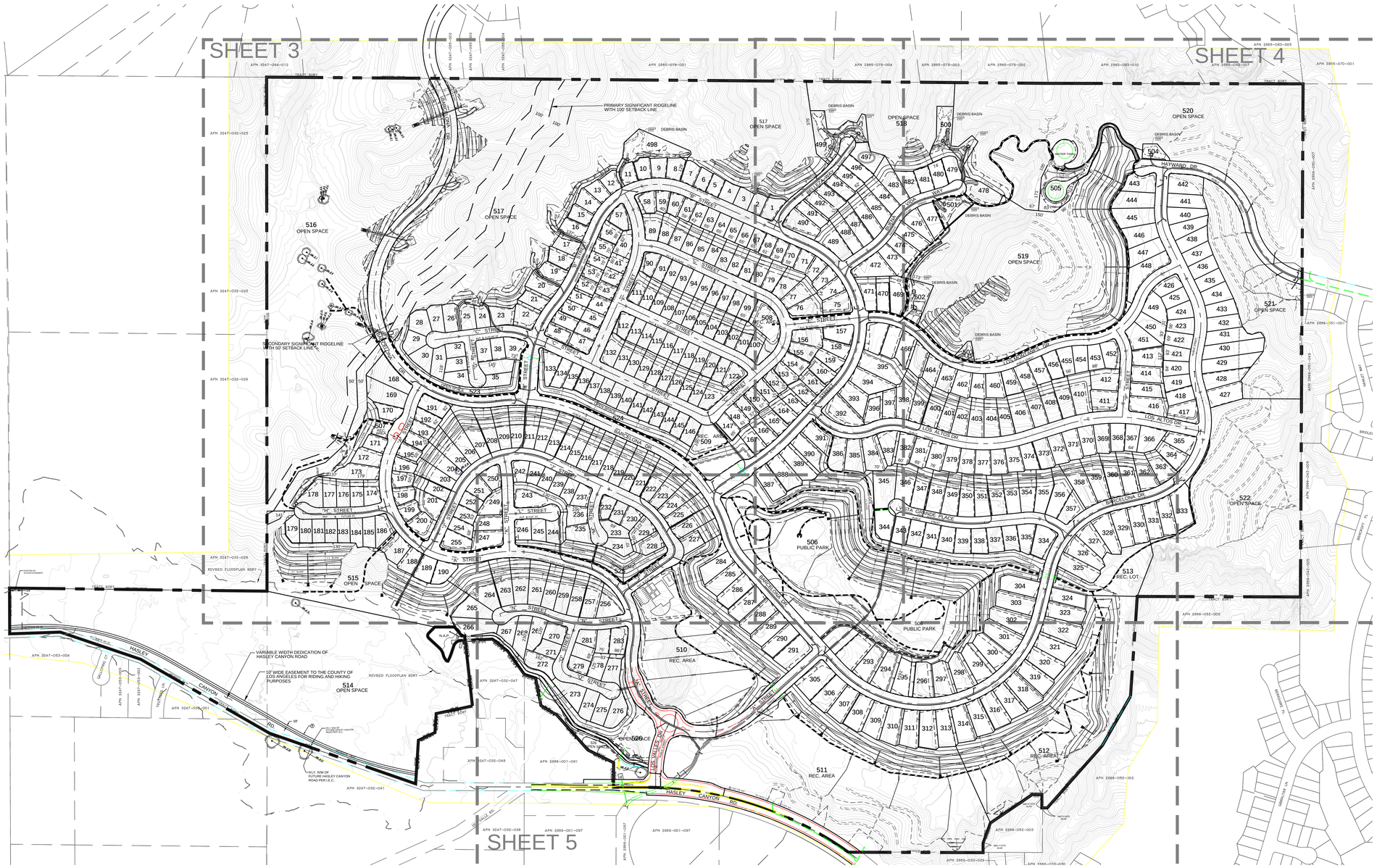
DEPT OF REGIONAL PLANNING
TR52584 REVISED MAP
11 JUN 2013

VESTING TENTATIVE TRACT MAP No. 052584

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



INDEX MAP
SCALE : 1"=200'

LEGEND:

- PRIVATE DWY AND FIRE LANE
- EXISTING STRUCTURE TO BE REMOVED
- EASEMENT NOTES
- BVC – BEGINNING OF VERTICAL CURVE
- C.B. – CATCH BASIN
- ℄ – CENTER LINE
- DRWY – DRIVEWAY
- EL/ELEV – ELEVATION
- EVC – END OF VERTICAL CURVE
- EX./EXIST. – EXISTING
- FL – FLOW LINE
- FS – FINISH SURFACE
- GB – GRADE BREAK
- HP – HIGH POINT
- MIN. – MINIMUM
- MH – MANHOLE
- O.S. – OPEN SPACE
- PE – PAD ELEVATION
- PI – POINT OF INTERSECTION
- PL – PROPERTY LINE
- STD. – STANDARD
- TW – TOP OF WALL
- DIRECTION OF FLOW
- E.F.H. – EX. FIRE HYDRANT
- TRACT BOUNDARY
- 1390 – PROPOSED CONTOURS
- (1400) – EXISTING CONTOURS
- STREET & DRIVEWAY CENTERLINE
- DAYLIGHT LINE
- 2:1 – PROPOSED SLOPE AS INDICATED
- PROP. CONC. WALL
- PROP. PEDESTRIAN PATH (LOCATION PER PLAN)
- PP – POWER POLE
- TREE
- 10 – LOT #
- EX. STREET LIGHT
- OAK TREE # – OAK TREE WITH 5' PROTECTED ZONE
- OAK TREE TO REMAIN (#1–#17 & #19–#22)
- OAK TREE TO BE REMOVED (#18)
- OAK TREE TO BE ENCROACHED (--)
- S – PROPOSED SEWER LINE
- W – PROPOSED WATER LINE
- * – EASEMENT TO REMAIN
- ** – EASEMENT TO BE ABANDONED AND QUITCLAIMED (PRIOR TO RECORDATION OF FINAL MAP)
- *** – EASEMENT TO BE REMOVED
- EXISTING OIL WELL LOCATION

GENERAL NOTES:

1. AREA.....±430.4 ACRES
2. EXISTING ZONING.....A-2-2
3. PROPOSED ZONING.....A-2-2
4. EXISTING SITE USE.....VACANT, ABANDONED GOLF COURSE
5. DEVELOPMENT TYPE..... RESIDENTIAL
6. TOTAL NUMBER OF SINGLE FAMILY LOTS.....497
7. MINIMUM RESIDENTIAL LOT SIZE.....7,000 SQ. FT.
8. DEVELOPMENT IS LOCATED IN FIRE ZONE 4.
9. STREET, PRIVATE AND FUTURE STREET, PRIVATE DRIVEWAY AND FIRE LANE GRADES MIN. 0.5%, MAX. 12% ON HAYWARD DRIVE.
10. TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVALS 2 FEET.
11. PUBLIC STREETS "A" THROUGH "Y", LOS VALLES DR., BARCELONA DR., BELLEZA WAY, BUENA VIDA WAY, LOS MONTANES DR., LOS ALTOS DR., VISTA GRANDE PL., "P" STREET AND HAYWARD DR. ARE OFFERED FOR DEDICATION.
12. RESIDENTIAL STREETS "G" THROUGH "N", LAS VISTAS DR., LOS ARROYOS WAY AND BONITA VISTA DR. TO BE DESIGNATED AS "PRIVATE AND FUTURE STREETS". SUBDIVIDER RESERVES THE RIGHT TO CONSTRUCT GATES AND MEDIANS.
13. THE RIGHT IS RESERVED TO ADJUST STREET AND BUILDING PAD ELEVATIONS ON THE FINAL GRADING PLAN.
14. ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH THE COUNTY APPROVED PLANTS AND GROUND COVER.
15. THE RIGHT IS RESERVED TO ADJUST LOT LINES AND MERGE LOTS ON THE FINAL MAP.
16. EXISTING AND PROPOSED COUNTYWIDE GENERAL PLAN.....URBAN
17. EXISTING SANTA CLARITA VALLEY AREAWIDE LOCAL PLAN (OVOV).....H2
18. GROSS DENSITY.....0.87 DU/AC
19. OAK TREES EXISTING WITHIN PROJECT BOUNDARY ARE SUBJECT TO A LOS ANGELES COUNTY OAK TREE PERMIT.
20. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA LOT AREAS SHOWN IN TABLE HEREON ARE GROSS ACREAGE.
21. SUBDIVIDER REQUESTS ALTERNATE STREET SECTIONS PER SECTION 21.24.090 OF LOS ANGELES COUNTY SUBDIVISION CODE TITLE 21.
22. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PER SECTION 66456.1 OF THE STATE MAP ACT.
23. NUMBER AND TYPE OF LOTS PROPOSED:

