

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
March 10, 2010**

The Aliso Homeowners Association General Session Board meeting was held on March 10, 2010 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:07pm by Eric Rosenberg.

Directors Present: Eric Rosenberg, *President*
Joyce White, *Vice-President*
Bobbi West, *Secretary*
Robin Harman, *Treasurer*
Christine Zimmerman, *Member-at-Large*

Directors Absent: none

Ross Morgan & Co. Representative: Tony Barbarrato, *Property Manager ("P.M.")*

Euclid Mgmt. Co. Representative: Ronald Rector

Association Legal Counsel: W. Randall Sgro, Leonard Fruchter

Declarant Representatives: Steve Scherbarth, *Community Manager*
Angela Wilson, *Vice-President of Land Planning*
John Norum, *Land Development Manager*
Val Throckmorton, *K. Hovnanian*
Drew Jones, *K. Hovnanian Division Counsel*

Approval of Previous Meeting's Minutes:

- The February 10, 2010 General Session minutes were approved by **unanimous consent**.
- The February 23, 2010 General Session minutes were approved by **unanimous consent**.
- The March 1, 2010 General Session minutes were approved by **unanimous consent**.

Owner Forum / Public Comment:

- No one asked to speak.

Old Business:

- The Association's contract with *Euclid Management Company, Inc.* ends on March 31, 2010.
- The Association's contract with *Rapkin, Gitlin & Beaumont* ends officially on March 31, 2010, but the Association has hired new legal representation and, effective March 3, 2010, does not consider *Rapkin, Gitlin & Beaumont* our Association counsel.
- The Board has engaged *Ross Morgan & Company, Inc.* as the Association's property manager, effective March 1, 2010. However, *Euclid Management Company, Inc.* is still under contract until March 31, 2010 and will continue to resolve any outstanding items best completed by them, such as the host reimbursement for tonight's meeting and the turning over of all Association files to *Ross Morgan & Company, Inc.*
- The Board has engaged *The Law Offices of Fruchter & Sgro* as Association legal counsel.

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
March 10, 2010
Page 2 of 12**

- Representatives of K. Hovnanian attended the meeting to discuss the status of final turnover, and to answer questions posed by the Board and the Membership:

1. Determine if the Association has received the following from Declarant:

- a. The final City-approved landscaping plans that tie out to the DRE phases and show the respective maintenance requirements, and include a set of colored plans that show controller locations, valves, and irrigation locations;

Declarant responded: *We have provided the City-approved landscape plans, but we have never heard of such plans that “show the respective maintenance requirements” (that’s not the purpose of plans) and we have never tied these plans to the DRE phasing (since that is a separate issue and, at this time, all the work has been completed relative to Association acceptance). We are checking with LDI to confirm the existence of “colored plans that show controller locations, etc.” and that such plans have been provided to the Association (e.g., left in the controller boxes), which we believe is the case. The Board confirmed receipt of these diagrams.*

- b. Updated color diagrams on poster board of the landscaping plans that accurately show the Restoration, Fuel Mod, CDFG Jurisdiction, and Onsite Mitigation areas; and discloses whose responsibility it is to maintain each area, and for how long;

Declarant responded: *We believe that the colored diagrams (landscaping which identifies mitigation, fuel mod, etc.) have been provided; once by Jim Norum last August 2009, and then a couple of weeks ago via Bobbi West; however, [we brought] another set [of plans, dated March 10, 2010] to this evening’s meeting. The Board confirmed receipt of these diagrams.*

- c. An explanation of each mitigation area, what has been done previously in each area, and why the Declarant wants the HOA to take over various new areas as disclosed on the maps presented at the November 11, 2009 meeting of the Declarant, Board representative, and P.M. in Ontario, CA.;

Declarant responded: *There aren’t any “new responsibilities” regarding fuel mod vs. mitigation responsibilities. Fuel mod obligations are the responsibility of the homeowners and/or the Association, while mitigation responsibilities are the responsibility of the builder. However, there is some overlap regarding areas in the sense that the Association will need to perform fuel mod in certain mitigation areas, but that is contemplated in the relevant documents, even though all mitigation responsibilities will remain with the builder. While fuel mod obligations continue for however long deemed appropriate by the LA Fire Dept, the mitigation requirements will terminate, generally within a 5-year period (e.g., we believe that this requirement will terminate in some areas in the Fall of 2012, and in other areas in the Fall of 2015, if not sooner). The intent of the diagrams noted in (b) above is to ensure that both parties understand where these areas lie so that coordination is enhanced.*

The Board will investigate: whether Declarant’s assertion that the Association is now responsible for all future fuel modification (i.e., “brush clearance”) is accurate, since no Board minutes indicate the Association ever explicitly accepted turnover of the

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
March 10, 2010
Page 3 of 12**

fuel modification areas. If the Declarant's assertion is proven true, the Association should solicit bids from landscape maintenance contractors for this brush clearance as soon as possible.

The Board confirmed: **(i)** that the Association will need to wait for Declarant to complete its nesting bird study annually before undertaking fuel modification, **(ii)** that the frequency of brush clearance is up to the Association, but not less-often than required by the Los Angeles Fire Department, **(iii)** that the fuel modification requirements trump any restoration area requirements set forth by the California Department of Fish & Game, and **(iv)** that the Declarant will leave all irrigation in place after their mitigation responsibilities have ended so that the Association can decide whether to continue irrigating those areas.

- d. A map that accurately indicates what the areas behind Lots 10, 11, 12, 17, 18, 20, and 21 are defined as [i.e., mitigation, fuel modification, etc.];

Declarant responded: *We believe that the maps referenced in (b) and further described in (c) above show these areas in detail.*

The Board confirmed: **(i)** The diagrams provided do accurately indicate the designation of all areas in question, **(ii)** that the Declarant will review the slope adjacent to Lot 21 and determine whether myoporum should be planted in any areas where natural plants currently grow, and **(iii)** that the Declarant will re-grade and otherwise correct the horse trails and staging area behind Lots 20 and 21 to match the approved plans submitted to the Association.

Declarant further clarified: *Annual nesting bird surveys are done in the spring, starting in March of each year. This is the only time K. Hovnanian will be doing an annual survey. Any further clearing after the spring survey, that is necessary or desired by the HOA will not need additional surveys. K. Hovnanian will not conduct surveys after mitigation obligations have been met. Any further spring surveys prior to fuel mod clearing will be the option and responsibility of the HOA.*

- e. An update regarding the revelation that the City-approved plan for the community includes a 30-foot equestrian easement between Lots 20 and 21, which are actually only about 20 feet apart;

Declarant responded: *A 2004 lot line adjustment (approved by the City) eliminated this "equestrian easement" (which is, and has been since this 2004 lot line adjustment, located behind these lots). The Board confirmed this is resolved.*

- f. Maintenance agreements for the perimeter areas that require fuel modification maintenance, equestrian trail maintenance, and habitat restoration; that have the quantities and square footages displayed for reference; and—if the HOA is responsible for maintenance to restore the habitat to its original state—a copy of the Conditional Agreement along with a schedule of work and contractor information;

Declarant responded: *As noted above, the builder is responsible for all mitigation requirements (pending final agency acceptance); and the Association is responsible*

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
March 10, 2010
Page 4 of 12**

for fuel mod and other maintenance requirements in these common areas. The diagrams previously provided (and noted above) show approximate areas, and the DRE budgets (which the Association holds) provide calculations and amounts (subject to periodic adjustments and budget updates, which the Association is required to implement). We assume that the Association will enter into agreements to address its responsibilities; and the builder will satisfy its obligations of 3rd-party agreements.

- g.** Any new disclosures regarding abandoned oil wells that may not have been presented previously to homeowners or the Association;

Declarant responded: *There aren't any "abandoned oil wells." There is an abandoned pipeline which does not impact any lots, but we understand the City "misconstrued" [it] several months ago [in connection with an Owner's landscape permit application] (but we also understand that Val Throckmorton, a builder employee, cleared up this misunderstanding and there are no open issues with this Owner relative to any such issue).*

The Board's Member-at-Large responded: That she had just recently encountered difficulty with a City agency regarding abandoned oil wells which delayed installation of her landscaping. However, as noted by Declarant, Val Throckmorton assisted her in clearing up the City's misunderstanding.

- h.** A copy of the recorded final map that clearly shows plotted easements, boundaries, and rights of way;

Declarant responded: *We believe that Jim Norum provided a copy of the recorded tract map in August 2009, but [we brought] another copy to the meeting for use by the Association. The Board confirmed receipt of this diagram.*

- i.** Documentation of all easements within the Association recorded in favor of the City of Los Angeles;

Declarant responded: *Easements impacting Association-maintained property are noted on the tract map, but [we] would like to emphasize that the Association does not, and will not, own any property in fee. Lots 46 and 47 will be owned by the Santa Monica Mountain Conservancy (with portions of this property subject to the Association CC&Rs) and the remaining property is owned by individual Owners, subject in certain instances to fuel mod requirements which are the responsibility of the Association. The only easements which benefit the City are the equestrian easement (across Lot 46 and portions of Owner property) and the emergency access easements (across the Lemley, Carnevale, and Lohr properties commencing at the southerly terminus of Longacre), which are awaiting turnover to the Association.*

- j.** A copy of each future monthly report from the mitigation consultant who inspects the relevant areas for Declarant;

Declarant responded: *Mitigation is the responsibility of the builder; and, as such, any resultant reports are not subject to further distribution.*

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
March 10, 2010
Page 5 of 12**

The Board asked: How will the Association be able to confirm that all mitigation requirements were being adequately met by Declarant?

Declarant responded: *When the time comes, K. Hovnanian will give the Association a copy of the official letter stating that all obligations have been met. The letter will be provided by K. Hovnanian's environmental consultant after the final walk with the agencies, confirming with the agencies what was discussed and letting them know that all mitigation obligations have been met (a 30-day response limit is put in the letter giving agencies time to dispute claim). The regulatory agencies will not be providing a letter to K. Hovnanian.*

- k. The brush clearance specifications.

Declarant responded: *Fuel mod requirements are established by the LA Fire Department Brush Clearance Unit. You can download a copy of the brush clearance mailer that was sent to all homeowners and any other current information from <http://www.lafd.org/brush/>.*

- l. The current status of the staking of the rear property lines for the purpose of brush clearance within the community.

Declarant responded: *Staking is complete and conforms to the diagrams noted in item (b) above.*

The Board asked: How long will the stakes last?

Declarant responded: *K. Hovnanian will verify that all stakes are metal or plastic.*

2. Determine if the diagrams presented to the Association on February 10, 2010 match the conditions of the official "as-builts," and whether any prior disclosures made by Declarant in such document(s) were inaccurate or incomplete.

Declarant responded: *We believe that the materials (including diagrams) provided to the Association conform to the builder's entitlement requirements and/or DRE-regulated disclosures. Any determination by the Association is subject to your confirmation. In any event, we are providing another set of diagrams to you this evening.*

3. Status of the November 11, 2009 Board directive "The Board asked whether the newly-disclosed common-area slope next to Lot 20 was inspected by Mike Holmes of LandArch, and directed the P.M. to investigate. If no inspection was done, then the Board directs the P.M. to ask KHov to pay Mike Holmes to inspect that area for compliance, and present the relevant report to the Association."

Declarant responded: *We don't believe that any common areas are "new" (discovered or otherwise). In addition to the many disclosure materials provided to purchasers by our sales associates, the diagrams attached as exhibits and schedules to the CC&Rs outline Association common areas. In any event, we are ready to "walk" any and all landscape and other areas with the exception of the emergency access areas, as to which we will be ready to review with the Association once we receive confirmation from the underlying*

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
March 10, 2010
Page 6 of 12**

land owners (Lemley, Carnevale, and Lohr) that they are satisfied, which we expect shortly. However, any consultant expense of the Association is for your account.

4. Status of the October 7, 2009 Board directive that “The P.M. follow-up with Declarant and the DWP regarding **(i)** payment of the delinquent water bill sent to 12380½ Longacre Ave, **(ii)** increasing the HCF allowance since the usage pertains to slopes and not an individual residence, **(iii)** whether there are additional bills being sent to the other community water meters and whether they're being paid, and **(iv)** whether the billing address can be changed to the appropriate P.M. office following final turnover by the Declarant.”

Declarant responded: *With respect to water invoices, the builder has been paying all invoices to date, including those portions that properly belong to the Association (and as to which we have requested reimbursement via the multiple requests and message from John Norum). Our belief is that POC B was accepted by the Association on July 1, 2008. We [have presented] to you this evening materials which detail the water and power costs that we have incurred on behalf of the Association after the acceptance date and as to which are owed reimbursement from the Association. The current total, based on our calculations, is \$9,900.50, assuming the Association’s share of 22%, as figured by square footage of landscaped vs. mitigation areas. As you are aware, the Association has not accepted any meters at this time irrespective of our belief that such failure is wrong. In order to maintain the appearance of the landscaped areas but without accepting or assuming any Association responsibilities or liabilities, we have advanced Association costs pending confirmation of a mutually-acceptable cost-sharing arrangement for the irrigation meters that serve both mitigation and permanently landscaped (Association-maintained) areas, including as related to POCs A, C, and D*

The Declarant further responded: *The delinquent water bill in question (that was sent to 12380½ Longacre Ave) has been paid and brought current.*

The Board responded: **(i)** No one on the Board or at Euclid Management Company, Inc. knows of any specific request conveyed to the Association for reimbursement of the Association’s alleged portion of water use costs; **(ii)** the Association has no record in any past approved Board minutes that POC B was accepted by the Association, on July 1, 2008 or any other date; **(iii)** that Association-directed landscape maintenance of POC B was undertaken while Declarant controlled the Board, despite not having recorded a vote in any past approved minutes to that effect, **(iv)** that because a prior Board hired a landscape maintenance company to service POC B and has taken responsibility for it since 2008, that the current Board may not have any legal grounds to dispute the turnover status of POC B despite our belief that it was not properly accepted by the Association, **(v)** that the Board will consider at its next meeting the Declarant’s proposed agreement to share the costs of future irrigation, and **(vi)** that the Board does not believe it rightfully owes \$9,900.50 to the Declarant, especially since the Declarant has refused until tonight to disclose the actual costs of said irrigation and electricity, preventing the Board from accurately budgeting for such costs, but will consider such reimbursement at its next meeting, pending review by the P.M. and possibly Association legal counsel.

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
March 10, 2010
Page 7 of 12**

5. Status of the November 11, 2009 Board directive "That the Board ask the Declarant to investigate the feasibility of installing a sub-meter on each irrigation control to accurately determine the separate water usage in Association areas and mitigation areas."

