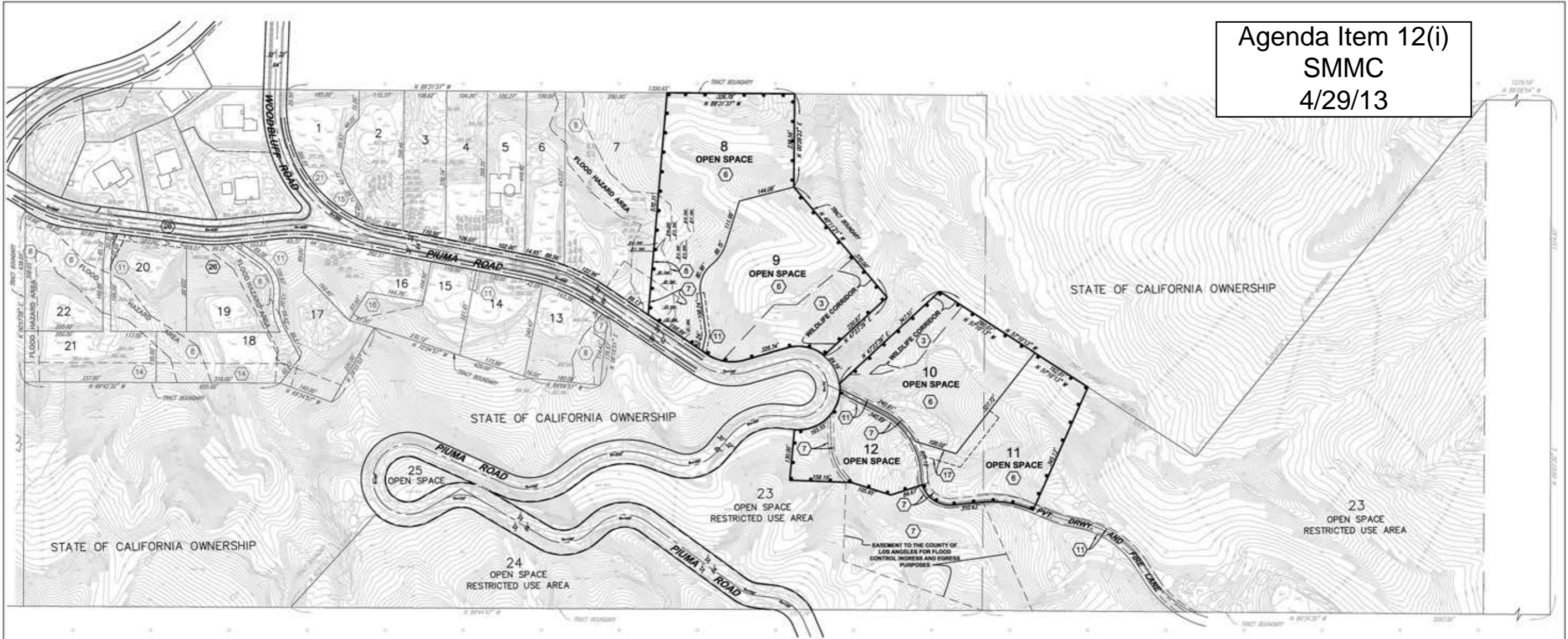


Agenda Item 12(i)
SMMC
4/29/13



EASEMENTS PER PRELIMINARY TITLE REPORT NO. 11000300277
ORDER NUMBER: 367275, TITLE UNIT NUMBER: 7733
PRELIMINARY REPORT PREPARED BY
STEWART TITLE OF CALIFORNIA, INC. AS AGENT FOR
STEWART TITLE GUARANTY COMPANY