497	SINGLE FAMILY LOTS
7	REC. LOTS TO H.O.A.
13	OPEN SPACE LOTS
1	PARK LOTS
1	WATER TANK LOT
7	STORM DRAIN MAINTENANCE LOTS
526	TOTAL LOTS

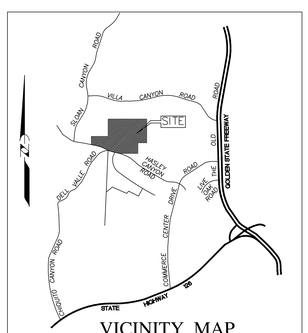
24. PROPERTY LINE RETURN RADII TO BE 13 FT. AT ALL LOCAL STREET INTERSECTIONS, INCLUDING INTERSECTION OF LOCAL STREETS WITH PLANNED HIGHWAYS (THOSE ON THE COUNTY HIGHWAY PLAN), AND 27 FT. WHERE ALL PLANNED HIGHWAYS INTERSECT.
25. TOP & TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
26. A LANDSCAPE MAINTENANCE DISTRICT OR H.O.A. WILL BE ESTABLISHED FOR MAINTENANCE OF PRIVATE & FUTURE STREETS, OPEN SPACE SLOPES AND COMMON SLOPES OVER 5 FEET IN HEIGHT.
27. PERMISSION IS REQUESTED TO ABANDON ALL OF THE COUNTY EASEMENTS FOR DRAINAGE PURPOSES BY THE FINAL MAP PURSUANT TO SECTION *66499.20 OF THE STATE GOVERNMENT CODE (IF ANY).*
28. TOTAL CUT: 4,400,000 C.Y. TOTAL FILL: 3,900,000 C.Y. (BALANCED ON SITE)
29. GRADE ELEVATIONS SHOWN IN THIS MAP AND ACCOMPANYING EXHIBIT 'A' ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 5 FEET. ELEVATION CHANGES MAY BE GREATER THAN 5 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
30. ALIGNMENT AND GEOMETRICS OF STREETS ARE APPROXIMATE. ADJUSTMENTS TO STREETS CAN BE MADE PROVIDED THE DEPARTMENT OF PUBLIC WORKS AND DRP DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL.
31. BUILDING FOOTPRINTS THAT ARE SHOWN ON THE SUBDIVISION MAP OR ACCOMPANYING EXHIBIT MAP ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS SHALL BE GRANTED PROVIDED THE PROPOSED BUILDING LOCATIONS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT, HOWEVER, INCLUDE THE CHANGE IN PROPOSED LAND USE OR RESIDENTIAL HOUSING PRODUCT.
32. LOT LINES CAN BE ADJUSTED PROVIDED NO ADDITIONAL LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
33. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G., RIGHTS-OF-WAY OR PARKS), EXACTIONS, OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
34. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT FOR THE PURPOSE OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT.
35. PERMISSION IS REQUESTED FOR UNIT PHASING AND FILING OF MULTIPLE FINAL MAPS.
36. PERMISSION IS REQUESTED TO COMBINE LOTS.
37. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
38. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITIES LOTS, PROVIDED MAINTENANCE EASEMENTS ARE GRANTED TO THE SATISFACTION OF THE DRP AND DPW.
39. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
40. REQUEST PERMISSION TO MASS GRADE.
41. REFER TO PROJECT DRAINAGE CONCEPT FOR WATER QUALITY TREATMENT DESIGN

UTILITIES AND SERVICES:

1. WATER.....COUNTY WATER DISTRICT NO. 36
2. SEWER.....SANTA CLARITA VALLEY
3. GAS.....SOUTHERN CALIFORNIA GAS COMPANY
4. ELECTRIC.....SOUTHERN CALIFORNIA EDISON COMPANY
5. TELEPHONE.....GENERAL TELEPHONE
6. CABLE TV.....TBD
7. SCHOOL.....CASTAIC SCHOOL DISTRICT & WILLIAM S. HART UNIFIED HIGH SCHOOL DISTRICT

GRAPHIC SCALE
(IN FEET)
200 100 0 200 400 600

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



VICINITY MAP
NOT TO SCALE

DRAINAGE NOTES

1. STORM DRAIN EASEMENT TO BE DEDICATED TO L.A. COUNTY
2. PROPOSED STORM DRAIN LINE
3. CONCRETE SWALE TO BE MAINTAINED BY H.O.A. PER DETAILS SEE HEREON
5. BULK FLOW INLET STRUCTURE
6. DESILTING INLET STRUCTURE
7. PROPOSED FEE-TITLE LOT TO LACFCD
8. CONCRETE TERRACE DRAIN TO BE MAINTAINED BY H.O.A.
9. CATCH BASIN WITH INSERT
10. OUTLET STRUCTURE / RIP-RAP PAD
11. RIP-RAP PAD
12. EXISTING LACFCD EASEMENT
13. 15' WIDE ACCESS ROAD TO BE DEDICATED TO L.A. COUNTY
14. MINI DEBRIS BASIN WITH STAND PIPE TO BE MAINTAINED BY H.O.A.
15. DOWN DRAIN INLET TO BE MAINTAINED BY H.O.A.
16. PROPOSED PRIVATE STORM DRAIN LINE
17. PROPOSED INFILTRATION BASIN TO BE MAINTAINED BY H.O.A.

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

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

DATE CHANGED	CHANGED BY	REVISION

REGISTERED PROFESSIONAL ENGINEER CHARLES A. GILMAN No. 54155 Exp. 12-31-13 CIVIL STATE OF CALIFORNIA

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

LEGAL DESCRIPTION:
SEE SHEET NO. 2

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

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
2700 Foothill Blvd., Suite 200, Pasadena, California 91107
Ph.: (626) 578-7000, Fax: (626) 578-7323
http://www.ldcla.com
Charles A. Gilman, R.C.E. No. C54155
06-04-2013
DATE