Declarant responded: *We don't believe that sub-metering is either practically feasible or fiscally responsible. John Norum further explained that sub-meters would have to be installed on every valve, which would cost far too much and not benefit either party.*

The Board responded: That the Association will vote on the Declarant's proposed cost-sharing arrangement at the April 14, 2010 Board meeting.

6. Has the Association determined if "a Resolution to Accept was submitted for the off-site area located at the end of Longacre Avenue near the secondary private access" as requested by Jim Norum (in his capacity as Declarant representative) on August 12, 2009?

Declarant responded: *If you mean the "emergency access" easements, the builder has not tendered these areas (or responsibilities) for Association acceptance.*

7. Status of the March 18, 2009 Board directive to "acquire an easement at the property owned by David & Dorinda Lemley for the maintenance of the road and slopes at and adjacent to Longacre Ave with the following four conditions: (a) That the road extension at the end of Longacre Ave is accepted by the City, (b) That the erosion control measures for the slopes are accepted by the City, (c) That Declarant issue a written construction defect warranty that satisfies the California SB 800 law for the road and slopes, and (d) That the HOA shall acquire its own easement to replace the Declarant's easement over the Lemley property subject to review and approval by both legal counsels for the HOA and K. Hovnanian."

Declarant responded: *Regarding the emergency access easements and the Association acceptance of same (which have not been tendered to the Association as of this time since we are still addressing requests made by the underlying property owners relative to "payments in lieu of work" on their property), our understanding is that the Association (via a Board resolution) tentatively accepted these easements (at their March 18, 2009 meeting) subject to confirmation of the following: (a) Road construction sign-off by the City; (b) Slope grading sign-off by the City; (c) Confirmation by the builder that the Home Builder's Limited Warranty (issued to each home purchaser/owner who elects to accept same and otherwise running to and for the benefit of the Association with respect to common areas owned or maintained by the Association) applied to this easement area; and (d) Assignment of the existing easements (two, one from Lemley and the other from Carnevale/Lohr) to the Association (which such assignments confirmed by the underlying owners). Items (a) & (b) have been completed. Declarant did [state] (and hereby reiterates) that the referenced warranty does apply to this easement area (and a review of the terms of the warranty would so confirm). We expect to assign these easements (with underlying fee owner confirmation) within the month and will so provide to the Association.*

The Board responded: That we ask K. Hovnanian counsel Drew Jones to provide the Board with the resolution actually presented at the March 18, 2009 meeting, since Mr. Jones believes that the minutes of that meeting did not record it accurately.

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
March 10, 2010
Page 8 of 12**

8. Status of the November 11, 2009 Board directive "That the Board asks the P.M. to discuss with Declarant and the City of Los Angeles the feasibility of the HOA (i) acquiring the community's streets from K. Hovnanian instead of the City accepting such, and (ii) receiving approval to install a gate at the entrance to the Aliso community."

Declarant responded: *As we trust your investigations have confirmed, we do not believe that there is any practical or economically feasible manner to convert public/City streets to private property. However, the Association is always free to take whatever action is in their best interests.*

The Board President responded: That he agrees with K. Hovnanian's assessment of the feasibility for installing a gate at the community's entrance, and has noted such in previous meeting minutes.

The Board Vice-President responded: Some residents and Board members still want to explore this possibility before the City accepts the streets, and don't just want to take the builder's word on it that gating the community is not possible.

Declarant responded: *The City already holds the Deeds for the streets, and the City has only withheld agreement to service the streets until Declarant has finished with all outstanding work in the community. Therefore, to gate the community, the Association would have to first purchase the public streets from the City, then receive approval from various agencies such as the Fire Department, Post Office, Police Department, Department of Public Works, etc.; then acquire an easement at the entrance (which would affect Lots 1 and 45), then purchase and install the entryway gate, then pay for all future street maintenance such as potholes, sweeping, resurfacing, drainage, etc. which seems extremely cost-prohibitive. Gating the community would also require a vote of the Members approving such, the threshold possibly being 100% which seems unattainable.*

9. Status of the November 11, 2009 Board directive "That the Board directs the P.M. to determine what approval would be required from Association Members to proceed with the installation of a gate at the entrance to the Aliso community."

Declarant responded: *This issue does not seem directed at the builder.*

10. Status of the November 11, 2009 Board directive "That the Association directs the Declarant to submit to the Association for approval a color plan for modifying the entrance to Aliso at the intersection of Longacre Avenue and Sesnon Boulevard so that it complies with the equestrian access easement shown on the final landscaping plans approved by the City of Los Angeles."

Declarant responded: *This area is shown on the recorded Tract Map and the diagrams previously delivered to the Association by Jim Norum and via Bobbi West. We don't intend to provide any other materials in addition to this set of approved landscape plans which have already been provided to the Association by Jim Norum.*

11. Determine why the Declarant modified the entrance to the Aliso community without any prior notification to the Board, without the Board's consent, and contrary to the Board's motion regarding such as passed on November 11, 2009; and determine what action the Board should take, if any.

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
March 10, 2010
Page 9 of 12**

Declarant responded: *The builder completed the development of the community entrance in accordance with the requirements of the development entitlements (i.e., per plan). There have not been any plan changes. In regards to the final construction activities in this area, [Declarant] believes [it] advised [Board President Eric Rosenberg] (via telephone call or e-mail) about the time this work was required to commence, but weather and scheduling could have resulted in [such] notice being prior or shortly after actual construction commenced.*

The Board President responded: That the first communication received by the Board in regards to installation of the equestrian trail at the community entrance was from Steve Scherbarth on February 16, 2010 at 2:56pm after President Rosenberg sent an e-mail to Angela Wilson on February 16, 2010 at 2:35pm pointing out that installation of such had begun without notice or consultation with the Board. While the Board understands that the horse trail was installed per the plans (which we were told—at the turnover walk that occurred on November 3, 2009—had supposedly been removed by the builder’s landscape architect without any apparent consultation with the City, which now required the trail to be installed), we had hoped to at least work with Declarant on some of the details so that it wouldn’t have turned out so ugly and prone to erosion by precipitation.

A Residential Owner responded: That the Association should investigate its liability and insurance coverage with respect to the horse trails, especially since the one at the bottom of Longacre Ave seems somewhat precarious.

12. Status of the February 10, 2010 Board directive “That the Board asks Declarant to repair the defective walkway in front of 18586 Caspian Court as part of its preparations for final turnover, so that the danger of tripping where the homeowner’s Declarant-installed walkway has partially sunk below the level of the public sidewalk is mitigated.”

Declarant responded: *We apologize for this oversight. [Declarant] now understands that this request was previously submitted to our Homeowner Services (HOS) group, and we have been remiss in failing to respond in a timely manner. We currently estimate that this correction will be complete on or before March 31, 2010..*

The Board Treasurer responded: That the homes on Clydesdale Road have experienced drainage issues in the cul-de-sac due to a low depression in part of the gutter.

The Board Vice-President responded: We have not been able to get the City to perform certain maintenance duties, such as street sweeping, since it has not accepted the streets.

Declarant responded: *That K. Hovnanian will assist with both issues as best it can.*

13. Status of the February 10, 2010 Board directive “That the Board asks Declarant to reimburse the Association \$849.01 for LDI’s recent re-securing of street trees, the cost of which Billy Aguirre of K. Hovnanian agreed to cover (at the final turnover walkthrough that occurred on November 3, 2009 at 2:00pm).”

Declarant responded: *[Declarant does not] recollect receiving any such reimbursement request. However, once we receive the invoice and verify the work, we will offset this amount against the water fees which we have paid on behalf of the Association [as referenced in] item #4 above.*

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
March 10, 2010
Page 10 of 12**

14. Determine the status of the locks that should secure the white gates at the end of Sesnon Blvd and Longacre Ave.

Declarant responded: *Relative to access off Sesnon, this is a public street and we have never had access unless under City supervision (they hold the keys). Relative to emergency access off Longacre, we hold this key (together with the City Fire Dept.); and, once turnover of this easement access (to the Lemley/Carnevale/Lohr roadway) is complete, we will relinquish our access rights and provide a key to the Association.*

15. Determine whether Declarant will repair the sidewalk where it ends on Sesnon just past the security gate.

Declarant responded: *This is the first time [Declarant has been made aware of such] request to repair the sidewalk. This is an HOS issue and [Declarant] has entered same into our HOS log. Since this is more akin to Association common area, with whom should our HOS technicians coordinate this review and repair?*

The Board responded: Declarant should coordinate with the Association's designated agent, Ross Morgan & Company, Inc.

16. Determine if Declarant will install horse fencing along the new equestrian trail.

Declarant responded: *Horse fencing is not a permit requirement and was never contemplated.*

17. Determine if Declarant has any outstanding Bonds that the Board needs to release.

Declarant responded: *To the best of [Declarant's] knowledge, there are no remaining DRE Bonds (wherein the Association is named as a beneficiary) outstanding.*

18. Status of the November 11, 2009 Board directive "That, at such time as the Declarant has (i) paid all outstanding utility bills associated with the common areas; (ii) completed all work as determined by the report submitted by Mike Holmes of LandArch on November 5, 2009; and (iii) completed all work agreed to on the final walkthrough that occurred on November 3, 2009 at 2:00pm, and all governmental authorities have provided all required approvals and written confirmation that the work performed by the Declarant with respect to the Aliso community is satisfactory, the Board approves the turnover to the Association of all common areas within the Aliso community currently and previously maintained by the Declarant, excluding sections designated for mitigation and those areas at the entrance to Aliso along Sesnon Boulevard, and accepts all responsibility for future maintenance of such areas."

Declarant responded: *This does not appear to be addressed to the builder.*

19. Status of the November 11, 2009 Board directive "That the Board asks the Declarant to provide a written agreement that indemnifies and holds harmless the Association from all damages, liabilities, claims, costs, and expenses incurred by the Association resulting from the Declarant's failure to satisfy all conditions and requirements imposed by the City of Los Angeles or any other city, state, or governmental authority with respect to the property constituting, or adjacent to, the Aliso community, including, without limitation, all equestrian easements."

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
March 10, 2010
Page 11 of 12**

Declarant responded: *The builder has provided a warranty to each purchaser who elected to receive this warranty. The terms of the warranty expressly run to and for the benefit of the Association relative to any common areas that are owned by the Association or as to which the Association has maintenance responsibilities by means of the CC&Rs (e.g., the Fuel Mod areas outside of Owner fences that are the responsibility of the Association to maintain). There is no legal or contractual requirement for any other assurance.*

- Based on the information provided by K. Hovnanian, the Board postponed until April 14th its consideration of accepting final turnover from the Declarant. The Board will coordinate with Declarant and the P.M. on a date and time to conduct a final turnover walkthrough.
- Regarding the vandalism situation with our mailboxes, the Board reported that the current security patrol was working, as no one has been able to attempt a break-in at the mailboxes since February 6, 2010 when we instructed the patrol to park in front of the mailboxes and only move in the event their attention is needed to deal with a serious emergency. The patrol continues to be expensive, being paid for with the surplus funds in the Association's main bank account, so the Board continues to investigate alternative long-term solutions.

President's Report / Executive Session Disclosure:

- The following actions were taken in Executive Session:
 - According to the March 9, 2010 delinquency report provided by *Euclid Management*, seven Members are currently delinquent, owing \$10,179.00 in late assessments, \$1,067.00 in legal fees, \$440.00 in lien fees, and \$580.00 in late charges, for a total of \$12,266.00 owed to the Association.
 - The Board approved filing legal action against the two most-egregiously delinquent Members who together owe \$10,000.00 in assessments and fees. Liens were previously recorded against both Members, and both failed to attend the respective hearings to which they were recently called.
 - The Board discussed a new Assessments Collection Policy that will be brought up for a vote during this meeting's Treasurer's Report.
 - The Board discussed a revised 2010 Operation Budget that will be brought up for a vote during this meeting's Treasurer's Report. Such budget takes into consideration increased management fees; our new dedicated and extended security patrol; increased legal costs for managing final turnover and taking action against delinquent homeowners; and the anticipated costs of irrigation and electricity.

Treasurer's Report:

- **MOTION (Harman/Rosenberg):** That the Board approves the February 2010 HOA Financial Report as presented. [*Motion carried unanimously*]
- **MOTION (Harman/West):** That the Board adopts the new Aliso HOA Assessments Collection Policy as amended; directs Association legal counsel to review for compliance with applicable

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
March 10, 2010
Page 12 of 12**

state law and the Association governing documents; and directs the P.M. to notify the Membership at least 30 days prior to such policy going into effect (currently May 13, 2010).

*[Motion **carried** unanimously]*

- **MOTION (Harman/Zimmerman):** That the Board approves the Revised 2010 Aliso HOA Operating Budget as presented, and directs the P.M. to send such revised budget to the Membership at P.M.'s earliest convenience. *[Motion **carried** unanimously]*

Vice-President's Report:

- The Vice-President had no additional items to discuss.

Secretary's Report:

- The Secretary had no additional items to discuss.

Management Company's Report:

- Neither *Euclid Management* nor *Ross Morgan & Co.* had additional items to discuss.

New Business:

- Members were asked to add their contact info to the Association's emergency contact list.

Schedule Next Meeting(s):

The next regular Aliso HOA Board of Directors Executive Session meeting is anticipated to be held on April 14, 2010 at 7:00pm at 12458 Longacre Avenue (Lot 9).

Adjournment:

Having no further business, the President adjourned the General Session meeting at 9:11pm.