ITEM NO.	DESCRIPTION	ITEM NO.	DESCRIPTION
3	DOCUMENTS ENTITLED "IRREVOCABLE OFFER TO DEDICATE FEE TITLE" INCLUDE LOTS 23 AND 24 AND THE WILDLIFE CORRIDOR RECORDED 7-23-85 AS INST. NO. 85-844016 AND 7-23-85 AS INST. NO. 85-844017, O.R. DEDICATION ON THE MAP OF TRACT NO. 38931 TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BLDGS. OR OTHER STRUCTURES WITHIN LOTS 23-24 AND 25 DESIGNATED AS OPEN SPACE LOTS.	10	CONDITIONS AS CALLED OUT IN A DOCUMENT RECORDED 9-24-87 AS INST. NO. 87-1537384, O.R. ALL OWNERS OF RESIDENTIAL LOTS ARE TO MAINTAIN FLOOD HAZARD AREAS AND ARE NOT TO INTERFERE WITH ANY DRAINAGE
5	A DOCUMENT ENTITLED "IRREVOCABLE OFFER TO DEDICATE OPEN-SPACE EASEMENT AND DECLARATION OF RESTRICTION" RECORDED 7-23-85 AS INST. NO. 85-844019.	14	50' BUILDING SETBACK LINE PER INSTRUMENT RECORDED MAY 7, 1997, AS INSTRUMENT NO. 97-694156 O.R.
6	STATEMENT ON THE MAP OF TRACT NO. 38931 DEDICATING THE RIGHT TO PROHIBIT THE CONSTRUCTION OF MORE THAN ONE RESIDENTIAL BUILDING WITHIN LOTS 7 THRU 11, INCL.	11,12,13	A RESERVATION OF RECIPROCAL EASEMENTS FOR INGRESS AND EGRESS PURPOSES PER DOC RECORDED 10-24-90 AS INST. NO. 90-1803100, O.R.
7	STORM DRAIN AND STORM DRAIN INGRESS AND EGRESS EASEMENTS AS DEDICATED ON THE MAP OF TRACT NO. 38931, AFFECTS LOTS 7, 8, 10, 11, 12 AND 13.	16	A EASEMENT FOR INGRESS AND EGRESS AND SLOPE MAINTENANCE PURPOSES PER DOC RECORDED 8-4-97 AS INST. NO. 97-832210, O.R.
8	DEDICATIONS ON THE MAP OF TRACT NO. 38931 TO THE COUNTY OF LOS ANGELES THE RIGHT TO RESTRICT THE ERECTION OF BLDGS. OR OTHER STRUCTURES WITHIN THOSE AREAS DESIGNATED ON THE MAP AS FLOOD HAZARD AREAS AND RESTRICTED USE AREA AFFECTS LOTS 6, 7, 8, 13, 17 THRU 25.	14	THE EFFECTS OF CC&R'S RECORDED 5-7-97 AS INST. NO. 97-694136, O.R.
		20	TERMS, CONDITIONS AND RESTRICTIONS IN A DEDICATION OF PROPERTY TO L.V.M.W.D. REC. 8-9-99 AS INST. NO. 99-1490688 AND ACCEPTANCE OF DEDICATIONS REC. 8-9-99 AS INST. NO. 99-1490689, O.R.
		17	A SUBSURFACE PERCOLATION EASEMENT OVER LOT 11 FOR THE BENEFIT OF LOTS 10, 11 AND 12 REC. 5-20-03 AS INST. NO. 03-1423366, O.R.



LOT AREAS		
NO.	GROSS (S.F.)	
1	40,126	NOT A PART
2	45,920	NOT A PART
3	40,038	NOT A PART
4	40,478	NOT A PART
5	40,866	NOT A PART
6	42,836	NOT A PART
7	120,689	NOT A PART
8	145,282	OPEN SPACE
9	139,733	OPEN SPACE
10	108,591	OPEN SPACE
11	93,660	OPEN SPACE
12	56,331	OPEN SPACE
13	40,097	NOT A PART
14	40,025	NOT A PART
15	40,058	NOT A PART
16	40,062	NOT A PART
17	56,719	NOT A PART
18	49,331	NOT A PART
19	46,409	NOT A PART
20	48,310	NOT A PART
21	49,088	NOT A PART
22	54,373	NOT A PART
23	2,818,502	NOT A PART
24	188,059	NOT A PART
25	14,045	NOT A PART

OWNERS / SUBDIVIDERS
VINTAGE PACIFIC AT MONTE NIDO, LLC.

