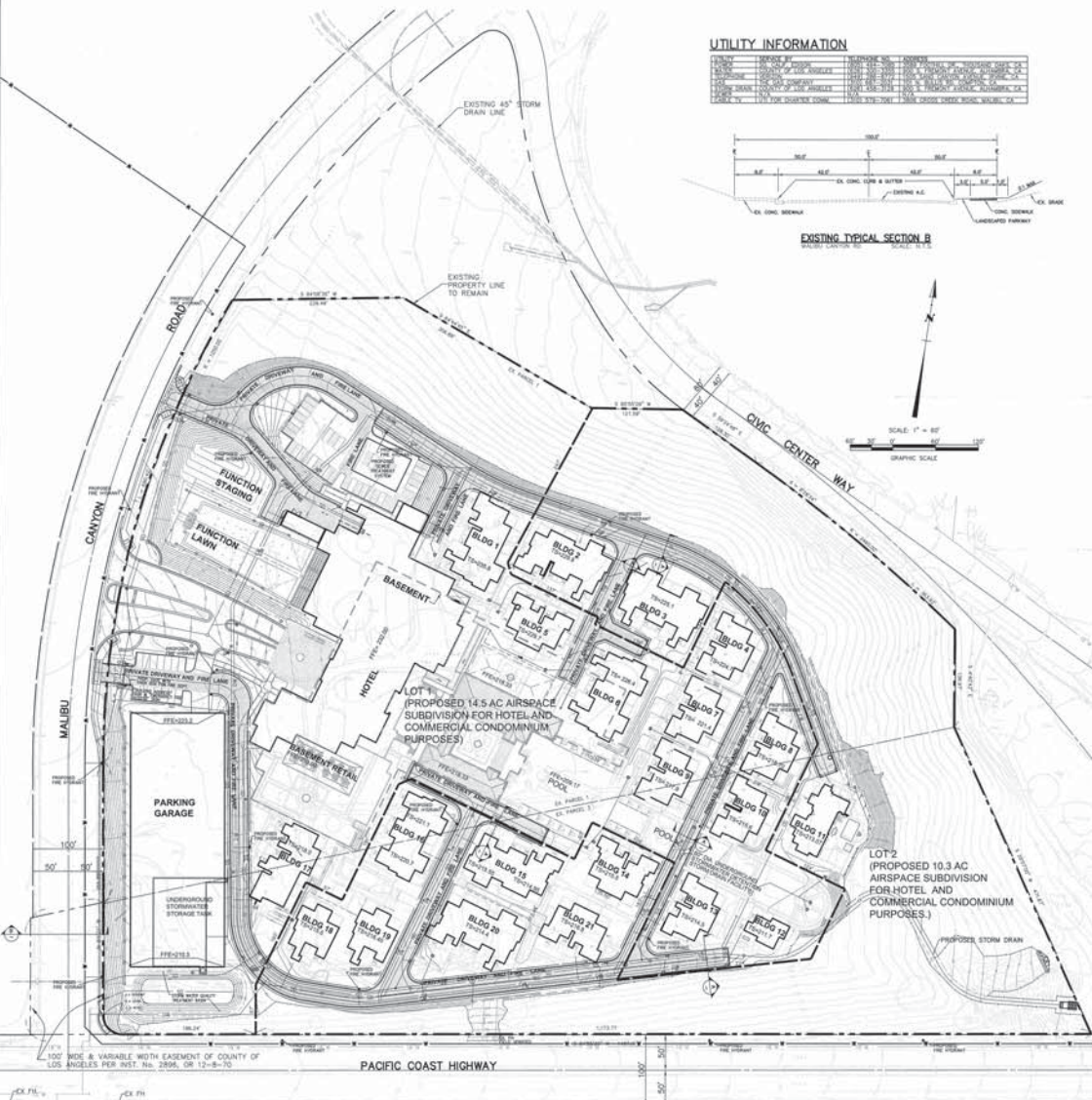
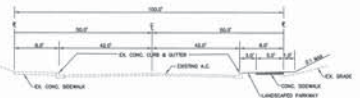


Agenda Item 12(c)
SMMC
5/21/12



UTILITY INFORMATION

UTILITY	DEPTH (FEET)	LOCATION
12" WATER	18"	10' WEST OF CMC CENTER WAY
8" WATER	18"	10' WEST OF CMC CENTER WAY
4" WATER	18"	10' WEST OF CMC CENTER WAY
6" GAS	18"	10' WEST OF CMC CENTER WAY
4" GAS	18"	10' WEST OF CMC CENTER WAY
12" SANITARY SEWER	18"	10' WEST OF CMC CENTER WAY
8" SANITARY SEWER	18"	10' WEST OF CMC CENTER WAY
4" SANITARY SEWER	18"	10' WEST OF CMC CENTER WAY
12" STORM	18"	10' WEST OF CMC CENTER WAY
8" STORM	18"	10' WEST OF CMC CENTER WAY
4" STORM	18"	10' WEST OF CMC CENTER WAY



LEGAL DESCRIPTION

PARCEL 1:
THAT PORTION OF RANCHO TOPANGA MALIBU SEQUIT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, COMPRISED TO MATTHEW KELLER BY PART 1 PARCELS RECORDED IN BOOK 1 PAGES 407 ET SEQ. OF RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE LAND AS DESCRIBED IN PARCEL 1 IN THE OUTLINE DEED TO THE ADAMS COMPANY RECORDED MARCH 28, 1970 AS INSTRUMENT NO. 446, WITH THE EASTERLY LINE OF THE LAND AS DESCRIBED IN PART 1 IN THE DEED TO PEPPERIDGE COLLEGE RECORDED AUGUST 17, 1970 AS INSTRUMENT NO. 1743, THENCE EASTERLY ALONG SAID NORTHERLY LINE TO AN ANGLE POINT IN THE WESTERLY LINE OF THE LAND AS DESCRIBED IN PARCEL 3 IN THE DEED TO RANCHO J. ADAMSON, ET AL., RECORDED JULY 25, 1945 AS INSTRUMENT NO. 822 IN BOOK 2217 PAGE 271 OF OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE NORTH 04° 30' 30" WEST 188.88 FEET TO THE SOUTHWESTERLY LINE OF THE 1970 FLOOD ZONE OF SAID LAND AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES RECORDED SEPTEMBER 18, 1941 IN BOOK 1970 PAGE 205 OF OFFICIAL RECORDS; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE MOST SOUTHERLY CORNER OF THE LAND AS DESCRIBED IN PARCEL 3 IN THE DEED TO RANCHO J. ADAMSON RECORDED AUGUST 29, 1949 AS INSTRUMENT NO. 782 IN BOOK 3078 PAGE 12 OF OFFICIAL RECORDS; THENCE ALONG SOUTHERLY BOUNDARY OF THE LAND AS DESCRIBED IN PART 4 IN SAID MEMORANDUM MENTIONED DEED TO PEPPERIDGE COLLEGE; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.
EXCEPT THEREFROM ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BUT WITHOUT RIGHT OF SURFACE ENTRY.

PARCEL 3:
THOSE PORTIONS OF THE RANCHO TOPANGA MALIBU SEQUIT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS COMPRISED TO MATTHEW KELLER BY PART 1 PARCELS RECORDED IN BOOK 1 PAGES 407 ET SEQ. OF RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE CENTER LINE OF THE 100 FOOT RIGHT-OF-WAY TO THE STATE OF CALIFORNIA, AS PER DOCUMENT RECORDED IN BOOK 2217 PAGE 271 OF OFFICIAL RECORDS SAID CENTER LINE HAVING A BEARING OF SOUTH 84° 57'00" WEST, AND SAID POINT BEING SOUTH 84° 57'00" WEST 45 FEET ALONG SAID CENTER LINE FROM LOS ANGELES COUNTY ENGINEERS TRVERSE STATION "MALIBU CANYON ROAD" AS SAID TRVERSE STATION IS SHOWN ON FILED BOOK 1888 PAGES 87 AND 88 OF LOS ANGELES COUNTY; THENCE ALONG SAID CENTERLINE SOUTH 84° 57'00" WEST 550 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 00° 00'33" WEST 50 FEET TO A POINT ON THE NORTH LINE OF SAID CENTER LINE TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID CENTER LINE TO THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE WESTERLY BOUNDARY OF THE LAND DESCRIBED AS PARCEL NO. 3 IN THE DEED TO RANCHO J. ADAMSON, ET AL., RECORDED ON JULY 25, 1945 IN BOOK 2217 PAGE 124 OF OFFICIAL RECORDS; THENCE ALONG SAID CERTAIN COURSE AND ITS PROLONGATION, SOUTH 29° 30'27" EAST 42.98 FEET TO THE NORTH LINE OF SAID 100 FOOT RIGHT-OF-WAY; THENCE SOUTH 84° 57'00" WEST ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WEST OF THE WEST END OF MALIBU CANYON ROAD AS DESCRIBED IN DEED RECORDED AS INSTRUMENT NO. 2898 ON DECEMBER 8, 1970, IN BOOK D-4810 PAGE 516, OFFICIAL RECORDS.
ALSO EXCEPT THEREFROM ALL MINERAL, OIL, PETROLEUM, ASPHALTUM, GAS, COAL, OTHER MINERAL AND HYDROCARBON SUBSTANCES AND WATER LYING ON, OR WITHIN, UNDER AND THAT MAY BE PRODUCED OR EXTRACTED FROM SAID PROPERTY AND EVERY PART THEREOF; PROVIDED, HOWEVER, THAT THE EXCEPTOR SHALL NEITHER RECEIVE NOR SHALL BE CONSIDERED AS SO LONG AS THE SURFACE OF WHICH THE DEEPEST 500 FEET MEASURED VERTICALLY DOWNWARD FROM THE SURFACE OF SAID PROPERTY EXTRACT SAID SUBSTANCES, BUT THERE IS EXPRESSLY RESERVED UNTO GRANITON, ITS SUCCESSORS AND ASSIGNORS THE SOLE AND EXCLUSIVE RIGHT TO DRILL INTO, UNDER AND THROUGH SAID PROPERTY AT DEPTHS EXCEEDING 500 FEET FROM THE SURFACE FOR THE PURPOSE OF "MINING," RECOVERING AND REMOVING SAID SUBSTANCES IN, ON, WITHIN, UNDER AND THAT MAY BE PRODUCED OR EXTRACTED FROM SAID PROPERTY, EXCEPT PART THEREOF AS RESERVED BY MARBLEHEAD LAND COMPANY, A CORPORATION, IN DEED RECORDED MARCH 20, 1970 AS INSTRUMENT NO. 434, AND THE ADAMS COMPANY, A PARTNERSHIP, IN DEED RECORDED MARCH 20, 1970 AS INSTRUMENT NO. 443.

ESTIMATED EARTHWORK QUANTITIES
RAW CUT: 228,800 CY. RAW FILL: 40,040 CY. EXPORT: 189,760 CY.
SEE EARTHWORK FOR DETAILED BREAKDOWN OF EXEMPT AND NON-EXEMPT EARTHWORK.
THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE EARTHWORK VOLUMES.
THESE QUANTITIES ARE FOR DESIGN AND BIDDING PURPOSES ONLY, AND NOT FOR CONTRACT PURPOSES.
* VOLUMES BASED ON THE TOTAL PROJECT. FOR INDIVIDUAL LOT EARTHWORK PLEASE REFER TO CITY OF MALIBU TOTAL GRADING VERIFICATION CERTIFICATE, SUPPLIED DURING BIDDING.

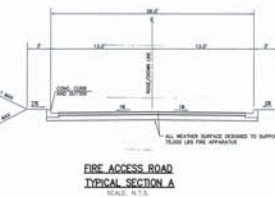
LEGEND:
--- TRACT BOUNDARY
--- PROPOSED LOT LINE
--- BUILDING OUTLINE
--- EASEMENT LINE
--- PROPOSED CONTOUR
--- EXISTING CONTOUR
--- STORM DRAIN LINE
--- SANITARY SEWER LINE
--- WATER LINE
--- CONCRETE WATER LINE
--- FIRE WATER LINE
--- EASEMENT LINE
--- EASEMENT LINE
--- SLOPE
--- EXISTING MEMBER
--- TO TOP OF SLAB



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. RECORD OWNER: GREEN ACRES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
P.O. BOX 6522
MALIBU, CA 90260
CONTACT: J.J. O'BRYEN
TEL. NO. (310) 457-8970
2. SUBDIVIDER: GREEN ACRES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
P.O. BOX 6522
MALIBU, CA 90260
CONTACT: J.J. O'BRYEN
TEL. NO. (310) 457-8970
3. ENGINEER: PSOMAS
500 S. FLOWER STREET, SUITE 400
LOS ANGELES, CA 90007
CONTACT: ANDREW MCGONNELL
TEL. NO. (213) 223-1600
4. PROJECT: 2411 PACIFIC COAST HIGHWAY
PROPOSED: 4000 MALIBU CANYON ROAD
MALIBU, CA 90265
5. GROSS DEVELOPMENT AREA: 25.2 ACRES (1,096,310 SQ FT)
6. NET DEVELOPMENT AREA: 24.8 ACRES (1,061,778 SQ FT)
(EXCLUDES GARMENT IN MALIBU CANYON ROAD)
7. EXISTING AND PROPOSED ZONING: CV-2 COMMERCIAL VESTIB
8. TOTAL NUMBER OF LOTS EXISTING AND PROPOSED: 2 LOTS
9. PROPOSED LAND USE: HOTEL AND COMMERCIAL
10. A.P.N.: 4408-028-015 AND 4408-028-019
11. THE PROPOSED GRADE ELEVATIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENTS IN THE FINAL DESIGN OF THE PROJECT.
12. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "C", AREA OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 50054-0788-C, DATED 11/15/1985.
13. PLEASE SEE THESE REPORT ADDENDUM FOR MORE DETAILED INFORMATION ON EXISTING TREES AND PLANT COMMUNITIES.
14. PARKING SPACES WILL BE PROVIDED AS REQUIRED BY CODE.
15. LOT SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP. THE RIGHT TO CONSOLIDATE LOTS IS RESERVED.
16. LOCATIONS OF BUILDING ENVELOPES ARE ILLUSTRATIVE ONLY. ALL BUILDINGS WILL BE LOCATED WITHIN THE PAD AREA AND WILL adhere TO SETBACK AND HEIGHT REQUIREMENTS PER CODE. ACCESS DRIVEWAY LOCATIONS WILL ALSO BE PER CODE.
17. A NEIGHBOR BLANKET EASEMENT ACROSS LOT 1 AND 2 SHALL BE CREATED TO PROVIDE FOR COMMON ACCESS, UTILITIES AND USE OF FACILITIES.
18. ALL EXISTING IMPROVEMENTS ON SITE ARE TO BE REMOVED.
19. LOT 1 IS FOR HOTEL AND COMMERCIAL CONDOMINIUM PURPOSES AND WILL CONTAIN 98 UNITS.
20. LOT 2 IS FOR HOTEL AND COMMERCIAL CONDOMINIUM PURPOSES AND WILL CONTAIN 50 UNITS.



RANCHO MALIBURE SORT
4000 Malibu Canyon Road
Malibu, CA, 90265

PSOMAS
500 S. FLOWER STREET, SUITE 400
LOS ANGELES, CA 90007
TEL: (213) 223-1600
www.psomas.com

VESTING TENTATIVE
TRACT MAP NO. 69653
CITY OF MALIBU CASE # TM07-001

DATE: 05/21/12
SCALE: 1"=100'
DRAWN BY: JG
CHECKED BY: JG
SHEET: 1
OF 40 SHEETS