54.5%	100%

OPEN SPACE DISTRIBUTION (acres) - PHASES 1 - 3

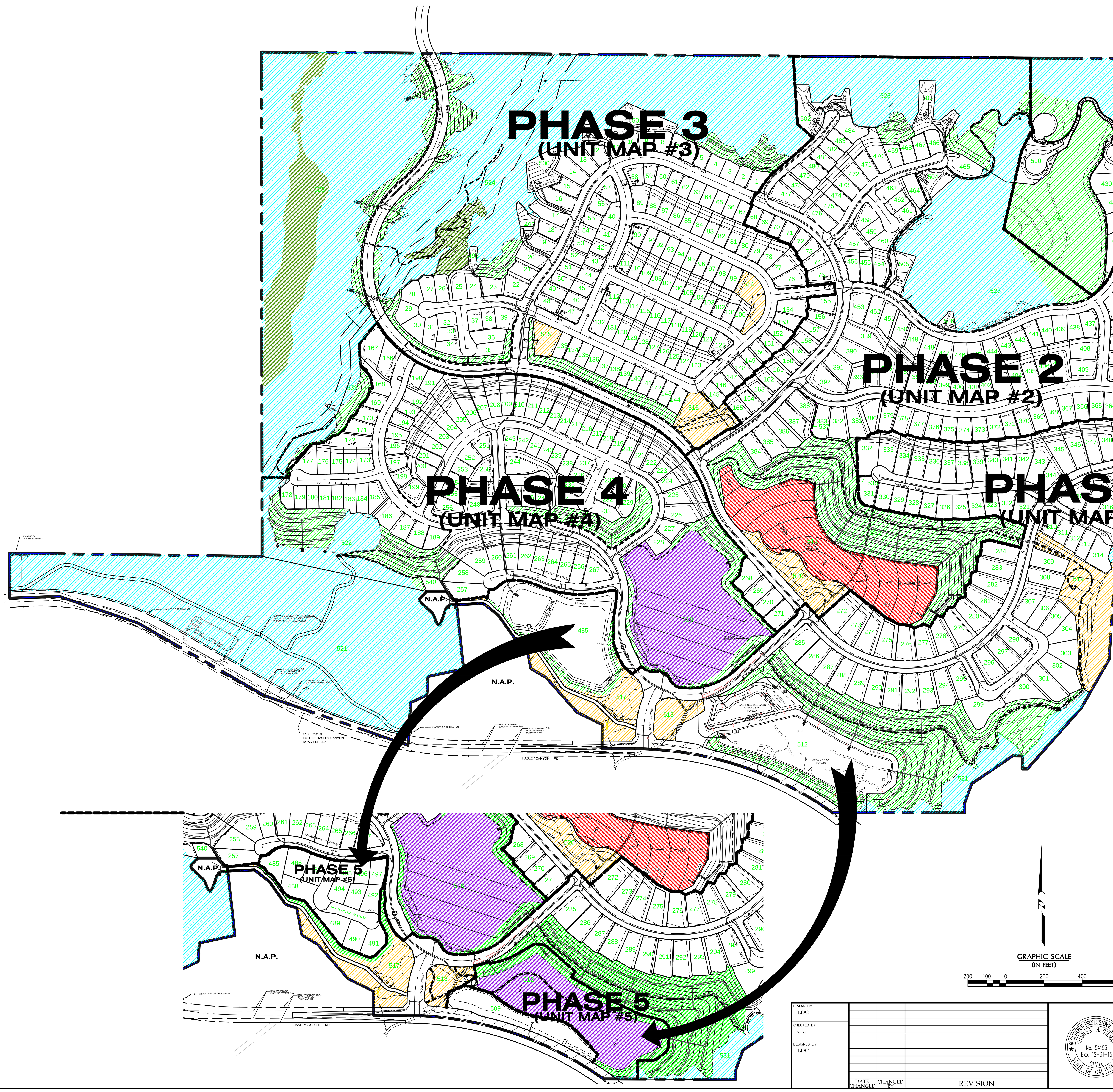
LOT TYPE	OPEN SPACE					DEVELOPED AREA					
	NATURAL OPEN SPACE	MANUFACTURED SLOPES WITHIN OPEN SPACE	RESTORATION & MITIGATION AREAS WITHIN OPEN SPACE	RECREATION AREA	PUBLIC PARK AREA	RESIDENTIAL LOTS	STREETS	STORM DRAIN MAINTENANCE LOTS	BOOSTER STATION	WATER TANK LOT	TOTAL AREA
RESIDENTIAL LOTS (1-165; 268-484)						109.65					109.65
STORM DRAIN LOTS (498-508)								6.19			6.19
BOOSTER STATION									0.00		0.00
HYDROMODIFICATION BASIN LOTS (512, 485-497)								12.94			12.94
WATER TANK LOT (510)										1.55	1.55
PUBLIC PARK LOT (511)					7.45						7.45
AGRICULTURAL REC AREA				0.00							0.00
REC AREA (513-517, 519, 520, 537-539)				11.94							11.94
OPEN SPACE (523-533, 535, 536)	93.57	49.57	6.44								149.29
STREET AREA							41.17				41.17
HASLEY CANYON ROAD							0.70				0.70
TOTALS (AC)	**93.57**	**49.57**	**6.44**	**11.94**	**7.45**	**109.65**	**41.17**	**19.13**	**0.00**	**1.55**	**340.88**
PERCENT	**27.5%**	**14.5%**	**1.9%**	**3.5%**	**2.2%**	**32.2%**	**12.1%**	**5.6%**	**0.0%**	**0.5%**	**100%**
PERCENT TOTALS	(OPEN SPACE)				49.6%	(DEVELOPED AREA)				50.4%	100%