MATT OSWOOD
18401 VON KARMAN AVENUE, SUITE 350
IRVINE, CALIFORNIA 92612
PHONE: 949-253-7110

NOTES:

- PRESENT ZONING: A-1-1
- PROPOSED ZONING: A-1-1
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: OPEN SPACE DEDICATION OF LOTS 8, 9, 10, 11 & 12
- PROPOSED TENTATIVE TRACT MAP MODIFICATION TO CHANGE LOTS 8, 9, 10, 11 AND 12 FROM RESIDENTIAL LOTS TO OPEN SPACE LOTS, TO BE DEDICATED TO THE SANTA MONICA MOUNTAINS CONSERVANCY OR AN ACCEPTABLE PUBLIC ENTITY FOR PERMANENT OPEN SPACE.
- ONLY LOTS 8, 9, 10, 11 AND 12 OF TRACT NO. 38931 ARE A PART OF THIS "MODIFICATION TO RECORDED TRACT MAP", LOTS 1 THRU 7 AND 13 THRU 25 ARE NOT A PART OF THIS MAP OR APPLICATION.
- NO GRADING IS PROPOSED AS A PART OF THIS "MODIFICATION TO RECORDED TRACT MAP" (LOTS 8, 9, 10, 11 AND 12 OF TRACT NO. 38931)
- NO DAK TREES ARE TO BE IMPACTED, ENDOUGHED UPON, REMOVED, OR DISTURBED AS A PART OF THIS "MODIFICATION TO RECORDED TRACT MAP" (LOTS 8, 9, 10, 11 AND 12 OF TRACT NO. 38931)
- OPEN SPACE LOTS ARE TO BE DEDICATED TO THE SANTA MONICA MOUNTAINS CONSERVANCY OR AN ACCEPTABLE PUBLIC ENTITY FOR PERMANENT OPEN SPACE
- NO WALLS OR FENCING ARE PROPOSED AS A PART OF THIS APPLICATION

LEGEND

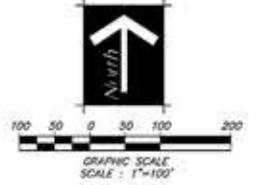
INDICATES THE BOUNDARY OF THE LAND INCLUDED IN THIS TENTATIVE MAP MODIFICATION

ASSESSORS PARCEL NUMBER:

ASSESSORS PARCEL NUMBER:	4456-038-008 (LOT 8)
	4456-038-025 (LOT 9)
	4456-038-026 (LOT 10)
	4456-038-011 (LOT 11)
	4456-038-012 (LOT 12)

LEGAL DESCRIPTION:

LOTS 8 THRU 12 OF TRACT MAP NO. 38931, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 1093, PAGE(S) 95 THRU 99, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



DEPT OF REGIONAL PLANNING
OCT 10 2012 REVISION MOD TO RECORDED MAP
RECEIVED CS INDEX NO.

MODIFICATION TO RECORDED TRACT MAP NO. 38931 FOR LOTS 8, 9, 10, 11 AND 12 ONLY



3791 Prairie Ridge Court
Simi Valley, CA 93063
Phone: 805-422-7622
Fax: 805-426-6018
email: CDD@shibigardens.com

ENGINEER'S STATEMENT
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE



ISSUE DATE	OCT. 8, 2012
DRAWING SCALE:	1"=100'
DRAWN:	MTBL
DESIGNED:	MTBL
SHEET NO.	1 OF 1 SHEETS