LDC
Project. No. 11018-001
SHEET 1 OF 5

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LOT SCHEDULE

* NOTE: SEE NET LOT AREA TABLE BELOW

Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table			Lot Table		
Lot No.	Area (SF) Gross	PAD AREA (SF)	Lot No.	Area (SF) Gross	PAD AREA (SF)	Lot No.	Area (SF) Gross	PAD AREA (SF)	Lot No.	Area (SF) Gross	PAD AREA (SF)	Lot No.	Area (SF) Gross	PAD AREA (SF)	Lot No.	Area (SF) Gross	PAD AREA (SF)	Lot No.	Area (SF) Gross	PAD AREA (SF)
1	9,569	8,677	78	14,298	8,298	155	10,064	8,969	* 232	8,205	6,977	309	16,375	13,439	386	13,696	12,172	463	10,816	9,280
2	7,301	7,135	79	11,549	6,222	156	13,315	11,719	* 233	9,677	9,062	310	17,662	14,351	387	16,040	12,938	464	10,901	9,267
3	7,888	7,864	80	10,281	5,988	157	12,623	11,246	* 234	10,297	10,125	311	17,527	14,466	388	16,888	13,611	465	12,172	10,225
4	7,944	7,934	81	10,239	5,926	158	9,794	7,911	235	11,128	10,394	312	17,882	14,756	389	18,296	14,006	466	13,370	11,336
5	7,064	6,529	82	10,081	6,278	159	10,138	7,816	236	10,300	9,308	313	17,947	14,552	390	18,534	12,077	467	12,267	11,040
6	7,442	6,867	83	9,978	6,273	160	10,831	6,891	237	9,156	8,016	314	17,419	14,019	391	14,869	9,594	468	15,609	11,226
7	8,685	7,752	84	9,982	6,218	161	9,581	5,920	238	7,693	7,687	315	16,714	13,615	392	21,226	13,087	469	15,232	9,907
8	10,202	9,007	85	9,899	6,158	162	9,697	5,649	239	7,093	7,093	316	16,662	13,731	393	15,307	13,396	470	12,526	9,255
9	8,472	7,905	86	9,765	5,985	163	10,154	5,871	* 240	7,085	7,085	317	16,830	13,732	394	18,378	15,703	471	14,068	8,795
10	8,399	7,640	87	10,709	6,052	164	10,406	6,255	* 241	7,800	7,800	318	18,110	14,524	395	25,466	15,743	472	17,849	14,858
* 11	8,729	6,905	88	10,713	5,826	165	11,222	6,681	242	9,031	7,376	319	17,242	14,180	396	12,886	7,557	473	13,108	10,562
12	7,848	6,895	89	12,378	7,159	166	11,536	6,881	* 243	26,383	11,443	320	17,129	13,661	397	10,560	8,184	474	12,728	10,009
13	8,827	7,600	90	9,436	6,509	167	11,751	6,589	* 244	13,604	9,050	321	18,435	14,661	398	19,874	10,516	475	12,681	10,403
14	9,729	8,267	91	7,565	7,057	168	21,274	19,314	245	8,529	8,523	322	19,443	15,452	399	16,726	7,618	476	12,412	10,394
15	8,835	7,532	92	7,609	7,607	169	20,420	18,527	246	9,181	7,501	323	16,582	13,337	400	16,436	7,616	477	14,356	13,460
* 16	11,212	7,590	93	7,679	7,620	170	9,291	8,016	247	14,445	9,965	324	12,600	12,848	401	13,335	7,317	478	17,483	11,264
* 17	10,578	8,088	94	7,620	7,620	171	8,642	7,466	248	11,556	8,084	325	16,987	15,082	402	14,419	9,151	479	9,494	9,490
18	10,248	7,831	95	7,620	7,620	172	11,727	9,873	249	12,419	8,951	326	17,114	12,477	403	15,189	9,703	480	10,339	9,793
* 19	12,174	7,708	96	7,731	7,214	173	17,353	15,923	250	9,901	8,044	327	15,158	10,651	404	14,967	10,338	481	9,589	8,923
* 20	12,882	9,250	97	7,729	7,214	174	10,851	6,996	251	9,798	8,932	328	17,531	13,834	405	12,974	8,510	482	10,770	10,134
21	10,885	7,866	98	7,705	7,138	175	9,747	7,225	252	7,863	7,422	329	16,086	13,565	406	19,144	12,461	483	19,152	11,591
22	14,399	8,678	99	8,253	8,065	176	9,993	7,599	253	7,603	7,142	330	15,394	12,816	407	15,238	9,818	484	13,996	9,299
* 23	12,159	10,089	100	9,553	5,831	177	10,619	8,358	254	8,804	8,339	331	14,201	11,648	408	15,606	10,151	485	15,042	10,622
* 24	8,520	7,408	101	9,311	5,663	178	12,905	10,424	255	13,391	9,326	332	14,769	12,114	409	16,117	10,232	486	16,390	10,821
* 25	11,416	8,352	102	9,596	5,126	179	8,565	8,242	256	16,162	10,404	333	18,983	18,471	410	21,566	10,730	487	16,109	10,554
* 26	11,293	9,483	103	9,515	5,450	180	7,894	7,856	257	16,913	10,291	334	15,939	12,894	411	14,639	10,342	488	14,471	9,590
27	10,039	9,542	104	9,491	5,491	181	7,930	7,930	258	16,356	10,448	335	11,703	9,913	412	15,913	11,657	489	18,758	11,886
28	12,164	11,892	105	9,489	5,490	182	7,995	7,995	* 259	16,449	10,500	336	10,210	9,972	413	15,284	12,748	490	17,184	11,109
29	10,296	10,296	106	9,600	6,000	183	8,125	8,125	* 260	16,026	9,616	337	10,434	10,136	414	13,701	11,120	491	11,215	8,972
30	10,861	10,846	107	9,600	6,000	184	9,057	8,938	* 261	20,065	10,335	338	10,782	10,260	415	13,508	10,262	492	10,486	8,728
31	11,238	11,238	108	9,541	5,880	185	10,169	10,156	* 262	20,953	10,290	339	10,841	10,331	416	17,464	12,881	493	10,100	8,727
32	7,451	7,451	109	9,611	6,004	186	11,787	9,203	263	21,872	10,023	340	10,775	10,249	417	14,894	8,397	494	9,703	8,269
33	7,732	7,732	110	9,654	5,635	187	15,694	10,414	264	39,673	12,644	341	10,295	9,780	418	10,548	9,982	495	9,734	8,813
34	9,316	9,316	111	11,766	5,368	* 188	11,050	9,394	265	15,735	15,669	342	10,543	10,015	419	9,856	9,710	496	10,321	9,670
35	8,760	8,712	112	10,264	7,502	189	10,958	10,495	266	17,823	16,890	343	10,774	10,249	420	9,786	9,666	497	14,690	14,057
36	11,572	11,572	113	7,740	7,740	190	11,009	10,322	* 267	9,595	9,577	344	14,378	15,677	421	10,070	9,987	498	37,258	-
37	8,439	8,139	114	7,680	7,620	191	12,236	11,020	* 268	14,015	14,015	* 345	22,322	19,147	422	10,388	10,355	499	40,187	-
38	7,908	7,488	115	7,679	7,618	192	8,699	7,893	* 269	11,690	11,690	346	19,069	11,586	423	10,291	9,481	500	36,175	-
39	10,790	8,256	116	7,679	7,620	193	7,632	6,684	* 270	10,415	9,570	347	16,772	10,070	424	9,883	8,922	501	19,455	-
40	10,507	8,110	117	7,679	7,620	194	7,317	6,203	* 271	9,290	8,949	348	17,438	9,928	425	9,503	9,407	502	23,804	-
41	7,963	5,169	118	7,696	7,636	195	7,988	6,579	* 272	13,541	11,779	349	17,314	10,619	426	10,462	8,436	503	7,114	-
42	7,500	5,469	119	7,502	7,502	196	8,577	6,712	* 273	14,244	14,244	350	16,279	10,486	427	16,613	13,809	504	8,518	-
43	7,500	5,259	120	7,615	6,606	197	8,749	6,347	* 274	11,019	11,019	351	16,398	10,215	428	16,405	14,805	505	65,421	-
44	8,620	6,154	121	7,611	6,849	198	8,941	5,930	* 275	10,564	10,564	352	16,417	9,339	429	20,169	19,654	506	848,665	-
45	7,591	5,938	122	10,888	6,252	199	8,410	5,942	* 276	13,551	13,361	353	16,113	9,403	430	22,200	22,107	507	87,147	-
46	7,984	6,743	123	13,664	7,3.64	200	13,577	7,257	* 277	12,125	10,406	354	18,046	9,191	431	16,995	16,995	508	29,027	-
47	9,439	7,150	124	9,485	5,681	201	15,320	8,449	* 278	10,857	9,969	355	18,090	10,457	432	12,214	11,822	509	58,917	-
48	10,379	6,400	125	9,598	5,574	202	11,915	7,587	279	8,151	7,117	356	20,618	12,837	433	11,526	11,526	510	426,780	-
49	8,933	6,635	126	9,404	5,390	203	16,028	7,774	* 280	7,700	7,347	357	12,852	8,936	434	12,429	12,429	511	764,295	-
50	8,140	7,786	127	9,421	5,824	204	17,336	8,365	* 281	8,266	8,283	358	22,989	13,813	435	10,471	10,471	512	478,502	-
51	7,539	5,780	128	9,421	6,048	205	19,231	9,136	* 282	8,765	8,227	359	21,104	11,781	436	10,758	10,758	513	77,940	-
52	7,170	5,291	129	9,421	6,836	206	22,123	11,096	283	12,277	10,745	360	18,585	10,674	437	11,169	11,128	514	1,238,111	-
53	7,003	5,403	130	9,420	7,080	207	22,407	9,761	284	14,178	13,998	361	18,690	9,686	438	12,466	12,363	515	295,424	-
54	7,000	5,555	131	9,360	7,080	208	17,779	7,507	285	15,535	13,199	362	16,256	8,880	439	13,169	13,118	516	1,285,012	-
55	7,702	5,867	132	12,686	8,471	209	16,332	7,646	286	16,706	13,247	363	14,878	8,092	440	13,309	13,304	517	1,418,949	-
56	9,314	6,558	133	11,395	10,055	* 210	16,136	7,631	287	17,244	13,374	364	13,819	8,732	441	13,461	12,972	518	217,243	-
57	10,944	8,412	134	9,314	8,421	* 211	16,221	7,827	288	16,885	13,335	365	13,098	9,396	442	18,096	10,691	519	787,540	-
58	10,578	6,755	135	8,232	7,436	212	16,569	8,075	289	16,903	13,476	366	14,537	14,076	443	15,822	13,384	520	877,376	-
59	7,281	6,156	136	7,575	7,072	* 213	15,571	7,563	290	15,367	13,466	367	9,922	9,921	444	18,322	18,322	521	275,168	-
60	7,744	6,638	137	7,520	7,520	* 214	14,050	8,014	291	19,483	15,297	368	10,736	10,134	445	20,230	20,225	522	613,248	-
61	7,265	6,455	138	7,558	7,500	* 215	14,077	8,065	292	20,401	15,870	369	12,066	10,564	446	17,108	17,108	523	27,624	-
62	7,335	7,167	139	7,559	7,500	* 216	14,093	8,046	293	18,053	12,384	370	11,815	10,621	447	16,725	16,725	524	54,863	-
63	7,345	7,280	140	7,522	7,522	* 217	14,109	8,076	294	19,304	13,071	371	12,072	10,835	448	24,343	22,175	525	57,285	-
64	7,280	7,280	141	7,528	7,026	* 218	14,125	8,092	295	18,197	13,010	372	12,033	10,790	449	13,877	13,268	526	147,692	-
65	7,326	7,297	142	7,504	7,003	* 219	14,141	8,047	296	17,670	12,575	373	12,007	10,774	450	13,116	12,591			
66	7,336	7,270	143	7,363	6,866	* 220	14,157	7,883	297	17,464	12,318	374	10,554	9,665	451	15,003	14,154			
67	7,197	7,108	144	7,429	6,935	221	15,483	7,503	298	18,035	12,623	375	10,459	9,664	452	12,644	9,753			
68	7,204	6,637	145	7,684	7,166	222	17,414	7,122	299	18,883	13,399	376	10,470	9,703	453	9,756	9,723			
69	7,249	6,482	146	9,216	8,659	223	17,283	7,266	300	19,413	13,416	377	10,472	9,691	454	10,320	10,320			
70	7,265	6,486	147	8,710	7,974	224	17,253	7,159	301	19,464	13,633	378	10,435	9,658	455	10,126	10,126			
71	8,113	7,069	148	8,507	7,536	225	16,233	6,702	302	19,050	14,014	379	10,468	9,692	456	10,332	9,749			
72	7,993	6,621	149	8,221	6,817	226	16,364	6,774	303	18,429	14,134	380	11,621	10,158	457	11,058	10,230			
73	8,353	7,108	150	8,299	6,846	227	18,523	7,302	304	16,532	16,074	381	12,439	10,139	458	10,392	9,587			
74	9,529	7,954	151	8,254	6,600	228	12,212	7,220	305	22,262	16,633	382	12,972	10,737	459	10,133	9,088			
75	14,516	9,359	152	8,138	6,160	229	11,522	9,970	306	17,489	15,678	383	14,219	9,749	460	11,970	10,389			
76	15,311	9,004	153	8,293	6,541	230	8,630	7,443	307	16,289	13,783	384	17,370	12,536	461	9,656	8,377			
77	14,844	9,141	154	9,850	8,592	* 231	7,142	6,710	308	16,862	13,734	385	15,795	13,562	462	11,621	10,325			