Board Member Signature

Date

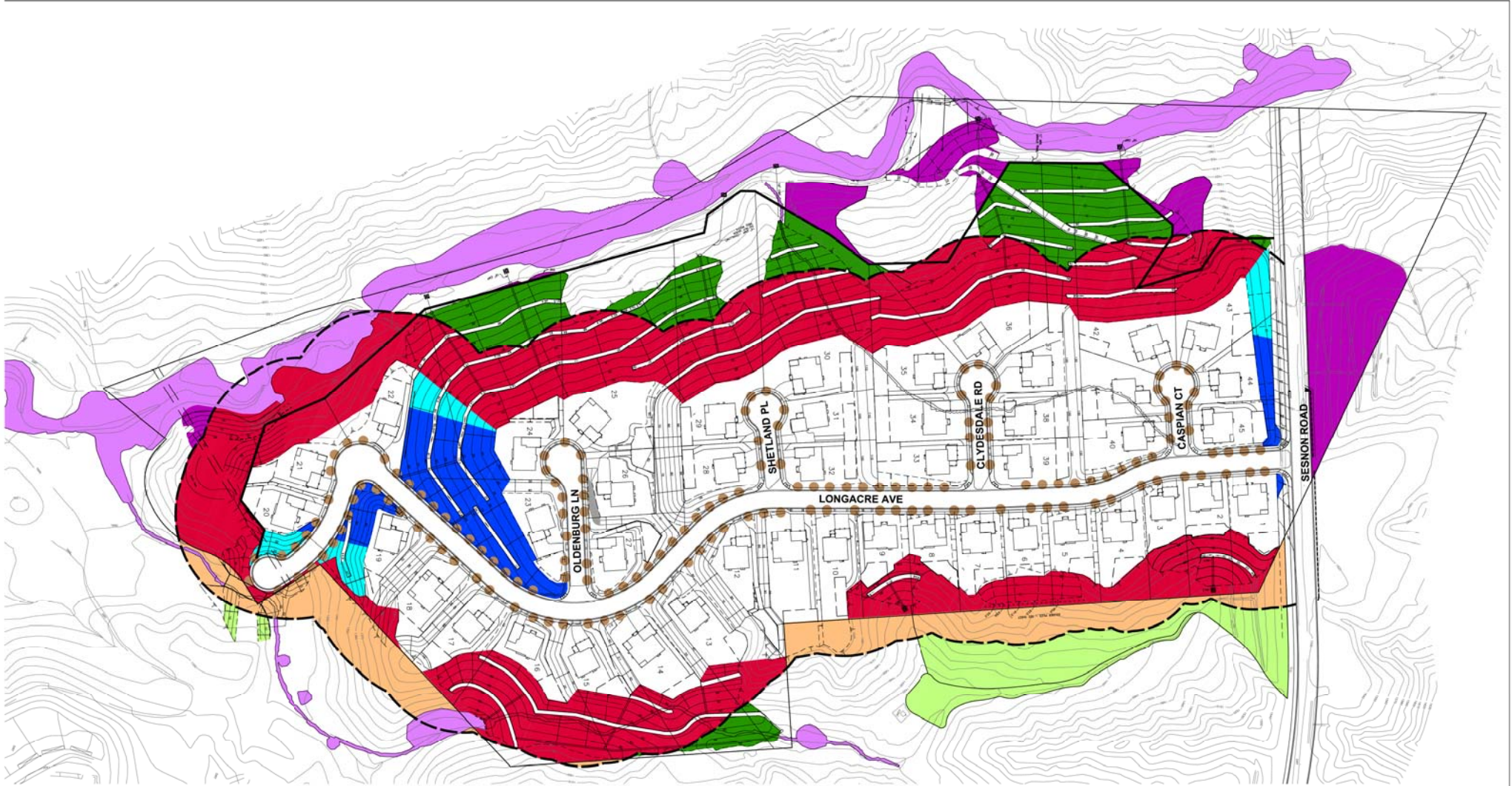
NOTE: Exhibits from Declarant follow.

ALISO - SHARED METER BREAKDOWN











	Area A		Area B		Area C		Area D	
	SF	% Responsible	SF	% Responsible	SF	% Responsible	SF	% Responsible
KHOV	231,677	94%	235,867	78%	184,694	90%	194,876	100%
ALISO HOA	13,857	6%	68,477	22%	20,650	10%	-	0%
TOTAL	245,534	100%	304,344	100%	205,344	100%	194,876	100%

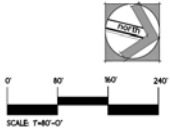
Mo. Ave. Ele.	\$ 30.00		\$ 30.00		\$ 30.00		\$ 30.00
Mo. Ave. Water	\$ 1,600.00		\$ 2,600.00		\$ 1,900.00		\$ 700.00
Total Mo. Ave.	\$ 1,630.00		\$ 2,630.00		\$ 1,930.00		\$ 730.00
KHOV	\$ 1,538.01		\$ 2,038.25		\$ 1,735.91		\$ 730.00
HOA	\$ 91.99		\$ 591.75		\$ 194.09		\$ -

Aliso Granada Hills



MAINTENANCE AREAS

BUILDER / MITIGATION / CDFG MAINTAINED AREAS		
	FUEL MOD - OFF TRACT	116,963 SQ. FT.
	MITIGATION - ONSITE	121,880 SQ. FT.
	MITIGATION - OFFSITE (LOTS 46 & 47)	105,525 SQ. FT.
	MITIGATION - OFF TRACT	82,835 SQ. FT.
	CDFG JURISDICTION AREAS - DO NOT DISTURB	
HOA MAINTAINED AREAS		
	BRUSH MANAGEMENT ZONE (FUEL MOD - ONSITE)	519,900 SQ. FT.
	BRUSH MANAGEMENT ZONE (FUEL MOD - ONSITE - PERMANENTLY IRRIGATED)	25,949 SQ. FT.
	PERMANENTLY IRRIGATED	72,917 SQ. FT.
CITY MAINTAINED AREAS		
	STREET TREES	159 TOTAL
OTHER		
	200' BRUSH MANAGEMENT LINE	






www.cdpccalifornia.com
 1700 S.W. 48th Avenue, Suite 200, Miami, FL 33155
 T 305.275.0212 F 305.295.2282 www.cdpccalifornia.com
 10000 Wilshire Blvd, Suite 1000, Beverly Hills, CA 90210
 T 310.344.2222 F 310.344.2224

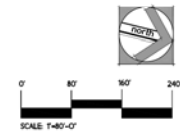


cdpc # 04059.10
 03-10-10



HOA MAINTAINED AREAS		
	INDIVIDUAL STREET TREES (CITY MAINTAINED):	159 TOTAL
COMMON AREAS:		
	PERMANENTLY IRRIGATED LANDSCAPED AREAS:	93,700 SQ. FT.
	HORSETRAIL AREAS:	64,800 SQ. FT.
TOTAL:		158,500 SQ. FT.

Aliso Granada Hills



1208 Redwood Avenue, Suite One, Brea, CA 92614
 T 949.291.2820 F 949.291.2822 www.ccp.com
 1800 West Orange Avenue, CA 92668
 T 951.664.3328 F 951.664.3328



cdpc # 04059.10
 03-10-10

KEY	
●	WATER METER LOCATIONS
■	AREA A 245,534 SF
▨	- AREA A HOA NON-MITIGATION 13,857 SF
■	AREA B 304,344 SF
▨	- AREA B HOA NON-MITIGATION 68,477 SF
■	AREA C 205,344 SF
▨	- AREA C HOA NON-MITIGATION 20,650 SF
■	AREA D 194,876 SF
▨	- AREA D HOA NON-MITIGATION 0 SF



METER ADRESSES

WATER METER	ELECTRIC METER
A. 18572 1/2 Sesnon Blvd. Meter # 90-187166	18712 Sesnon Blvd. Meter # 9-1111012
B. 18545 1/2 Shetland Pl. Meter # 90-187167	18542.5 Shetland Pl. Meter # 9-100728
C. 12380 1/2 Longacre Ave. Meter # 90-201744	12378 Longacre Ave. Meter # 10-08695
D. 18560 1/2 Sesnon Blvd. Meter # 90-187170	18702 Sesnon Blvd. Meter # 9-1110937

Aliso - Granada Hills

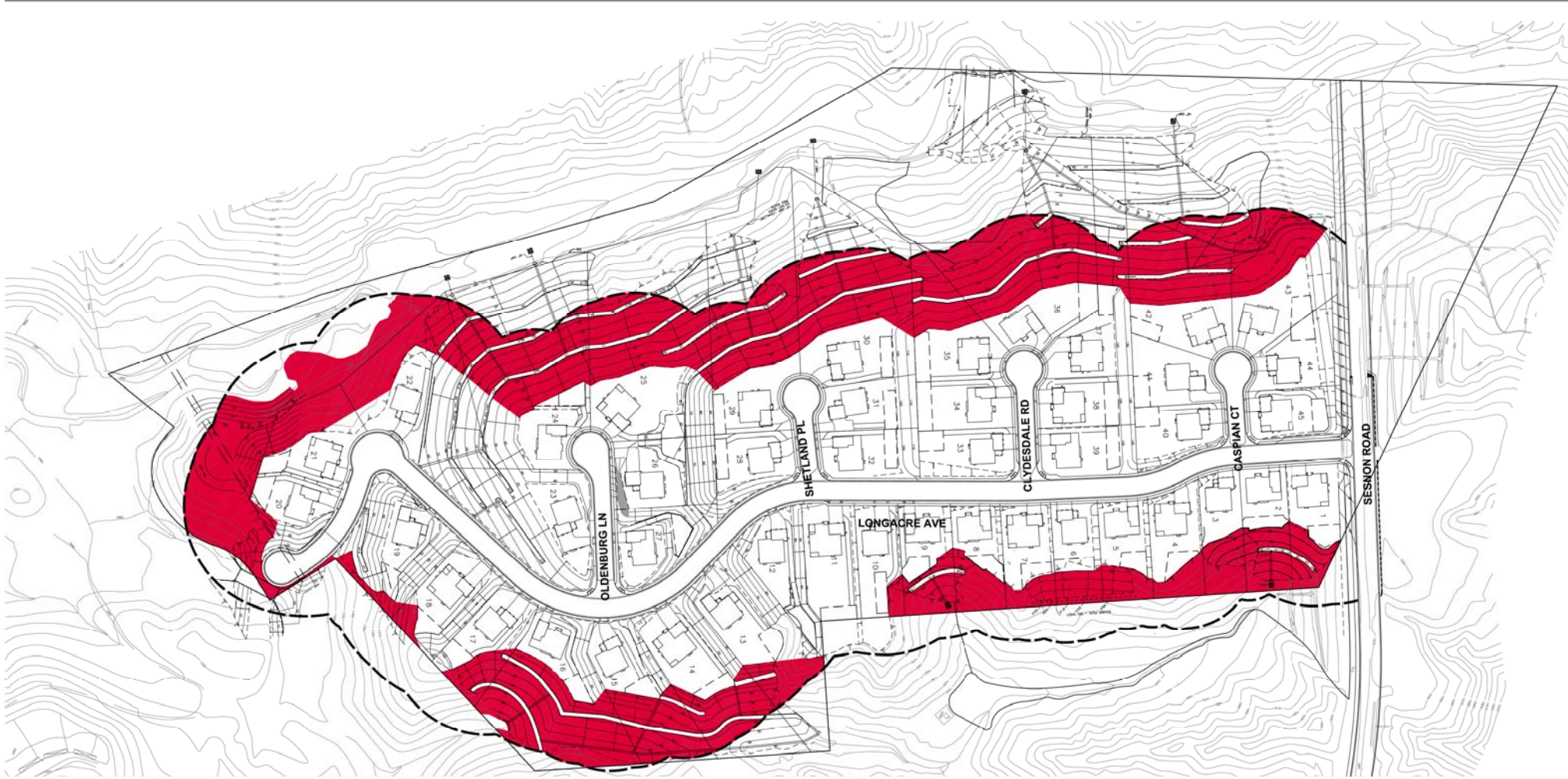
Developer:
K. Hovnanian Companies of California, Inc.
 2495 Campus Drive
 Irvine, CA 92612

CDPC JOB# 04059
 DATE: 03-10-2010


conceptual design & planning consultancy
 17288 Red Hill Avenue, Studio One, Milpitas, CA 95114
 t: 650.290.0210 f: 949.375.0852 www.cdpcinc.com
 6650 Metro Road, Aliso Viejo, CA 92612
 t: 949.466.3385 f: 949.466.3204



Aliso Granada Hills

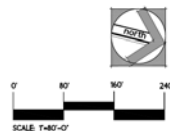


HOA MAINTAINED AREAS

 BRUSH MANAGEMENT ZONE (FUEL MOD - ONSITE) 519,900 SQ. FT.

BRUSH CLEARANCE REQUIREMENTS PER LAFD GUIDELINES

1. ALL NATIVE BRUSH, WEEDS, GRASS, TREES, LANDSCAPE, ORNAMENTAL AND HAZARDOUS VEGETATION SHALL BE MAINTAINED IN ACCORDANCE WITH THESE REQUIREMENTS.
2. MAINTAIN ALL WEEDS AND OTHER VEGETATION FREE FROM DEAD MATERIAL LOCATED WITHIN 10 FEET OF ANY COMBUSTIBLE FENCE OR AN EDGE OF THAT PORTION OF ANY HIGHWAY, STREET, ALLEY, OR PAVED DRIVEWAY USED FOR VEHICULAR TRAVEL.
3. TREES SHALL BE TRIMMED SO THE FOLIAGE IS NO CLOSER THAN 10 FEET FROM A CHIMNEY OUTLET.
4. REMOVE ANY ACCUMULATION OF LEAVES, NEEDLES, TWIGS, AND ALL OTHER COMBUSTIBLE MATERIAL FROM THE ROOF OF ANY STRUCTURE ON YOUR PROPERTY.
5. TREES THAT ARE TALLER THAN 18 FEET SHALL HAVE LOWER BRANCHES TRIMMED SO THAT NO FOLIAGE IS WITHIN 6 FEET OF THE GROUND. TREES AND SHRUBS LESS THAN 18 FEET TALL SHALL HAVE BRANCHES TRIMMED SO THAT FOLIAGE IS REMOVED FROM THE LOWER THIRD OF THE HEIGHT OF THE TREE OR SHRUB.
6. MAINTAIN 5 FEET OF VERTICAL CLEARANCE BETWEEN ROOF SURFACES AND FOLIAGE OF OVERHANGING TREES.
7. ALL DEAD TREES SHALL BE REMOVED FROM THE PROPERTY.
8. HAZARDOUS VEGETATION ON THE PROPERTY BEYOND 100 FEET, BUT WITHIN 200 FEET OF ALL STRUCTURES, SHALL BE MAINTAINED AS FOLLOWS:
 - REMOVE DEAD MATERIAL FROM THIS AREA, EXCEPT VEGETATION THAT IS CUT TO 3' IN HEIGHT.
 - PRUNE FOLIAGE FROM LOWER THIRD OF TREES AND SHRUBS UP TO A MAXIMUM OF 8 FEET.
9. REMOVE AND SAFELY DISPOSE OF ALL CUT OR BAGGED VEGETATION, NATIVE OR OTHERWISE. ALL DEAD TREES AND DEBRIS. CUT VEGETATION MAY BE MACHINE PROCESSED AND SPREAD ON SITE. (NOT TO EXCEED 6" IN DEPTH OF SHREDDED MATERIAL.)



www.alisogranadahills.com
 1700 Oldenburg Road, Ste. 200, Aliso Viejo, CA 92656
 714.261.2512 • 949.261.2502 • www.alisogranadahills.com








cdpc # 04059.10
03-10-10



Aliso Granada Hills

HOA MAINTAINED AREAS

RESTORATION AREAS:
SUBJECT TO 5-YEAR MAINTENANCE

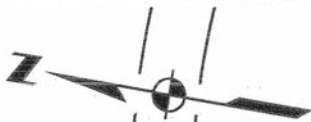
---	200' BRUSH MANAGEMENT LINE	
	RESTORATION AREA / FUEL MOD.	371,910 SQ. FT.
	RESTORATION AREA / NO FUEL MOD.	120,880 SQ. FT.
	LOT 46 - RESTORATION AREA / FUEL MOD.	22,580 SQ. FT.
	LOT 46 - RESTORATION AREA / NO FUEL MOD.	46,680 SQ. FT.
	RESTORATION AREA: OFF TRACT	136,190 SQ. FT.
TOTAL:		698,240 SQ. FT.



