

PARKING SPACE SUMMARY TABLE

| PLANNING AREA | LOT No. | No. of Buildings | RESIDENTIAL | | | | COMMERCIAL | | | | | | | | | | | | |
|---------------|---------|------------------|-------------|-----------------------------|-----------------------|-----------------------|-----------------------|-------------------|------------------|---------------------------------------|-----------------------------------|-----------------------|------|------|------|------|-----|------|------|
| | | | NO. OF DU'S | REQ. RESIDENT STALLS (2/24) | TOTAL STALLS PROVIDED | GUEST STALLS PROVIDED | COMMERCIAL BLDG. S.F. | OFFICE BLDG. S.F. | TOTAL BLDG. S.F. | REQUIRED COMMERCIAL STALLS (1/250 SF) | REQUIRED OFFICE STALLS (1/400 SF) | TOTAL STALLS PROVIDED | | | | | | | |
| PA 1-3 | 1-26 | 14 | | | | | | | | | | | | | | | | | |
| PA 4 | 26-32 | 178 | 178 | 356 | 45 | 401 | 356 | 70 | 426 | 280,000 | 400,000 | 680,000 | 1120 | 1000 | 2120 | 1207 | 798 | 1200 | 3203 |
| PA 8 | 372-373 | PARK/SCHOOL | | | | | | | | | | | | | | | | | |
| PA 9 | 374-393 | 15 | 255 | 510 | 64 | 574 | 510 | 77 | 587 | | | | | | | | | | |
| PA 10 | 381-385 | 9 | 280 | 560 | 70 | 630 | 560 | 76 | 636 | | | | | | | | | | |
| PA 11 | 386-393 | 13 | 208 | 416 | 52 | 468 | 416 | 63 | 479 | | | | | | | | | | |
| PA 12 | 394-398 | 21 | 120 | 240 | 30 | 270 | 240 | 50 | 290 | | | | | | | | | | |
| PA 13 | 399-405 | 50 | 194 | 388 | 48 | 436 | 388 | 70 | 458 | | | | | | | | | | |
| PA 14 | 406-407 | 1 | | | | | | | | 15,000 | 35,000 | 50,000 | 60 | 88 | 148 | 60 | 89 | | 149 |

SHEET INDEX

| SHEET NO. | DESCRIPTION |
|-----------|---------------------------------|
| 1 | TITLE SHEET AND TYPICAL DETAILS |
| 2 | P.A. 1,2,3 (LOTS 1-26) |
| 3 | P.A. 4 (LOTS 27-32) |
| 4 | P.A. 9,10,11 (LOTS 374-393) |
| 5 | P.A. 12,13,14 (LOTS 394-407) |

PROJECT SUMMARY

| | |
|--------------------------------|---------------------------|
| GROSS AREA | 382.3 ACRES |
| TOTAL LOTS | 500 |
| TOTAL RESIDENTIAL D.U. | 1,574 DU |
| TOTAL OFFICE/COMMERCIAL | 730,000 SF |
| EXISTING ZONING | R1, C-3, C-R |
| PROPOSED ZONING | C-2,C-3, RPD-5000-5U, C-R |
| EXISTING GENERAL PLAN LAND USE | HS, CM, OS-PR |
| PROPOSED LAND USE | HS, CM, OS-PR |

GRADING SUMMARY

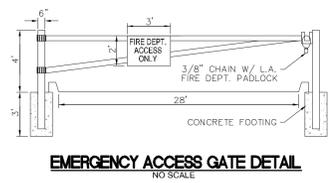
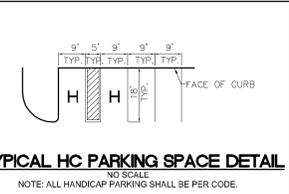
| | |
|----------------|--------------|
| (PER TM 53295) | |
| CUT: | 2,800,000 CY |
| FILL: | 2,800,000 CY |