LOTS 1-497 ALL S.F. RESIDENTIAL LOTS

FEE-TITLE LOTS TO LACFCD

WATER TANK LOT

PUBLIC PARK

RECREATIONAL AREA LOTS TO H.O.A.

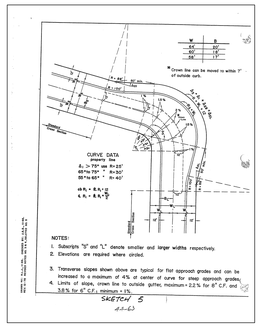
OPEN SPACE LOTS

NET LOT AREA TABLE

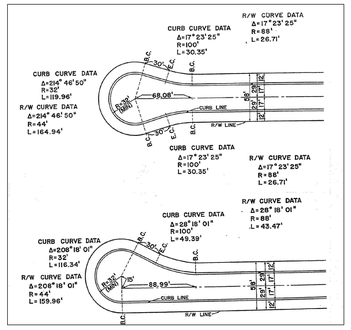
LOT NO.	LOT AREA (GROSS SF.)	LOT AREA (NET SF.)
11	8,729	7,700
16	11,212	10,187
17	10,578	9,691
19	12,174	10,242
20	12,882	10,917
23	12,159	11,000
24	8,520	8,055
25	11,416	10,197
26	11,293	10,313
188	11,050	9,830
210	16,136	15,815
211	16,221	14,371
213	15,561	14,309
214	14,050	9,722
215	14,077	13,129
216	14,093	12,918
217	14,109	12,226
218	14,125	8,113
219	14,141	13,151
220	14,157	13,946
231	7,142	6,786
232	8,205	2,445
233	9,677	6,127
234	10,297	9,255
240	7,085	5,883
241	7,800	7,707
243	26,383	25,673
244	13,604	12,485
259	16,449	16,352
260	16,026	11,300
261	20,065	7,797
262	20,953	15,564
267	9,595	8,965
268	14,015	6,900
269	11,690	6,000
270	10,415	9,312
271	9,290	4,039
272	13,541	9,339
273	14,244	5,206
274	11,019	4,867
275	10,564	4,493
276	13,551	6,947
277	12,125	7,585
278	10,857	6,914
280	7,700	4,263
281	8,266	5,517
282	8,765	8,003
345	22,322	21,602

