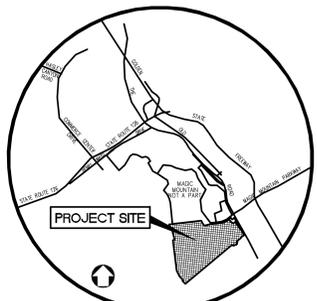


GENERAL NOTES

- GRADE ELEVATIONS SHOWN ON THE VTM 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 DWP 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 THE SATISFACTION OF DRP AND THE PARKS AND RECREATION DEPARTMENT.
- BUILDING FOOTPRINTS THAT ARE SHOWN ON THE VTM 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 USES:
 - A CHANGE IN PROPOSED LAND USE.
 - A CHANGE OF MORE THAN 5 FEET IN BUILDING HEIGHT.
- THE RECORDED OF A "LARGE LOT" PARCEL MAP WHERE ALL PARCELS ARE LARGER THAN 20 ACRES SHALL NOT REQUIRE THE RECORDED OF A "LARGE LOT" PARCEL MAP APPROVAL AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
- THE RECORDED OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (TO RIGHTS-OF-WAY OR PARKS), OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
- THE RECORDED OF A "LARGE LOT" PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE PERMIT FOR THE PURPOSE OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT.
- 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 DWP AND DRP.
- THE LOCATION OF APPURTENANCE STRUCTURES (E.G., BASES, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DWP AND DRP.
- PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS.
- PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS.
- PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS.
- PROPOSED STREET GRADING IS APPROXIMATE, ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPED PARK LAYOUT AND PLANS.
- LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
- PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN RADIUS OF 15 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT. WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVED A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
- STANDARD STREET CROSS-SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE PROVIDED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT, MODIFY, ALTER/RELOCATE STREET CROSS-SECTION (CURB ADJACENT SUBWAY) ON DRIVE ONLY AT THE DISCRETION OF THE SUBDIVIDER.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- TOPO COMPILED FROM DATA FLOWN 09/11.
- ADDITIONAL RIGHT OF WAY MAY BE DEDICATED TO THE SATISFACTION OF PUBLIC WORKS.
- RELATED ENTITLEMENTS:
 - TENTATIVE MAP NO. 53295
 - CONDITIONAL USE PERMIT NO. 00-210
 - OAK TREE PERMIT NO. 20070018
 - ZONE CHANGE PERMIT NO. 20070013
 - PARKING PERMIT NO. 20070013
- 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 21.24.044 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, CHANGING COMMERCIAL TO APARTMENTS TO CONDOMINIUMS AND CONDOMINIUMS TO APARTMENTS, CHANGING FROM ATTACHED TO DETACHED UNITS AND DETACHED UNITS TO ATTACHED UNITS, CHANGING BUILDING TYPES AND LOCATION, LOT CONFIGURATIONS AND RELOCATION OF DRIVEWAYS, DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND RELOCATING DRIVEWAY LOCATIONS AFFERED AS A RESULT OF DESIGN CHANGES, PROVIDED THE CHANGES DO NOT EXCEED THE APPROVED TOTAL DEVELOPABLE GROUND AREA AND EXISTING SOAKAWAY FOOTAGE AND DOES NOT RESULT IN A REDUCTION OF TOTAL OPEN SPACE. CHANGES SHALL BE DETERMINED ON A REVISED EXHIBIT MAP.
- THE ABOVE MENTIONED GENERAL NOTES (THAT ADDRESS MINOR MODIFICATIONS) MAY REQUIRE REVIEW AND APPROVAL OF A REVISED EXHIBIT MAP.
- PERMISSION IS REQUESTED TO HAVE REDUCED LOT SIZES (E.G. 5,000 SQ. FT. > 4,500 SQ. FT.) FOR THE LESSOR OF 16 SINGLE-FAMILY LOTS OR 1/3 OF THE SINGLE-FAMILY RESIDENTIAL LOTS (CUP LOT AREA MODIFICATION SECTION 21.24.044).
- GRADING OF VTM 53295 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE WITHIN THE DRAINAGE LIMITS IDENTIFIED ON THE TENTATIVE TRACT MAP. ALL GRADING OF SLOPES AND BE PERFORMED AS FOLLOWS: LARGER SLOPES: THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY BE DETERMINED BY THE PARTICIPATING FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A PHASED GRADING BALANCED AN INTERIOR HYDROLOGY REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING, DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DWP.
- PERMISSION REQUESTED TO VACATE EXCESS RIGHT OF WAY ON MAGIC MOUNTAIN PARKWAY.
- A BLANKET EASEMENT FOR COVERED STORM DRAIN, APPURTENANCE STRUCTURES, AND INGRESS AND EGRESS PURPOSES SHALL BE DEDICATED TO THE LACPD OVER ALL PRIVATE DRIVEWAYS AND FREELANS TO THE SATISFACTION OF PUBLIC WORKS.
- PLANNING AREAS 1-3 ARE A SINGLE COMMERCIAL/OFFICE PLANNING AREA.
- LOT EASEMENTS INTENDED TO BE GRANTED TO A CONSERVATION ENTITY IN WHICH THE EASEMENT IS GRANTED SUBSEQUENT TO VTM OR FINAL MAP APPROVAL, MAY BE ACCEPTED TO THE SATISFACTION OF DWP AND DRP WITHOUT AN AMENDED OR REVISED MAP.
- ALL SANITARY SEWER EASEMENTS SHALL BE LOCATED WITHIN PUBLIC RIGHT OF WAY OR A MINIMUM 10' WIDE SANITARY SEWER EASEMENT.
- PERMISSION IS REQUESTED TO HAVE REDUCED STREET FRONTAGE AND WIDTH FROM 40 LINEAR FEET TO 45 LINEAR FEET FOR THE LESSOR OF 16 SINGLE-FAMILY RESIDENTIAL LOTS OR 1/3 OF THE SINGLE-FAMILY RESIDENTIAL LOTS AND FROM 40 LINEAR FEET TO 45 LINEAR FEET FOR THE LESSOR OF 16 SINGLE-FAMILY RESIDENTIAL LOTS OR 1/3 OF THE SINGLE-FAMILY RESIDENTIAL LOTS (CUP LOT AREA MODIFICATION SECTION 21.24.044).