OPEN SPACE DISTRIBUTION (acres) - PHASES 1 - 4

LOT TYPE	OPEN SPACE					DEVELOPED AREA					
	NATURAL OPEN SPACE	MANUFACTURED SLOPES WITHIN OPEN SPACE	RESTORATION & MITIGATION AREAS WITHIN OPEN SPACE	RECREATION AREA	PUBLIC PARK AREA	RESIDENTIAL LOTS	STREETS	STORM DRAIN MAINTENANCE LOTS	BOOSTER STATION	WATER TANK LOT	TOTAL AREA
RESIDENTIAL LOTS (1-484)						140.17					140.17
STORM DRAIN LOTS (498-508)								6.19			6.19
BOOSTER STATION (540)									0.16		0.16
HYDROMODIFICATION BASIN LOTS (512, 485-497)								12.94			12.94
WATER TANK LOT (510)										1.55	1.55
PUBLIC PARK LOT (511)					7.45						7.45
AGRICULTURAL REC AREA (518)				10.84							10.85
REC AREA (513-517, 519, 520, 537-539)				11.94							11.94
OPEN SPACE (521-536)	122.75	56.84	6.44								186.03
STREET AREA							52.42				52.42
HASLEY CANYON ROAD							0.70				0.70
TOTALS (AC)	**122.75**	**56.84**	**6.44**	**22.78**	**7.45**	**140.17**	**53.12**	**19.13**	**0.16**	**1.55**	**430.40**
PERCENT	**28.5%**	**13.2%**	**1.5%**	**5.3%**	**1.7%**	**32.6%**	**12.3%**	**4.4%**	**0.1%**	**0.4%**	**100%**
PERCENT TOTALS	(OPEN SPACE)				50.2%	(DEVELOPED AREA)				49.8%	100%

OPEN SPACE DISTRIBUTION (acres) - AFTER BUILDOUT PHASES 1 - 5

LOT TYPE	OPEN SPACE					DEVELOPED AREA					
	NATURAL OPEN SPACE	MANUFACTURED SLOPES WITHIN OPEN SPACE	RESTORATION & MITIGATION AREAS WITHIN OPEN SPACE	RECREATION AREA	PUBLIC PARK AREA	RESIDENTIAL LOTS	STREETS	STORM DRAIN MAINTENANCE LOTS	BOOSTER STATION	WATER TANK LOT	TOTAL AREA
RESIDENTIAL LOTS (1-497)						144.38					144.38
STORM DRAIN LOTS (498-509)								8.07			8.07
BOOSTER STATION (540)									0.16		0.16
HYDROMODIFICATION BASIN LOTS								0.00			0.00
WATER TANK LOT (510)										1.55	1.55
PUBLIC PARK LOT (511)					7.45						7.45
AGRICULTURAL REC AREA (512, 518)				17.70							17.70
REC AREA (513-517, 519, 520, 537-539)				11.94							11.94
OPEN SPACE (521-536)	122.75	56.84	6.44								186.03
STREET AREA							52.42				52.42
HASLEY CANYON ROAD							0.70				0.70
TOTALS (AC)	**122.75**	**56.84**	**6.44**	**29.64**	**7.45**	**144.38**	**53.12**	**8.07**	**0.16**	**1.55**	**430.40**
PERCENT	**28.5%**	**13.2%**	**1.5%**	**6.9%**	**1.7%**	**33.5%**	**12.4%**	**1.8%**	**0.1%**	**0.4%**	**100%**
PERCENT TOTALS	(OPEN SPACE)				51.8%	(DEVELOPED AREA)				48.2%	100%



LEGEND & SUMMARY	PHASE 1-4 ACRES	PHASE 1-4 % OF Σ	PHASE 1-5 ACRES	PHASE 1-5 % OF Σ
NATURAL OPEN SPACE	122.75	57%	122.75	55%
MANUFACTURED SLOPE	56.84	26%	56.84	25%
RECREATIONAL AREA	11.94	6%	11.94	5%
PUBLIC PARK	7.45	3%	7.45	3%
AGRICULTURAL REC. AREA	10.84	5%	19.58	9%
PATHWAYS / WALKWAYS	0.14	0.1%	0.14	0.1%
REMEDIATION AREA	6.44	2.9%	6.44	2.9%
	Σ = 216.40	100%	Σ = 225.14	100%

PROPERTY APN
2866-062-032, -033
3247-032-052

BENCH MARK
NEWHALL 1995 L 5274
DESCRIPTION: DPW BM TAG IN TOP OF FLAT ROCK & CONC 19 M S/O C/L HASLEY CYN RD & 7M E/O C/L DEL VALLE RD 5.2 M N/O FIRE HYD.
ELEVATION 1211.458

OWNER/DEVELOPER:
SFI LOS VALLES LLC
10960 WILSHIRE BLVD., SUITE 1260 LOS ANGELES, CA 90024
PH.: (310) 315-5566 FAX: (310) 315-7017

OPEN SPACE EXHIBIT
MAJOR LAND DIVISION
REVISED
VESTING TENTATIVE TRACT MAP NO.
052584
IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

DRAWN BY	LDC
CHECKED BY	C.G.
DESIGNED BY	LDC

DATE CHANGED	CHANGED BY	REVISION

REGISTERED PROFESSIONAL ENGINEER
CHARLES A. GILMAN
No. 54155
Exp. 12-31-15
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
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Ph.: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcla.com

Charles A. Gilman, R.C.E. No. C54155 10-30-2015 DATE

Proj. No. 11018-001
SHEET 1 OF 1

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