LOT SUMMARY

DESIGNATION	LOT NO.	NO. OF LOTS	(S.F.) (APPROX.)	(A.C.) (APPROX.)
SINGLE FAMILY LOTS	1-497	497	6,224,833	142.91
STORM DRAIN MAINTENANCE LOTS	498-504	7	172,511	3.96
WATER TANK	505	1	65,421	1.50
PUBLIC PARK	506	1	848,665	19.48
REC. AREA	507-513	7	1,922,608	44.14
OPEN SPACE	514-526	13	7,295,536	167.48
HASLEY CANYON ROAD	-	-	43,560	1.0
STREET AREA	-	-	2,175,090	49.93
TOTAL		526	18,748,224	1-430.4

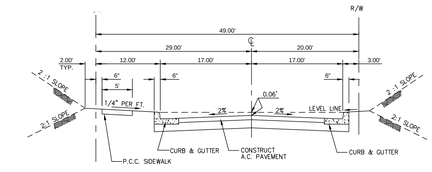


TYPICAL RESIDENTIAL KNUCKLE DETAIL
NOT TO SCALE
PER L.A.C.D.P.W. LAND DEVELOPMENT DIVISION HANDBOOK, VOLUME 5, CHAPTER 44, PAGE 44-63

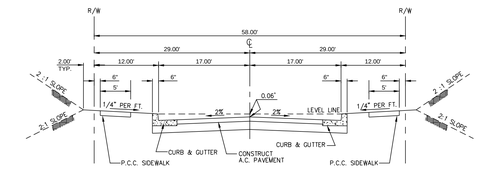


TYPICAL RESIDENTIAL CUL-DE-SAC DETAIL
NOT TO SCALE
PER L.A.C.D.P.W. LAND DEVELOPMENT DIVISION HANDBOOK, VOLUME 5, CHAPTER 44, PAGE 44-38

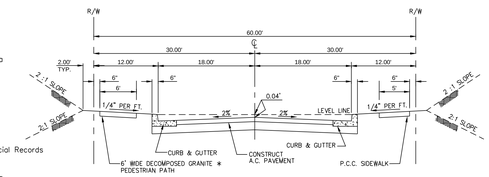
DEPT OF REGIONAL PLANNING
TR52584 REVISED MAP PG2
11 JUN 2013



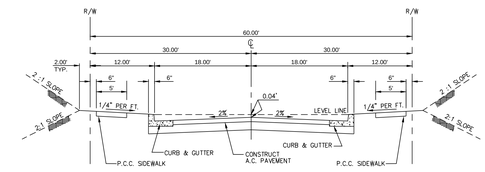
TYPICAL SECTION 49' R/W
BELLEZA WAY
NOT TO SCALE



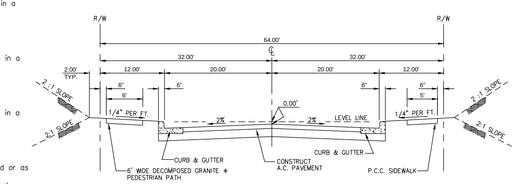
TYPICAL SECTION 58' R/W
STREET "C", "G", "H", "L", "M", "N" & "Q"
BUENA VIDA WAY
NOT TO SCALE



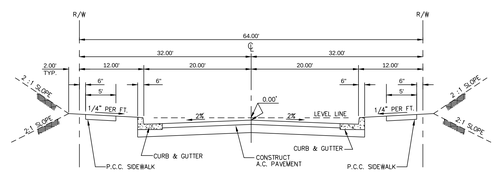
ALTERNATE SECTION 60' R/W
STREET "B"
NOT TO SCALE
* LOCATION PER PLAN



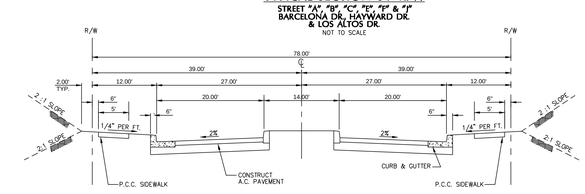
TYPICAL SECTION 60' R/W
STREET "C", "D", "K", "N" & "P"
VISTA GRANDE PLACE & LOS MONTANES DR.
NOT TO SCALE



ALTERNATE SECTION 64' R/W
STREET "A"
BARCELONA DR., LOS ALTOS DR.,
NOT TO SCALE
* LOCATION PER PLAN



TYPICAL SECTION 64' R/W
STREET "A", "B", "C", "E", "F" & "J"
BARCELONA DR., HAYWARD DR.
& LOS ALTOS DR.
NOT TO SCALE



TYPICAL SECTION 78' R/W
LOS VALLES DRIVE
NOT TO SCALE

EASEMENTS:

1. Easement(s)for the purpose(s) shown below and rights incidental thereto as set forth in a document;
   Purpose: Road purposes and incidental purposes
   Recorded: Book 5595, Page 332, of Official Records
   Affects: That portion of said land more particularly described therein.and recorded: Book 5682, Page 306, of Official Records
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document;
   Purpose: Electrical supply systems and communication systems and incidental purposes
   Recorded: August 21, 1991, Instrument No. 91-1312408, of Official Records
   Affects: That portion of said land more particularly described therein.
3. Costaio Property Holdings, LLC, a California limited liability company and its assigns with the right to grant the same to the County of Los Angeles/Los Angeles County Flood Control District, or other appropriate agency forGrading and debris basin and incidental purposes recorded July 17, 2000, Instrument No. 00-1085593, of Official Records
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document;
   Purpose: Drainage and incidental purposes
   Recorded: October 24, 2000, Instrument No. 00-1663987, of Official Records
   Affects: That portion of said land as more particularly described therein.
5. Easement(s)for the purpose(s) shown below and rights incidental thereto as set forth in a document;
   Purpose: Flood control purposes and incidental purposes
   Recorded: October 24, 2000, Instrument No. 00-1663990, of Official Records
   Affects: That portion of said land as more particularly described therein.
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document;
   Purpose: Slopes and incidental purposes
   Recorded: October 24, 2000, Instrument No. 00-1663991, of Official Records
   Affects: That portion of said land as more particularly described therein.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document;
   Purpose: Public road and highway purposes and incidental purposes
   Recorded: October 24, 2000, Instrument No. 00-1663986, of Official Records
   Affects: That portion of said land as more particularly described therein.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract.
   Purpose: Flood control purposes as dedicated to the Los Angeles County Flood Control District
   Affects: Lots 53, 56 and 58 as shown on the Map of said Tract 52584-01.
9. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract.
   Purpose: Bridge access purposes as dedicated to the County of Los Angeles
   Affects: Lots 56, 57, 58 and 60 as shown on the Map of Tract 52584-01.
10. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract.
    Purpose: Bridge maintenance purposes as dedicated to the County of Los Angeles
    Affects: Lots 56, 57 and 58 as shown on the Map of said Tract 52584-01.
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract.
    Purpose: Sanitary sewer purposes as dedicated to the County of Los Angeles
    Affects: Lots 51, 52 and 54 as shown on the Map of said Tract 52584-01.
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract.
    Purpose: Air space visibility purposes as dedicated to the County of Los Angeles
    Affects: Lots 43 and 51 as shown on the Map of Tract 52584-01.
13. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract.
    Purpose: Private driveway and fire lane
    Affects: As shown on the Map of Tract 52584-01.
14. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract.
    Purpose: Covered storm drain purposes as dedicated to the Los Angeles County Flood Control
    Affects: Lots 51, 52, 59, 60, 61 and 62 as shown on the Map of Tract 52584-01.
15. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract.
    Purpose: Water pipelines and appurtenances with ingress and egress as dedicated to the County of Los Angeles
    Affects: Lots 51, 52, 53, 59 and 62 as shown on the Map of Tract 52584-01.
16. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.
    Granted to: Pacific Bell Telephone Company, a corporation dba AT&T California
    Purpose: Public utilities
    Recorded: December 19, 2008, Instrument No. 20082233802, of Official Records

