

## RECORD DESCRIPTION

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

PARCEL A: APN 2831-007-901 THROUGH 2831-007-907  
PARCEL 1:

LOTS 3 TO 12 INCLUSIVE, BLOCK 16, TOWN OF NEWMALL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGES 21 AND 22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THE NORTHWESTERLY 10 FEET OF SAID LOT 3.

ALSO EXCEPT A PORTION OF LOTS 11 AND 12, DESCRIBED AS FOLLOWS:

A SPANDREL SHAPED PARCEL OF LAND BOUNDED NORTHEASTERLY BY THE NORTHEASTERLY LINE OF SAID BLOCK, BOUNDED SOUTHEASTERLY BY THE SOUTHEASTERLY LINE OF SAID BLOCK, AND BOUNDED WESTERLY BY THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 29.00 FEET, BEING TANGENT TO SAID NORTHEASTERLY AND SOUTHEASTERLY LINES OF BLOCK 16, AS GRANTED TO THE LAND COMPANY OF CALIFORNIA BY INSTRUMENT NO. 97-1636116, OFFICIAL RECORDS, 1997 AS INSTRUMENT NO. 97-1636116, OFFICIAL RECORDS.

PARCEL 2:

LOTS 15 TO 22 INCLUSIVE, BLOCK 16, TOWN OF NEWMALL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGES 21 AND 22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHWESTERLY 10 FEET OF LOT 22.

ALSO EXCEPT THEREFROM THE PORTIONS OF SAID LOTS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 24; THENCE SOUTH 32° 30' 15" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOTS, A DISTANCE OF 290 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 15; THENCE NORTH 57° 30' 15" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 15, A DISTANCE OF 20.00 FEET; THENCE NORTH 32° 30' 15" WEST, PARALLEL WITH SAID SOUTHWESTERLY LINE OF SAID LOTS, A DISTANCE OF 125.08 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 360 FEET, THROUGH AN ANGLE OF 20° 18' 17" A DISTANCE OF 127.58 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 24; THENCE SOUTH 57° 29' WEST THEREON, A DISTANCE OF 42.37 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT CERTAIN ALLEY IN BLOCK 16, IN THE TOWN OF NEWMALL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGES 21 AND 22 OF MISCELLANEOUS RECORDS, ADJOINING SAID PARCEL 1 HEREOF ON THE SOUTHWEST AND ADJOINING SAID PARCEL 2 HEREOF ON THE NORTHEAST AS VACATED BY ORDER OF BOARD OF SUPERVISORS MAY 14, 1946, A CERTIFIED COPY OF SAID ORDER WAS RECORDED MAY 20, 1946 IN BOOK 23198 PAGE 382, OFFICIAL RECORDS, EXCEPTING THEREFROM THAT PORTION OF SAID ALLEY ADJOINING LOTS 11 AND 12 ON THE SOUTHWEST.

EXCEPT FROM PARCEL 1, PARCEL 2 AND PARCEL 3 HEREOF, ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER OR THAT MAY BE PRODUCED FROM A DEPTH BELOW 500 FEET FROM THE SURFACE OR THE ABOVE DESCRIBED LAND, WITHOUT RIGHT OF ENTRY UPON THE SURFACE OF THE ABOVE DESCRIBED REAL PROPERTY FOR THE PURPOSE OF MINING, DRILLING OR EXTRACTING SUCH MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES OF SAID LAND TO A DEPTH OF 500 FEET BELOW THE SURFACE HEREOF, AS GRANTED TO HAMMOND-CALIFORNIA REWIND RECORDS CORPORATION RECORDED APRIL 19, 1938 IN BOOK D-76 PAGE 749, OFFICIAL RECORDS.

PARCEL B: APN 2831-007-900 AND 2831-007-908

PARCEL 1:

LOTS 13 AND 14 IN BLOCK 16, TOWN OF NEWMALL, IN THE CITY OF SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGES 21 AND 22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

ALL THAT PORTION OF THE 20 FOOT ALLEY, AS VACATED IN SAID BLOCK 16, TOWN OF NEWMALL, IN THE CITY OF SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ADJOINING ABOVE PARCEL 1 ON THE NORTHEAST.

PARCEL 3:

LOTS 23 AND 24 AND THE NORTHWESTERLY 10 FEET OF LOT 22 IN BLOCK 16, TOWN OF NEWMALL, IN THE CITY OF SANTA CLARITA COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGES 21 AND 22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO THE SOUTHWEST 10 FEET OF THE ALLEY VACATED ADJOINING SAID LOTS ON THE NORTHEAST.

EXCEPT THEREFROM THAT PORTION OF SAID PROPERTY INCLUDED WITHIN THE STATE HIGHWAY AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 13340 PAGE 180, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LOT 24, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA FOR A PUBLIC HIGHWAY, RECORDED IN BOOK 13340 PAGE 180, OFFICIAL RECORDS OF SAID COUNTY, AND PROCEEDING SOUTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, A DISTANCE OF 13.63 FEET TO A POINT IN THE EASTERLY BOUNDARY OF SAID CERTAIN PARCEL OF LAND DISTANT SOUTHERLY THEREON 10 FEET FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID EASTERLY BOUNDARY 10 FEET TO SAID POINT OF BEGINNING.

PARCEL 4:

LOTS 1, 2 AND THE NORTHWESTERLY 10 FEET OF LOT 3 IN BLOCK 16, TOWN OF NEWMALL, IN THE CITY OF SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGES 21 AND 22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO THE NORTHEAST 10 FEET OF THE ALLEY VACATED ADJOINING SAID LOTS ON THE SOUTHWEST.

EXCEPT THEREFROM THAT PORTION OF SAID LOT 1, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT, A DISTANCE OF 17 FEET; THENCE WESTERLY IN A DIRECT LINE 24.04 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT, DISTANT SOUTHWESTERLY THEREON 17 FEET FROM THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE 17 FEET TO SAID POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND AS DESCRIBED IN THE FIRST AMERICAN TITLE COMPANY ORDER NO. 4971164 DATED AS OF AUGUST 10, 2015.

## GENERAL NOTES

1. POSTED ADDRESSES ARE: NONE, SITE IS VACANT
2. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.
3. ASSESSOR'S PARCEL NO'S.: 2831-007-901 THROUGH 2831-007-907, 2891-007-900 AND 2831-007-908
4. THERE ARE NO PROPOSED CHANGES IN ADJACENT STREET RIGHT OF WAYS. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
5. THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED FOR A SOLD WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
6. THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A CEMETERY
7. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGH THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST

## STATEMENT OF ENCROACHMENTS

NO ENCROACHMENTS NOTED AT TIME OF SURVEY

## STATEMENT OF UTILITIES

THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND FROM PLANS ATTAINED FROM THE CITY OF SANTA CLARITA, WHILE THE INFORMATION IS ASSUMED TO BE ACCURATE NO GUARANTEE IS MADE TO THE EXACT LOCATION OF THE UNDERGROUND UTILITIES.

## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTRELINE OF MAIN STREET, BEARING BEING N 32° 53' 15" W

## AREA OF PROPERTY

74,839 SQUARE FEET / 1.71 ACRES

## PARKING INFORMATION

NO STRIPPED PARKING LOCATED ON SITE

## BENCHMARK INFORMATION

COUNTY OF LOS ANGELES BENCHMARK LA CO BM L3953  
2003 FC TAG IN CB 2' W/O SW COR NEWMALL AVE & LYONS AVE.  
ELEVATION = 1250.706 FEET (NAVD 88)

## SCHEDULE 'B' ITEMS

- ITEMS 1 - 4 ARE NOT SURVEY RELATED - NOT SHOWN HEREON.
- AN EASEMENT FOR A WATER PIPE LINE AND INCIDENTAL PURPOSES, RECORDED IN FAVOR OF NEWMALL WATER CO. AS A CORPORATION, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- ITEM NO. 4
- ANY PRIVATE EASEMENTS OR LESSER RIGHTS IN, TO, OR OVER THE STREET, HIGHWAY, OR PUBLIC SERVICE EASEMENT VACATED AS REFERRED TO BELOW, THAT WERE NOT AFFECTED BY THE PROCEEDINGS VACATING SAID EASEMENT REFERRED TO BELOW, INCLUDING BUT NOT LIMITED TO, EASEMENTS IN FAVOR OF NEWMALL WATER CO., AS A CORPORATION, EASEMENTS HAVING BEEN ACQUIRED BY OWNERS OF OTHER LOTS UNDER CONVEYANCES WHICH WERE MADE BY REFERENCE TO THE MAP OF TOWN OF NEWMALL RECORDED IN BOOK 53 PAGES 21 AND 22 OF MISCELLANEOUS RECORDS, DOES AFFECT - NOT SHOWN - BLANKET IN NATURE
- ITEM NO. 5
- AN EASEMENT AFFECTING THE PORTION OF SAID LAND FOR STREET PURPOSES AND INCIDENTAL PURPOSES, CONVEYED BY FINAL DEGREE RECORDS, DOES AFFECT - AS SHOWN HEREON.
- ITEM NO. 6
- AN EASEMENT FOR WATER PIPE LINE AND INCIDENTAL PURPOSES, RECORDED JUNE 20, 1946 AS BOOK 23288, PAGE 341 OF OFFICIAL RECORDS, IN FAVOR OF NEWMALL WATER CO., A CORPORATION DOES AFFECT - AS SHOWN HEREON.
- ITEM NO. 7
- AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR STREET PURPOSES, CONVEYED BY FINAL DEGREE RECORDS, CASE NO. 982 225, RECORDED DECEMBER 17, 1971 AS INSTRUMENT NO. 4111, OF OFFICIAL RECORDS.
- ITEM NO. 8
- THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE NEWMALL REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY VARIOUS DOCUMENTS OF RECORD, DOES AFFECT - NOT SHOWN - BLANKET IN NATURE.
- ITEM NO. 9
- ITEMS 10 - 12 ARE NOT SURVEY RELATED - NOT SHOWN HEREON.

THE ABOVE DESCRIBED SCHEDULE B-II ITEMS ARE FROM THE FIRST AMERICAN TITLE COMPANY ORDER NO. 4971164 DATED AS OF AUGUST 10, 2015.

## VICINITY MAP

NO SCALE



## ALTA/ACSM LAND TITLE SURVEY OLD TOWN NEWMALL MIXED USE PROJECT

### Surveyor's Certification

To: Old Town-Main, LLC, Serrano Development Group, Inc., First American Title Company

This is to certify that this survey is made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by American Land Title Association (ALTA) and National Society of Professional Surveyors (NSPS) and includes Items 2, 3, 4, 5, 7a, 10(1), 10(1), 8, 9, 11(a), 11 and 21 of Table A thereof.

The field work was completed on September 30, 2015.

Date of Plat or Map: October 5, 2015

*Bernhard K. Mayer*

BERNHARD K. MAYER

Registration No. L.S. 7319  
in the State of: California  
Date of Survey: 10/05/15  
Date of Revision:

Date of Revision:

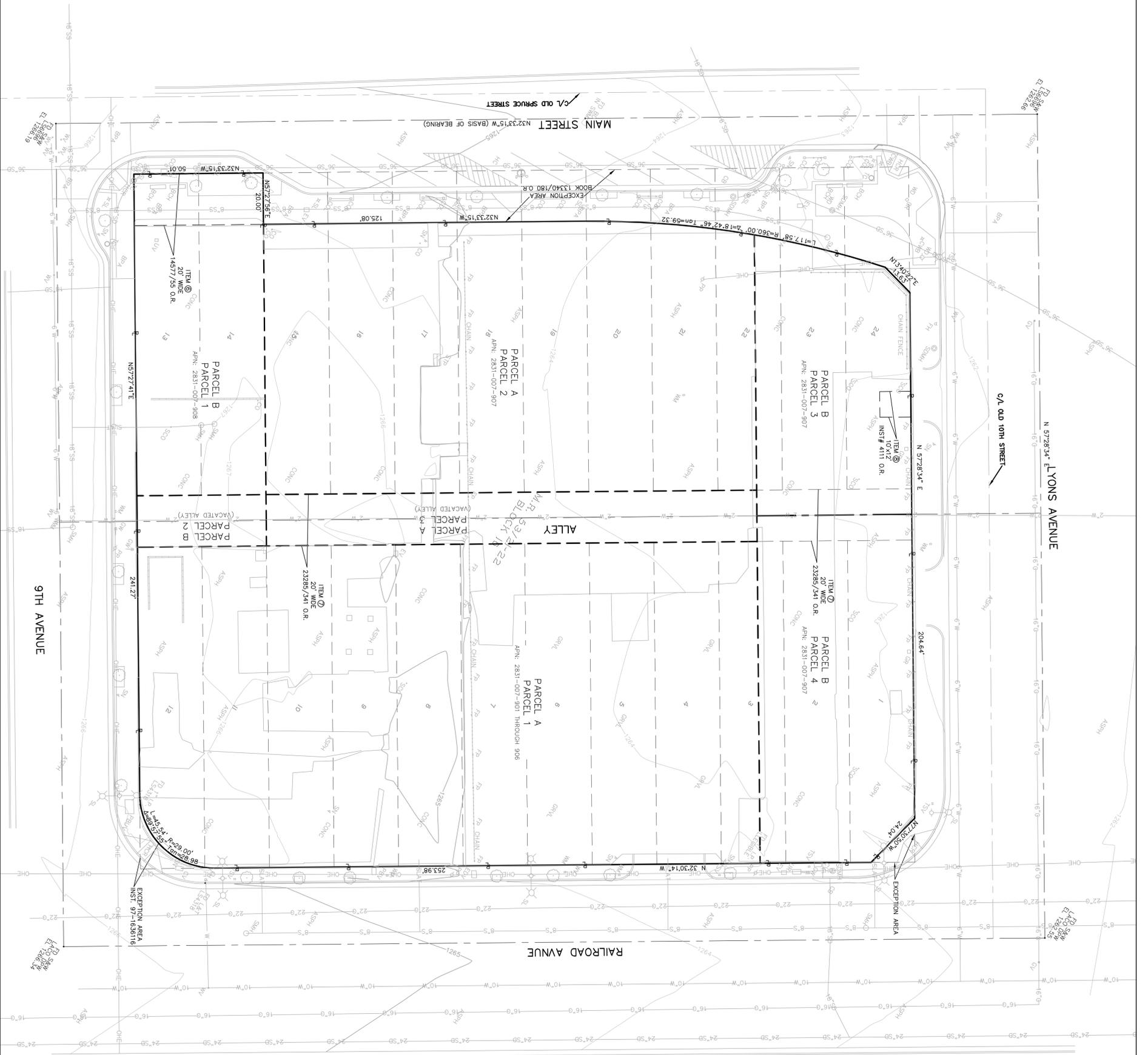
SURVEY PERFORMED BY:

SITETECH, INC.  
38248 Potato Canyon Road  
Oak Glen, Ca 92399  
Phone: 909-864-3180  
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**SITETECH, INC.**  
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Sheet 1 of 2



LEGEND:	
ASPH	ASPHALT
APN	ASSESSOR'S PARCEL NUMBER
BCH	BENCH
BPA	BRICK PAVEMENT AREA
C/L	CENTERLINE
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CV	COMMUNICATION VAULT
CMB	CROSS WALK BUTTON
DWP	DEPARTMENT OF WATER AND POWER
EDV	SOUTHERN CALIFORNIA EDISON VAULT
EL	ELEVATION
EV	ELECTRICAL VAULT
FD	FOUND
FH	FIRE HYDRANT
FP	FENCE POST
GR	GRATE
GRVL	GRAVEL
GV	GUY WIRE
GW	GAS VALVE
HC	HANDICAP
HCR	HANDICAP RAMP
IP	IRON PIPE
L&T	LEAD AND TAG
PA	PLANTER AREA
PBUV	PAC BELL UTILITY VAULT
PBV	PAC BELL VAULT
PL	PROPERTY LINE
PP	POWER POLE
SKW	SPRINKLER AND WASHER
SCO	SEWER CLEAN OUT
SOMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SMH	SEWER MANHOLE
SN	SIGN
TC	TRASH CAN
TCL	TRAFFIC SIGNAL LIGHT
TSV	TRAFFIC SIGNAL VAULT
UR	UTILITY RISER
WD	WOOD DECKING
WM	WATER METER
WV	WATER VALVE
W	WALL
W	RETAINING WALL
OHE	OVERHEAD ELECTRIC LINE
SERW LATERAL	SEWER LATERAL (APPROXIMATE LOCATION)
SS	UNDERGROUND SEWER MAIN
W	UNDERGROUND WATER MAIN
SD	UNDERGROUND STORM DRAIN
G	UNDERGROUND GAS LINE



SCALE: 1" = 20'