GENERAL NOTES

- GRADE ELEVATIONS SHOWN ON THE VTTM AND THE EXHIBITS MAP ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET BUT ONLY IF DETERMINED BY DPW AND DRP. THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
- LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
- ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
- BUILDING FOOTPRINTS THAT ARE SHOWN ON THE VTTM OR THIS EXHIBIT MAP ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY. APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT, HOWEVER, INCLUDE:
 - A. A CHANGE IN PROPOSED LAND USE.
 - B. A CHANGE OF MORE THAN 5 FEET IN BUILDING HEIGHT.
- THE RECORDATION OF A "LARGE LOT" PARCEL MAP WHERE ALL PARCELS ARE LARGER THAN 20 ACRES SHALL NOT REQUIRE THE OBLIGATION OF CONSTRUCTING IMPROVEMENTS OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
- THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G., RIGHTS-OF-WAY OR PARKS), EXHAUSTIONS, OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
- 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.
- PERMISSION IS REQUESTED FOR UNIT PHASING.
- PERMISSION IS REQUESTED TO COMBINE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DPW AND DRP.
- THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
- PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS.
- PERMISSION IS REQUESTED TO MASS GRADE.
- PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
- LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
- PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN RADI OF 13 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
- MODIFIED STREET CROSS-SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS-SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- TOPO COMPILED FROM DATA FLOWN 9/11.
- ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
 - TENTATIVE MAP 53295
 - CONDITIONAL USE PERMIT NO. 00-210
 - OAK TREE PERMIT NO. 20070018
 - ZONE CHANGE NO. 00-210
 - PARKING PERMIT NO. 200700013
- PERMISSION IS REQUESTED TO ALLOW OFFICE & RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
- FIRE ACCESS TO BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
- MODIFICATIONS OF REQUIRED STREET FRONTAGE IS REQUESTED PER SECTION 21.24.040 OF THE LOS ANGELES COUNTY CODE.
- GUEST PARKING PROPOSED ON PRIVATE DRIVES PER COUNTY PRIVATE DRIVE MANUAL.
- PRIVATE DRIVES DESIGNED PER THE COUNTY PRIVATE DRIVE MANUAL.
- SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
- WITHIN COMMERCIAL PLANNING AREA 1-3, RESIDENTIAL PLANNING AREAS 4, 9-13 AND COMMERCIAL PLANNING AREA 14 FLEXIBILITY IN FUTURE DESIGN IS PERMITTED, INCLUDING BUT NOT LIMITED TO: CHANGING COMMERCIAL TO OFFICE AND OFFICE TO COMMERCIAL, CHANGING APARTMENTS TO CONDOMINIUMS AND CONDOMINIUMS TO APARTMENTS, CHANGING FROM ATTACHED TO DETACHED UNITS AND DETACHED TO APARTMENTS, CHANGES TO BUILDING TYPES AND LOCATION, LOT CONFIGURATIONS AND RELOCATION OF DRIVEWAYS, DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND LANDSCAPE AREA LOCATIONS AFFECTED AS A RESULT OF DESIGN CHANGES, PROVIDED THE CHANGES DO NOT EXCEED THE APPROVED TOTAL RESIDENTIAL UNIT COUNT, TOTAL COMMERCIAL/OFFICE SQUARE FOOTAGE AND DOES NOT RESULT IN A REDUCTION OF TOTAL OPEN SPACE. CHANGES SHALL BE DETAILED ON A REVISED EXHIBIT MAP.
- THE ABOVE MENTIONED GENERAL NOTES (THAT ADDRESS MINOR MODIFICATION) MAY REQUIRE REVIEW AND APPROVAL OF A REVISED EXHIBIT MAP.
- PLANNING AREAS 1-3 ARE A SINGLE COMMERCIAL/OFFICE PLANNING AREA.

SPECIAL NOTES

- WATER QUALITY BASINS AND BIOSWALES WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF PER THE APPROVED DRAINAGE CONCEPT.
- PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC/PRIVATE STREETS AND TRAILS.



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REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
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PLANS PREPARED UNDER THE DIRECTION OF:
Craig M. Whitteker
CRAIG M. WHITTEKER R.C.E. 51929 DATE 4/4/14