1220 East ...
 1 949.290.0000 F 949.290.0000 www.cdpcc.com
 1 949.290.0000 F 949.290.0000



cdpc # 04059.10
 03-16-10



MAPPING AND GIS SERVICES SCALE 1" = 200'

2008



FOR COMPLETE RECORDED DIMENSIONS SEE TRACT NO 48906 MB 1288-44-52

SCALE: 1" = 200'
1" = 60'

TRACT NO. 48906

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES

04-0739423

FILED
AT REQUEST OF OWNER
MAR 29 2004
21 MIN PAST 4PM
IN BOOK 1288
AT PAGE 144
OF MAPS
LOS ANGELES COUNTY, CA
Register-Recorder/County Clerk
by *[Signature]*
FEE \$ 32
D.A. Fee Code 20 \$ 2

BEING A SUBDIVISION OF PORTIONS OF LOTS 4 AND 5 OF TRACT NO. 10422, AS PER MAP RECORDED IN BOOK 157, PAGES 38 TO 44 INCLUSIVE, OF MAPS, RECORDS OF LOS ANGELES COUNTY.

MAP GRANT

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDERS LINES AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AND, WE HEREBY DEDICATE FOR PUBLIC USE THE STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS, SHOWN ON SAID MAP WITHIN SAID SUBDIVISION. AND, WE HEREBY DEDICATE AN "OFF-SITE DEDICATION TO THE CITY OF LOS ANGELES FOR PUBLIC STREET PURPOSES." AND, WE HEREBY GRANT AND DEDICATE TO THE CITY OF LOS ANGELES EASEMENTS FOR SANITARY SEWER, STORM DRAIN, SIDEWALK, STREET TREE, STREET LIGHTING, PUBLIC UTILITY, AND EQUESTRIAN TRAIL PURPOSES OVER THE STRIPS OF LAND SO DESIGNATED ON SAID MAP. AND, WE HEREBY DEDICATE FOR PUBLIC USE FOR STREET PURPOSES SESNON BOULEVARD DESIGNATED AS FUTURE STREET AND THAT CERTAIN STRIP OF LAND DESIGNATED AS FUTURE STREET EASEMENT ON SAID MAP WITHIN SAID SUBDIVISION RESERVING TO OURSELVES FOR THE USE OF OURSELVES AND SUCCESSIVE OWNERS OF SAID STRIP OF LAND, ANY AND ALL ORDINARY USES OF SAID LAND EXCEPT FOR THE ERECTION OR CONSTRUCTION OF BUILDINGS THEREON UNTIL SUCH TIME AS THE LEGISLATIVE BODY SHALL ACCEPT THE SAME FOR STREET PURPOSES. AND, WE HEREBY DEDICATE TO THE CITY OF LOS ANGELES THE RIGHT TO RESTRICT LOTS 46 AND 47, OPEN SPACE LOTS, AS DESIGNATED ON SAID MAP, AGAINST RESIDENTIAL USE.

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DANIEL SINGH ON JUNE 30, 2000. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 7 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION ON JUNE 30, 2000; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREIN ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED; THAT BOTH BOUNDARY AND CENTERLINE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE WITHIN 6 MONTHS AFTER BEING NOTIFIED OF THE DATE OF ACCEPTANCE OF THE STREET IMPROVEMENTS, NOT TO EXCEED 24 MONTHS FOLLOWING THE FILING DATE OF THIS MAP; AND THAT REQUIRED TIE NOTES TO CENTERLINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN THE TIME LIMITATIONS STATED ABOVE.

SPRINGVILLE PROPERTIES, INC., A CALIFORNIA CORPORATION (OWNER) BY DEED RECORDED JULY 8, 2003 AS INSTRUMENT NO. 04-153878 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

[Signature]
OWNER: RONALD COOPER OWNER



[Signature]
CARL CHAPMAN RCE 23777
LICENSE EXPIRES 12/31/05

BASIS OF BEARINGS

THE BEARING N54°12'35"E OF THE CENTERLINE OF SESNON BOULEVARD AS SHOWN ON TRACT NO. 45348 FIELD IN BOOK 1141 PAGES 57 THRU 63 INCLUSIVE, OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) 3A(I-VIII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST AS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE, AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

1. TIDE WATER ASSOCIATED OIL COMPANY, A DELAWARE CORPORATION, EASEMENT HOLDER FOR PIPE LINES AND PUBLIC UTILITY PURPOSES, BY DEED RECORDED IN BOOK 18034, PAGE 348 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.
2. RONALD LE ROY AND BETHEL C. LE ROY, OR THEIR SUCCESSORS OR ASSIGNS, EASEMENT HOLDER FOR ROAD PURPOSES BY DEED RECORDED SEPTEMBER 11, 1961, IN BOOK D-1349, PAGE 780, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.
3. THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, EASEMENT HOLDER FOR UNDERGROUND PIPELINE PURPOSES, BY DOCUMENT RECORDED DECEMBER 28, 1966, IN BOOK D-3517, PAGE 136, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.
4. THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, EASEMENT HOLDER FOR DRAINAGE CHANNEL PURPOSES, BY DEED RECORDED JANUARY 15, 1969, IN BOOK D-4252, PAGE 321, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.
5. THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, EASEMENT HOLDER FOR PIPE LINE PURPOSES, BY DEED RECORDED MAY 14, 1971, IN BOOK D-5058, PAGE 119, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.
6. SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, EASEMENT HOLDER FOR PIPE LINE PURPOSES BY DEED RECORDED SEPTEMBER 28, 1972, IN BOOK D-5618, PAGE 199, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) S.S.

ON Feb. 5, 2004 BEFORE ME, *Jordana Cooper* PERSONALLY APPEARED *Ronald Cooper*, PERSONALLY KNOWN TO ME OR 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 EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
SIGNATURE MY PRINCIPAL PLACE OF BUSINESS

Jordana Cooper IS IN LOS ANGELES COUNTY.
MY COMMISSION EXPIRES
Jordana Cooper Jan. 18, 2006
(NAME PRINTED)



NOTIFICATION OF STREET LIGHTING MAINTENANCE ASSESSMENTS

NOTICE IS HEREBY GIVEN that assessments may be levied for the costs of maintenance and energy for any street lighting facilities installed with this subdivision. The initial billing may be for a period of up to three years with subsequent billings annually. For further information call the Bureau of Street Lighting at (213) 847-6384.

CERTIFICATE OF SPECIAL ASSESSMENT

I HEREBY CERTIFY that according to the records of the City Engineer of the City of Los Angeles none of the lines of lots or parcels of the subdivision shown on this subdivision map will divide any land subject to any special assessment which may be paid in full.
Date March 10, 2004

City Engineer by *[Signature]*

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY that I have examined this map and that the subdivision as shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of Division 2 of Title 7 of the Government Code, State of California, and of all local ordinances applicable and in effect at the time of the approval of the tentative map have been complied with.

Date March 10, 2004

City Engineer by *[Signature]*

I HEREBY CERTIFY that I am satisfied that this map is technically correct.

Date March 25, 2004

Engineer of Surveys *[Signature]*

CERTIFICATE OF TITLE

I HEREBY CERTIFY that there is on file in the office of the City Engineer of the City of Los Angeles, County of Los Angeles, State of California, a Certificate made by the First American Title Company of Los Angeles, Inc. of said City Order No. 1276205-51 dated, MARCH 12, 2004, certifying that it appears from the records of said City and County that SPRINGVILLE PROPERTIES, INC.

is the only person whose consent is required for the recording of this map by law.

Date March 10, 2004

City Engineer by *[Signature]*

CERTIFICATE OF ACCEPTANCE

I HEREBY CERTIFY that the City Council of the City of Los Angeles approved this map and accepted on behalf of the public all offers of dedication shown hereon unless otherwise rejected, except those marked "Future Street", "Future Alley" or "Future Easement", provided that nothing herein contained shall be construed as an acceptance of any improvements made in or upon any street, alley or easement shown on this map.

Date 3-25 2004

City Clerk

By *[Signature]* Deputy

SCALE: 1" = 200'
1 = 60'

TRACT NO. 48906

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

FOR SUBDIVISION PURPOSES

BEING A SUBDIVISION OF PORTIONS OF LOTS 4 AND 5 OF
TRACT NO. 10422, IN THE CITY OF LOS ANGELES, AS PER
MAP RECORDED IN BOOK 157, PAGES 38 TO 44 INCLUSIVE,
OF MAPS, RECORDS OF LOS ANGELES COUNTY.

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF
\$ 16,575.00 HAS BEEN FILED WITH THE
CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES
AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE
LAND SHOWN ON MAP OF TRACT NO. / PARCEL MAP NO.
48906 AS REQUIRED BY LAW.



EXECUTIVE OFFICER-CLERK OF THE BOARD
OF SUPERVISORS OF THE COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA
BY Norm Pasz-29-04
DEPUTY

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN
FILED AND DEPOSITS HAVE BEEN MADE THAT ARE
REQUIRED UNDER THE PROVISIONS OF SECTIONS 66482
AND 66495 OF THE SUBDIVISION MAP ACT.



EXECUTIVE OFFICER-CLERK OF THE BOARD
OF SUPERVISORS OF THE COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA
BY Norm Pasz-29-04
DEPUTY

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURE HAVE BEEN OMITTED UNDER THE
PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (A) (1-VIII)
OF THE SUBDIVISION MAP ACT; AND SAID SIGNATURE
IS NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

I, JAMES CAGNEY AND FRANCES CAGNEY, HOLDER OF OIL,
GAS OR MINERAL RIGHTS BY DEED (LEASE) RECORDED
SEPTEMBER 17, 1964, IN BOOK D-2630, PAGE 286, OF OFFICIAL
RECORDS OF LOS ANGELES COUNTY.

SCALE 1"=200'

SHEET 3 OF 9 SHEETS

TRACT NO. 48906

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA



LEGEND: INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

- 12' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR EQUESTRIAN TRAILS.
- 20' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR EQUESTRIAN TRAILS.

N89°52'53"W
5024.57'

FD. 2" I.P. SET IN CONC. AS FD. IN R.S. 83 PG. 68-69. MARKING ON CONC. NOT DISCERNIBLE.

S1/4 LINE OF LAND DESCRIBED IN DEED RECORDED JULY 15, 1997 AS INSTRUMENT NO. 97-1058674.

S1/4 LINE OF PARCEL "B" PER CERT. OF COMPLIANCE DOC. 89-1444935, EST. PER C. OF C. ACCEPTED AS S1/4 LINE OF LAND DESCRIBED IN DEED RECORDED JUNE 18, 2003 AS INSTRUMENT NO. 03-1936873

E 50' EASEMENT FOR PINE LINE PURPOSES PER DOCUMENT RECORDED MAY 14, 1971 AS INST. NO. 3039 OF OFFICIAL RECORDS.

OPEN SPACE
47

OPEN SPACE
46

AREA=479,094 S.F.
AREA=11.00 ACRES

FD. 2" I.P. W/TAG R.C.E. 12954 PER R.S. 83 PG. 18, 19. WLY CORNER OF LOT 5 TRACT NO. 10422, M.B. 157 PAGES 38-44.

FD. 2" I.P. SET IN CONC. AS FD. IN R.S. 83 PG. 68-69. MARKING ON CONC. NOT DISCERNIBLE.

FD. 2" I.P. DN. 18" PER TRACT NO. 10422, M.B. 157 PAGES 38-44.

WESTERLY LINE OF LOT 4 TRACT NO. 10422, M.B. 157 PAGES 38-44.

DETAIL "A"
NOT TO SCALE

FD. 2" I.P. W/PLUG & NAIL PER TRACT NO. 10422, M.B. 157 PAGES 38-44.

FD. 2" I.P. W/TAG R.C.E. 12954 PER R.S. 83 PG. 18, 19. MOST SLY CORNER OF LOT 5 TRACT NO. 10422, M.B. 157 PAGES 38-44.

18' EASEMENT TO THE CITY OF LOS ANGELES FOR SANITARY SEWER PURPOSES (SEE SHEET NO. 8)

FD. 2" I.P. DN. 12" W/TAG R.C.E. 12954 PER R.S. 83 PG. 68, 69.

FD. 2" I.P. W/TAG R.C.E. 12954 PER R.S. 83 PG. 18, 19. TRACT NO. 10422, M.B. 157 PAGES 38-44.

NORTHWESTERLY LINE LOT 4 TRACT NO. 10422, M.B. 157 PAGES 38-44.

FD. 2" I.P. W/NAIL PER R.S. 83 PG. 68, 69. N87°07'17" (RAD)

NOTHING FD. 51.02' R.C.E. DN. 12" W/TAG R.C.E. 12954 PER R.S. 83 PG. 68, 69.

LONGACRE AVENUE FORMERLY SUNSHINE STRIP #2 PER O.R. 13910-205, & D1346-760 D.R. (EASEMENTS SEE SHEET NO. 9)

FD. 2" I.P. DN. 18" W/TAG R.C.E. 12954 PER R.S. 83 PG. 68-69.

△ 1
R=150.00'
L=43.97'



SCALE 1"=200'

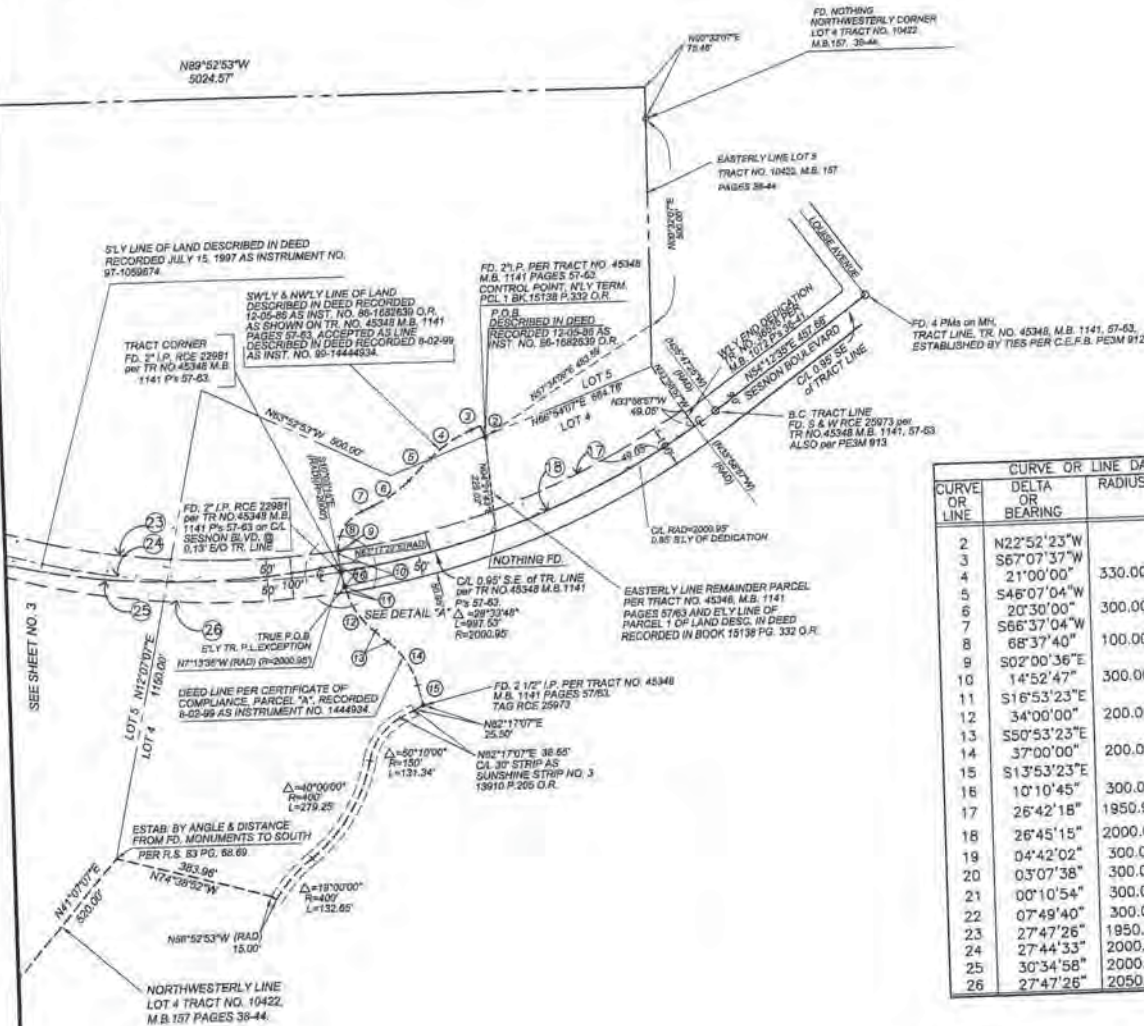
TRACT NO. 48906

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

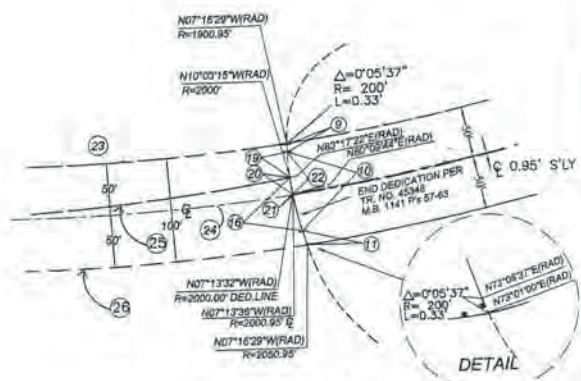
BOUNDARY ANALYSIS



LEGEND: ———— INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP



CURVE OR LINE DATA			
CURVE OR LINE	DELTA OR BEARING	RADIUS	LENGTH OR DISTANCE
2	N22°52'23"W		29.90'
3	S67°07'37"W		24.05'
4	21°00'00"	330.00'	120.95'
5	S46°07'04"W		75.00'
6	20°30'00"	300.00'	107.54'
7	S66°37'04"W		29.00'
8	68°37'40"	100.00'	119.78'
9	S02°00'36"E		7.13'
10	14°52'47"	300.00'	77.91'
11	S16°53'23"E		14.13'
12	34°00'00"	200.00'	118.68'
13	S50°53'23"E		40.00'
14	37°00'00"	200.00'	129.15'
15	S13°53'23"E		50.00'
16	10°10'45"	300.00'	53.30'
17	26°42'18"	1950.95'	909.32'
18	26°45'15"	2000.00'	933.90'
19	04°42'02"	300.00'	24.61'
20	03°07'38"	300.00'	16.37'
21	00°10'54"	300.00'	0.95'
22	07°49'40"	300.00'	40.98'
23	27°47'26"	1950.95'	813.17'
24	27°44'33"	2000.95'	968.86'
25	30°34'58"	2000.00'	1067.54'
26	27°47'26"	2050.95'	994.79'



DETAIL "A"
NOT TO SCALE

SCALE: 1"=60'

TRACT NO. 48906

SHEET 5 OF 9

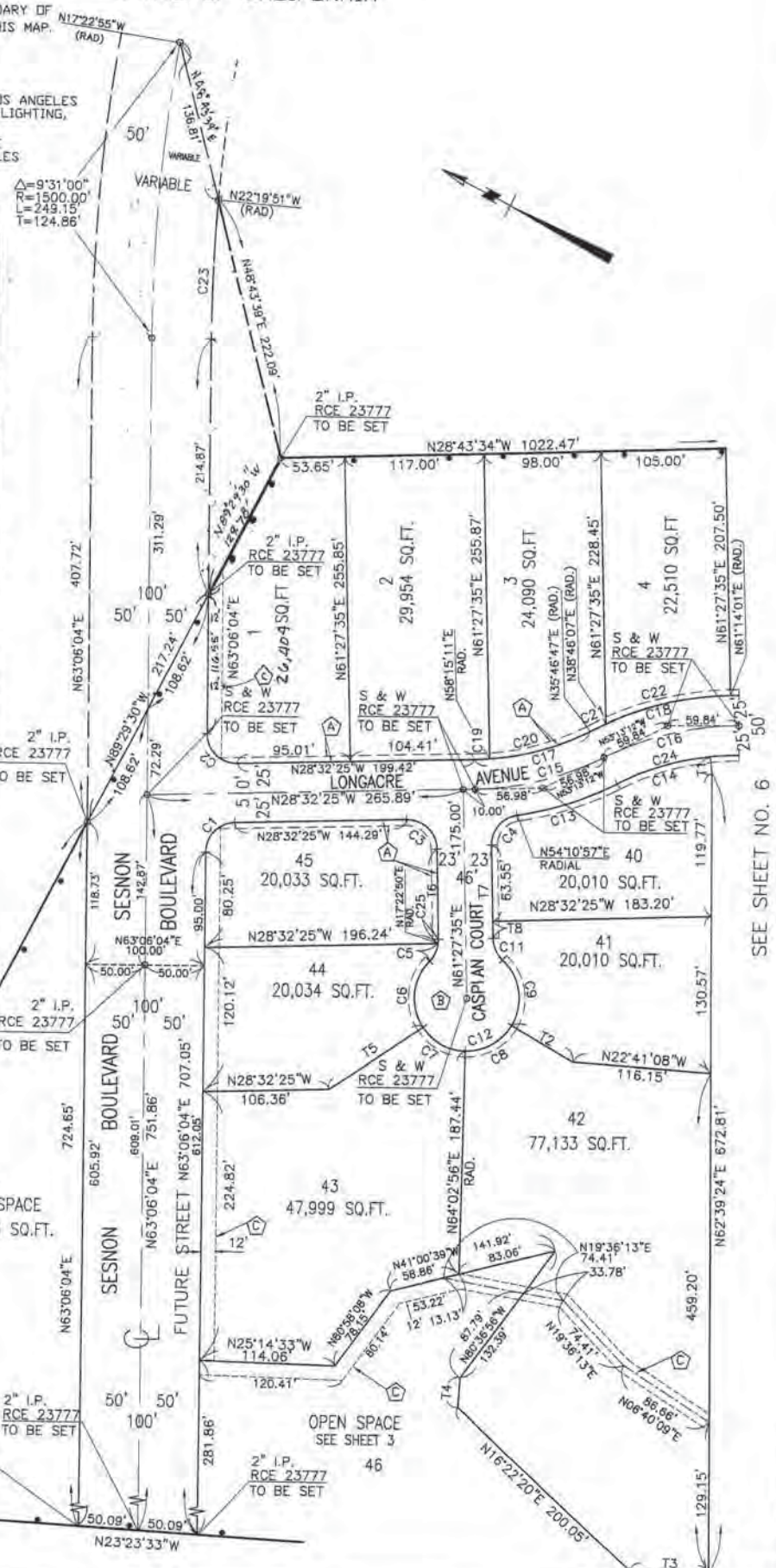
IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

LEGEND: **●** INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

- (A) 5' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR SIDEWALK, STREET TREE, STREET LIGHTING, AND PUBLIC UTILITY PURPOSES.
- (B) 46' WIDE PUBLIC RIGHT OF WAY TO BE DEDICATED TO THE CITY OF LOS ANGELES FOR STREET PURPOSES.
- (C) 12' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR EQUESTRIAN TRAILS.

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
C1	88°21'31"	25.00'	38.55'
C2	91°38'29"	25.00'	39.99'
C3	90°00'00"	25.00'	39.27'
C4	82°43'23"	25.00'	36.09'
C5	36°33'13"	25.00'	15.95'
C6	78°18'48"	44.00'	60.14'
C7	55°01'08"	44.00'	42.25'
C8	60°38'17"	44.00'	46.57'
C9	77°52'13"	44.00'	59.80'
C11	45°55'15"	25.00'	20.04'
C12	271°50'30"	44.00'	208.78'
C13	18°24'10"	275.00'	88.33'
C14	20°46'12"	225.00'	81.56'
C15	25°40'47"	250.00'	112.05'
C16	26°55'14"	250.00'	117.46'
C17	25°40'47"	225.00'	100.84'
C18	26°55'14"	275.00'	129.21'
C19	03°12'24"	225.00'	14.35'
C20	22°28'24"	225.00'	88.25'
C21	02°59'20"	275.00'	14.34'
C22	22°27'54"	275.00'	107.82'
C23	04°34'05"	1450.00'	115.61'
C24	26°55'14"	225.00'	105.72'
C25	9°22'02"	44.00'	4.09'

LINE DESIGNATION DATA		
LINE	BEARING	DISTANCE
T1	N56°32'59"E (RAD.)	15.00'
T2	N03°24'33"W (RAD.)	59.62'
T3	N24°10'11"W	66.25'
T4	N66°50'48"E	25.17'
T5	N60°55'58"W (RAD.)	94.13'
T6	N61°27'35"E	75.43'
T7	N61°27'35"E	77.85'
T8	N61°27'35"E	14.30'



SEE SHEET NO. 6

SCALE: 1"=60'

SHEET 6 OF 9

TRACT NO. 48906

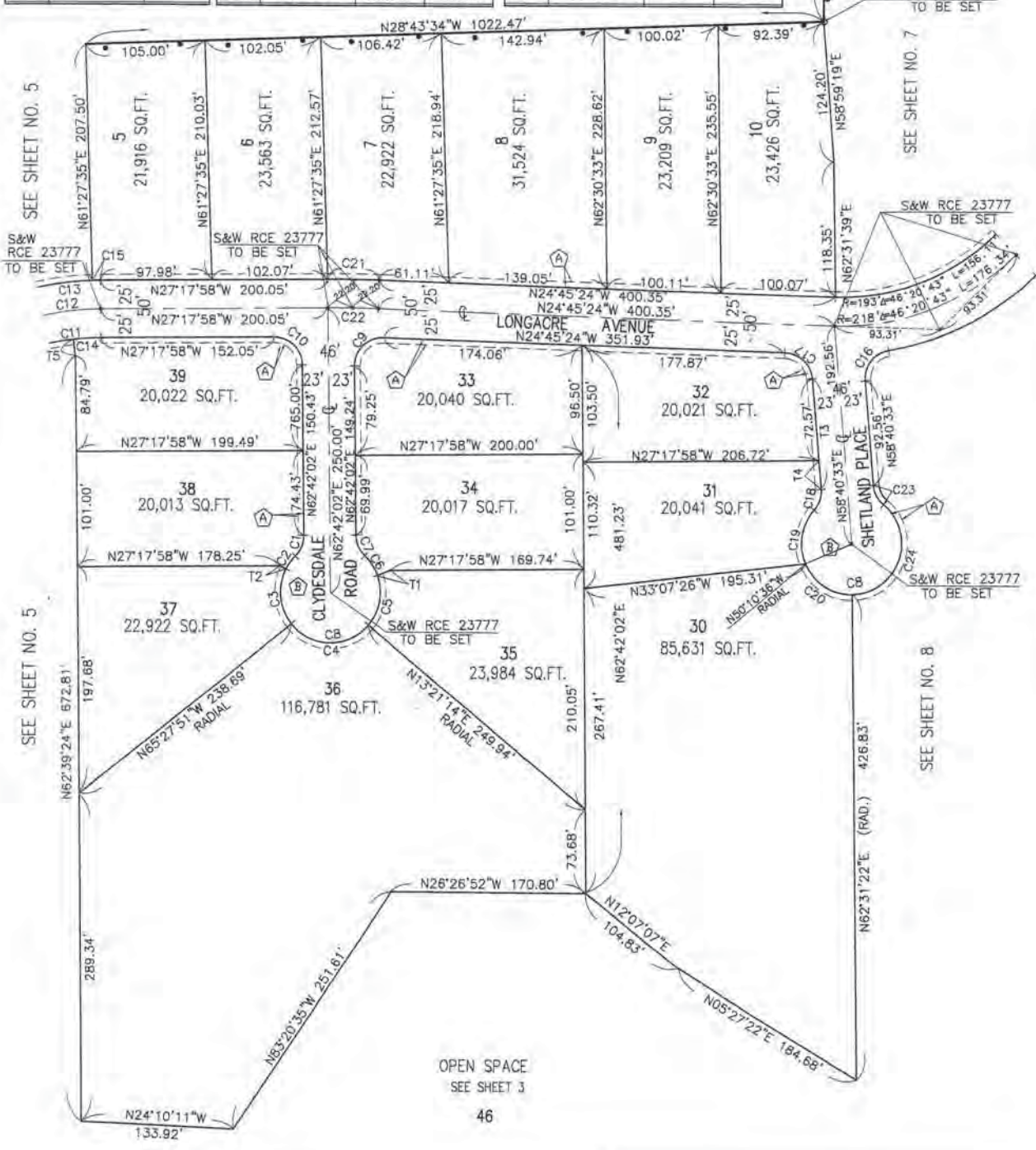
IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

LEGEND: **●●●●** INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(A) 5' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR SIDEWALK, STREET TREE, STREET LIGHTING, AND PUBLIC UTILITY PURPOSES.

(B) A 46' WIDE PUBLIC RIGHT OF WAY TO BE DEDICATED TO THE CITY OF LOS ANGELES FOR STREET PURPOSES.

LINE DESIGNATION DATA			CURVE DATA				CURVE DATA			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
T1	N46°30'31"W	12.40'	C1	45°55'15"	25.00'	20.04'	C13	26°55'14"	275.00'	129.21'
T2	N00°12'45"E	5.79'	C2	18°24'32"	44.00'	14.14'	C14	06°09'02"	225.00'	24.15'
T3	N58°40'33"E	98.19'	C3	65°40'36"	44.00'	50.44'	C15	01°28'01"	275.00'	7.04'
T4	N58°40'33"E	22.62'	C4	101°10'55"	44.00'	77.70'	C16	85°03'44"	25.00'	37.12'
T5	N56°33'00"E	15.00'	C5	59°51'45"	44.00'	45.97'	C17	83°25'56"	25.00'	36.40'
			C6	26°42'42"	44.00'	20.51'	C18	45°55'15"	25.00'	20.04'
			C7	45°55'15"	25.00'	20.04'	C19	64°46'23"	44.00'	49.74'
			C8	271°50'30"	44.00'	208.76'	C20	67°18'02"	44.00'	51.68'
			C9	92°32'35"	25.00'	40.38'	C21	2°32'34"	1025.00'	45.49'
			C10	90°00'00"	25.00'	39.27'	C22	2°32'34"	1000.00'	44.38'
			C11	26°55'14"	225.00'	105.72'	C23	45°55'15"	25.00'	20.04'
			C12	26°55'14"	250.00'	117.46'	C24	139°46'05"	44.00'	107.34'



SEE SHEET NO. 5

SEE SHEET NO. 5

SEE SHEET NO. 7

SEE SHEET NO. 8

OPEN SPACE
SEE SHEET 3

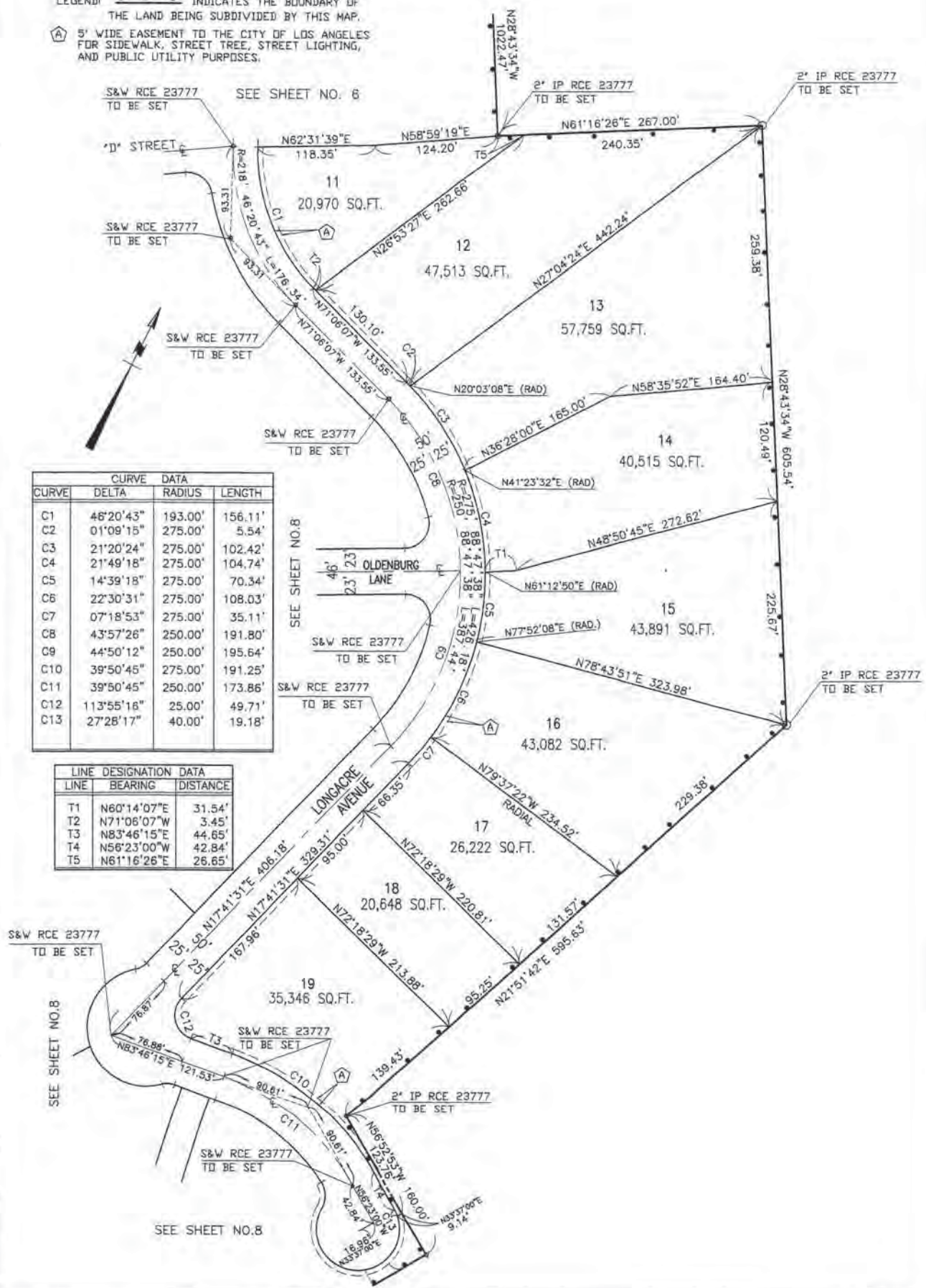
SCALE: 1"=60'

SHEET 7 OF 9

TRACT NO. 48906

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

LEGEND: INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
 5' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR SIDEWALK, STREET TREE, STREET LIGHTING, AND PUBLIC UTILITY PURPOSES.



CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
C1	46°20'43"	193.00'	156.11'
C2	01°09'15"	275.00'	5.54'
C3	21°20'24"	275.00'	102.42'
C4	21°49'18"	275.00'	104.74'
C5	14°39'18"	275.00'	70.34'
C6	22°30'31"	275.00'	108.03'
C7	07°18'53"	275.00'	35.11'
C8	43°57'26"	250.00'	191.80'
C9	44°50'12"	250.00'	195.64'
C10	39°50'45"	275.00'	191.25'
C11	39°50'45"	250.00'	173.86'
C12	113°55'16"	25.00'	49.71'
C13	27°28'17"	40.00'	19.18'

LINE DESIGNATION DATA		
LINE	BEARING	DISTANCE
T1	N60°14'07"E	31.54'
T2	N71°06'07"W	3.45'
T3	N83°46'15"E	44.65'
T4	N56°23'00"W	42.84'
T5	N61°16'26"E	26.65'

SEE SHEET NO. 8

SEE SHEET NO. 8

SEE SHEET NO. 8

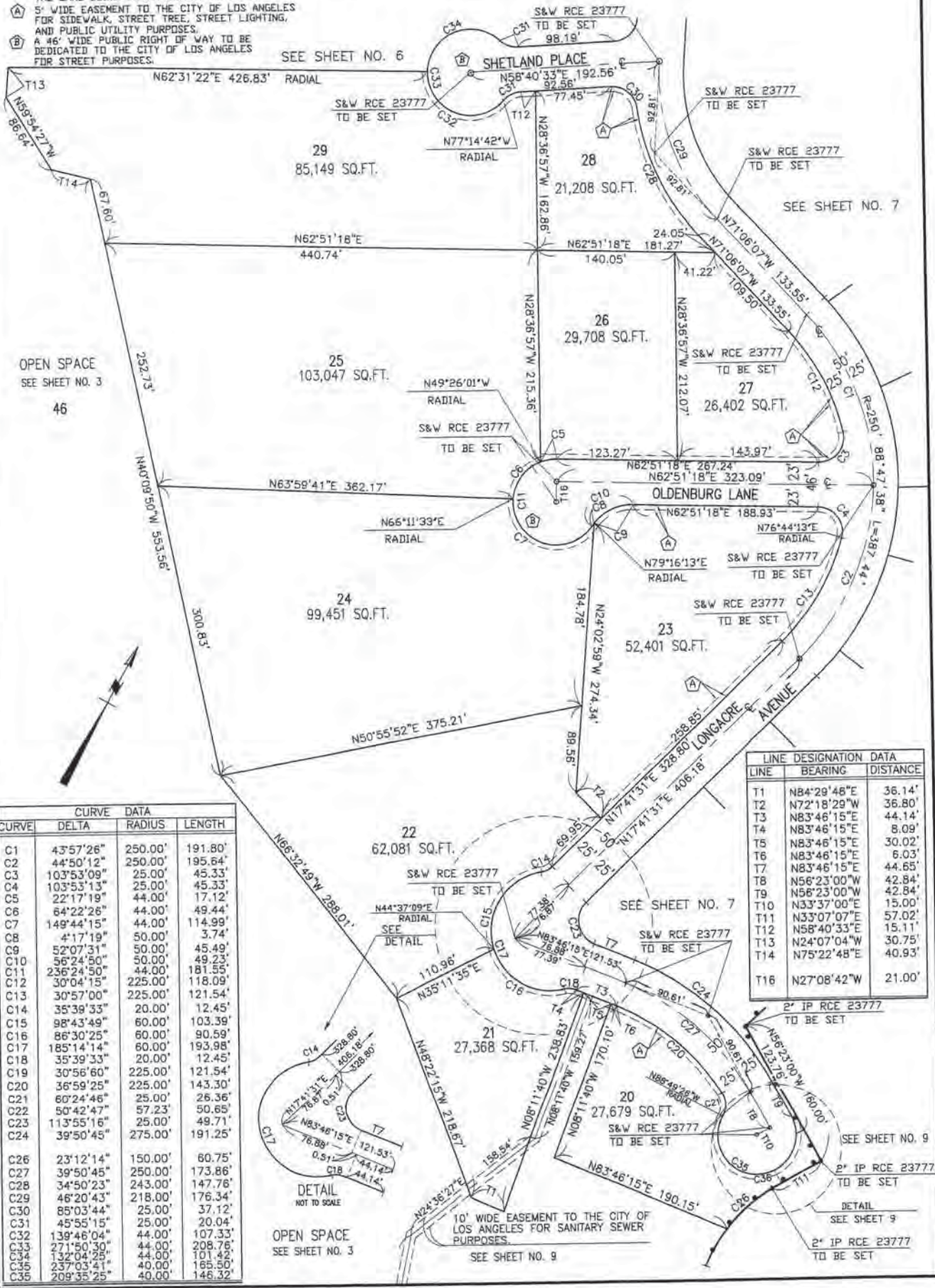
SCALE: 1"=60'

SHEET 8 OF 9

TRACT NO. 48906

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

LEGEND: **---** INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
(A) 5' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR SIDEWALK, STREET TREE, STREET LIGHTING, AND PUBLIC UTILITY PURPOSES.
(B) A 46' WIDE PUBLIC RIGHT OF WAY TO BE DEDICATED TO THE CITY OF LOS ANGELES FOR STREET PURPOSES.



CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
C1	43°57'26"	250.00'	191.80'
C2	44°50'12"	250.00'	195.64'
C3	103°53'09"	25.00'	45.33'
C4	103°53'13"	25.00'	45.33'
C5	22°17'19"	44.00'	17.12'
C6	64°22'26"	44.00'	49.44'
C7	149°44'15"	44.00'	114.99'
C8	4°17'19"	50.00'	3.74'
C9	52°07'31"	50.00'	45.49'
C10	56°24'50"	50.00'	49.23'
C11	236°24'50"	44.00'	181.55'
C12	30°04'15"	225.00'	118.09'
C13	30°57'00"	225.00'	121.54'
C14	35°39'33"	20.00'	12.45'
C15	98°43'49"	60.00'	103.39'
C16	86°30'25"	60.00'	90.59'
C17	185°14'14"	60.00'	193.98'
C18	35°39'33"	20.00'	12.45'
C19	30°56'60"	225.00'	121.54'
C20	36°59'25"	225.00'	143.30'
C21	60°24'46"	25.00'	26.36'
C22	50°42'47"	57.23'	50.65'
C23	113°55'16"	25.00'	49.71'
C24	39°50'45"	275.00'	191.25'
C26	23°12'14"	150.00'	60.75'
C27	39°50'45"	250.00'	173.86'
C28	34°50'23"	243.00'	147.76'
C29	46°20'43"	218.00'	176.34'
C30	85°03'44"	25.00'	37.12'
C31	45°55'15"	25.00'	20.04'
C32	139°46'04"	44.00'	107.33'
C33	27°15'30"	44.00'	208.76'
C34	132°04'25"	44.00'	101.42'
C35	237°03'41"	40.00'	165.50'
C36	209°35'25"	40.00'	146.32'

LINE DESIGNATION DATA		
LINE	BEARING	DISTANCE
T1	N84°29'48"E	36.14'
T2	N72°18'29"W	36.80'
T3	N83°46'15"E	44.14'
T4	N83°46'15"E	8.09'
T5	N83°46'15"E	30.02'
T6	N83°46'15"E	6.03'
T7	N83°46'15"E	44.65'
T8	N56°23'00"W	42.84'
T9	N56°23'00"W	42.84'
T10	N33°37'00"E	15.00'
T11	N33°07'07"E	57.02'
T12	N58°40'33"E	15.11'
T13	N24°07'04"W	30.75'
T14	N75°22'48"E	40.93'
T16	N27°08'42"W	21.00'

DETAIL NOT TO SCALE

OPEN SPACE SEE SHEET NO. 3

10' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR SANITARY SEWER PURPOSES. SEE SHEET NO. 9

SEE SHEET NO. 9

DETAIL SEE SHEET 9

2" IP RCE 23777 TO BE SET

SCALE: 1"=60'

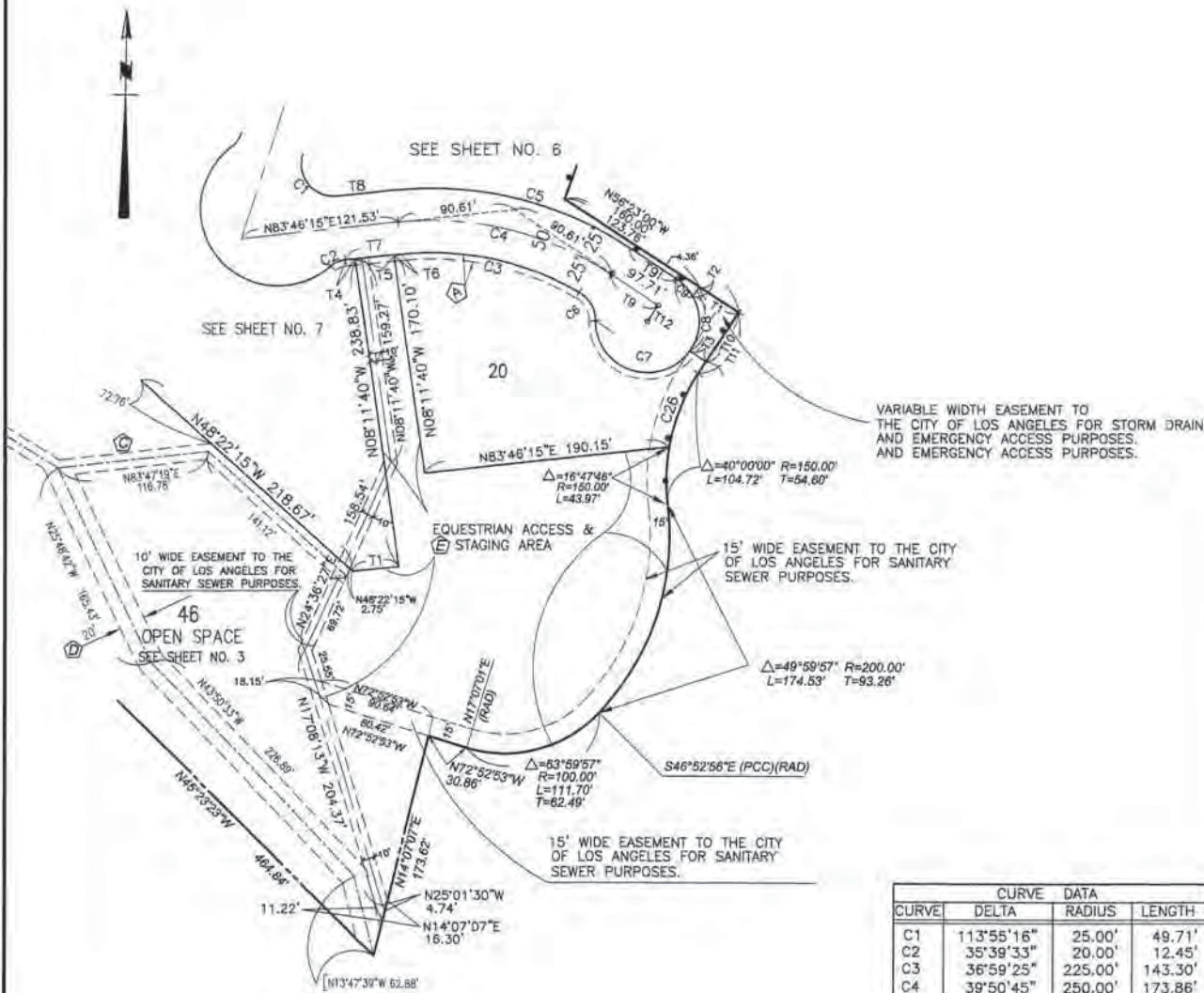
SHEET 9 OF 9

TRACT NO. 48906

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

LEGEND: INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

- 5' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR SIDEWALK, STREET TREE, STREET LIGHTING, AND PUBLIC UTILITY PURPOSES.
- 12' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR EQUESTRIAN TRAILS.
- 20' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR EQUESTRIAN TRAILS.
- VARIABLE WIDTH EASEMENT TO THE CITY OF LOS ANGELES FOR EQUESTRIAN TRAILS.



VARIABLE WIDTH EASEMENT TO THE CITY OF LOS ANGELES FOR STORM DRAIN AND EMERGENCY ACCESS PURPOSES. AND EMERGENCY ACCESS PURPOSES.

15' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR SANITARY SEWER PURPOSES.

15' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR SANITARY SEWER PURPOSES.

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
C1	113°55'16"	25.00'	49.71'
C2	35°39'33"	20.00'	12.45'
C3	36°59'25"	225.00'	143.30'
C4	39°50'45"	250.00'	173.86'
C5	39°50'45"	275.00'	191.25'
C6	60°24'46"	25.00'	26.36'
C7	237°03'41"	40.00'	165.50'
C8	64°24'02"	40.00'	44.96'
C9	27°20'06"	40.00'	19.08'
C26	23°12'14"	150.00'	60.75'

LINE DESIGNATION DATA		
LINE	BEARING	DISTANCE
T1	N56°23'00"W	36.24'
T2	N33°37'00"E	9.10'
T3	N56°23'00"W	15.03'
T4	N83°46'15"E	8.09'
T5	N83°46'15"E	30.02'
T6	N83°46'15"E	6.03'
T7	N83°46'15"E	44.14'
T8	N83°46'15"E	44.65'
T9	N56°23'00"W	42.84'
T10	N33°07'07"E	46.16'
T11	N33°07'07"E	57.02'
T12	N33°37'00"E	15.00'

04 3328126

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
12/23/04 AT 08:00am

DEED

TITLE(S) :



FEE

FEE \$ 51. RR 9

A. F. N. F. CODE 94

D.T.T

NOTIFICATION SENT-94 ©

CODE

20

CODE

19

CODE

9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

2601 - 008 - 028

002

12/23/04

FIRST AMERICAN TITLE COMPANY LOS ANGELES

RECORDING REQUESTED BY
AND WHEN RECORDED, MAIL TO:

04 3328126

2

K. HOVNANIAN AT ALISO, LLC
Attn: Legal Department
2495 Campus Drive
Irvine, CA 92612

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX: \$ zero
No Consideration Grantor/Grantee Same ✓

APH ✓ 2601-8-28 & 2601-8-32

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **K. HOVNANIAN AT ALISO, LLC, a California limited liability company ("Grantor")**, grants to **K. HOVNANIAN AT ALISO, LLC, a California limited liability company ("Grantee")**, the real property ("**Property**") in the City of Los Angeles of the County of Los Angeles, State of California, described in the Legal Description attached to this Grant Deed and incorporated in this Grant Deed as **Exhibit "A"**.

NOTE: THE GRANTOR AND THE GRANTEE IN THIS CONVEYANCE ARE COMPRISED OF THE SAME PARTIES WHO CONTINUE TO HOLD THE SAME INTEREST IN THE PROPERTY. THIS DEED IS NOT FOR CONSIDERATION BUT FOR THE PURPOSE OF ADJUSTING THE BOUNDARY LINES PER LOT LINE ADJUSTMENT, PARCEL MAP EXEMPTION NO. AA-2004-4077-PMEX.

Dated: November 10, 2004

K. HOVNANIAN AT ALISO, LLC, a California limited liability company

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

By: Stephen Benson

Print Name: Stephen Benson

On November 10, 2004, before me, Cathie Zhou, personally appeared Stephen Benson, personally known to me (or 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 they executed the same in their authorized capacities, and that by their signatures on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Title: Authorized Agent

"Grantor"

WITNESS my hand and official seal.

Signature Cathie Zhou

MAIL TAX STATEMENTS AS DIRECTED ABOVE



1276205-51 (PMX 3) 11/8/2004

EXHIBIT "A"

(Legal Description Attached)

3

EXHIBIT "A"

NEW PARCEL 1:

THOSE PORTIONS OF LOTS 20 AND 46 OF TRACT NO. 48906 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1288 PAGES 44 TO 52 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

4

BEGINNING AT A POINT ON THE CURVED NORTH LINE OF SAID LOT 20 SHOWN ON THE MAP OF SAID TRACT NO. 48906 AS BEING A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 40.00 FEET AND AN ARC LENGTH OF 165.50 FEET, SAID POINT BEING DISTANT 34.39 FEET SOUTHEASTERLY ALONG SAID CURVE FROM THE NORTHWESTERLY TERMINUS THEREOF, A RADIAL TO SAID POINT BEARS SOUTH 41° 24' 55" WEST; THENCE SOUTH 71° 17' 03" WEST 49.81 FEET; THENCE SOUTH 20° 21' 44" WEST 76.04 FEET; THENCE SOUTH 82° 49' 50" WEST 53.70 FEET; THENCE NORTH 29° 26' 15" WEST 58.61 FEET; THENCE NORTH 8° 14' 35" WEST 124.84 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID LOT 46, SAID LINE ALSO BEING THE SOUTH LINE OF LONGACRE AVENUE, 50 FEET WIDE, AS SHOWN ON SAID MAP OF SAID TRACT NO. 48906 AS HAVING A BEARING OF NORTH 83°46'15" EAST AND A LENGTH OF 44.14 FEET; THENCE ALONG SAID SOUTH LINE NORTH 83°46'15" EAST 9.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 225.00 FEET AND A LENGTH OF 143.29 FEET; THENCE CONTINUING EASTERLY AND SOUTHEASTERLY ALONG SAID SOUTH LINE OF SAID LONGACRE AVENUE TO THE POINT OF BEGINNING.

PROPERTY CONTAINS 20,008 SQUARE FEET OR .046 ACRES.



[Handwritten signature]

6/18/2004

PMX 3

04 3328126

EXHIBIT "A"

NEW PARCEL 2

THOSE PORTIONS OF LOTS 20, 21 AND 46 TRACT NO. 48906 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1288 PAGES 44 TO 52 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

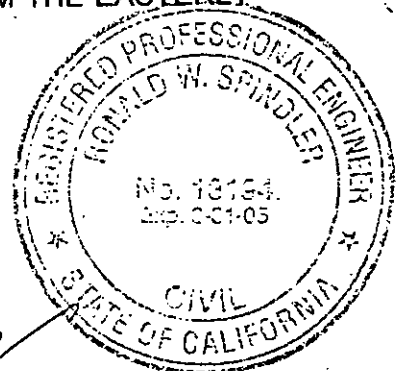
5

BEGINNING AT A POINT ON THE CURVED NORTH LINE OF SAID LOT 20 SHOWN ON THE MAP OF SAID TRACT NO. 48906 AS BEING A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 40.00 FEET AND AN ARC LENGTH OF 165.50 FEET, SAID POINT BEING DISTANT 34.39 FEET SOUTHEASTERLY ALONG SAID CURVE FROM THE NORTHWESTERLY TERMINUS THEREOF, A RADIAL TO SAID POINT BEARS SOUTH 41° 24' 55" WEST; THENCE SOUTH 71° 17' 03" WEST 49.81 FEET; THENCE SOUTH 20° 21' 44" WEST 76.04 FEET; THENCE SOUTH 82° 49' 50" WEST 187.20 FEET TO A POINT ON THAT CERTAIN COURSE IN THE SOUTHWEST LINE OF SAID LOT 21 SHOWN ON THE MAP OF SAID TRACT NO. 48906 AS HAVING BEARING OF NORTH 48° 22' 15" WEST AND A LENGTH OF 218.67 FEET, SAID POINT BEING DISTANT 141.24 FEET SOUTHEASTERLY ALONG SAID LINE FROM THE NORTHWESTERLY TERMINUS THEREOF; THENCE NORTH 48° 22' 15" WEST 141.24 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 21.

EXCEPT THEREFROM THOSE PORTIONS OF SAID LOTS 20 AND 46 LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE CURVED NORTH LINE OF SAID LOT 20 SHOWN ON THE MAP OF SAID TRACT NO. 48906 AS BEING A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 40.00 FEET AND AN ARC LENGTH OF 165.50 FEET, SAID POINT BEING DISTANT 34.39 FEET SOUTHEASTERLY ALONG SAID CURVE FROM THE NORTHWESTERLY TERMINUS THEREOF, A RADIAL TO SAID POINT BEARS SOUTH 41° 24' 55" WEST; THENCE SOUTH 71° 17' 03" WEST 49.81 FEET; THENCE SOUTH 20° 21' 44" WEST 76.04 FEET; THENCE SOUTH 82° 49' 50" WEST 53.70 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 29° 26' 15" WEST 58.61 FEET; THENCE NORTH 8° 14' 55" WEST 124.84 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID LOT 46, SAID LINE ALSO BEING THE SOUTH LINE OF LONGACRE AVENUE, 50 FEET WIDE, AS SHOWN ON SAID MAP OF SAID TRACT NO. 48906 AS HAVING A BEARING OF NORTH 83° 46' 15" EAST AND A LENGTH OF 44.14 FEET, SAID POINT BEING DISTANT 9.94 FEET WESTERLY ALONG SAID LINE FROM THE EASTERLY TERMINUS THEREOF.

PROPERTY CONTAINS 29,055 SQUARE FEET OR 0.67 ACRES.



[Handwritten Signature]

6/18/2004

04 3328126

PMX 3

12/23/04

EXHIBIT "A"

NEW PARCEL 3

THOSE PORTIONS OF LOTS 20, 21 AND 46 TRACT NO. 48906 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1288 PAGES 44 TO 52 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: 6

BEGINNING AT A POINT ON THE CURVED NORTH LINE OF SAID LOT 20 SHOWN ON THE MAP OF SAID TRACT NO. 48906 AS BEING A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 40.00 FEET AND AN ARC LENGTH OF 165.50 FEET, SAID POINT BEING DISTANT 34.39 FEET SOUTHEASTERLY ALONG SAID CURVE FROM THE NORTHWESTERLY TERMINUS THEREOF, A RADIAL TO SAID POINT BEARS SOUTH 41° 24' 55" WEST; THENCE SOUTH 71° 17' 03" WEST 49.81 FEET; THENCE SOUTH 20° 21' 44" WEST 76.04 FEET; THENCE SOUTH 82° 49' 50" WEST 187.20 FEET TO A POINT ON THAT CERTAIN COURSE IN THE SOUTHWEST LINE OF SAID LOT 21 SHOWN ON THE MAP OF SAID TRACT NO. 48906 AS HAVING A BEARING OF NORTH 48° 22' 15" WEST AND A LENGTH OF 218.87 FEET, SAID POINT BEING DISTANT 141.24 FEET SOUTH EASTERLY ALONG SAID LINE FROM THE NORTHWESTERLY TERMINUS THEREOF; THENCE ALONG SAID SOUTHWEST LINE NORTH 48° 22' 15" WEST 141.24 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 21.

PROPERTY CONTAINS 485,116 SQUARE FEET OR 11.14 ACRES.



R. W. Spindler

6/18/2004

PMX 3

04 3328126

PARCEL MAP EXEMPTION

PROPERTY ADDRESSES:

PARCEL 1:

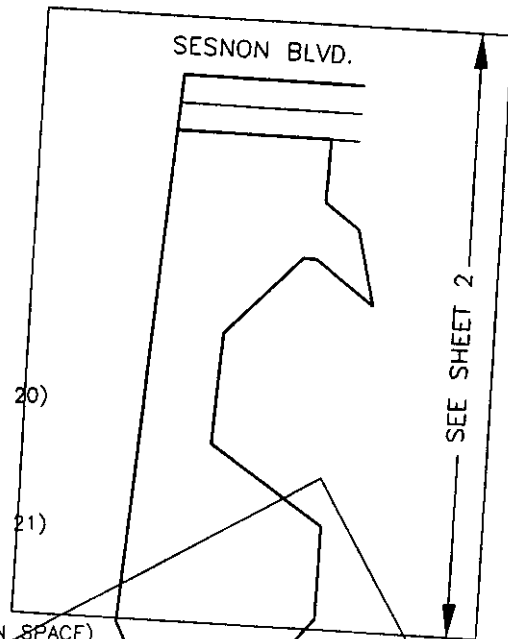
12101 LONGACRE AVE. (LOT 20)

PARCEL 2:

12111 LONGACRE AVE. (LOT 21)

PARCEL 3:

18601 SESNON BLVD. (OPEN SPACE)



OLD PARCEL 1=27,692 SF OR 0.64 AC.
 NEW PARCEL 1=20,008 SF OR 0.46 AC.
 OLD PARCEL 2 =27,362 SF OR 0.63 AC.
 NEW PARCEL 2 =29,055 SF OR 0.67 AC.
 OLD PARCEL 3 =479,125 SF OR 11.00 AC.
 NEW PARCEL 3 =485,116 SF OR 11.14 AC.

OWNER PARCELS 1 TO 3:
 SPRINGVILLE PROPERTIES, INC.
 C/O RON COOPER
 9210 WILSHIRE BLVD.
 BEVERLY HILLS, CA 90210
 (310) 860-9459

COUNCIL DISTRICT: 12
 ZONING: RE20

ENGINEER:
 S.E.C. CIVIL ENGINEERS, INC.
 16823 SATICOY STREET
 VAN NUYS, CA 91406

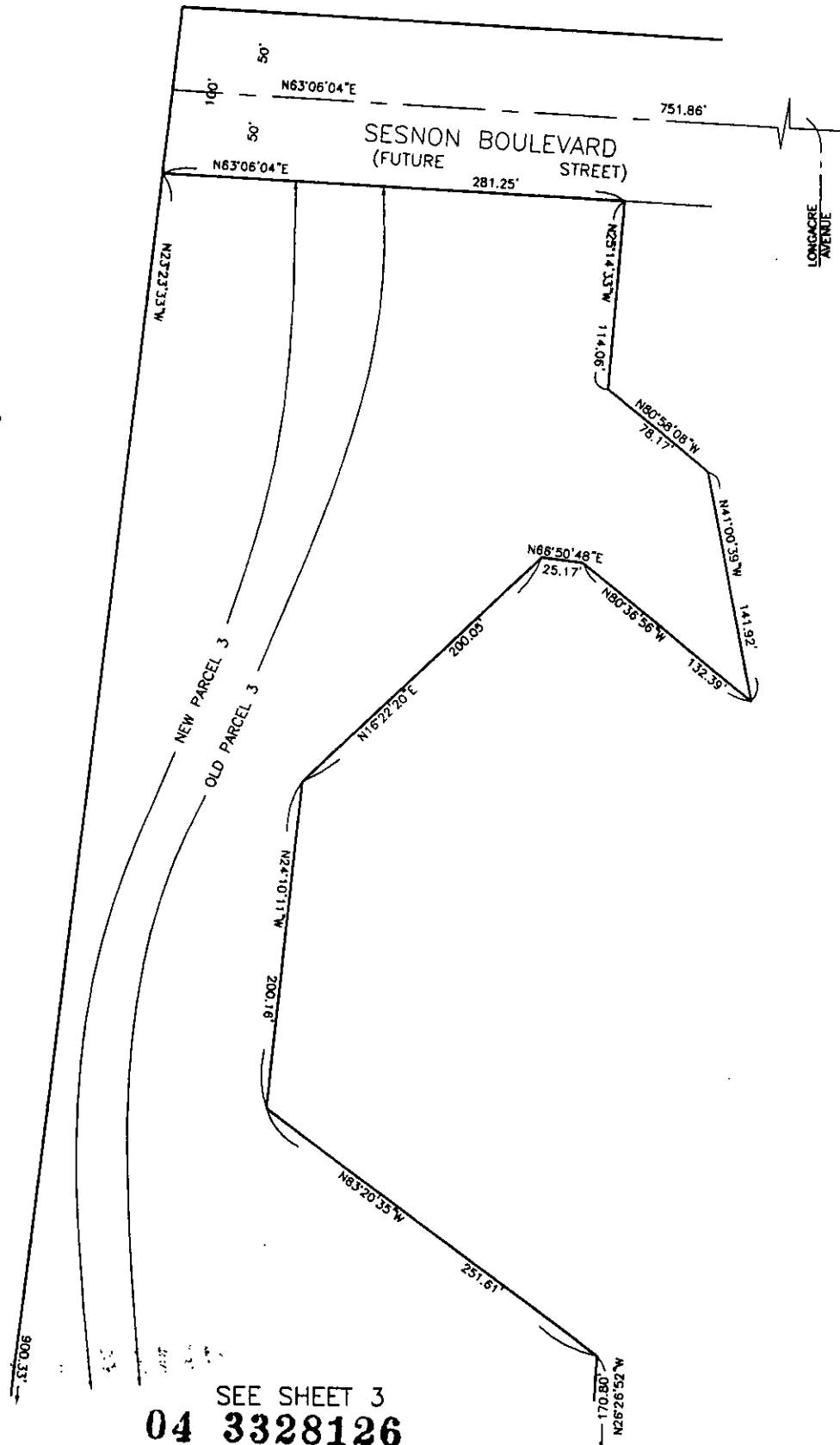
04 3328126

PARCEL MAP EXEMPTION

8



SCALE: 1"=100'

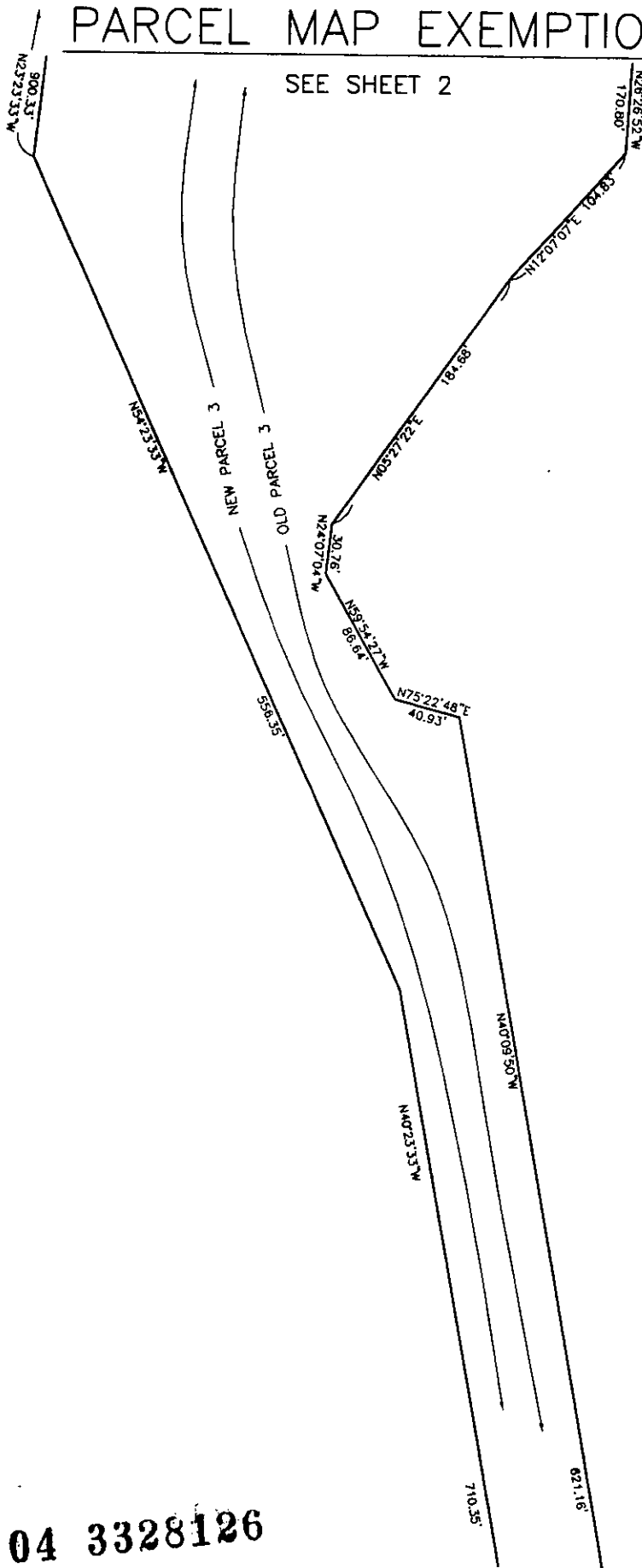


SEE SHEET 3
04 3328126

PARCEL MAP EXEMPTION

PMX-3 3 OF 4

SEE SHEET 2



9



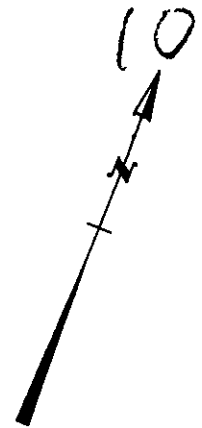
SCALE: 1"=100'

04 3328126

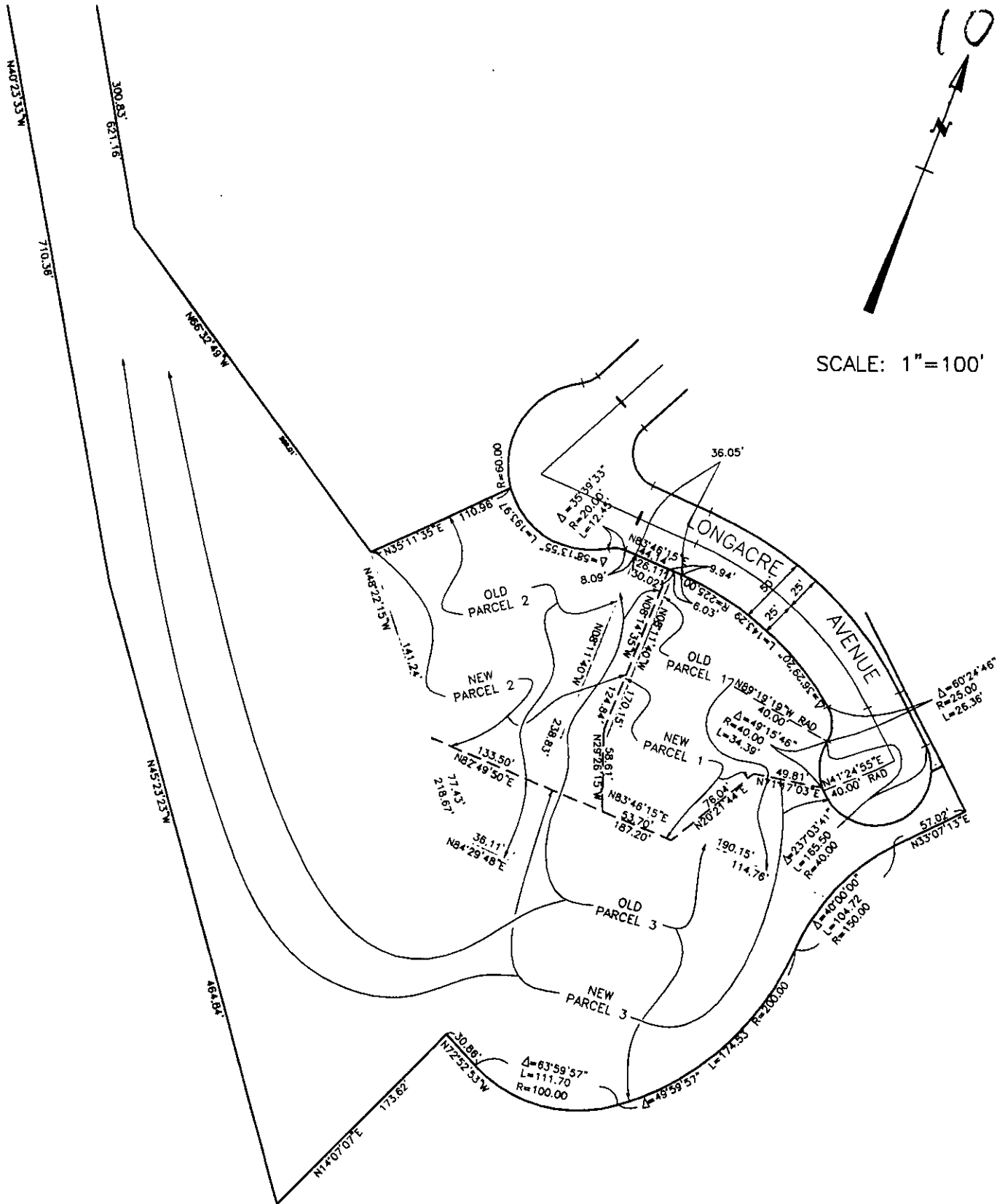
SEE SHEET 4

PARCEL MAP EXEMPTION

SEE SHEET 3



SCALE: 1"=100'



04 3328126