

OPEN SPACE ACQUISITION AND MAINTENANCE AGREEMENT

This OPEN SPACE ACQUISITION AND MAINTENANCE AGREEMENT ("**Agreement**"), dated effective as of September ___, 2015 (the "**Effective Date**"), is entered into by and between Mountains Recreation and Conservation Authority, a joint powers agency ("**MRCA**"), and CENTEX HOMES, a Nevada general partnership ("**Centex**"), with reference to the following facts and circumstances:

RECITALS

A. Centex owns that certain real property located partially in the City of Los Angeles (the "**City**") and partially in the unincorporated area of the County of Los Angeles, collectively known as the Sterling at West Hills community, and more particularly described in Exhibit A attached hereto (the "**Sterling Property**").

B. Centex intends to develop a portion of the Sterling Property as a master-planned community (the "**Project**") pursuant to those certain entitlements and conditions of approval approved by the City on or about August 28, 2000 (collectively, "**COA**") and the terms of that certain Development Agreement recorded in the Official Records of Los Angeles County on June 29, 2001, as Instrument No. 01-1130169 ("**DA**").

C. Pursuant to the Conditions W-1 and W-4 of the COA, Centex is obligated to convey to MRCA a portion of the Sterling Property, consisting of approximately two hundred fifty (250) acres of open space, more particularly described in Exhibit B attached hereto ("**Open Space Property**"), and Centex is entitled to reserve from such conveyance certain easement and mitigation rights, more particularly described in this Agreement. As part of the conveyance of the Open Space Property to MRCA, Centex is also required to provide for funding to MRCA for maintenance of the Open Space Property. MRCA and Centex agree that such funding will be provided by a CFD (defined below) established for the Project.

D. As part of the development of the Project, Centex will establish a homeowners association ("**HOA**") and convey to the HOA all common areas owned by Centex within the Project, other than the Open Space Property, as well Centex's easement and mitigation rights affecting the Open Space Property.

E. The parties hereto (individually, a "**Party**" and collectively, the "**Parties**") now desire to enter into this Agreement for the purpose of establishing mutual covenants and obligations with respect to the foregoing, on the terms and conditions contained herein.

F. The foregoing recitals are incorporated into the Agreement in their entirety.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Conveyance of Open Space Property.

1.1. Delivery and Recordation of Grant Deed. Prior to recordation of a final subdivision map for the entire Project, Centex shall deliver to MRCA a fully-executed grant deed conveying to MRCA the Open Space Property, subject to the reservations rights, and obligations set forth in this Agreement (the “**Open Space Conveyance**”). The grant deed shall be in the form attached hereto as Exhibit C, and shall be accepted by MRCA, and then recorded following notice by Centex of the recording of the final subdivision maps for Tract No. 52866 and Tract No. 52866-01 (collectively, the “**Final Maps**”).

1.2. Title Insurance. Centex shall also cause to be delivered to MRCA a policy of title insurance covering the Open Space Property at a value of no less than Two Hundred Thousand Dollars (\$200,000.00), to insure that the Open Space Property conveyed to MRCA is free and clear of any liens and encumbrances, except those referenced herein or otherwise approved in writing by MRCA, which approval shall not be unreasonably withheld, conditioned or delayed.

1.3. Future Open Space Conveyance. The Sterling Property includes additional open space property located adjacent to Tract No. 47374, and more particularly described on Exhibit D attached hereto (the “**Future Open Space Parcel**”), which will be conveyed to MRCA after Centex completes a lot line adjustment to reconfigure the Future Open Space Parcel to conform to Exhibit D. MRCA agrees to reasonably cooperate with Centex in the processing of said lot line adjustment, and agrees to accept the grant of the Future Open Space Parcel when a deed conveying same is delivered to MRCA.

2. Reservations and Grants of Easements Affecting Open Space Property.

2.1. Reservation Easements In Favor of Centex. Centex shall reserve from the Open Space Conveyance described in Section 1.1 of this Agreement, the following easements and related rights:

2.1.1. Reservation of Temporary Construction Easement. The Open Space Conveyance is subject to the reservation of a temporary construction easement over and under the Open Space Property, for the benefit of Centex, for construction purposes related to the development of the Project, including grading, land development, and clearing of brush that constitutes a potential fire hazard, to the same extent as if Centex was the owner of the Open Space Property. This temporary construction easement shall terminate at such time as Centex no longer holds legal title to any portion of the Project. Prior to termination of this construction easement, Centex shall collect native seeds and use them to revegetate all disturbed portions of the temporary construction easement area in compliance with its mitigation obligations under the COA.

2.1.2. Reservation of Easement to Satisfy Mitigation Obligations. The Open Space Conveyance is subject to the reservation of an easement, for the benefit of Centex, to allow it to satisfy its mitigation obligations under the COA, including but not limited to: (i) it obligation under COA Condition W-11 to install a masonry wall six (6) feet in height above pad elevations with a design, commensurate with the architectural character of the community, that

will serve to protect the mitigation area specified therein from excessive human intrusion by the community; (ii) its obligation under COA Condition W-5 to construct a pedestrian and equestrian trail, for the benefit of the public; and (iii) its obligation under COA Condition W-9 to install a water guzzler to serve visitors of the Open Space Property. Pursuant to this reserved easement, Centex shall also be entitled to plant oak trees and install irrigation on the Open Space Property, as needed, to mitigate impacts associated with development of the Project pursuant to the COA.

2.1.3. Reservation of Easement for Project Infrastructure Improvements.

The Open Space Conveyance is subject to the reservation of a permanent easement, for the benefit of Centex and the HOA, over and under those portions of the Open Space Property reasonably necessary for the construction, installation, maintenance, repair and replacement of Project infrastructure as set forth in the Final Maps, COA and DA, including but not limited to: (i) stormwater retention or detention basins and other drainage improvements; (ii) roads, bridges, gates and other roadway improvements to serve the project or adjacent properties, (iii) utility lines and related improvements; (iv) engineered slopes and related improvements; (v) trailhead and parking lot improvements; and (vi) landscaping, revegetation, irrigation equipment, and related improvements. The portion of the Open Space Property subject to this easement is depicted on the MRCA Maintenance Exhibit attached hereto as Exhibit E and incorporated herein by this reference (the “**Project Infrastructure and Improvements Easement**”), and includes all of the Open Space Property located within the boundaries of Tract Nos. 47374, 52866-01, and 52866. Centex shall have the right, both before and after the Open Space Conveyance, to record future grants of easements over, under and across portions of the Project Infrastructure and Improvements Easement area to the HOA, public and quasi-public agencies, and third party utility providers, and to reflect such easements on the Final Maps, and MRCA hereby expressly consents to such creation and future grants of the Project Infrastructure and Improvement Easement.

2.1.4. Reservation of HOA Maintenance Easement. The Open Space Conveyance is subject to the reservation of a permanent easement, for the benefit of Centex and the HOA, over those portions of the Open Space Property described and depicted on Exhibit F hereto, for the purpose of permanently maintaining said property, including any landscaping and irrigation improvements installed thereon (the “**HOA Maintenance Easement**”). The HOA Maintenance Easement shall be a permanent, non-exclusive easement that is appurtenant to all of the property within the Project. Centex shall have the right, both before and after the Open Space Conveyance, to record a future grant of the HOA Maintenance Easement to the HOA, and MRCA hereby expressly consents to such creation and future grant of the HOA Maintenance Easement.

2.1.5. Emergency Access Road Easement. The Open Space Conveyance is subject to the reservation of a permanent twenty foot (20’) wide roadway easement extending from the westerly end of Schoenborn Street to the northeastern end of Clear Sky Way, as described and depicted on Exhibit G hereto, for the benefit of Centex and its successors and assigns, including the HOA and owners of individual lots within the Project, as well as for access by the Fire Department, Police Department, and other emergency service providers (the “**Emergency Access Road Easement**”). The Emergency Access Road Easement shall be a permanent, non-exclusive easement that is appurtenant to all of the property within the Project,

and shall include the right for Centex and its successors to construct a private roadway, including gates, a bridge, and any related improvements required by the City in connection with development of the Project. Centex shall have the right, both before and after the Open Space Conveyance, to record future grants of the Emergency Access Road Easement to third parties, and to reflect such easement on the Final Maps, and MRCA hereby expressly consents to such creation and future grants of the Emergency Access Easement.

2.1.6. Reservation of Easement for Project Monumentation. The Open Space Conveyance is subject to the reservation of a permanent easement, for the benefit of Centex and the HOA, for the installation, maintenance, repair and replacement of Project monumentation and signage over approximately .025 acres, located in the southeast corner of the Open Space Property adjacent to the intersection of Valley Circle Blvd. and Roscoe Blvd., and more particularly described on Exhibit H attached hereto and incorporated herein by this reference.

2.1.7. Acknowledgement Regarding Future Modifications. The Parties acknowledge that the easements granted or reserved in this Section 2 of the Agreement, including Sections 2.2.1 through 2.2.8 below, have been determined by the Parties, as of the Effective Date, based upon their current understanding of the needs of the Project for easements in connection with the development thereof by Centex or another person or entity. The Parties shall hereafter cooperate with each other in good faith to make reasonable modifications to these easements, based upon the actual needs of the Project, consistent with the master development plan, the tentative maps, and/or the Final Maps, as the case may be, the COA, and the DA for the Project.

2.2. Reservations and Grants of Third Party Easements Affecting Open Space Property.

2.2.1. Access Easement From Clear Sky Way. The Open Space Conveyance is subject to a forty-four foot (44') wide future street easement extending from the southern end of Clear Sky Way to the western boundary of Tract No. 52866, as shown on the Final Map for Tract No. 52866, for the benefit of the owners of Assessor's Parcel No. 2017-012-005 (the "**Victor Easement**"). The Victor Easement shall be a permanent, non-exclusive easement that is appurtenant to the APN 2017-012-005 property, and shall include the right to grade and construct an access roadway. Centex shall have the right, both before and after the Open Space Conveyance, to record a grant of the Victor Easement to the owner(s) of the APN 2017-012-005 property, and MRCA hereby expressly consents to that grant of easement.

2.2.2. Marziani Access Easement. The Open Space Conveyance is subject to a fifteen foot (15') wide access easement extending northwesterly from a portion of future Roscoe Boulevard (per proposed Tract No. 52866), as more particularly described and depicted on Exhibit I hereto, for the benefit of the owners of Assessor's Parcel No. 2017-011-003 (the "**Marziani Easement**"). The Marziani Easement shall be a permanent, non-exclusive easement that is appurtenant to the APN 2017-011-003 property, and shall include the right to grade and improve a private driveway. Centex shall have the right, both before and after the Open Space Conveyance, to record a grant of the Marziani Easement to the owner(s) of the APN 2017-011-003 property, and MRCA hereby expressly consents to that grant of easement.

2.2.3. Woosley Canyon Easement. The Open Space Conveyance is subject to a twenty foot (20') wide access easement extending from Woosley Canyon Road, as more particularly described and depicted on Exhibit J hereto, for the benefit of the owner(s) of Assessor's Parcel No. 2017-005-021 (the "**Woosley Canyon Easement**"). The Woosley Canyon Easement shall be a permanent, non-exclusive easement that is appurtenant to the APN No. 2017-005-021 property, and shall include the right to grade and improve a private driveway. Centex shall have the right, both before and after the Open Space Conveyance, to record a grant of the Woosley Canyon Easement to the owner(s) of the APN 2017-005-021 property, and MRCA hereby expressly consents to that grant of easement.

2.2.4. Farrel Access Easement. The Open Space Conveyance is subject to a fifteen foot (15') wide access easement extending from Jensen Drive, as more particularly described and depicted on Exhibit K hereto, for the benefit of the owner(s) of Assessor's Parcel No. 2017-011-007 (the "**Farrel Easement**"). The Farrel Easement shall be a permanent, non-exclusive easement that is appurtenant to the APN 2017-011-007 property, and shall include the right to improve, maintain, repair, and replace a private driveway. Centex shall have the right, both before and after the Open Space Conveyance, to record a grant of the Farrel Easement to the owner(s) of the APN 2017-011-007 property, and MRCA hereby expressly consents to that grant of easement.

2.2.5. Jensen Drive Access Easement. The Open Space Conveyance is subject to a twenty-four foot (24') wide access easement extending from Jensen Drive, as more particularly described and depicted on Exhibit L hereto (the "**Jensen Drive Easement**"), for the benefit of the owners of certain properties south of Jensen Drive that do not have direct access to that public street, which properties are identified as Assessor's Parcel Nos. 2017-025-035, 2017-025-036, 2017-025-040, 2017-025-043, and 2017-025-044 (collectively, the "**Jensen Drive Properties**"). The Jensen Drive Easement shall be a permanent, non-exclusive easement that is appurtenant to the Jensen Drive Properties, and shall include the right to improve, maintain, repair and replace the private driveway that Centex has constructed along the Jensen Drive Easement. Centex shall have the right, both before and after the Open Space Conveyance to record a grant of the Jensen Drive Easement to the owners of the Jensen Drive Properties, and MRCA hereby expressly consents to that grant of easement.

2.2.6. Access Easement to Adjacent Properties to West. The Open Space Conveyance is subject to a twenty foot (20') wide access easement extending from the westerly end of Schoenborn Street to the westerly boundary of the Sterling Property, as described and depicted on Exhibit M hereto, for the benefit of the owner(s) of Assessor's Parcel No. 2017-010-017 (the "**Wooters Easement**"). The Wooters Easement shall be a permanent, non-exclusive easement that is appurtenant to the APN 2017-010-017 property, and shall include the right to improve, maintain, repair and replace a private driveway over the portion of the Wooters Easement that is not over the Emergency Access Road Easement. Centex shall have the right, both before and after the Open Space Conveyance, to record a grant of the Wooters Easement to the owner(s) of the APN 2017-010-017 property, and MRCA hereby expressly consents to that grant of easement.

2.2.7. 24000 Roscoe Blvd. Access Easement. The Open Space Conveyance is subject to a twenty foot (20') wide access easement extending from the westerly end of Schoenborn Street, as described and depicted on Exhibit N hereto, for the benefit of the owner(s) of Assessor's Parcel Nos. 2017-010-004 and 2017-011-002, and to provide access to those properties (the "**LLAMA Access Easement**"). The LLAMA Access Easement shall be a permanent, non-exclusive easement that is appurtenant to the APN 2017-010-004 and APN 2017-011-002 property, and shall include the right to improve, maintain, repair and replace a private driveway over the portion of the LLAMA Access Easement that is not over the Emergency Access Road Easement. Centex shall have the right, both before and after the Open Space Conveyance, to record a grant of the LLAMA Access Easement to the owner(s) of the APN 2017-010-004 and APN 2017-011-002 property, and MRCA hereby expressly consents to that grant of easement.

2.2.8. Landscape, Hardscape and Equestrian Easement. The Open Space Conveyance is subject to an easement for landscape, hardscape and equestrian improvements and uses on and over that portion of the Open Space Property described and depicted on Exhibit O hereto, for the benefit of the owner(s) of Assessor's Parcel Nos. 2017-010-004 and 2017-011-002 (the "**LLAMA Equestrian Easement**"). The LLAMA Equestrian Easement shall be a permanent, non-exclusive easement that is appurtenant to the APN 2017-010-004 and APN 2017-011-002 property, and shall include the right to improve, maintain, repair and replace a private driveway, landscaping, equestrian and related hardscape improvements, but shall prohibit the construction of any expanded or additional structures or facilities within the LLAMA Equestrian Easement area (the "**Expanded Use Restriction**"). Centex shall have the right, both before and after the Open Space Conveyance, to record a grant of the LLAMA Equestrian Easement to the owner(s) of the APN 2017-010-004 and APN 2017-011-002 property, and to reserve the right for Centex to utilize the LLAMA Equestrian Easement Area for the placement of excess soils and other land development activities, and MRCA hereby expressly consents to that grant of easement.

3. Conveyance of the LLAMA Equestrian Easement in Fee. MRCA agrees to convey the LLAMA Equestrian Easement area in fee simple to the owner(s) of the APN 2017-010-004 and APN 2017-011-002 property, subject to the Expanded Use Restriction, and subject to the right reserved by Centex to use that area for the placement of excess soils and other land development activities, and subject to the owner(s) of the APN 2017-010-004 and APN 2017-011-002 property expressly agreeing to insure the property being conveyed and to indemnify MRCA for any claims or liabilities arising out of the use of that property by the grantees and their guests and invitees.

4. Improvements to Open Space Property.

4.1. Project Improvements. In connection with development of the Project, in conformance with the COA and DA, Centex will construct certain permanent improvements within portions of the Open Space Property, including but not limited to: (i) stormwater basins and other drainage improvements; (ii) roads, bridges, gates and other roadway improvements; (iii) engineered slopes, walls, ditches, and related improvements; (iv) trailhead and parking lot improvements; and (v) landscaping, revegetation, irrigation systems and related improvements

(collectively, the “**Project Improvements**”), and MRCA hereby expressly consents to the construction of the Project Improvements within the Open Space Property.

4.2. Notice of Completion to MRCA. Upon completion of the Project Improvements, Centex will send notice of completion to MRCA, after which MRCA shall complete an inspection of the Project Improvements with Centex, within 15 days of receiving the notice of completion, to identify any outstanding work that must be completed prior to MRCA assuming all maintenance responsibility for the Project Improvements. Following this joint inspection, MRCA shall provide a written punch list of outstanding work on the Project Improvements to be completed by Centex, which list shall be delivered to Centex within five (5) business days following the inspection. The above process shall be repeated, if necessary, until MRCA provides written confirmation of its acceptance of maintenance responsibility for the Project Improvements (“**MRCA Acceptance**”). Prior to MRCA Acceptance, Centex shall be responsible for all necessary maintenance of the Project Improvements, and shall be reimbursed for the cost of same from any available proceeds of the CFD special taxes described in Section 5.4 below. Centex shall have the option of providing notice of completion of Project Improvements in phases, in which case the inspection and assumption of maintenance responsibility will occur in phases, as to the improvements set forth in each notice of completion and MRCA Acceptance.

5. Maintenance and Operation of Open Space Property.

5.1. Maintenance of Open Space Property. Following MRCA Acceptance, MRCA shall be solely responsible for maintaining the Open Space Property in a safe, clean and accessible condition, including without limitation, clearing of brush in accordance with the requirements of all agencies having jurisdiction over the Open Space Property, maintaining all Project Improvements, and otherwise complying with all applicable legal requirements affecting the Open Space Property and Project Improvements. Such maintenance shall include compliance with all maintenance obligations for the Open Space Property under (i) the approved Fuel Modification Plan, and (ii) the maintenance manual that will be prepared and provided to MRCA prior to MRCA Acceptance. To the extent Centex provides notice of completion of the Project Improvements in phases, MRCA shall provide a written MRCA Acceptance for each such phase, and maintenance responsibility will be assumed by MRCA as to the portions of the Open Space Property and Project Improvements described in each MRCA Acceptance.

5.2. Signage and Gating in Open Space Property. MRCA shall be entitled to place signage and gates in and upon the Open Space Property for purposes of notifying visitors regarding the location of the Open Space Property and Open Space rules, and for reasonably restricting access thereto. MRCA shall first obtain the consent of Centex, or the HOA if Centex assigns all of its rights under this Agreement to the HOA, which consent shall not be unreasonably withheld or conditioned.

5.3. Project Maintenance CFD. In full satisfaction of the funding obligation set forth in Condition W-3 of the COA, Centex shall (i) cooperate with MRCA in the formation of a community facilities district under the Mello-Roos Community Facilities Act of 1982, as amended (the “**CFD**”), and (ii) subject the Sterling Property to a special tax by the CFD to fund all costs associated with MRCA’s maintenance of the Open Space Property. Pursuant to the

terms of the CFD, including those set forth in the Rate and Method of Apportionment attached hereto as Exhibit P (“RMA”), MRCA shall use all funds generated by the CFD to satisfy its obligation to maintain the Open Space Property in a safe, clean and accessible condition at all times. MRCA agrees to keep all special taxes collected by the CFD in an account separate from all other MRCA operating funds (“CFD Account”). Upon request of Centex, MRCA agrees to provide an accounting of the use of all funds disbursed from or deposited into the CFD Account. Regardless of whether or not any Project Improvements have received MRCA Acceptance, MRCA agrees to levy the Maximum Special Tax (as defined in the RMA) on Developed Property until all Project Improvements have received MRCA Acceptance.

5.4. Funding of Annual Maintenance Costs. MRCA has reviewed the (i) Open Space Property maintenance obligations, (ii) the respective costs required to maintain the Open Space Property as detailed in the budget attached hereto as Exhibit Q (the “**Maintenance Budget**”), and (iii) the RMA and related CFD documents, and based thereon, MRCA agrees that the CFD provides sufficient funding in perpetuity for all anticipated maintenance costs for the Open Space Property, including reserves and administrative costs, as detailed in the Maintenance Budget. During the Project buildout period, in the event that the CFD special taxes collected on Developed Property (as defined in the RMA) do not generate sufficient funds to pay all maintenance expenses for the Project Improvements that have received MRCA Acceptance, the MRCA and Centex agree that the CFD may levy special taxes on Undeveloped Property (as defined in the RMA) at an amount sufficient to cover the maintenance cost shortfall from special taxes collected on Developed Property. Notwithstanding the foregoing, prior to the CFD levying special taxes on Undeveloped Property, the MRCA shall consult with Centex and provide Centex the option of making a cash payment in lieu of the CFD levying special taxes on Undeveloped Property to fund such shortfall. In the event the MRCA is collecting CFD special taxes on Developed Property in excess of the cost to maintain the Project Improvements that have received MRCA Acceptance, such CFD special taxes shall be available for reimbursement to Centex for its reasonable costs required for maintaining and installing the Project Improvements.

5.5. Native Plant Area. The native plant area includes those areas within the Open Space Property that once planted and established will survive on annual rainfall and require no irrigation or annual maintenance by the MRCA (the “**Native Plant Area**”). The Native Plant Area(s) are depicted on Exhibit E hereto (the MRCA Maintenance Exhibit) as “Graded Slope Area Outside of Fuel Mod.” Centex will establish the Native Plant Area with the required vegetation consistent with its mitigation obligations under the COA. Upon MRCA Acceptance of the Native Plant Area, the MRCA will be required irrigate, maintain, and cultivate such Native Plant Areas until they are self-sustaining and require no annual irrigation (“**Native Plant Establishment**”). The RMA for the CFD includes a Special Tax B (as defined in the RMA) that will provide the MRCA the necessary funding for Native Plant Establishment. The sole purpose of Special Tax B is to fund Native Plant Establishment and the funds received from Special Tax B shall be used for no other purpose. Prior to July 1 of each fiscal year, MRCA agrees to review the condition of the Native Plant Area with the landscape management company and a representative of Centex, or of the HOA if Centex has assigned all of its rights under this Agreement to the HOA, to determine if Native Plant Establishment has occurred. If the MRCA determines that Native Plant Establishment has occurred, the MRCA shall cease levying Special Tax B. In the event of a natural disaster, extreme drought, or other occurrence that requires the

Native Plant Area to be irrigated or require other maintenance, the MRCA may levy the Special Tax B to bring the Native Plant Area back to a self-sustaining condition.

5.6. Centex Right to Cure Maintenance Deficiencies. During the Project buildout period, Centex shall have the right to inspect the maintenance of the Open Space Property. If Centex is not satisfied with the maintenance of the Open Space Property during said 5-year period, Centex shall provide MRCA with written notice describing the maintenance deficiencies, and MRCA shall have 60 days following receipt of that notice to cure or dispute the stated maintenance deficiencies. If Centex, in its reasonable discretion, is not satisfied with MRCA's cure of the stated maintenance deficiencies, Centex shall have the right, but not the obligation, to enter upon the Open Space Property and cure the stated maintenance deficiencies, and Centex shall be reimbursed for all reasonable, necessary and proper expenses incurred in connection therewith to the extent funds are available in the CFD Account. To the extent feasible, Centex shall confer with MRCA regarding all proposed actions to cure perceived maintenance deficiencies on the Open Space Property.

6. Drainage Declaration. Prior to the recordation of the grant deed referenced in Section 1.1, Centex shall record a drainage declaration which establishes drainage easements for the drainage facilities which will be installed by Centex and sheet flow drainage to and from the Open Space Property to the Sterling Property. The drainage declaration will provide that each future property owner will be required to maintain the drainage improvements and drainage patterns located on such property owner's property and not make any changes to the drainage facilities or patterns which would impact drainage on the other properties subject to the declaration.

7. Indemnification. Except with respect to the gross negligence or willful misconduct of MRCA or its officers, members, employees, guests, visitors, licensees or invitees (whether authorized or unauthorized), Centex agrees to indemnify, defend and hold MRCA harmless from and against all actions, causes of action, liabilities, costs, expenses losses and damages, including, without limitation, reasonable attorneys' fees and costs arising out of Centex's use of the Open Space Property pursuant to the rights set forth in this Agreement.

8. Notices. Any notice pursuant to this Agreement shall be given in writing by (a) personal delivery, (b) reputable overnight delivery service with proof of delivery, (c) United States Mail, postage prepaid, registered or certified mail, return receipt requested, or (d) e-mail transmission with a PDF or similar attachment (except that if the date of such transmission is not a business day or the transmission is made after 5:00 p.m. Pacific time, then such notice shall be deemed to be given on the first business day following such transmission), with a copy of same also sent by U.S. Mail, sent to the intended addressee at the address set forth below, or to such other address or to the attention of such other person as the addressee shall have designated by written notice sent in accordance herewith. Any notice so given shall be deemed to have been given upon receipt or refusal to accept delivery. Unless changed in accordance with the preceding sentence, the addresses for notices given pursuant to this Agreement shall be as follows:

If to MRCA: Mountains Recreation and Conservation Authority
Attn: Paul Edelman
5810 Ramirez Canyon Road
Malibu, CA 90265
Email: Edelman@smmc.ca.gov

With a copy to: MRCA Counsel:
Mountains Recreation and Conservation Authority
Attn: Oscar Victoria, Staff Counsel
570 West Avenue 26, Suite 100
Los Angeles, CA 90065
Email: oscar.victoria@mrca.ca.gov

If to Centex: Centex Homes
27101 Puerta Real, Suite 300
Mission Viejo, CA 92691
Attn: Darren Warren
Email: Darren.Warren@PulteGroup.com

With a copy to: Stowell, Zeilenga, Ruth, Vaughn & Treiger LLP
4590 E. Thousand Oaks Blvd., Suite 100
Westlake Village, CA 91362
Attn: James D. Vaughn, Esq.
Email: jvaughn@szrlaw.com

9. Miscellaneous Provisions.

8.1. Entire Agreement. This Agreement contains the entire agreement of the Parties respecting the subject matter hereof and all prior agreements, representations and understandings between the Parties, whether oral or written, are deemed null and void, all of the foregoing having been merged into this Agreement. The recitals and exhibits to this Agreement are incorporated as if fully set forth herein.

8.2. No Amendment Without Writing. Except as otherwise provided herein, this Agreement may not be amended or modified in any way except by a writing executed by all of the Parties. No approval, consent or waiver under this Agreement shall be effective unless the same is expressly set forth in writing and signed by the Party against which enforcement or admission is sought.

8.3. Interpretation. This Agreement shall not be strictly construed against any Party, but shall be construed as if all Parties prepared this Agreement jointly upon the advice of their respective legal counsel. The word "including" as used herein shall mean "including without limitation" unless otherwise specifically stated. Headings are for the convenience of the Parties and shall not impact the interpretation of this Agreement.

8.4. Governing Law. This Agreement and the rights of all Parties hereunder shall be governed by, construed and enforced in accordance with the laws of the State of California.

8.5. Severability. In the event that any provision of this Agreement shall be held to be illegal, invalid or unenforceable, under any present or future laws applicable to the Parties effective during the term of this Agreement, such provision will be fully severable, and shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Agreement.

8.6. Further Assurances. Each Party agrees to do all acts and things and to make, execute and deliver such written instruments, as shall from time to time be reasonably required to carry out the terms and provisions of this Agreement.

8.7. Time is of the Essence. Time is of the essence in the performance of each Party's obligations under this Agreement.

8.8. Authority. Each Party to this Agreement represents and warrants to the other Parties, which representation and warranty shall survive termination of this Agreement, that each individual executing this Agreement on behalf of such Party is duly and fully authorized to enter into this Agreement on behalf of such Party, that this Agreement will be binding on such Party, and that execution of this Agreement has been approved and ratified as may be required by the organizational documents of such Party or any applicable laws.

8.9. Attorneys' Fees and Costs. Except as otherwise expressly provided in this Agreement, each party shall pay the fees of its own attorneys, accountants, consultants, contractors and other professionals.

8.10. Dispute Costs. In the event any dispute between the Parties with respect to this Agreement results in litigation or other proceedings, the prevailing Party shall be reimbursed by the Party not prevailing in such proceeding for all reasonable costs and expenses, including, without limitation, reasonable attorneys' and experts' fees and costs incurred by the prevailing Party in connection with such litigation or other proceeding and any appeal thereof. Such costs, expenses and fees shall be included in and made a part of the judgment recovered by the prevailing Party, if any.

8.11. No Third Party Beneficiaries. Except as otherwise expressly set forth herein, the Parties do not intend and this Agreement shall not be construed to create a third-party beneficiary status or interest in, nor give any third-party beneficiary rights or remedies to, any other person or entity not a party to this Agreement.

8.12. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The Parties hereby acknowledge and agree that signatures transmitted by electronic mail in so-called "pdf" format shall be legal and binding and shall have the same full force and effect as if an original of this Agreement had been delivered. The Parties (i) intend to be bound by the signatures on any document sent by facsimile or electronic mail, (ii)

are aware that the other Party will rely on such signatures, and (iii) hereby waive any defenses to the enforcement of the terms of this Agreement based on the foregoing forms of signature.

8.13. Assignment. Except as otherwise provided in this Agreement, this Agreement may not be assigned by either Party without the prior written consent of the other Party, which consent may be withheld in such Party's sole discretion. Notwithstanding the foregoing, Centex shall have the right to assign any of its rights, duties and obligations under this Agreement to the HOA and to any party controlled by or related to Centex, without the consent of MRCA. Any assignment or delegation of rights, duties or obligations hereunder not authorized by the terms of this Agreement or made without the required prior written consent shall be void and of no effect. This Agreement shall be binding upon and shall inure to the benefit of each of the Parties hereto and their respective successors and permitted assigns.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date set forth above.

"MRCA"

MOUNTAINS RECREATION & CONSERVATION AUTHORITY,
a joint powers agency

By: _____
Name: _____
Its: _____

"CENTEX"

CENTEX HOMES,
a Nevada general partnership

By: _____
Name: _____
Its: _____

EXHIBIT LIST

EXHIBIT A	Legal Description of Sterling Property
EXHIBIT B	Legal Description of Open Space Property
EXHIBIT C	Form of Grant Deed for Conveyance of Open Space Property
EXHIBIT D	Future Open Space Parcel
EXHIBIT E	Project Infrastructure and Improvements Easement as depicted on MRCA Maintenance Exhibit
EXHIBIT F	HOA Maintenance Easement Area
EXHIBIT G	Emergency Access Road Easement
EXHIBIT H	Depiction of Monument Easement Area
EXHIBIT I	Marziani Access Easement for APN 2017-011-003
EXHIBIT J	Woosley Canyon Easement
EXHIBIT K	Farrel Easement
EXHIBIT L	Jensen Drive Easement
EXHIBIT M	Wooters Easement
EXHIBIT N	LLAMA Access Easement (24000 Roscoe Blvd.)
EXHIBIT O	LLAMA Equestrian Easement
EXHIBIT P	Rate and Method of Apportionment
EXHIBIT Q	Maintenance Budget

EXHIBIT A

Legal Description of Sterling Property

LEGAL DESCRIPTION

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

PARCEL 1: (APN: 2017-035-001 THROUGH 2017-035-008)

LOTS 1 THROUGH 8, INCLUSIVE, OF TRACT NO. 47374, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1241 PAGES 85 TO 88, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (APN: 2017-009-011)

THE NORTH ONE-HALF OF THE EAST 80 ACRES OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 3: (APN: 2017-009-012)

THE EAST 80 ACRES OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

EXCEPT THE NORTH HALF THEREOF.

PARCEL 4: (APN: 2017-010-002, 2017-010-028 AND 2017-010-029)

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOGETHER WITH LOT 3 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, ALL IN TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION OF SAID NORTHWEST QUARTER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 0 DEGREES 08 MINUTES WEST, ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER, 406.30 FEET TO THE "TRUE POINT OF BEGINNING "; THENCE NORTH 39 DEGREES 33 MINUTES WEST 250.00 FEET; THENCE NORTH 72 DEGREES 11 MINUTES WEST 158.50 FEET; THENCE NORTH 41 DEGREES 25 MINUTES WEST 108.00 FEET; THENCE NORTH 65 DEGREES 57 MINUTES WEST, 112.00 FEET; THENCE NORTH 76 DEGREES 27 MINUTES WEST 115.40 FEET; THENCE NORTH 59 DEGREES 02 MINUTES WEST 132.00 FEET; THENCE NORTH 11 DEGREES 04 MINUTES WEST 146.50 FEET; THENCE NORTH 5 DEGREES 59 MINUTES EAST 57.30 FEET; THENCE NORTH 28 DEGREES 02 MINUTES WEST 270.66 FEET TO THE NORTHERLY LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 48 MINUTES 25 SECONDS EAST, ALONG SAID NORTHERLY LINE 856.95 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF TRACT NO. 4034, AS PER MAP RECORDED IN BOOK 151 PAGES 72 AND 73 PER MAP RECORDS OF SAID COUNTY; THENCE SOUTH 0 DEGREES 06 MINUTES EAST, ALONG THE WESTERLY LINE OF SAID TRACT 905.40 FEET, MORE OR LESS, TO THE "TRUE POINT OF BEGINNING".

First American Title

EXHIBIT A

PARCEL 5: (APN: 2017-014-025)

LOT 54 OF TRACT NO. 4034, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 151 PAGES 72 TO 74 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6: (APN: 2017-010-006)

THE NORTH 13.245 ACRES OF LOT 4 IN SECTION 28, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 7: (APN: 2017-006-015)

THAT PORTION OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 21, AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-711, SHEET 2 ON FILED IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 21, AS SHOWN ON SAID COUNTY SURVEYOR'S MAP, SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST 300.00 FEET TO THE "TRUE POINT OF BEGINNING"; THENCE CONTINUING SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST 1109.63 FEET; THENCE NORTH 0 DEGREES 22 MINUTES 10 SECONDS WEST, A DISTANCE OF 110.37 FEET TO THE CENTER LINE OF THAT CERTAIN STRIP OF LAND, 60.00 FEET WIDE, AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 62 PAGES 22 AND 23 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHEASTERLY AND EASTERLY, ALONG SAID CENTER LINE, TO A LINE BEARING NORTH 8 DEGREES 50 MINUTES 10 SECONDS EAST FROM THE TRUE POINT OF BEGINNING; THENCE ALONG LAST SAID LINE, SOUTH 8 DEGREES 50 MINUTES 10 SECONDS WEST 210.81 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

PARCEL 8: (APN: 2017-006-014 AND 2017-006-016)

THAT PORTION OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG THE EAST LINE OF SAID SECTION NORTH 0 DEGREES 22 MINUTES 10 SECONDS WEST, 318.45 FEET; THENCE WEST 67.50 FEET TO THE CURVED CENTER LINE OF THAT CERTAIN PRIVATE ROAD RIGHT OF WAY, 60 FEET WIDE, AS SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTHERLY AND WESTERLY ALONG SAID CENTER LINE, TO A LINE BEARING NORTH 8 DEGREES 50 MINUTES 10 SECONDS EAST FROM A POINT IN THE SOUTHERLY LINE OF SAID SECTION THAT IS SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST 300.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG SO DESCRIBED LINE, SOUTH 8 DEGREES 50 MINUTES 10 SECONDS WEST 210.81 FEET TO SAID POINT; THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS EAST ALONG SAID SOUTHERLY LINE, 300.00 FEET TO THE POINT OF BEGINNING.

PARCEL 9: (APN'S: 2017-011-06, 2017-011-05 AND 2017-010-003)

LOT 4 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, PARTLY IN THE CITY OF

LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

EXCEPT FROM LOT 4, THAT PORTION THEREOF CONVEYED IN DEED TO ELLA HICKS GLOVER BY DEED RECORDED DECEMBER 12, 1938 AS INSTRUMENT NO. 53 IN BOOK 16262, PAGE 199, OFFICIAL RECORDS, AS THEREIN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF LOT 11 OF TRACT 7821, DISTANT THEREON SOUTH 11° 44' 30" WEST 144.72 FEET FROM THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH 11° 44' 30" EAST 144.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH 85° 09' 20" WEST 50 FEET; THENCE SOUTH 11° 49' 20" WEST 134.59 FEET; THENCE NORTH 73° 31' 30" WEST 15.05 FEET; THENCE SOUTH 21° 50' 30" WEST 17.84 FEET; THENCE SOUTH 67° 34' 30" EAST 19.47 FEET; THENCE NORTH 16° 28' 30" EAST 19.78 FEET TO A LINE BEARING NORTH 73° 31' 30" WEST AND PASSING THROUGH THE POINT OF BEGINNING; THENCE SOUTH 73° 31' 30" EAST 47.35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPT FROM SAID LOT 4, THAT PORTION DESCRIBED IN AGREEMENT TO CONVEY, RECORDED OCTOBER 26, 1940 AS INSTRUMENT NO. 1096 IN BOOK 17977, PAGE 46, OFFICIAL RECORDS, AND THEREIN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4; THENCE NORTH 11° 44' 30" EAST ALONG THE EAST LINE OF SAID LOT 4, 305.71 FEET; THENCE NORTH 88° 8' WEST 315 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 82° 42' WEST 75 FEET; THENCE NORTH 7° 18' WEST 181 FEET; THENCE NORTH 82° 42' 75" FEET; THENCE SOUTH 7° 18' EAST 181 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT FROM SAID LOT 4, AND FROM SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, THAT PORTION CONVEYED IN DEED TO LOUIS BOUKER, ET UX., RECORDED JANUARY 22, 1942 AS INSTRUMENT NO. 339 IN BOOK 19116, PAGE 35, OFFICIAL RECORDS, AND THEREIN DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST LINE OF SAID LOT 4, AS LOCATED BY THE COUNTY SURVEYOR OF SAID COUNTY, AND SHOWN IN FILE BOOK 544, PAGE 80 ON FILE IN THE OFFICE OF THE SURVEYOR, DISTANT NORTH 0° 17' 05" EAST 286.93 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4 AND SO LOCATED BY SAID COUNTY SURVEYOR; THENCE NORTH 63° 56' 15" WEST 141.88 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID LOT 4, NORTH 0° 17' 05" EAST 507 FEET; THENCE SOUTH 89° 42' 55" EAST 167.76 FEET TO A LINE PARALLEL WITH AND DISTANT 40 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM SAID WEST LINE OF LOT 4; THENCE ALONG SAID PARALLEL LINE SOUTH 0° 17' 05" WEST 566.87 FEET; THENCE SOUTH 87° 39' 55" WEST 40.04 FEET TO THE POINT OF BEGINNING.

PARCEL 10: (APN: PORTION OF 2017-026-009)

THAT PART OF THE RANCHO EX-MISSION DE SAN FERNANDO, IN THE COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AND SHOWN BY MAP IN DEED RECORDED IN BOOK 4332, PAGES 117 TO 125 INCLUSIVE OF DEEDS, RECORDS OF LOS ANGELES COUNTY; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID TRACT 1522 FEET; THENCE NORTH 1098 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF TRACT NO. 7821, AS PER MAP RECORDED IN BOOK 115, PAGES 39 AND 40 OF MAPS, RECORDS OF SAID COUNTY; THENCE WEST ALONG THE SOUTH LINE OF

SAID TRACT NO. 7821, 1285.90 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID RANCHO EX-MISSION DE SAN FERNANDO; THENCE ALONG SAID LINE 1162.87 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AND SHOWN BY MAP IN DEED RECORDED IN BOOK 4232, PAGES 117 TO 125 INCLUSIVE OF DEEDS, RECORDS OF SAID COUNTY; THE EASTERLY ALONG THE NORTHERLY LINE OF SAID TRACT, 1522 FEET; THENCE NORTH 568 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 400 FEET; THENCE WEST 397.60 FEET; THENCE SOUTH 35° WEST 352.87 FEET; THENCE SOUTH 110.95 FEET; THENCE EAST 600 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT FROM THE REMAINDER, THAT PORTION THEREOF LYING SOUTHERLY OF THE NORTHERLY LINE OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 17 WEST, IN THE RANCHO EX-MISSION DE SAN FERNANDO, AS SAID SECTION IS SHOWN 9 ON MAP RECORDED IN BOOK 31, PAGE 75 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 11: (APN: PORTION OF 2017-026-009)

THAT PORTION OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 17 WEST, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, IN THE RANCHO EX-MISSION DE SAN FERNANDO, AS SHOWN ON MAP RECORDED IN BOOK 31, PAGE 75 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11 OF TRACT NO. 7821, AS SHOWN ON MAP RECORDED IN BOOK 115, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY LINE OF THE CITY OF LOS ANGELES, AS ESTABLISHED BY ORDINANCE NO. 32192 (NEW SERIES) 555.98 FEET TO THE "TRUE POINT OF BEGINNING"; THENCE SOUTHEASTERLY TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN DEED TO CHARLES B. ELLEDGE ET AL., RECORDED IN BOOK 12847, PAGE 69 OF OFFICIAL RECORDS; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LAND OF ELLEDGE AND ITS EASTERLY PROLONGATION TO A LINE THAT IS PARALLEL WITH SAID CITY BOUNDARY AND DISTANT 455.60 FEET EASTERLY THEREFROM; THENCE ALONG THE NORTHERLY LINE OF THE LAND DESCRIBED IN DEED TO HARRY L. LARDNER AND WIFE, RECORDED JANUARY 10, 1942 AS INSTRUMENT NO. 614 IN BOOK 19014, PAGE 304, OFFICIAL RECORDS, AS TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE SOUTHWEST, ALONG THE SOUTHEASTERLY LINE OF SAID LAND OF LARDNER, TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN DEED RECORDED JULY 7, 1943 AS INSTRUMENT NO. 159 IN BOOK 20068, PAGE 379, OFFICIAL RECORDS; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE BOUNDARY LINES OF THE LAND DESCRIBED IN THE LAST MENTIONED DEED, TO THE NORTHERLY LINE OF ROSCOE BOULEVARD, AS SHOWN ON THE MAP OF TRACT NO. 11209, RECORDED IN BOOK 204, PAGE 31 OF MAPS, RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG SAID ROSCOE BOULEVARD, TO THE SOUTHWEST CORNER OF LOT 13 OF SAID TRACT NO. 11209; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID TRACT NO. 11209, TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN DEED TO JAMES S. WATT AND WIFE, RECORDED JULY 10, 1925 AS INSTRUMENT NO. 815 IN BOOK 4441, PAGE 254, OFFICIAL RECORDS; THENCE WESTERLY AND NORTHERLY ALONG THE BOUNDARY LINES OF SAID LAND OF WATT TO THE NORTHERLY LINE OF SAID SECTION 34; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO SAID WESTERLY LINE OF THE CITY OF LOS ANGELES; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE "TRUE POINT OF

BEGINNING".

EXCEPT THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED TO DEWEY D. J. R. LUEBBERS, RECORDED JUNE 13, 1940 AS INSTRUMENT NO. 733 IN BOOK 17611, PAGE 71, OFFICIAL RECORDS.

PARCEL 12: (APN: 2017-026-004)

THAT PORTION OF THE RANCHO EX-MISSION DE SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF VALLEY CIRCLE BOULEVARD, 80 FEET WIDE, AS DESCRIBED IN DEED TO CITY OF LOS ANGELES, RECORDED IN BOOK 9580, PAGE 255, OFFICIAL RECORDS WITH THE SOUTH LINE OF THE LAND DESCRIBED IN DEED TO JAMES WATT AND WIFE, RECORDED IN BOOK 4441, PAGE 254, OFFICIAL RECORDS; THENCE WEST ALONG THE SOUTH LINE OF THE LAND OF WATT AND THE WEST PROLONGATION OF SAID SOUTH LINE, 350 FEET; THENCE SOUTH AT RIGHT ANGLES WITH THE SAID PROLONGATION OF THE SOUTH LINE OF THE LAND WATT, 150 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF THE LAND OF SAID WATT, 200 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF VALLEY CIRCLE BOULEVARD;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING.

PARCEL 13: (APN: 2017-026-005)

THAT PORTION OF THE RANCHO EX-MISSION DE SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF ANGELES, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF THE TRACT OF LAND DESCRIBED AND SHOWN BY MAP IN DEED RECORDED IN BOOK 4332, PAGES 118 THROUGH 125 INCLUSIVE OF DEEDS, RECORDS OF LOS ANGELES COUNTY; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID TRACT NO. 1522 FEET TO A POINT; THENCE NORTH 568 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 400 FEET; THENCE WEST 397.60 FEET; THENCE SOUTH 35 WEST 352.87 FEET; THENCE SOUTH 110 FEET; THENCE EAST 600 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 14: (APN'S: 2017-012-010 AND 2017-012-008)

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND LOT 1, ALL IN FRACTIONAL SECTION 34, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, PARTLY IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 15: (APN: 2017-014-047)

THAT PORTION OF LOT 10 OF TRACT NO. 10445, AS PER MAP RECORDED IN BOOK 166, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 10, DISTANT THEREON SOUTHERLY 105.43 FEET FROM THE NORTHEASTERLY CORNER THEREOF; THENCE WESTERLY PARALLEL WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 14 OF TRACT NO. 7821, AS PER MAP RECORDED IN BOOK 115, PAGES 39 AND 40 OF MAPS, IN THE

OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 10.

PARCEL 16: (APN: 2017-026-001)

THAT PORTION OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 17 WEST, SOUTH 59,550.80 ACRES OF RANCHO EX MISSION SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGE 75 OF MISCELLANEOUS RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 TRACT NO. 7821, RECORDED IN BOOK 115 PAGES 39 AND 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 11° 50' 45" WEST ALONG THE WESTERLY BOUNDARY LINE OF THE CITY OF LOS ANGELES, AS ESTABLISHED BY ORDINANCE NO. 32192, N.S. 555.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 11° 50' 45" WEST ALONG SAID WESTERLY BOUNDARY LINE OF THE CITY OF LOS ANGELES 615.39 FEET MORE OR LESS TO THE POINT OF ITS INTERSECTION WITH THE NORTHERLY LINE OF LOT "B" TRACT NO. 9934 AS PER MAP RECORDED IN BOOK 142 PAGE 24 OF MAPS, RECORDS OF SAID COUNTY; THENCE NORTH 89° 03' 20" EAST 467.19 FEET MORE OR LESS ALONG SAID NORTHERLY LINE OF TRACT NO. 9934 TO THE POINT OF ITS INTERSECTION WITH A LINE DRAWN PARALLEL TO AND 445.60 FEET EASTERLY FROM SAID WESTERLY BOUNDARY LINE OF THE CITY OF LOS ANGELES; THENCE NORTH 11° 50' 45" EAST 484.01 FEET MORE OR LESS ALONG SAID LINE DRAWN PARALLEL TO AND 455.60 FEET EASTERLY FROM SAID WESTERLY BOUNDARY LINE OF THE CITY OF LOS ANGELES TO THE POINT OF ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF THE MOST NORTHERLY LINE OF THAT CERTAIN 0.89 ACRE PARCEL DEEDED BY CALLIE A. WESTON, A WIDOW TO CHARLES B. ELLEDGE AND GLADYS RODDA ELLEDGE AS PER BOOK 12847 PAGE 69, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 78° 09' 15" WEST ALONG SAID EASTERLY PROLONGATION OF AND ALONG SAID MOST NORTHERLY LINE OF SAID 0.89 ACRE PARCEL 309.45 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID 0.89 ACRE PARCEL; THENCE NORTH 67° 19' 45" WEST 148.80 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

PARCEL 17: (APN: 2017-026-002)

THAT PORTION OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 17 WEST, IN THE SOUTH 59,550.80 ACRES OF RANCHO EX-MISSION DE SAN FERNANDO, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGE(S) 75 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT "B" OF TRACT NO. 9934 IN BOOK 142, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, NORTH 89° 03' 20", EAST 467.19 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF SAID NORTHERLY LINE WITH A LINE THAT IS PARALLEL WITH AND DISTANT EASTERLY 445.60 FEET, (MEASURED AT RIGHT ANGLES), FROM THE WESTERLY BOUNDARY LINE OF THE CITY OF LOS ANGELES, AS ESTABLISHED BY ORDINANCE NO- 32192, NEW SERIES, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID PARALLEL LINE, NORTH 11° 50' 45", EAST 484.01 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF THAT CERTAIN 0.89 ACRE PARCEL OF LAND DESCRIBED IN THE DEED TO CHARLES B. ELLEDGE AND WIFE, RECORDED IN BOOK 12847, PAGE 69, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID EASTERLY PROLONGATION, SOUTH 78° 09' 15" EAST 42.36 FEET; THENCE SOUTH 63 14' 15" EAST 272.77

FEET; THENCE SOUTH 24° 03' 25" WEST 370.14 FEET TO A POINT IN THE NORTH LINE OF LOT "B" OF SAID TRACT NO. 9934, DISTANT NORTH 89° 03',20" EAST THEREON 233.44 FEET FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 03' 20", WEST 233.44 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 18: (APN: 2017-012-004)

THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 15, 1896.

EXCEPT THE SOUTHERLY 75 FEET OF THE NORTHERLY 165 FEET OF THE EASTERLY 30 FEET OF SAID LAND.

APN: 2017-006-015 and 2017-006-016 and 2017-009-011 and 2017-009-012 and 2017-010-002 and 2017-010-003 and 2017-010-006 and 2017-010-028 and 2017-010-029 and 2017-011-005 and 2017-011-006 and 2017-012-004 and 2017-012-008 and 2017-035-002 and 2017-035-001 and 2017-035-003 and 2017-035-004 and 2017-035-005 and 2017-035-006 and 2017-035-007 and 2017-035-008 and 2017-006-014 and 2017-012-010 and 2017-014-025 and 2017-014-047 and 2017-026-001 and 2017-026-002 and 2017-026-004 and 2017-026-005 and 2017-026-009

EXHIBIT B

Legal Description of Open Space Property

EXHIBIT A

A PORTION OF THE LAND IN SECTION 21, 27, 28, 33, AND 34, TOWNSHIP 2 NORTH, RANGE 17 WEST, S.B.M. AND A PORTION OF THE EX MISSION DE SAN FERNANDO ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, PART IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES AND PART IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 2017-009-011)

THE NORTH ONE-HALF OF THE EAST 80 ACRES OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 2: (APN 2017-009-012)

THE EAST 80 ACRES OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND. EXCEPT THE NORTH HALF THEREOF.

PARCEL 3: (APN'S 2017-010-002, 2017-010-028 AND 2017-010-029)

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOGETHER WITH LOT 3 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, ALL IN TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION OF SAID NORTHWEST QUARTER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 0 DEG. 08' WEST ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER, 406.30 FEET TO THE "TRUE POINT OF BEGINNING"; THENCE NORTH 39 DEG. 33' WEST 250.00 FEET; THENCE NORTH 72 DEG. 11' WEST 158.50 FEET; THENCE NORTH 41 DEG. 25' WEST 108.00 FEET; THENCE NORTH 65 DEG. 57' WEST, 112.00 FEET; THENCE NORTH 76 DEG. 27' WEST 115.40 FEET; THENCE NORTH 59 DEG. 02' WEST 132.00 FEET; THENCE NORTH 11 DEG. 04' WEST 146.50 FEET; THENCE NORTH 5 DEG. 59' EAST 57.30 FEET; THENCE NORTH 28 DEG. 02' WEST 270.66 FEET TO THE NORTHERLY LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEG. 48' 25" EAST, ALONG SAID NORTHERLY LINE 856.95 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF TRACT NO. 4034, AS PER MAP RECORDED IN BOOK 151, PAGES 72 AND 73 PER MAP RECORDS OF SAID COUNTY; THENCE SOUTH 0 DEG. 06' EAST, ALONG THE WESTERLY LINE OF SAID TRACT 905.40 FEET, MORE OR LESS, TO THE "TRUE POINT OF BEGINNING".

PARCEL 4: (2017-014-025)

EXHIBIT A

LOT 54, OF TRACT NO. 4034, AS PER MAP RECORDED IN BOOK 151, PAGES 72 TO 74 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5: (APN 2017-010-06)

THE NORTH 13.245 ACRES OF LOT 4 IN SECTION 28, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 6: (APN 2017-006-015)

THAT PORTION OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, ACCORDING TO THE OFFICIAL PLAT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 21, AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-711, SHEET 2 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 21, AS SHOWN ON SAID COUNTY SURVEYOR'S MAP, SOUTH 89 DEG. 10' WEST 300.00 FEET TO THE "TRUE POINT OF BEGINNING"; THENCE CONTINUING SOUTH 89 DEG. 45' 10" WEST 1109.63 FEET; THENCE NORTH 0 DEG, 22' 10" WEST, A DISTANCE OF 110.37 FEET TO THE CENTERLINE OF THAT CERTAIN STRIP OF LAND, 60.00 FEET WIDE, AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 62, PAGES 22 AND 23 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHEASTERLY AND EASTERLY, ALONG SAID CENTERLINE, TO A LINE BEARING NORTH 8 DEG. 50' 10" EAST FROM THE TRUE POINT OF BEGINNING; THENCE ALONG LAST SAID LINE SOUTH 8 DEG. 50' 10" WEST 210.81 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

PARCEL 7: (APN 2017-006-014 AND 2017-006-016)

THAT PORTION OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, ACCORDING TO THE OFFICIAL PLAT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG THE EAST LINE OF SAID SECTION NORTH 0 DEG. 22' 10" WEST, 318.45 FEET; THENCE WEST 67.50 FEET TO THE CURVED CENTERLINE OF THAT CERTAIN PRIVATE ROAD RIGHT OF WAY, 60 FEET WIDE, AS SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTHERLY AND WESTERLY ALONG SAID CENTERLINE, TO A LINE BEARING NORTH 8 DEG. 50' 10" EAST FROM A POINT IN THE SOUTHERLY LINE OF SAID SECTION THAT IS SOUTH 89 DEG. 45' 10" WEST 300.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID DESCRIBED LINE, SOUTH 8 DEG. 50' 10" WEST 210.81 FEET TO SAID POINT; THENCE NORTH 89 DEG. 45' 10" EAST ALONG SAID SOUTHERLY LINE, 300.00 FEET TO THE POINT OF BEGINNING.

PARCEL 8: (APN'S 2017-012-003 AND -004)

EXHIBIT A

THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 15, 1896.

PARCEL 9: (PORTION OF APN'S 2017-010-003 & 2017-011-006)

THAT PORTION OF THE SOUTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER AND LOT 4 OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN EXCEPT THAT PORTION LYING GENERALLY SOUTHEASTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINES,

BEGINNING A POINT IN THE NORTHERLY LINE OF SAID LOT 4 DISTANT THEREON NORTH 89°38'43" WEST 719.43 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE LEAVING SAID NORTHERLY LINE,

SOUTH 20°13'29" EAST 564.07 FEET; THENCE,

SOUTH 30°51'07" WEST 188.12 FEET; THENCE,

SOUTH 85°41'36" WEST 380.28 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED JANUARY 2, 1942 AS INSTRUMENT NO. 339 IN BOOK 19116, PAGE 35 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE, ALONG SAID EASTERLY LINE AND THE NORTHERLY AND WESTERLY LINES OF SAID LAND BY THE FOLLOWING 3 COURSES,

NORTH 00°01'24" EAST 268.29 FEET; THENCE,

NORTH 89°58'36" WEST 167.76 FEET; THENCE,

SOUTH 00°01'24" WEST 187.88 FEET; THENCE, LEAVING SAID WESTERLY LINE OF SAID LAND,

NORTH 64°20'17" WEST 949.91 FEET; THENCE,

NORTH 89°48'06" WEST 332.16 FEET TO THE WESTERLY LINE OF SAID SOUTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 27.

PARCEL 10: (PORTION OF 2017-012-008 & 010)

THAT PORTION OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER AND LOT 1 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN EXCEPT THAT PORTION LYING GENERALLY NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINES,

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 34 DISTANT THEREON NORTH 00°26'08" EAST 216.31 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE, LEAVING SAID WESTERLY LINE,

SOUTH 89°33'44" EAST 209.46 FEET; THENCE,

EXHIBIT A

NORTH 80°06'09" EAST 240.30 FEET; THENCE,

NORTH 75°35'16" EAST 356.29 FEET; THENCE,

NORTH 44°14'53" EAST 202.60 FEET; THENCE,

NORTH 63°49'54" EAST 536.68 FEET; THENCE,

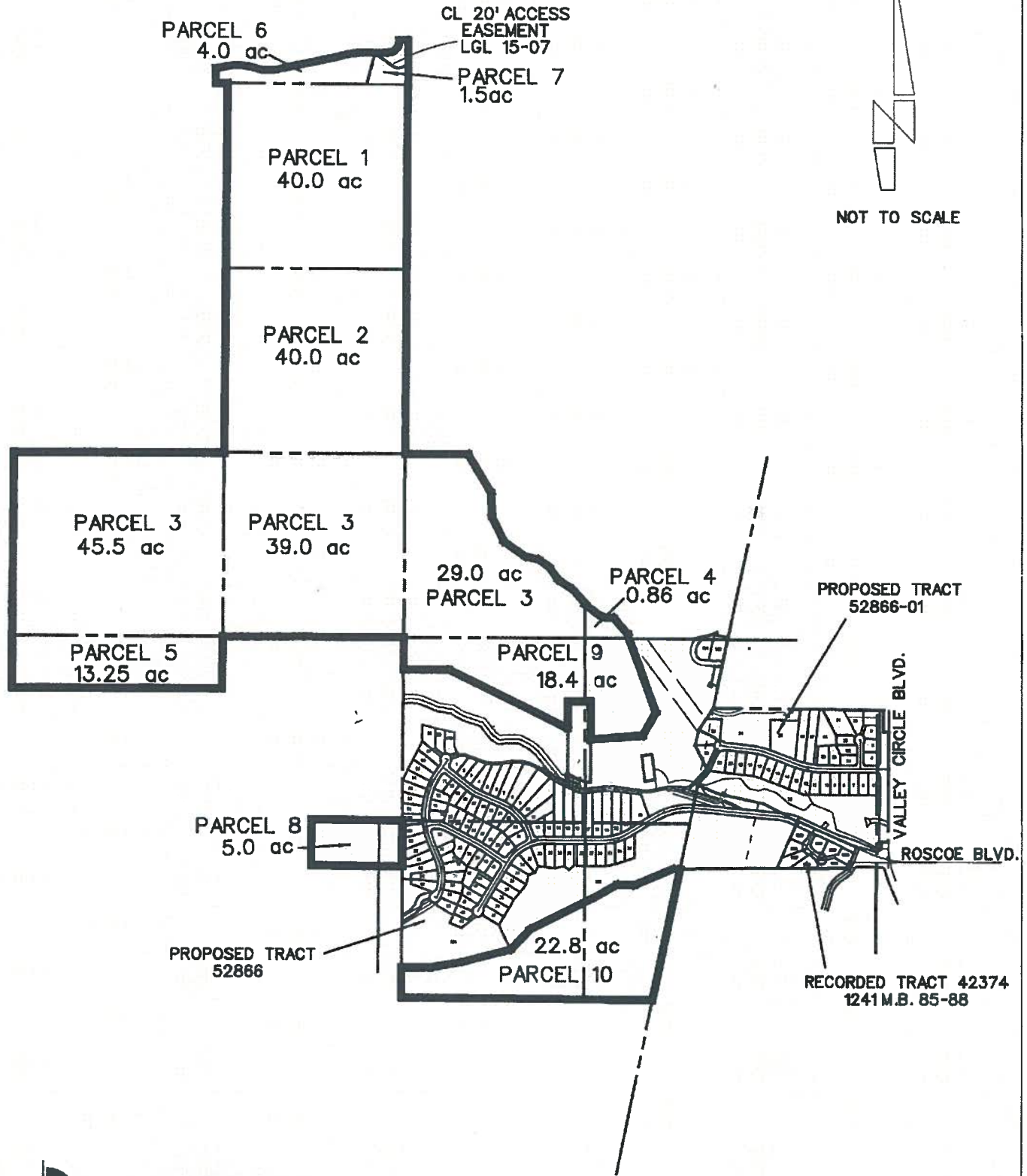
NORTH 60°57'52" EAST 169.32 FEET; THENCE,

NORTH 89°31'07" EAST 132.19 FEET; THENCE,

NORTH 67°26'39" EAST 299.15 FEET; THENCE,

NORTH 89°19'56" EAST 52.94 FEET TO THE WESTERLY LINE OF THE RANCHO EX MISSION DE SAN FERNANDO

LGL #14-04



VTNWest

VTNWest, Inc. • 9255 Deering Ave., Suite 200
Chatsworth, CA 91311-5804
818-993-8740 • 818-993-8750 fax

EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

VTNLGL# 14-04

July 21, 2015
W.O. 6160-015
VTNLGL #15-04B

EXHIBIT A

ALL OF LOT 36 OF TRACT NO. 52866-01 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE CALIFORNIA AS PER MAP FILED IN BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

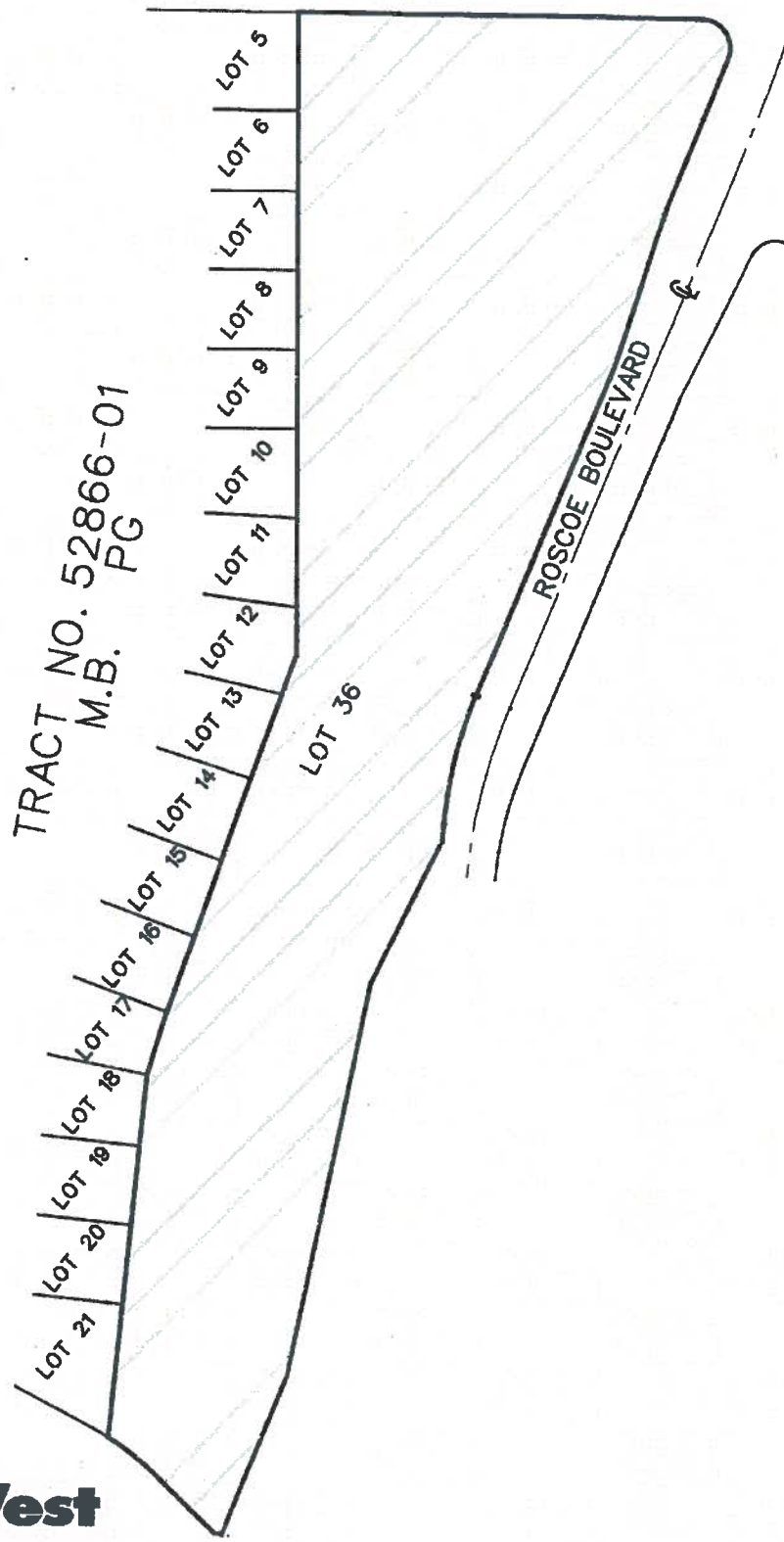
LGL # 15-04B

VALLEY CIRCLE BLVD



SCALE: 1"=160'

TRACT NO. 52866-01
M.B. PG



VTNWest

VTNWest, Inc. • 9255 Deering Ave., Suite 200
Chatsworth, CA 91311-5804
818-993-8740 • 818-993-8750 fax

PLAT TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT B

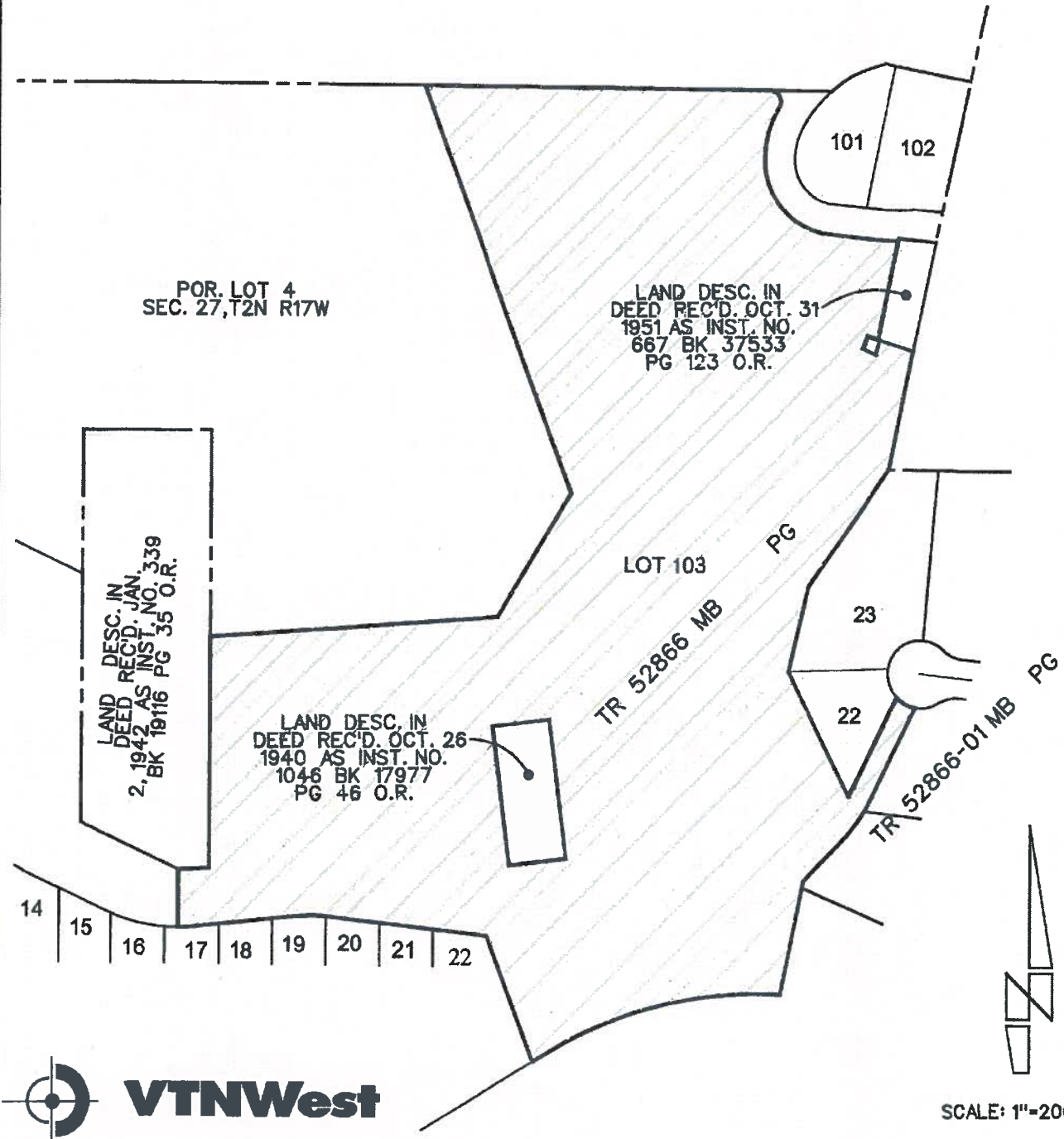
VTNLGL# 15-04B.

July 20,2015
W.O. 6160-015
VTNLGL #15-13A

EXHIBIT A

ALL OF LOT 103 OF TRACT NO. 52866 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

LGL # 15-13A



VTNWest

VTNWest, Inc. • 9255 Deering Ave., Suite 200
Chatsworth, CA 91311-5804
818-993-8740 • 818-993-8750 fax

SCALE: 1"=200'

EXHIBIT B

VTNLGL#15-13A

PLAT TO ACCOMPANY LEGAL DESCRIPTION

July 20,2015
W.O. 6160-015
VTNLGL #15-02B

EXHIBIT A

ALL OF LOT 104 OF TRACT NO. 52866 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

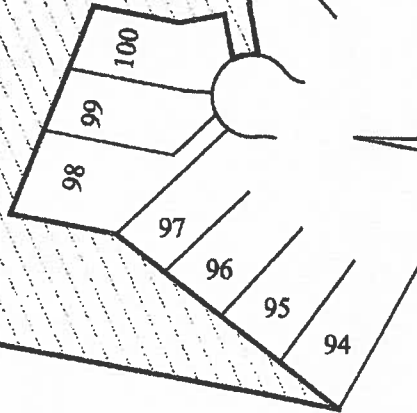
LGL#15-02B

1/4 SEC LINE

LAND ESTAB AS DESC.
PER. DEED REC'D. JAN.
2, 1942 AS INST. NO. 339
BK 19116 PG 35 O.R.

POR. SW 1/4 SW 1/4
SEC. 27, T2N R17W

TR. 52866 MB
LOT 104 PG



SCALE: 1"=200'



VTNWest

VTNWest, Inc. • 9255 Deering Ave., Suite 200
Chatsworth, CA 91311-5804
818-993-8740 • 818-993-8750 fax

EXHIBIT B

VTNLGL# 15-02B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

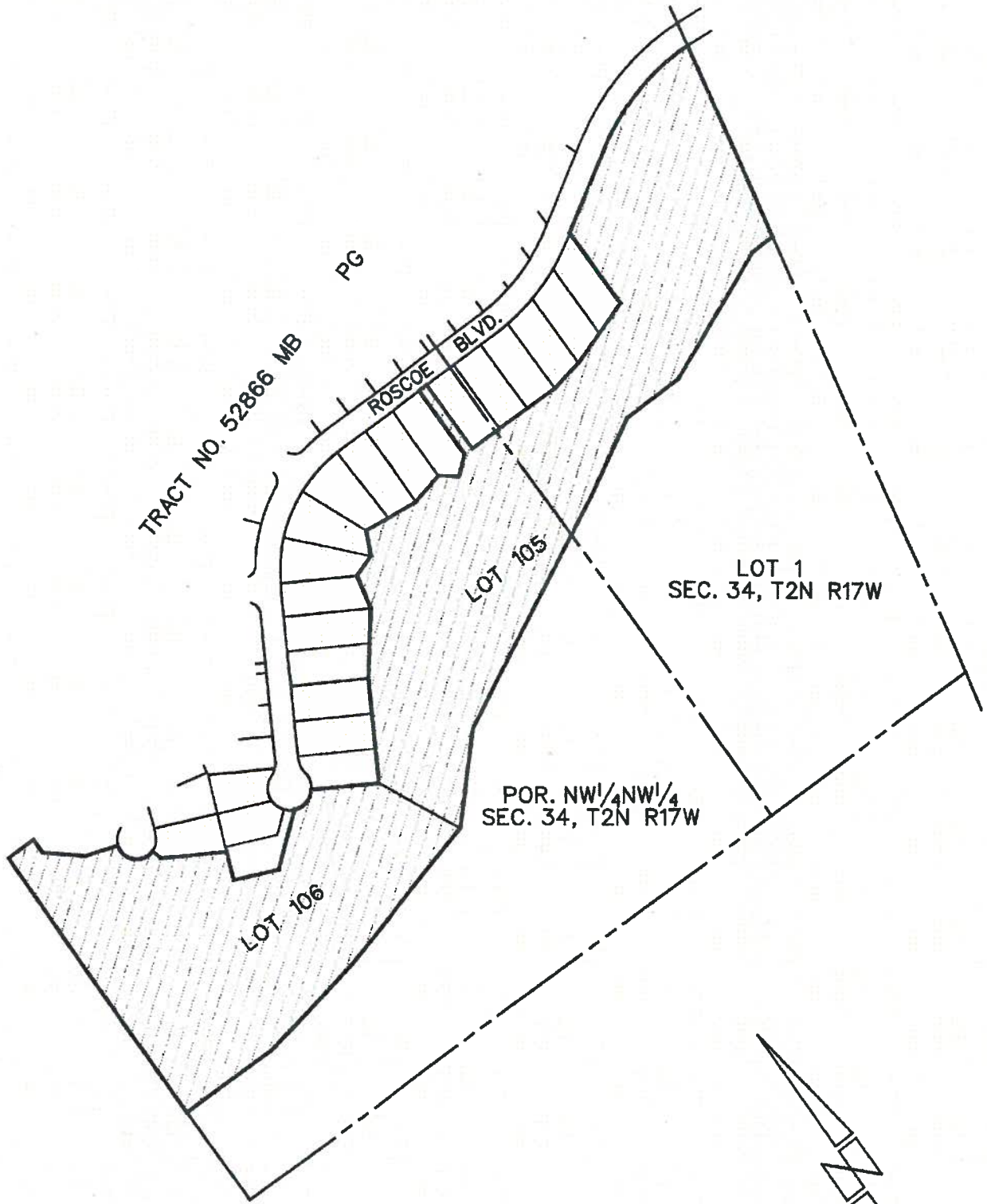
275LG013c

July 20, 2015
W.O. 6160-015
VTNLGL #15-07B

EXHIBIT A

ALL OF LOTS 105 AND 106 OF TRACT NO. 52866 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

LGL#15-07B



VTNWest, Inc. • 9255 Deering Ave., Suite 200
Chatsworth, CA 91311-5804
818-993-8740 • 818-993-8750 fax

SCALE: 1"=300'

EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

VTNLGL#15-07B

EXHIBIT C

Form of Grant Deed for Conveyance of Open Space Property

**RECORDING REQUESTED BY AND WHEN
RECORDED, MAIL THIS DEED AND,
UNLESS OTHERWISE SHOWN BELOW,
MAIL TAX STATEMENTS TO:**

Space Above This Line For Recorder's Use Only

DOCUMENTARY TRANSFER TAX \$...0.....
EXEMPT UNDER R&T CODE SECTION 11922
... Computed on the consideration or value of Property conveyed; OR
... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CENTEX HOMES, A GENERAL PARTNERSHIP ORGANIZED UNDER THE LAWS OF THE STATE OF NEVADA ("Grantor") hereby GRANT(S) to MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, a joint powers agency ("Grantee"), a fee simple interest in that certain real property in the County of Los Angeles, State of California, described and depicted in EXHIBIT "A" attached hereto and made a party hereof (the "Open Space Property").

SUBJECT TO:

1. All covenants, conditions, restrictions, rights, rights-of-way and easements of record.

2. The following easements and related rights:

2.1. Reservation of Temporary Construction Easement. Grantor reserves a temporary construction easement over and under the Open Space Property, for the benefit of Grantor, for construction purposes related to the development of the Sterling West Hills project ("Project"), including grading, land development, and clearing of brush that constitutes a potential fire hazard, to the same extent as if Grantor was the owner of the Open Space Property. This temporary construction easement shall terminate at such time as Grantor no longer holds legal title to any portion of the Project.

EXHIBIT C

2.2. Reservation of Easement to Satisfy Mitigation Obligations. Grantor reserves an easement, for the benefit of Grantor, to allow it to satisfy its mitigation obligations under the conditions of approval, development agreement and other Project entitlements from the City of Los Angeles (collectively, "COA"), including but not limited to: (i) its obligation under COA Condition W-11 to install a masonry wall six (6) feet in height above pad elevations with a design, commensurate with the architectural character of the community, that will serve to protect the mitigation area specified therein from excessive human intrusion by the community; (ii) its obligation under COA Condition W-5 to construct a pedestrian and equestrian trail, for the benefit of the public; and (iii) its obligation under COA Condition W-9 to install a water guzzler to serve visitors of the Open Space Property. Pursuant to this reserved easement, Grantor shall also be entitled to plant oak trees and install irrigation on the Open Space Property, as needed, to mitigate impacts associated with development of the Project pursuant to the COA.

2.3. Reservation of Easement for Project Infrastructure Improvements. Grantor reserves a permanent easement, for the benefit of Grantor and the Project's homeowners association ("HOA") over and under those portions of the Open Space Property reasonably necessary for the construction, installation, maintenance, repair and replacement of Project infrastructure as set forth in the Project's final maps or COA, including but not limited to: (i) stormwater retention or detention basins and other drainage improvements; (ii) roads, bridges, gates and other roadway improvements to serve the project or adjacent properties, (iii) utility lines and related improvements; (iv) engineered slopes and related improvements; (v) trailhead and parking lot improvements; and (vi) landscaping, revegetation, irrigation equipment, and related improvements. The portion of the Open Space Property subject to this easement is depicted on the MRCA Maintenance Exhibit attached hereto as Exhibit B and incorporated herein by this reference (the "**Project Infrastructure and Improvements Easement**"), and includes all of the Open Space Property located within the boundaries of Tract Nos. 47374, 52866-01, and 52866. Grantor shall have the right, both before and after the Open Space Conveyance, to record future grants of easements over, under and across portions of the Project Infrastructure and Improvements Easement area to the HOA, public and quasi-public agencies, and third party utility providers, and to reflect such easements on the Final Maps, and MRCA hereby expressly consents to such creation and future grants of the Project Infrastructure and Improvement Easement.

2.4. Reservation of HOA Maintenance Easement. Grantor reserves a permanent easement, for the benefit of Grantor and the HOA, over those portions of the Open Space Property described and depicted on Exhibit C hereto, for the purpose of permanently maintaining said property, including any landscaping and irrigation improvements installed thereon (the "**HOA Maintenance Easement**"). The HOA Maintenance Easement shall be a permanent, non-exclusive easement that is appurtenant to all of the property within the Project.

Grantor shall have the right, both before and after the Open Space Conveyance, to record a future grant of the HOA Maintenance Easement to the HOA, and MRCA hereby expressly consents to such creation and future grant of the HOA Maintenance Easement.

IN WITNESS WHEREOF, the undersigned has executed this document as of the day and year indicated.

Dated: _____

GRANTOR:

CENTEX HOMES, a General Partnership
organized under the laws of the State of
Nevada

By: _____
Its: _____

Dated: _____

MOUNTAINS RECREATION AND
CONSERVATION AUTHORITY, a joint
powers agency

By: _____
Its: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, or validity of that document.

State of California
County of _____ } s.s.

On _____, 2015 before me, _____, Notary Public personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, or validity of that document.

State of California
County of _____ } s.s.

On _____, 2015 before me, _____, Notary Public personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary

EXHIBIT A

A PORTION OF THE LAND IN SECTION 21, 27, 28, 33, AND 34, TOWNSHIP 2 NORTH, RANGE 17 WEST, S.B.M. AND A PORTION OF THE EX MISSION DE SAN FERNANDO ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, PART IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES AND PART IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 2017-009-011)

THE NORTH ONE-HALF OF THE EAST 80 ACRES OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 2: (APN 2017-009-012)

THE EAST 80 ACRES OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND. EXCEPT THE NORTH HALF THEREOF.

PARCEL 3: (APN'S 2017-010-002, 2017-010-028 AND 2017-010-029)

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOGETHER WITH LOT 3 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, ALL IN TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION OF SAID NORTHWEST QUARTER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 0 DEG. 08' WEST ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER, 406.30 FEET TO THE "TRUE POINT OF BEGINNING"; THENCE NORTH 39 DEG. 33' WEST 250.00 FEET; THENCE NORTH 72 DEG. 11' WEST 158.50 FEET; THENCE NORTH 41 DEG. 25' WEST 108.00 FEET; THENCE NORTH 65 DEG. 57' WEST, 112.00 FEET; THENCE NORTH 76 DEG. 27' WEST 115.40 FEET; THENCE NORTH 59 DEG. 02' WEST 132.00 FEET; THENCE NORTH 11 DEG. 04' WEST 146.50 FEET; THENCE NORTH 5 DEG. 59' EAST 57.30 FEET; THENCE NORTH 28 DEG. 02' WEST 270.66 FEET TO THE NORTHERLY LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEG. 48' 25" EAST, ALONG SAID NORTHERLY LINE 856.95 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF TRACT NO. 4034, AS PER MAP RECORDED IN BOOK 151, PAGES 72 AND 73 PER MAP RECORDS OF SAID COUNTY; THENCE SOUTH 0 DEG. 06' EAST, ALONG THE WESTERLY LINE OF SAID TRACT 905.40 FEET, MORE OR LESS, TO THE "TRUE POINT OF BEGINNING".

PARCEL 4: (2017-014-025)

EXHIBIT A

LOT 54, OF TRACT NO. 4034, AS PER MAP RECORDED IN BOOK 151, PAGES 72 TO 74 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5: (APN 2017-010-06)

THE NORTH 13.245 ACRES OF LOT 4 IN SECTION 28, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 6: (APN 2017-006-015)

THAT PORTION OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, ACCORDING TO THE OFFICIAL PLAT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 21, AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-711, SHEET 2 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 21, AS SHOWN ON SAID COUNTY SURVEYOR'S MAP, SOUTH 89 DEG. 10' WEST 300.00 FEET TO THE "TRUE POINT OF BEGINNING"; THENCE CONTINUING SOUTH 89 DEG. 45' 10" WEST 1109.63 FEET; THENCE NORTH 0 DEG, 22' 10" WEST, A DISTANCE OF 110.37 FEET TO THE CENTERLINE OF THAT CERTAIN STRIP OF LAND, 60.00 FEET WIDE, AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 62, PAGES 22 AND 23 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHEASTERLY AND EASTERLY, ALONG SAID CENTERLINE, TO A LINE BEARING NORTH 8 DEG. 50' 10" EAST FROM THE TRUE POINT OF BEGINNING; THENCE ALONG LAST SAID LINE SOUTH 8 DEG. 50' 10" WEST 210.81 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

PARCEL 7: (APN 2017-006-014 AND 2017-006-016)

THAT PORTION OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, ACCORDING TO THE OFFICIAL PLAT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG THE EAST LINE OF SAID SECTION NORTH 0 DEG. 22' 10" WEST, 318.45 FEET; THENCE WEST 67.50 FEET TO THE CURVED CENTERLINE OF THAT CERTAIN PRIVATE ROAD RIGHT OF WAY, 60 FEET WIDE, AS SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTHERLY AND WESTERLY ALONG SAID CENTERLINE, TO A LINE BEARING NORTH 8 DEG. 50' 10" EAST FROM A POINT IN THE SOUTHERLY LINE OF SAID SECTION THAT IS SOUTH 89 DEG. 45' 10" WEST 300.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID DESCRIBED LINE, SOUTH 8 DEG. 50' 10" WEST 210.81 FEET TO SAID POINT; THENCE NORTH 89 DEG. 45' 10" EAST ALONG SAID SOUTHERLY LINE, 300.00 FEET TO THE POINT OF BEGINNING.

PARCEL 8: (APN'S 2017-012-003 AND -004)

EXHIBIT A

THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 15, 1896.

PARCEL 9: (PORTION OF APN'S 2017-010-003 & 2017-011-006)

THAT PORTION OF THE SOUTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER AND LOT 4 OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN EXCEPT THAT PORTION LYING GENERALLY SOUTHEASTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINES,

BEGINNING A POINT IN THE NORTHERLY LINE OF SAID LOT 4 DISTANT THEREON NORTH 89°38'43" WEST 719.43 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE LEAVING SAID NORTHERLY LINE,

SOUTH 20°13'29" EAST 564.07 FEET; THENCE,

SOUTH 30°51'07" WEST 188.12 FEET; THENCE,

SOUTH 85°41'36" WEST 380.28 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED JANUARY 2, 1942 AS INSTRUMENT NO. 339 IN BOOK 19116, PAGE 35 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE, ALONG SAID EASTERLY LINE AND THE NORTHERLY AND WESTERLY LINES OF SAID LAND BY THE FOLLOWING 3 COURSES,

NORTH 00°01'24" EAST 268.29 FEET; THENCE,

NORTH 89°58'36" WEST 167.76 FEET; THENCE,

SOUTH 00°01'24" WEST 187.88 FEET; THENCE, LEAVING SAID WESTERLY LINE OF SAID LAND,

NORTH 64°20'17" WEST 949.91 FEET; THENCE,

NORTH 89°48'06" WEST 332.16 FEET TO THE WESTERLY LINE OF SAID SOUTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 27.

PARCEL 10: (PORTION OF 2017-012-008 & 010)

THAT PORTION OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER AND LOT 1 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN EXCEPT THAT PORTION LYING GENERALLY NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINES,

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 34 DISTANT THEREON NORTH 00°26'08" EAST 216.31 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE, LEAVING SAID WESTERLY LINE,

SOUTH 89°33'44" EAST 209.46 FEET; THENCE,

EXHIBIT A

NORTH 80°06'09" EAST 240.30 FEET; THENCE,

NORTH 75°35'16" EAST 356.29 FEET; THENCE,

NORTH 44°14'53" EAST 202.60 FEET; THENCE,

NORTH 63°49'54" EAST 536.68 FEET; THENCE,

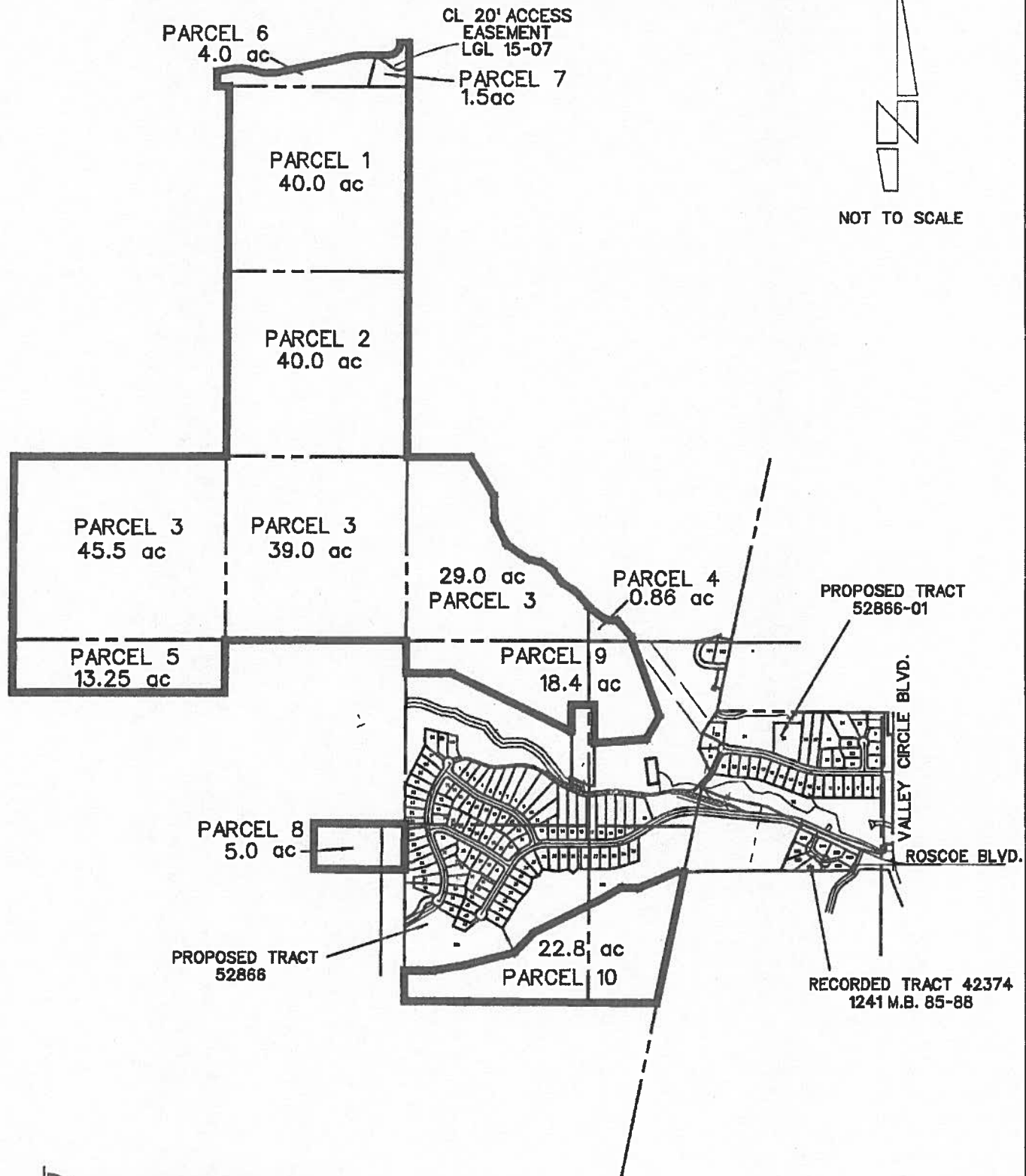
NORTH 60°57'52" EAST 169.32 FEET; THENCE,

NORTH 89°31'07" EAST 132.19 FEET; THENCE,

NORTH 67°26'39" EAST 299.15 FEET; THENCE,

NORTH 89°19'56" EAST 52.94 FEET TO THE WESTERLY LINE OF THE RANCHO EX MISSION DE SAN FERNANDO

LGL #14-04



VTNWest

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PLAT TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT B

VTNLGL# 14-04

July 21, 2015
W.O. 6160-015
VTNLGL #15-04B

EXHIBIT A

ALL OF LOT 36 OF TRACT NO. 52866-01 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE CALIFORNIA AS PER MAP FILED IN BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

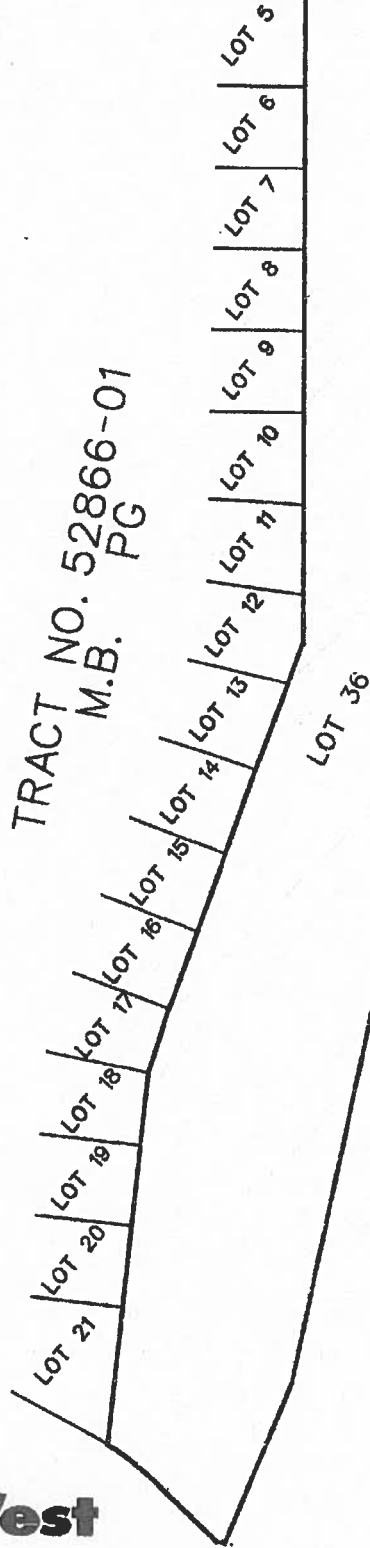
LGL # 15-04B

VALLEY CIRCLE BLVD



SCALE: 1"=160'

TRACT NO. 52866-01
M.B. PG



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EXHIBIT B

VTNLGL # 15-04B

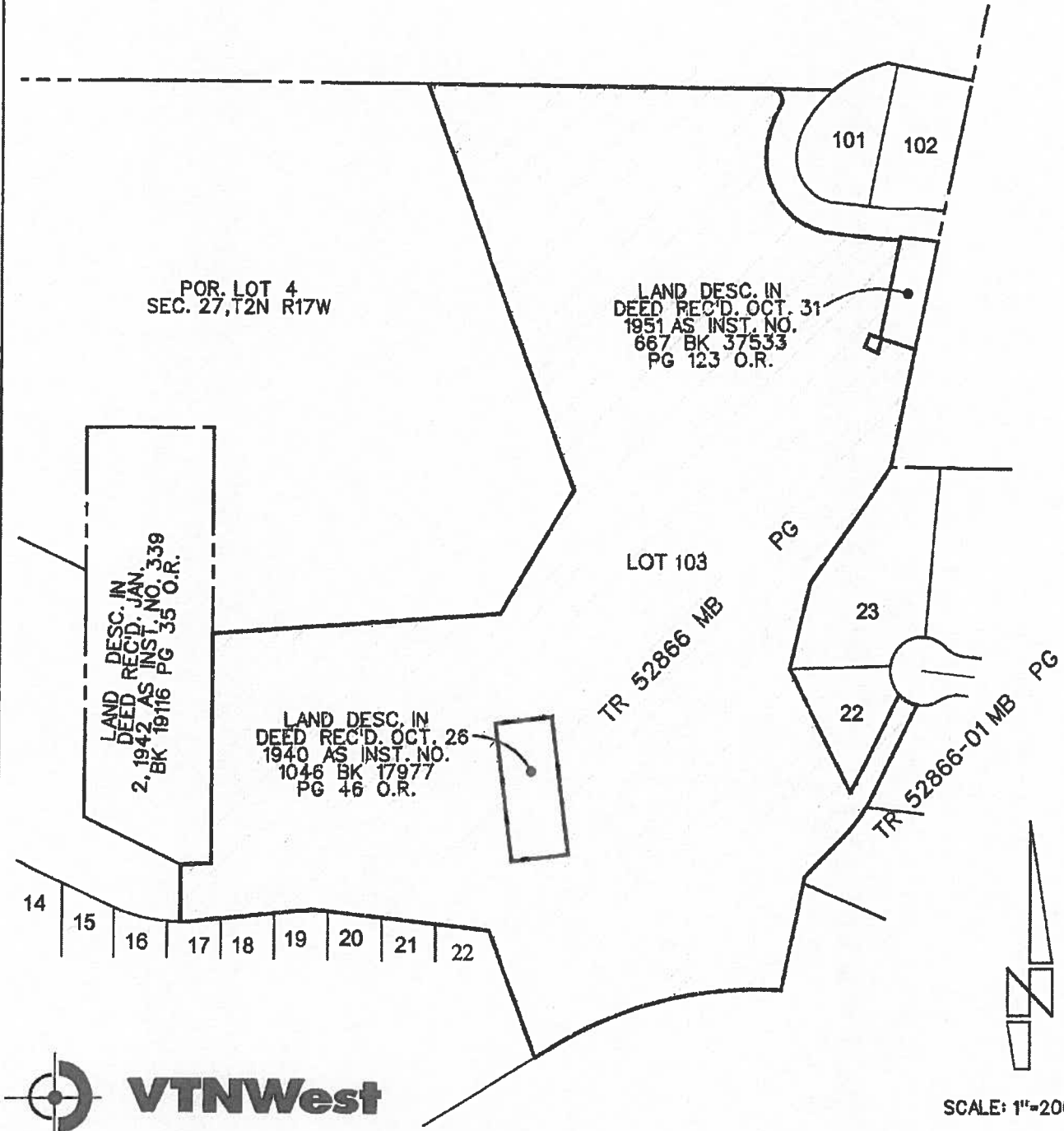
PLAT TO ACCOMPANY LEGAL DESCRIPTION

July 20,2015
W.O. 6160-015
VTNLGL #15-13A

EXHIBIT A

ALL OF LOT 103 OF TRACT NO. 52866 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

LGL # 15-13A



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SCALE: 1"=200'



PLAT TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT B
VTNLGL#15-13A

July 20,2015
W.O. 6160-015
VTNLGL #15-02B

EXHIBIT A

ALL OF LOT 104 OF TRACT NO. 52866 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

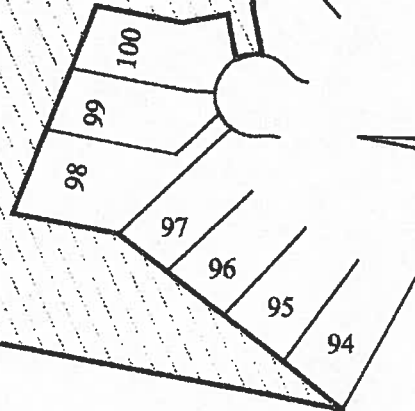
LGL#15-02B

1/4 SEC LINE

LAND ESTAB AS DESC.
PER. DEED REC'D. JAN.
2, 1942 AS INST. NO. 339
BK 19116 PG 35 O.R.

POR. SW 1/4 SW 1/4
SEC. 27, T2N R17W

TR 52866 MB
LOT 104



SCALE: 1"=200'



VTNWest

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EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

VTNLGL# 15-02B

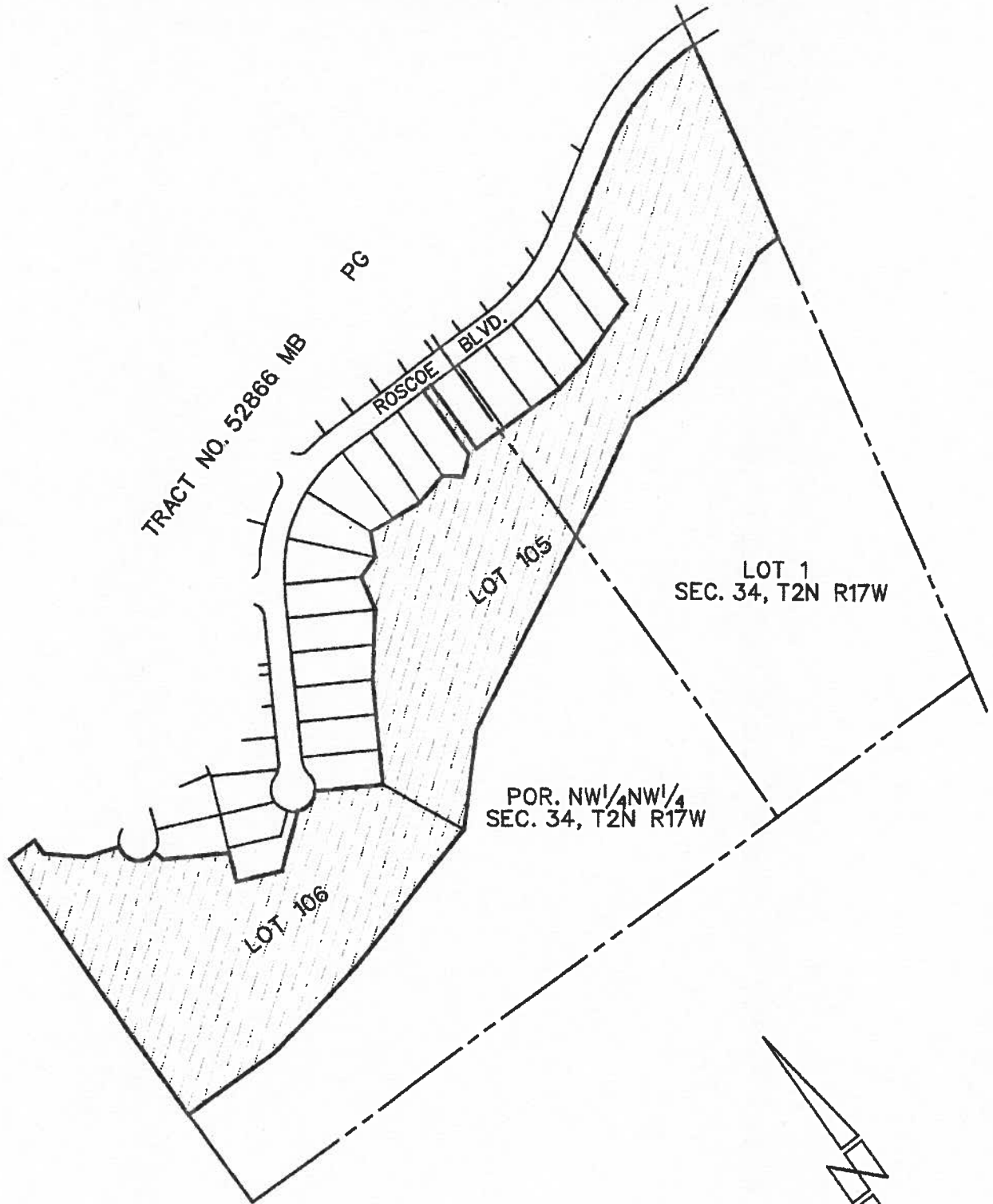
275LG013c

July 20, 2015
W.O. 6160-015
VTNLGL #15-07B

EXHIBIT A

ALL OF LOTS 105 AND 106 OF TRACT NO. 52866 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

LGL#15-07B



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SCALE: 1"=300'

EXHIBIT B

VTNLGL#15-07B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- 101,099 SF 1 GRADED SLOPE AREA INSIDE OF FUEL MOD. (MRCA MAINTAIN - MRCA PROPERTY)
- 73,358 SF 2 PRIVATE ROAD (MRCA MAINTAIN - MRCA PROPERTY)
- 73,358 SF 3 TRAILHEAD AREA (MRCA MAINTAIN - MRCA PROPERTY)
- 195,596 SF 4 GRADED SLOPE AREA OUTSIDE OF FUEL MOD. (MRCA MAINTAIN - MRCA PROPERTY)

- 143,002 SF 5 WASH AREA (MRCA MAINTAIN - MRCA PROPERTY)
- 732,901 SF 6 FUEL MOD. CLEARANCE (MRCA MAINTAIN - MRCA PROPERTY)
- 527,197 SF 7 NATURAL AREA (MRCA MAINTAIN - MRCA PROPERTY)
- PRIVATE ROAD (PRIVATE OWNER MAINTAIN - MRCA PROPERTY)

- IRON FENCE
- WALL
- FUEL MOD. ZONE LIMIT
- TRACT BOUNDARY
- 104 LOT NUMBER

NAP(1)
NOT A PART OF TRACT MAPS (OWNED BY PULTE HOMES) TO BE DEDICATED TO MRCA

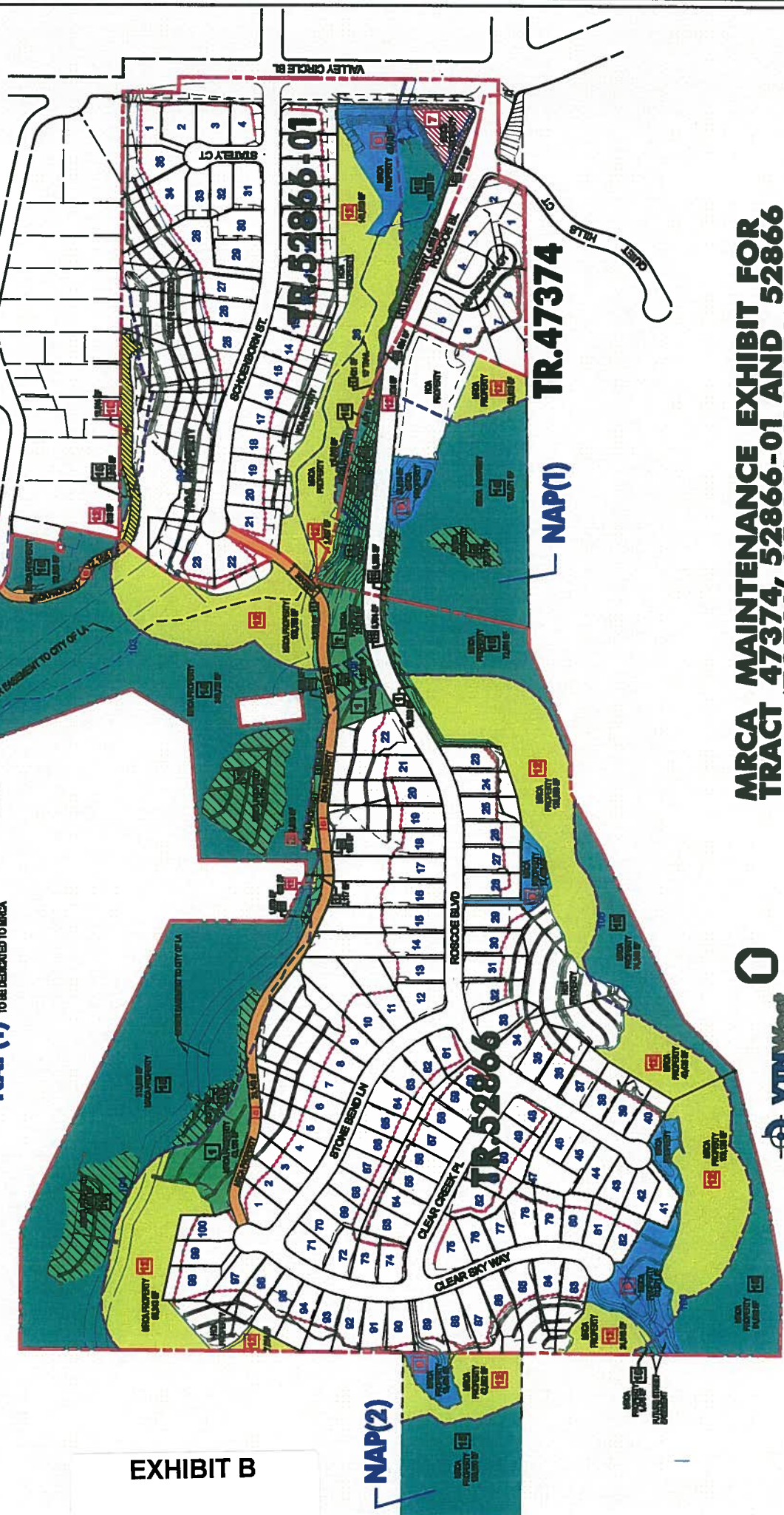


EXHIBIT B

MRCA MAINTENANCE EXHIBIT FOR TRACT 47374, 52866-01 AND 47374 (TOTAL OF 143 HOMES)

DATE: 02-18-15, 04-08-15, 05-18-15

VTNWood
 VTNWood, Inc. • 6225 Dunlap Ave., Suite 100
 608-452-4740 • 608-452-0750 Fax

SCALE: 1" = 100' (AS SHOWN)

EXHIBIT A

THOSE PORTIONS OF LOT 36 OF TRACT NO. 52866-01 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE CALIFORNIA AS PER MAP FILED IN BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY DESCRIBED AS FOLLOWS:

PARCEL A

THAT PORTION OF SAID LOT 36 BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LOT 10 OF SAID TRACT NO. 52866-01 DISTANT THEREON SOUTH 89°59'12" EAST 14.55 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 10; THENCE, LEAVING SAID SOUTHERLY LINE,

1. SOUTH 10°16'45" EAST 45.15 FEET; THENCE,
2. SOUTH 90°00'00" WEST 73.84 FEET; THENCE,
3. NORTH 76°15'01" WEST 64.96 FEET; THENCE,
4. NORTH 62°47'02" WEST 105.68 FEET; THENCE,
5. NORTH 46°17'08" WEST 29.94 FEET TO THE SOUTHWESTERLY CORNER OF LOT 13 OF SAID TRACT; THENCE, ALONG THE SOUTHERLY LINES OF LOTS 13, 12, 11, AND 10 OF SAID TRACT,
6. SOUTH 69°58'17" EAST 117.00 FEET; THENCE,
7. NORTH 89°59'12" EAST 134.58 FEET TO THE POINT OF BEGINNING FOR PARCEL A.

PARCEL B

THAT PORTION OF SAID LOT 36 BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LOT 14 OF SAID TRACT NO. 52866-01 DISTANT THEREON NORTH 69°58'17" WEST 19.22 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 14; THENCE, LEAVING SAID SOUTHERLY LINE,

8. SOUTH 06°40'41" WEST 45.74 FEET; THENCE,
9. NORTH 69°26'04" WEST 263.80 FEET; THENCE,
10. NORTH 49°24'32" WEST 68.33 FEET TO THE SOUTHWESTERLY CORNER OF LOT 18 OF SAID TRACT; THENCE ALONG THE SOUTHERLY LINES OF LOTS 18, 17, 16, 15 AND 14, OF SAID TRACT,
11. SOUTH 84°08'28" EAST 63.16 FEET; THENCE,
12. SOUTH 72°32'27" EAST 57.33 FEET; THENCE,
13. SOUTH 69°58'17" EAST 198.70 FEET TO THE POINT OF BEGINNING FOR PARCEL B.

PARCEL C

THAT PORTION OF SAID LOT 36 BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LOT 19 OF SAID TRACT NO. 52866-01 DISTANT THEREON NORTH 84°08'28" WEST 23.36 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 19; THENCE, LEAVING SAID SOUTHERLY LINE,

14. SOUTH 43°57'41" WEST 18.45 FEET; THENCE,
15. SOUTH 85°06'04" WEST 94.32 FEET; THENCE,

EXHIBIT A

16. NORTH 78°06'42" WEST 26.07 FEET' THENCE,
17. NORTH 13°47'54" WEST 32.21 FEET TO THE SOUTHERLY LINE OF LOT 21 OF SAID TRACT;
THENCE, ALONG THE SOUTHERLY LINES OF LOTS 21, 20 AND 19 OF SAID TRACT,
18. SOUTH 84°08'28" EAST 140.47 FEET TO THE POINT OF BEGINNING FOR PARCEL C.

PARCEL D

THAT PORTION OF SAID LOT 36 BEGINNING AT THE SOUTHERLY TERMINUS OF THAT EASTERLY LINE OF LOT 36 HAVING A BEARING OF NORTH 00°17'54" EAST, ALSO BEING THE NORTHERLY TERMINUS OF THAT CURVE HAVING A RADIUS OF 20.00 FEET AT THE SOUTHEAST CORNER OF SAID LOT 36; THENCE ALONG SAID EASTERLY LINE,

19. NORTH 00°17'54" EAST 45.46 FEET; THENCE, LEAVING SAID LINE,
20. NORTH 89°42'06" WEST 10.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 22.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 78°04'13" EAST; THENCE ALONG THE ARC OF SAID CURVE,
21. SOUTHERLY, SOUTHWESTERLY AND WESTERLY, THROUGH A CENTRAL ANGLE OF 132°12'03", A LENGTH OF 51.92 FEET; THENCE LEAVING SAID CURVE,
22. SOUTH 22°40'36" WEST 31.06 TO SOUTHWESTERLY LINE OF SAID LOT 36, BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 755.00 FEET A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS NORTH 22°45'42" EAST; THENCE ALONG THE ARC OF SAID CURVE,
23. SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 02°21'15", A LENGTH OF 31.02 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE,
24. EASTERLY, NORTHEASTERLY AND NORTHERLY, THROUGH A CENTRAL ANGLE OF 110°06'32", A LENGTH OF 38.44 FEET TO THE POINT OF BEGINNING FOR PARCEL D

LGL#15-04A

VALLEY CIRCLE BLVD



SCALE: 1"=160'

TRACT NO. 52866-01
M.B. PG

PORTIONS OF LOT 36
SEE MAP SHEET 2 FOR
PARCEL C PARCEL B PARCEL A



PORTION OF LOT 36
SEE PLAT SHEET 3 FOR
PARCEL D



VTNWest

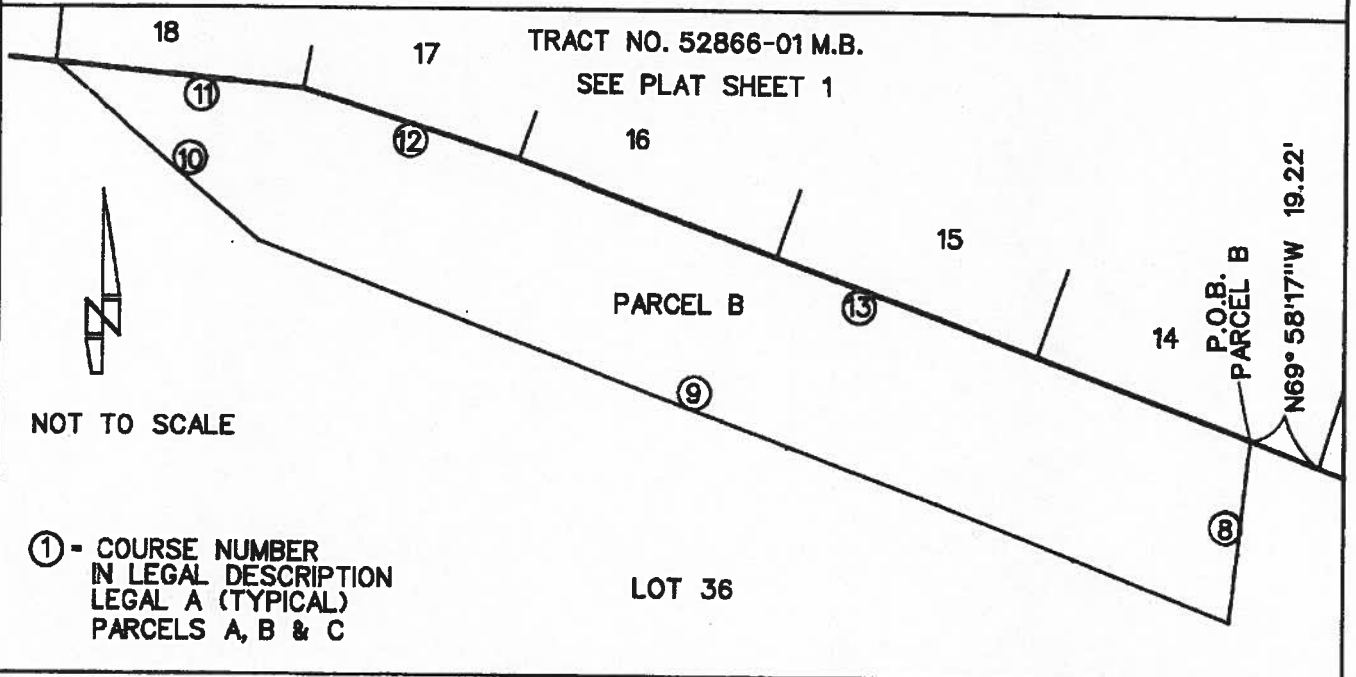
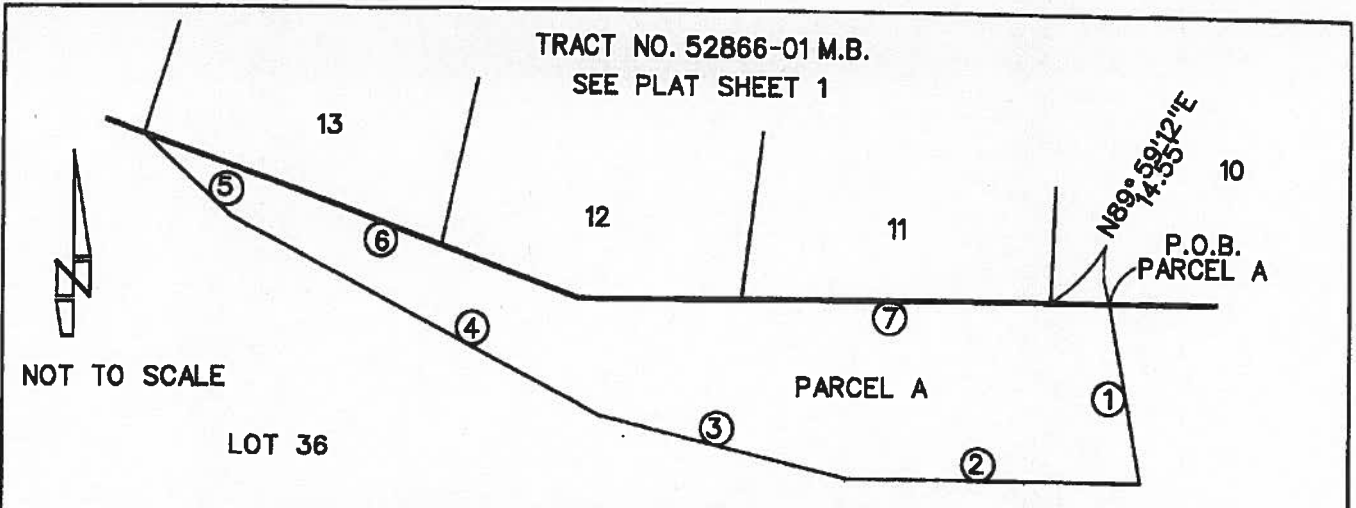
VTNWest, Inc. • 9255 Deering Ave., Suite 200
Chatsworth, CA 91311-5804
818-993-8740 • 818-993-8750 fax

PLAT SHEET 1

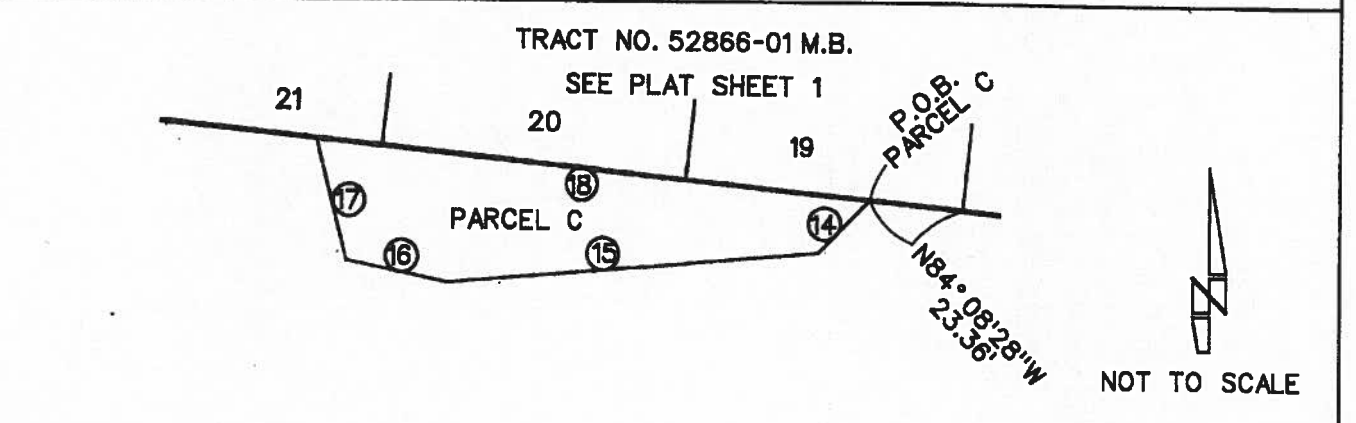

EXHIBIT B

VTNLGL# 15-04A

PLAT TO ACCOMPANY LEGAL DESCRIPTION



① - COURSE NUMBER
IN LEGAL DESCRIPTION
LEGAL A (TYPICAL)
PARCELS A, B & C

VTNWest

LOT 36

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Chatsworth, CA 91311-5804
818-993-8740 • 818-993-8750 fax

PLAT SHEET 2

EXHIBIT B

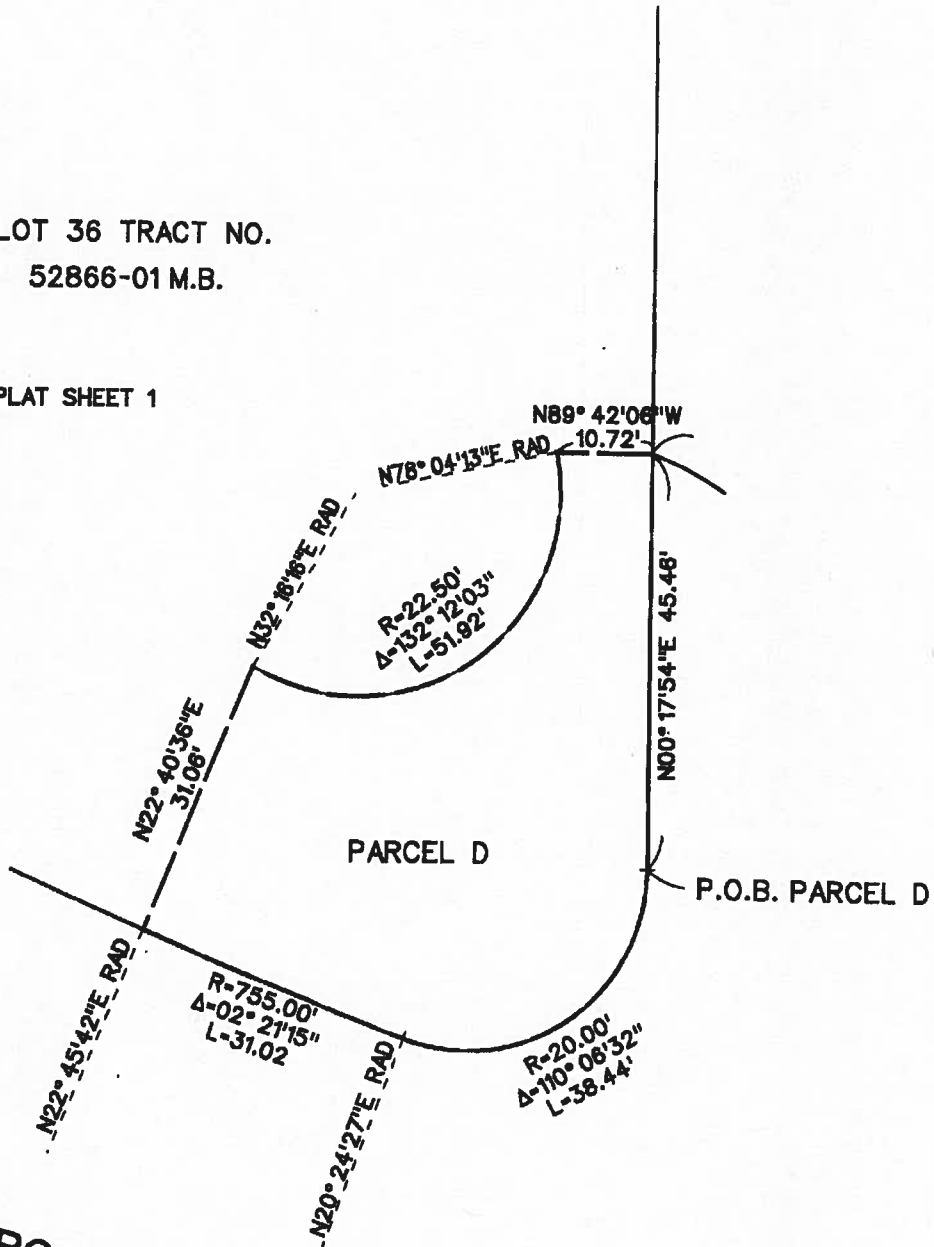
PLAT TO ACCOMPANY LEGAL DESCRIPTION

VTNLGL# 15-04A

LOT 36 TRACT NO.
52866-01 M.B.

SEE PLAT SHEET 1

VALLEY CIRCLE BOULEVARD



SCALE: 1"=20'

ROSCOE BOULEVARD



VTNWest

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Chatsworth, CA 91311-5804
818-893-8740 • 818-893-8750 fax

PLAT SHEET 3

EXHIBIT B

VTNLGL#15-04A

PLAT TO ACCOMPANY LEGAL DESCRIPTION

275LG005d

EXHIBIT A

THAT PORTION OF LOT 103 OF TRACT NO. 52866 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID LOT 103 BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 22 OF TRACT NO. 52866-01 AS PER THE MAP RECORDED IN BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE,

1. SOUTH 77°40'50" WEST 23.35 FEET; THENCE,
2. NORTH 65°18'59" WEST 17.21 FEET; THENCE
3. NORTH 42°39'37" WEST 20.51 FEET; THENCE
4. NORTH 29°23'09" WEST 57.04 FEET; THENCE,
5. NORTH 14°13'39" WEST 80.31 FEET; THENCE,
6. NORTH 01°23'53" EAST 25.91 FEET; THENCE,
7. NORTH 29°31'57" EAST 42.29 FEET; THENCE,
8. NORTH 46°25'48" EAST 18.42 FEET TO THE NORTHWESTERLY LINE OF LOT 23 OF SAID TRACT NO. 52866-01; THENCE ALONG SAID NORTHWESTERLY LINE,
9. SOUTH 13°39'12" WEST 63.27 FEET TO THE MOST WESTERLY CORNER COMMON TO SAID LOT 23 AND LOT 22 OF SAID TRACT NO. 52866-01; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 22,
10. SOUTH 26°48'02" EAST 177.85 FEET TO THE POINT OF BEGINNING.

LGL#15-03A

POR. LOT 4
SEC. 27, T2N R17W

LAND DESC. IN
DEED REC'D. JAN.
2, 1942 AS INST. NO. 339
BK 18116 PG 35 O.R.

LAND DESC. IN
DEED REC'D. OCT. 31
1951 AS INST. NO.
687 BK 37533
PG 123 O.R.

LOT 103

TR 52866 MB

PG
23
PORTION OF LOT 103
SEE PLAT SHEET 2

LAND DESC. IN
DEED REC'D. OCT. 26
1940 AS INST. NO.
1046 BK 17977
PG 46 O.R.

TR 52866-01 MB PG

14 15 16 17 18 19 20 21 22



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SCALE: 1"=200'

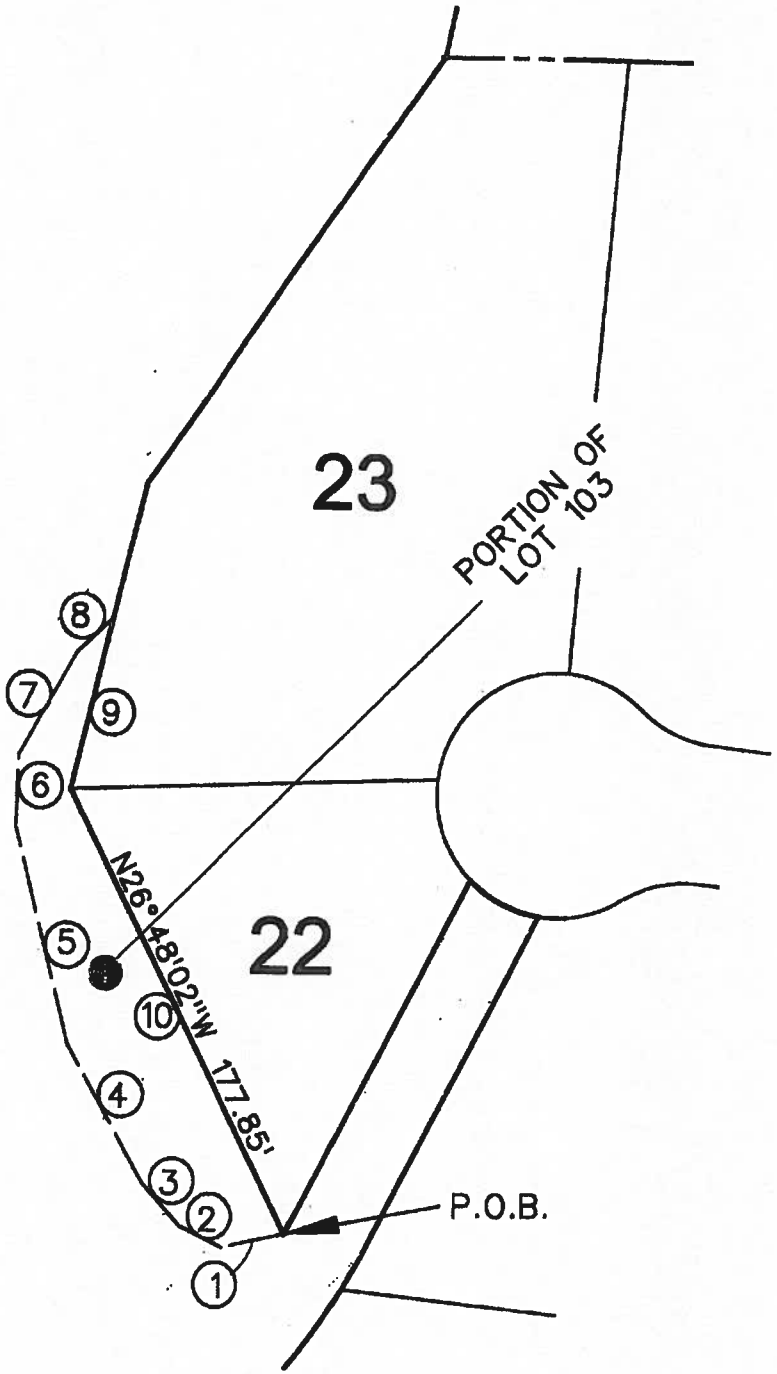
PLAT SHEET 1

EXHIBIT B

VTNLGL#15-03A

PLAT TO ACCOMPANY LEGAL DESCRIPTION

SEE PLAT SHEET 1



TRAT NO. 52866-01 M.B. _____



NOT TO SCALE



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① - COURSE NUMBER
IN LEGAL DESCRIPTION
EXHIBIT A (TYPICAL)

PLAT SHEET 2
EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

VTNLGL# 15-03A

EXHIBIT A

THAT PORTION OF LOT 104 OF TRACT NO. 52866 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID LOT 104 BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF LOT 95 OF SAID TRACT, DISTANT THEREON SOUTH 27°31'49" WEST 9.09 FEET FROM ITS MOST NORTHERLY CORNER; THENCE LEAVING SAID NORTHWESTERLY LINE,

1. NORTH 54°26'22" WEST 51.81 FEET; THENCE,
2. NORTH 31°50'14" WEST 51.64 FEET TO THE WESTERLY LINE OF SAID LOT 104; THENCE ALONG SAID WESTERLY LINE,
3. NORTH 00°26'41" EAST 40.98 FEET; THENCE, LEAVING SAID WESTERLY LINE,
4. NORTH 48°56'26" EAST 185.75 FEET TO THE WESTERLY LINE OF LOT 98 OF SAID TRACT; THENCE, ALONG SAID WESTERLY LINE,
5. SOUTH 00°26'27" WEST 102.31 FEET TO THE MOST NORTHERLY CORNER OF LOT 97 OF SAID TRACT; THENCE ALONG THE NORTHWESTERY LINE OF SAID LOT 97 AND LOT 96 AND 95,
6. SOUTH 27°31'50" WEST 151.88 FEET TO THE POINT OF BEGINNING.

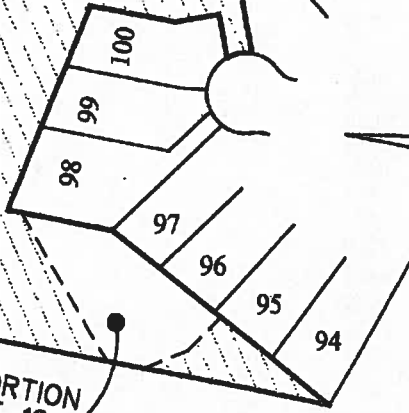
LGL #15-02A

1/4 SEC LINE

LAND ESTAB AS DESC.
PER. DEED REC'D. JAN.
2, 1942 AS INST. NO. 339
BK 1918 PG 35 O.R.

POR. SW1/4SW1/4
SEC. 27, T2N R17W

TR 52866 MB
LOT 104



SCALE: 1"=200'

PORTION
LOT 104
SEE PLAT
SHEET 2



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Chatsworth, CA . 91311-5804
818-993-8740 • 818-993-8750 fax

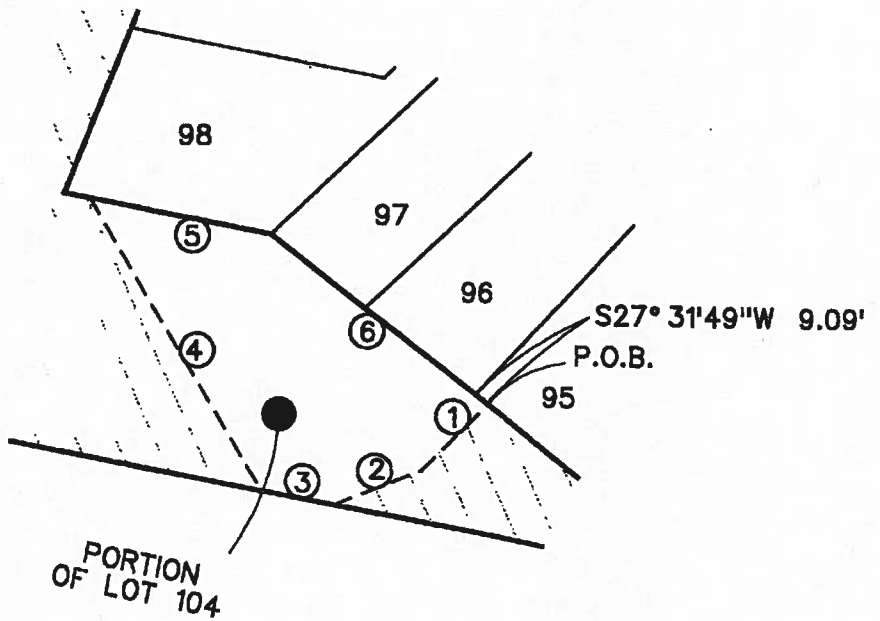
PLAT SHEET 1

EXHIBIT B

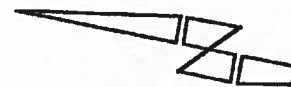
VTNLGL# 15-02A

PLAT TO ACCOMPANY LEGAL DESCRIPTION

SEE PLAT SHEET 1



① - COURSE NUMBER IN
LEGAL DESCRIPTION
EXHIBIT A (TYPICAL)



NOT TO SCALE



VTNWest

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PLAT SHEET 2

EXHIBIT B

VTNLGL# 15-02A

PLAT TO ACCOMPANY LEGAL DESCRIPTION

275lg013b

EXHIBIT A

.THOSE PORTIONS OF LOTS 105 AND 106 OF TRACT NO. 52866 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY DESCRIBED AS FOLLOWS:

PARCEL A

THAT PORTION OF SAID LOT 105 BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF LOT 29 OF SAID TRACT ,DISTANT THEREON NORTH 49°17'52" EAST 19.73 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE,

1. SOUTH 35°43'19" EAST 56.56 FEET; THENCE,
2. SOUTH 69°18'59" EAST 23.87 FEET; THENCE,
3. SOUTH 74°39'21" WEST 59.12 FEET; THENCE,
4. SOUTH 60°41'23" WEST 68.17 FEET; THENCE
5. SOUTH 78°59'51" WEST 51.00 FEET; THENCE,
6. SOUTH 30°57'43" WEST 16.22 FEET; THENCE
7. SOUTH 61°46'57" WEST 32.35 FEET; THENCE,
8. SOUTH 36°44'26" WEST 61.60 FEET; THENCE,
9. SOUTH 16°17'41" WEST 70.63 FEET; THENCE
10. SOUTH 51°06'56" WEST 55.38 FEET; THENCE
11. NORTH 62°01'12" WEST 25.19 FEET; THENCE,
12. NORTH 14°49'43" WEST 12.23 FEET; THENCE,
13. SOUTH 88°52'09" WEST 52.85 FEET; THENCE,
14. NORTH 41°59'13" WEST 14.03 FEET; THENCE,
15. NORTH 85°27'46" WEST 21.97 FEET THENCE
16. NORTH 50°24'38" WEST 23.46 FEET; THENCE,
17. NORTH 24°13'49" WEST 15.25 FEET; THENCE,
18. NORTH 31°30'12" EAST 12.64 FEET; THENCE,
19. NORTH 01°19'57" WEST 38.17 FEET TO THE SOUTHEASTERLY LINE OF LOT 37 OF SAID TRACT;
THENCE, ALONG THE GENERAL SOUTHEASTERLY LINES OF LOTS 37, 36, 35, 34, 33, 32, 31, 30
AND 29 OF SAID TRACT,
20. NORTH 38°22'00" EAST 81.20 FEET; THENCE,
21. NORTH 13°48'54" EAST 71.12 FEET; THENCE,
22. NORTH 71°20'48" EAST 48.83 FEET; THENCE,
23. NORTH 26°31'44" EAST 52.90 FEET; THENCE,
24. SOUTH 82°22'47" EAST 120.49 FEET; THENCE,
25. NORTH 77°09'53" EAST 71.88 FEET; THENCE,
26. SOUTH 51°49'24" EAST 43.46 FEET; THENCE,
27. NORTH 49°17'52" EAST 19.73 FEET TO THE POINT OF BEGINNING.

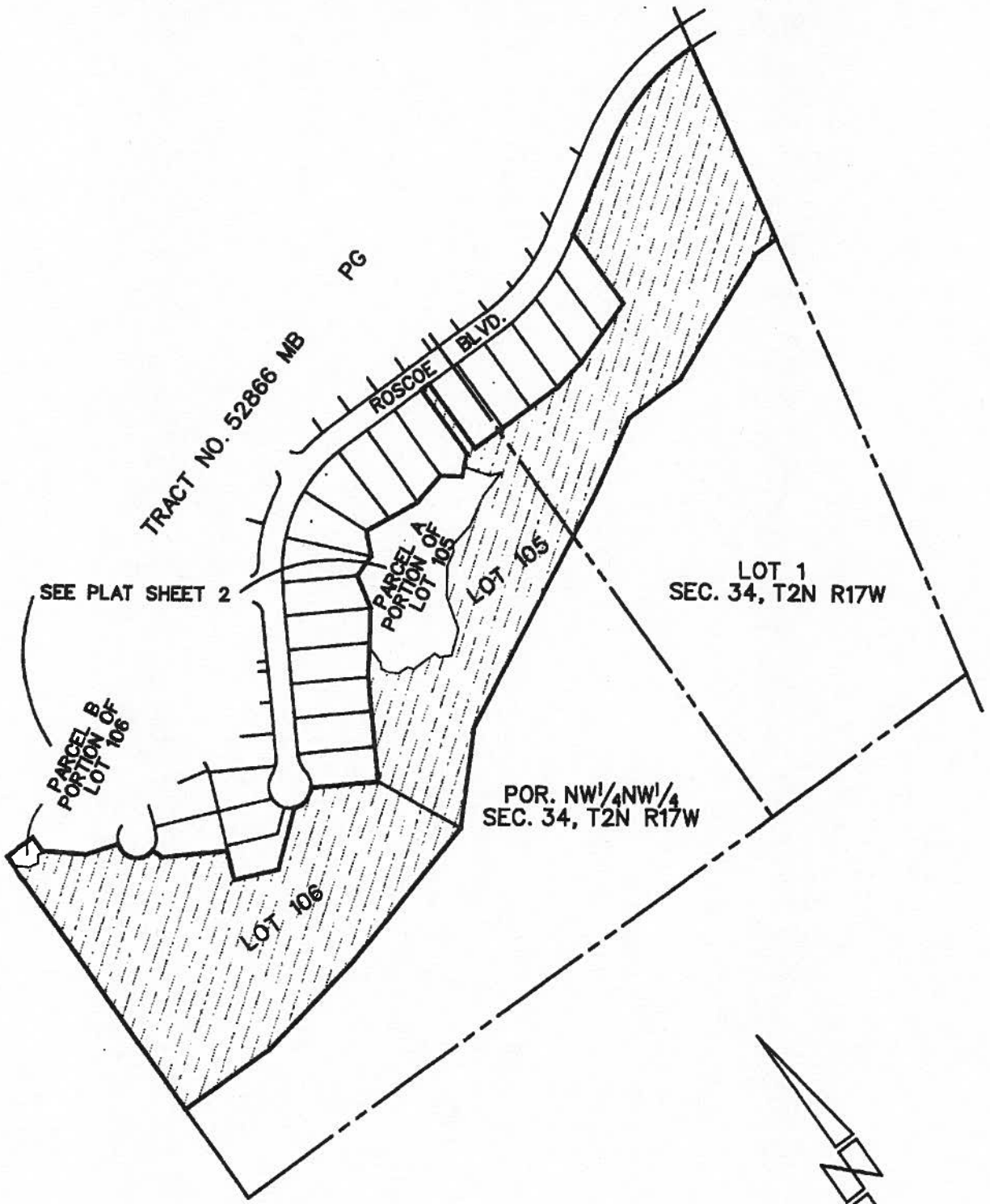
EXHIBIT A

PARCEL B

**THAT PORTION OF SAID LOT 106 BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID LOT 106;
THENCE, ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT BY THE FOLLOWING 3 COURSES,**

- 28. SOUTH 89°33'52" EAST 65.05 FEET; THENCE,**
- 29. SOUTH 00°26'02" WEST 33.08 FEET; THENCE,**
- 30. SOUTH 49°02'40" EAST 15.60 FEET; THENCE, LEAVING SAID EASTERLY LINE OF SAID LOT 106,**
- 31. NORTH 68°11'55" WEST 24.61 FEET; THENCE,**
- 32. SOUTH 33°57'57" WEST 18.09 FEET; THENCE,**
- 33. NORTH 73°27'52" WEST 21.09 FEET; THENCE,**
- 34. NORTH 48°10'50" WEST 31.64 FEET TO THE WESTERLY LINE OF SAID LOT 106; THENCE ALONG
SAID WESTERLY LINE,**
- 35. NORTH 00°26'12" EAST 22.50 FEET TO THE POINT OF BEGINNING.**

LGL#15-07A



VTNWest

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818-993-8740 • 818-993-8750 fax

SCALE: 1"=300'

PLAT SHEET 1

EXHIBIT B

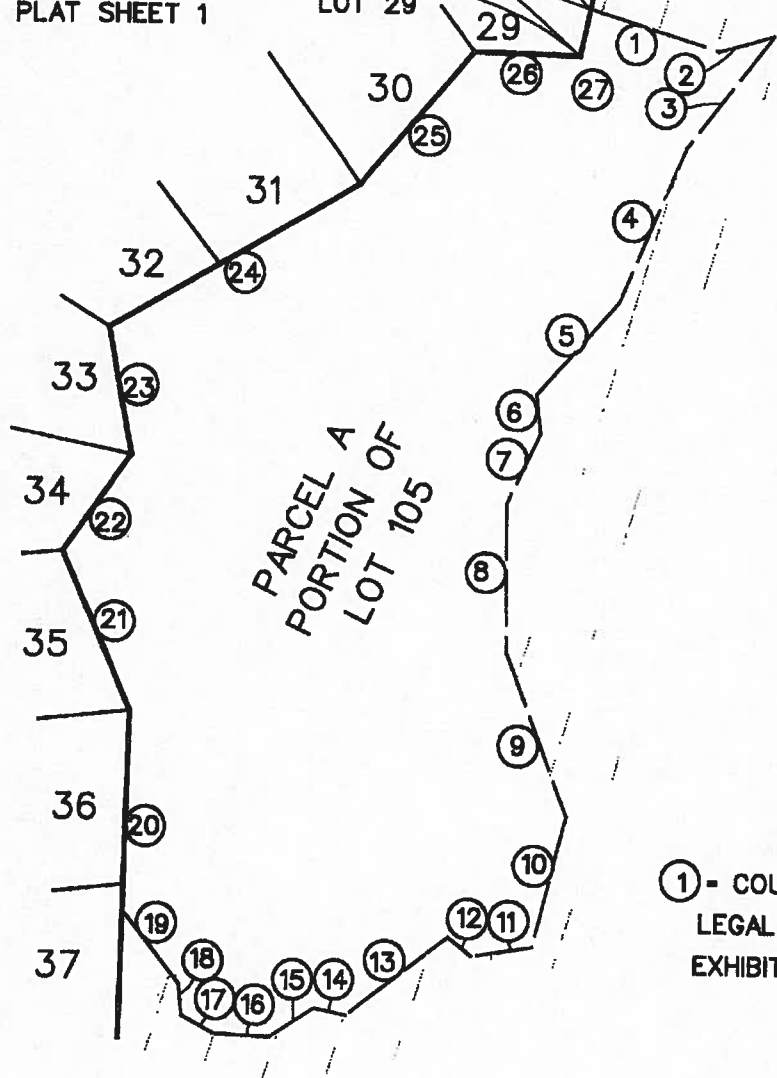
PLAT TO ACCOMPANY LEGAL DESCRIPTION

VTNLGL#15-07A

SEE PLAT SHEET 1

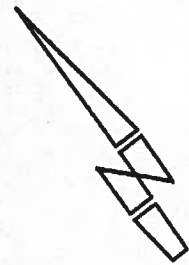
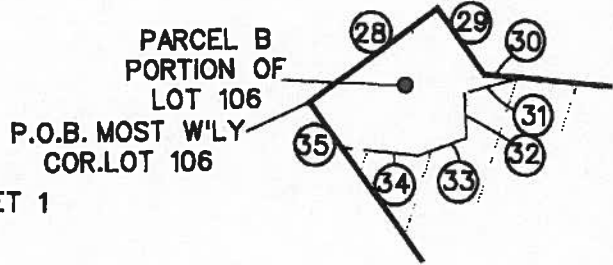
N49°17'52"E 19.73'
S'LY COR.
LOT 29

P.O.B.



① - COURSE NO. IN
LEGAL DESCRIPTION
EXHIBIT A (TYPICAL)

SEE PLAT SHEET 1



NOT TO SCALE



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PLAT SHEET 2
EXHIBIT B

VTNLGL#15-07A

275LG012b

PLAT TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT D

Future Open Space Parcel

EXHIBIT D

Legal Description of Future Open Space Parcel

THAT PORTION OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 17 WEST, SOUTH 59,550.80 ACRES OF RANCHO EX MISSION SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGE 75 OF MISCELLANEOUS RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 TRACT NO. 7821, RECORDED IN BOOK 115 PAGES 39 AND 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 11° 50' 45" WEST ALONG THE WESTERLY BOUNDARY LINE OF THE CITY OF LOS ANGELES, AS ESTABLISHED BY ORDINANCE NO. 32192, N.S. 555.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 11° 50' 45" WEST ALONG SAID WESTERLY BOUNDARY LINE OF THE CITY OF LOS ANGELES 615.39 FEET MORE OR LESS TO THE POINT OF ITS INTERSECTION WITH THE NORTHERLY LINE OF LOT "B" TRACT NO. 9934 AS PER MAP RECORDED IN BOOK 142 PAGE 24 OF MAPS, RECORDS OF SAID COUNTY; THENCE NORTH 89° 03' 20" EAST 467.19 FEET MORE OR LESS ALONG SAID NORTHERLY LINE OF TRACT NO. 9934 TO THE POINT OF ITS INTERSECTION WITH A LINE DRAWN PARALLEL TO AND 445.60 FEET EASTERLY FROM SAID WESTERLY BOUNDARY LINE OF THE CITY OF LOS ANGELES; THENCE NORTH 11° 50' 45" EAST 484.01 FEET MORE OR LESS ALONG SAID LINE DRAWN PARALLEL TO AND 455.60 FEET EASTERLY FROM SAID WESTERLY BOUNDARY LINE OF THE CITY OF LOS ANGELES TO THE POINT OF ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF THE MOST NORTHERLY LINE OF THAT CERTAIN 0.89 ACRE PARCEL DEEDED BY CALLIE A. WESTON, A WIDOW TO CHARLES B. ELLEDGE AND GLADYS RODDA ELLEDGE AS PER BOOK 12847 PAGE 69, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 78° 09' 15" WEST ALONG SAID EASTERLY PROLONGATION OF AND ALONG SAID MOST NORTHERLY LINE OF SAID 0.89 ACRE PARCEL 309.45 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID 0.89 ACRE PARCEL; THENCE NORTH 67° 19' 45" WEST 148.80 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

(APN 2017-026-001)

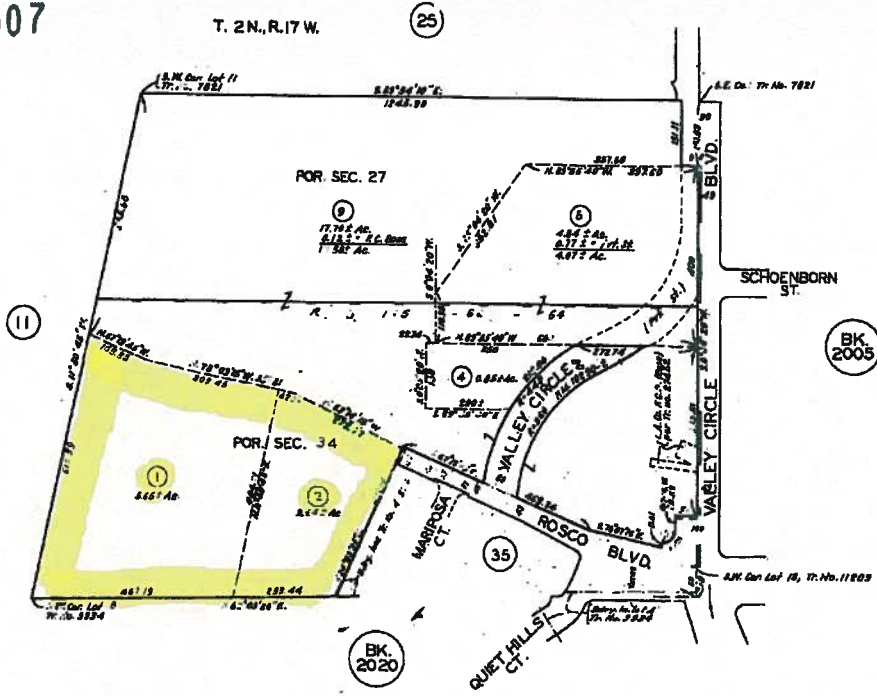
THAT PORTION OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 17 WEST, IN THE SOUTH 59,550.80 ACRES OF RANCHO EX-MISSION DE SAN FERNANDO, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGE(S) 75 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT "B" OF TRACT NO. 9934 IN BOOK 142, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, NORTH 89° 03' 20", EAST 467.19 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF SAID NORTHERLY LINE WITH A LINE THAT IS PARALLEL WITH AND DISTANT EASTERLY 445.60 FEET, (MEASURED AT RIGHT ANGLES), FROM THE WESTERLY BOUNDARY LINE OF THE CITY OF LOS ANGELES, AS ESTABLISHED BY ORDINANCE NO. 32192, NEW SERIES, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID PARALLEL LINE, NORTH 11° 50' 45", EAST 484.01 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF THAT CERTAIN 0.89 ACRE PARCEL OF LAND DESCRIBED IN THE DEED TO CHARLES B. ELLEDGE AND WIFE, RECORDED IN BOOK 12847, PAGE 69, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID EASTERLY PROLONGATION, SOUTH 78° 09' 15" EAST 42.36 FEET; THENCE SOUTH 63° 14' 15" EAST 272.77 FEET; THENCE SOUTH 24° 03' 25" WEST 370.14 FEET TO A POINT IN THE NORTH LINE OF LOT "B" OF SAID TRACT NO. 9934, DISTANT NORTH 89° 03', 20" EAST THEREON 233.44 FEET FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 03' 20", WEST 233.44 FEET TO THE TRUE POINT OF BEGINNING.

(APN 2017-026-002)

2007

T. 2N., R. 17W.



18

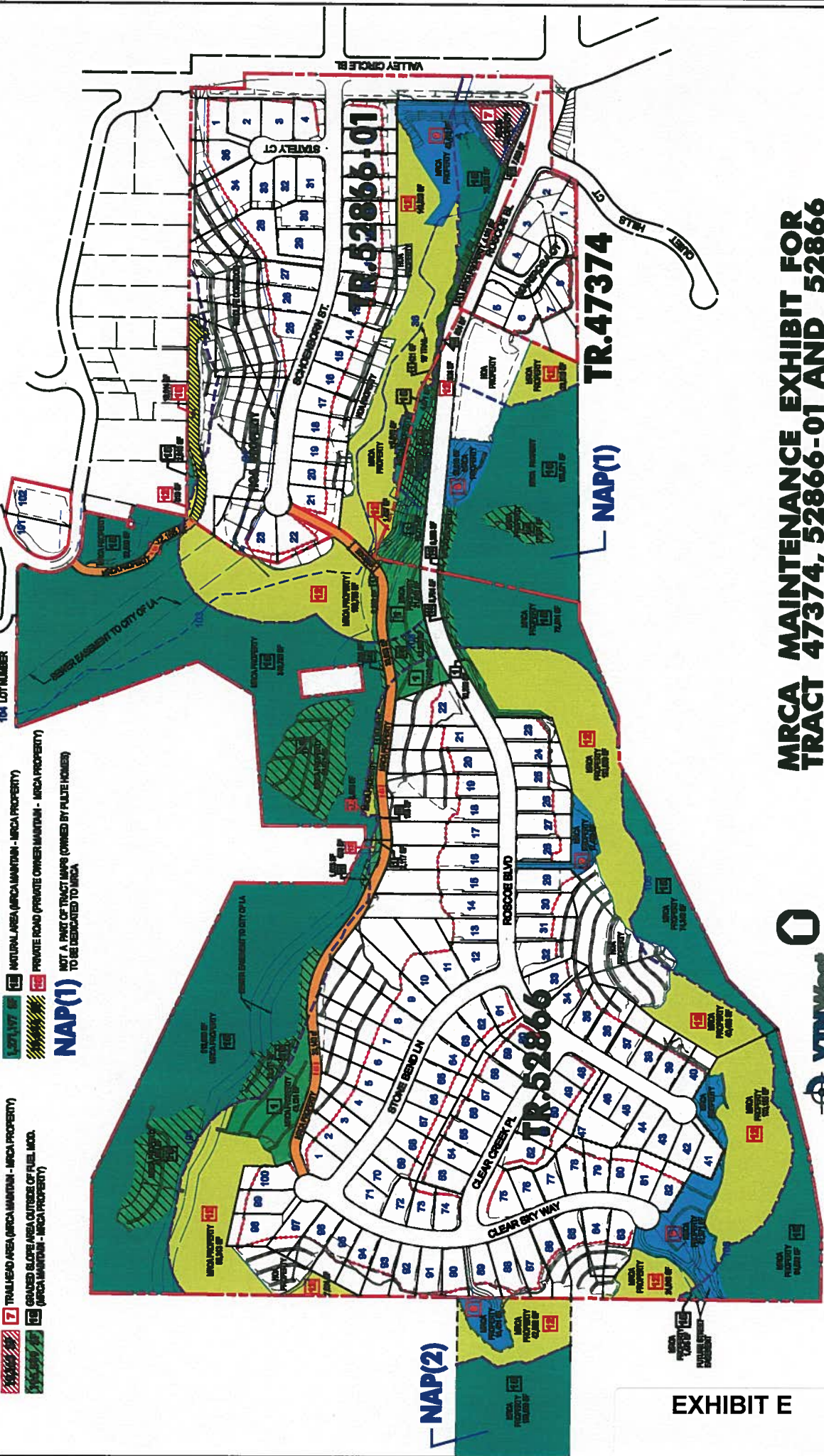
NORTHERN PORTION OF THE EX MISSION
 DE SAN FERNANDO R.F. 238
 SOUTH 59550.80 ACRES OF RANCHO EX
 MISSION SAN FERNANDO M.R. 31-75

2011-25
2020-32

EXHIBIT E

**Project Infrastructure and Improvements Easement
As Depicted on MRCA Maintenance Exhibit**

- LEGEND**
- 121,993 SF GRASSED SLOPE AREA INSIDE OF FUEL MOD. (MRCA MAINTENANCE - MRCA PROPERTY)
 - 79,988 SF PRIVATE ROAD (MRCA MAINTENANCE - MRCA PROPERTY)
 - 79,988 SF TRAILHEAD AREA (MRCA MAINTENANCE - MRCA PROPERTY)
 - 121,993 SF GRASSED SLOPE AREA OUTSIDE OF FUEL MOD. (MRCA MAINTENANCE - MRCA PROPERTY)
 - 162,982 SF BURN AREA (MRCA MAINTENANCE - MRCA PROPERTY)
 - 792,901 SF FUEL MOD. CLEARANCE (MRCA MAINTENANCE - MRCA PROPERTY)
 - 1,271,977 SF NATURAL AREA (MRCA MAINTENANCE - MRCA PROPERTY)
 - PRIVATE ROAD (PRIVATE OWNER MAINTENANCE - MRCA PROPERTY)
 - NOT A PART OF TRACT MAPS (OWNED BY PRIVATE HOMES) TO BE DEDICATED TO MRCA
- NAP(1)**
- NAP(2)**
- IRON FENCE
WALL
FUEL MOD. ZONE LIMIT
TRACT BOUNDARY
- 104 LOT NUMBER



MRCA MAINTENANCE EXHIBIT FOR TRACT 47374, 52866-01 AND 52866 (TOTAL OF 143 HOMES)

DATE: 02-18-15, 04-08-15, 05-18-15



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 Irvine, CA 92618
 949-450-4700 • 949-450-4700 fax

EXHIBIT E

DATE: 02-18-15, 04-08-15, 05-18-15

EXHIBIT F

HOA Maintenance Easement Area

EXHIBIT A

THOSE PORTIONS OF LOT 36 OF TRACT NO. 52866-01 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE CALIFORNIA AS PER MAP FILED IN BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY DESCRIBED AS FOLLOWS:

PARCEL A

THAT PORTION OF SAID LOT 36 BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LOT 10 OF SAID TRACT NO. 52866-01 DISTANT THEREON SOUTH 89°59'12" EAST 14.55 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 10; THENCE, LEAVING SAID SOUTHERLY LINE,

1. SOUTH 10°16'45" EAST 45.15 FEET; THENCE,
2. SOUTH 90°00'00" WEST 73.84 FEET; THENCE,
3. NORTH 76°15'01" WEST 64.96 FEET; THENCE,
4. NORTH 62°47'02" WEST 105.68 FEET; THENCE,
5. NORTH 46°17'08" WEST 29.94 FEET TO THE SOUTHWESTERLY CORNER OF LOT 13 OF SAID TRACT; THENCE, ALONG THE SOUTHERLY LINES OF LOTS 13, 12, 11, AND 10 OF SAID TRACT,
6. SOUTH 69°58'17" EAST 117.00 FEET; THENCE,
7. NORTH 89°59'12" EAST 134.58 FEET TO THE POINT OF BEGINNING FOR PARCEL A.

PARCEL B

THAT PORTION OF SAID LOT 36 BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LOT 14 OF SAID TRACT NO. 52866-01 DISTANT THEREON NORTH 69°58'17" WEST 19.22 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 14; THENCE, LEAVING SAID SOUTHERLY LINE,

8. SOUTH 06°40'41" WEST 45.74 FEET; THENCE,
9. NORTH 69°26'04" WEST 263.80 FEET; THENCE,
10. NORTH 49°24'32" WEST 68.33 FEET TO THE SOUTHWESTERLY CORNER OF LOT 18 OF SAID TRACT; THENCE ALONG THE SOUTHERLY LINES OF LOTS 18, 17, 16, 15 AND 14, OF SAID TRACT,
11. SOUTH 84°08'28" EAST 63.16 FEET; THENCE,
12. SOUTH 72°32'27" EAST 57.33 FEET; THENCE,
13. SOUTH 69°58'17" EAST 198.70 FEET TO THE POINT OF BEGINNING FOR PARCEL B.

PARCEL C

THAT PORTION OF SAID LOT 36 BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LOT 19 OF SAID TRACT NO. 52866-01 DISTANT THEREON NORTH 84°08'28" WEST 23.36 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 19; THENCE, LEAVING SAID SOUTHERLY LINE,

14. SOUTH 43°57'41" WEST 18.45 FEET; THENCE,
15. SOUTH 85°06'04" WEST 94.32 FEET; THENCE,

EXHIBIT A

16. NORTH 78°06'42" WEST 26.07 FEET' THENCE,
17. NORTH 13°47'54" WEST 32.21 FEET TO THE SOUTHERLY LINE OF LOT 21 OF SAID TRACT;
THENCE, ALONG THE SOUTHERLY LINES OF LOTS 21, 20 AND 19 OF SAID TRACT,
18. SOUTH 84°08'28" EAST 140.47 FEET TO THE POINT OF BEGINNING FOR PARCEL C.

PARCEL D

THAT PORTION OF SAID LOT 36 BEGINNING AT THE SOUTHERLY TERMINUS OF THAT EASTERLY LINE OF LOT 36 HAVING A BEARING OF NORTH 00°17'54" EAST, ALSO BEING THE NORTHERLY TERMINUS OF THAT CURVE HAVING A RADIUS OF 20.00 FEET AT THE SOUTHEAST CORNER OF SAID LOT 36; THENCE ALONG SAID EASTERLY LINE,

19. NORTH 00°17'54" EAST 45.46 FEET; THENCE, LEAVING SAID LINE,
20. NORTH 89°42'06" WEST 10.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 22.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 78°04'13" EAST; THENCE ALONG THE ARC OF SAID CURVE,
21. SOUTHERLY, SOUTHWESTERLY AND WESTERLY, THROUGH A CENTRAL ANGLE OF 132°12'03", A LENGTH OF 51.92 FEET; THENCE LEAVING SAID CURVE,
22. SOUTH 22°40'36" WEST 31.06 TO SOUTHWESTERLY LINE OF SAID LOT 36, BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 755.00 FEET A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS NORTH 22°45'42" EAST; THENCE ALONG THE ARC OF SAID CURVE,
23. SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 02°21'15", A LENGTH OF 31.02 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE,
24. EASTERLY, NORTHEASTERLY AND NORTHERLY, THROUGH A CENTRAL ANGLE OF 110°06'32", A LENGTH OF 38.44 FEET TO THE POINT OF BEGINNING FOR PARCEL D

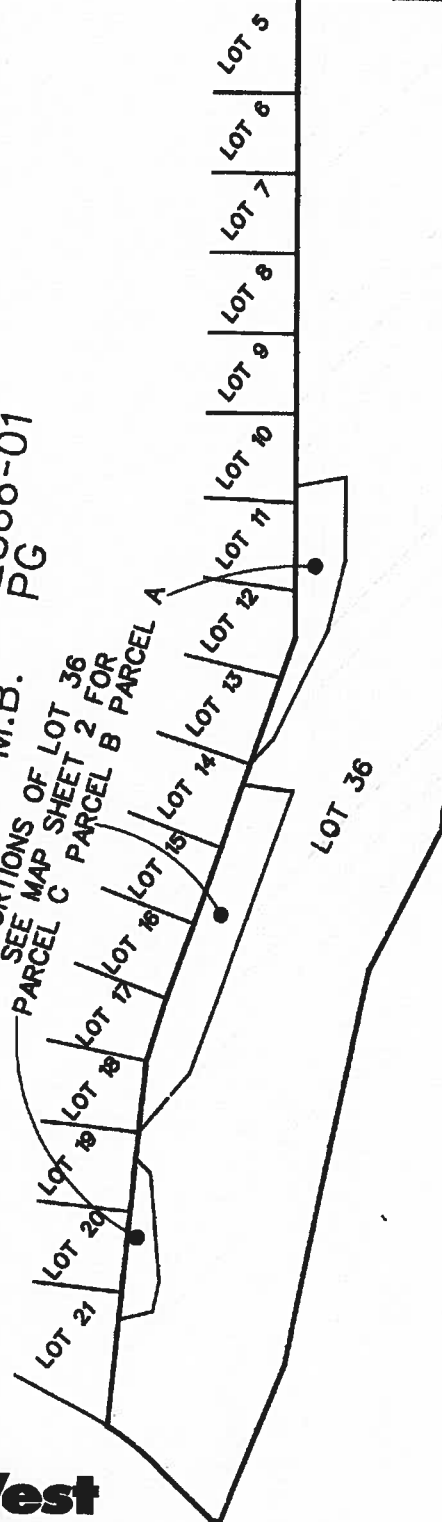
LGL#15-04A

VALLEY CIRCLE BLVD



TRACT NO. 52866-01
M.B. PG

PORTIONS OF LOT 36
SEE MAP SHEET 2 FOR
PARCEL C PARCEL B PARCEL A



ROSCOE BOULEVARD

PORTION OF LOT 36
SEE PLAT SHEET 3 FOR
PARCEL D



VTNWest

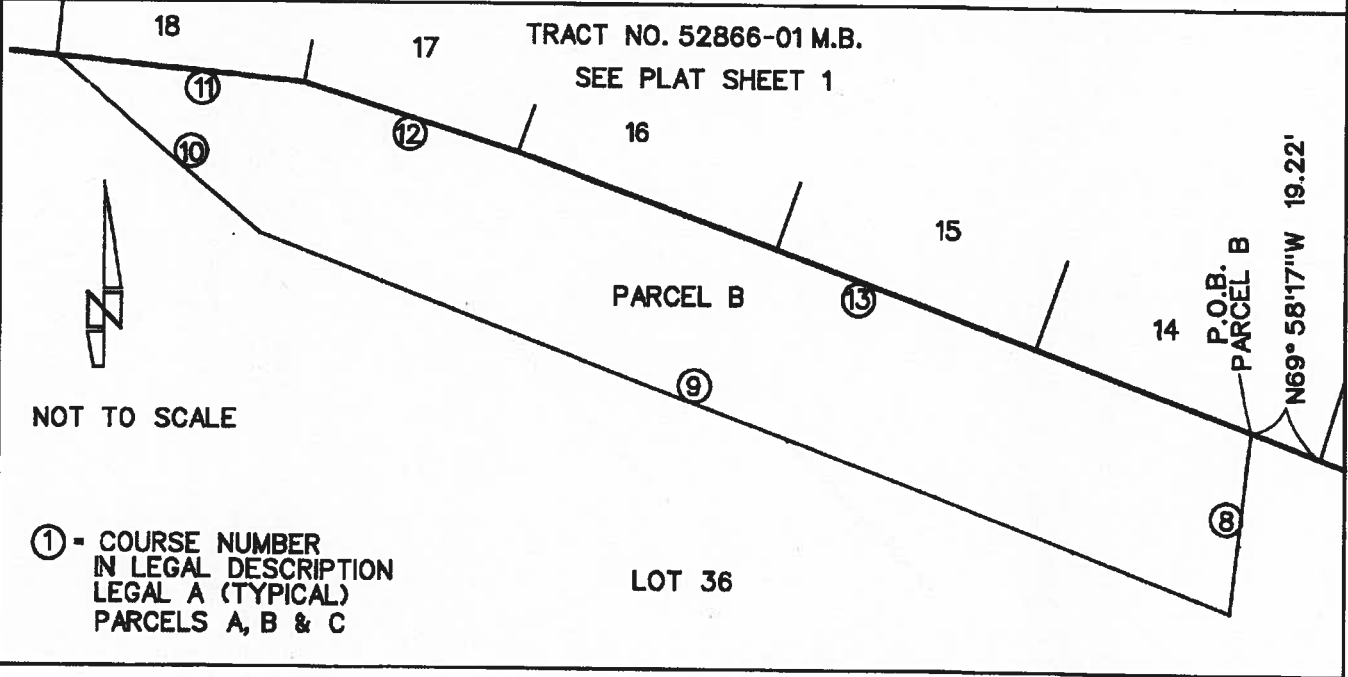
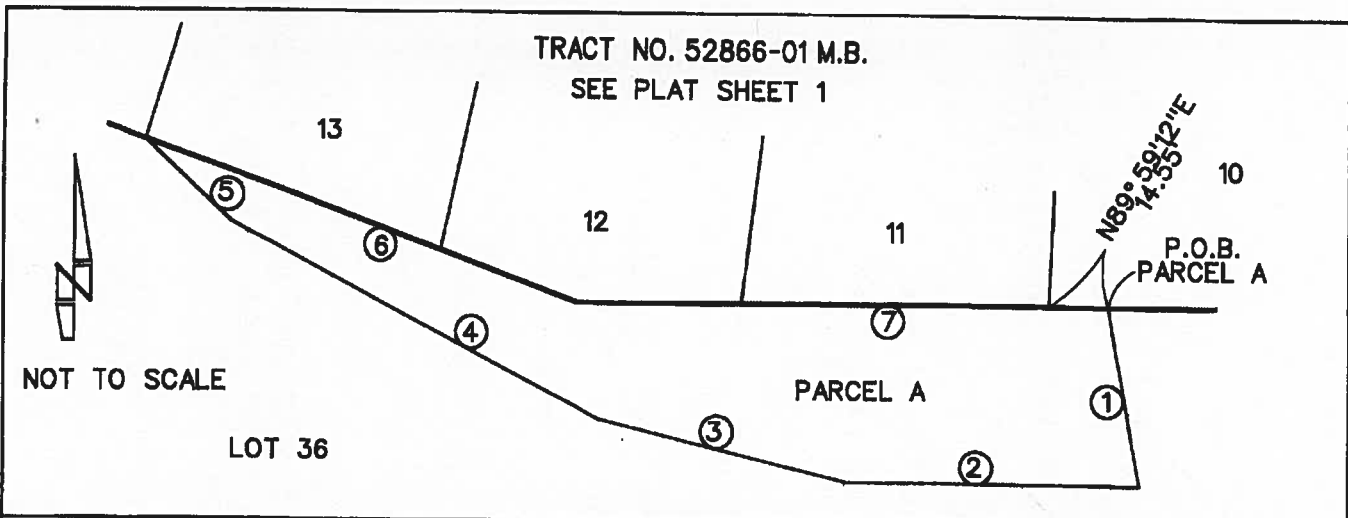
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818-993-8740 • 818-993-8750 fax

PLAT SHEET 1

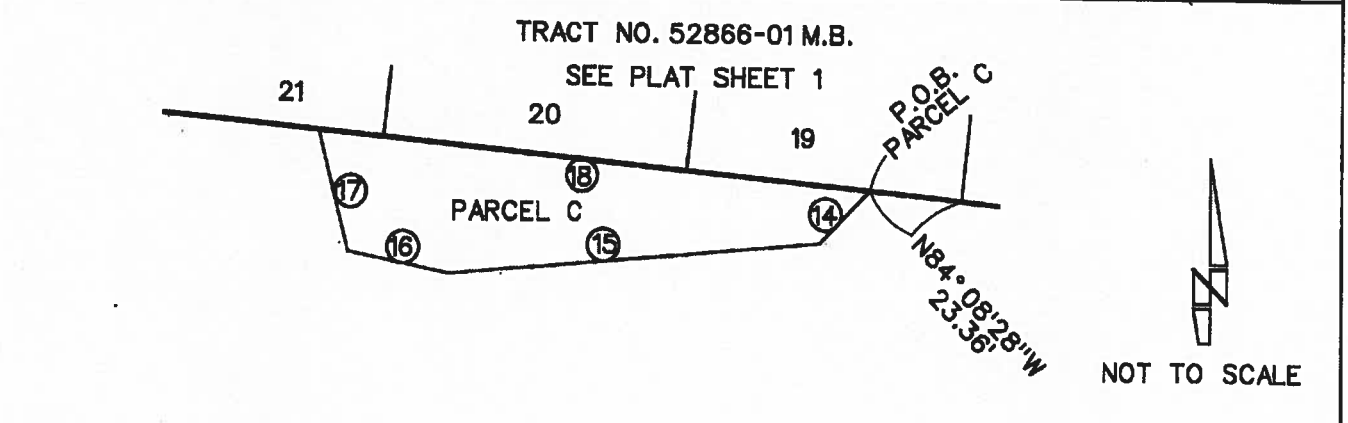

EXHIBIT B

VTNLGL# 15-04A

PLAT TO ACCOMPANY LEGAL DESCRIPTION



① - COURSE NUMBER
IN LEGAL DESCRIPTION
LEGAL A (TYPICAL)
PARCELS A, B & C

VTNWest

LOT 36

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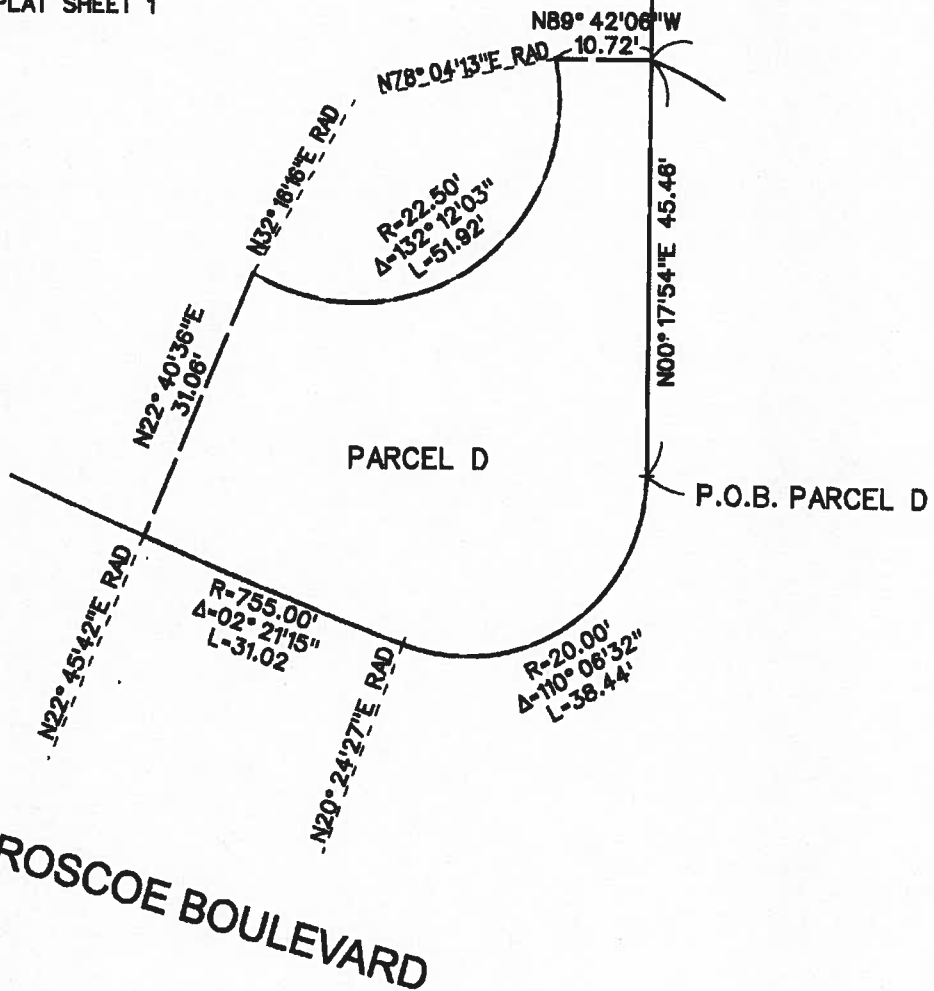
PLAT SHEET 2
EXHIBIT B
VTNLGL# 15-04A

PLAT TO ACCOMPANY LEGAL DESCRIPTION

LOT 36 TRACT NO.
52866-01 M.B.

SEE PLAT SHEET 1

VALLEY CIRCLE BOULEVARD



SCALE: 1"=20'



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PLAT SHEET 3

EXHIBIT B

VTNLGL#15-04A

PLAT TO ACCOMPANY LEGAL DESCRIPTION

275LG005d

EXHIBIT A

THAT PORTION OF LOT 103 OF TRACT NO. 52866 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID LOT 103 BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 22 OF TRACT NO. 52866-01 AS PER THE MAP RECORDED IN BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE,

1. SOUTH 77°40'50" WEST 23.35 FEET; THENCE,
2. NORTH 65°18'59" WEST 17.21 FEET; THENCE
3. NORTH 42°39'37" WEST 20.51 FEET; THENCE
4. NORTH 29°23'09" WEST 57.04 FEET; THENCE,
5. NORTH 14°13'39" WEST 80.31 FEET; THENCE,
6. NORTH 01°23'53" EAST 25.91 FEET; THENCE,
7. NORTH 29°31'57" EAST 42.29 FEET; THENCE,
8. NORTH 46°25'48" EAST 18.42 FEET TO THE NORTHWESTERLY LINE OF LOT 23 OF SAID TRACT NO. 52866-01; THENCE ALONG SAID NORTHWESTERLY LINE,
9. SOUTH 13°39'12" WEST 63.27 FEET TO THE MOST WESTERLY CORNER COMMON TO SAID LOT 23 AND LOT 22 OF SAID TRACT NO. 52866-01; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 22,
10. SOUTH 26°48'02" EAST 177.85 FEET TO THE POINT OF BEGINNING.

LGL#15-03A

POR. LOT 4
SEC. 27, T2N R17W

LAND DESC. IN
DEED REC'D. JAN.
2, 1942 AS INST. NO. 339
BK 18116 PG 35 O.R.

LAND DESC. IN
DEED REC'D. OCT. 31
1951 AS INST. NO.
667 BK 37533
PG 123 O.R.

LOT 103

TR 52866 MB

PORTION OF LOT 103
SEE PLAT SHEET 2

LAND DESC. IN
DEED REC'D. OCT. 26
1940 AS INST. NO.
1046 BK 17977
PG 48 O.R.

TR 52866-01 MB PG

14 15 16 17 18 19 20 21 22



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SCALE: 1"=200'

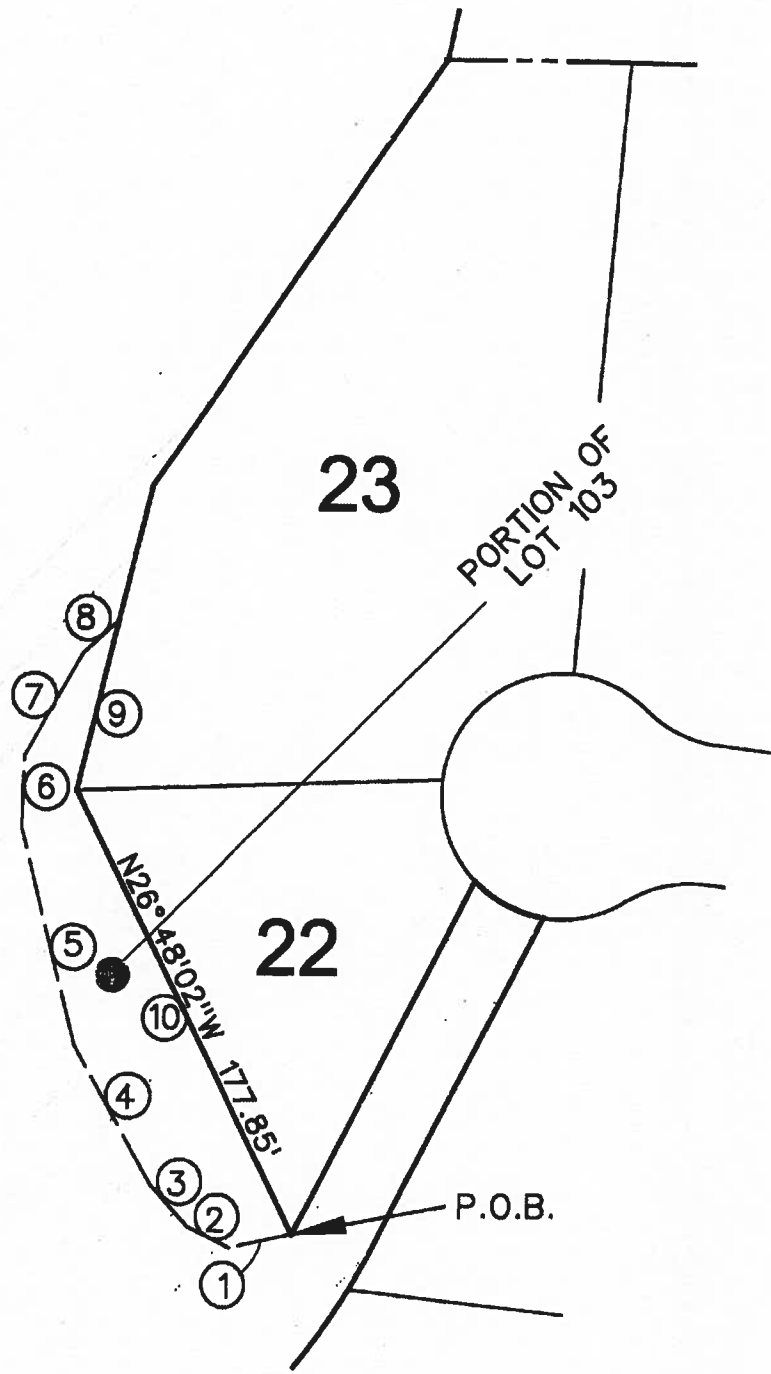
PLAT SHEET 1

EXHIBIT B

VTNLGL#15-03A

PLAT TO ACCOMPANY LEGAL DESCRIPTION

SEE PLAT SHEET 1



TRAT NO. 52866-01 M.B.



NOT TO SCALE



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① - COURSE NUMBER
IN LEGAL DESCRIPTION
EXHIBIT A (TYPICAL)

PLAT SHEET 2
EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

VTNLGL# 15-03A

275LG014b

EXHIBIT A

THAT PORTION OF LOT 104 OF TRACT NO. 52866 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID LOT 104 BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF LOT 95 OF SAID TRACT, DISTANT THEREON SOUTH 27°31'49" WEST 9.09 FEET FROM ITS MOST NORTHERLY CORNER; THENCE LEAVING SAID NORTHWESTERLY LINE,

1. NORTH 54°26'22" WEST 51.81 FEET; THENCE,
2. NORTH 31°50'14" WEST 51.64 FEET TO THE WESTERLY LINE OF SAID LOT 104; THENCE ALONG SAID WESTERLY LINE,
3. NORTH 00°26'41" EAST 40.98 FEET; THENCE, LEAVING SAID WESTERLY LINE,
4. NORTH 48°56'26" EAST 185.75 FEET TO THE WESTERLY LINE OF LOT 98 OF SAID TRACT; THENCE, ALONG SAID WESTERLY LINE,
5. SOUTH 00°26'27" WEST 102.31 FEET TO THE MOST NORTHERLY CORNER OF LOT 97 OF SAID TRACT; THENCE ALONG THE NORTHWESTERY LINE OF SAID LOT 97 AND LOT 96 AND 95,
6. SOUTH 27°31'50" WEST 151.88 FEET TO THE POINT OF BEGINNING.

LGL #15-02A

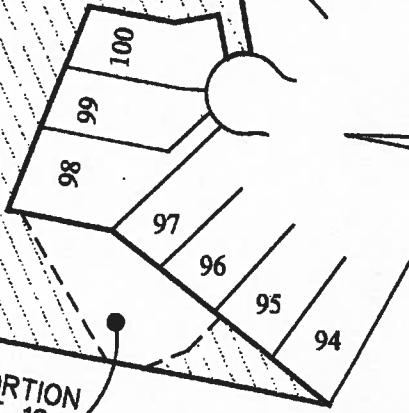
1/4 SEC LINE

LAND ESTAB AS DESC.
PER. DEED REC'D. JAN.
2, 1942 AS INST. NO. 339
BK 19118 PG 35 O.R.

POR. SW 1/4 SW 1/4
SEC. 27, T2N R17W

TR 52866 MB
LOT 104

PG



SCALE: 1"=200'

PORTION
LOT 104
SEE PLAT
SHEET 2



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PLAT SHEET 1

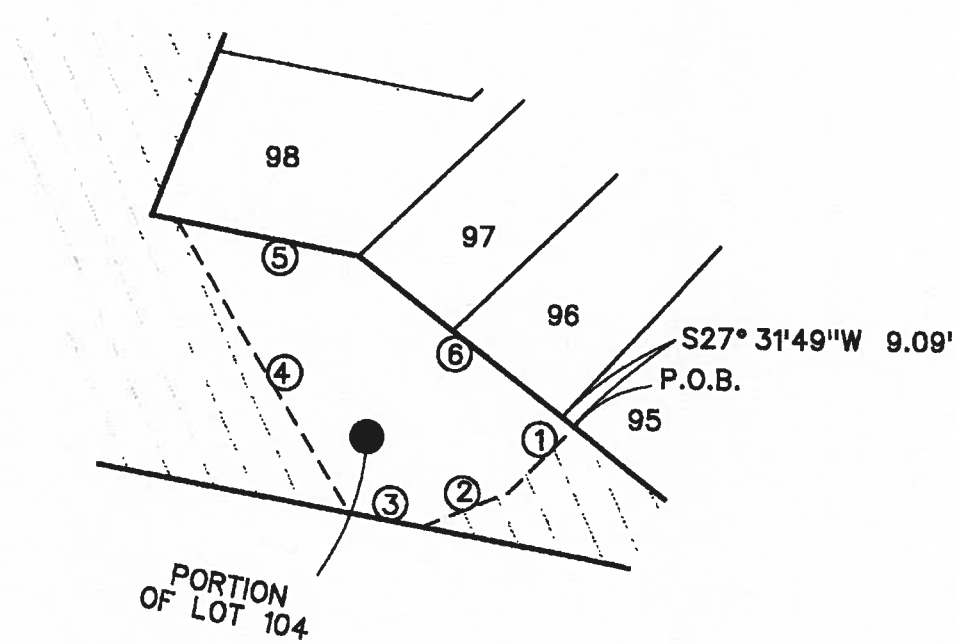
EXHIBIT B

VTNLGL # 15-02A

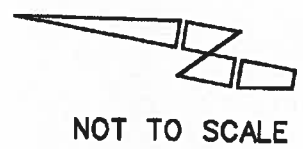
PLAT TO ACCOMPANY LEGAL DESCRIPTION

275LG013a

SEE PLAT SHEET 1



① - COURSE NUMBER IN
LEGAL DESCRIPTION
EXHIBIT A (TYPICAL)



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PLAT SHEET 2
EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

VTNLGL#15-02A

275lg013b

EXHIBIT A

.THOSE PORTIONS OF LOTS 105 AND 106 OF TRACT NO. 52866 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY DESCRIBED AS FOLLOWS:

PARCEL A

THAT PORTION OF SAID LOT 105 BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF LOT 29 OF SAID TRACT ,DISTANT THEREON NORTH 49°17'52" EAST 19.73 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE,

1. SOUTH 35°43'19" EAST 56.56 FEET; THENCE,
2. SOUTH 69°18'59" EAST 23.87 FEET; THENCE,
3. SOUTH 74°39'21" WEST 59.12 FEET; THENCE,
4. SOUTH 60°41'23" WEST 68.17 FEET; THENCE
5. SOUTH 78°59'51" WEST 51.00 FEET; THENCE,
6. SOUTH 30°57'43" WEST 16.22 FEET; THENCE
7. SOUTH 61°46'57" WEST 32.35 FEET; THENCE,
8. SOUTH 36°44'26" WEST 61.60 FEET; THENCE,
9. SOUTH 16°17'41" WEST 70.63 FEET; THENCE
10. SOUTH 51°06'56" WEST 55.38 FEET; THENCE
11. NORTH 62°01'12" WEST 25.19 FEET; THENCE,
12. NORTH 14°49'43" WEST 12.23 FEET; THENCE,
13. SOUTH 88°52'09" WEST 52.85 FEET; THENCE,
14. NORTH 41°59'13" WEST 14.03 FEET; THENCE,
15. NORTH 85°27'46: WEST 21.97 FEET THENCE
16. NORTH 50°24'38" WEST 23.46 FEET; THENCE,
17. NORTH 24°13'49" WEST 15.25 FEET; THENCE,
18. NORTH 31°30'12' EAST 12.64 FEET; THENCE,
19. NORTH 01°19'57" WEST 38.17 FEET TO THE SOUTHEASTERLY LINE OF LOT 37 OF SAID TRACT;
THENCE, ALONG THE GENERAL SOUTHEASTERLY LINES OF LOTS 37, 36, 35, 34, 33, 32, 31, 30
AND 29 OF SAID TRACT,
20. NORTH 38°22'00" EAST 81.20 FEET; THENCE,
21. NORTH 13°48'54" EAST 71.12 FEET; THENCE,
22. NORTH 71°20'48" EAST 48.83 FEET; THENCE,
23. NORTH 26°31'44" EAST 52.90 FEET; THENCE,
24. SOUTH 82°22'47" EAST 120.49 FEET; THENCE,
25. NORTH 77°09'53" EAST 71.88 FEET; THENCE,
26. SOUTH 51°49'24" EAST 43.46 FEET; THENCE,
27. NORTH 49°17'52" EAST 19.73 FEET TO THE POINT OF BEGINNING.

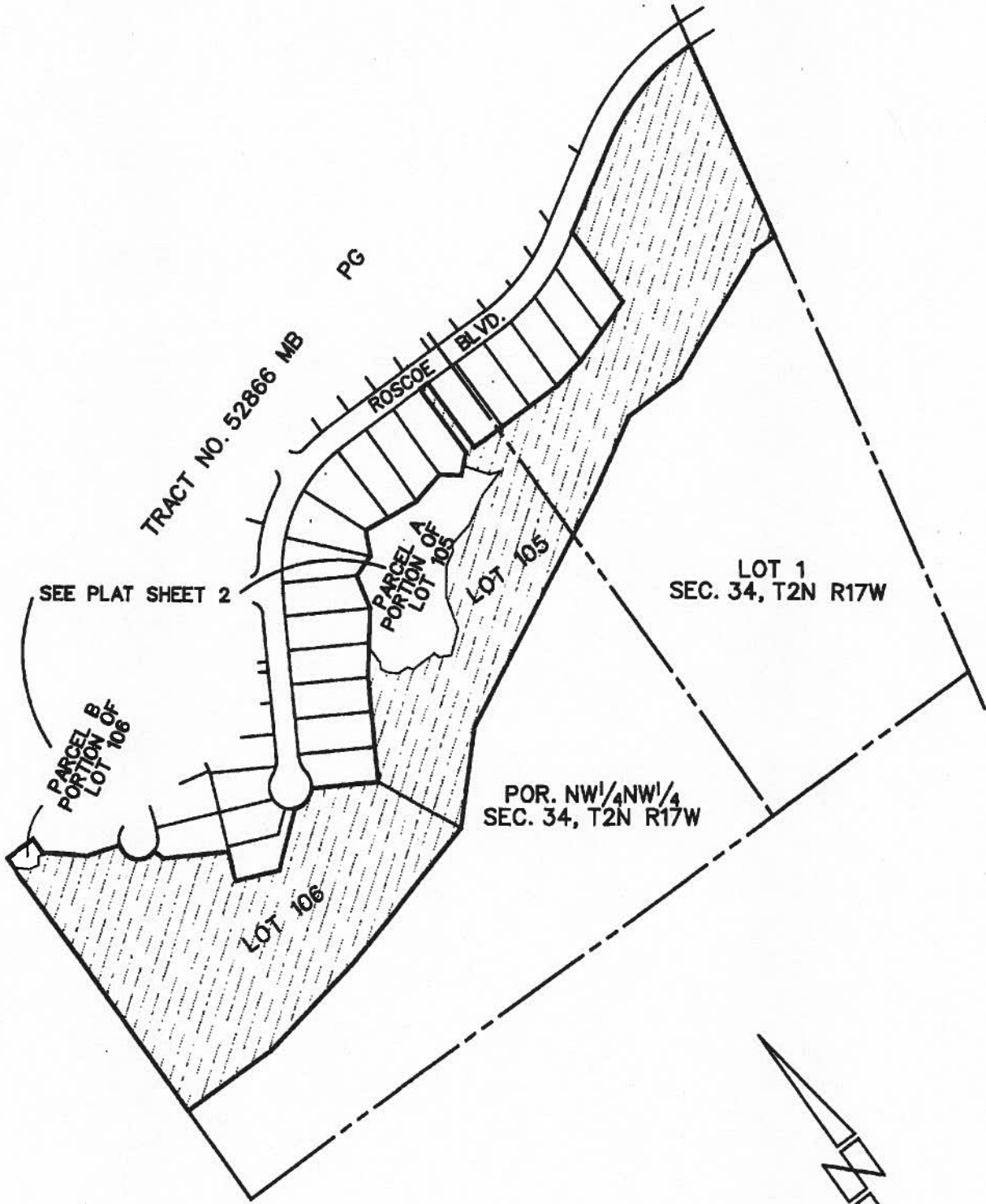
EXHIBIT A

PARCEL B

THAT PORTION OF SAID LOT 106 BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID LOT 106;
THENCE, ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT BY THE FOLLOWING 3 COURSES,

28. SOUTH 89°33'52" EAST 65.05 FEET; THENCE,
29. SOUTH 00°26'02" WEST 33.08 FEET; THENCE,
30. SOUTH 49°02'40" EAST 15.60 FEET; THENCE, LEAVING SAID EASTERLY LINE OF SAID LOT 106,
31. NORTH 68°11'55" WEST 24.61 FEET; THENCE,
32. SOUTH 33°57'57" WEST 18.09 FEET; THENCE,
33. NORTH 73°27'52" WEST 21.09 FEET; THENCE,
34. NORTH 48°10'50" WEST 31.64 FEET TO THE WESTERLY LINE OF SAID LOT 106; THENCE ALONG SAID WESTERLY LINE,
35. NORTH 00°26'12" EAST 22.50 FEET TO THE POINT OF BEGINNING.

LGL #15-07A



SEE PLAT SHEET 2

PARCEL B
PORTION OF
LOT 106

PARCEL A
PORTION OF
LOT 105

POR. NW¹/₄ NW¹/₄
SEC. 34, T2N R17W

LOT 1
SEC. 34, T2N R17W

LOT 106

LOT 105

TRACT NO. 52866 MB

PG

ROSCOE
BLVD.



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SCALE: 1"=300'

PLAT SHEET 1

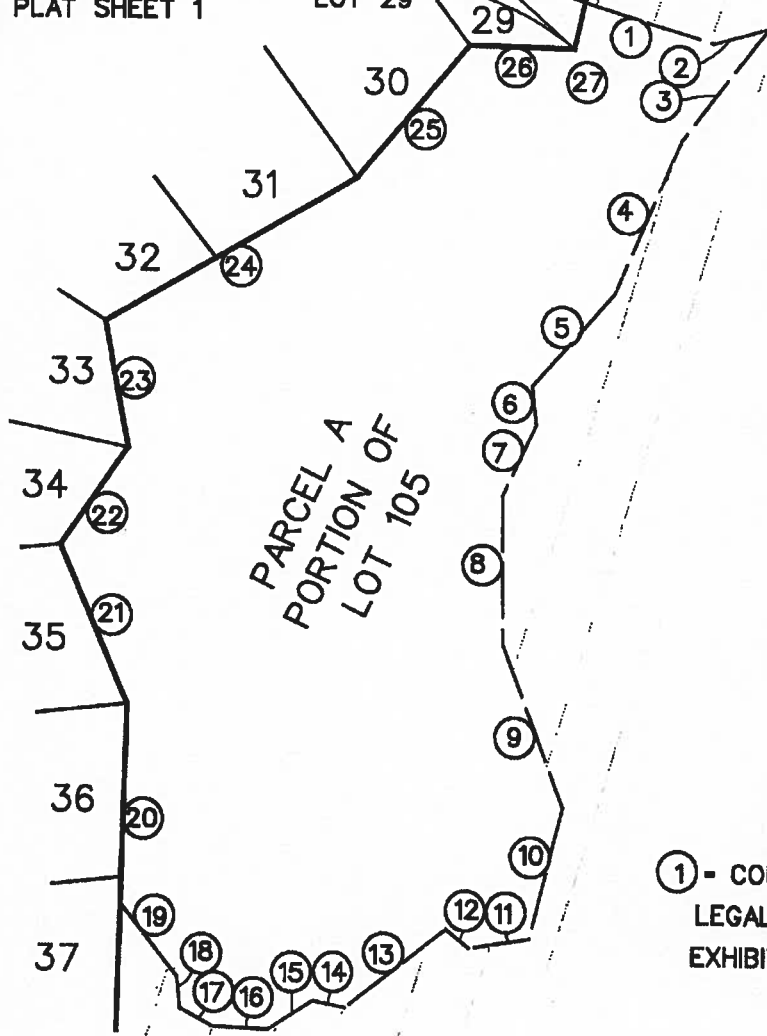
EXHIBIT B

VTNLGL#15-07A

PLAT TO ACCOMPANY LEGAL DESCRIPTION

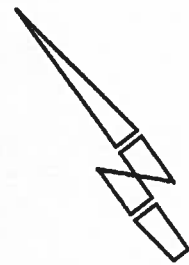
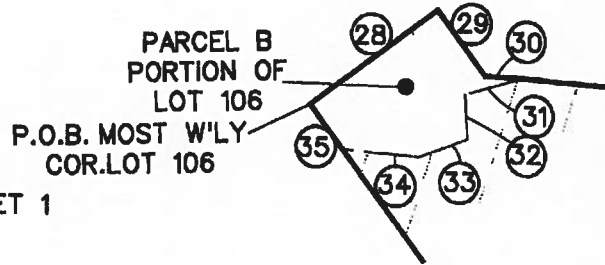
SEE PLAT SHEET 1

N49°17'52"E 19.73'
S'LY COR. LOT 29
P.O.B.



① - COURSE NO. IN
LEGAL DESCRIPTION
EXHIBIT A (TYPICAL)

SEE PLAT SHEET 1



NOT TO SCALE



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PLAT SHEET 2
EXHIBIT B

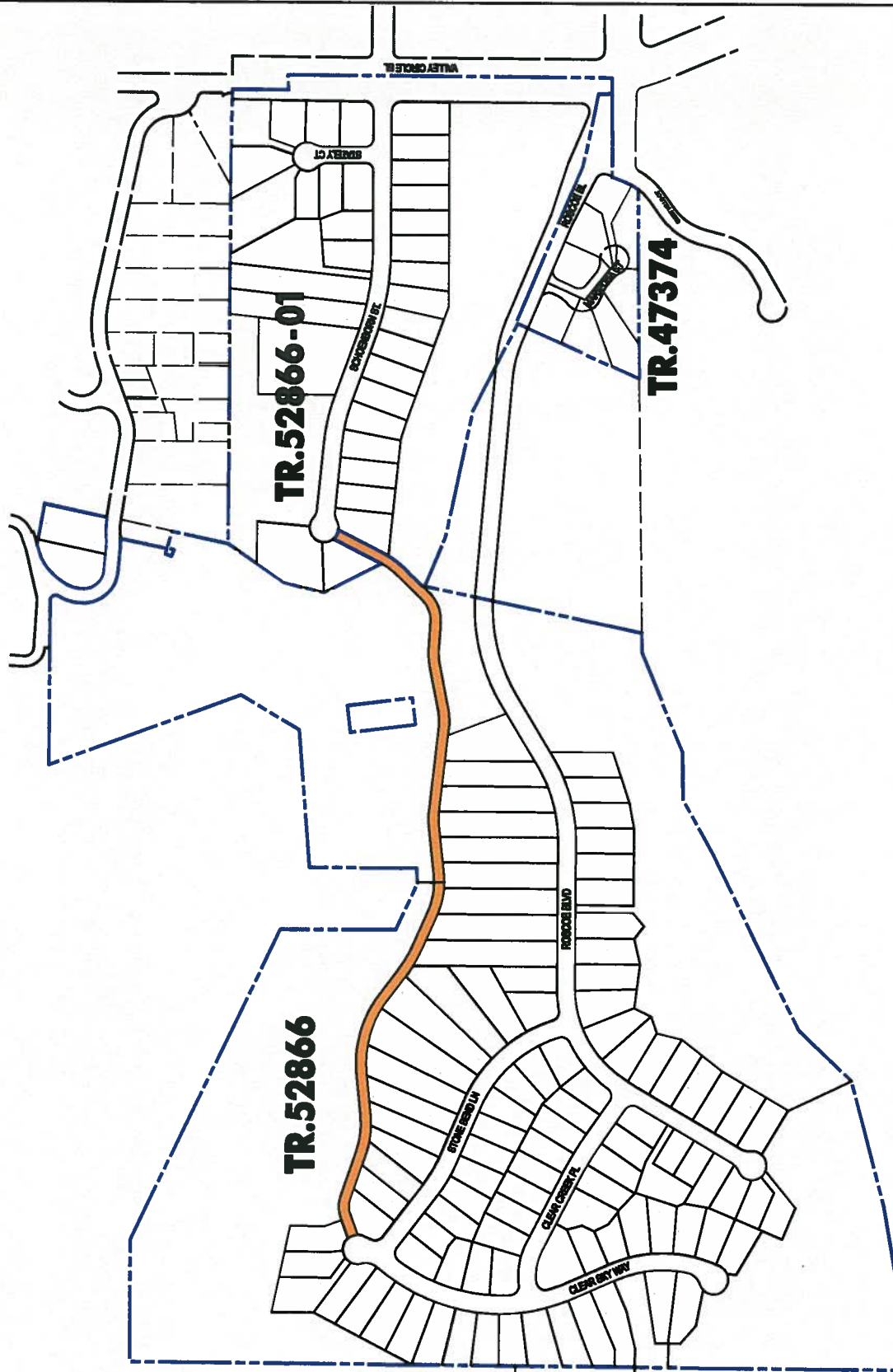
PLAT TO ACCOMPANY LEGAL DESCRIPTION

VTNLGL#15-07A

275LG012b

EXHIBIT G

Emergency Access Road Easement



TR.52866-01

TR.52866

TR.47374

EXHIBIT G



VTNWood, Inc. • 1000 Valley Ave., Suite 200
 020-884-2100 • 020-884-2000 Fax

EXHIBIT FOR
TRACT 47374, 52866-01 AND 52866
 DATE: 08-28-2016

DATE: 08-28-2016
 10:17 AM

EXHIBIT H

Depiction of Monument Easement Area

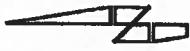
PARCEL D

THAT PORTION OF SAID LOT 36 BEGINNING AT THE SOUTHERLY TERMINUS OF THAT EASTERLY LINE OF LOT 36 HAVING A BEARING OF NORTH $00^{\circ}17'54''$ EAST, ALSO BEING THE NORTHERLY TERMINUS OF THAT CURVE HAVING A RADIUS OF 20.00 FEET AT THE SOUTHEAST CORNER OF SAID LOT 36; THENCE ALONG SAID EASTERLY LINE,

19. NORTH $00^{\circ}17'54''$ EAST 45.46 FEET; THENCE, LEAVING SAID LINE,
20. NORTH $89^{\circ}42'06''$ WEST 10.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 22.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH $78^{\circ}04'13''$ EAST; THENCE ALONG THE ARC OF SAID CURVE,
21. SOUTHERLY, SOUTHWESTERLY AND WESTERLY, THROUGH A CENTRAL ANGLE OF $132^{\circ}12'03''$, A LENGTH OF 51.92 FEET; THENCE LEAVING SAID CURVE,
22. SOUTH $22^{\circ}40'36''$ WEST 31.06 TO SOUTHWESTERLY LINE OF SAID LOT 36, BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 755.00 FEET A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS NORTH $22^{\circ}45'42''$ EAST; THENCE ALONG THE ARC OF SAID CURVE,
23. SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $02^{\circ}21'15''$, A LENGTH OF 31.02 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE,
24. EASTERLY, NORTHEASTERLY AND NORTHERLY, THROUGH A CENTRAL ANGLE OF $110^{\circ}06'32''$, A LENGTH OF 38.44 FEET TO THE POINT OF BEGINNING FOR PARCEL D

LGL#15-04A

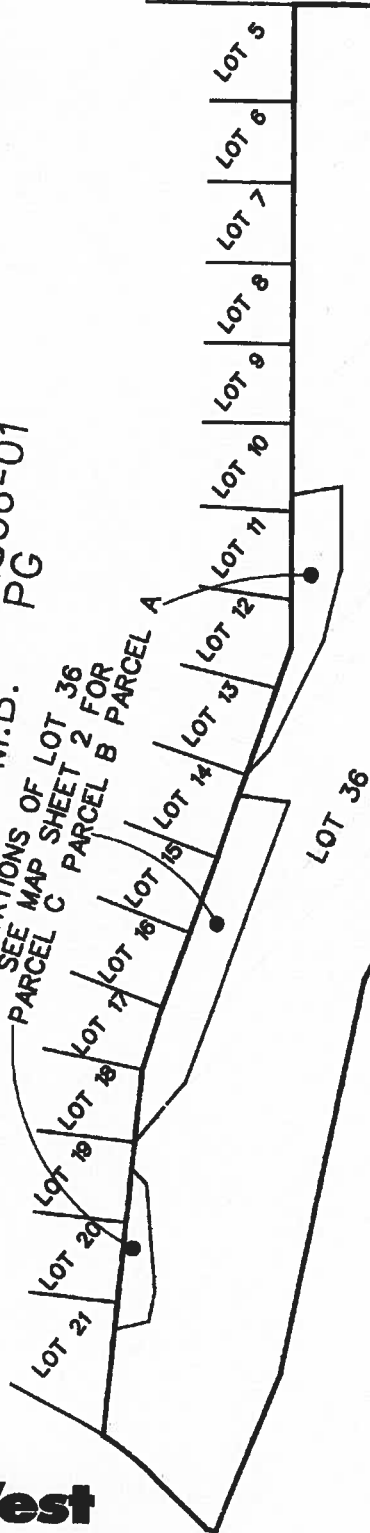
VALLEY CIRCLE BLVD



SCALE: 1"=160'

TRACT NO. 52866-01
M.B. PG

PORTIONS OF LOT 36
SEE MAP SHEET 2 FOR
PARCEL C PARCEL B PARCEL A



ROSCOE BOULEVARD

PORTION OF LOT 36
SEE PLAT SHEET 3 FOR
PARCEL D



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PLAT SHEET 1

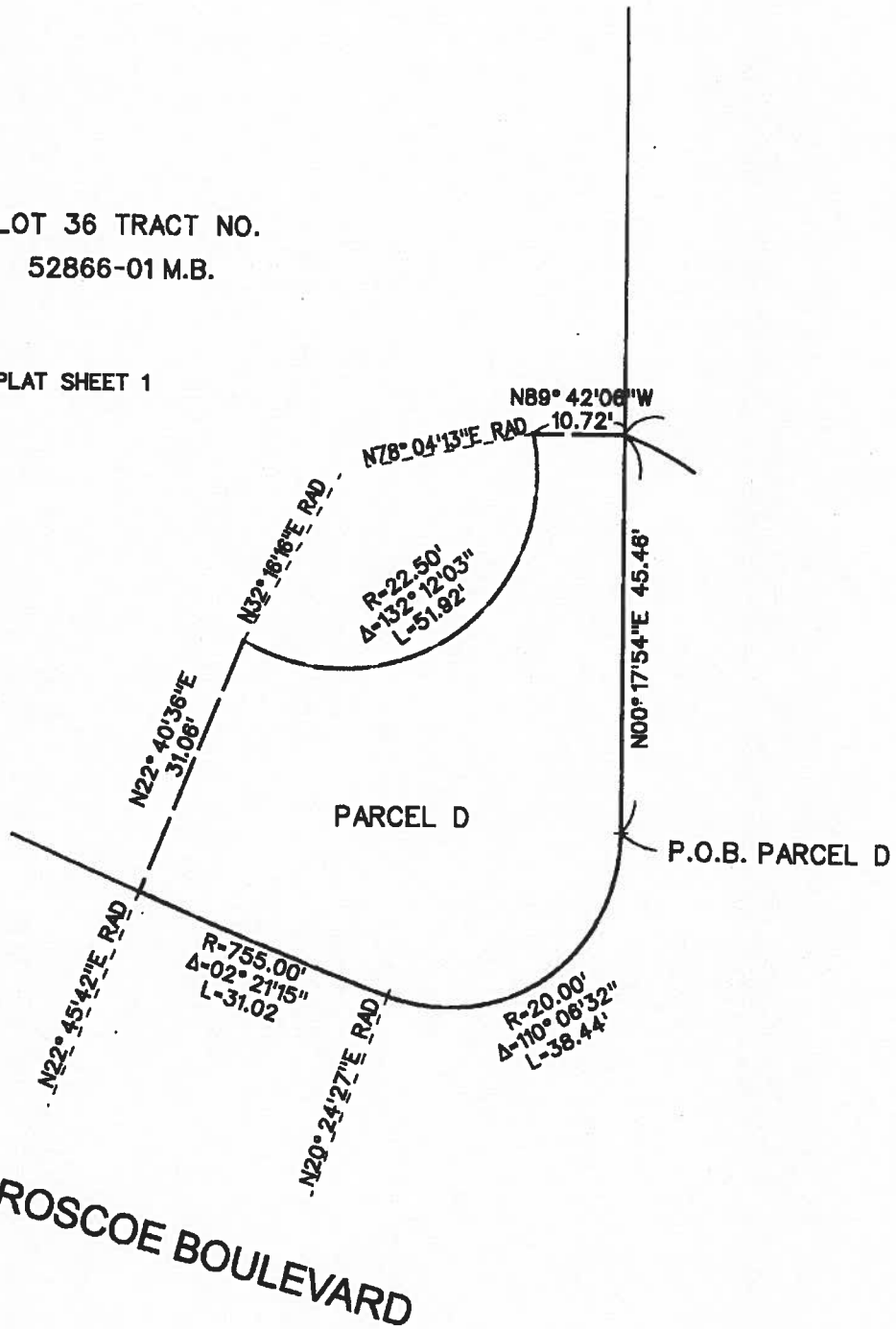
EXHIBIT B

VTNLGL# 15-04A

PLAT TO ACCOMPANY LEGAL DESCRIPTION

LOT 36 TRACT NO.
52866-01 M.B.

SEE PLAT SHEET 1



SCALE: 1"=20'



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PLAT SHEET 3

EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

VTNLGL#15-04A

275LG005d

EXHIBIT I

Marziani Access Easement for APN 2017-011-003

EXHIBIT A

THAT PORTION OF LOT 4 OF FRACTIONAL SECTION 27, TOWNSHIP 2 NORTH, RANGE 17 WEST S.B.M. AND A PORTION OF EX MISSION DE SAND FERNANDO IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE CALIFORNIA AS PER PLAT OF SOUTH 59.550 80/100 ACRES OF RANCHO EX MISSION DE SAN FERNANDO AS PER MAP RECORDED IN BOOK 31, PAGE 75 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND 15.00 FEET WIDE LYING 7.50 FEET EQUALLY ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT IN THE WESTERLY LINE OF TRACT NO. 47374 AS PER MAP FILED IN BOOK 1241, PAGES 85 THROUGH 88, INCLUSIVE, OF MAPS RECORDS OF SAID COUNTY, SAID POINT BEING THE INTERSECTION OF SAID WESTERLY LINE WITH THE CENTERLINE OF ROSCOE BOULEVARD AS SHOWN ON SAID MAP, SAID CENTERLINE SHOWN AS HAVING A BEARING OF NORTH 67°15'45" WEST ON SAID MAP AND HAVING A ROTATED BEARING OF NORTH 67°02'34" WEST FOR THE PURPOSE OF THIS DESCRIPTION; THENCE, ALONG THE NORTHWESTERLY PROLONGATION OF SAID CENTERLINE,

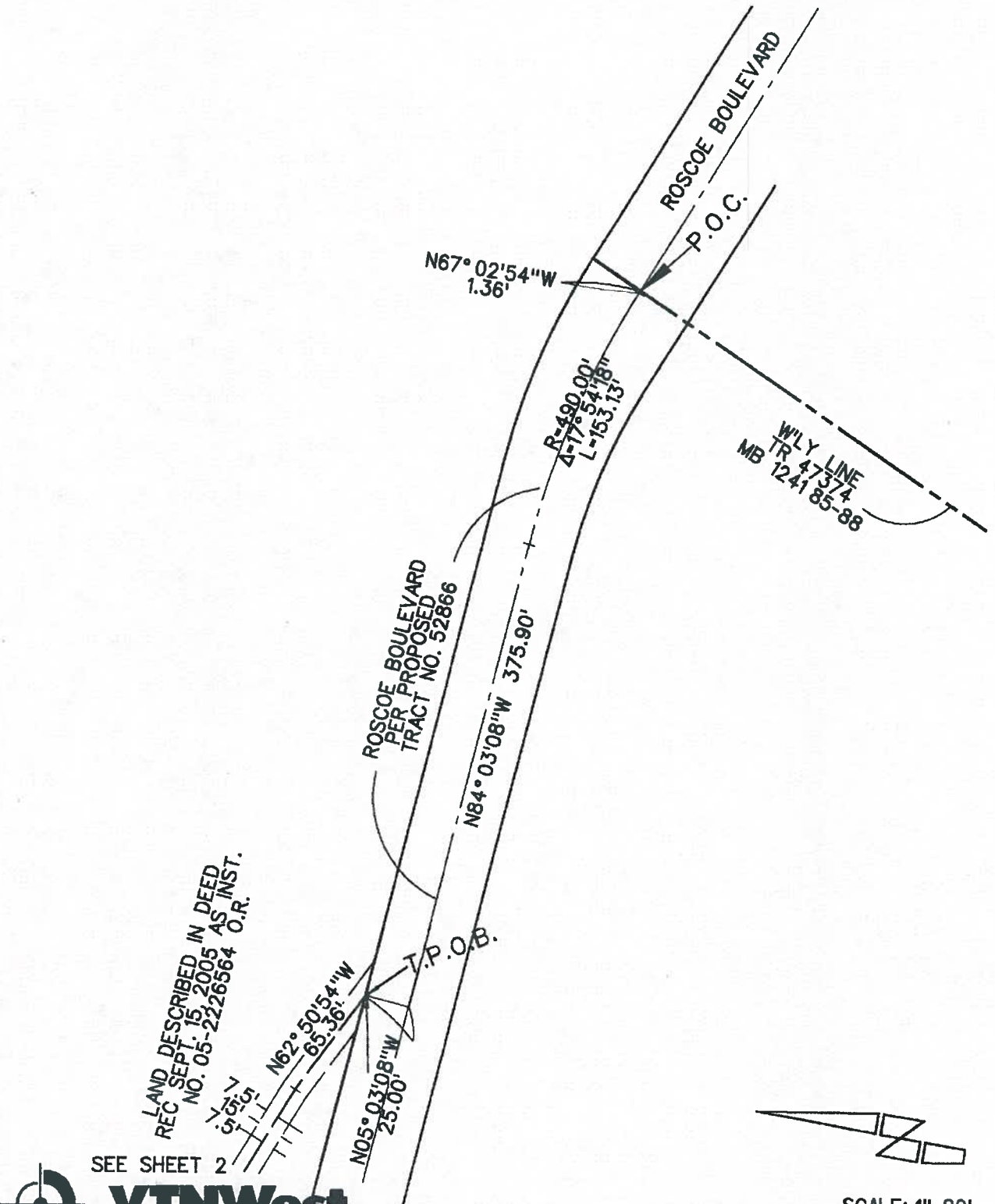
1. NORTH 67°02'34" WEST 1.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 490.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE,
2. NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 17°54'18", A LENGTH OF 153.13 FEET; THENCE TANGENT TO SAID CURVE,
3. NORTH 84°56'52" WEST 375.90 FEET, THENCE,
4. NORTH 05°03'08" 25.00 FEET TO THE TRUE POINT OF BEGINNING FOR SAID 15.00 FOOT WIDE STRIP OF LAND; THENCE

5. NORTH 62°50'54" WEST 65.36 FEET; THENCE,
6. NORTH 67°45'24" WEST 142.55 FEET, THENCE,
7. NORTH 75°20'56" WEST 46.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 48.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
8. NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 39°56'27", A LENGTH OF 33.46 FEET; THENCE, TANGENT TO SAID CURVE,
9. NORTH 35°24'29" WEST 61.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
10. NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 30°00'50", A LENGTH OF 15.72 FEET; THENCE TANGENT TO SAID CURVE,
11. NORTH 65°25'19" WEST 22.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 230.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
12. WESTERLY, THROUGH A CENTRAL ANGLE OF 50°19'47", A LENGTH OF 202.04 FEET; THENCE LEAVING SAID CURVE,
13. NORTH 21°49'02" WEST 36.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 108.50 FEET; THENCE ALONG THE ARC OF SAID CURVE,
14. NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 65°00'00", A LENGTH OF 123.09 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED OCTOBER 26, 1940 AS INSTRUMENT NO. 1046, IN BOOK 17911, PAGE 46 OF OFFICIAL RECORDS OF SAID COUNTY.

July 23, 2015
W.O. 6160-015
VTNLGL #13-02

EXHIBIT A

THE SIDELINES OF SAID 15.00 FEET WIDE EASEMENT SHALL TERMINATE SOUTHERLY IN A LINE BEARING NORTH 84°56'52" WEST WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING AND TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED OCTOBER 26, 1940 AS INSTRUMENT NO. 1046, IN BOOK 17911, PAGE 46 OF OFFICIAL RECORDS OF SAID COUNTY



LAND DESCRIBED IN DEED
 REC SEPT. 15, 2005 AS INST.
 NO. 05-2226564 O.R.

SEE SHEET 2



VTNWest

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 Chatsworth, CA 91311-5804
 818-993-8740 • 818-993-8750 fax



SCALE: 1"=80'

EXHIBIT B

VTNLGL# 13-02

PLAT TO ACCOMPANY LEGAL DESCRIPTION

W'LY BOUNDARY EX MISSION DE SAN FERNANDO

PORTION OF EX MISSION DE SAN FERNANDO

FRACTIONAL LOT 4 OF T2N R17W S.B.M. 27

R=108.50'
Δ=65°00'00"
L=123.09'

R=230.00'
Δ=50°19'47"
L=202.04'

36.90'
N21°49'02"W

R=30.00'
Δ=30°00'50"
L=15.72'

61.14'
N35°24'29"W
R=48.00'
Δ=39°56'27"
L=33.46'

N75°20'56"W
46.26'

N67°45'24"W
142.55'

N62°50'54"W
65.36'

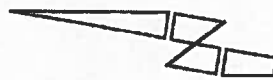
N05°03'08"W
25.00'

LAND DESCRIBED IN DEED
REC. SEPT. 15, 2005 AS INST.
NO. 05-2226564 O.R.

ROSCOE BOULEVARD
PER PROPOSED
TRACT NO. 52866

T.P.O.B.

LAND DESCRIBED IN
DEED REC. OCT. 26, 1940
AS INST. NO. 1046
BK 17977 O.R. 46



SCALE: 1"=80'



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EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

VTNLGL# 13-02

EXHIBIT J

Wosley Canyon Easement

EXHIBIT A

ACCESS EASEMENT

FOR THE BENEFIT OF THE LAND DESCRIBED IN THE DEED RECORDED SEPTEMBER 10, 1976 AS INSTRUMENT NO. 1850 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

THAT PORTION OF THE LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA DESCRIBED AS PARCEL 14 IN THE DEED RECORDED MAY 27, 2004 AS INSTRUMENT NO. 04-1360940 IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND 20.00 FEET WIDE LYING 10.00 FEET EQUALLY ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE CENTERLINE OF THAT PRIVATE ROAD RIGHT OF WAY, 60.00 FEET WIDE, (WOOSLEY CANYON ROAD) AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 62, PAGES 22 AND 23 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CENTERLINE SHOWN AS HAVING A BEARING OF NORTH 87°53'20" WEST ON SAID RECORD OF SURVEY AND HAVING A BEARING OF NORTH 87°20'37" WEST FOR THE PURPOSE OF THIS DESCRIPTION, SAID POINT OF BEGINNING BEING DISTANT NORTH 87°20'37" WEST 48.46 FEET FROM THE WESTERLY END OF THAT 100.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY IN SAID CENTERLINE SHOWN AS HAVING A CENTRAL ANGLE OF 136°38'10" AND A LENGTH OF 238.47 FEET; THENCE LEAVING SAID CENTERLINE AND THE POINT OF BEGINNING,

1. SOUTH 55°34'58" EAST 56.99 FEET TO THE SOUTHERLY SIDELINE OF SAID 60 FOOT WIDE PRIVATE ROAD RIGHT OF WAY; THENCE CONTINUING ALONG SAID LINE,
2. SOUTH 55°34'58" EAST 88.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE,
3. EASTERLY, THROUGH A CENTRAL ANGLE OF 46°24'26", A LENGTH OF 40.50 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 120.00 FEET, A RADIAL LINE TO THE CENTER OF SAID CURVE BEARS NORTH 11°59'24" WEST; THENCE, ALONG THE ARC OF SAID CURVE,
4. NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 33°23'05", A LENGTH OF 69.92 FEET A POINT IN THE EASTERLY LINE OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 17 WEST S.B.M. ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED SO AS TO TERMINATE NORTHWESTERLY IN SAID CENTERLINE OF THAT PRIVATE ROAD RIGHT OF WAY (WOOSLEY CANYON ROAD) AND TO TERMINATE EASTERLY IN SAID EASTERLY LINE OF SECTION 21.

SCALE: 1"=50'

LGL #14-12



CL WOOSLEY CANYON ROAD
PRIVATE ROAD RIGHT-OF-WAY
AS SHOWN ON THAT RECORD
OF SURVEY RECORDED IN BOOK
82, PAGE 22 & 23 OF RECORDS OF
SURVEY IN THE COUNTY OF LOS ANGELES

WOOSLEY CANYON ROAD

P.O.B. N87° 20' 37" W
48.46'

R=100.00'
Δ=136° 38' 10"
L=238.47'

N55° 34' 58" W
56.99'

N55° 34' 58" W
88.31'

R=50.00'
Δ=46° 24' 26"
L=40.50'

N11° 59' 24" W (RAD)

R=120.00'
Δ=33° 23' 05"
L=69.92'

PARCEL 14 AS DESCRIBED IN THE DEED
RECORDED MAY 27, 2004 AS INSTRUMENT
NO. 04-1360940 OF OFFICIAL RECORDS OF
LOS ANGELES COUNTY

430.00'

E'LY LINE SEC 21

LAND DESCRIBED IN THE DEED RECORDED
SEPTEMBER 10, 1976 AS INSTRUMENT NO. 1830 O.R.

SE COR SEC 21

200.00'



TWP 2 N RGE 17 W SBM



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EXHIBIT B

VTNLGL# 14-12

PLAT TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT K

Farrel Easement

EXHIBIT A

THAT PORTION OF LOT 4, SECTION 27, TOWNSHIP 2 NORTH, RANGE 17 WEST S.B.M. IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE CALIFORNIA AS PER PLAT OF SOUTH 59,550 80/100 ACRES OF RANCHO EX MISSION DE SAN FERNANDO AS PER MAP RECORDED IN BOOK 31, PAGE 75 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS:

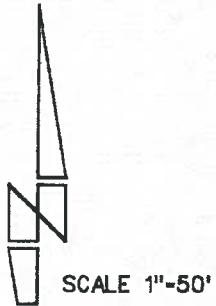
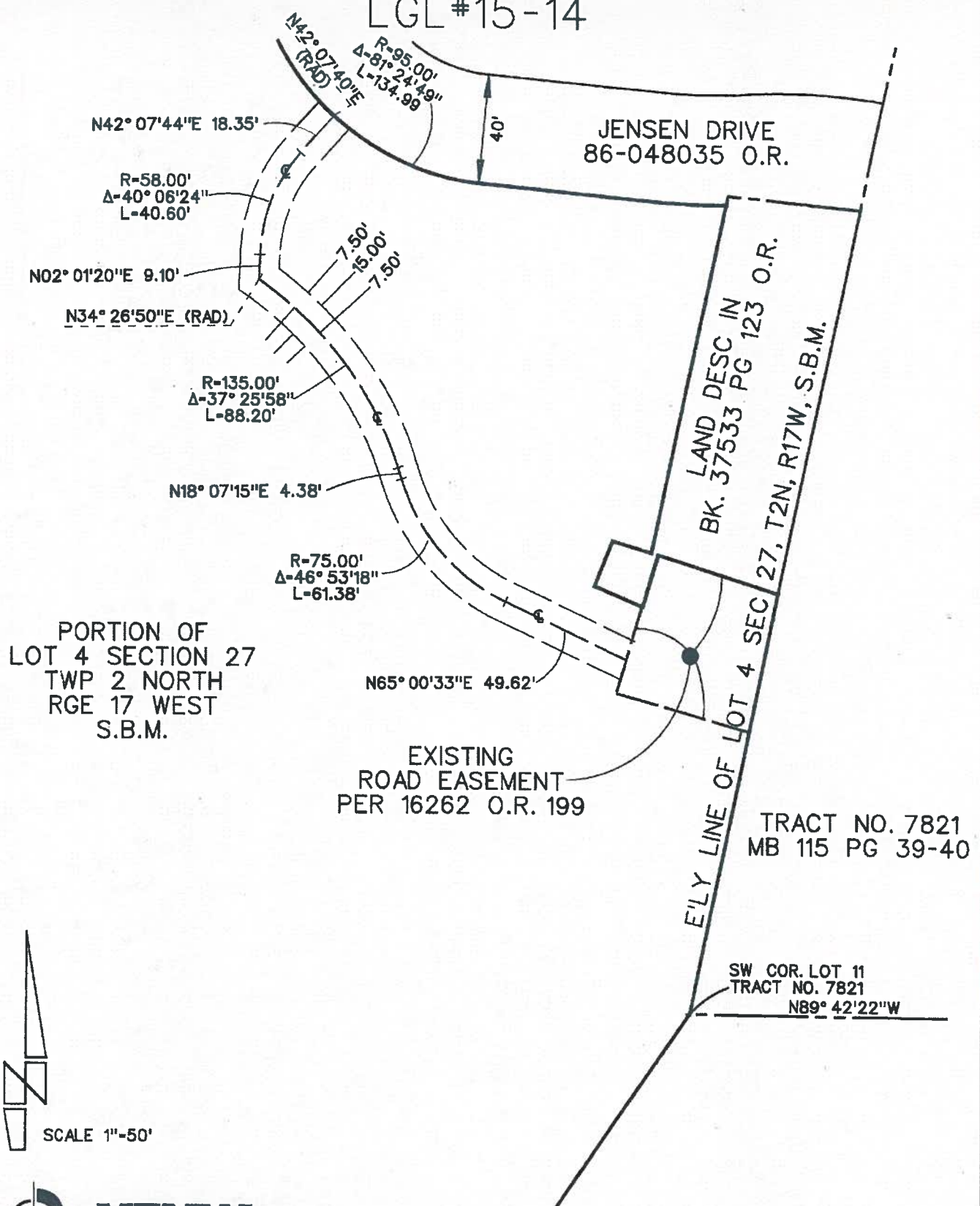
BEING A STRIP OF LAND 15.00 FEET WIDE LYING 7.50 FEET EQUALLY ON EACH SIDE OF THE FOLLOWING DESCRIBE LINE:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF JENSEN DRIVE 40.00 FEET WIDE AS PER THAT PERMANENT EASEMENT AND RIGHT OF WAY DEED OF THE CITY OF LOS ANGELES RECORDED JANUARY 14, 1986 AS INSTRUMENT NO. 86-048035 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 95.00 FEET, A DELTA ANGLE OF 81°24'49" AND A LENGTH OF 134.99 FEET, A RADIAL LINE TO SAID BEGINNING POINT BEARS SOUTH 42°07'40" WEST; THENCE, LEAVING SAID CURVED LINE,

1. SOUTH 42°07'44" WEST 18.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 58.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
2. SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 40°06'24", A LENGTH OF 40.60 FEET; THENCE TANGENT TO SAID CURVE,
3. SOUTH 02°01'20" WEST 9.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 135.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS NORTH 34°26'50" EAST; THENCE, ALONG THE ARC OF SAID CURVE,
4. SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 37°25'58", A LENGTH OF 88.20 FEET; THENCE TANGENT TO SAID CURVE,
5. SOUTH 18°07'15" EAST 4.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
6. SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 46°53'18", A LENGTH OF 61.38 FEET; THENCE, TANGENT TO SAID CURVE,
7. SOUTH 65°00'33" EAST 49.62 FEET TO THE WESTERLY LINE OF THE EASEMENT FOR ROAD PURPOSES DESCRIBED AS PARCEL B IN THE DEED RECORDED DECEMBER 12, 1938 IN BOOK 16262, PAGE 199 OF OFFICIAL RECORDS OF SAID COUNTY.

THE SIDELINES OF SAID 15.00 FOOT WIDE STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED SO AS TO TERMINATE NORTHERLY IN THE SOUTHWESTERLY LINE OF SAID JENSEN DRIVE AND TERMINATE EASTERLY IN THE WESTERLY LINE OF SAID ROAD EASEMENT (BOOK 16262 O.R. 199)

LGL #15-14



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 Chatsworth, CA 91311-5804
 818-993-8740 • 818-993-8750 fax

TRACT NO. 7821
MB 115 PG 39-40

EXHIBIT B
VTNLGL# 15-14

EXHIBIT L

Jensen Drive Easement

EXHIBIT A

THAT PORTION OF LOT 4, SECTION 27, TOWNSHIP 2 NORTH, RANGE 17 WEST S.B.M. IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE CALIFORNIA AS PER PLAT OF SOUTH 59,550 80/100 ACRES OF RANCHO EX MISSION DE SAN FERNANDO AS PER MAP RECORDED IN BOOK 31, PAGE 75 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND 24.00 FEET WIDE THE GENERAL EASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

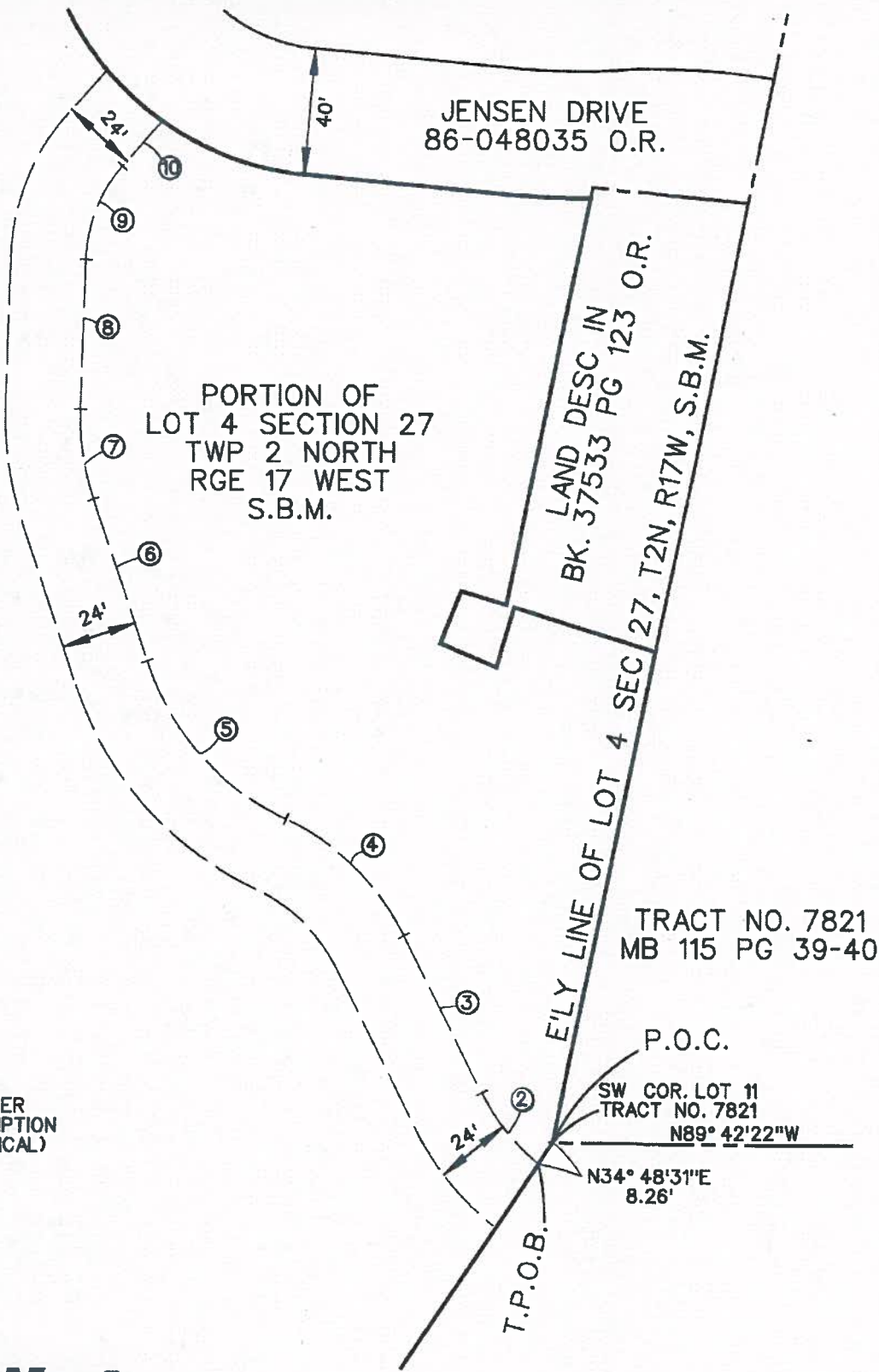
1. COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF, TRACT NO. 7821 FILED IN BOOK 115, PAGES 39 AND 40, OF MAPS, RECORDS OF LOS ANGELES COUNTY, SAID SOUTHWEST CORNER BEING THE WESTERLY TERMINUS OF THE SOUTHERLY LINE OF SAID TRACT SHOWN AS HAVING A BEARING OF EAST ON SAID MAP AND HAVING A ROTATED BEARING OF NORTH $89^{\circ}42'22''$ WEST FOR THE PURPOSE OF THIS DESCRIPTION; THENCE, SOUTH $34^{\circ}48'31''$ WEST 8.26 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 64.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH $37^{\circ}42'03''$ WEST; THENCE, ALONG THE ARC OF SAID CURVE,
2. NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $25^{\circ}42'14''$, A LENGTH OF 28.71 FEET; THENCE, TANGENT TO SAID CURVE,
3. NORTH $26^{\circ}35'44''$ WEST 55.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 79.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
4. NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $38^{\circ}41'34''$, A LENGTH OF 53.35 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 84.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
5. NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $46^{\circ}47'16''$, A LENGTH OF 68.59 FEET; THENCE TANGENT TO SAID CURVE,
6. NORTH $18^{\circ}30'01''$ WEST 54.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 81.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
7. NORTHERLY, THROUGH A CENTRAL ANGLE OF $20^{\circ}31'21''$, AN ARC LENGTH OF 29.01 FEET; THENCE, TANGENT TO SAID CURVE,
8. NORTH $02^{\circ}01'20''$ EAST 46.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 46.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
9. NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF $40^{\circ}06'24''$, AND ARC LENGTH OF 32.20 FEET; THENCE, TANGENT TO SAID CURVE,
10. NORTH $42^{\circ}07'44''$ EAST 19.11 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE THAT PERMANENT EASEMENT AND RIGHT OF WAY FOR PUBLIC STREET PURPOSES, 40.00 FEET WIDE, OF THE CITY OF LOS ANGELES RECORDED JANUARY 14, 1986 AS INSTRUMENT NO. 86-048035, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

June 15, 2015
W.O. 6160-015
VTNLGL #15-04

EXHIBIT A

THE SIDE LINES OF SAID 24.00 FOOT WIDE STRIP OF LAND SHALL TERMINATE AT THEIR SOUTHEASTERLY END IN THE SOUTHWESTERLY PROLONGATION OF SAID HEREIN ABOVE CITED COURSE OF SOUTH 34°48'31" WEST AND TO TERMINATE NORTHERLY IN SAID SOUTHWESTERLY RIGHT OF WAY LINE OF JENSEN DRIVE.

LGL #15-04



① - COURSE NUMBER
IN LEGAL DESCRIPTION
EXHIBIT A (TYPICAL)

SCALE 1"=50'



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Chatsworth, CA 91311-5804
818-993-8740 • 818-993-8750 fax

EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

VTNLGL# 15-04

EXHIBIT A

THAT PORTION OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 17 WEST S.B.M. IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE CALIFORNIA AS PER PLAT OF SOUTH 59.550 80/100 ACRES OF RANCHO EX MISSION DE SAN FERNANDO AS PER MAP RECORDED IN BOOK 31, PAGE 75 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF TRACT NO. 7821 AS FILED IN BOOK 115, PAGES 39 AND 40 ,IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, SHOW AS HAVING A BEARING OF EAST AND A DISTANCE OF 1285.9 FEET ON SAID MAP,

SAID POINT OF BEGINNING BEING DISTANT THEREON SOUTH 89°42'22" EAST FOR THE PURPOSE OF THIS DESCRIPTION, 573.03 FEET ALONG SAID SOUTHERLY LINE FROM THE SOUTHWESTERLY CORNER OF LOT 11 OF SAID TRACT; THENCE, LEAVING SAID SOUTHERLY LINE,

1. SOUTH 00°17'38" WEST 25.00 FEET; THENCE,
2. NORTH 89°42'22" WEST 7.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 18.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
3. SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", A LENGTH OF 28.27 FEET; THENCE, TANGENT TO SAID CURVE,
4. SOUTH 00°17'38" WEST 12.00 FEET; THENCE,
5. NORTH 89°42'22" WEST 24.00 FEET; THENCE,
6. NORTH 00°17'38" EAST 12.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 18.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
7. NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", A LENGTH OF 28.77 FEET, THENCE TANGENT TO SAID CURVE,
8. NORTH 89°42'22" WEST 35.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 149.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
9. WESTERLY, THROUGH A CENTRAL ANGLE OF 13°00'11", A LENGTH OF 33.82 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 163.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
10. WESTERLY, THROUGH A CENTRAL ANGLE OF 13°00'11", AN ARC LENGTH OF 36.99 FEET; THENCE TANGENT TO SAID CURVE,
11. NORTH 89°42'22" WEST 175.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 136.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
12. WESTERLY, THROUGH A CENTRAL ANGLE OF 19°50'58", A LENGTH OF 47.12 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 244.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
13. WESTERLY, THROUGH A CENTRAL ANGLE OF 36°12'32", A LENGTH OF 154.20 FEET; THENCE TANGENT TO SAID CURVE,

EXHIBIT A

14. NORTH 73°20'48" WEST 18.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 88.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE,
15. NORTHWESERLY, THROUGH A CENTRAL ANGLE OF 20°15'29", A LENGTH OF 31.11 FEET TO THE NORTHWESTERLY LINE OF SAID LOT AND SAID TRACT; THENCE ALONG SAID NORTHWESTERLY LINE,
16. NORTH 34°48'31" EAST 32.28 FEET TO SAID SOUTHWESTERLY CORNER OF LOT 11, TRACT NO. 7821; THENCE ALONG SAID SOUTHERLY LINE OF SAID TRACT,
17. SOUTH 89°42'22" EAST 573.03 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

LGL #15-06A

TRACT NO. 7891 BOOK 115 PG 39 & 40

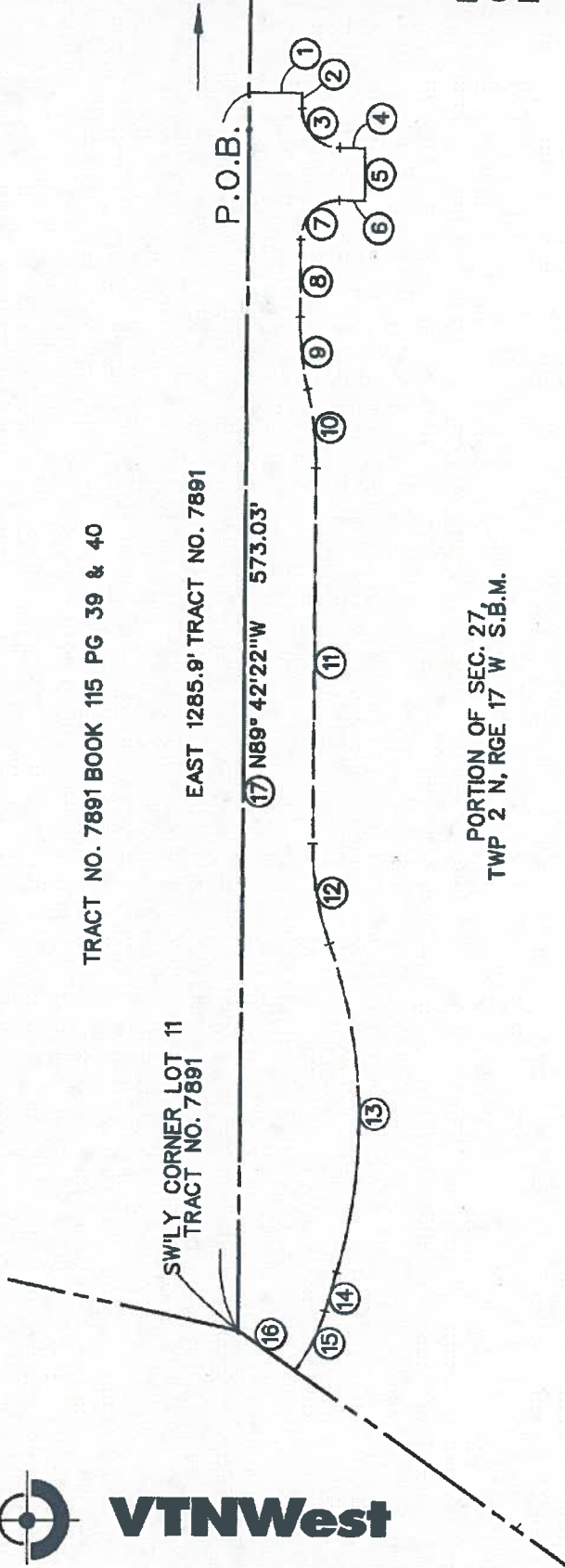
EAST 1285.9' TRACT NO. 7891

SW 1/4 CORNER LOT 11
TRACT NO. 7891

P.O.B.

⑰ N89° 42'22"W 573.03'

PORTION OF SEC. 27,
TWP 2 N, RGE 17 W S.B.M.



① - COURSE NUMBER
IN LEGAL DESCRIPTION
EXHIBIT A (TYPICAL)



SCALE: 1"=80'



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PLAT TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT B

VTNLGL# 15-06A

EXHIBIT M

Wooters Easement

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF FRACTIONAL LOT 4, AND THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 17 WEST OF S.B.M. AND A PORTION OF THE EX MISSION DE SAN FERNANDO IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER THE PLAT OF SOUTH 59,550 80/100 ACRES OF THE EX MISSION DE SAN FERNANDO AS PER THE MAP RECORDED IN BOOK 31, PAGE 75 OF MISCELLANEOUS RECORDS,

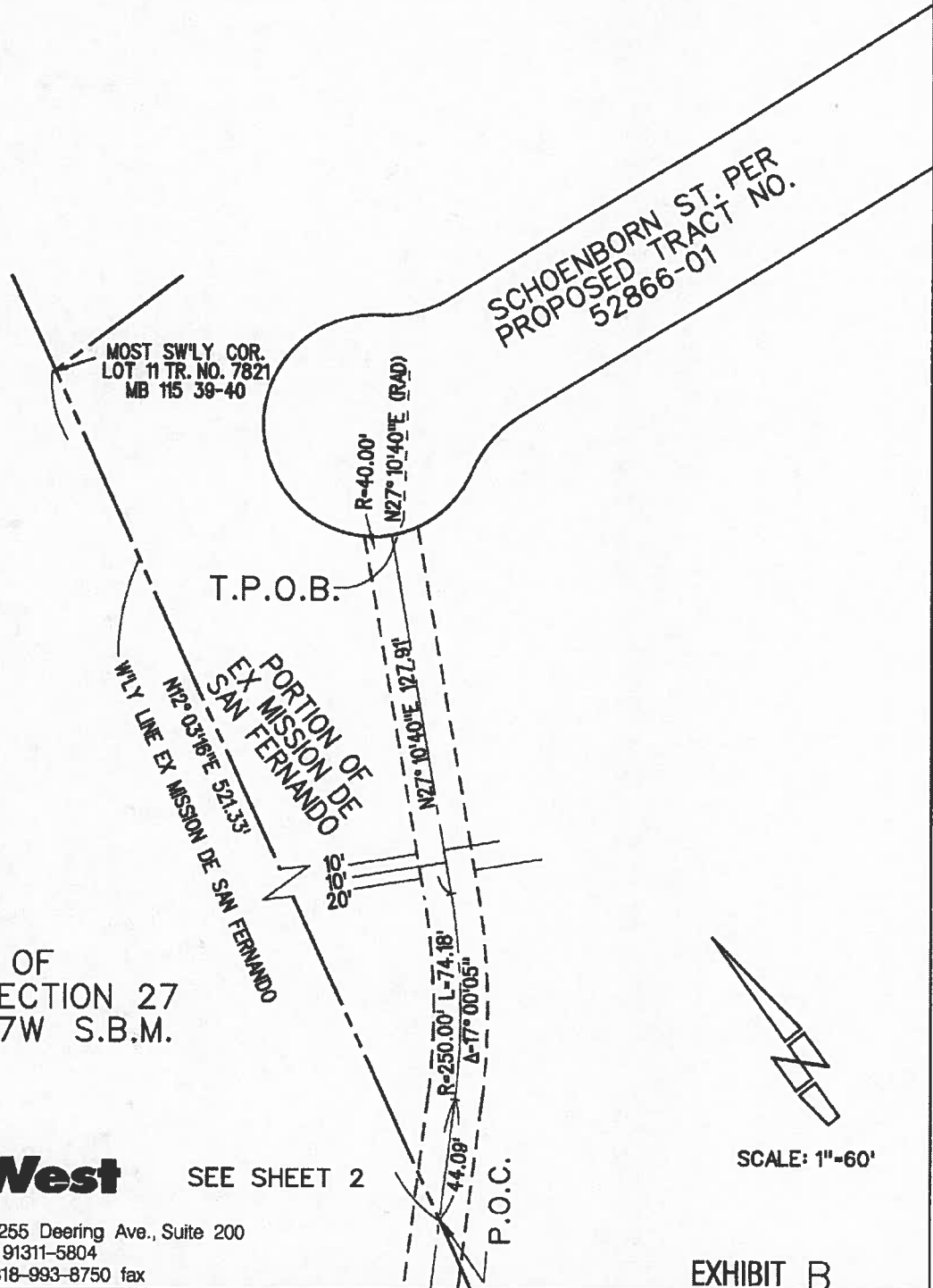
BEING A STRIP OF LAND 20.00 FEET WIDE, LYING 10.00 FEET, EQUALLY ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT IN THE WESTERLY LINE OF SAID EX MISSION DE SAN FERNANDO AS SHOWN ON THE MAP OF TRACT NO 7821 AS PER MAP FILED IN BOOK 115, PAGES 39 AND 40, OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER, SAID WESTERLY LINE SHOWN AS HAVING A BEARING OF NORTH $11^{\circ}44'30''$ ON SAID MAP AND HAVING A ROTATED BEARING OF NORTH $12^{\circ}03'16''$ EAST FOR THE PURPOSE OF THIS DESCRIPTION, SAID POINT OF COMMENCEMENT BEING DISTANT THEREON SOUTH $12^{\circ}03'16''$ WEST 521.33 FEET FROM THE MOST SOUTHWESTERLY CORNER OF LOT 11 OF SAID TRACT NO. 7821; THENCE,

1. NORTH $44^{\circ}10'46''$ EAST 44.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 250.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
2. NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF $17^{\circ}00'05''$, A LENGTH OF 74.18 FEET; THENCE TANGENT TO SAID CURVE,
3. NORTH $27^{\circ}10'40''$ EAST 131.91 FEET TO THE TRUE POINT OF BEGINNING FOR SAID 20.00 FOOT WIDE STRIP OF LAND, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 40.00 FEET, SAID LAST COURSE BEING RADIAL FROM SAID CURVE, THENCE FROM SAID TRUE POINT OF BEGINNING AND ALONG THE HEREIN ABOVE CITED THREE COURSES,
4. SOUTH $27^{\circ}10'40''$ WEST 131.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 250.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
5. SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $17^{\circ}00'05''$, A LENGTH OF 74.18 FEET; THENCE, TANGENT TO SAID CURVE,
6. SOUTH $44^{\circ}10'46''$ WEST 92.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 96.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE,
7. SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $49^{\circ}38'06''$, A LENGTH OF 83.16 FEET; THENCE TANGENT TO SAID CURVE,
8. NORTH $86^{\circ}11'07''$ WEST 75.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE
9. SOUTHERLY HAVING A RADIUS OF 164.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
10. WESTERLY, THROUGH A CENTRAL ANGLE OF $14^{\circ}58'42''$, A LENGTH OF 42.87 FEET; THENCE TANGENT TO SAID CURVE,
11. SOUTH $78^{\circ}50'11''$ WEST 118.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 200.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
12. WESTERLY, THROUGH A CENTRAL ANGLE OF $17^{\circ}44'27''$, A LENGTH OF 61.93 FEET; THENCE, TANGENT TO SAID CURVE

13. NORTH 83°25'22" WEST 225.13 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 200.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
14. WESTERLY THROUGH A CENTRAL ANGLE OF 12°37'37", A LENGTH OF 44.08 FEET; THENCE TANGENT TO SAID CURVE,
15. SOUTH 83°57'01" WEST 132.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 200.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE,
16. WESTERLY, THROUGH A CENTRAL ANGLE 24°14'11", A LENGTH OF 84.60 FEET; THENCE LEAVING SAID CURVE,
17. NORTH 05°46'01 WEST 36.86 FEET; THENCE,
18. NORTH 70°13'58" WEST 124.85 FEET; THENCE,
19. NORTH 39°49'01" WEST 238.53 FEET; THENCE,
20. NORTH 48°38'38" WEST 42.57 FEET; THENCE,
21. NORTH 55°27'32" WEST 53.40 FEET; THENCE,
22. NORTH 62°16'26" WEST 62.29 FEET; THENCE,
23. NORTH 82°49'30" WEST 30.82 FEET; THENCE,
24. NORTH 88°26'00" WEST 43.98 FEET; THENCE,
25. SOUTH 85°57'29" WEST 82.08 FEET; THENCE,
26. NORTH 57°31'48" WEST 19.25 FEET; THENCE,
27. NORTH 48°14'29" WEST 56.49 FEET THENCE,
28. NORTH 38°57'10" WEST 94.61 FEET; THENCE,
29. NORTH 72°40'14" WEST 123.49 FEET; THENCE,
30. NORTH 65°51'12" WEST 53.42 FEET; THENCE,
31. NORTH 59°02'10" WEST 60.88 FEET; THENCE,
32. NORTH 81°13'25" WEST 80.49 FEET; THENCE,
33. NORTH 74°47'06" WEST 50.46 FEET; THENCE,
34. NORTH 68°20'47" WEST 106.95 FEET; THENCE,
35. NORTH 77°20'55" WEST 26.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 225.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,.
36. WESTERLY, THROUGH A CENTRAL ANGLE OF 20°33'30", A LENGTH OF 80.73 FEET; THENCE, TANGENT TO SAID CURVE,
37. SOUTH 82°05'35" WEST 24.07 FEET TO THE WESTERLY LINE OF SAID SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 27.

THE SIDELINES OF SAID 20.00 FOOT WIDE STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED SO AS TO TERMINATE AT ITS NORTHEASTERLY END IN SAID 40.00 FOOT RADIUS CURVE AND AT ITS WESTERLY END IN THE WESTERLY LINE OF SAID SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 17 WEST OF S.B.M



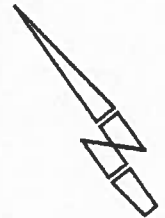
LOT 4 OF
 FRACTIONAL SECTION 27
 TWP 2 N R 17W S.B.M.



VTNWest

SEE SHEET 2

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SCALE: 1"=60'

EXHIBIT B

VTNLGL# 15.16

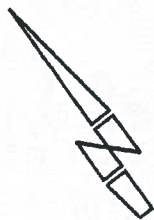
PLAT TO ACCOMPANY LEGAL DESCRIPTION

LOT 4 OF
FRACTIONAL SECTION 27
TWP 2 N R 17W S.B.M.

W/LY LINE EX MISSION DE SAN FERNANDO
N12° 03'16"E 521.33'

SEE SHEET 1

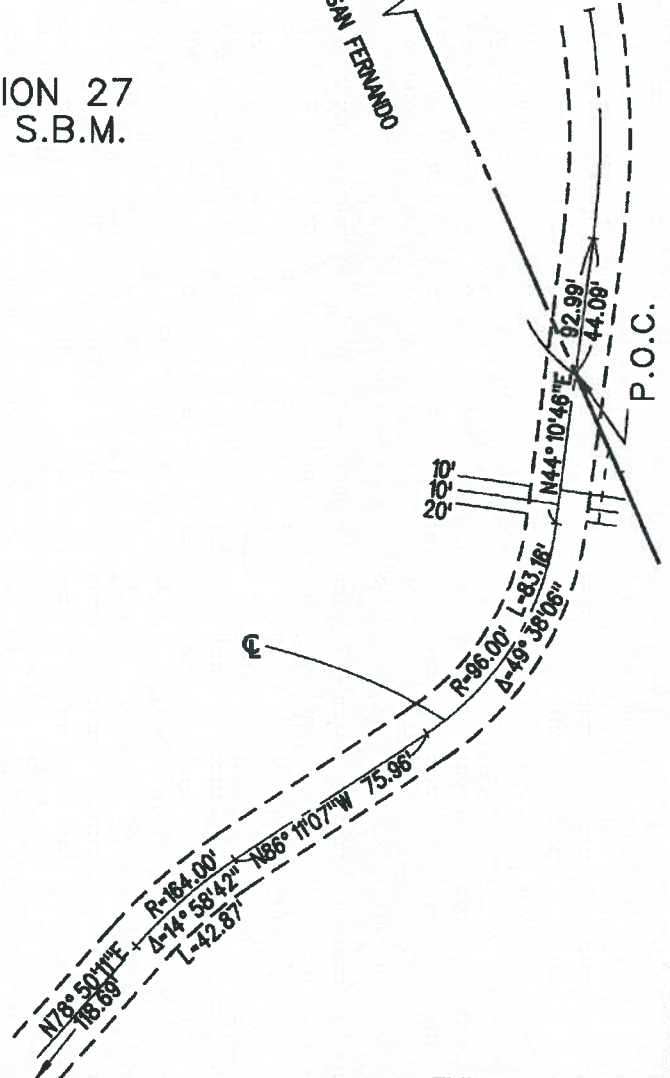
P.O.C.



SCALE: 1"=60'



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SEE SHEET 3

PLAT TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT B

VTNLGL# 11-16

SEE SHEET 4

SW 1/4 SW 1/4 SECTION 27
TWP 2N R17 W S.B.M.

LAND DESCRIBED
IN DEED REC. JAN. 22
1942 AS INST. NO. 339
BK. 18716 PG 35 O.R.

N70° 13' 55" W 124.85'

N05° 46' 01" W
36.86'

R-200.00'
A=274.1471'
L=84.80'
SW 1/4 SW 1/4 SECTION 27
TWP 2N R17 W S.B.M.

LOT 4 OF
FRACTIONAL SECTION SECTION 27
TWP 2N R17 W S.B.M.

N83° 57' 01" E 132.95'

R-200.00'
A=72° 37' 37"
L=44.08'

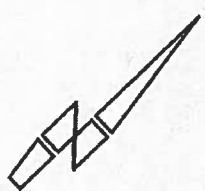
3522

N83° 25' 22" W 225.13'

R-200.00'
A=17° 44' 27"
L=61.93'

N78° 50' 11" E
118.69'

SEE SHEET 2



SCALE: 1"=60'



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EXHIBIT B

VTNLGL# 15-16

PLAT TO ACCOMPANY LEGAL DESCRIPTION

SEE SHEET 5

SHEET 4

N82° 49'30"W
30.82'

N63° 01'28"W
67.78'

N55° 27'32"W
33.40'

N48° 38'38"W
42.57'

A

20'
20'
20'

N39° 49'07"W
238.53'

SW/4SW/SECTION 27
TWP 2N R17 W S.B.M.

N70° 13'59"W
124.85'

LAND DESCRIBED
IN DEED REC. JAN. 22
1942 AS INST. NO. 339
BK. 19116 PG. 35 O.R.

N05° 46'07"W
36.86'

SCALE: 1"=60'



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SEE SHEET 3

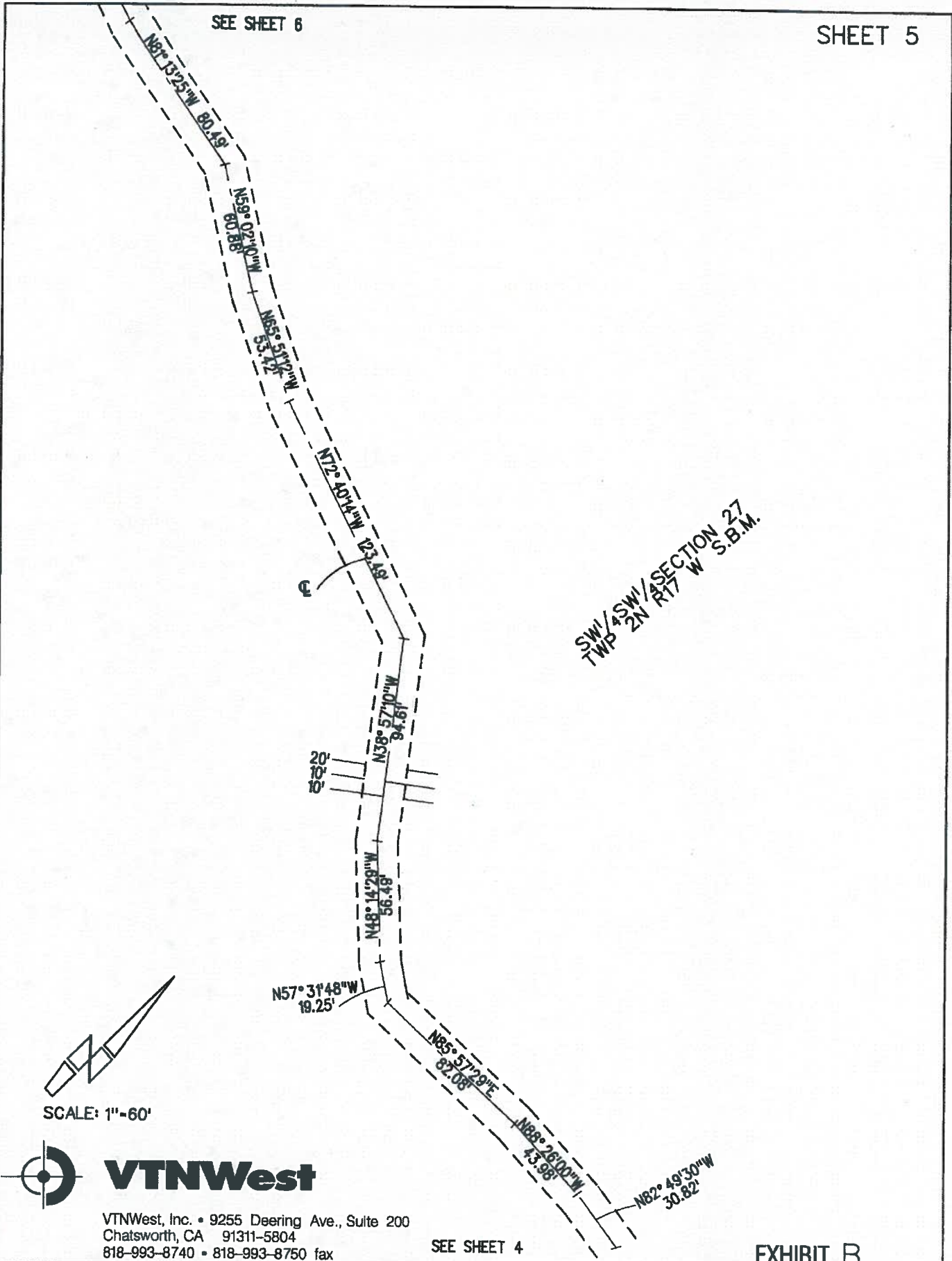
EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

VTNLGL# 15-16

SEE SHEET 6

SHEET 5



SW1/4SW1/4 SECTION 27
TWP 2N R17 W S.B.M.



SCALE: 1"=60'



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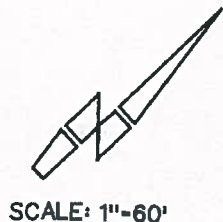
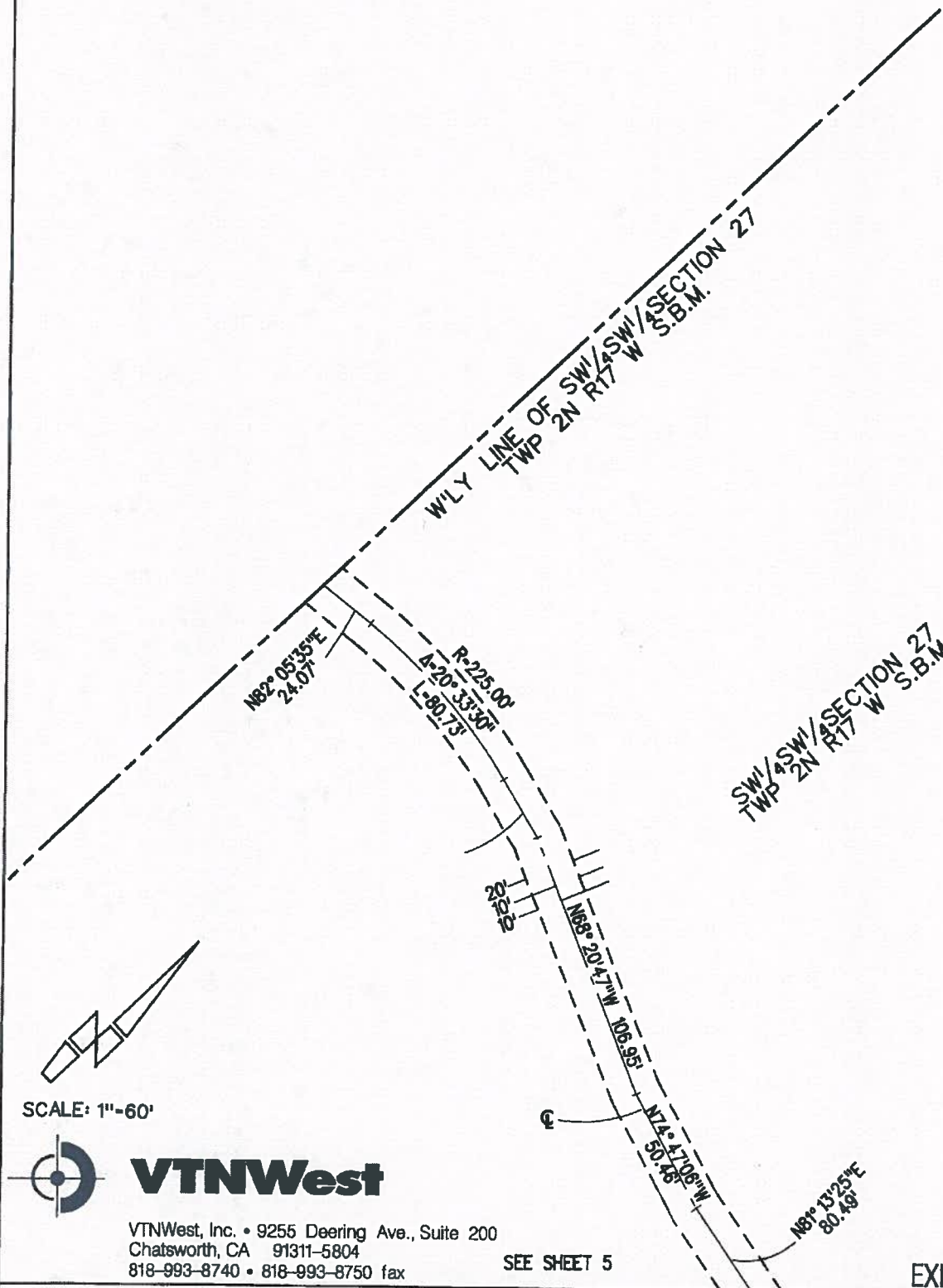
SEE SHEET 4

PLAT TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT B

VTNLGL# 15-16

275LG030



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SEE SHEET 5

PLAT TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT B
VTNLGL# 15-16

EXHIBIT N

LLAMA Access Easement (24000 Roscoe Blvd.)

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF LOT 4, AND THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 17 WEST OF S.B.M. AND A PORTION OF THE EX MISSION DE SAN FERNANDO IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER THE PLAT OF SOUTH 59,550 80/100 ACRES OF THE EX MISSION DE SAN FERNANDO AS PER THE MAP RECORDED IN BOOK 31, PAGE 75 OF MISCELLANEOUS RECORDS,

PARCEL A

BEING A STRIP OF LAND 20.00 FEET WIDE, LYING 10.00 FEET, EQUALLY ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT IN THE WESTERLY LINE OF SAID EX MISSION DE SAN FERNANDO AS SHOWN ON THE MAP OF TRACT NO 7821 AS PER MAP FILED IN BOOK 115, PAGES 39 AND 40, OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER, SAID WESTERLY LINE SHOWN AS HAVING A BEARING OF NORTH $11^{\circ}44'30''$ ON SAID MAP AND HAVING A ROTATED BEARING OF NORTH $12^{\circ}03'16''$ EAST FOR THE PURPOSE OF THIS DESCRIPTION, SAID POINT OF COMMENCEMENT BEING DISTANT THEREON SOUTH $12^{\circ}03'16''$ WEST 521.33 FEET FROM THE MOST SOUTHWESTERLY CORNER OF LOT 11 OF SAID TRACT NO. 7821; THENCE,

1. NORTH $44^{\circ}10'46''$ EAST 44.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 250.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
2. NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF $17^{\circ}00'05''$, A LENGTH OF 74.18 FEET; THENCE TANGENT TO SAID CURVE,
3. NORTH $27^{\circ}10'40''$ EAST 131.91 FEET TO THE TRUE POINT OF BEGINNING FOR SAID 20.00 FOOT WIDE STRIP OF LAND, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 40.00 FEET, SAID LAST COURSE BEING RADIAL FROM SAID CURVE, THENCE FROM SAID TRUE POINT OF BEGINNING AND ALONG THE HEREIN ABOVE CITED THREE COURSES,
4. SOUTH $27^{\circ}10'40''$ WEST 131.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 250.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
5. SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $17^{\circ}00'05''$, A LENGTH OF 74.18 FEET; THENCE, TANGENT TO SAID CURVE,
6. SOUTH $44^{\circ}10'46''$ WEST 92.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 96.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE,
7. SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $49^{\circ}38'06''$, A LENGTH OF 83.16 FEET; THENCE TANGENT TO SAID CURVE,
8. NORTH $86^{\circ}11'07''$ WEST 75.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 164.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
9. WESTERLY, THROUGH A CENTRAL ANGLE OF $14^{\circ}58'42''$, A LENGTH OF 42.87 FEET; THENCE TANGENT TO SAID CURVE,
10. SOUTH $78^{\circ}50'11''$ WEST 118.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 200.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,

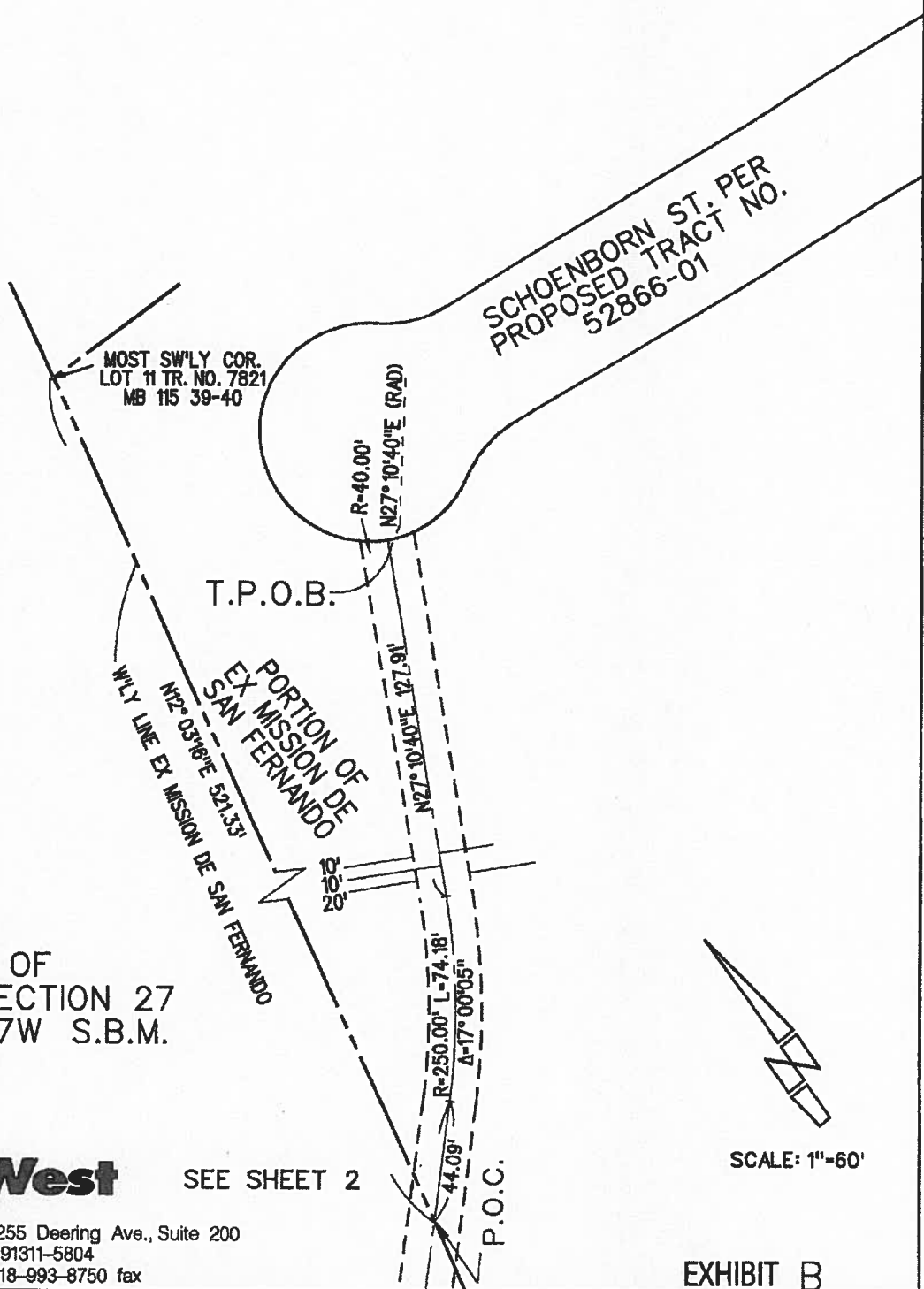
11. WESTERLY, THROUGH A CENTRAL ANGLE OF 17°44'27", A LENGTH OF 61.93 FEET; THENCE, TANGENT TO SAID CURVE,
12. NORTH 83°25'22" WEST 225.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 200.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
13. WESTERLY, THROUGH A CENTRAL ANGLE OF 12°37'37", A LENGTH OF 44.08 FEET; THENCE TANGENT TO SAID CURVE,
14. SOUTH 83°57'01" WEST 132.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 200.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE,
15. WESTERLY, THROUGH A CENTRAL ANGLE OF 30°39'42", A LENGTH OF 107.03 FEET TO THE ENDING POINT OF PARCEL A

THE SIDELINES OF SAID 20.00 FOOT WIDE STRIP OF LAND (PARCEL A) SHALL BE LENGTHENED OR SHORTENED SO AS TO TERMINATE AT ITS NORTHEASTERLY END IN SAID 40.00 FOOT RADIUS CURVE AND AT ITS WESTERLY END IN A LINE PERPENDICULAR TO ITS ENDING POINT.

PARCEL B

COMENCING AT THE HEREIN ABOVE ENDING POINT OF PARCEL A; THENCE,

16. NORTH 24°36'42" EAST 10.00 FEET TO THE TRUE POINT OF BEGINNIG FOR PARCEL B; THENCE, CONTINUING ALONG THE NORTHEASTERLY PROLONGATION OF SAID LAST COURSE,
17. NORTH 24°36'42" EAST 4.00 FEET; THENCE ,
18. NORTH 65°23'18" WEST 67.96 FEET; THENCE,
19. NORTH 03°40'37" WEST 57.59 FEET; THENCE,
20. NORTH 32°56'31" EAST 28.54 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED JANUARY 22, 1942 AS INSTRUMENT NO. 339 IN BOOK 19116, PAGE 35 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE, ALONG SAID WESTERLY LINE,
21. SOUTH 00°01'28" WEST TO THE SOUTHERLY LINE OF SAID LAND; THENCE ALONG SAID SOUTHERLY LINE,
22. SOUTH 64°11'59" EAST 10.08 FEET; THENCE LEAVING SAID SOUTHERLY LINE,
23. SOUTH 32°56'53 WEST 7.73 FEET ; THENCE
24. SOUTH 03°40'37" EAST 32.46 FEET; THENCE,
25. SOUTH 70°13'59" EAST 75.18 FEET; THENCE,
26. SOUTH 05°46'01" EAST 38.10 TO A POINT ON THE NORTHERLY SIDELINE OF THE HEREIN ABOVE DESCRIBED 20.00 FOOT WIDE STRIP OF LAND (PARCEL A), SAID POINT BEING ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 190.00 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 15°58'53" EAST; THENCE ALONG THE ARC OF SAID CURVE,
27. WESTERLY, THROUGH A CENTRAL ANGEL OF 10°37'50", A LENGTH OF 35.25 FEET TO THE TRUE POINT OF BEGINNING FOR PARCEL B.



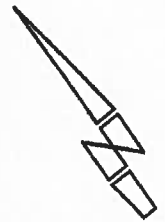
LOT 4 OF FRACTIONAL SECTION 27 TWP 2 N R 17W S.B.M.



VTNWest

SEE SHEET 2

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SCALE: 1"=60'

EXHIBIT B

VTNLGL# 11-08

PLAT TO ACCOMPANY LEGAL DESCRIPTION

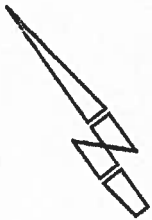
LOT 4 OF
FRACTIONAL SECTION 27
TWP 2 N R 17W S.B.M.

W.P.L. LINE EX MISSION DE SAN FERNANDO
N12° 03' 16" E 521.33'

SEE SHEET 1

10'
20'

P.O.C.



SCALE: 1"=60'



PREPARED BY:
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CANOGA PARK, CA. 91311
818/993-8740/50-FAX

N78° 50' 11" E 178.89'
R=164.00'
Δ=14° 58' 42" L=42.87'
N66° 11' 07" W 75.96'
R=96.00' L=83.16'
Δ=49° 38' 06" N44° 10' 46" E 92.99'
44.00'

PLAT TO ACCOMPANY LEGAL DESCRIPTION

SEE SHEET 3

EXHIBIT B

VTNLGL# 11-08

EXHIBIT O

LLAMA Equestrian Easement

EXHIBIT A

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 AND LOT 4 OF SECTION 27 TOWNSHIP 2 NORTH, RANGE 17 WEST S.B.M. IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER PLAT OF SOUTH 59,550 80/100 ACRES OF EX MISSION DE SAN FERNANDO AS PER MAP RECORDED IN BOOK 31, PAGE 75 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY DESCRIBED AS FOLLOWS:

PARCEL A

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 4 SECTION 27 CITED AS NORTH 00°17'05" EAST IN THE FOLLOWING DESCRIBED DEED AND HAVING A ROTATED BEARING OF NORTH 00°01'24" EAST FOR THE PURPOSE OF THIS DESCRIPTION, SAID POINT BEING DISTANT THEREON 286.63 FROM THE SOUTHWEST CORNER OF SAID LOT 4, SAID BEGINNING POINT BEING THE POINT OF BEGINNING FOR THE LAND DESCRIBED IN THE DEED RECORDED JANUARY 22, 1942 IN BOOK 19116, PAGE 35 OF OFFICIAL RECORDS; THENCE ALONG THE LINES OF SAID DEED BY THE FOLLOWING TWO COURSES,

1. NORTH 64°11'56" WEST 141.88 FEET; THENCE,
2. NORTH 00°04' 24" EAST 182.89 FEET; THENCE, LEAVING SAID DEED LINE,
3. SOUTH 46°47'58" WEST 95.35 FEET; THENCE,
4. SOUTH 38°09'59" WEST 124.47 FEET; THENCE,
5. SOUTH 52°44'36' EAST 45.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 386.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
6. SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 12°38'42", A LENGTH OF 85.19 FEET; THENCE TANGENT TO SAID CURVE,
7. SOUTH 65°23'18" EAST 96.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 186.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
8. EASTERLY, THROUGH A CENTRAL ANGLE OF 24°42'01", A LENGTH OF 80.19 FEET TO SAID WESTERLY LINE OF LOT 4, SECTION 27; THENCE ALONG SAID LINE,
9. NORTH 00°01'24" EAST 46.47 FEET TO THE POINT OF BEGINNING.

PARCEL B

BEGINNING AT THE HEREIN ABOVE DESCRIBED POINT OF BEGINNING FOR PARCEL A; THENCE ALONG THE LINES OF SAID DEED RECORDED JANUARY 22, 1942 IN BOOK 19116, PAGE 35 OF OFFICIAL RECORDS BY THE FOLLOWING TWO COURSES,

10. NORTH 87°24'09" EAST 40.04 FEET; THENCE.
11. NORTH 00°01'24" EAST 193.07 FEET; THENCE LEAVING SAID DEED LINE,
12. SOUTH 88°52'15" EAST 372.92 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED RECORDED OCTOBER 26, 1940 IN BOOK 17977, PAGE 46 OF OFFICIAL RECORDS;

EXHIBIT A

THENCE, ALONG THE WESTERLY LINE OF SAID LAND CITED AS NORTH 07°18'00" WEST IN SAID DEED, AND HAVING A BEARING OF SOUTH 06°59'14" EAST FOR THE PURPOSE OF THIS DESCRIPTION,

13. SOUTH 06°59'14" EAST 181.00 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE LEAVING THE LINE OF SAID LAND,
14. SOUTH 11°01'31" WEST 66.54 FEET; THENCE,
15. NORTH 83°25'22" WEST 225.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 214.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,
16. WESTERLY, THROUGH A CENTRAL ANGLE OF 12°37'37", A LENGTH OF 47.16 FEET; THENCE TANGENT TO SAID CURVE,
17. SOUTH 83°57'01" WEST 132.95 FEET TO THE EASTERLY CONTINUATION OF THAT 186.00 FOOT RADIUS CURVE CONCAVE NORTHERLY CITED HEREIN ABOVE IN COURSE NUMBER 7 OF PARCEL A; THENCE ALONG THE ARC OF SAID CURVE,
18. WESTERLY, THROUGH A CENTRAL ANGLE OF 05°57'40", A LENGTH OF 19.35 FEET TO THE EASTERLY TERMINUS OF SAID CURVE AND THE SOUTHERLY TERMINUS OF THE HEREIN ABOVE CITED COURSE NUMBER 9 OF PARCEL A; THENCE ALONG SAID COURSE,
19. NORTH 00°01'24" EAST 46.47 FEET TO THE POINT OF BEGINNING FOR PARCEL B.

LGL #15-05


N'LY LINE SW¹/₄ SW¹/₄ SEC 27 N'LY LINE LOT 4 SEC 27

1/16 LINE SEC 27

POR. SW¹/₄SW¹/₄
SEC. 27, T2N R17W

POR. LOT 4
SEC. 27, T2N R17W

① - COURSE NUMBER IN
LEGAL DESCRIPTION
EXHIBIT A (TYPICAL)

 - INDICATES AREA OF PARCEL A

 - INDICATES AREA OF PARCEL B



SCALE: 1"=200'



VTNWest

VTNWest, Inc. • 9255 Deering Ave., Suite 200
Chatsworth, CA 91311-5804
818-993-8740 • 818-993-8750 fax

LAND DESC. IN
DEED REC'D. JAN.
2, 1942, AS INST. NO. 339
2, BK 19116 PG 35 O.R.

LAND DESC. IN
DEED REC'D. OCT. 26
1940 AS INST. NO.
1046 BK 17977
PG 46 O.R.

PARCEL A

P.O.B
PARCEL
A & B

PARCEL B

1/16 LINE SEC 27

N00° 01'24" E
286.63'

SW CORNER
LOT 4 SEC 27

PLAT TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT B

VTNLGL# 15-05

EXHIBIT P

Rate and Method of Apportionment

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR
COMMUNITY FACILITIES DISTRICT NO. 2015-1 (STERLING WEST HILLS)
OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

A Special Tax (all capitalized terms are defined in Section A., "Definitions", below) shall be applicable to each Parcel of Taxable Property located within the boundaries of Community Facilities District No. 2015-1 (Sterling Hills West). The amount of Special Tax to be levied on a Parcel in each Fiscal Year, commencing in Fiscal Year 2016-2017, shall be determined by the Governing Board of the Mountains Recreation and Conservation Authority (the "MRCA"), acting in its capacity as the legislative body of the CFD by applying the appropriate Special Tax as set forth in Sections B., C., and D., below. All of the real property within the CFD, unless exempted by law or by the provisions below, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means all actual or reasonably estimated costs and expenses of the CFD that are chargeable or allocable to carry out the duties of the Administrator of the CFD as allowed by the Act, which shall include without limitation, all costs and expenses arising out of or resulting from the annual levy and collection of the Special Tax (whether by the MRCA or designee thereof or both), any litigation or appeal involving the CFD, and other administrative expenses of the MRCA or designee thereof directly related to the CFD. Administrative Expenses shall also include amounts estimated or advanced by the MRCA or CFD for attorney's fees and other costs related to commencing and pursuing to completion any foreclosure as a result of delinquent Special Taxes.

"Administrator" means an official of the MRCA, or designee thereof, responsible for the administration of the CFD, including but not limited to, determining the annual amount of the Special Tax levy and collection of the Special Taxes.

"Assessor" means the Assessor of the County.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating Parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" means the number assigned to a lot or Parcel for purposes of identification as determined from an Assessor Parcel Map or the applicable assessment roll.

"Boundary Map" means a recorded map of the CFD which indicates by a boundary line the extent of the territory identified to be subject to the levy of Special Taxes.

"Building Permit" means the first legal document issued by a local agency giving official permission for new construction on a Parcel. For purposes of this definition, "Building Permit" shall not include any subsequent Building Permits issued or changed after the first issuance.

"CFD" means Community Facilities District No. 2015-1 (Sterling Hills West) of the Mountains Recreation and Conservation Authority.

"Consumer Price Index" means the Consumer Price Index published by the U.S. Bureau of Labor Statistic for "All Urban Consumers" in the Los Angeles-Riverside-Orange County Area, measured as of the month of December in the Calendar Year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Consumer Price Index shall be another index as determined by the Administrator that is reasonably comparable to the Consumer Price Index for the Los Angeles-Riverside-Orange County Area.

"County" means the County of Los Angeles, California.

"Developed Property" means all Parcels of Taxable Property: (i) that are included in a Final Map that was recorded prior to January 1st preceding the Fiscal Year in which the Special Tax is being levied, and (ii) for which a Building Permit for new construction has been issued prior to June 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Dwelling Unit" or "(D/U)" means a residential unit that is used or intended to be used as a domicile by one or more persons, as determined by the Administrator.

"Exempt Property" means all Parcels of Public Property or Property Owner's Association Property.

"Final Map" means a subdivision of property by recordation of a Assessor's Parcel Map or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 1352 that creates individual lots for which Building Permits may be issued without further subdivision.

"Fiscal Year" means the 12 month period starting on July 1 of any calendar year and ending the following June 30.

"Governing Board" means the Board of Directors for the Mountains Recreation and Conservation Authority.

"Maintenance Agreement" means the agreement titled "Open Space Acquisition and Maintenance Agreement" between the Mountains Recreation and Conservation Authority and Centex Homes dated September 2, 2015.

"Maximum Special Tax" means the Maximum Special Tax A or the Maximum Special Tax B.

"Maximum Special Tax A" means for each Parcel in each Fiscal Year, the greatest amount of Special Tax A, determined in accordance with Section C., below, which may be levied on such Parcel in such Fiscal Year.

"Maximum Special Tax B" means for each Parcel in each Fiscal Year, the greatest amount of Special Tax B, determined in accordance with Section C., below, which may be levied on such Parcel in such Fiscal Year.

"MRCA" means the Mountains Recreation and Conservation Authority.

"Native Plant Area" means those areas within the boundary of the CFD identified as "Graded Slope Area Outside of Fuel Mod." on Exhibit E of the Maintenance Agreement.

"Native Plant Establishment" means as of July 1st of the Fiscal Year then commencing, that a Native Plant Area requires maintenance and/or irrigation because it cannot survive on annual rainfall as determined by the MRCA in accordance with the Maintenance Agreement.

"Parcel(s)" means a lot or parcel within the CFD shown on an Assessor's Parcel Map with an assigned Assessor's Parcel Number valid as of July 1st for the Fiscal Year for which the Special Tax is being levied.

"Property Owner's Association Property" means all Parcels which have been conveyed, dedicated to, or irrevocably offered for dedication to a property owner association, including any master or sub-association, prior to June 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Proportionately" means for Parcels of Taxable Property that are (i) Developed Property, that the ratio of the actual Special Tax levy for Special Tax A or Special Tax B, as applicable, to the Maximum Special Tax is the same for all Parcels of Developed Property and (ii) Undeveloped Property that the ratios of the actual Special Tax levy for Special Tax A or Special Tax B, as applicable, to the Maximum Special Tax is the same for all Parcels of Undeveloped Property.

"Public Property" means all Parcels which, as of June 1st preceding the Fiscal Year in which the Special Tax is being levied, are (i) used for rights-of-way or any other purpose and is owned by, dedicated to, or irrevocably offered for dedication to the federal government, the State, the County, City or any other public agency, provided, however, that any property leased by a public agency to a private entity and subject to taxation

under Section 53340.1 of the Act shall be taxed and classified according to its use; or (ii) encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

"Residential Property" means all Parcels of Developed Property for which a Building Permit has been issued permitting the construction of one or more residential Dwelling Units.

"Special Tax(es)" means the Special Tax A or Special Tax B to be levied in each Fiscal Year on each Parcel of Taxable Property in accordance with Section D.

"Special Tax A" means the special tax to be levied in each Fiscal Year on each Parcel of Taxable Property in accordance with Section D.1 to fund the Special Tax A Requirement.

"Special Tax A Requirement" means for each Fiscal Year, that amount required to: (i) pay the estimated cost of Special Tax A Services for such Fiscal Year as determined by the Administrator; (ii) pay Administrative Expenses; (iii) accumulate funds for Special Tax A Services provided that the inclusion of such amount does not increase the levy of Special Tax A on Undeveloped Property; (iv) pay for the actual shortfall due to Special Tax A delinquencies in the prior Fiscal Year; and (v) less a credit for funds available to reduce the annual Special Tax A levy as determined by the Administrator.

"Special Tax A Services" means the maintenance of open space, wildlife corridors, natural habitats, waters, basins, roads, landscaping, and related facilities to be financed and owned or managed by the MRCA, which maintenance may include, but not be limited to, basin and drainage maintenance, slope maintenance, tree and ground cover maintenance, walkway and trail maintenance, weed control, irrigation system maintenance, trash and debris removal, pest control, plant replacement, plant inspection and monitoring, fire / fuel modification compliance, erosion control, wall and monument maintenance, bridge maintenance, trailhead and parking lot maintenance, water trough, signage, water and electricity costs, all related repair/replacement costs, and all appurtenant costs related thereto.

"Special Tax B" means the special tax to be levied in each Fiscal Year on each Parcel of Taxable Property in accordance with Section D. 2.

"Special Tax B Requirement" means for each Fiscal Year, that amount required to: (i) pay the estimated cost of Special Tax B Services required for Native Plant Establishment for such Fiscal Year; (ii) accumulate funds for Special Tax B Services required for Native Plant Establishment provided that the inclusion of such amount does not increase the levy of Special Tax B on Undeveloped Property; (iii) pay for the actual shortfall due to Special Tax B delinquencies in the prior Fiscal Year; and (iii) less a credit for funds available to reduce the annual Special Tax B levy as determined by the Administrator.

"Special Tax B Services" means the maintenance of the Native Plant Area during Native Plant Establishment, which maintenance may include, but is not limited to, drainage maintenance, slope maintenance, tree and ground cover maintenance, weed control, irrigation system maintenance, trash and debris removal, pest control, plant replacement, plant inspection and monitoring, fire / fuel modification compliance, erosion control, all related repair/replacement costs, and all appurtenant costs related thereto.

"State" means the State of California.

"Taxable Property" means all Parcels not classified as Exempt Property.

"Undeveloped Property" means all Parcels of Taxable Property not classified as Developed Property.

B. CLASSIFICATION OF TAXABLE PROPERTY

Each Fiscal Year, commencing with Fiscal Year 2016-2017, all Taxable Property shall be classified as either Developed Property or Undeveloped Property and shall be subject to the levy of Special Taxes in accordance with this Rate and Method of Apportionment as determined pursuant to Sections C. and D.

C. MAXIMUM SPECIAL TAX RATES

1. Developed Property and Undeveloped Property

The Maximum Special Tax A and the Maximum Special Tax B that may be levied on each Parcel classified as Developed Property or Undeveloped Property shall be determined by reference to table 1 below. The Maximum Special Tax A and the Maximum Special Tax B are subject to annual increases pursuant to Section C.1. (a) below,

Maximum Special Tax A Per Parcel	Maximum Special Tax B Per Parcel
\$1,408.00	\$697.00

(a) Increase in the Maximum Special Tax

The Maximum Special Tax A and Maximum Special Tax B, identified in Table 1 above, shall be increased each July 1st, commencing July 1, 2017, based on the percentage increase in the Consumer Price Index with a maximum annual increase of three percent (3%) and a minimum annual

increase of one percent (1%) of such Maximum Special Tax in effect in the previous Fiscal Year.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

1. Special Tax A

Commencing with Fiscal Year 2016-2017 and for each following Fiscal Year, the Administrator shall levy the Special Tax A on all Taxable Property until the amount of Special Tax A equals the Special Tax A Requirement in accordance with the following steps:

First: The Special Tax A shall be levied Proportionately on each Parcel of Developed Property at up to 100% of the applicable Maximum Special Tax A as needed to satisfy the Special Tax A Requirement;

Second: If additional moneys are needed to satisfy the Special Tax A Requirement after the first step has been completed, the Special Tax A shall be levied Proportionately on each Parcel of Undeveloped Property at up to 100% of the Maximum Special Tax A for Undeveloped Property.

2. Special Tax B

Commencing with Fiscal Year 2016-2017 and for each following Fiscal Year, the Administrator shall levy the Special Tax B on all Taxable Property until the amount of Special Tax B equals the Special Tax B Requirement in accordance with the following steps:

First: The Special Tax B shall be levied Proportionately on each Parcel of Developed Property at up to 100% of the Maximum Special Tax B applicable to such Parcel as needed to satisfy the Special Tax B Requirement;

Second: If additional moneys are needed to satisfy the Special Tax B Requirement after the first step has been completed, the Special Tax B shall be levied Proportionately on each Parcel of Undeveloped Property at up to 100% of the Maximum Special Tax B applicable to such Parcel;

Notwithstanding the above, under no circumstances will the Special Taxes levied in any Fiscal Year against any Parcel of Residential Property for which a Certificate of Occupancy has been issued be increased by more than ten percent (10%) as a result of

a delinquency in the payment of the Special Tax applicable to any other Parcel above the amount that would have been levied in that Fiscal Year had there never been any such delinquency or default.

E. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes and shall be subject to the same penalties, the same procedure, sale and lien priority in the case of delinquency; provided, however, that the Administrator may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of the CFD, and provided further that the CFD may covenant to foreclose and may actually foreclose on Parcels having delinquent Special Taxes as permitted by the Act.

F. APPEALS

Any taxpayer may file a written appeal of the Special Tax on his/her Parcel(s) with the Administrator, provided that the appellant is current in his/her payments of Special Taxes. During pendency of an appeal, all Special Taxes must be paid on or before the payment due date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The Administrator shall review the appeal, meet with the appellant if the Administrator deems necessary, and advise the appellant of its determination. If the Administrator agrees with the appellant, the Administrator shall grant a credit to eliminate or reduce future Special Taxes on the appellant's Parcel(s). No refunds of previously paid Special Taxes shall be made.

The Administrator shall interpret this Rate and Method of Apportionment and make determinations relative to the annual levy and administration of the Special Tax and any taxpayer who appeals, as herein specified.

H. TERM OF THE SPECIAL TAX

The Special Tax A shall be levied annually in perpetuity as needed to fund the Special Tax A Requirement unless terminated earlier by the MRCA. The Special Tax B shall be levied annually as needed to satisfy the Special Tax B Requirement in accordance with this Rate and Method of Apportionment. If the Special Tax A and/or Special Tax B is terminated, the MRCA shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased.

I. PREPAYMENT OF SPECIAL TAX

Prepayment of Special Tax A and Special Tax B are not authorized.

EXHIBIT Q

Maintenance Budget

STERLING RANCH

MRCA BUDGET

AUGUST 27, 2015

BUDGET SUMMARY
STERLING RANCH

The conclusions presented in this financial analysis were derived from a variety of sources including: current project information, experiences gained from projects of similar size and structure, the California Bureau of Real Estate (BRE) Operating Cost Manual, and standard practices in the community association management industry.

Actual operating and reserve requirements may vary from those projected in this budget as a result of the level and type of services chosen by the Homeowners Association and conditions which may exist beyond the scope of this budget. It is recommended that a thorough review of the operating budget and the reserve funding be undertaken on an annual basis.

103. **INSURANCE:**

Insurance covers blanket property and liability insurance, Fidelity Bond coverage and Directors and Officers errors and omissions. Due to the fluctuating insurance market, actual costs for insurance upon the first close of escrow may differ and have a significant impact on assessments. The insurance costs included within this budget reflect current rates at the time of budget preparation. A supporting proposal is attached.

201. **ELECTRICITY:**

Electricity has been calculated considering passive park lighting, monument lighting, power to irrigation controllers, and monument lighting. Rates reflect those quoted by Department of Water and Power

203. **WATER:**

Water reflects costs to be incurred for common area water use, domestic water use, irrigation of landscaping and meter charges. Rates reflect those quoted by the Department of Water and Power.

208. **LANDSCAPE MAINTENANCE:**

Landscape maintenance costs are based on industry and Bureau of Real Estate standards.

208a. **LANDSCAPE SUPPLIES:**

Landscape miscellaneous costs are based on \$41.67 per month for miscellaneous repair and replacement outside the scope of the maintenance contract.

208b. **IRRIGATION REPAIR:**

This item allows for repairs to the irrigation system

208c. **BACKFLOW TESTING/MAINTENANCE:**

This item is for annual backflow testing and repairs.

208d. **TREE MAINTENANCE**

An allowance has been provided for maintenance of the street trees in front of the project.

217. **MISCELLANEOUS:**

Pest control is based on a minimum of \$.56 per unit per month per BRE Cost Manual.
Dedicated Open Space Maintenance is provided for additional maintenance.

CFD Special Tax (B) includes water and landscaping as specified in Exhibit A.
Trail Maintenance provides funds for general trail maintenance.
Road Maintenance provides funds for sweeping and cleaning of the road surface.

300. **RESERVES:**
The budget includes funds to be set aside for long-term maintenance and repair of the major components including paved surfaces, fencing and walls, landscaping and irrigation system, basin maintenance, bridge maintenance, trailhead, lighting, etc.
401. **PROFESSIONAL MANAGEMENT:**
Professional management is based on a full service management
CFD Administration is based on administration needs to process CFD.
402. **LEGAL SERVICES:**
Legal service is based on a minimum of \$42.00 per unit per year.
403. **ACCOUNTING:**
Accounting reflects the costs incurred for the filing of yearend tax returns and annual review and is based on a minimum of \$1,200.00 per year.
501. **CONTINGENCY**
An additional contingency of 3% has been added to the total budget.

Budget Worksheet

RE Form 623 (Rev. 4/07)

This budget is a good faith estimate from plans prior to construction and/or completion (for new projects) or from a combination of plans and/or site inspections (for existing projects). For existing projects, there may have been historical data as support for some line items, budget changes to the project may make historical data not applicable or reliable. This budget was prepared for the purpose of obtaining public report.

The association must adopt a budget in accordance with the California Civil Code. If that budget is less than 10% or greater than 20% from this budget, you should contact the Bureau of Real Estate. The association may increase or decrease its budget. It is typical for costs to increase as the project ages. The association should conduct a reserve study after its first year of operation to adjust the reserve funding plan for any changes which may have occurred during construction.

BRE FILE NUMBER (IF KNOWN)	MASTER BRE FILE #	DEPUTY ASSIGNED FILE (IF KNOWN)
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SUBDIVISION IDENTIFICATION AND LOCATION

NAME AND/OR TRACT NUMBER MRCA

NAME TO BE USED IN ADVERTISING (IF DIFFERENT THAN NAME OR TRACT NUMBER)

STREET ADDRESS (IF ANY)	CITY LOS ANGELES	COUNTY LOS ANGELES
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MAIN ACCESS ROAD(S) ROSCOE BLVD AND VALLEY CIRCLE BLVD	NEAREST TOWN/CITY	MILES/DIRECTION FROM CITY
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TYPE OF SUBDIVISION

Condominium Condominium Conversion Stock Cooperative Stock Cooperative Conversion Limited Equity Housing Corporation Planned Development	Planned Development Land Project Planned Development Mobile Home Community Apartment Out-of-State Undivided Interest Undivided Interest Land Project
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NUMBER OF LOTS/UNITS 143	PHASE MRCA	TOTAL # IN PROJECT	PREVIOUS BRE FILE #	NUMBER OF ACRES 0.00
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BUDGET PREPARER

NAME PCM CONSULTING SERVICES, INC.	ATTENTION DAVID GALY	TELEPHONE NUMBER 949.465.2429
--	--------------------------------	---

ADDRESS 27051 TOWNE CENTRE DRIVE, SUITE 200	CITY FOOTHILL RANCH	ZIP CODE 92610
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CERTIFICATION

*I declare under penalty of perjury that the representations and answers to questions in this document and all documents submitted as a part of the homeowners budget are true and complete to the best of my knowledge and belief.
The undersigned certifies that this electronic recreation of Bureau of Real Estate form RE 623 contains at least the same information as the BRE approved form .*

SIGNATURE OF BUDGET PREPARER DAVID GALY		DATE: August 27, 2015
---	---	---------------------------------

		REVISED DATE:
--	--	---------------

IMPROVEMENTS WORKSHEET

If this phase will have any line items shown on pages 3, 4 and 5 hereof exempted from payment of assessments under Regulation 2792.16(c), asterisk those items on pages 3, 4 and 5 and list any partially deferred costs on a separate sheet showing calculations and attach. All exempted improvements must be covered by reasonable arrangements for completion. Included Planned Construction Statement (RE 611A) for review.

1. Number of buildings containing residential units. _____
2. Estimated completion date for the residential units included in this phase. _____
3. Estimated completion date for the common area and facilities included in this phase. _____
4. Type of residential building for this project. Single Family Detached
5. Type of construction for these buildings (i.e., steel, concrete, wood frame, etc.). _____
6. Type of roof (i.e., shake, etc.). _____
7. Type of paving used in this project. Asphalt/DG
8. Type of exterior wall for residential buildings. _____
9. Number of residential units per building. One
10. Number of floors per building. NA
11. Number of bedrooms per unit. NA
12. Square footage of units. NA
(list number and size of each unit type)
13. Type of parking facilities and number of spaces (i.e., tuck-under, subterranean, carport, open, etc.). Attached garages

Complete 14 and 15 for Phase Condominium Projects Only

14. Have you submitted budgets for all phases to be completed within the next three calendar years?
NO _____ YES _____
15. If this condominium project involves phasing within a single lot, submit a budget for each phase plus a budget which will be used if future phases are not completed. (Commonly referred to as a worst case budget.)

RE FORM 623

BUDGET SUMMARY

PHASE: MRCA
 NO. OF UNITS 143

DATE: August 27, 2015
 TRACT NUMBER: 52866-01/52866
 PROJECT: Sterling: MRCA

		Per Unit Per Month	Total Monthly	Total Annual
100. FIXED COSTS	101. Property Taxes	-	-	-
	102. Corporation Franchise Taxes	-	-	-
	103. Insurance (attached proposal)*	1.46	208.33	2,500
	104. Local License and Inspection Fees	-	-	-
	105. Estimated Income Taxes	-	-	-
	100 - SUB TOTAL:		1.46	208.33
200. OPERATING COSTS	201. Electricity (Page 10)	0.54	77.80	934
	Lighting: Leased	-	-	-
	202. Gas (page 12)	-	-	-
	203. Water (page 13)	4.32	617.92	7,415
	204. Sewer/Septic Tanks/Storm Drains/Water Retention Ba	-	-	-
	205. Cable TV/Master Antenna	-	-	-
	206. Telephone	-	-	-
	207. Custodial Area (sf)	-	-	-
	Custodial Supplies	-	-	-
	208. Landscape Area (page 15)	43.08	6,160.82	73,930
	208a. Landscape Supplies/Replacement	0.29	41.67	500
	208b. Irrigation Repair	1.46	208.33	2,500
	208c. Backflow Testing	0.17	25.00	300
	208d. Tree Maintenance	0.29	41.67	500
	209. Refuse Disposal	-	-	-
	<i>Vendor Name:</i>			
	<i>Telephone Number:</i>			
	210. Elevators	-	-	-
	<i>Number:</i> <i>Type:</i>			
	Elevator Cab Maintenance	-	-	-
	211. Private Streets	-	-	-
	<i>Area:</i>			
	212. Heating and Air Conditioning	-	-	-
	<i>Area: sf</i>			
	213. Swimming Pool	-	-	-
<i>Number:</i> <i>Size:</i> <i>Months Heated:</i>				
Spa				
<i>Number:</i> <i>Size:</i> <i>Months Heated:</i>				
213a. Pool Supplies	-	-	-	
214. Sport Court (Tennis, Basketball, Volleyball)	-	-	-	
<i>Number:</i>				
215. Access Control	-	-	-	
No. of Motorized Gates: <i>Type:</i>				
Sentry Hours per Day:	-	-	-	
No. of Intercoms/Telephone Entry:	-	-	-	

		Per Unit Per Month	Total Monthly	Total Annual
200. OPERATING COSTS	200. OPERATING COSTS continued...			
	216. Reserve Study	-	-	-
	217. Miscellaneous			
	Minor Repairs	-	-	-
	Pest control	0.56	80.00	960
	Dedicated Open Space Maintenance	8.74	1250.00	15,000
	CFD Special Tax (B)** (Exhibit A)	56.39	8063.98	96,768
	Trail Maintenance	0.58	83.33	1,000
	Road Maintenance	0.15	20.83	250
	Other	-	-	-
	Other	-	-	-
	Other	-	-	-
	Other	-	-	-
	218. Fire Suppression System Monitoring/Testing	-	-	-
Phone Lines (Fire Suppression System)	-	-	-	
	200 - Sub Total	116.58	16,671.35	200,056
300. RESERVES	300. RESERVES (See Note 1)			
	301 - 313 (Reserve Worksheet, Page 5)	36.90	5,276.49	63,318
	300 - Sub Total:	36.90	5,276.49	63,318
400. ADMINISTRATION	400. ADMINISTRATION			
	401. Management	9.13	1,305.00	15,660
	Financial Services	<i>Included in Management</i>		
	CFD Administration	2.04	291.67	3,500
	402. Legal Services	3.50	500.00	6,000
	403. Accounting (Rev < \$75,000 tax returns only)	0.70	100.00	1,200
	404. Miscellaneous Office Expense	0.00	0.00	0
	405. Education	0.00	0.00	0
	400 - Sub Total	15.36	2,196.67	26,360
	TOTAL (100 - 400):	170.30	24,352.84	292,234
500. CONTINGENCY	500. CONTINGENCY			
	501. New Construction 3%	5.11	730.59	8,767
	502. Conversions 3%	-	-	-
	503. Revenue Offsets (Documents attached)	-	-	-
	TOTAL BUDGET:	175.41	25,083.42	301,001

The association should conduct a reserve study after its first year of operation to adjust the reserve funding plan for any changes which may have occurred during construction.

The inventory and quantities used in the preparation of this budget are normally derived from plans completed prior to construction and may vary slightly from actual field conditions. The calculated budget is a good faith estimate of the projected costs and should be deemed reliable for no more than one year. The Board of Directors should conduct an annual review of the Association's actual costs and revise the budget accordingly.

The budget and management documents indicate:

 X Equal assessments
 Variable assessments

* The amount budgeted for insurance reflects the current rates quoted by an insurance representative at the time of budget preparation. Actual cost of insurance upon first close of escrow may differ and have a significant impact on assessments.

** CFD Special Tax (B) is composed of water, water meter fees, and landscape maintenance

RESERVES WORKSHEET

<i>Item</i>	<i>Sq. Ft. or Number</i>	<i>Unit Cost</i>	<i>Replacement Cost</i>	<i>Remaining Life</i>	<i>Yearly Reserve</i>	<i>Cost/Unit Per Month</i>
BASIN MAINTENANCE						
Basin Inlet Maintenance	113,572	0.05			5,679	3.31
Infiltration Basin Maintenance	49,410	0.02			988	0.58
BRIDGE REPLACEMENT	1		1,000,000.00	50	20,000	11.66
PAVED SURFACES						
Asphalt Road	72,258	0.10			7,226	4.21
Trial	27,330	0.0732			2,001	1.17
RETAINING WALL MAINTENANCE	4,295	0.50			2,148	1.25
DITCH MAINTENANCE						
Bench Ditch Repair	19,704	0.02			394	0.23
V-Ditch Repair	7,677	0.02			154	0.09
Down Drains Repair	1,743	0.02			35	0.02
LANDSCAPING						
Landscape Replacement	100,000	0.10			16,000	9.32
Basin Landscape	50,000	0.08			4,000	2.33
Natural Area	3,000	0.40			1,200	0.70
Irrigation System	2,000	0.02			40	0.02
TRAILHEAD AREA						
AC Parking Lot - DG Material	5,750	0.10			575	0.34
Landscaping Area	11,165	0.12			1,340	0.78
Water Trough	1	600.00			600	0.35
Trailhead Signage	2	20.00			40	0.02
Monument Walls	40	12.50			500	0.29
Lighting	20	20.00			400	0.23
					63,317.89	36.90

PROJECT INVENTORY (Continued)

3. Recreation Facilities

	Length	x	Width	=	Total Square Ft.
a. Club House		x			
b. Pool		x			
c. Spa		x			
d. Deck		x			
e. Paddle Tennis		x			
f. Bocce Ball		x			
g. Volleyball Court		x			
Total for Summary Item 3 Above:					-

4. Paved Areas (Streets, Parking, Walkways, Other)

	Length	x	Width	=	Total Area
Paved Road		x			60,093
Paved Road - Above Lot 24		x			12,165
Parking Lot		x			5,750
Trail	2733	x	10		27,330
		x			
		x			
		x			
Total for Summary Item 4 Above:					105,338

5. Restricted Common Area Use (at grade level)

		0
Total for Summary Item 5 Above:		0

6. Other - Describe and Attach Calculations

	Length	x	Width	=	Total Area
Bench Ditch	2,463	x	8	=	19,704
V-ditch	2,559	x	3	=	7,677
Down Drains	581	x	3	=	1,743
Retaining Walls	4,295	x	0	=	36,389
Total for Summary Item 6 Above:					65,513

ROOF RESERVE WORKSHEET

Building	Number of Buildings	Flat Roof Area	Wood Roof Area	Composition Roof Area	Cement Tile Roof Area
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
Totals		_____	_____	_____	_____0
Modifications			x <u>1.12</u>	x <u>1.12</u>	x <u>1.12</u>
Grand Totals		_____	<u>0</u>	<u>0</u>	<u>0</u>

Take areas of all buildings in Sections 1, 2, and 3a. Add 6% (a 1.06 multiplier) for each foot of roof overhang. In addition, adjust for roof pitch based upon the table below. The table converts horizontal area to roof area.

ROOF PITCH TABLE		
PITCH	RISE	MULTIPLIER
One eighth	3" in 12"	1.03
One sixth	4" in 12"	1.06
Five 24ths	5" in 12"	1.08
One quarter	6" in 12"	1.12
One third	8" in 12"	1.20
One half	12" in 12"	1.42
Five eighths	15" in 12"	1.60
Three quarters	18" in 12"	1.80

PAINTING WORKSHEET

Phase Number: MRCA

EXTERIOR

(Exterior painting area is determined by measuring the structure to find the perimeter (total distance around) and multiplying that by 10' for each story. Use a separate line for each story if the configuration of the building changes from story to story.)

Buildings (include garages, recreation buildings)

Type of Surface	Perimeter	x	10 ft	x	No. of Stories	x	No. of Bldg. (if identical)	=	Total Area
_____	_____		10 ft	x	_____	x	_____	=	_____ 0
_____	_____		10 ft	x	_____	x	_____	=	_____ 0
_____	_____		10 ft	x	_____	x	_____	=	_____ 0
_____	_____		10 ft	x	_____	x	_____	=	_____ 0
_____	_____		11 ft	x	_____	x	_____	=	_____ 0
_____	_____		12 ft	x	_____	x	_____	=	_____ 0
_____	_____		13 ft	x	_____	x	_____	=	_____ 0

Total Building Paint Area _____ **0**

Walls	Linear Feet	x	Height	x	2	=	Total Area
_____	_____		_____	x	2	=	_____ 0
_____	_____		_____	x	2	=	_____
_____	_____		_____	x	1	=	_____
_____	_____		_____	x	2	=	_____

Total wall paint area _____ **0**

Total exterior paint area _____ **0**

INTERIOR

Interior painting reserve is determined by measuring the room perimeter and multiplying by 8' and adding ceiling area.

Room/Type Description	Walls Perimeter	x	8 ft.	=	Wall Area	+	Ceiling (Length x Width)	=	Total Area
_____ :	_____		8 ft.	=	_____ -	+	_____	=	_____
_____ :	_____		8 ft.	=	_____ -	+	_____	=	_____
_____ :	_____		8 ft.	=	_____ -	+	_____	=	_____
_____ :	_____		8 ft.	=	_____ -	+	_____	=	_____
_____ :	_____		8 ft.	=	_____ -	+	_____	=	_____
_____ :	_____		8 ft.	=	_____ -	+	_____	=	_____
_____ :	_____		8 ft.	=	_____ -	+	_____	=	_____
_____ :	_____		8 ft.	=	_____ -	+	_____	=	_____

Total Interior Paint _____ **0**

TOTAL EXTERIOR AND INTERIOR _____ **0**

FENCES

Fence requiring paint or stain (see Item 312 in manual for wood and wrought iron)

Compute separately using higher cost-put on separate line on page 5 of the Reserve Worksheet.

Linear Feet	x	Height	x	2	=	Total Area	
_____	x	_____	x	2	=	_____ -	TS Tot Lot Fencing
_____	x	_____	x	2	=	_____ -	Wood Fencing
_____	x	_____	x	2	=	_____ -	Wood Gates
_____	x	_____	x	2	=	_____ -	EVA Gate

TOTAL FENCE AREA _____ **0**

ELECTRICAL ENERGY CONSUMPTION WORKSHEET

A. Lights (see Note 1)							KWH per month
<i>(number of lights x average watt per light x average number hours in use per day x .03 = KWH per month)</i>							
1. Street Lights							
_____ x _____	x	_____ x _____	x	_____ x _____	x	0.03	= _____ -
_____ x _____	x	_____ x _____	x	_____ x _____	x	0.03	= _____ -
_____ x _____	x	_____ x _____	x	_____ x _____	x	0.03	= _____ -
2. Entry Lighting							
_____ x _____	x	_____ x _____	x	_____ x _____	x	0.03	= _____ -
3. Walkway Lighting							
_____ x _____	x	_____ x _____	x	_____ x _____	x	0.03	= _____ -
_____ x _____	x	_____ x _____	x	_____ x _____	x	0.03	= _____ -
4. Decorative Pole Lights							
_____ x _____	x	_____ x _____	x	_____ x _____	x	0.03	= _____ -
5. Other - Trail Head Lighting							
_____ x _____	x	_____ x _____	x	_____ x _____	x	0.03	= _____ -
_____ x _____	x	_____ x _____	x	_____ x _____	x	0.03	= _____ -
20	x	55	x	10	x	0.03	= _____ 330
_____ x _____	x	_____ x _____	x	_____ x _____	x	0.03	= _____ -
B. Elevators	<i>(number of cabs x number of floor stops per cab x 250 KWH = KWH per month)</i>						
_____ x _____	x	_____ x _____	x	250	KWH		= _____ -
_____ x _____	x	_____ x _____	x	250	KWH		= _____ -
C. Tennis Court Lights	<i>(number of courts x 1000 KWH = KWH per month)</i>						
_____ x _____	x	1000	KWH				= _____ -
D. Electric Heating	<i>(0.25 KWH x sq. ft. heated = KWH per month for warm climates)</i>						
<i>(0.65 KWH x sq. ft. heated = KWH per month for cold climates)</i>							
_____ x _____	x	_____					= _____ -
E. Hot Water Heating	<i>(320 KWH x number of 40 gallon tanks = KWH per month)</i>						
320 KWH x _____	x	_____					= _____ -
F. Air Conditioning	<i>(number of sq. ft. cooled x .34 KWH = KWH per month)</i>						
_____ x _____	x	_____					= _____ -
G. Electric Motors (See Notes 2 and 3)	<i>(horsepower x watts x hours of use per day x .03 x number of motors = KWH per month)</i>						
1. Sump Pump							
_____ x _____	x	_____ x _____	x	_____ x _____	x	0.03	x _____ = _____ -
_____ x _____	x	_____ x _____	x	_____ x _____	x	0.03	x _____ = _____ -
2. Pool/Spa/Fountain(s)							
_____ x _____	x	_____ x _____	x	_____ x _____	x	0.03	x _____ = _____ -
_____ x _____	x	_____ x _____	x	_____ x _____	x	0.03	x _____ = _____ -
_____ x _____	x	_____ x _____	x	_____ x _____	x	0.03	x _____ = _____ -
_____ x _____	x	_____ x _____	x	_____ x _____	x	0.03	x _____ = _____ -

ELECTRICAL ENERGY CONSUMPTION WORKSHEET (continued)

G. Electrical Motors (continued)

(horsepower x watts x hours of use per day x .03 x number of motors = KWH per month)

3. Garage Ventilation

_____	x	_____	x	_____	x	0.03	x	_____	=	_____
_____	x	_____	x	_____	x	0.03	x	_____	=	_____
_____	x	_____	x	_____	x	0.03	x	_____	=	_____
_____	x	_____	x	_____	x	0.03	x	_____	=	_____

4. Other

_____	x	_____	x	_____	x	0.03	x	_____	=	_____
_____	x	_____	x	_____	x	0.03	x	_____	=	_____
_____	x	_____	x	_____	x	0.03	x	_____	=	_____
_____	x	_____	x	_____	x	0.03	x	_____	=	_____

Total KWH per Month 330

I. Total Monthly Cost

(total KWH per month x rate per KWH = total cost)

330 x 0.16 = \$ 52.80

Monthly Controller Charge

(number of controllers x monthly meter charge)

1 x \$ 25.00 = \$ 25.00

Total Monthly Cost: \$ 77.80

Utility Company Name: Department of Water and Power Phone Number: 818-771-4130

NOTES

1. Do not include leased lights. Instead use lease agreement with rate schedule with budget work sheet. Put monthly charge into Item 201 leased lights. Use a minimum of 10 hours per day average usage for exterior lighting.
2. Motors are found in swimming pool pumping systems, circulating hot water systems, ventilation systems in subterranean garages, security gates, interior hallways, and interior stairwells and also in private water systems and fountains. (Hours of use for pool pumps - see Item 201 in the Cost Manual).
3. Normally 1,000 watts per horsepower should be used. Check plate on motor or manufacturer's specifications. If wattage is not listed, it can be calculated by multiplying amps x volts.

WATER AND SEWER WORKSHEET

Phase: MRCA

A. Domestic (use only if units are billed throughout the association)

(number of units [include restrooms, common area kitchens] x rate/100 CF x 10 = Water Cost)

_____ x _____ x 10 = \$ _____ -

B. Irrigation (see note 1)

(landscape area x rate/100 CF x .0033 = Water Cost)

30,330 x 5.34 x 0.00330 = \$ 534.48

(drip irrigation for trees x rate/100 CF x .0011 = Water Cost)

_____ x _____ x 0.0011 = \$ _____ -

C. Sewers (see note 2)

(charge per unit per month x number of units = Sewer Cost)

_____ x _____ = \$ _____ -

D. Contingency

= \$ 53.45

E. Meter Charge: Specify line size (2", 3", etc.)

(number of meters x charge per meter per month)

Line Size: 2"

3 x 10 = \$ 30

Total Monthly Water Cost: = \$ 617.92

Utility Company Name: Department of Water and Power

Phone Number: 818-771-4130

NOTES:

1. Average usage is four-acre feet of water per acre of landscaping per year. This formula is based on four-acre feet of usage. Some areas like the low desert will require 8 to 12-acre feet of water per acre of landscaping per year and the "B" figure should be adjusted accordingly. (Example: 4 x figure for B = 12-acre feet.)
2. If some other method of billing is used for the sewage charge and/or this will not be a common expense, provide a letter from the sanitation district and/or water company (whichever applicable) which so states.
3. The fuel modification zone's irrigation needs have been estimated at 40% of normal landscaping.

PRORATION SCHEDULE WORKSHEET

Section I Variable Assessment Computation

A. Variable Costs Description	<u>Monthly Cost</u>	
1. Street Sweeping	_____	
2. Street Reserve	_____	
3. Street Lights (Electricity)	_____	
4. Paint	_____	
5. Roof	_____	
6. Hot Water Heater (if common)	_____	
7. Other	_____	
Total Variable Cost	_____	
 B. Total livable square footage of all units from condominium plan:		_____ -
 C. Variable Factor (variable monthly costs divided by square footages = variable factor):		_____ -
Multiply this factor by each unit size below in Section III.		

Section II Equal Assessment Computation

A. Total Monthly Budget	_____
Less Variable Costs	_____
Total Monthly Equal Costs	_____
B. Monthly Base Assessment:	_____
(total monthly cost divided by number of units = monthly base assessment)	

Section III Assessment Schedule

Plan	Unit Size	x	Variable Factor	=	Variable Assessment	+	Base Assessment	=	Total Mth. Assessment	x	Unit Count	=	Total Monthly Budget *
_____	_____	x	-	=	0	+	_____	=	-	x	_____	=	-
_____	_____	x	-	=	0	+	_____	=	-	x	_____	=	-
_____	_____	x	-	=	0	+	_____	=	-	x	_____	=	-
_____	_____	x	-	=	0	+	_____	=	-	x	_____	=	-
_____	_____	x	-	=	0	+	_____	=	-	x	_____	=	-
_____	_____	x	-	=	0	+	_____	=	-	x	_____	=	-
_____	_____	x	-	=	0	+	_____	=	-	x	_____	=	-
_____	_____	x	-	=	0	+	_____	=	-	x	_____	=	-
_____	_____	x	-	=	0	+	_____	=	-	x	_____	=	-
_____	_____	x	-	=	0	+	_____	=	-	x	_____	=	-

VERIFICATION OF COMPUTATIONS

0	Total Monthly Budget (Section III)	_____ -
	Total Monthly Budget (Section IIA)	_____ 0

* Total Assessment x number of units of each type.

Section IV Assessment Schedule

Highest Assessment	-	Lowest Assessment	divided by	Lowest Assessment	=	% Differential
_____	-	_____		_____	=	0.00%

SUPPLEMENTAL WORKSHEET

LANDSCAPE

A. Complete chart and transfer "total landscape cost per year" to line #208 on page 3 (cumulative per phase).

TYPE	PERCENT	AREA	ANNUAL COST per S.F.	TOTAL COST per Type	
Entry Landscape		1%	11,165	0.18	2,010
Trailhead		1%	19,165	0.35	6,708
Basin	<i>Not Irrigated</i>	7%	162,982	0.180	29,337
Fuel Modification	<i>Not Irrigated</i>	33%	734,742	0.04	29,390
Natural	<i>Not Irrigated</i>	58%	1,297,180	0.005	6,486
Total		100%	2,225,234		

TOTAL LANDSCAPE COST PER YEAR

73,930

B. Please provide information regarding water requirements of drought resistant plants/areas, if any. Indicate as percentage of normal or standard watering requirements and provide source of information.

N/A

ROOF

N/A

A. If there is only one type of roof, with a constant slope factor across all roof surfaces, the following chart may not need to be completed. When this chart is completed, transfer total roof line item on page 5.

Building	Type of Roof	Width of Overhang	Quantity (inc. overhang)	Pitch X Multiplier	Adjusted = S.F.	Annual Cost X Per S.F.	Total Annual = Cost
				X	=	X	=
				X	=	X	=
				X	=	X	=
				X	=	X	=
				X	=	X	=
TOTAL ROOF COST PER YEAR							

B. If a mansard will be/is constructed please provide the measurements and type of material to be used.

CFD WATER AND SEWER WORKSHEET

A. Domestic (use only if units are billed throughout the association)					
	<i>(number of units [include restrooms, common area kitchens] x rate/100 CF x 10 = Water Cost)</i>				
	_____	x	_____	x	10 = \$ _____
					-
B. Irrigation (see note 1)					
	<i>(landscape area x rate/100 CF x .0033 = Water Cost)</i>				
	<u>317,642</u>	x	<u>5.34</u>	x	0.00330 = \$ <u>5,597</u>
C. (drip irrigation for trees x rate/100 CF x .0011 = Water Cost) Riparian Trees					
	<u>192,000</u>	x	<u>5.34</u>	x	0.0011 = \$ <u>1,128</u>
D. Sewers (see note 2)					
	<i>(charge per unit per month x number of units = Sewer Cost)</i>				
	_____	x	_____		= \$ _____
					-
E. Contingency			5%		= \$ <u>280</u>
Meter Charge: Specify line size (2", 3", etc.)					
	<i>(number of meters x charge per meter per month)</i>				
	Line Size: <u>2"</u>				
	_____	x	_____		= \$ _____
					-
				Total Monthly Water Cost:	= \$ <u>7,005</u>
				Total Annual Water Cost:	= \$ <u>84,062</u>

CFD SUPPLEMENTAL WORKSHEET

LANDSCAPE

TYPE	PERCENT	AREA S.F.	ANNUAL COST per S.F.	TOTAL COST per Type
Graded Slope Inside Fuel Mod.	38%	121,093	0.04	\$4,844
Graded Slope Outside Fuel Mod.	62%	196,549	0.04	\$7,862
Total	100%	317,642		
TOTAL LANDSCAPE COST PER YEAR				\$12,706

CFD 5 YEAR MAINTENANCE PERIOD

<i>Year 1</i>	\$96,768
<i>Year 2</i>	\$100,155
<i>Year 3</i>	\$103,660
<i>Year 4</i>	\$107,288
<i>Year 5</i>	\$111,043
**Year 6	\$114,930
**Year 7	\$118,952

* 3.5% compound inflation rate applied each year
** Not antisiated at this time, numbers used for projection only.