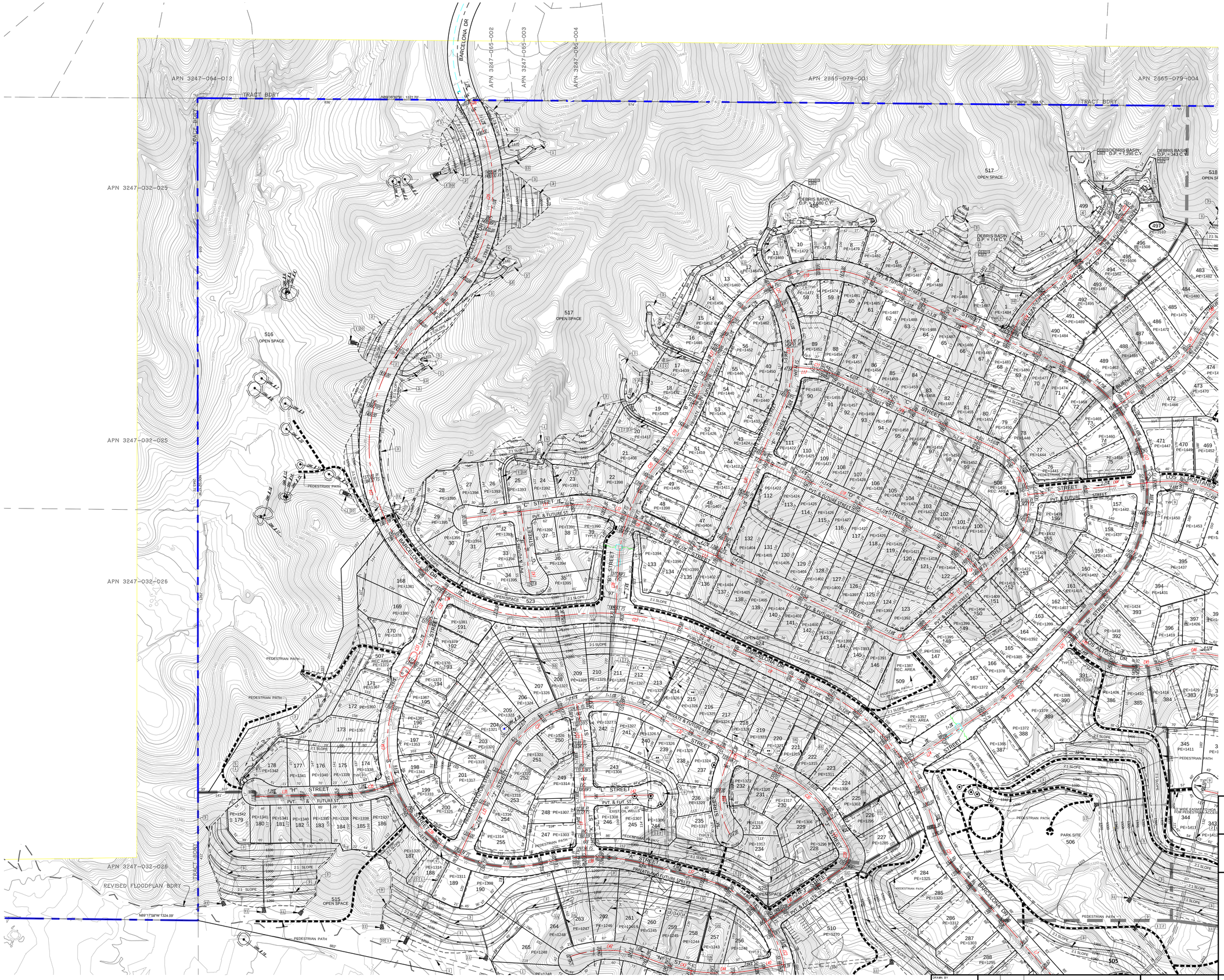
LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 2866-001-017 & PORTIONS OF 2866-001-096; AND 3247-032-001, 035, & PORTIONS OF 3247-032-051)
PARCEL 1 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 101,922, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH RECORDED MAY 24, 2002 AS INSTRUMENT NO. 02-1208159 OF OFFICIAL RECORDS.
EXCEPTING THERE FROM THAT PORTION LYING WITHIN TRACT NO. 52584-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1329, PAGES 53 THROUGH 68, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
ALSO EXCEPT THEREFROM THAT PORTION LYING WITHIN PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 101,922, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH RECORDED MAY 24, 2002 AS INSTRUMENT NO. 02-1208159 OF OFFICIAL RECORDS.
ALSO EXCEPT THEREFROM THAT PORTION LYING WITHIN PARCEL 5 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 101,923, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH RECORDED AUGUST 17, 2001 AS INSTRUMENT NO. 01-1524850 OF OFFICIAL RECORDS.

PARCEL 2: (APN PORTIONS OF 3247-032-051)
PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 101,922, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH RECORDED MAY 24, 2002 AS INSTRUMENT NO. 02-1208159 OF OFFICIAL RECORDS.
EXCEPTING THERE FROM THAT PORTION LYING WITHIN TRACT NO. 52584-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1329, PAGES 53 THROUGH 68, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE CO

DEPT OF REGIONAL PLANNING
TR52584 REVISED MAP PG 3
11 JUN 2013



SEE SHEET NO. 5

SEE SHEET NO. 4

Line Table: Alignments		
Line #	Length	Direction
L1	201.23	S2° 25' 28"W
L2	309.82	S25° 53' 30"E
L3	82.37	S10° 50' 52"W
L4	89.79	S15° 24' 13"E
L5	151.43	S77° 17' 25"W
L6	235.63	S13° 31' 55"W
L7	717.23	N41° 56' 32"W
L8	385.06	N65° 13' 24"W
L9	337.63	N1° 41' 59"W
L10	178.15	N82° 38' 37"E
L11	161.00	N82° 38' 37"E
L12	73.58	S70° 59' 57"E
L13	266.49	S65° 13' 24"E
L14	626.72	S65° 13' 24"E
L15	411.99	N47° 59' 24"E
L16	552.12	N65° 13' 24"W
L17	57.68	N85° 16' 10"W
L18	658.64	S65° 13' 24"E
L19	28.91	S42° 00' 36"E
L20	527.00	N23° 41' 47"E
L21	41.61	N29° 43' 56"W
L22	159.36	N50° 31' 55"E
L23	110.82	N38° 43' 09"E
L24	289.72	N56° 19' 12"E
L25	348.88	N43° 18' 31"E
L26	688.40	N68° 01' 20"W
L27	242.96	S23° 41' 47"W
L28	168.66	S2° 35' 33"W
L29	41.30	S25° 01' 52"W
L30	298.60	N54° 51' 18"E
L31	100.06	N30° 09' 11"W
L32	484.69	N64° 56' 08"W
L33	322.63	S24° 57' 46"W
L34	25.48	N33° 21' 21"E
L35	270.03	N88° 46' 12"E
L37	203.55	N75° 19' 29"W
L40	93.60	N79° 06' 53"E
L42	223.43	N88° 18' 01"E
L43	229.24	S7° 21' 23"E
L44	383.47	N84° 23' 13"E
L45	62.58	S46° 41' 29"E
L46	181.83	N65° 08' 08"E
L47	177.26	N73° 29' 03"E