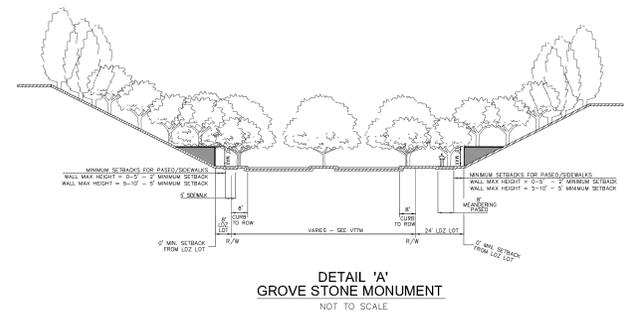
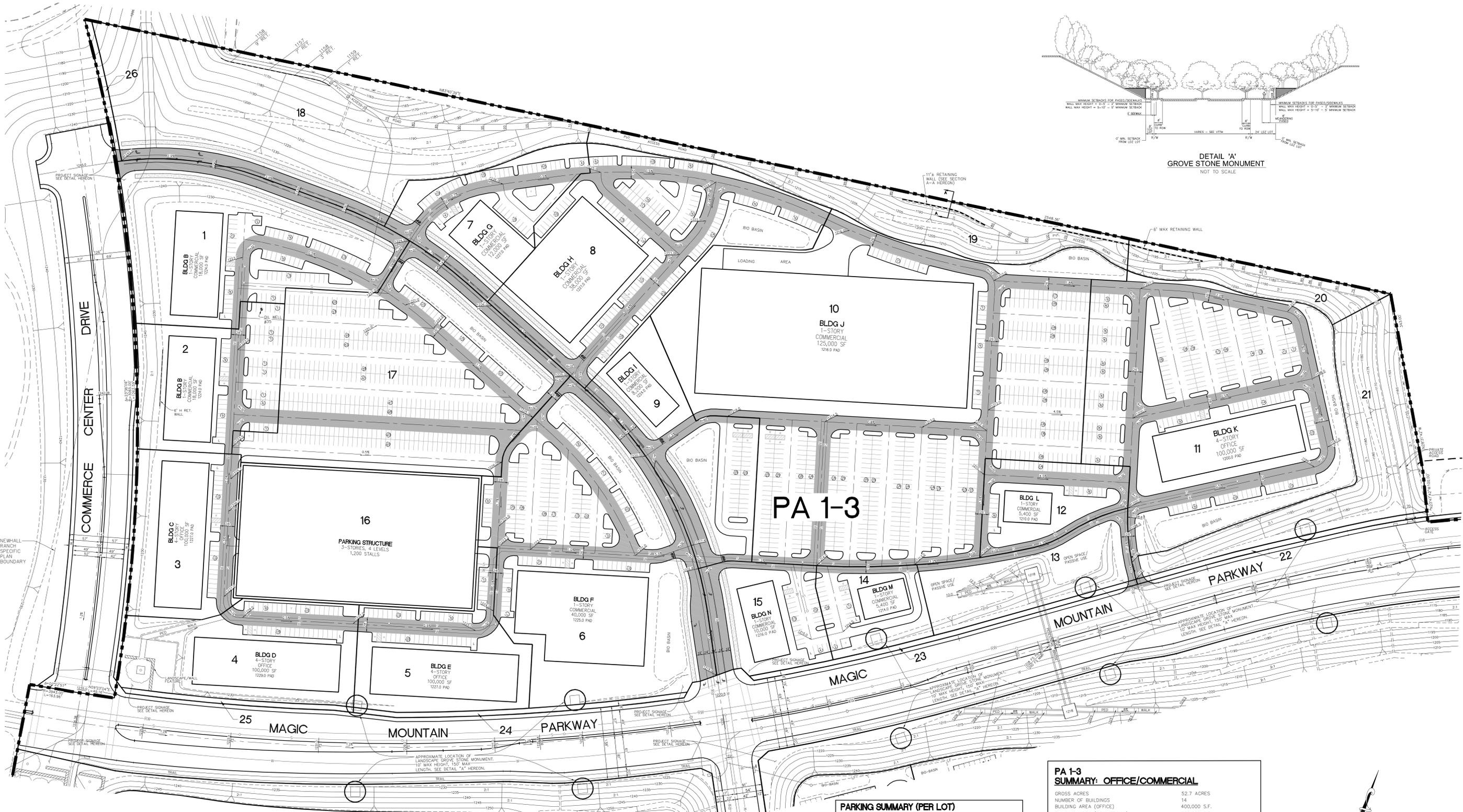


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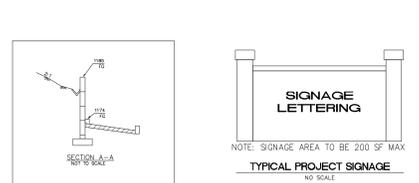
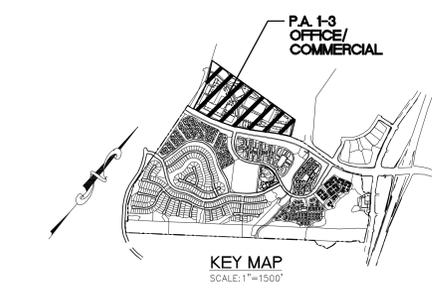
SHEET 1 COUNTY OF LOS ANGELES 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA
EXHIBIT MAP

IN THE UNINCORPORATED AREA
OF THE COUNTY OF LOS ANGELES



PA 1-3



LEGEND:

- 1200 --- PROJECT BOUNDARY
- SD --- PROPOSED LOTLINE
- LF --- PROPOSED CONTOUR
- LF --- PROPOSED STORM DRAIN LINE
- LF --- PROPOSED LOW FLOW STORM DRAIN LINE
- 6 LOT NUMBER
- 10 BUILDING IDENTIFICATION
- 10 NUMBER OF PARKING STALLS
- 10 STANDARD PARKING STALLS
- 10 LOADING STALL (12'W X 24'L)
- 10 HANDICAP STALLS
- 10 PRIVATE DRIVEWAY & FIRE LANE AND SANITARY SEWER EASEMENT TO L.A. COUNTY
- 10 TRASH ENCLOSURE

PARKING SUMMARY (PER LOT)