LEGEND:

- 1 10,000 SF LOT AREA (SQUARE FEET)
- 1010.0 PAD ELEVATION
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED UTILITY EASEMENT
- EXISTING EASEMENT
- 1000' PROPOSED CONTOUR
- PROPOSED DAYLIGHT LINE
- TEMPORARY IMPACT LINE FOR GRADING
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED RECYCLED WATER LINE
- PROPOSED STORM DRAIN INLET/OUTLET
- PROPOSED CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING RECYCLED WATER LINE
- EXISTING OIL WELL
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- PROPOSED RETAINING WALL
- SIGHT DISTANCE LINE
- EXISTING OIL WELL LOCATION (OIL WELL TO BE ABANDON IN PLACE)
- OAK TREE (TO BE ENCRASURED)
- OAK TREE (TO BE REMOVED)
- OAK TREE (TO REMAIN)

ABBREVIATIONS: UTILITY PROVIDERS

- | | | | |
|------|----------------|-------------|---------------------------------|
| AC | ACRES | SEWER: | L.A. COUNTY SANITATION DIST. 32 |
| EX | EXISTING | WATER: | VALENCIA WATER COMPANY |
| FF | FINISH FLOOR | ELECTRICAL: | SOUTHERN CALIFORNIA EDISON |
| GB | GRADE BREAK | GAS: | SOUTHERN CALIFORNIA GAS CO. |
| HP | HIGH POINT | TELEPHONE: | AT&T |
| MIN | MINIMUM | CABLE TV: | TIME WARNER CABLE |
| PROP | PROPOSED | | |
| R | RADIUS | | |
| R/W | RIGHT OF WAY | | |
| SF | SQUARE FEET | | |
| SD | STORM DRAIN | | |
| SS | SANITARY SEWER | | |
| TBI | TO BE IMPACTED | | |
| TBR | TO BE REMOVED | | |
| VC | VERTICAL CURVE | | |
| W | WATER | | |

LOT SUMMARY

Lot Numbers	Sheet No.	No. of Lots	No. of Stages	Type (Use)	Dwelling Units	Commercial SF	Total Acres	
Planning Area 1-3	1-6,11	7	7	OFFICE/COMMERCIAL		400,000	18.1	
2-10,12-17	2	10	8	OFFICE/COMMERCIAL		280,000	26.0	
18-25	9			OPEN SPACE			8.6	
Planning Area 4	2,3	6		CONDOMINIUM	178		22.3	
18,19-21	3	134	134	SINGLE-FAMILY 50'x105'	134		21.6	
Planning Area 5	3	115	115	SINGLE-FAMILY 55'x101'	115		19.5	
282-371	3	90	90	SINGLE-FAMILY 45'x100	90		12.3	
372	3	1		PUBLIC PARK SITE			5.6	
373	3	1		SCHOOL SITE			9.4	
Planning Area 9	3,4	7	10	CONDOMINIUM	220		11.1	
374-380	4	5	8	CONDOMINIUM	280		6.9	
Planning Area 10	4	8	13	CONDOMINIUM	208		10.4	
381-385	4	5	21	CONDOMINIUM	120		10.8	
386-393	4	7	5	CONDOMINIUM	194		15.5	
394-398	4	2	1	OFFICE/COMMERCIAL		50,000	3.0	
399-405	4	2	1	PRIVATE RECREATION CENTER 'A'			2.1	
406	4	1	1	PRIVATE RECREATION CENTER 'B'			0.8	
410-433	2,3,4	24		PRIVATE DRIVES			29.0	
434-442	9	1		LACFD			9.5	
443	1	1		SPRINKLER PRESERVE			27.2	
444-500	57			OPEN SPACE			93.1	
501	500			PUBLIC STREETS			19.5	
TOTAL						1,574	730,000	382.3

SPECIAL NOTES

- WATER QUALITY BASINS AND BIOSHALES 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.

SURVEY NOTES:

VERTICAL DATUM:
 LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACFD 14002, RND RD SPK IN LOWER COR. HDW. 0 IN END 24 FT W/O C/L. THE OLD RD (W R/W) AND O.S.M. 5/0. HENRY MVD OR M R/W IS MINIMUM 15' FROM THE CENTERLINE. THESE ITEMS ARE NOT VISIBLE TO THE CAMERA. 1995 ADJUSTMENT (NAD 1983) ELEVATION = 1031.901
 THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD 1929).

AERIAL PLANNOMETRY:
 THIS SURVEY WAS PREPARED BY PHOTOGAMMETRIC BENCHMARK DESCRIBED AS FOLLOWS: LACFD 14002, RND RD SPK IN LOWER COR. HDW. 0 IN END 24 FT W/O C/L. THE OLD RD (W R/W) AND O.S.M. 5/0. HENRY MVD OR M R/W IS MINIMUM 15' FROM THE CENTERLINE. THESE ITEMS ARE NOT VISIBLE TO THE CAMERA. 1995 ADJUSTMENT (NAD 1983) ELEVATION = 1031.901
 THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD 1929).

TOPOGRAPHY:
 DATED SEPTEMBER 15, 2011, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

CONTOUR INTERVAL:
 5 FEET, UNLESS OTHERWISE NOTED.

PROJECT SUMMARY:

GROSS AREA: 382.3 Acres
 NET AREA: 344.2 Acres
 TOTAL LOTS: 500
 TOTAL RESIDENTIAL D.U.: 1,574 D.U.
 TOTAL OFFICE/COMMERCIAL: 730,000 SF

EXISTING ZONING: R1 (328.4 AC), C-3 (52.4 AC), C-R (1.5 AC)
 PROPOSED ZONING: C-3 (57.9 AC), C-2 (3.9 AC), RPD-5000-06 (319.0 AC), C-R (1.5 AC)

EXISTING LAND USE: H5 (328.4 AC), CM (52.4 AC), OS-PR (1.5 AC)
 PROPOSED LAND USE: H5 (328.4 AC), CM (52.4 AC), OS-PR (1.5 AC)

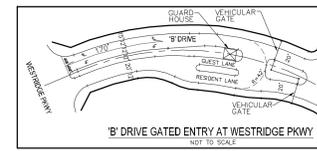
APN: 2826-008-039
 2826-008-040
 2826-009-078

