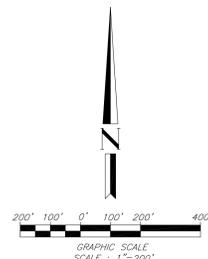
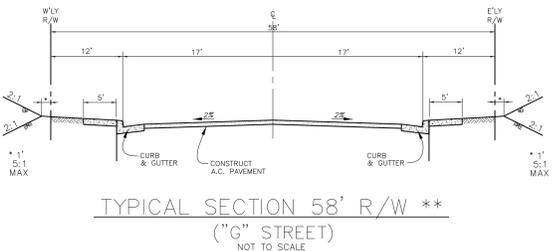
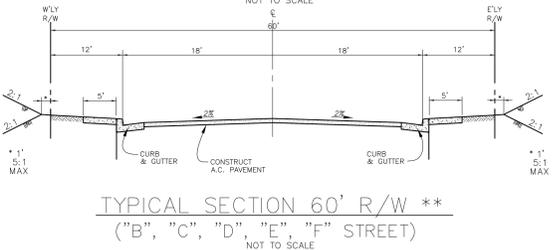
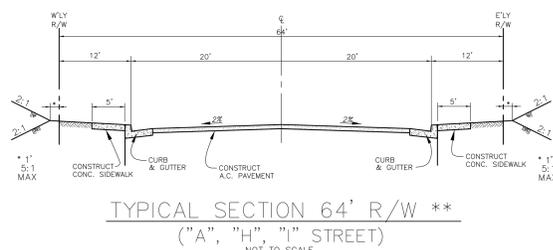
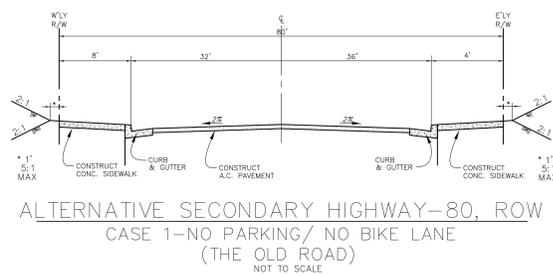
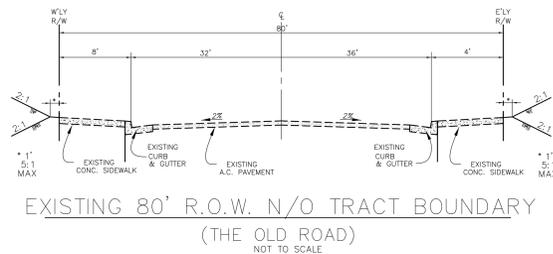
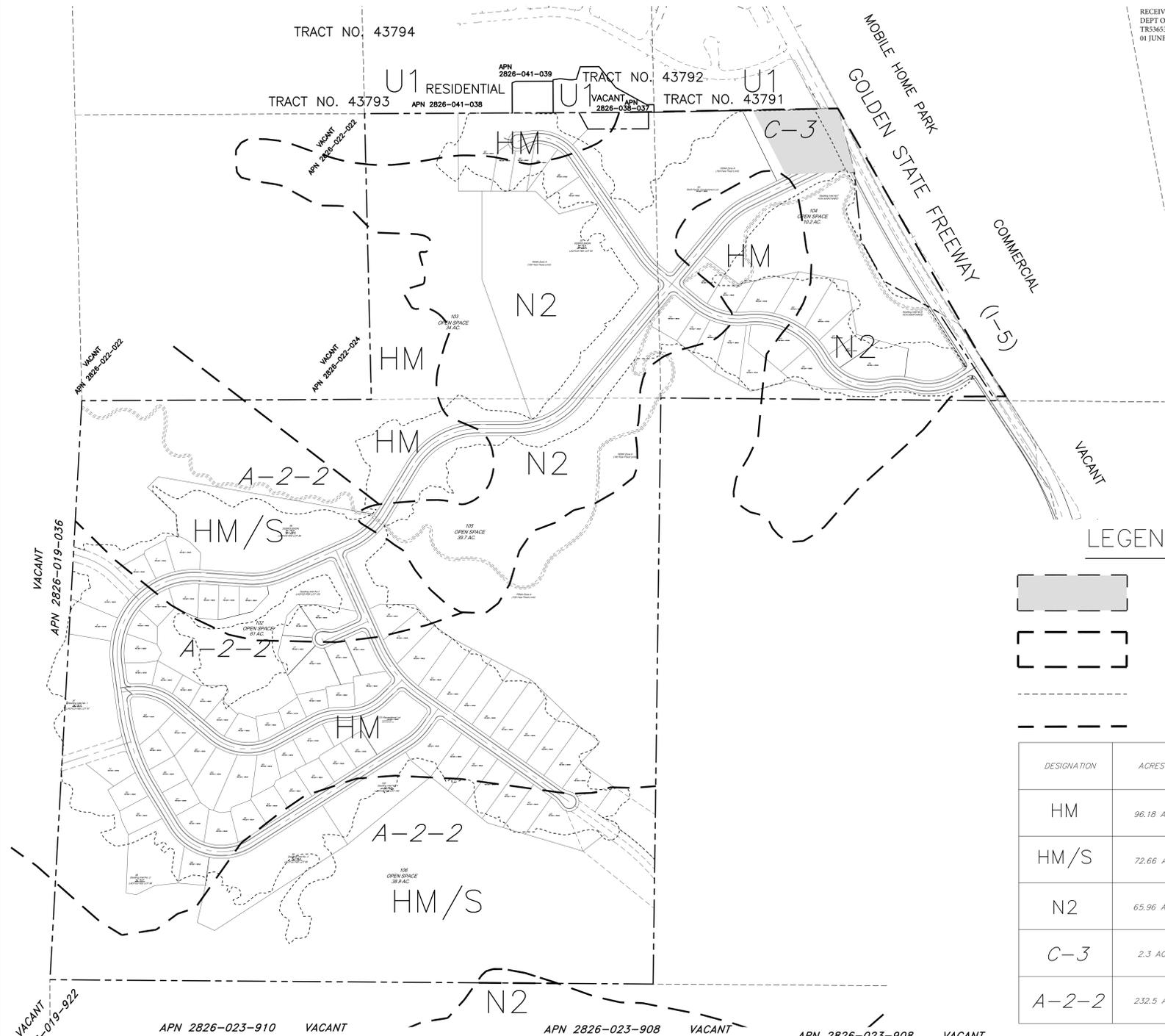


Exhibit "A"  
LAND USE MAP

VESTING TENTATIVE TRACT NUMBER 53653  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND

- C-3
- A-2-2
- Grading Limits
- Land Use Designations

DESIGNATION	ACRES	COUNTY OF LOS ANGELES GENERAL PLAN LAND USE DESIGNATION
HM	96.18 AC.	HILLSIDE MANAGEMENT
HM/S	72.66 AC.	HILLSIDE MANAGEMENT/SEA (AREA ELIGIBLE FOR 1/4 MILE U1 PROXIMITY DENSITY BONUS)
N2	65.96 AC.	NON-URBAN 2 ZONE
C-3	2.3 AC.	COMMERCIAL
A-2-2	232.5 AC.	AGRICULTURAL

INDEX MAP

Lot Schedule (Single Family Dwelling) \*\*

Lot No.	Lot Area (S.F.)	Prop Area (S.F.)	Lot No.	Lot Area (S.F.)	Prop Area (S.F.)
1	18,409	12,440	55	18,846	15,185
2	14,557	12,400	56	15,342	15,352
3	14,711	11,906	57	15,638	15,132
4	38,071	15,950	58	15,936	14,659
5	27,417	19,342	59	15,597	14,573
6	13,993	12,306	60	25,796	21,135
7	13,744	12,398	61	17,515	11,381
8	14,378	12,841	62	29,847	14,644
9	12,880	9,455	63	31,068	19,836
10	13,892	10,887	64	29,832	20,824
11	12,543	8,640	65	17,338	18,512
12	12,060	10,535	66	14,207	9,443
13	12,798	11,233	67	18,581	15,402
14	17,447	11,624	68	17,624	11,495
15	9,354	8,894	69	17,237	13,783
16	14,465	12,240	70	16,971	11,495
17	14,885	2,245	71	19,306	15,115
18	13,888	12,028	72	23,686	17,860
19	12,140	9,887	73	19,394	12,981
20	11,046	9,255	74	16,948	9,895
21	12,568	11,545	75	21,543	18,613
22	13,428	11,425	76	26,665	18,644
23	16,018	14,396	77	33,544	15,330
24	20,652	11,511	78	29,094	16,860
25	18,506	13,044	79	25,132	21,432
26	20,827	16,880	80	13,917	15,897
27	18,166	14,414	81	14,128	10,978
28	14,330	11,039	82	36,444	18,039
29	20,136	16,811	83	38,573	20,102
30	18,330	14,400	84	31,536	17,407
31	24,051	20,078	85	21,536	18,102
32	30,497	26,035	86	24,931	12,430
33	26,687	23,127	87	15,605	8,155
34	26,911	23,127	88	16,612	7,099
35	26,831	23,127	89	13,379	11,297
36	26,802	23,127	90	15,683	7,499
37	26,922	21,287	91	15,871	7,900
38	27,042	18,287	92	128,838	14,320
39	27,113	20,841	93	385,703	18,041
40	30,972	25,493	94	89,598	FIRE STATION
41	24,059	14,039	95	23,155	DR. FEE LOT
42	31,765	19,190	96	255,405	DR. FEE LOT
43	25,445	10,800	97	119,206	DR. FEE LOT
44	24,811	16,804	98	65,160	DR. FEE LOT
45	24,056	17,357	99	158,924	DR. FEE LOT
46	14,905	12,861	100	84,942	DR. FEE LOT
47	23,555	16,007	101	60,548	RECREATION LOT
48	27,652	18,550	102	268,329	OPEN SPACE
49	14,905	12,861	103	1,479,747	OPEN SPACE
50	16,234	14,338	104	431,244	OPEN SPACE
51	16,849	14,817	105	1,865,772	OPEN SPACE
52	17,462	15,076	106	1,692,742	OPEN SPACE
53	16,926	14,395	107	---	---
54	18,293	13,688	108	---	---

General Notes:

- AREA ..... 234.8 AC. GROSS
- EXISTING COUNTY OF LOS ANGELES ZONING ..... A-2-2/C-3
- PROPOSED COUNTY OF LOS ANGELES ZONING ..... VACANT, WARNER RANCH STUDIO
- DEVELOPMENT TYPE ..... SINGLE FAMILY RESIDENTIAL/CONDOMINIUMS/FIRE STATION/PARK
- TOTAL NUMBER OF LOTS ..... 106
- TOTAL NUMBER OF UNITS ..... 185
- MINIMUM RESIDENTIAL LOT SIZE ..... 8000 S.F.
- DEVELOPMENT IS LOCATED IN FIRE ZONE 4.
- STREET AND PRIVATE DRIVEWAY AND FIRE LANE GRADES: MIN. 0.5% MAX. 10%.
- TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVAL 5 FEET.
- ALL PUBLIC STREETS ARE OFFERED FOR DEDICATION.
- EXISTING LOS ANGELES COUNTY GENERAL PLAN ..... NON-URBAN HILLS/SEA
- EXISTING LA COUNTY SANTA CLARITA VALLEY AREA-WIDE LOOK PLAN ..... N2, HM, HM/S
- THERE ARE OAK TREES EXISTING WITHIN PROJECT BOUNDARY.
- BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA, LOT AREAS SHOWN IN TABLE HEREON ARE GROSS ACREAGE.
- PARK SITE, LOT 102, TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION
- OPEN SPACE LOTS, LOTS 103, 104, 105, 106 AND 107, TO BE VOLUNTARILY DEDICATED TO A PUBLIC AGENCY AFTER RECORDATION OF FINAL MAP.
- ALL OPEN SWALES TO BE DESIGNED TO HAVE A VELOCITY OF 10 FEET PER SECOND TO ENSURE SELF-CLEANING.
- LOTS 76 AND 93 SHALL HAVE A MINIMUM PAVED ACCESS DRIVEWAY OF 20'. AN APPROVED FIRE DEPARTMENT TURNAROUND IS REQUIRED.

Legal Description

PARCEL 1:  
THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 2:  
LOT 7 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREOF THAT PORTION OF SAID LAND LYING EASTERLY OF THE WESTERLY LAND DESIGNATED AS PARCEL 1A, IN THE FINAL ORDER OF COMBINATION ENTERED BY SUPERIOR COURT, LOS ANGELES COUNTY, CASE NO. 88004, A CERTIFIED COPY THEREOF BEING RECORDED ON MAY 13, 1966 AS INSTRUMENT NO. 3063, IN BOOK 03364 PAGE 451 OFFICIAL RECORDS.

ALSO EXCEPT THEREOF THAT PORTION OF SAID LAND INCLUDED WITHIN PARCEL 1A, AS COVERED IN DEED TO THE STATE OF CALIFORNIA RECORDED IN MARCH 22, 1951 AS INSTRUMENT NO. 3006, IN BOOK 3588 PAGE 28 OFFICIAL RECORDS.

PARCEL 3:  
THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREOF FROM THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4.

PARCEL 4:  
THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

- NUMBER AND TYPE OF LOTS PROPOSED:  
92 SINGLE FAMILY LOTS  
1 MULTI-FAMILY LOT (93 CONDO UNITS)  
1 FIRE STATION LOT  
1 RECREATION LOT  
5 OPEN SPACE LOTS  
6 BASIN LOTS  
106 TOTAL
- TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
- A LANDSCAPE MAINTENANCE DISTRICT OF H.O.A. WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE SLOPES AND COMMON SLOPES OVER 5 FEET IN HEIGHT.
- PERMISSION IS REQUESTED TO ABANDON ALL OF THE COUNTY EASEMENTS FOR DRAINAGE PURPOSES BY THE FINAL MAP PERTAINING TO SECTION 65599.20 " OF THE STATE GOVERNMENT CODE (IF ANY).
- TOTAL CUT: 2,090,350 C.Y.; TOTAL FILL: 2,090,350 C.Y.
- THE DEDICATION OF CONSTRUCTION RIGHTS OVER LOTS 103, 104, 105, 106 AND 107 WITH A MINIMUM OF 15 FEET OF ACCESS TO EACH LOT SHALL BE GRANTED.
- PERMISSION IS REQUESTED TO ABANDON ALL OF THE COUNTY EASEMENTS FOR DRAINAGE PURPOSES BY THE FINAL MAP PERTAINING TO SECTION 65599.20 " OF THE STATE GOVERNMENT CODE (IF ANY).
- WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES A 12 FOOT WIDE EASEMENT AND TRAIL FOR RIDING AND HIKING PURPOSES FOR THE GAVIN CANYON TRAIL.

Utilities and Services

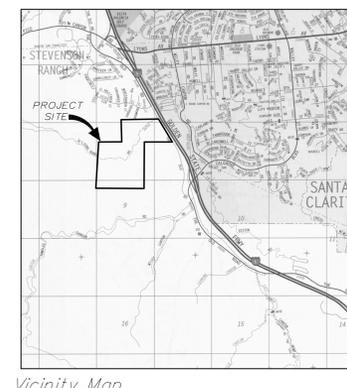
WATER	VALENCIA WATER COMPANY / NEWHALL WATER
SEWER	LOS ANGELES SANITATION DISTRICT
GAS	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	SOUTHERN CALIFORNIA Edison COMPANY
TELEPHONE	PACIFIC BELL
CABLE	TV STEVENSON RANCH CABLEVISION
SCHOOL	NEWHALL SCHOOL DISTRICT & WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

BASIS OF BEARINGS

THE BEARING SOUTH 89°32'12" EAST OF THE NORTH LINE OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON COUNTY OF LOS ANGELES, COUNTY SURVEYOR'S MAP NO. B-5390.

BENCH MARK

NEWHALL (1995)  
LA CO BM TAG IN SLY CB ON-RAMP TO S BOUND (S) FRMRY 180 FT WLY OF W SIDE FRMRY & 38 FT SLY OF C/L CALGROVE BL (WLY END C B)  
ELEV.=1338.889 (FEET) B.M. NO. L 5370



**Design & Drafting inc.**  
885 Patriot Drive, Unit C  
Moorpark, California 93021  
Phone: 805-522-2622  
Fax: 805-426-8016  
email: CDD@civildesignanddrafting.com

**Western Pacific Housing**  
1200 VICTORY BLVD., SUITE 700  
WOODLAND HILLS, CALIFORNIA 91367  
TEL: 818-351-8700  
FAX: 818-351-9709

PREPARED BY OR UNDER THE DIRECTION OF:  
**Imad Abujawdah** P.E. 51299  
DATE: \_\_\_\_\_

EXHIBIT "A"  
Land Use Map  
for  
Lyons Canyon Ranch  
Vesting Tentative Tract No. 53653

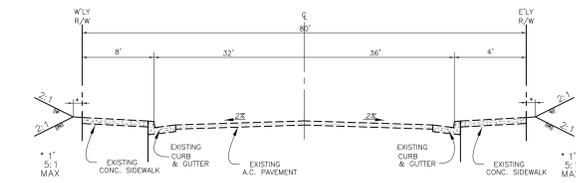
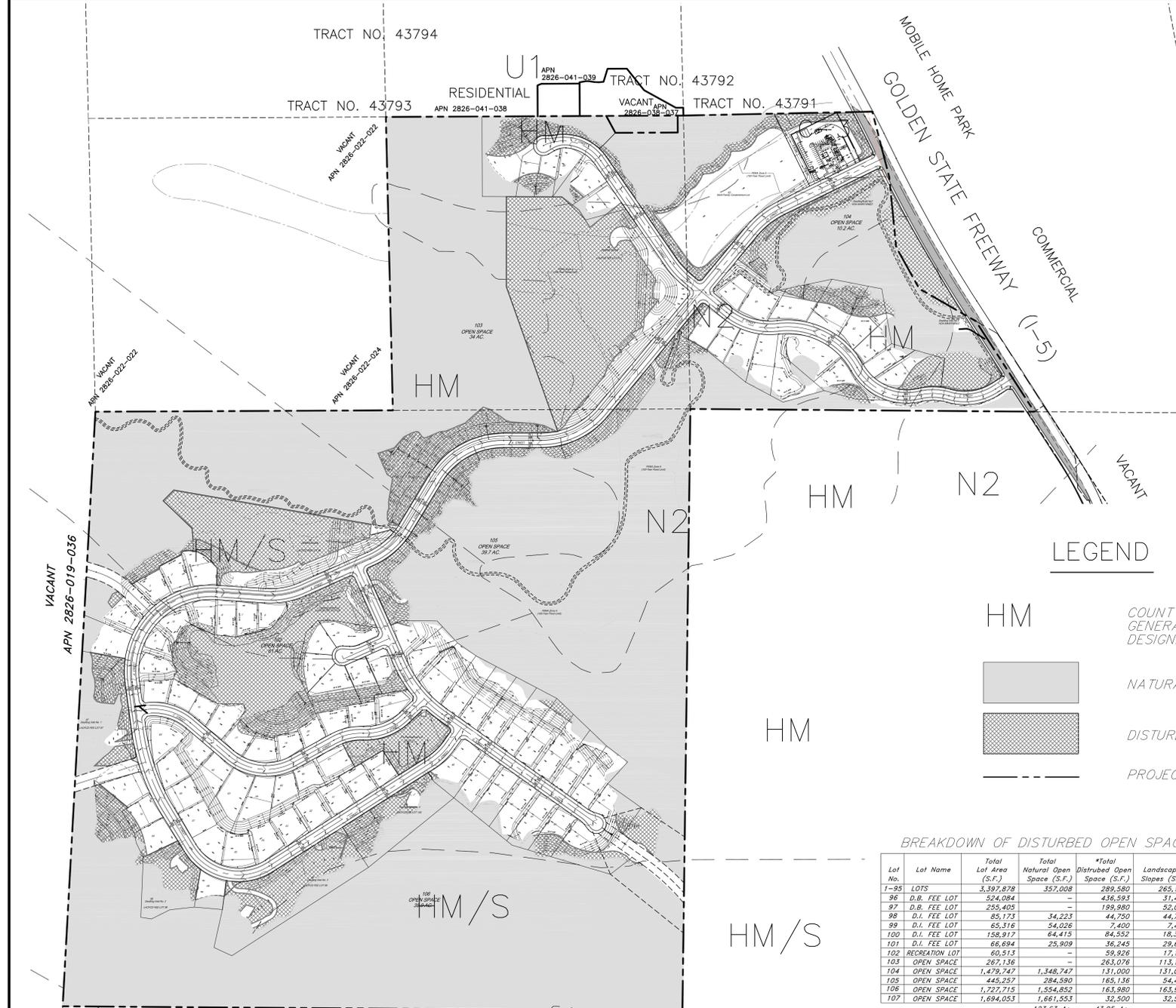
DESCRIPTION:	BY
DESIGNED:	C.D.D.
DRAWN:	C.D.D.
CHECKED:	I.S.A.
SUPERVISED:	I.S.A.
PROJ. ENGINEER:	I.S.A.
DRAWING SCALE:	1"=200'
DWEI JOB NUMBER:	070108