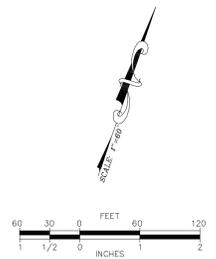
| LOT NO. | BLDG SF | PARKING REQUIRED | PARKING PROVIDED | NOTES |
|---------|------------------------|------------------|------------------|-------------------------------|
| 1 | C 18,000 | 72 | 72 | |
| 2 | C 18,000 | 72 | 72 | |
| 3 | O 100,000 | 250 | 24 | 181 STALLS SHARED FROM LOT 16 |
| 4 | O 100,000 | 250 | 37 | 175 STALLS SHARED FROM LOT 17 |
| 5 | O 100,000 | 250 | 50 | 163 STALLS SHARED FROM LOT 17 |
| 6 | C 40,000 | 160 | 161 | 200 STALLS SHARED FROM LOT 16 |
| 7 | C 12,000 | 48 | 48 | |
| 8 | C 38,000 | 152 | 152 | |
| 9 | C 8,200 | 33 | 50 | |
| 10 | C 125,000 | 500 | 567 | 4 STALLS SHARED WITH LOT 8 |
| 11 | O 100,000 | 250 | 280 | 175 STALLS SHARED FROM LOT 16 |
| 12 | C 5,400 | 22 | 39 | 13 STALLS SHARED WITH LOT 15 |
| 13 | | | | |
| 14 | C 5,400 | 22 | 19 | 3 STALLS SHARED FROM LOT 10 |
| 15 | C 10,000 | 40 | 27 | 13 STALLS SHARED FROM LOT 10 |
| 16 | | | 1200 | 175 STALLS SHARED WITH LOT 3 |
| 17 | | | 405 | 80 STALLS SHARED WITH LOT 4 |
| 17 | | | 405 | 200 STALLS SHARED WITH LOT 5 |
| 17 | | | 405 | 125 STALLS SHARED WITH LOT 3 |
| 17 | | | 405 | 153 STALLS SHARED WITH LOT 4 |
| TOTAL | O 400,000 C 280,000 | 2,120 | 3,182 | |

O=OFFICE, C=COMMERCIAL. SEE PARKING EXHIBIT FOR SHARED PARKING LOCATIONS.

PA 1-3 SUMMARY: OFFICE/COMMERCIAL

| | |
|---|------------------------|
| GROSS ACRES | 52.7 ACRES |
| NUMBER OF BUILDINGS | 14 |
| BUILDING AREA (OFFICE) | 400,000 S.F. |
| BUILDING AREA (COMMERCIAL) | 280,000 S.F. |
| MAX. BUILDING HEIGHT | 80 FEET |
| OFFICE PARKING REQUIRED (1 SPACE/400 S.F. BLDG.) | 1,000 SPACES |
| COMMERCIAL PARKING REQUIRED (1 SPACE/250 S.F. BLDG.) | 1,120 SPACES |
| TOTAL PARKING REQUIRED | 2,120 SPACES |
| TOTAL OFFICE PARKING PROVIDED | 796 SPACES |
| TOTAL COMMERCIAL PARKING PROVIDED | 1,207 SPACES |
| TOTAL PARKING STRUCTURE PARKING PROVIDED | 1,200 SPACES |
| TOTAL PARKING PROVIDED | 3,203 SPACES |
| HC PARKING PROVIDED = 7 HC STALLS FOR FIRST 500 STALLS PLUS 1 HC STALL FOR EVERY 200 ADDITIONAL STALLS = 7 + 2,682/200 X 1 = 21 HC STALLS | |
| HC PARKING PROVIDED = 34 STALLS | |
| LANDSCAPING | MINIMUM OF 10% OF SITE |

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM 10' SETBACK BETWEEN BUILDINGS.
3. BICYCLE PARKING TO BE PROVIDED PER COUNTY CODE REQUIREMENTS.



