

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 4 (CALABASAS HOLDING SITE):
 PARCEL 4 OF MAP NO. 23345, IN THE CITY OF CALABASAS, AS FOR MAP FILED IN BOOK 253 PAGES 81 TO 88 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY REGISTRAR OF SAID COUNTY.
 EXCEPT ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES WHICH WERE EXCEPTED IN THE DEED FROM ALBERTSON COMPANY, A CORPORATION, IN BOOK 21522 PAGE 215, OFFICIAL RECORDS.
PARCEL 3 - PORTION THEREOF (CHURCH SITE):
 BEING A PORTION OF PARCEL 3 OF MAP NO. 23345, IN THE CITY OF CALABASAS, AS FOR MAP FILED IN BOOK 253 PAGES 81 TO 88 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY REGISTRAR OF SAID COUNTY.
 EXCEPT ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES WHICH WERE EXCEPTED IN THE DEED FROM ALBERTSON COMPANY, A CORPORATION, IN BOOK 21522 PAGE 215, OFFICIAL RECORDS. AM 2048-078-011

GENERAL NOTES

1. AREA: TOTAL SITE: 77.55 ACRES
2. EXISTING LAND USE: VACANT
3. ZONE: M-70 AND PD
4. ACCESSORY PARCEL NUMBERS: 2009-076-009 & 2009-078-011
5. PROPOSED LAND USE:

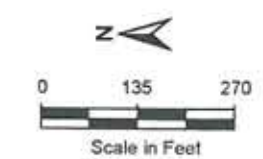
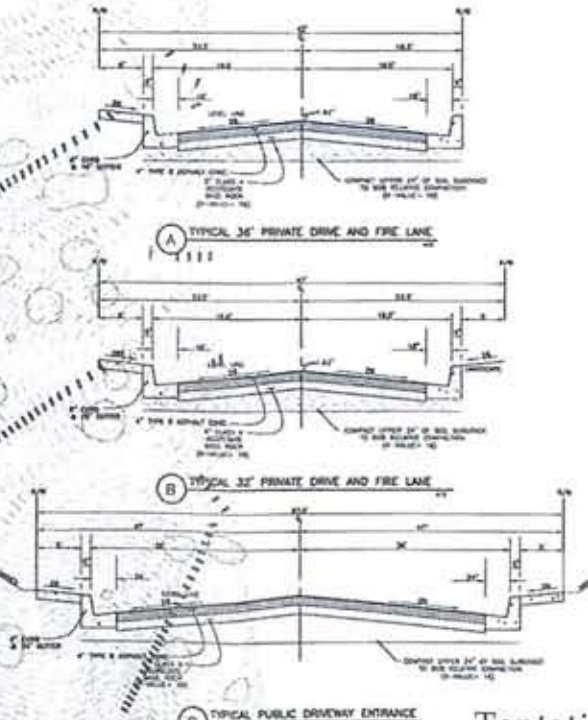
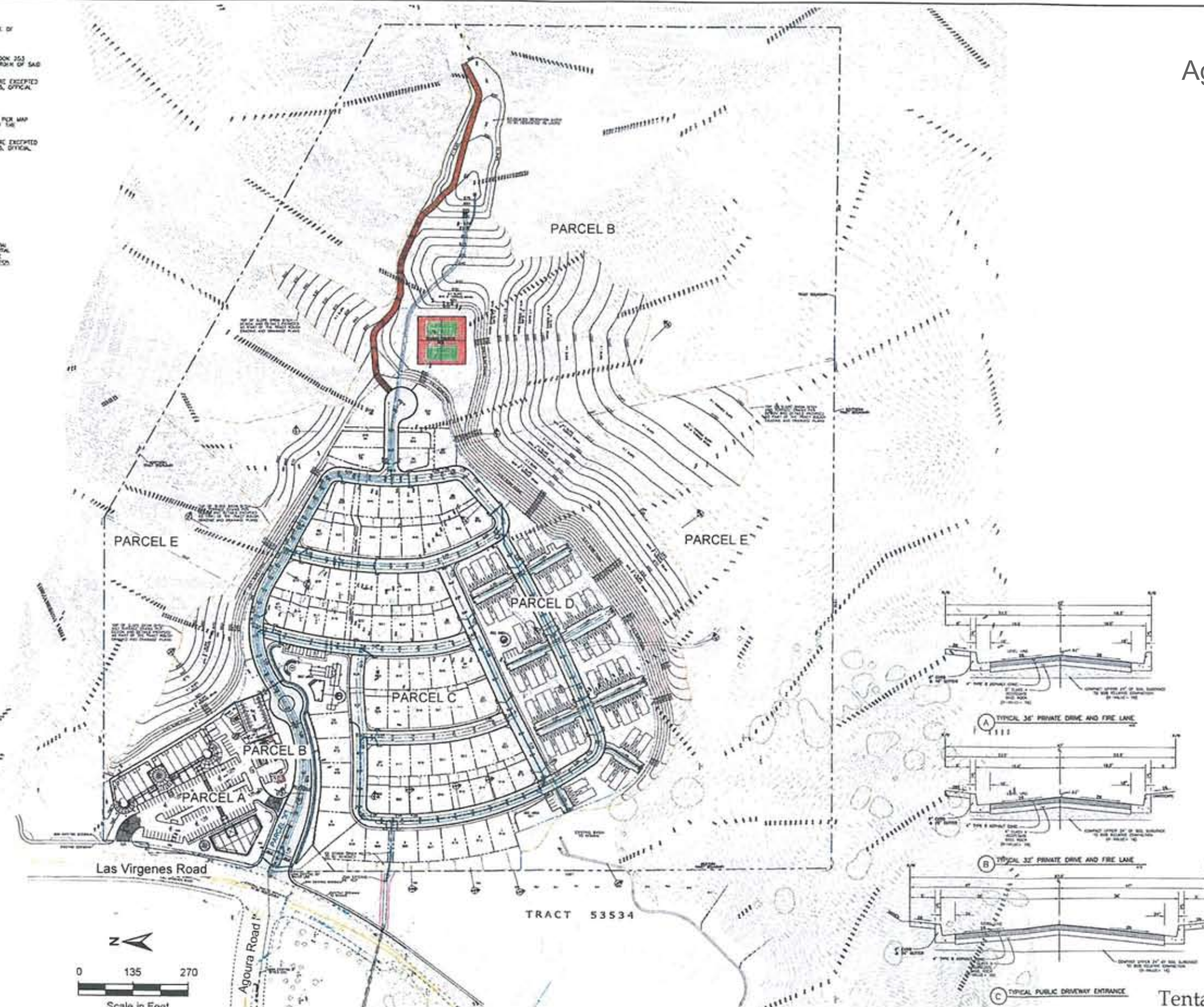
PARCEL A	2.58 ACRES	COMMERCIAL
PARCEL B	4.27 ACRES	SENIOR HOUSING
PARCEL C	14.87 ACRES	MULTI-FAMILY RESIDENTIAL
PARCEL D	34.07 ACRES	SINGLE FAMILY RESIDENTIAL
PARCEL E	9.33 ACRES	PUBLIC STREET DEVIATION
SITE TOTAL:	77.55 ACRES	
6. PROPOSED DEVELOPMENT: 158 DU (70 SFL, 88 MFD) 21,400 SF (COMMERCIAL)
7. MAINTENANCE: LAS VIRGENES MUNICIPAL WATER DISTRICT
8. SEWER DISPOSAL: LAS VIRGENES MUNICIPAL WATER DISTRICT
9. STORM DRAIN: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
10. CABLE: CHARTER COMMUNICATIONS
11. ELECTRICITY: SOUTHERN CALIFORNIA EDISON
12. GAS: SOUTHERN CALIFORNIA GAS
13. DRAINAGE, FLOOD CONTROL, AND SEWER EASEMENTS TO BE DISCLOSED ON THE FINAL MAP TO THE SATISFACTION OF THE CITY OF CALABASAS AND LAS VIRGENES MUNICIPAL WATER DISTRICT.
14. PARKING SPACES, DRIVEWAYS, DRIVEWAYS, AND DRIVEWAY AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
15. DEVELOPER RESERVES THE RIGHT TO RECORD MULTIPLE PHASED MAPS OF THE MAP PER S.M.A. ARTICLE 4, SEC. 66434.1
16. ALL PROPOSED IMPROVEMENTS, EASEMENTS, AND INFRASTRUCTURES ARE PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.
17. ALL EXISTING VOLUMES, WELL LOCATION AND HEIGHTS, AND PAVEMENT ELEVATIONS ARE SUBJECT TO MAJOR CHANGES WITH THE PREPARATION OF IMPROVEMENT PLANS.
18. ALL NOTES AND SHOW REQUIREMENTS TO BE FULFILLED IN ACCORDANCE WITH ALL STATE AND REGULATORY AGENCIES.
19. GEOLOGIC STABILITY AND ALL GEOLOGIC HAZARDS ARE IN ACCORDANCE WITH THE GEOLOGIC & GEOTECHNICAL REPORTS PREPARED BY RAE ENGINEERING.
20. LAS VIRGENES ROAD FRONTAGE TO BE IMPROVED AND GRADUALLY ACCORDANCE TO THE CITY OF CALABASAS.
21. ALL SIGNS WILL COMPLY WITH LA COUNTY AND VARIOUS REQUIREMENTS, AND WILL BE CONNECTED TO AT LAS VIRGENES ROAD.
22. ALL WATER AND NET WATER WILL COMPLY WITH LA COUNTY REQUIREMENTS, AND WILL BE CONNECTED TO AT LAS VIRGENES ROAD.
23. ALL STORM DRAINS WILL COMPLY WITH LA COUNTY REQUIREMENTS, AND WILL BE CONNECTED TO AT LAS VIRGENES ROAD.