ESTIMATED EARTHWORK:
 ONSITE: 6,400,000 CY CUT
 6,800,000 CY FILL
 200,000 CY IMPROVEMENT
 OFFSITE: 1,400,000 CY CUT
 1,200,000 CY FILL
 200,000 CY EXPORT
 TOTAL: 7,800,000 CY CUT
 7,800,000 CY FILL

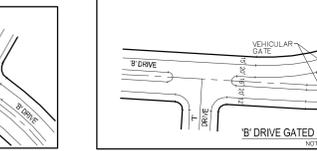
OAK TREES TO BE REMOVED: ONSITE 55 TREES, OFFSITE 12 TREES
 OAK TREES TO BE ENCRASURED: ONSITE 15 TREES, OFFSITE 1 TREES
 OAK TREES TO REMAIN: ONSITE 15 TREES, OFFSITE 11 TREES
 TOTAL OAK TREES: 104

RELATED ENTITLEMENTS

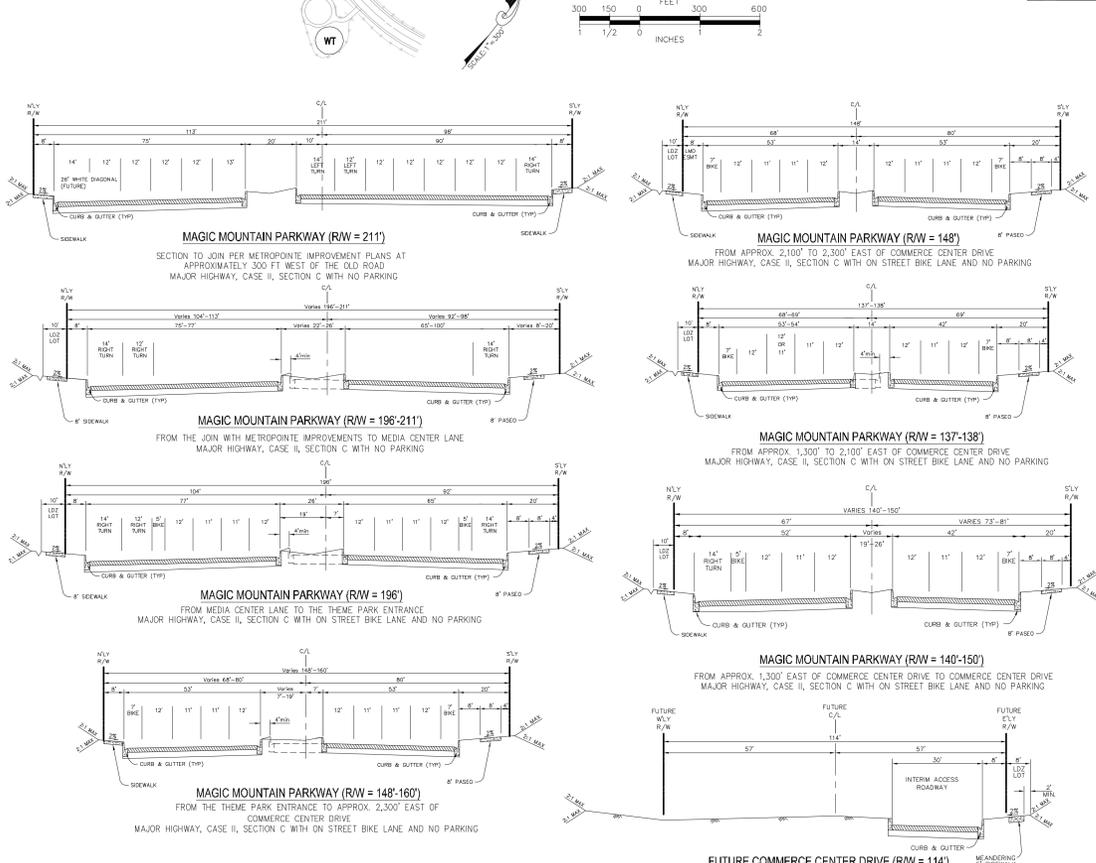
CONDITION USE PERMIT NO. 00-210
 OAK TREE PERMIT NO. ROK 20070018
 ZONE CHANGE NO. RZC 00-210
 PARKING PERMIT NO. 20070013



RESIDENTIAL COLLECTOR (R/W = 81') PRIVATE DRIVE & FIRELANE WITH PARALLEL PARKING "C" DRIVE



RESIDENTIAL COLLECTOR (R/W = 78') PRIVATE DRIVE & FIRELANE NO PARKING "I" DRIVE, "O" DRIVE, "T" DRIVE (FROM "B" DR. TO "U" DR.)



MAGIC MOUNTAIN PARKWAY (R/W = 211') SECTION TO JOIN PER METROPOLITAN IMPROVEMENT PLANS AT APPROXIMATELY 300 FT WEST OF THE OLD ROAD MAJOR HIGHWAY, CASE II, SECTION C WITH NO PARKING

MAGIC MOUNTAIN PARKWAY (R/W = 148') FROM APPROX. 2,100' TO 2,300' EAST OF COMMERCE CENTER DRIVE MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING

MAGIC MOUNTAIN PARKWAY (R/W = 196'-211') FROM THE JOIN WITH METROPOLITAN IMPROVEMENTS TO MEDIA CENTER LANE MAJOR HIGHWAY, CASE II, SECTION C WITH NO PARKING

MAGIC MOUNTAIN PARKWAY (R/W = 137'-138') FROM APPROX. 1,300' TO 2,100' EAST OF COMMERCE CENTER DRIVE MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING

MAGIC MOUNTAIN PARKWAY (R/W = 196') FROM MEDIA CENTER LANE TO THE THEME PARK ENTRANCE MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING

MAGIC MOUNTAIN PARKWAY (R/W = 148'-160') FROM THE THEME PARK ENTRANCE TO APPROX. 2,300' EAST OF COMMERCE CENTER DRIVE MAJOR HIGHWAY, CASE II, SECTION C WITH ON STREET BIKE LANE AND NO PARKING

FUTURE COMMERCE CENTER DRIVE (R/W = 114')

ALLIANCE LAND PLANNING & ENGINEERING INC.
 2248 FARADAY AVE. TORRANCE, CA 90503
 TEL: (760) 431-8800 FAX: (760) 431-8802
 5215 TOLMENEY ROAD VALLEJO, CA 94590
 TEL: (817) 999-2760

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

PLANS PREPARED BY: **ALLIANCE LAND PLANNING & ENGINEERING INC.**
 2248 FARADAY AVE. CARLSBAD, CA 92008
 (760) 431-9890

PLANS PREPARED UNDER THE DIRECTION OF: **CRISTINA M. WHITECKER** R.C.E. 51929
 DATE: 8/18/14

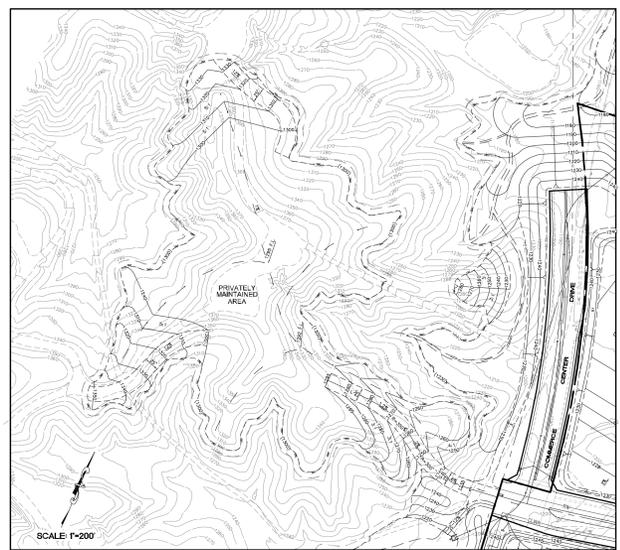
REPRESENTATIVE: MR. MILES HELFRICH

LEGAL DESCRIPTION:
 THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

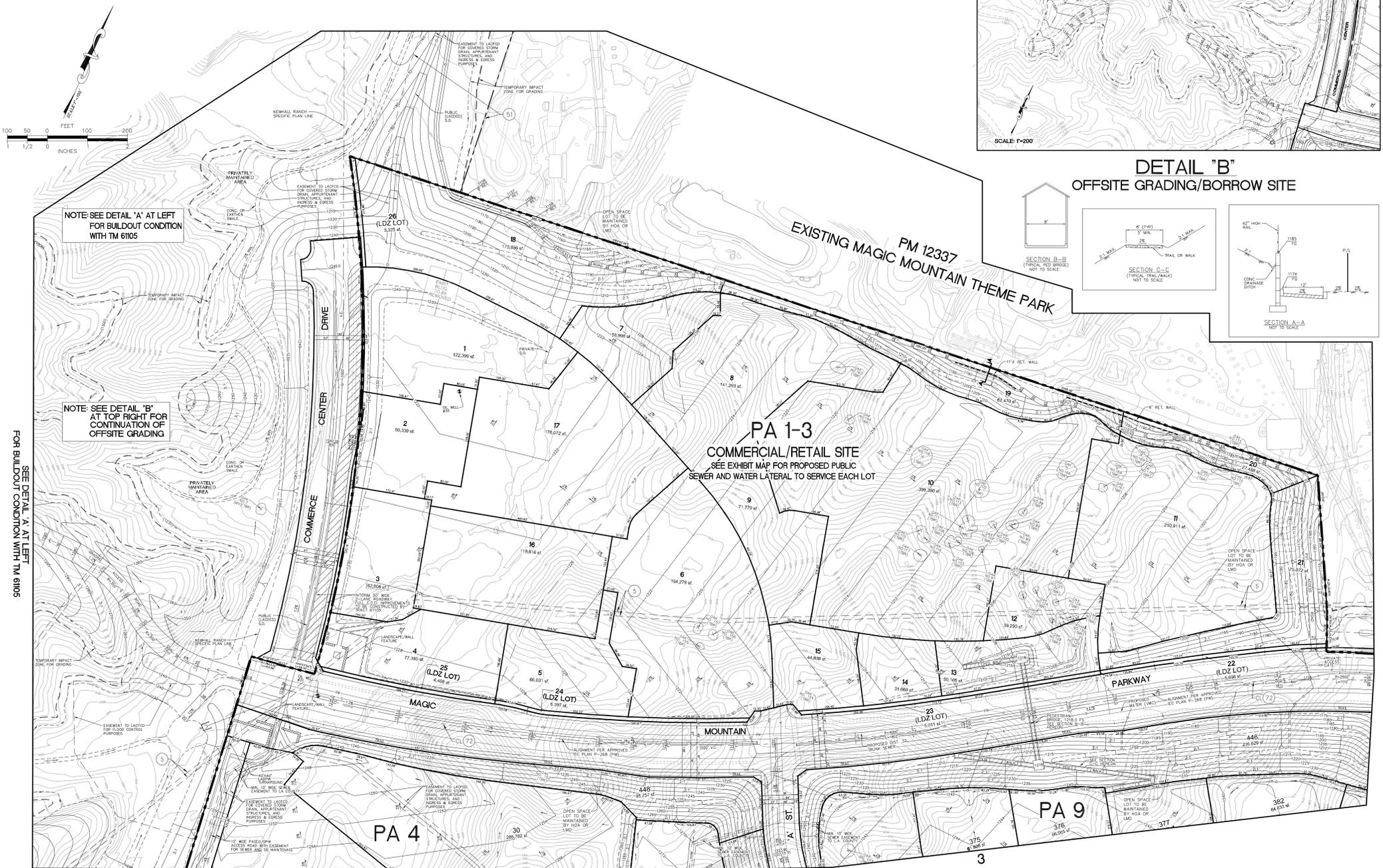
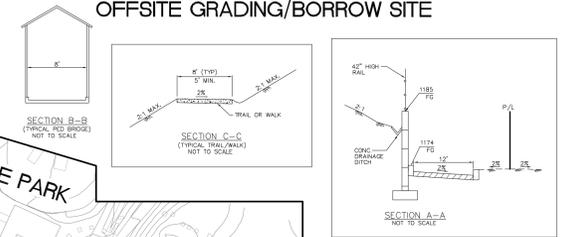
EASEMENTS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY
 PRELIMINARY TITLE REPORT ORDER NO. NHSC-4619835 DATED MARCH 26, 2014

TITLE REPORT #	OWNER	PURPOSE	REFERENCE	FUTURE DEFINITION	ADDITIONAL COMMENTS	TRIMBLE MAP SHEET NO.
5	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, ETC.	MAY 26, 1924 INSTR. NO. 251 BOOK 4552 PAGE 182	TO BE OUTCLEANED PRIOR TO FINAL MAP		2,4
6	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, ETC.	APRIL 27, 1925 INSTR. NO. 182 BOOK 1337 PAGE 47	TO REMAIN		3,4
7	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, ETC.	FEBRUARY 10, 1928 INSTR. NO. 1301 BOOK 7653 PAGE 11	TO REMAIN		3,4
9	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, ETC.	JANUARY 12, 1931 INSTR. NO. 917 BOOK 10631 PAGE 4	TO REMAIN		3,4
49	THE COUNTY OF LOS ANGELES	PUBLIC ROAD AND HIGHWAY	APRIL 6, 1931 INSTR. NO. 3104 BOOK 55218 PAGE 704	TO REMAIN		4
50	SOUTHERN CALIFORNIA GAS COMPANY	PIPE LINE	APRIL 16, 1931 INSTR. NO. 2156 BOOK 52624 PAGE 891	TO REMAIN		3,4
51	DR. FRED WAGG MOON, INC.	LIVESTOCK	JUNE 5, 1939 INSTR. NO. 79-80348 JUNE 10, 1940 INSTR. NO. 80-55966	TO REMAIN		5
52A	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, ETC.	JULY 12, 1948 INSTR. NO. 2211 BOOK 53363 PAGE 475	TO REMAIN		3,4
52	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, ETC.	SEPTEMBER 15, 1988 INSTR. NO. 88-148581	TO BE OUTCLEANED PRIOR TO FINAL MAP		3
53	NEWMALL/SANJULIS SCHOOL DISTRICT	FINANCING	AUGUST 5, 1982 INSTR. NO. 82-148581	TO REMAIN	NONE	
58	COUNTY OF LOS ANGELES	BUILDING RESTRICTION	NOVEMBER 19, 2001 INSTR. NO. 01-224230	TO REMAIN	NONE	
59	WESTROSE HOA	CC & R'S	DECEMBER 17, 2001 INSTR. NO. 01-241183	TO REMAIN	WESTROSE PROJECT	
62	FOUR AGREEMENT HOLDERS	AMENITIES	APRIL 17, 2003 INSTR. NO. 03-108380	TO REMAIN	EASEMENT LESS SOUTH OF THIS TRACT	
63	TFC VALENCIA	CC & R'S	APRIL 17, 2003 INSTR. NO. 03-120313	TO REMAIN	TFC VALENCIA PROJECT	
65	LA COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL	AUGUST 23, 2004 INSTR. NO. 04-252156	TO BE OUTCLEANED PRIOR TO FINAL MAP		4
66	THE CITY OF SANTA CLARITA	PUBLIC ROAD AND HIGHWAY	FEBRUARY 9, 2005 INSTR. NO. 05-200272	TO REMAIN		4
67	COUNTY OF LA FIRE DEPT.	COVENANT	FEBRUARY 15, 2006 INSTR. NO. 06-200279	TO REMAIN	LOCATION IS NORTH OF THIS TRACT	
68	LA COUNTY/SMA DISTRICT	COVENANT	SEPTEMBER 18, 2007 INSTR. NO. 200713499	TO REMAIN	NONE	
69	COUNTY OF LOS ANGELES	COVENANT	SEPTEMBER 26, 2008 INSTR. NO. 2008133499	TO REMAIN	NONE	
70	NEWMALL SCHOOL DISTRICT	COVENANT	FEBRUARY 4, 2009 INSTR. NO. 200916424	TO REMAIN	NONE	
71	THE VALDERRA NEWMALL LAND	SET LINE ADJUSTMENT	FEBRUARY 10, 2011 INSTR. NO. 2011027255	TO REMAIN	NONE	
72	COUNTY OF LOS ANGELES	STREETS	FEBRUARY 10, 2011 INSTR. NO. 2011027255	TO REMAIN		3,4
73	COUNTY OF LOS ANGELES	COVENANT	APRIL 6, 2011 INSTR. NO. 2011026702	TO REMAIN	MISSION VILLAGE PROJECT	
74	COUNTY OF LOS ANGELES	COVENANT	APRIL 6, 2011 INSTR. NO. 2011026703	TO REMAIN	MISSION VILLAGE PROJECT	
75	COUNTY OF LOS ANGELES	COVENANT	JUNE 6, 2012 INSTR. NO. 2012080691	TO REMAIN	MISSION VILLAGE PROJECT	
76	COUNTY OF LOS ANGELES	CLIP ON TREE PLANT	JUNE 6, 2012 INSTR. NO. 2012080692	TO REMAIN	MISSION VILLAGE PROJECT	
78	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	STORM DRAIN	TRACT MAP 45431-54-14 BOOK 1288 PAGES 45-46	TO BE OUTCLEANED PRIOR TO FINAL MAP		3

DETAIL "A"
 BUILDOUT CONDITION WITH TM 61105



DETAIL "B"
 OFFSITE GRADING/BORROW SITE



SEE SHEET 3

NOTE: SEE TABLE ON SHEET 2 FOR EASEMENT DETAILS.

PORTION OF RANCHO SAN FRANCISCO (NLF OWNERSHIP)

SEE

SHEET

PA 1-3

2

PA 4

PA 9

PA 10

PA 6

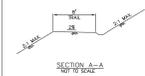
PA 8

PA 5

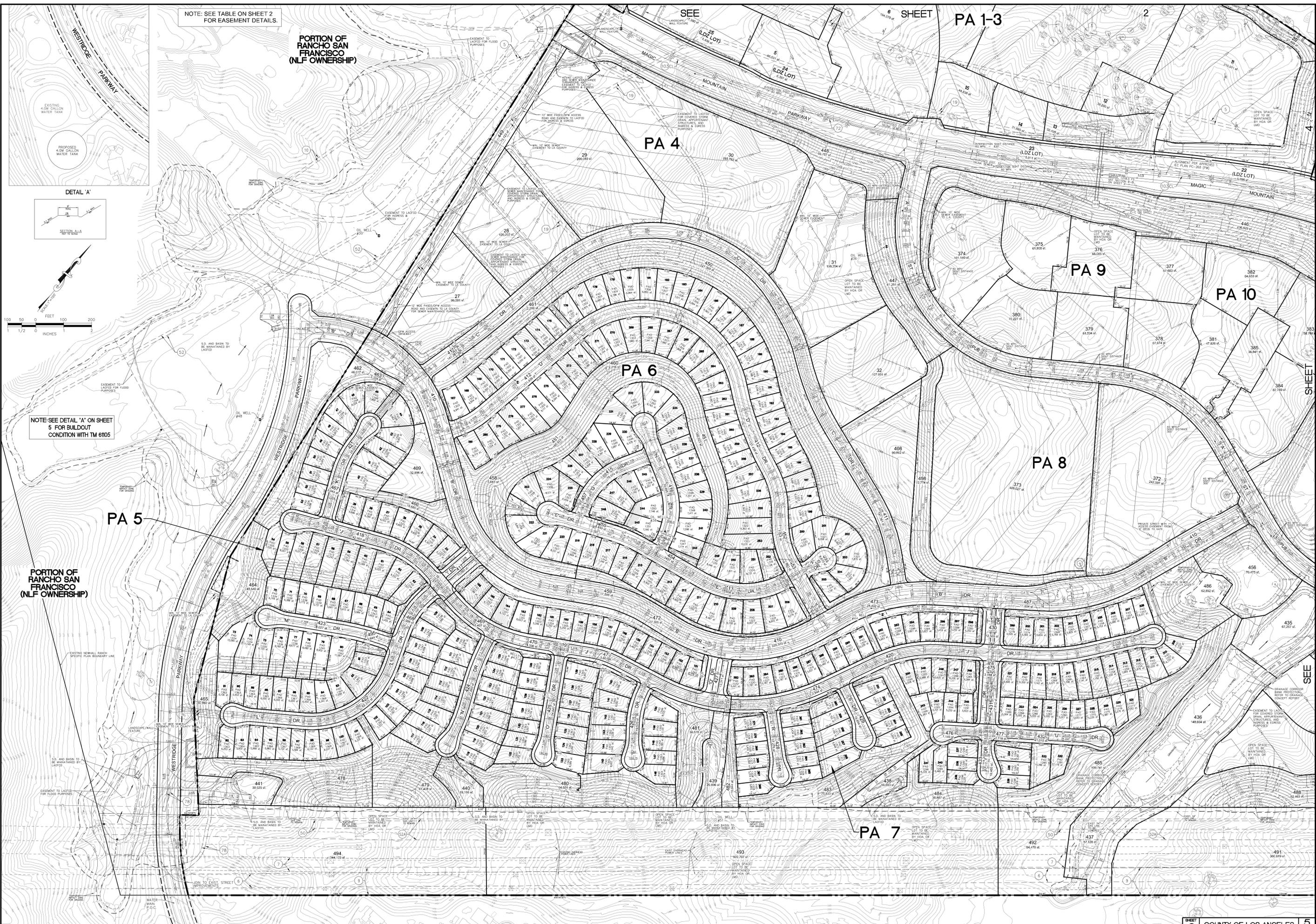
PA 7

PORTION OF RANCHO SAN FRANCISCO (NLF OWNERSHIP)

DETAIL 'A'



NOTE: SEE DETAIL 'A' ON SHEET 5 FOR BUILDOUT CONDITION WITH TM 6105



SEE DETAIL 'A' HEREON


 2248 FARADAY AVE.
 2248 FARADAY AVE.
 CARLSBAD, CA 92008
 TEL: (760) 431-8802
 FAX: (760) 431-8802
 5215 JOURNEY ROAD
 VALENCIA, CA 91355
 TEL: (661) 799-2760

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

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
 2248 FARADAY AVE.
 CARLSBAD, CA 92008
 (760) 431-8802

PLANS PREPARED UNDER THE DIRECTION OF:

Craig M. Whiteaker
 R.C.E. 51929
 DATE: 8/18/14

REPRESENTATIVE: MR. MILES HELFRICH

LEGAL DESCRIPTION:
 THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

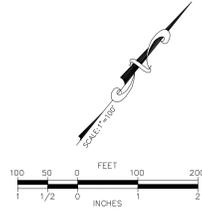
RECORDED IN REGIONAL PLANNING
 TRACER REGISTRATION 3
 DATE: 20 AUG 2014

NO.	DATE	REVISIONS	BY	APPR.

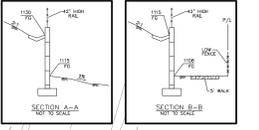
SHEET **3** COUNTY OF LOS ANGELES **5** SHEETS

MAJOR LAND DIVISION
 VESTING TENTATIVE TRACT MAP
 NO. 83295

COUNTY CASE NO.
 LOCATED IN THE UNINCORPORATED AREA OF THE
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



NOTE: SEE TABLE ON SHEET 2 FOR EASEMENT DETAILS.



ALLIANCE
 LAND PLANNING & ENGINEERING INC.
 2248 FARADAY AVE.
 CARLSBAD, CA 92008
 TEL: (760) 431-8802
 FAX: (760) 431-8802
 27411 TOWNLEY ROAD
 VALENCIA, CA 91355
 TEL: (661) 799-2760

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

PLANS PREPARED UNDER THE DIRECTION OF:
 CRAY M. WHITEKER R.C.E. 51929
 DATE: 8/18/14

REPRESENTATIVE: MR. MILES HELFRICH

LEGAL DESCRIPTION:
 THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

REGISTERED PROFESSIONAL ENGINEER
 CRAY M. WHITEKER
 NO. 51929
 EXP. 6-30-16
 STATE OF CALIFORNIA

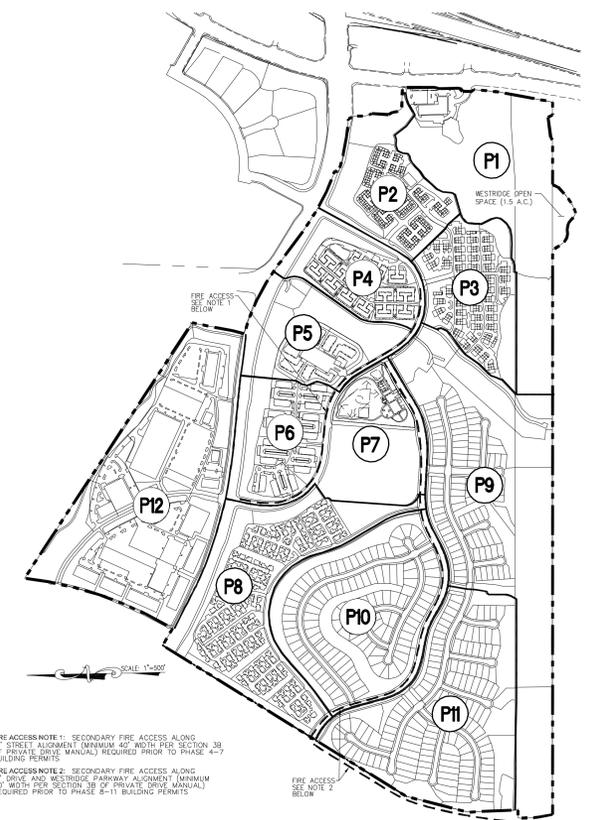
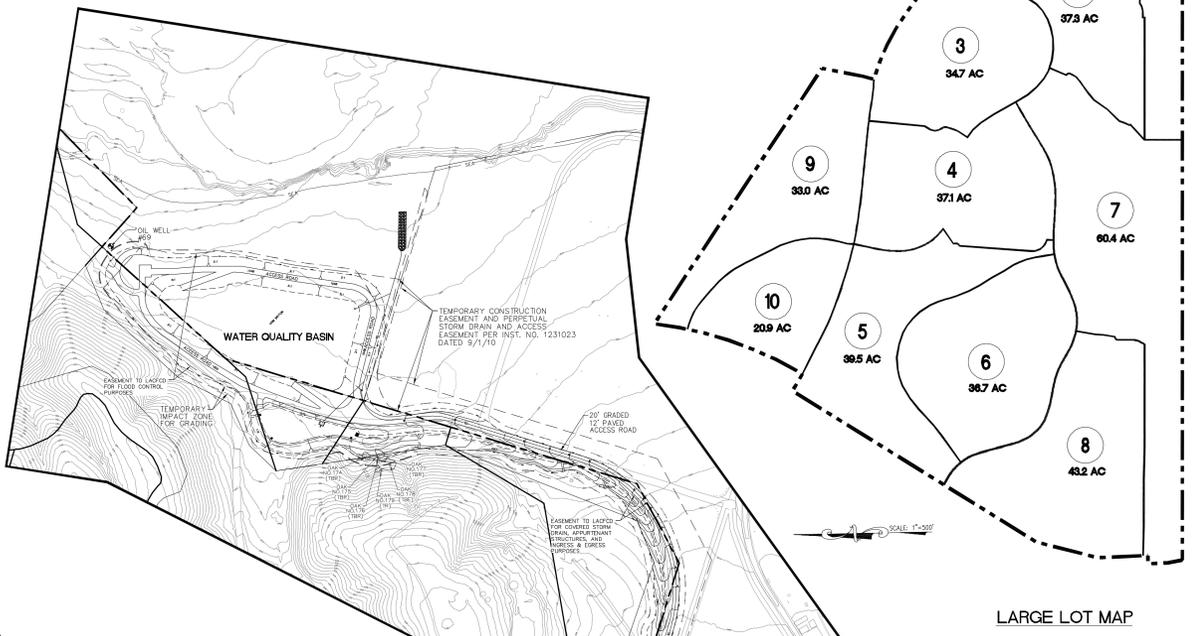
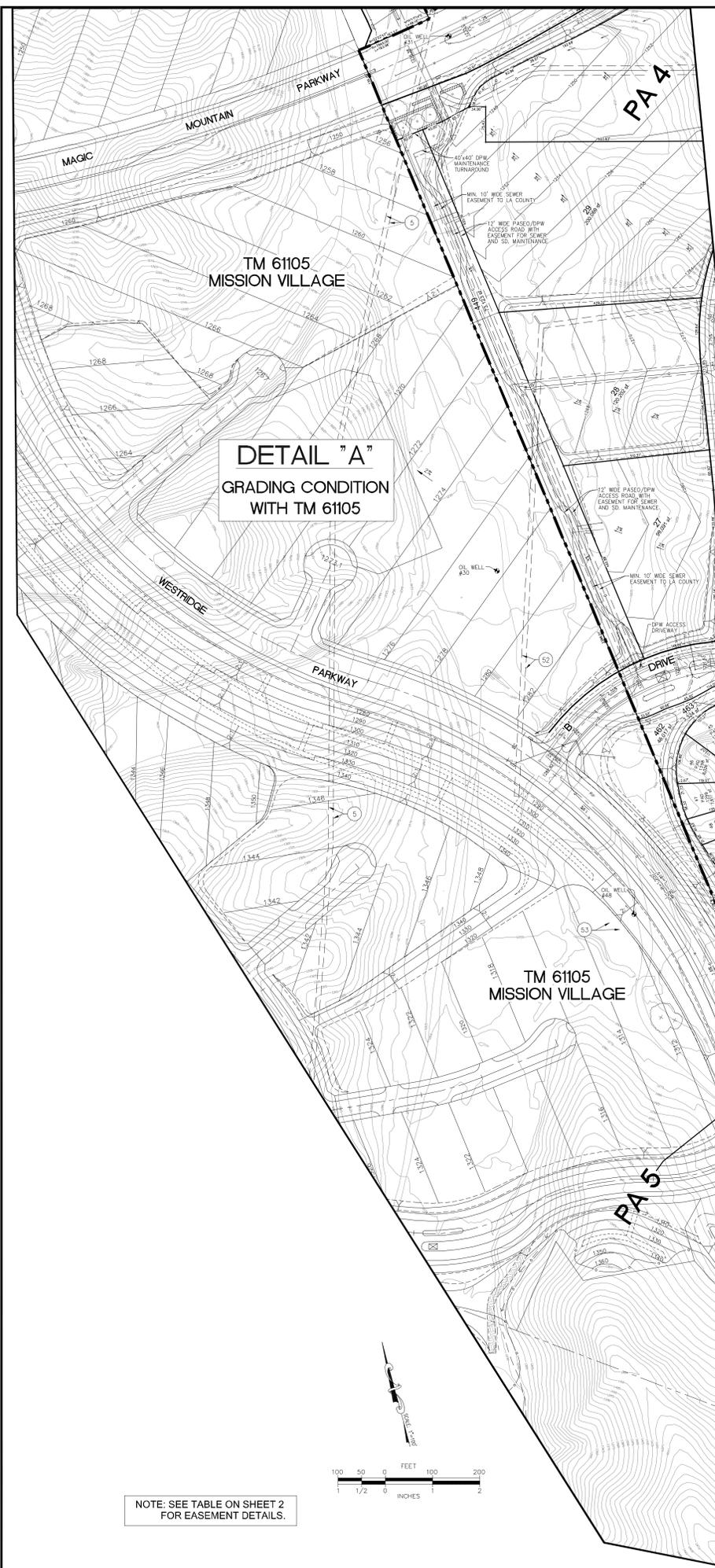
NO.	DATE	REVISIONS	BY	APPR.

SHEET 4 COUNTY OF LOS ANGELES 5 SHEETS

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 53295

COUNTY CASE NO. _____
 LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECEIVED
 DEPT OF REGIONAL PLANNING
 TRACT VESTING TENTATIVE PG 5
 DATE: 8/18/14

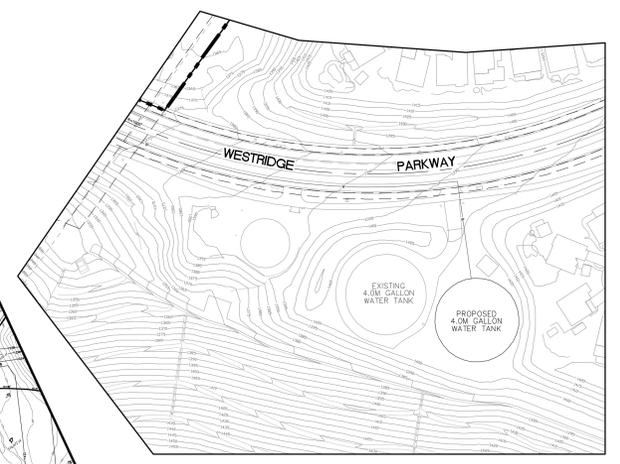


FIRE ACCESS NOTE 1: SECONDARY FIRE ACCESS ALONG 'A' STREET ALIGNMENT (MINIMUM 40' WIDTH PER SECTION 39 OF CIVIL CODE MANUAL) REQUIRED PRIOR TO PHASE 4-7 BUILDING PERMITS.
 FIRE ACCESS NOTE 2: SECONDARY FIRE ACCESS ALONG 'B' DRIVE AND WESTRIDGE PARKWAY ALIGNMENT (MINIMUM 40' WIDTH PER SECTION 39 OF CIVIL CODE MANUAL) REQUIRED PRIOR TO PHASE 8-11 BUILDING PERMITS.
 FIRE ACCESS NOTE 3: SECONDARY FIRE ACCESS ALONG 'C' DRIVE ALIGNMENT (MINIMUM 40' WIDTH PER SECTION 39 OF CIVIL CODE MANUAL) REQUIRED PRIOR TO PHASE 12 BUILDING PERMITS.

PHASING MAP DATA TABLE

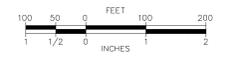
PHASE	NO. OF LOTS	NO. OF UNITS	TYPE OF UNITS	IMPOSED OPEN SPACE (AC)	% OPEN SPACE	2 NO. OF LOTS	2 NO. OF UNITS	2 IMPOSED OPEN SPACE (AC)	2 % OPEN SPACE		
1	8	N/A	N/A	39.1	36.1	92%	7	N/A	39.1	36.1	92%
2	7	120	MF 25	17.6	3.3	31%	13	120	56.7	41.6	76%
3	9	194	MF 25	18.9	2.9	15%	22	314	75.6	44.6	59%
4	10	208	MF 25	16.1	4.2	26%	32	522	91.7	48.7	53%
5	12	280	MF 25	19.3	8.6	44%	44	802	111.0	57.3	52%
6	11	255	MF 25	19.0	3.7	20%	55	1007	130.0	61.0	47%
7	3	N/A	N/A	15.9	6.5	41%	58	N/A	145.9	67.5	46%
8	10	178	SF	37.7	8.2	21%	67	1235	183.6	75.7	41%
9	112	90	SF	60.4	41.1	68%	179	1325	244.0	116.8	48%
10	129	115	SF	39.1	11.4	29%	308	1440	283.1	128.2	45%
11	163	134	SF	43.8	13.5	31%	471	1574	326.9	141.7	43%
12	26	N/A	N/A	53.9	8.5	16%	497	N/A	390.8	151.7	40%
WESTRIDGE OPEN SPACE	N/A	N/A	N/A	1.5	1.5	N/A	N/A	N/A	382.3	N/A	N/A
TOTAL	500	1,574		382.3	151.7	37%	500	1,574	382.3	151.7	40%

NOTE: SF = SINGLE-FAMILY DETACHED, TOTAL OF 617 UNITS.
 MF 25 = MULTI-FAMILY DWELLINGS (25 UNITS PER BLDG.), TOTAL OF 194 UNITS.
 MF 20 = MULTI-FAMILY DWELLINGS (20 UNITS PER BLDG.), TOTAL OF 863 UNITS.



DETAIL 'B'

NOTE: SEE TABLE ON SHEET 2 FOR EASEMENT DETAILS.



2248 FARADAY AVE.
 92610-0600 CA 92606
 TEL: (760) 431-8800
 FAX: (760) 431-8802
 27401 TORREY ROAD
 VALLEJO, CA 94590
 TEL: (925) 799-2760

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

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

PLANS PREPARED UNDER THE DIRECTION OF:
Craig White
 CRAIG M. WHITEKER R.C.E. 51929 8/18/14 DATE

REPRESENTATIVE: MR. MILES HELFRICH

LEGAL DESCRIPTION:
 THAT PORTION OF RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 PAGES 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO. DATE REVISIONS BY APPR

SHEET 5 COUNTY OF LOS ANGELES 5 SHEETS

MAJOR LAND DIVISION
 VESTING TENTATIVE TRACT MAP
 NO. 53295

COUNTY CASE NO.
 LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.