PREPARED FOR:
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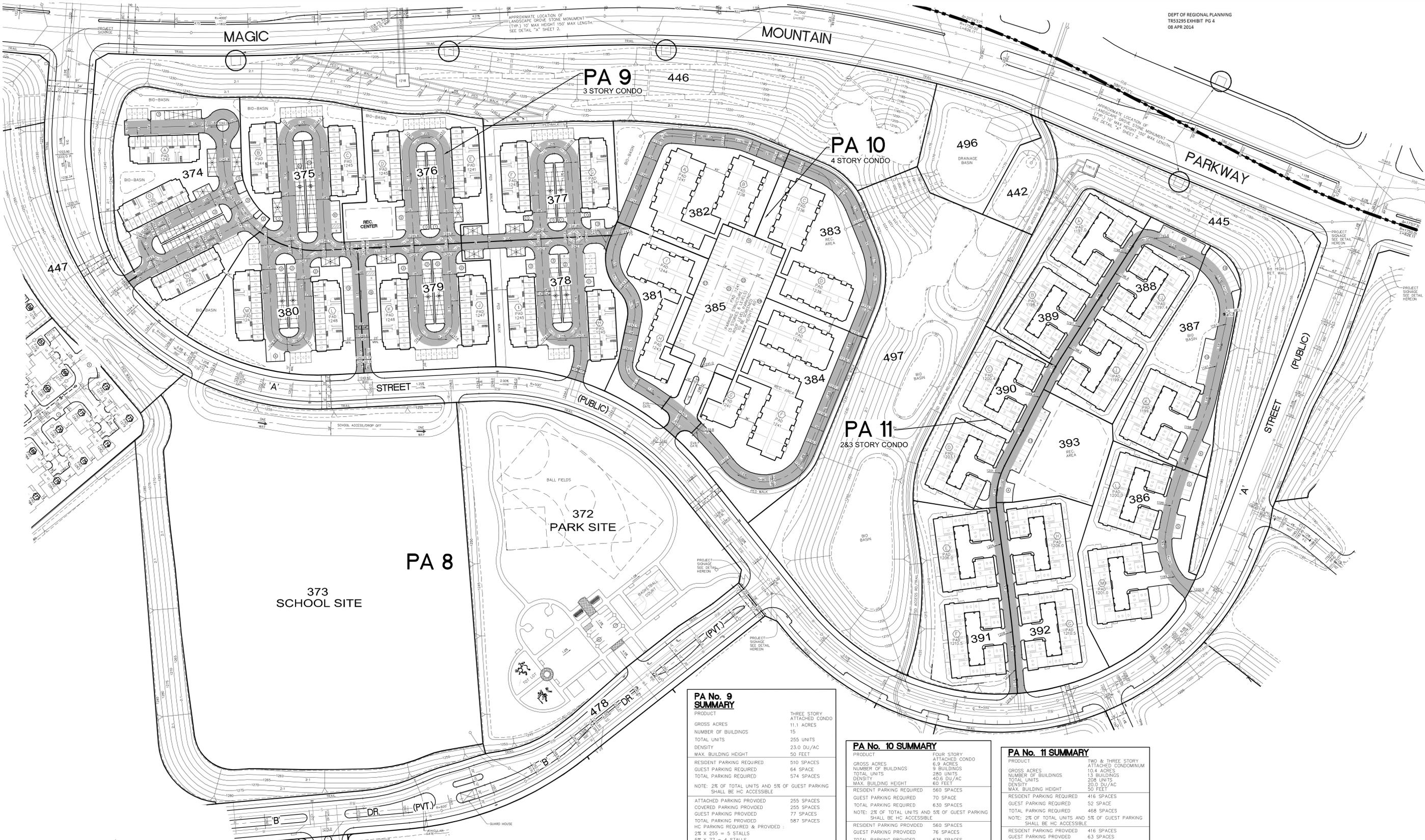


| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
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| | | | |
| | | | |

SHEET 2 COUNTY OF LOS ANGELES 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 1-3
EXHIBIT MAP

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES



PA No. 9 SUMMARY

| | |
|---------------------------------|--|
| PRODUCT | THREE STORY ATTACHED CONDO |
| GROSS ACRES | 11.1 ACRES |
| NUMBER OF BUILDINGS | 15 |
| TOTAL UNITS | 255 UNITS |
| DENSITY | 23.0 DU/AC |
| MAX. BUILDING HEIGHT | 50 FEET |
| RESIDENT PARKING REQUIRED | 510 SPACES |
| GUEST PARKING REQUIRED | 64 SPACES |
| TOTAL PARKING REQUIRED | 574 SPACES |
| NOTE: | 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE |
| ATTACHED PARKING PROVIDED | 255 SPACES |
| COVERED PARKING PROVIDED | 255 SPACES |
| GUEST PARKING PROVIDED | 77 SPACES |
| TOTAL PARKING PROVIDED | 587 SPACES |
| HC PARKING PROVIDED & PROVIDED: | |
| 2% X 255 = 5 STALLS | |
| 5% X 77 = 4 STALLS | |
| TOTAL = 9 STALLS | |
| NOTES: | |
| 1. | REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W. |
| 2. | MINIMUM SETBACK OF 10' BETWEEN BUILDINGS. |
| 3. | BICYCLE PARKING TO BE PROVIDED PER COUNTY CODE REQUIREMENTS. |

PA No. 10 SUMMARY

| | |
|---------------------------------|--|
| PRODUCT | FOUR STORY ATTACHED CONDO |
| GROSS ACRES | 6.9 ACRES |
| NUMBER OF BUILDINGS | 9 BUILDINGS |
| TOTAL UNITS | 280 UNITS |
| DENSITY | 40.6 DU/AC |
| MAX. BUILDING HEIGHT | 60 FEET |
| RESIDENT PARKING REQUIRED | 560 SPACES |
| ATTACHED PARKING PROVIDED | 70 SPACES |
| TOTAL PARKING PROVIDED | 630 SPACES |
| NOTE: | 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE |
| RESIDENT PARKING PROVIDED | 560 SPACES |
| GUEST PARKING PROVIDED | 76 SPACES |
| TOTAL PARKING PROVIDED | 636 SPACES |
| HC PARKING PROVIDED & PROVIDED: | |
| 2% X 280 = 6 STALLS | |
| 5% X 76 = 4 STALLS | |
| TOTAL = 10 STALLS | |
| NOTES: | |
| 1. | REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W. |
| 2. | MINIMUM SETBACK OF 10' BETWEEN BUILDINGS. |
| 3. | BICYCLE PARKING TO BE PROVIDED PER COUNTY CODE REQUIREMENTS. |