EXISTING EASEMENT LEGEND

- SITE 1: CALABASAS HOLDING SITE
 EASEMENTS FOR PRELIMINARY TITLE REPORT NO. NCS-81534-SAL, DATED NOVEMBER 24, 2005 PREPARED BY FIRST AMERICAN TITLE COMPANY.
- ITEM NO. DESCRIPTION
1. AN EASEMENT FOR THE EXCLUSIVE PERPETUAL RIGHT TO CONSTRUCT, INSTALL, USE, MAINTAIN, AND REPAIR TELEPHONE, CABLE, AND OTHER UTILITIES, INCLUDING THE RIGHT TO PLACE AND MAINTAIN ANY AND ALL NECESSARY POLES, TOWERS, AND SUPPORTS THEREFOR, AND TO REPAIR, REPLACE, MAINTAIN, AND OPERATE THE SAME, AND TO CONDUCT BUSINESS OPERATIONS WITH RESPECT TO SUCH SYSTEMS, TOGETHER WITH:
 - (A) COMMUNITY ANTENNA TELEVISION SYSTEM INCLUDING CABLE, EQUIPMENT AND RELATED SYSTEMS;
 - (B) CLOSED CIRCUIT TV AND SUBSCRIPTION TELEVISION SYSTEMS INCLUDING CABLE, EQUIPMENT AND RELATED SYSTEMS;
 - (C) ANY AND ALL SYSTEMS FOR TRANSMITTING, RECEIVING, TRANSMITTING, RECEIVING AND STORING TELEVISION SIGNALS INCLUDING THE CABLE, COAXIAL, SOUND AND SYNCHRONIZING PORTIONS THEREOF AND ANY OTHER ELECTRONIC EQUIPMENT, INCLUDING THE RECEIVING AND TRANSMISSION OF SIGNALS FOR THE PRODUCTION AND REPRODUCTION OF SOUND, IMAGES AND AUDIO VISUAL SIGNALS AND ALL SYSTEMS AND EQUIPMENT NECESSARY TO SUCH SYSTEMS, TOGETHER WITH:
 - (D) AN EXCLUSIVE PERPETUAL EASEMENT AND RIGHT OF WAY FOR SUCH CONSTRUCTION, USE, MAINTENANCE, ALTERATION, ADDITION, REPAIR, REPLACEMENT, REMOVAL, IMPROVEMENTS IN SIZE AND NUMBER OF CONDUIT AND CABLE SERVICE, AND OTHER OPERATIONS INCLUDING THE RIGHT TO PLACE AND MAINTAIN ANY AND ALL NECESSARY POLES, TOWERS, AND SUPPORTS THEREFOR, AND TO REPAIR, REPLACE, MAINTAIN, AND OPERATE THE SAME, AND TO CONDUCT BUSINESS OPERATIONS WITH RESPECT TO SUCH SYSTEMS, TOGETHER WITH:
 - (E) THE PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION, USE, MAINTENANCE, ALTERATION, ADDITION, REPAIR, REPLACEMENT, REMOVAL, IMPROVEMENTS IN SIZE AND NUMBER OF CONDUIT AND CABLE SERVICE, AND OTHER OPERATIONS INCLUDING THE RIGHT TO PLACE AND MAINTAIN ANY AND ALL NECESSARY POLES, TOWERS, AND SUPPORTS THEREFOR, AND TO REPAIR, REPLACE, MAINTAIN, AND OPERATE THE SAME, AND TO CONDUCT BUSINESS OPERATIONS WITH RESPECT TO SUCH SYSTEMS, TOGETHER WITH:

EASEMENT QUANTITIES

REMEDIAL LANDSLIDE REPAIR QUANTITIES	CUYD	FILL	NET
	1,338,850	2,145	1,338,850
ROUGH GRADING QUANTITIES	CUYD	FILL	NET
	296,720	2,242,264	1,745,075
		NET EXPORT	82,874



Tentative Tract Map

Figure 2

Source: RJR Engineering Group, March 2011.