Exhibit "A"

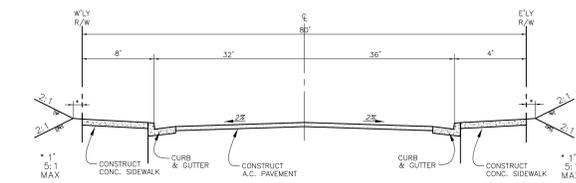
OPEN SPACE MAP

VESTING TENTATIVE TRACT NUMBER 53653  
 LOCATED IN THE UNINCORPORATED TERRITORY OF  
 THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

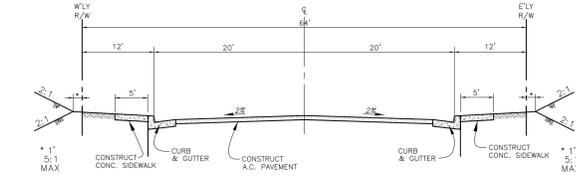
RECEIVED  
 DEPT OF REGIONAL PLANNING  
 TR5653 EXHIBIT 2  
 01 JUNE 2016



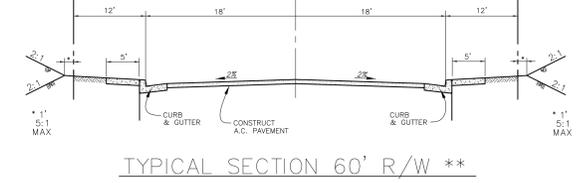
EXISTING 80' R.O.W. N/O TRACT BOUNDARY  
 (THE OLD ROAD)  
 NOT TO SCALE



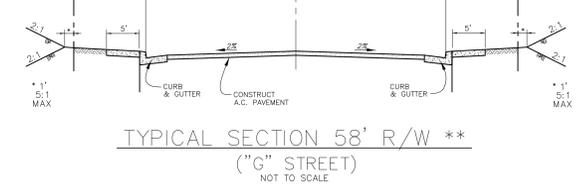
ALTERNATIVE SECONDARY HIGHWAY-80, ROW  
 CASE 1-NO PARKING/ NO BIKE LANE  
 (THE OLD ROAD)  
 NOT TO SCALE



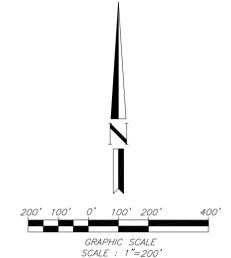
TYPICAL SECTION 64' R/W \*\*  
 ("A", "H", "I", "J" STREET)  
 NOT TO SCALE



TYPICAL SECTION 60' R/W \*\*  
 ("B", "C", "D", "E", "F" STREET)  
 NOT TO SCALE



TYPICAL SECTION 58' R/W \*\*  
 ("G" STREET)  
 NOT TO SCALE



LEGEND

- HM COUNTY OF LOS ANGELES GENERAL PLAN LAND USE DESIGNATION
- Natural Open Space
- Disturbed Open Space
- Project Boundary

BREAKDOWN OF DISTURBED OPEN SPACE

Lot No.	Lot Name	Total Lot Area (S.F.)	Total Natural Open Space (S.F.)	*Total Disturbed Open Space (S.F.)	Landscaped Space (S.F.)
1-93	LOTS	3,397,878	357,008	289,380	265,160
96	D.B. FEE LOT	524,084	-	436,393	31,400
97	D.B. FEE LOT	255,405	-	199,980	52,050
98	D.I. FEE LOT	85,173	34,223	44,750	44,750
99	D.I. FEE LOT	63,516	54,026	7,400	7,400
100	D.I. FEE LOT	158,917	64,415	84,552	16,380
101	D.I. FEE LOT	66,694	25,909	36,245	29,610
102	RECREATION LOT	60,513	-	59,926	17,100
103	OPEN SPACE	267,136	-	263,076	113,180
104	OPEN SPACE	1,478,747	1,348,747	131,000	131,000
105	OPEN SPACE	445,257	284,590	165,136	54,420
106	OPEN SPACE	1,727,715	1,534,852	163,980	163,980
107	OPEN SPACE	1,694,053	1,661,553	32,500	32,500
			123.63 Ac.	43.95 Ac.	

OPEN SPACE SUMMARY

Total Project Area = 234.8 Acres  
 Total Natural Open Space = 123.63 Acres = 52.7%  
 Total Disturbed Open Space = 43.95 Acres = 18.7%  
 Total Project Open Space = 167.6 Ac. = 71.4%

Disturbed Open Space = Proposed Graded Slopes, Proposed Debris Basin Improvements, Proposed Park Lot (Paved surfaces are not included)

Proposed Oak Tree Removals: 180  
 Proposed Oak Tree Encroachments: 74



Lot Schedule (Single Family Dwelling) \*\*

Lot No.	Lot Area (S.F.)	Prop Area (S.F.)	Lot No.	Lot Area (S.F.)	Prop Area (S.F.)
1	18,409	12,140	55	18,846	15,185
2	14,557	12,400	56	15,342	15,352
3	14,711	11,906	57	15,638	15,132
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8	14,376	12,911	62	22,947	14,644
9	12,880	9,455	63	31,068	19,836
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11	12,643	8,640	65	17,338	12,512
12	12,660	10,535	66	14,007	9,443
13	12,798	11,231	67	18,581	15,202
14	17,447	11,624	68	17,601	11,495
15	9,354	8,894	69	17,237	13,283
16	17,806	14,406	70	16,871	11,495
17	14,985	2,245	71	19,306	15,115
18	13,888	12,028	72	23,686	17,980
19	12,150	9,897	73	12,994	12,081
20	11,046	9,255	74	16,948	9,895
21	12,568	11,645	75	21,343	18,012
22	13,428	11,425	76	26,665	18,644
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28	14,330	11,039	82	36,444	18,039
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31	24,051	20,078	85	21,536	18,102
32	30,497	26,055	86	24,993	12,430
33	26,687	23,157	87	15,605	8,155
34	26,911	23,157	88	16,612	7,099
35	26,831	23,157	89	13,379	11,297
36	26,802	23,157	90	15,863	11,090
37	26,922	21,287	91	15,871	7,900
38	27,042	18,297	92	128,838	14,700
39	27,113	20,049	93	386,070	18,821
40	30,972	25,493	94	89,598	FIRE STATION
41	30,992	20,078	95	21,536	18,102
42	31,765	19,190	96	255,405	D.B. FEE LOT
43	25,445	10,800	97	110,206	D.I. FEE LOT
44	24,911	16,804	98	65,160	D.I. FEE LOT
45	24,066	17,357	99	158,924	D.I. FEE LOT
46	14,505	12,951	100	14,797,747	OPEN SPACE
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50	16,234	14,398	104	431,244	OPEN SPACE
51	14,989	14,057	105	1,665,722	OPEN SPACE
52	17,462	15,076	106	1,692,742	OPEN SPACE
53	16,926	14,398	107	-	-
54	18,292	13,698	108	-	-

CENTER LINE-CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	24°19'33"	400.00'	169.83'	86.21'
C2	50°27'11"	350.00'	308.20'	164.90'
C3	58°49'43"	350.00'	359.36'	197.63'
C4	34°40'31"	350.00'	211.82'	109.27'
C5	28°01'44"	350.00'	171.22'	87.36'
C6	10°38'42"	350.00'	620.91'	429.49'
C7	49°30'28"	350.00'	302.43'	161.38'
C8	52°08'15"	350.00'	318.49'	171.23'
C9	23°21'34"	925.00'	377.12'	191.22'
C10	08°58'47"	925.00'	144.87'	72.63'
C11	14°22'47"	925.00'	232.15'	116.86'
C12	91°32'18"	250.00'	399.41'	256.80'
C13	10°21'28"	300.00'	114.36'	57.88'
C14	30°21'19"	550.00'	291.39'	148.20'
C15	19°33'53"	550.00'	187.81'	94.83'
C16	10°47'26"	550.00'	103.58'	51.95'
C17	48°19'13"	250.00'	210.84'	112.15'
C18	89°29'10"	250.00'	303.19'	173.39'
C19	31°05'49"	250.00'	135.69'	69.16'
C20	45°52'46"	250.00'	200.19'	105.81'
C21	81°35'30"	200.00'	284.81'	172.61'
C22	15°38'43"	400.00'	111.55'	56.14'
C23	46°30'56"	300.00'	243.56'	128.94'
C24	67°54'29"	350.00'	414.83'	235.67'
C25	74°19'22"	250.00'	324.29'	189.49'
C26	29°42'52"	250.00'	129.65'	66.32'
C27	49°08'02"	250.00'	214.59'	114.28'
C28	27°27'42"	350.00'	167.75'	85.52'

RIGHT-OF-WAY-CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C29	89°50'59"	13.00'	20.39'	12.97'
C30	89°58'27"	13.00'	20.41'	12.98'
C31	90°00'00"	13.00'	20.42'	13.00'
C32	83°27'30"	13.00'	18.94'	11.59'
C33	86°27'53"	13.00'	19.62'	12.22'
C34	88°13'00"	13.00'	20.02'	12.60'
C35	89°16'32"	13.00'	20.33'	12.91'
C36	90°33'13"	13.00'	20.55'	13.13'
C37	85°50'30"	13.00'	19.48'	12.09'
C38	208°18'01"	44.00'	156.96'	93.47'
C39	28°18'01"	88.00'	43.47'	22.19'
C40	213°04'39"	44.00'	163.63'	93.47'
C41	16°32'19"	88.00'	25.40'	12.79'
C42	34°48'48"	88.00'	33.46'	27.58'
C43	09°50'44"	88.00'	15.12'	7.58'
C44	209°39'10"	44.00'	161.00'	93.47'

General Notes:

- AREA = 234.8 AC. GROSS
- EXISTING COUNTY OF LOS ANGELES ZONING = A-2-2/C-3
- PROPOSED COUNTY OF LOS ANGELES ZONING = A-2-2/C-3
- EXISTING SITE USE = VACANT, WARNER RANCH STUDIO
- DEVELOPMENT TYPE = SINGLE FAMILY RESIDENTIAL/CONDOMINIUMS/FIRE STATION/PARK
- TOTAL NUMBER OF LOTS = 106
- TOTAL NUMBER OF UNITS = 185
- MINIMUM RESIDENTIAL LOT SIZE = 8000 S.F.
- DEVELOPMENT IS LOCATED IN FIRE ZONE 4
- STREET AND PRIVATE DRIVEWAY AND FIRE LANE GRADES: MIN. 0.5% MAX. 10%
- TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVAL 5 FEET.
- ALL PUBLIC STREETS ARE OFFERED FOR DEDICATION.
- ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH COUNTY APPROVED PLANTS AND GROUND COVER.
- RECIPROCAL PARKING EASEMENTS TO BE RESERVED FOR CONDOMINIUM LOT.
- EXISTING LOS ANGELES COUNTY GENERAL PLAN = NON-URBAN HILLSIDE/SEA
- EXISTING LA COUNTY SANTA CLARITA VALLEY AREWIDE LOCAL PLAN = U2, HM, HM/S
- THERE ARE OAK TREES EXISTING WITHIN PROJECT BOUNDARY.
- BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA, LOT AREAS SHOWN IN TABLE HEREON ARE GROSS ACRES.
- PARK SITE, LOT 102, TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION.
- OPEN SPACE LOTS, LOTS 103, 104, 105, 106 AND 107, TO BE VOLUNTARILY DEDICATED TO A PUBLIC AGENCY AFTER REGISTRATION OF FINAL MAP.
- BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA.
- ALL OPEN SWALES TO BE DESIGNED TO HAVE A VELOCITY OF 10 FEET PER SECOND TO ENSURE SELF-CLEANING.
- LOTS 76 AND 93 SHALL HAVE A MINIMUM PAVED ACCESS DRIVEWAY OF 20'. AN APPROVED FIRE DEPARTMENT TURNAROUND IS REQUIRED.

Legal Description

PARCEL 1:  
 THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 2:  
 LOT 7 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFOR THAT PORTION OF SAID LAND LYING EASTERLY OF THE WESTERLY LINE DESIGNATED AS PARCEL 1A, IN THE FINAL ORDER OF COMBINATION ENTERED BY SUPERIOR COURT OF LOS ANGELES COUNTY, CASE NO. BR004, A CERTIFIED COPY THEREOF RECORDED ON MAY 13, 1966 AS INSTRUMENT NO. 3063, IN BOOK 53364 PAGE 451 OFFICIAL RECORDS.

ALSO EXCEPT THEREFOR THAT PORTION OF SAID LAND INCLUDED WITHIN PARCEL 1, AS COVERED IN DEED TO THE STATE OF CALIFORNIA RECORDED MARCH 22, 1959 AS INSTRUMENT NO. 3006, IN BOOK 30868 PAGE 28 OFFICIAL RECORDS.

PARCEL 3:  
 THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFOR THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4.

PARCEL 4:  
 THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

Utilities and Services

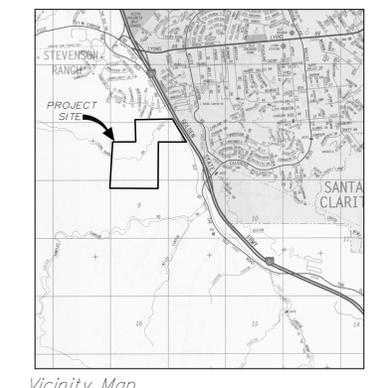
- WATER = VALENCIA WATER COMPANY / NEWHALL WATER
- SEWER = LOS ANGELES SANITATION DISTRICT
- GAS = SOUTHERN CALIFORNIA GAS COMPANY
- ELECTRIC = SOUTHERN CALIFORNIA EDISON COMPANY
- TELEPHONE = PACIFIC BELL
- CABLE = TV STEVENSON RANCH CABLEVISION
- SCHOOL = NEWHALL SCHOOL DISTRICT & WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

BASIS OF BEARINGS

THE BEARING SOUTH 89°32'12" EAST OF THE NORTH LINE OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON COUNTY OF LOS ANGELES, COUNTY SURVEYOR'S MAP NO. B-5330.

BENCH MARK

NEWHALL (1995)  
 LA CO BM TAG IN SLY CB ON-RAMP TO S BOUND (S) FRAY 180 FT WLY OF W SIDE FRAY & 38 FT SLY OF C/L CALGROVE BL (WLY END C B)  
 ELEV. = 1,338.889 (FEET) B.M. NO. L 5370



Vicinity Map

**Design & Drafting inc.**  
 885 Patriot Drive, Unit C  
 Moorpark, California 93021  
 Phone: 805-522-2622  
 Fax: 805-426-8016  
 email: CDD@civildesignanddrafting.com

**Western Pacific Housing**  
 A B.R. HORTON COMPANY  
 2100 VICTORY BLVD., SUITE 700  
 WOODLAND HILLS, CALIFORNIA 91367  
 TEL: 818-351-8700  
 FAX: 818-351-9799

PREPARED BY OR UNDER THE DIRECTION OF:

DATE: \_\_\_\_\_  
 EXHIBIT "A"  
 Open Space Map  
 for  
 Lyons Canyon Ranch  
 Vesting Tentative Tract Map No. 53653

DESCRIPTION: \_\_\_\_\_ BY \_\_\_\_\_  
 DRAWN: \_\_\_\_\_ C.D.D.  
 CHECKED: \_\_\_\_\_ I.S.A.  
 SUPERVISED: \_\_\_\_\_ I.S.A.  
 PROJ. ENGINEER: \_\_\_\_\_ I.S.A.  
 DRAWING SCALE: 1"=200'  
 DWG. JOB NUMBER: 070108

SHEET NO. 3

OF 6 SHEETS

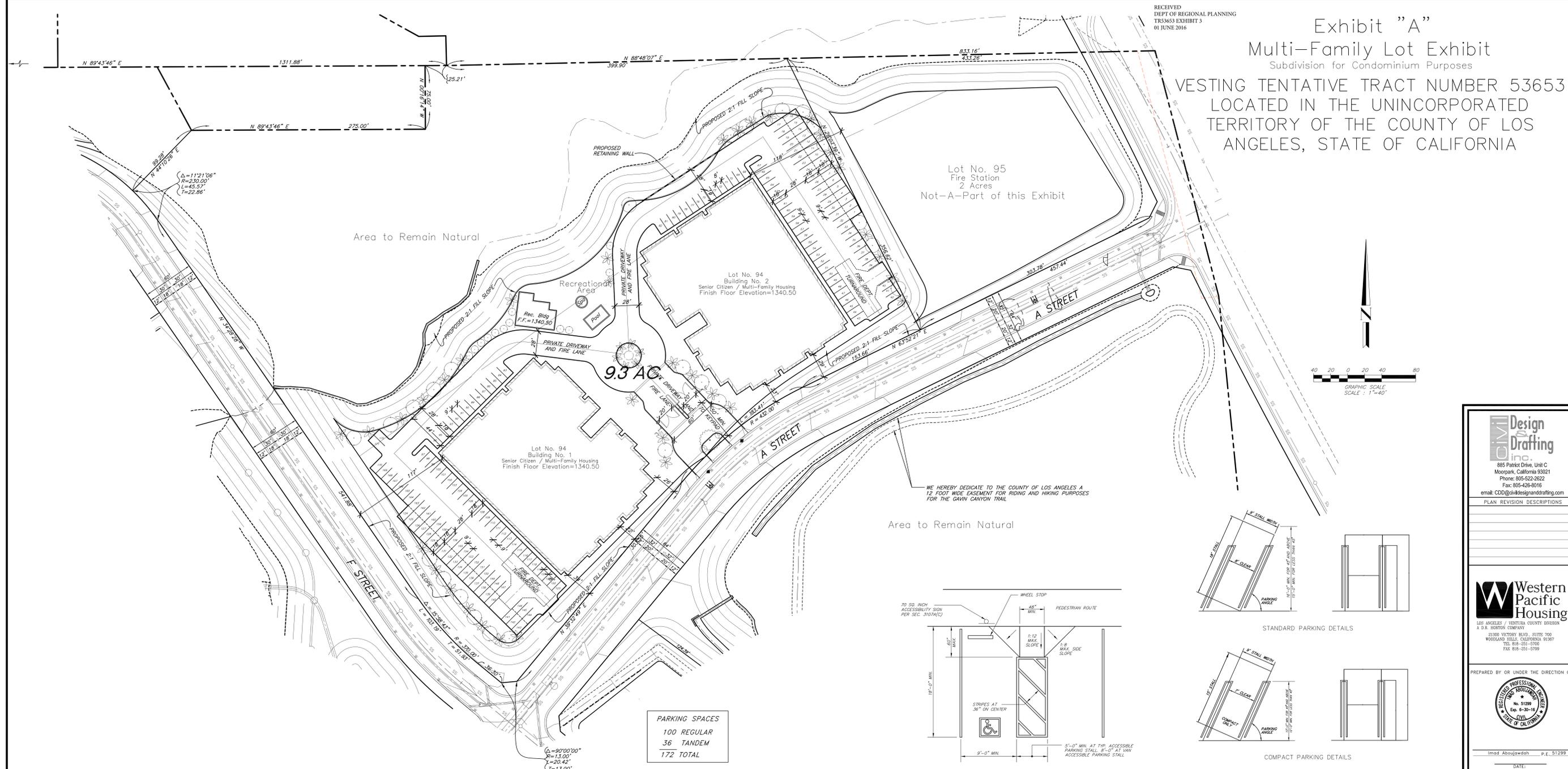
NOT TO SCALE  
 Source: TB Gulra P. 4640  
 TENTATIVE TRACT NO. 53653  
 04 / 27 / 2016

# Exhibit "A"

## Multi-Family Lot Exhibit

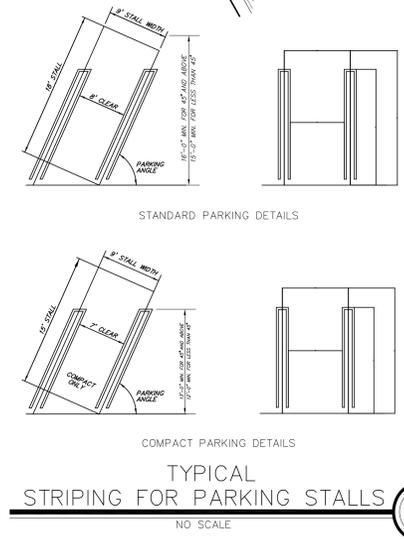
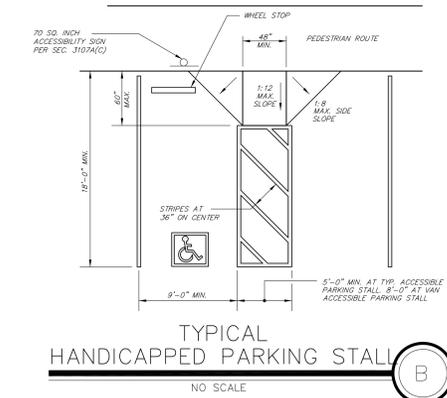
Subdivision for Condominium Purposes

VESTING TENTATIVE TRACT NUMBER 53653  
LOCATED IN THE UNINCORPORATED  
TERRITORY OF THE COUNTY OF LOS  
ANGELES, STATE OF CALIFORNIA



WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES A  
12 FOOT WIDE EASEMENT FOR RIDING AND HIKING PURPOSES  
FOR THE GAVIN CANYON TRAIL

PARKING SPACES	
100	REGULAR
36	TANDEM
172	TOTAL



### General Notes:

- AREA ..... 234.8 AC, GROSS
- EXISTING COUNTY OF LOS ANGELES ZONING ..... A-2-2/C-3
- PROPOSED COUNTY OF LOS ANGELES ZONING ..... A-2-2/C-3
- EXISTING SITE USE ..... VACANT, WARNER RANCH STUDIO
- DEVELOPMENT TYPE ..... SINGLE FAMILY RESIDENTIAL/CONDOMINIUMS/FIRE STATION/PARK
- TOTAL NUMBER OF LOTS ..... 106
- TOTAL NUMBER OF UNITS ..... 185
- MINIMUM RESIDENTIAL LOT SIZE ..... 8000 S.F.
- DEVELOPMENT IS LOCATED IN FIRE ZONE 4.
- STREET AND PRIVATE DRIVEWAY AND FIRE LANE GRADES: MIN. 0.5%, MAX. 10%.
- TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVAL 5 FEET.
- ALL PUBLIC STREETS ARE OFFERED FOR DEDICATION.
- ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH COUNTY APPROVED PLANTS AND GROUND COVER.
- RECIPROCAL PARKING EASEMENTS TO BE RESERVED FOR CONDOMINIUM LOT.
- EXISTING LOS ANGELES COUNTY GENERAL PLAN ..... NON-URBAN HILLSIDE/SEA
- EXISTING LA COUNTY SANTA CLARITA VALLEY AREAWIDE LOCAL PLAN ..... HZ, NM, HM/S
- THERE ARE OAK TREES EXISTING WITHIN PROJECT BOUNDARY.
- BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA, LOT AREAS SHOWN IN TABLE HEREON ARE GROSS ACRES.
- PARK SITE, LOT 102, TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION
- OPEN SPACE LOTS, LOTS 103, 104, 105, 106 AND 107, TO BE VOLUNTARILY DEDICATED TO A PUBLIC AGENCY AFTER RECORDATION OF FINAL MAP.
- ALL OPEN SWALES TO BE DESIGNED TO HAVE A VELOCITY OF 10 FEET PER SECOND TO ENSURE SELF-CLEANING.
- LOTS 76 AND 93 SHALL HAVE A MINIMUM PAVED ACCESS DRIVEWAY OF 20'. AN APPROVED FIRE DEPARTMENT TURNAROUND IS REQUIRED.

### Legal Description

PARCEL 1:  
THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 2:  
LOT 7 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING EASTERLY OF THE WESTERLY LINE DESIGNATED AS PARCEL 1A, IN THE FINAL ORDER OF CONSTRUCTION ENTERED IN SUPERIOR COURT, LOS ANGELES COUNTY, CASE NO. 89051, A CERTIFIED COPY THEREOF BEING RECORDED ON MAY 13, 1968 AS INSTRUMENT NO. 3083, IN BOOK 03304 PAGE 451 OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN PARCEL 1, AS CONVEYED IN DEED TO THE STATE OF CALIFORNIA, RECORDED MARCH 20, 1951 AS INSTRUMENT NO. 3206, IN BOOK 30868 PAGE 28 OFFICIAL RECORDS.

PARCEL 3:  
THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4.

PARCEL 4:  
THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

### Utilities and Services

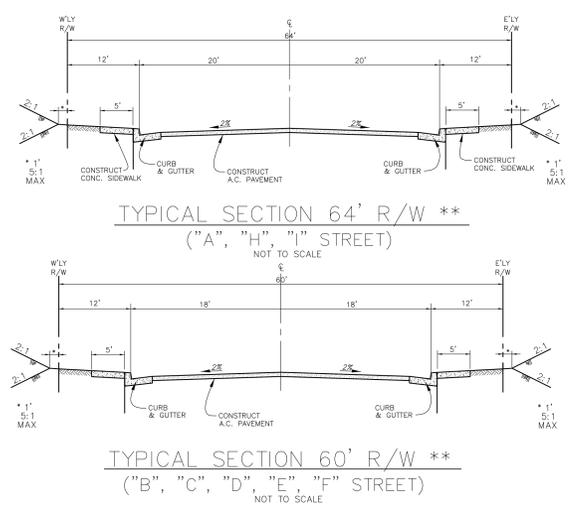
21. NUMBER AND TYPE OF LOTS PROPOSED:  
92 SINGLE FAMILY LOTS  
1 MULTI-FAMILY LOT (93 CONDO UNITS)  
1 FIRE STATION LOT  
1 RECREATION LOT  
5 OPEN SPACE LOTS  
6 BASIN LOTS  
106 TOTAL
  22. TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
  23. A LANDSCAPE MAINTENANCE DISTRICT OF H.O.A. WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE SLOPES AND COMMON SLOPES OVER 5 FEET IN HEIGHT.
  24. PERMISSION IS REQUESTED TO ABANDON ALL OF THE COUNTY EASEMENTS FOR DRAINAGE PURPOSES BY THE FINAL MAP PURSUANT TO SECTION 66598.2(b) OF THE STATE GOVERNMENT CODE (IF ANY).
  25. TOTAL CUT: 2,090,350 C.Y., TOTAL FILL: 2,090,350 C.Y.
  26. THE DEDICATION OF CONSTRUCTION RIGHTS OVER LOTS 103, 104, 105, 106 AND 107 WITH A MINIMUM OF 15 FEET OF ACCESS TO EACH LOT SHALL BE GRANTED.
  27. WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES A 12 FOOT WIDE EASEMENT AND TRAIL FOR RIDING AND HIKING PURPOSES FOR THE GAVIN CANYON TRAIL.
- WATER ..... VALENCIA WATER COMPANY / NEWHALL WATER  
SEWER ..... LOS ANGELES SANITATION DISTRICT  
GAS ..... SOUTHERN CALIFORNIA GAS COMPANY  
ELECTRIC ..... SOUTHERN CALIFORNIA EDISON COMPANY  
TELEPHONE ..... PACIFIC BELL  
CABLE ..... TV STEVENSON RANCH CABLEVISION  
SCHOOL ..... NEWHALL SCHOOL DISTRICT & WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

### BASIS OF BEARINGS

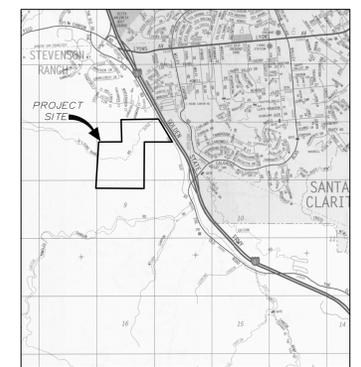
THE BEARING SOUTH 89°32'12" EAST OF THE NORTH LINE OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON COUNTY OF LOS ANGELES, COUNTY SURVEYOR'S MAP NO. 8-5390.

### BENCH MARK

NEWHALL (1995)  
LA CO BM TAG IN SLY CB ON-RAMP TO S BOUND (S) FRWY 180 FT WLY OF W SIDE FRWY & 38 FT SLY OF C/L CALGROVE BL (WLY END C B)  
ELEV. = 1338.889 (FEET) B.M. NO. L 5370



\*\*-Permission is requested to use the alternate street section on all local streets.



**Design Drafting inc.**  
885 Patriot Drive, Unit C  
Moorpark, California 93021  
Phone: 805-522-2622  
Fax: 805-426-8016  
email: CDD@civildesignanddrafting.com

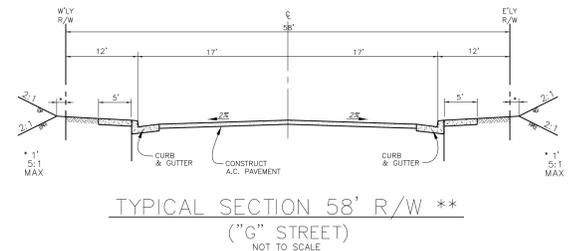
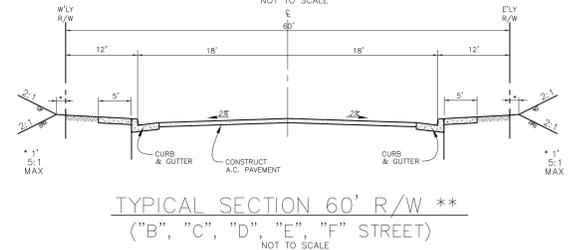
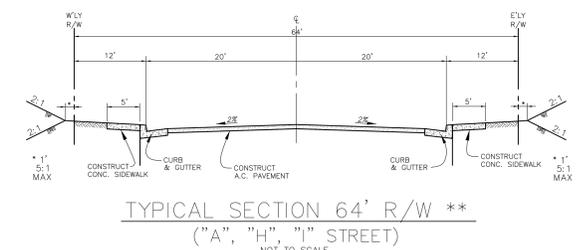
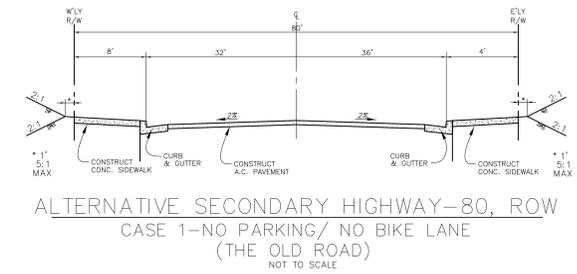
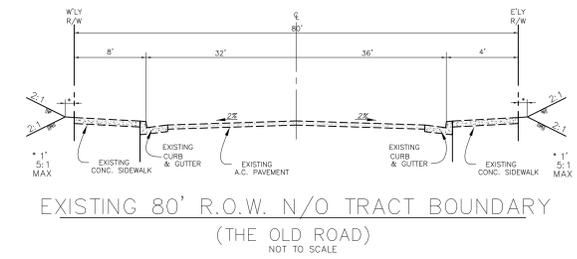
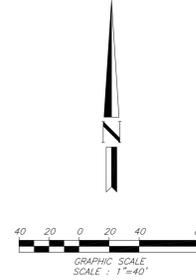
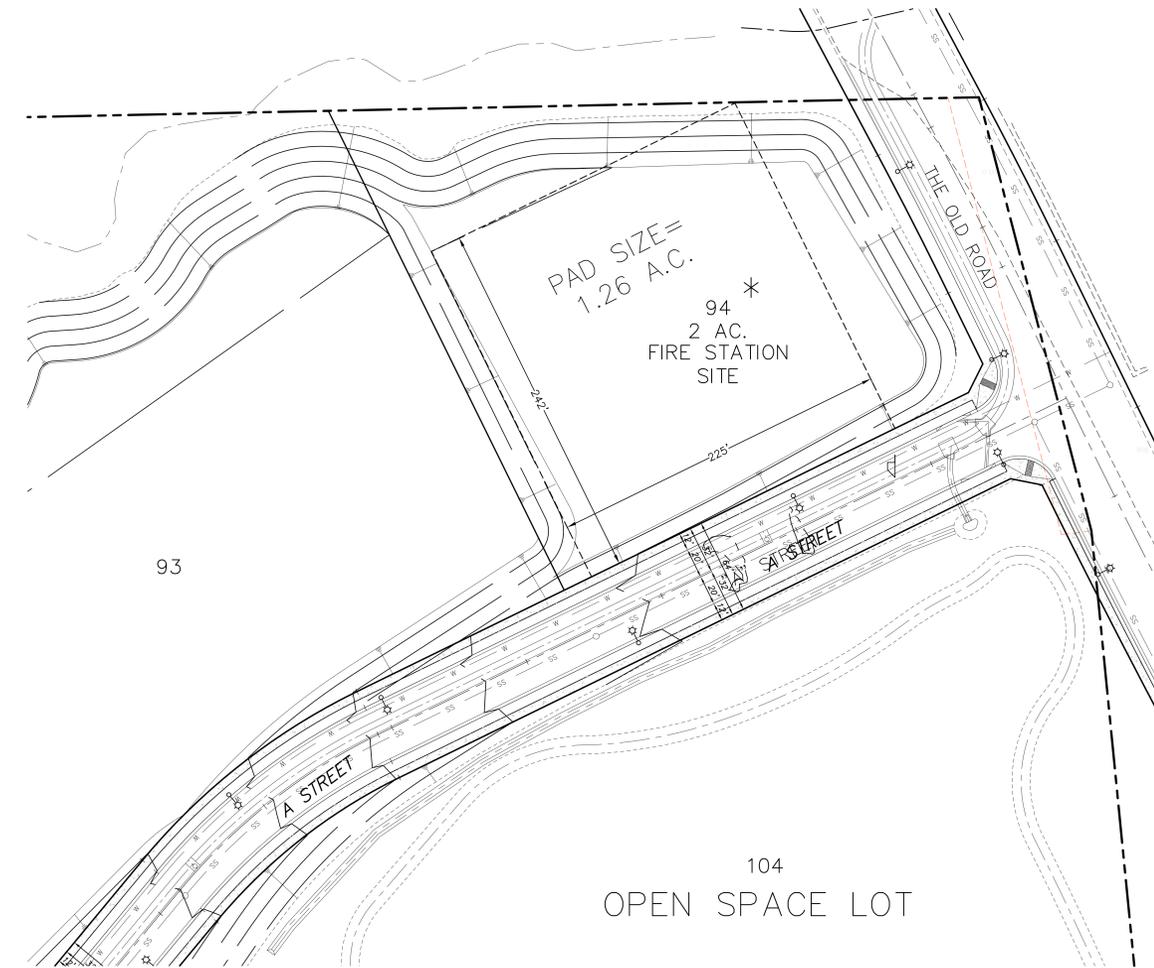
**Western Pacific Housing**  
LOS ANGELES / VENTURA COUNTY DIVISION  
A B.R. HORTON COMPANY  
2100 VICTORY BLVD., SUITE 700  
WOODLAND HILLS, CALIFORNIA 91367  
TEL: 818-351-8700  
FAX: 818-351-9799

PREPARED BY OR UNDER THE DIRECTION OF:  
**Imad Abujawdah** P.E. 51299  
DATE: \_\_\_\_\_

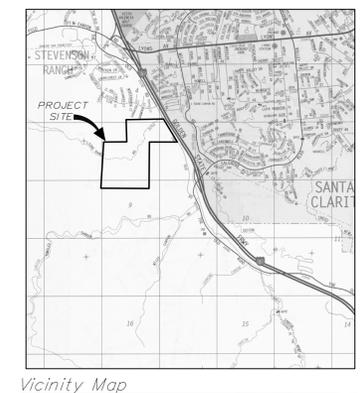
EXHIBIT "A"  
Multi-Family Lot Exhibit  
for  
Lyons Canyon Ranch  
Vesting Tentative Tract Map No. 53653

DESCRIPTION:	BY
DESIGNED:	C.D.D.
DRAWN:	C.D.D.
CHECKED:	I.S.A.
SUPERVISED:	I.S.A.
PROJ. ENGINEER:	I.S.A.
DRAWING SCALE:	1"=200'
DWEI JOB NUMBER:	070108

Exhibit "A"  
Fire Station Site  
VESTING TENTATIVE TRACT NUMBER 53653  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



\*\*-Permission is requested to use the alternate street section on all local streets.



PARCEL AREA = 2.05 ACRES  
PAD AREA = 1.26 ACRES

\* THIS IS A CONCEPTUAL FIRE DEPARTMENT DESIGN AS RECEIVED FROM THE LOS ANGELES COUNTY FIRE DEPARTMENT

INDEX MAP

Lot Schedule (Single Family Dwelling) \*\*

Lot No.	Lot Area (S.F.)	Pad Area (S.F.)	Lot No.	Lot Area (S.F.)	Pad Area (S.F.)
1	18,409	12,400	55	18,846	15,385
2	14,857	12,400	56	15,342	15,352
3	14,711	11,906	57	15,638	15,332
4	38,071	15,950	58	15,936	14,639
5	27,417	19,342	59	15,597	14,573
6	13,993	12,300	60	25,796	21,135
7	13,744	12,398	61	17,515	11,381
8	14,376	12,941	62	22,947	14,444
9	12,880	9,455	63	31,098	19,936
10	13,892	10,887	64	29,832	20,824
11	12,643	8,648	65	17,338	14,512
12	12,660	10,535	66	14,207	9,443
13	12,798	11,233	67	18,581	15,402
14	11,847	11,604	68	17,601	11,995
15	9,354	8,894	69	17,237	13,283
16	17,806	14,646	70	16,973	11,495
17	14,885	7,245	71	19,306	15,115
18	13,888	12,028	72	23,686	17,860
19	12,190	9,867	73	12,994	10,081
20	11,046	9,255	74	16,948	9,899
21	12,568	11,645	75	21,343	18,613
22	13,428	11,425	76	26,665	18,444
23	16,018	14,398	77	33,544	15,330
24	20,652	11,611	78	29,094	16,860
25	18,506	13,044	79	25,132	21,432
26	20,827	16,880	80	13,917	15,997
27	18,166	14,414	81	14,128	10,978
28	14,330	11,039	82	36,444	18,039
29	20,136	12,611	83	16,512	10,913
30	18,230	14,400	84	31,536	17,407
31	24,051	20,378	85	21,536	18,102
32	30,497	26,505	86	24,993	12,430
33	26,687	23,157	87	16,605	8,155
34	26,911	23,644	88	16,605	7,099
35	26,831	23,317	89	13,379	11,297
36	26,802	23,276	90	15,863	8,190
37	26,922	21,287	91	15,871	7,900
38	27,042	18,287	92	128,938	14,320
39	27,113	20,049	93	386,203	MULTI-FAMILY
40	30,972	25,463	94	89,598	FIRE STATION
41	14,039	9,856	95	15,547	DR. FEE LOT
42	31,765	19,190	96	255,405	DR. FEE LOT
43	25,445	10,800	97	119,206	DR. FEE LOT
44	24,811	16,804	98	65,360	DR. FEE LOT
45	24,056	17,357	99	158,924	DR. FEE LOT
46	12,856	10,000	100	84,942	DR. FEE LOT
47	22,355	16,007	101	60,548	RECREATION LOT
48	27,652	18,550	102	268,329	OPEN SPACE
49	14,505	12,951	103	1,479,747	OPEN SPACE
50	16,334	14,338	104	431,244	OPEN SPACE
51	18,489	14,657	105	1,685,772	OPEN SPACE
52	17,462	15,076	106	1,692,742	OPEN SPACE
53	16,926	14,398	107	1,692,742	OPEN SPACE
54	18,723	13,688	108	1,692,742	OPEN SPACE

CENTER LINE-CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	24°19'33"	400.00'	169.83'	86.21'
C2	50°27'11"	350.00'	308.20'	164.90'
C3	58°49'43"	350.00'	350.36'	197.33'
C4	34°40'31"	350.00'	211.82'	109.27'
C5	28°01'44"	350.00'	171.22'	87.36'
C6	10°38'42"	350.00'	620.91'	429.49'
C7	49°30'28"	350.00'	302.43'	161.38'
C8	52°08'15"	350.00'	318.49'	171.23'
C9	23°21'34"	925.00'	377.12'	191.22'
C10	08°58'47"	925.00'	144.87'	72.63'
C11	14°22'47"	925.00'	232.15'	116.86'
C12	91°32'18"	250.00'	399.41'	256.80'
C13	21°50'29"	300.00'	114.36'	57.88'
C14	30°21'19"	550.00'	291.39'	148.20'
C15	19°33'53"	250.00'	187.81'	94.83'
C16	10°47'26"	550.00'	103.58'	51.95'
C17	48°19'13"	250.00'	210.84'	112.15'
C18	69°29'10"	250.00'	303.19'	173.39'
C19	37°05'49"	250.00'	135.69'	69.94'
C20	45°52'46"	250.00'	200.19'	105.81'
C21	81°35'30"	200.00'	284.81'	172.61'
C22	15°38'43"	400.00'	111.55'	56.14'
C23	46°30'56"	300.00'	243.56'	128.94'
C24	67°54'29"	350.00'	414.83'	235.67'
C25	74°19'22"	250.00'	324.29'	189.49'
C26	29°42'52"	250.00'	129.65'	66.52'
C27	49°18'02"	250.00'	214.39'	114.28'
C28	27°27'42"	350.00'	167.75'	85.52'

CENTER LINE-BEARING DATA:

LINE	BEARING	DISTANCE
L1	N 25°58'38" W	123.45'
L2	N 29°58'38" W	26.05'
L3	N 83°52'21" E	510.32'
L4	N 39°32'49" E	1034.70'
L5	N 39°32'49" E	346.55'
L6	N 39°32'49" E	688.15'
L7	N 90°00'00" E	165.07'
L8	N 31°10'11" E	254.01'
L9	N 65°50'48" E	326.18'
L10	N 65°50'48" E	67.75'
L11	N 65°50'48" E	258.43'
L12	N 80°07'28" E	215.99'
L13	N 07°46'11" W	214.42'
L14	N 07°46'11" W	129.12'
L15	N 07°46'11" W	85.29'
L16	N 72°16'59" E	327.95'
L17	N 31°07'44" W	195.75'
L18	N 57°19'57" E	844.46'
L19	N 32°50'28" E	95.21'
L20	N 24°09'12" W	478.35'
L21	N 24°09'12" W	355.52'
L22	N 24°09'12" W	122.83'
L23	N 82°50'48" E	221.89'
L24	N 54°30'32" W	834.67'
L25	N 54°30'32" W	104.94'
L26	N 54°30'32" W	824.99'
L27	N 82°13'49" E	43.00'
L28	N 49°26'58" W	226.02'
L29	N 61°03'52" E	202.43'
L30	N 48°16'55" E	120.82'
L31	N 34°28'29" W	541.98'
L32	N 50°27'11" W	224.42'
L33	N 50°27'11" W	81.30'
L34	N 50°27'11" W	143.11'
L35	N 57°11'49" E	101.17'

RIGHT-OF-WAY-CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C29	89°50'59"	13.00'	20.39'	12.97'
C30	89°58'27"	13.00'	20.41'	12.98'
C31	90°00'00"	13.00'	20.42'	13.00'
C32	83°27'30"	13.00'	18.94'	11.59'
C33	86°27'53"	13.00'	19.62'	12.22'
C34	88°13'00"	13.00'	20.02'	12.60'
C35	89°36'32"	13.00'	20.33'	12.91'
C36	90°33'13"	13.00'	20.55'	13.13'
C37	85°50'30"	13.00'	19.48'	12.09'
C38	208°18'01"	44.00'	156.86'	---
C39	28°18'01"	88.00'	43.47'	22.19'
C40	213°04'39"	44.00'	163.63'	---
C41	16°32'11"	88.00'	25.40'	12.79'
C42	89°58'44"	88.00'	53.46'	27.58'
C43	89°58'44"	88.00'	15.12'	7.58'
C44	209°39'10"	44.00'	161.00'	---

General Notes:

- AREA ..... 234.8 AC. GROSS
- EXISTING COUNTY OF LOS ANGELES ZONING ..... A-2-2/C-3
- PROPOSED COUNTY OF LOS ANGELES ZONING ..... A-2-2/C-3
- EXISTING SITE USE ..... VACANT, WARNER RANCH STUDIO
- DEVELOPMENT TYPE ..... SINGLE FAMILY RESIDENTIAL/CONDOMINIUMS/FIRE STATION/PARK
- TOTAL NUMBER OF UNITS ..... 106
- MINIMUM RESIDENTIAL LOT SIZE ..... 8000 S.F.
- DEVELOPMENT IS LOCATED IN FIRE ZONE 4.
- STREET AND PRIVATE DRIVEWAY AND FIRE LANE GRADES: MIN. 0.5% MAX. 10%.
- TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVAL 5 FEET.
- ALL PUBLIC STREETS ARE OFFERED FOR DEDICATION.
- ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH COUNTY APPROVED PLANTS AND GROUND COVER.
- RECIPROCAL PARKING EASEMENTS TO BE RESERVED FOR CONDOMINIUM LOT.
- EXISTING LOS ANGELES COUNTY GENERAL PLAN ..... NON-URBAN HILLSIDE/SEA
- EXISTING LA COUNTY SANTA CLARITA VALLEY AREA/DEVELOPMENT LOCAL PLAN ..... K2, HK, HM/S
- THERE ARE OAK TREES EXISTING WITHIN PROJECT BOUNDARY.
- BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA, LOT AREAS SHOWN IN TABLE HEREON ARE GROSS ACRES.
- PARK SITE, LOT 102, TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION
- OPEN SPACE LOTS, LOTS 103, 104, 105, 106 AND 107, TO BE VOLUNTARILY DEDICATED TO A PUBLIC AGENCY AFTER RECORDATION OF FINAL MAP.
- ALL OPEN SWALES TO BE DESIGNED TO HAVE A VELOCITY OF 10 FEET PER SECOND
- TO ENSURE SELF-CLEANING.
- LOT 76 AND 93 SHALL HAVE A MINIMUM PAVED ACCESS DRIVEWAY OF 20'. AN APPROVED FIRE DEPARTMENT TURNAROUND IS REQUIRED.

Legal Description

- PARCEL 1:  
THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.
- PARCEL 2:  
LOT 7 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.
- EXCEPT THEREOF THAT PORTION OF SAID LAND LYING EASTERLY OF THE WESTERLY LINE DESIGNATED AS PARCEL 1A, IN THE FINAL ORDER OF CONDOMINIUM ENTERED BY SUPERIOR COURT, LOS ANGELES COUNTY, CASE NO. 88004, A CERTIFIED COPY THEREOF BEING RECORDED ON MAY 13, 1966 AS INSTRUMENT NO. 3063, IN BOOK D3364 PAGE 451 OFFICIAL RECORDS.
- ALSO EXCEPT THEREOF THAT PORTION OF SAID LAND INCLUDED WITHIN PARCEL 1, AS CONVEYED IN DEED TO THE STATE OF CALIFORNIA REGISTERED MARCH 22, 1951 AS INSTRUMENT NO. 3006, IN BOOK 35868 PAGE 28 OFFICIAL RECORDS.
- PARCEL 3:  
THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.
- EXCEPT THEREOF FROM THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4.
- PARCEL 4:  
THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

Utilities and Services

- WATER ..... VALENCIA WATER COMPANY / NEWHALL WATER  
SEWER ..... LOS ANGELES SANITATION DISTRICT  
GAS ..... SOUTHERN CALIFORNIA GAS COMPANY  
ELECTRIC ..... SOUTHERN CALIFORNIA EDISON COMPANY  
TELEPHONE ..... PACIFIC BELL  
CABLE ..... TV STEVENSON RANCH CABLEVISION  
SCHOOL ..... NEWHALL SCHOOL DISTRICT & WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

BASIS OF BEARINGS

THE BEARING SOUTH 89°32'12" EAST OF THE NORTH LINE OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON COUNTY OF LOS ANGELES, COUNTY SURVEYOR'S MAP NO. 8-5390.

BENCH MARK

NEWHALL (1995)  
LA CO-EM TAG IN SLY CB ON-RAMP TO S BOUND (S) FRWY 180 FT WLY OF W SIDE FRWY & 38 FT SLY OF C/L CALGROVE BL (WLY END C B)  
ELEV. = 1338.889 (FEET) B.M. NO. L 5370

**Design & Drafting inc.**  
885 Patriot Drive, Unit C  
Moorpark, California 93021  
Phone: 805-522-2622  
Fax: 805-426-8016  
email: CDD@civildesignanddrafting.com

**Western Pacific Housing**  
A B.R. HORTON COMPANY  
2100 VICTORY BLVD., SUITE 700  
WOODLAND HILLS, CALIFORNIA 91367  
TEL: 818-351-8700  
FAX: 818-351-9799

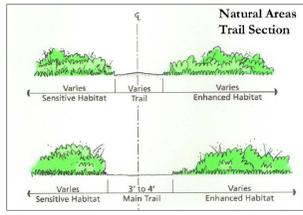
PREPARED BY OR UNDER THE DIRECTION OF:  
**Imad Aboujwadh** P.E. 51299  
DATE: \_\_\_\_\_  
CIVIL ENGINEER  
STATE OF CALIFORNIA

EXHIBIT "A"  
Fire Station Site  
for  
Lyons Canyon Ranch  
Vesting Tentative Tract Map No. 53653

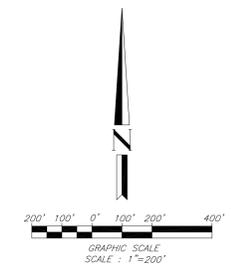
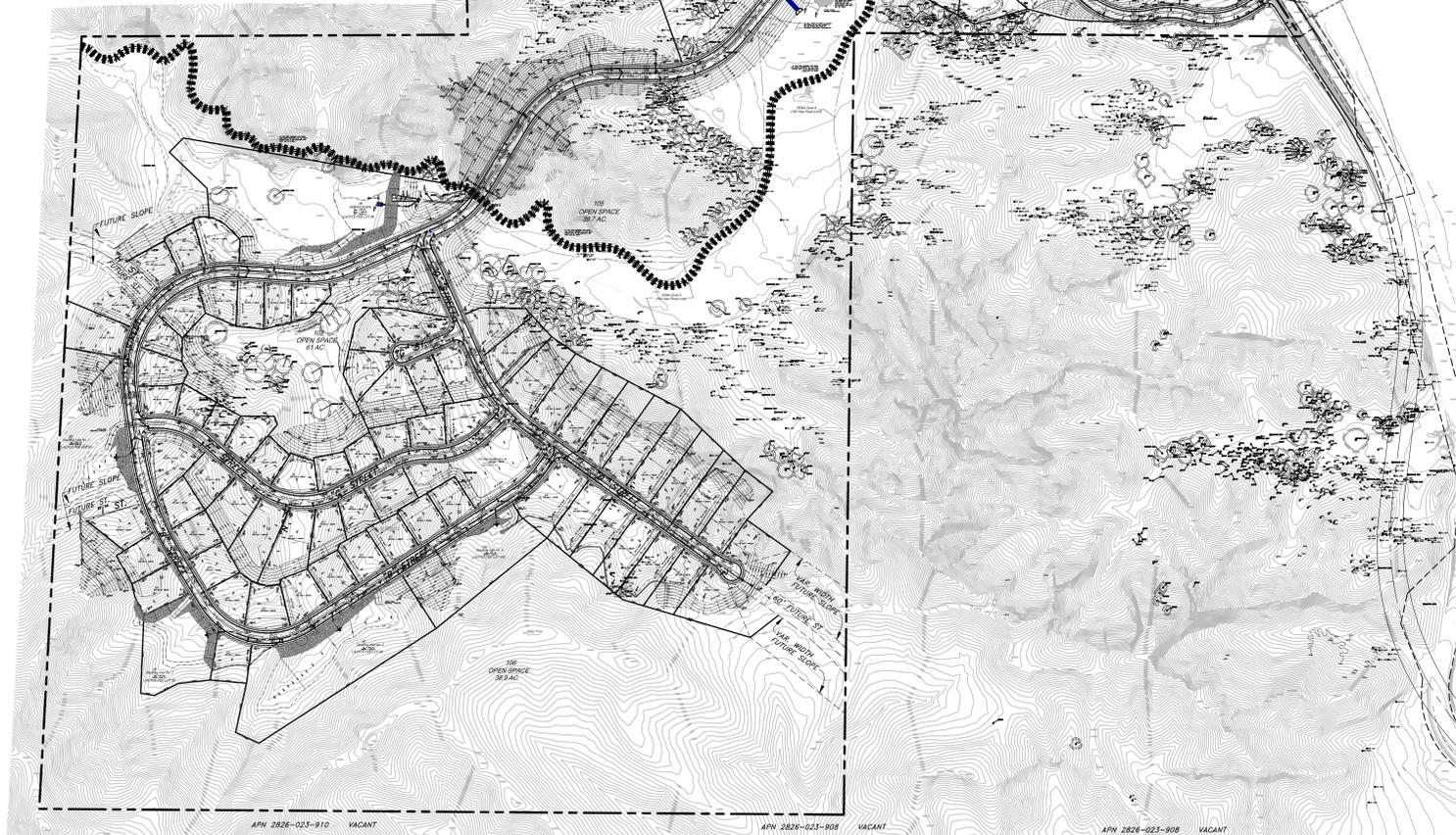
DESCRIPTION:	BY
DRAWN:	C.D.D.
CHECKED:	I.S.A.
SUPERVISED:	I.S.A.
PROJ. ENGINEER:	I.S.A.
DRAWING SCALE:	1"=40'
DWEI JOB NUMBER:	070108

SHEET NO. **5**  
OF 6 SHEETS  
NOT TO SCALE  
Source: TB Gulra P. 4640  
TENTATIVE TRACT NO. 53653

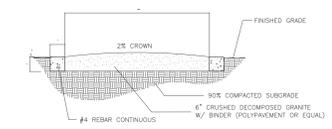
Exhibit "A"  
PROPOSED TRAIL MAP  
VESTING TENTATIVE TRACT NUMBER 53653  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



ALTERNATE TRAIL SECTION  
N.T.S.

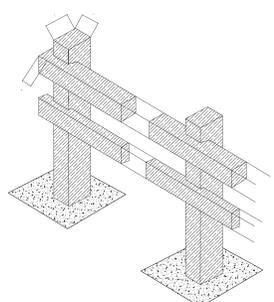
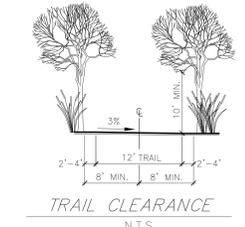
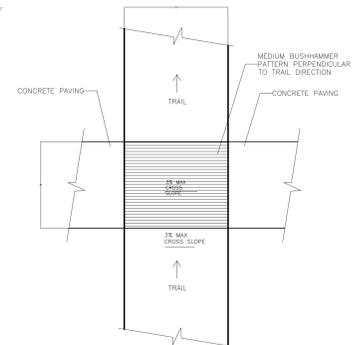
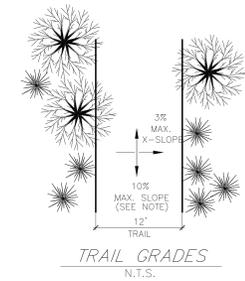


PORTIONS OF THE GAVIN CANYON TRAIL TO BE DESIGNED AND CONSTRUCTED BY THE DEVELOPER CONSISTENT WITH LOS ANGELES COUNTY STANDARDS.  
WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES A 12 FOOT WIDE EASEMENT FOR RIDING AND HIKING PURPOSES FOR THE GAVIN CANYON TRAIL.



- NOTE:  
1. CONCRETE HEADER IS REQUIRED ON BOTH SIDES OF PATH FOR A TOTAL PATH WIDTH OF 4'-12" WIDE.  
2. PROVIDE EXPANSION JOINTS EQUALLY SPACED AT A MINIMUM OF 10' O.C.  
3. CONCRETE MOW STRIP TO HAVE LIGHT BROOM FINISH.

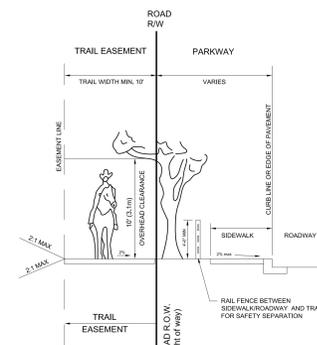
DECOMPOSED GRANITE TRAIL  
N.T.S.



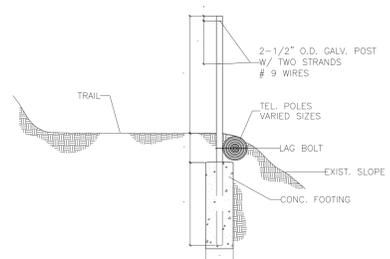
4"x4" RAIL FASTEN TO 4"x6" POST W/ 3/8" CARRIAGE BOLTS.  
2"x4" RAIL FASTEN W/ 3/8" CARRIAGE BOLTS.  
FINAL GRADE  
CREOSOTE PORTION BELOW GRADE.

- NOTE: 1. SPLIT LUMBER SHALL BE USED.  
2. POSTS SHALL BE 10'-0" O.C.  
3. STAIN W/ DUNN EDWARDS' NO. 15-31 OR EQUAL AS PER MFG. SPECIFICATIONS.  
4. ALL METALS TO BE GALVANIZED.  
5. CREOSOTE PORTION OF POSTS BELOW GRADE.

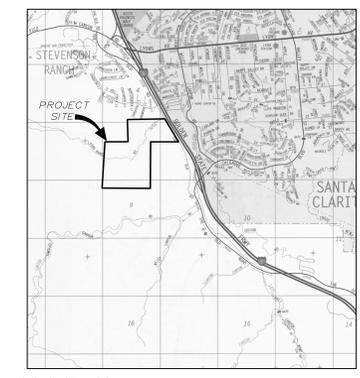
SPLIT RAIL FENCING  
N.T.S.



TRAILS ALONG ROADWAY  
N.T.S.



SAFETY RAIL / SLOPE STABILIZER  
N.T.S.



Vicinity Map

NOT TO SCALE  
Source: TB Guide P. 4840  
TENTATIVE TRACT No. 53653

**Civil Design & Drafting inc.**  
885 Patriot Drive, Unit C  
Moorpark, California 93021  
Phone: 805-522-2622  
Fax: 805-426-8016  
email: CDD@civildesignanddrafting.com

PLAN REVISION DESCRIPTIONS

**Western Pacific Housing**  
LOS ANGELES / VENTURA COUNTY DIVISION  
A D.R. HORTON COMPANY  
2100 VICTORY BLVD., SUITE 700  
WOODLAND HILLS, CALIFORNIA 91367  
TEL: 818-351-8700  
FAX: 818-351-9709

PREPARED BY OR UNDER THE DIRECTION OF:  
**IMAD ABOUJAWDAH**  
PROFESSIONAL ENGINEER  
No. 51299  
Exp. 6-30-16  
CIVIL  
STATE OF CALIFORNIA

Imad Aboujwadh P.E. 51299

DATE: \_\_\_\_\_  
**EXHIBIT "A"**  
proposed Trail Exhibit  
for  
Lyons Canyon Ranch  
Vesting Tentative Tract Map No. 53653

DESCRIPTION:	BY:
DESIGNED:	C.D.D.
DRAWN:	C.D.D.
CHECKED:	I.S.A.
SUPERVISED:	I.S.A.
PROJ. ENGINEER:	I.S.A.
DRAWING SCALE:	1"=200'
DWEI JOB NUMBER:	070108

SHEET NO.

6

OF 6 SHEETS