PA No. 11 SUMMARY

| | |
|---------------------------------|--|
| PRODUCT | TWO & THREE STORY ATTACHED CONDOMINIUM |
| GROSS ACRES | 10.4 ACRES |
| NUMBER OF BUILDINGS | 13 BUILDINGS |
| TOTAL UNITS | 208 UNITS |
| DENSITY | 20.0 DU/AC |
| MAX. BUILDING HEIGHT | 50 FEET |
| RESIDENT PARKING REQUIRED | 416 SPACES |
| GUEST PARKING PROVIDED | 52 SPACES |
| TOTAL PARKING PROVIDED | 468 SPACES |
| NOTE: | 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE |
| RESIDENT PARKING PROVIDED | 416 SPACES |
| GUEST PARKING PROVIDED | 52 SPACES |
| TOTAL PARKING PROVIDED | 478 SPACES |
| HC PARKING PROVIDED & PROVIDED: | |
| 2% X 208 = 5 STALLS | |
| 5% X 52 = 3 STALLS | |
| TOTAL = 8 STALLS | |
| NOTES: | |
| 1. | REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W. |
| 2. | MINIMUM SETBACK OF 10' BETWEEN BUILDINGS. |
| 3. | BICYCLE PARKING TO BE PROVIDED PER COUNTY CODE REQUIREMENTS. |

PA No. 8 SUMMARY

| | |
|-------------|------------|
| PARK SITE | 5.5 ACRES |
| SCHOOL SITE | 8.6 ACRES |
| TOTAL ACRES | 14.1 ACRES |

PA-9 PARKING SUMMARY (PER LOT)

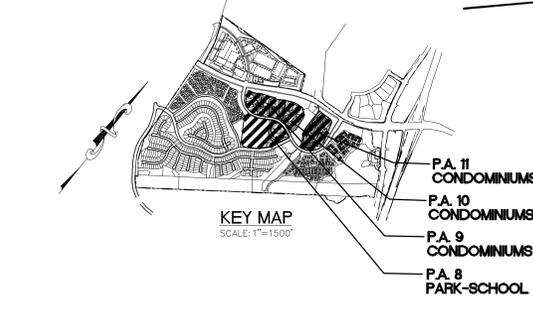
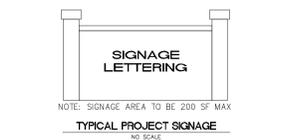
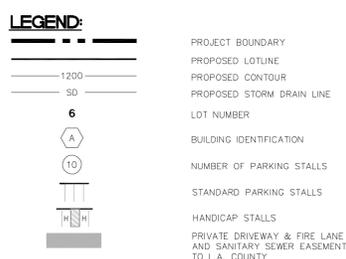
| LOT NO. | UNITS | PARKING REQUIRED | PARKING PROVIDED |
|---------|-------|------------------|------------------|
| 374 | 51 | 115 | 115 |
| 375 | 34 | 76 | 85 |
| 376 | 34 | 76 | 76 |
| 377 | 34 | 76 | 76 |
| 378 | 34 | 77 | 77 |
| 379 | 34 | 77 | 77 |
| 380 | 34 | 77 | 87 |
| TOTAL | 255 | 574 | 587 |

PA-10 PARKING SUMMARY (PER LOT)

| LOT NO. | UNITS | PARKING REQUIRED | PARKING PROVIDED | NOTES |
|---------|-------|------------------|------------------|--------------------------------|
| 381 | 48 | 108 | 0 | 108 STALLS SHARED FROM LOT 385 |
| 382 | 76 | 171 | 0 | 171 STALLS SHARED FROM LOT 385 |
| 383 | 64 | 144 | 0 | 144 STALLS SHARED FROM LOT 385 |
| 384 | 92 | 207 | 0 | 207 STALLS SHARED FROM LOT 385 |
| 385 | 0 | 0 | 636 | PARKING STRUCTURE |
| TOTAL | 280 | 630 | 636 | |

PA-11 PARKING SUMMARY (PER LOT)

| LOT NO. | UNITS | PARKING REQUIRED | PARKING PROVIDED | NOTES |
|---------|-------|------------------|------------------|-------------------------------|
| 386 | 32 | 72 | 75 | |
| 387 | 16 | 36 | 58 | 8B STALLS SHARED WITH LOT 389 |
| 388 | 32 | 72 | 73 | 8B STALLS SHARED WITH LOT 389 |
| 389 | 32 | 72 | 64 | 8 STALLS SHARED FROM LOT 387 |
| 390 | 32 | 72 | 64 | 8 STALLS SHARED FROM LOT 387 |
| 391 | 32 | 72 | 64 | 8 STALLS SHARED FROM LOT 385 |
| 392 | 32 | 72 | 64 | 8 STALLS SHARED FROM LOT 385 |
| 393 | - | - | 17 | 8B STALLS SHARED WITH LOT 391 |
| TOTAL | 208 | 468 | 479 | |