Curve Table: Alignments		
Curve #	Radius	Length
C1	350.00	178.08
C2	360.00	230.84
C3	350.00	160.36
C4	400.00	647.13
C5	450.00	500.76
C6	610.00	1325.76
C7	250.00	115.00
C8	475.00	47.73
C9	57.00	66.44
C10	200.00	395.19
C11	250.00	87.47
C12	300.00	121.54
C13	400.00	373.00
C14	370.23	192.17
C15	600.00	123.70
C16	1000.00	227.09
C17	450.00	858.68
C18	350.00	551.50
C19	800.00	222.71
C20	550.00	346.10
C21	350.00	163.38
C22	700.00	611.18
C23	800.00	460.03
C24	550.00	1431.72
C25	525.00	738.75
C26	350.00	18.90
C27	800.00	156.32
C28	250.00	237.03
C29	55.00	81.60
C30	350.00	212.67
C31	350.00	550.70
C32	350.00	124.97
C33	400.00	148.87
C34	400.00	964.49
C35	500.00	180.74
C37	350.00	531.93
C38	650.00	327.77
C39	400.00	964.49
C42	351.00	257.09
C43	599.00	142.76
C44	600.00	206.68
C45	250.00	292.81
C46	250.00	176.10
C47	375.00	176.69
C48	275.00	217.64

GRAPHIC SCALE
(IN FEET)
100 50 0 100 200 300

OWNER/DEVELOPER:

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

LEGAL DESCRIPTION:

SEE SHEET NO. 2

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.C.
DESIGNED BY	LDC

DATE CHANGED	CHANGED BY	REVISION

REGISTERED PROFESSIONAL ENGINEER CHARLES A. GILMAN No. 54155 Exp. 12-31-13 CIVIL STATE OF CALIFORNIA

PREPARED BY:

LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
2700 Foothill Blvd., Suite 200, Pasadena, California 91107
Ph.: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcla.com

Charles A. Gilman, R.C.E. No. C54155

06-04-2013
DATE

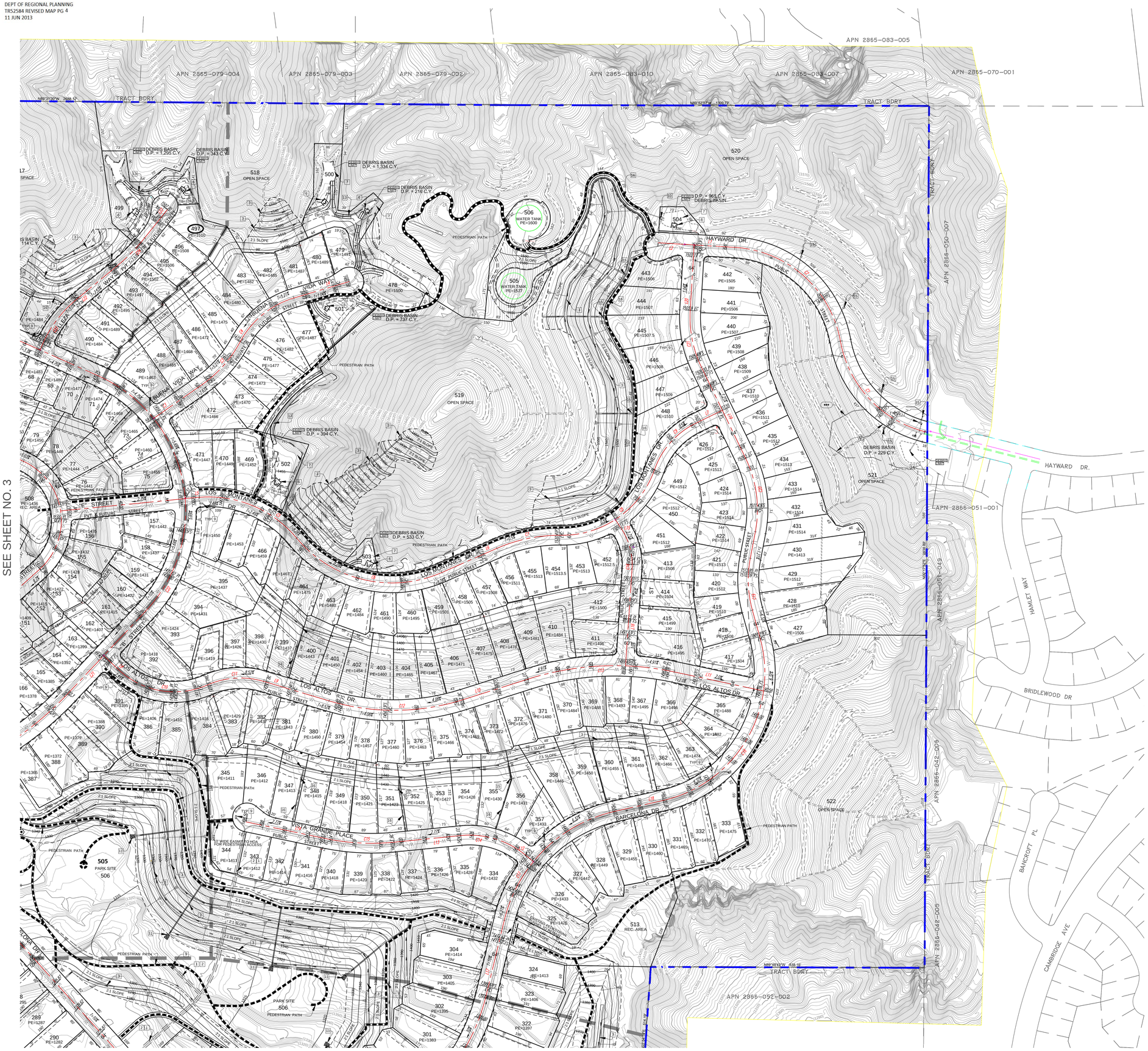
LDC

Project. No. 11018-001

SHEET 3 OF 5

J:\Civil_3D\Projects\11018001\05-Sheet Sets\10-Drawings\SHEET 03.dwg Jun 04, 2013 10:36 am MHALY

DEPT OF REGIONAL PLANNING
TR52584 REVISED MAP PG 4
11 JUN 2013



Line Table: Alignments		
Line #	Length	Direction
L1	153.68	N88° 34' 34"W
L2	81.61	N88° 34' 34"W
L3	181.83	N55° 08' 08"E
L4	177.26	N17° 29' 03"E
L5	43.96	N85° 22' 26"E
L6	184.30	N66° 20' 15"E
L7	90.00	N64° 06' 30"E
L8	62.58	S46° 41' 29"E
L9	208.98	S13° 26' 22"E
L10	209.14	N17° 24' 48"E
L11	280.06	S17° 58' 22"E
L12	31.27	N50° 39' 57"W
L13	205.14	S84° 19' 19"W
L14	246.17	N78° 08' 00"W
L15	33.32	S33° 29' 17"E
L16	297.19	S3° 48' 12"W
L17	235.63	S13° 31' 55"W
L18	151.43	S73° 17' 26"W
L19	309.82	S25° 53' 30"E
L20	201.23	S3° 25' 26"W
L21	348.88	N4° 18' 31"E
L22	159.36	N50° 31' 55"E
L23	110.82	N38° 43' 09"E

Curve Table: Alignments		
Curve #	Radius	Length
C1	350.00	400.44
C2	350.00	466.39
C3	375.00	176.69
C4	275.00	217.64
C5	350.00	335.17
C6	380.00	490.37
C7	475.00	201.58
C8	300.00	373.78
C9	250.00	195.66
C10	250.00	292.81
C11	250.00	176.10
C12	700.00	417.19
C13	875.00	452.25
C14	270.00	212.12
C15	700.00	214.35
C16	200.00	130.17
C17	450.00	500.78
C18	400.00	647.13
C19	350.00	160.36
C20	360.00	230.84
C21	350.00	179.08
C22	450.00	859.68
C23	370.23	192.17
C24	600.00	123.70

GRAPHIC SCALE
(IN FEET)
100 50 0 100 200 300

OWNER/DEVELOPER:

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

LEGAL DESCRIPTION:

SEE SHEET NO. 2

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. 12-31-13 CIVIL STATE OF CALIFORNIA

PREPARED BY:

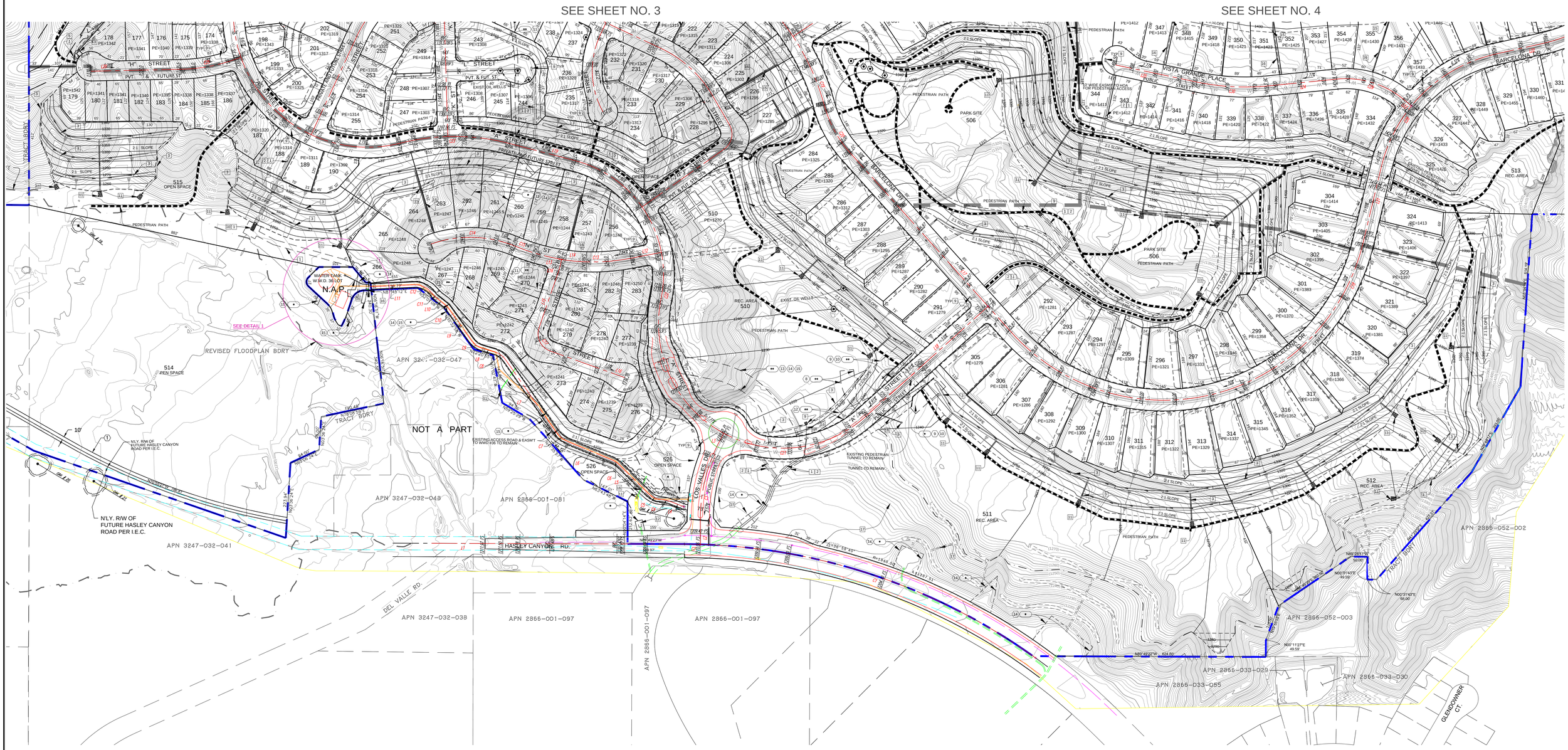
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
2700 Foothill Blvd., Suite 200, Pasadena, California 91107
Ph.: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcla.com

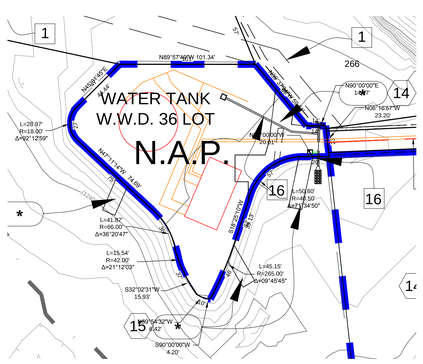
Charles A. Gilman, R.C.E. No. C54155 — 06-04-2013 DATE

LDC

Project. No. 11018-001

SHEET 4 OF 5





LEGAL DESCRIPTION:
LOT 62 OF TRACT NO. 52584-01 AS RECORDED IN BOOK 1329, PG. 53 THROUGH 68 INCLUSIVE OF MAPS.

DETAIL 1
SCALE: 1" = 40'

GRAPHIC SCALE
(IN FEET)
100 50 0 100 200 300

Line Table: Alignments		
Line #	Length	Direction
L1	752.76	N89° 48' 34"W
L2	74.83	N0° 00' 00"E
L3	21.14	N28° 19' 04"E
L4	39.70	N68° 37' 27"W
L5	121.56	N45° 20' 18"W
L6	136.45	N67° 30' 04"W
L7	256.27	N34° 53' 11"W
L8	34.90	N75° 52' 42"W
L9	113.43	N35° 30' 32"W
L10	28.93	N51° 42' 23"W
L11	128.04	S87° 29' 13"W
L12	93.60	N79° 06' 53"E
L13	10.00	S81° 08' 56"E
L14	5.00	S81° 08' 54"E
L15	178.38	S19° 04' 41"W
L16	235.52	S70° 21' 39"E
L17	717.23	N41° 56' 33"W
L18	489.45	S45° 03' 27"W
L19	203.55	N75° 19' 29"W
L20	270.03	N88° 46' 12"E
L21	235.63	S15° 31' 55"W
L22	151.43	S77° 17' 25"W
L23	31.27	N50° 39' 57"W
L24	205.14	S84° 19' 19"W
L25	246.17	N78° 08' 00"W

Curve Table: Alignments		
Curve #	Radius	Length
C1	1800.00	1069.16
C2	1800.00	47.00
C3	500.00	247.12
C4	100.00	29.44
C5	65.00	45.55
C6	65.00	25.14
C7	100.00	56.92
C8	65.00	44.23
C9	65.00	43.53
C10	65.00	18.38
C11	65.00	18.56
C12	65.00	64.85
C13	600.00	206.68
C14	351.00	257.09
C15	599.00	142.76
C16	200.00	38.99
C17	54.00	84.29
C18	610.00	1325.76
C19	700.00	611.18
C20	350.00	163.38
C21	370.00	927.95
C22	350.00	531.93
C23	650.00	327.77
C24	400.00	984.49
C25	500.00	180.74
C28	450.00	500.76
C29	270.00	212.12
C30	700.00	214.35

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LEGAL DESCRIPTION:
SEE SHEET NO. 2

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

DRAWN BY LDC
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Project. No. 11018-001
SHEET 5 OF 5