PLANNING AREA 12 SUMMARY:

| | |
|---|--|
| PRODUCT | TWO AND THREE STORY ATTACHED CONDOMINIUM |
| GROSS ACRES | 10.8 ACRES |
| NUMBER OF BUILDINGS | 21 BUILDINGS |
| TOTAL UNITS | 120 UNITS |
| MAX. BUILDING HEIGHT | 50 FEET |
| DENSITY | 11.1 DU/AC |
| RESIDENT PARKING REQUIRED | 240 SPACES |
| GUEST PARKING REQUIRED | 30 SPACES |
| TOTAL PARKING REQUIRED | 270 SPACES |
| NOTE: 25% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE | |
| RESIDENT PARKING PROVIDED | 240 SPACES |
| GUEST PARKING PROVIDED | 50 SPACES |
| TOTAL PARKING PROVIDED | 290 SPACES |
| HC PARKING REQUIRED & PROVIDED | |
| 2% X 120 = 3 STALLS | |
| 5% X 46 = 2 STALLS | |
| TOTAL | = 5 STALLS |

NOTES:
 1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.
 2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
 3. BICYCLE PARKING TO BE PROVIDED PER COUNTY CODE REQUIREMENTS.

PA-12 PARKING SUMMARY (PER LOT)

| LOT NO. | UNITS | PARKING REQUIRED | PARKING PROVIDED |
|---------|-------|------------------|------------------|
| 394 | 36 | 81 | 81 |
| 395 | 24 | 54 | 57 |
| 396 | 46 | 103 | 105 |
| 397 | 0 | 0 | 9 |
| 398 | 14 | 32 | 38 |
| TOTAL | 120 | 270 | 290 |

PLANNING AREA 13 SUMMARY:

| | |
|---|--|
| PRODUCT | TWO AND THREE STORY ATTACHED CONDOMINIUM |
| GROSS ACRES | 15.5 ACRES |
| NUMBER OF BUILDINGS | 50 BUILDINGS |
| TOTAL UNITS | 194 UNITS |
| MAX. BUILDING HEIGHT | 12.6 DU/AC |
| DENSITY | 50 FEET |
| RESIDENT PARKING REQUIRED | 388 SPACES |
| GUEST PARKING REQUIRED | 48 SPACES |
| TOTAL PARKING REQUIRED | 436 SPACES |
| NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE | |
| RESIDENT PARKING PROVIDED | 388 SPACES |
| GUEST PARKING PROVIDED | 70 SPACES |
| TOTAL PARKING PROVIDED | 458 SPACES |
| HC PARKING REQUIRED & PROVIDED | |
| 2% X 188 = 4 STALLS | |
| 5% X 131 = 7 STALLS | |
| TOTAL | = 11 STALLS |

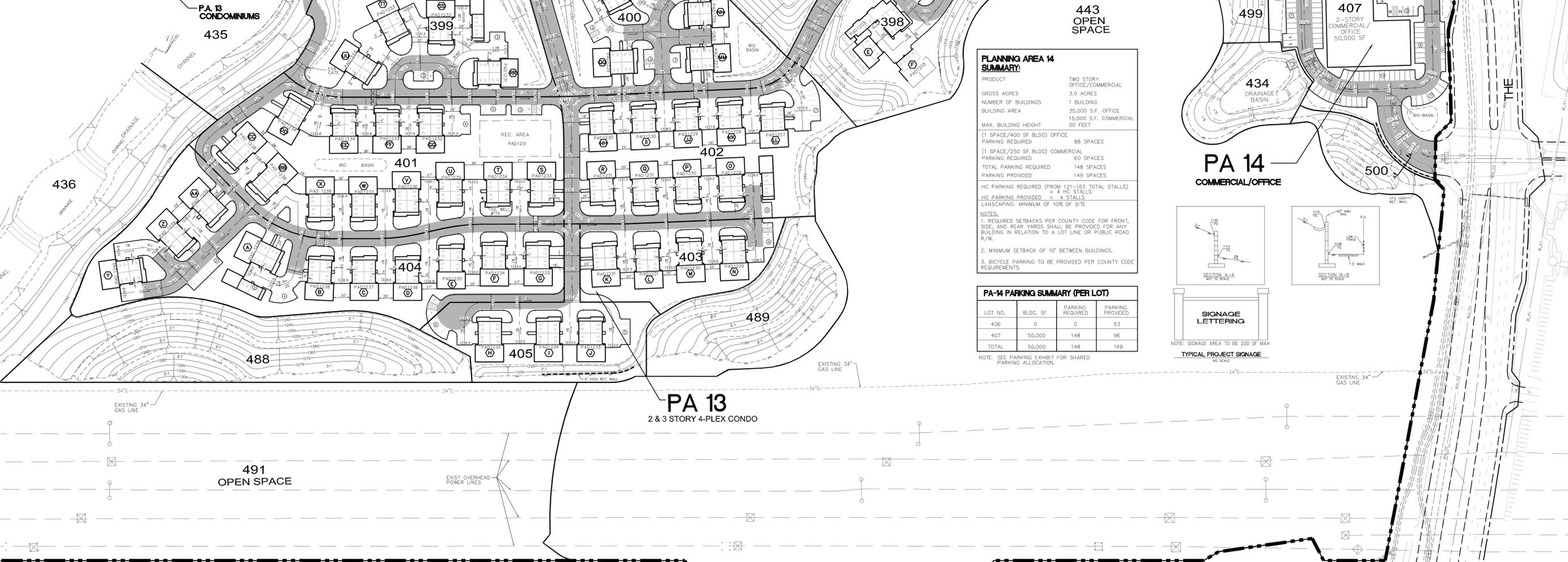
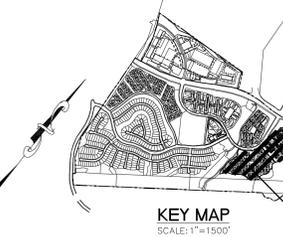
NOTES:
 1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.
 2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
 3. BICYCLE PARKING TO BE PROVIDED PER COUNTY CODE REQUIREMENTS.

PA-13 PARKING SUMMARY (PER LOT)

| LOT NO. | UNITS | PARKING REQUIRED | PARKING PROVIDED |
|---------|-------|------------------|------------------|
| 399 | 18 | 40 | 42 |
| 400 | 20 | 45 | 53 |
| 401 | 48 | 108 | 110 |
| 402 | 38 | 86 | 86 |
| 403 | 16 | 36 | 36 |
| 404 | 42 | 94 | 102 |
| 405 | 12 | 27 | 29 |
| TOTAL | 194 | 436 | 458 |

LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED CONTOUR
- PROPOSED STORM DRAIN LINE
- PROPOSED LOW FLOW STORM DRAIN LINE
- LOT NUMBER
- BUILDING IDENTIFICATION
- NUMBER OF PARKING STALLS
- STANDARD PARKING STALLS
- HANDICAP STALLS
- LOADING STALL
- PRIVATE DRIVEWAY & FIRE LANE AND SANITARY SEWER EASEMENT TO L.A. COUNTY



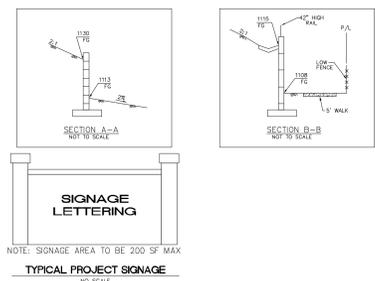
PLANNING AREA 14 SUMMARY:

| | |
|---|-----------------------------|
| PRODUCT | TWO STORY OFFICE/COMMERCIAL |
| GROSS ACRES | 3.0 ACRES |
| NUMBER OF BUILDINGS | 1 BUILDING |
| BUILDING AREA | 35,000 S.F. OFFICE |
| MAX. BUILDING HEIGHT | 15,000 S.F. COMMERCIAL |
| DENSITY | 50 FEET |
| (1) SPACE/400 SF BLDG) OFFICE | 88 SPACES |
| PARKING REQUIRED | |
| (1) SPACE/250 SF BLDG) COMMERCIAL | 60 SPACES |
| PARKING REQUIRED | |
| TOTAL PARKING REQUIRED | 148 SPACES |
| PARKING PROVIDED | 149 SPACES |
| HC PARKING REQUIRED (FROM 121-160 TOTAL STALLS) | |
| HC PARKING PROVIDED | = 4 STALLS |
| LANDSCAPING: MINIMUM OF 10% OF SITE | |

PA-14 PARKING SUMMARY (PER LOT)

| LOT NO. | BLDG. SF | PARKING REQUIRED | PARKING PROVIDED |
|---------|----------|------------------|------------------|
| 406 | 0 | 0 | 53 |
| 407 | 50,000 | 148 | 96 |
| TOTAL | 50,000 | 148 | 149 |

NOTE: SEE PARKING EXHIBIT FOR SHARED PARKING ALLOCATION.



ALLIANCE LAND PLANNING & ENGINEERING INC.
 2248 FARADAY AVE
 92083
 TEL: (951) 431-8800
 FAX: (951) 431-8802
 57401 TORNEY ROAD
 VALLEJO, CA 94590
 TEL: (661) 798-2760

PREPARED FOR:
NEWHALL LAND & FARMING CO.
 25124 SPRINGFIELD COURT, SUITE 300
 VALENCIA, CA 91355
 (661)255-4000

REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
 2248 FARADAY AVE
 CARLSBAD CA. 92008
 (760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:

 CRAIG M. WHITTEKER R.C.E. 51929 DATE 4/4/14



| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |

SHEET 5 COUNTY OF LOS ANGELES 5 SHEETS

MAJOR LAND DIVISION
 VESTING TENT TRACT MAP NO 53295
 C.U.P. 00-210
 ENTRADA PA 12, 13 AND 14
 EXHIBIT MAP

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES