



OLD REPUBLIC TITLE COMPANY

450 NORTH BRAND BOULEVARD, 8TH FLOOR • P.O. BOX 29003 • GLENDALE, CALIFORNIA 91209-9003
(818) 247-2917 • (800) 22-TITLE (228-4853) Toll Free/Southern California

PRELIMINARY REPORT

GRUBB & ELLIS REALTY
15260 VENTURA BLVD., #1800
SHERMAN OAKS, CA 91403

ATTENTION:

YOUR NO. SOLEDAD CANYON RD.
OUR NO. 857944-44

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE, OLD REPUBLIC TITLE COMPANY HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED, AS OF THE DATE HEREOF, A POLICY OR POLICIES OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION BELOW OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF SAID POLICY OR POLICIES ARE SET FORTH IN EXHIBIT A ATTACHED. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS REPORT.

PLEASE READ THE EXCEPTIONS SHOWN OR REFERRED TO BELOW AND THE EXCEPTIONS AND EXCLUSIONS SET FORTH IN EXHIBIT A OF THIS REPORT CAREFULLY. THE EXCEPTIONS AND EXCLUSIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.

IT IS IMPORTANT TO NOTE THAT THIS PRELIMINARY REPORT IS NOT A WRITTEN REPRESENTATION AS TO THE CONDITION OF TITLE AND MAY NOT LIST ALL LIENS, DEFECTS AND ENCUMBRANCES AFFECTING TITLE TO THE LAND.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

DATED AT 7:30 A.M. ON JULY 14, 2000

JANET OJEDA, TITLE OFFICER
FAX NO. (818) 549-4357

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

AN ALTA OWNER'S POLICY (1992); AND AN ALTA LOAN POLICY.

Loe - current title report

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

SOLEDAD CANYON ROAD ASSOCIATES, LTD., A LIMITED PARTNERSHIP, AS TO PARCEL 1; SCRA II, LTD., A LIMITED PARTNERSHIP AS TO PARCEL 2; LEE C. PULSIPHER AND RUTH L. PULSIPHER AS TRUSTEES UNDER TRUST AGREEMENT DATED APRIL 17, 1991 AS TO PARCELS 3, 4 AND 5; VIRGINIA CRUZ AS TO AN UNDIVIDED 1/6 INTEREST, LUPE STEWART AS TO AN UNDIVIDED 1/6 INTEREST AND HENRY CRUZ AS TO THE REMAINDER, ALL AS PARCEL 6; MARILYN O. WEITKAMP, WHO ACQUIRED TITLE AS A MARRIED WOMAN AS TO AN UNDIVIDED 1/14 INTEREST IN PARCELS 7 AND 8; FREDERICK J. WEITKAMP AND BETTY SUE WEITKAMP, TRUSTEES OF THE FREDERICK J. WEITKAMP FAMILY TRUST DATED JULY 31, 1996 AS TO AN UNDIVIDED 1/14 INTEREST IN PARCELS 7 AND 8; PETE SAPON, JR. AND ELIZABETH P. SAPON, TRUSTEES OF THE SAPON LIVING TRUST DATED NOVEMBER 6, 1991 AS TO AN UNDIVIDED 1/14 INTEREST IN PARCELS 7 AND 8; MICHAEL S. SAPON, A MARRIED MAN BY A DEED WHICH RECITES "AS HIS SOLE AND SEPARATE PROPERTY", AS TO AN UNDIVIDED 1/14 INTEREST IN PARCELS 7 AND 8; COLLEEN M. ROSS, AS TO AN UNDIVIDED 1/7 INTEREST IN PARCELS 7 AND 8; ADRIENNE FELDERMAN AND FAITH MIGDAL, AS TO AN UNDIVIDED 1/7 INTEREST IN PARCELS 7 AND 8; ROBERT E. MEYERS WHO ACQUIRED TITLE AS A MARRIED MAN AND ROBERT E. MEYERS, JR. AS TO AN UNDIVIDED 1/7 INTEREST IN PARCELS 7 AND 8; E. PAULINE SWATON WHO ACQUIRED TITLE AS A MARRIED WOMAN AS TO AN UNDIVIDED 1/28 INTEREST IN PARCELS 7 AND 8; GUERDON T. ELY, TRUSTEE OF THE PAULYNE SWATON TRUST DTD 8/12/91 AS TO AN UNDIVIDED 1/28 INTEREST IN PARCELS 7 AND 8; CARMELINA N. MODUGNO, TRUSTEE OF THE CARMELINA N. MODUGNO TRUST, A REVOCABLE LIVING TRUST CREATED U/D/T 4-5-89 AS TO AN UNDIVIDED 1/14 INTEREST IN PARCELS 7 AND 8; GUS SAPON AND KATHY SAPON, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 1/14 INTEREST IN PARCELS 7 AND 8; MANUEL SAPON AND NANCY J. SAPON, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 1/14 INTEREST IN PARCELS 7 AND 8

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2000-2001, A LIEN, BUT NOT YET DUE OR PAYABLE.

1A. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 1999-2000, AS FOLLOWS:

TOTAL	:	\$367.64, ALL PAID
1ST INSTALLMENT	:	\$183.82
2ND INSTALLMENT	:	\$183.82
PERSONAL PROPERTY	:	\$NONE
LAND VALUE	:	\$12,498
IMPROVEMENT VALUE	:	\$NONE
HOMEOWNERS EXEMPTION	:	\$NONE
CODE NO.	:	00707
PARCEL NO.	:	2805-024-001

SAID MATTER AFFECTS PARCEL 1.

1B. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 1999-2000, AS FOLLOWS:

TOTAL	:	\$231.19, ALL PAID
1ST INSTALLMENT	:	\$115.60
2ND INSTALLMENT	:	\$115.59
PERSONAL PROPERTY	:	\$NONE
LAND VALUE	:	\$2,487
IMPROVEMENT VALUE	:	\$NONE
HOMEOWNERS EXEMPTION	:	\$NONE
CODE NO.	:	00337
PARCEL NO.	:	2805-025-029

SAID MATTER AFFECTS PARCEL 2.

1C. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 1999-2000, AS FOLLOWS:

TOTAL	:	\$175.95, ALL PAID
1ST INSTALLMENT	:	\$87.98
2ND INSTALLMENT	:	\$87.97
PERSONAL PROPERTY	:	\$NONE
LAND VALUE	:	\$11,732
IMPROVEMENT VALUE	:	\$NONE
HOMEOWNERS EXEMPTION	:	\$NONE
CODE NO.	:	00733
PARCEL NO.	:	2805-025-037

SAID MATTER AFFECTS PARCEL 3.

1D. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 1999-2000, AS FOLLOWS:

TOTAL	:	\$137.26, ALL PAID
1ST INSTALLMENT	:	\$68.63
2ND INSTALLMENT	:	\$68.63
PERSONAL PROPERTY	:	\$NONE
LAND VALUE	:	\$5,894
IMPROVEMENT VALUE	:	\$NONE
HOMEOWNERS EXEMPTION	:	\$NONE
CODE NO.	:	00337
PARCEL NO.	:	2805-025-051

SAID MATTER AFFECTS PARCEL 4 AND OTHER PROPERTY.

1E. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 1999-2000, AS FOLLOWS:

TOTAL	:	\$187.09, ALL PAID
1ST INSTALLMENT	:	\$93.55
2ND INSTALLMENT	:	\$93.54
PERSONAL PROPERTY	:	\$NONE
LAND VALUE	:	\$13,425
IMPROVEMENT VALUE	:	\$NONE
HOMEOWNERS EXEMPTION	:	\$NONE
CODE NO.	:	00337
PARCEL NO.	:	2805-025-050

SAID MATTER AFFECTS PARCEL 5.

1F. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 1999-2000, AS FOLLOWS:

TOTAL	:	\$50.97, ALL PAID
1ST INSTALLMENT	:	\$25.49
2ND INSTALLMENT	:	\$25.48
PERSONAL PROPERTY	:	\$NONE
LAND VALUE	:	\$278
IMPROVEMENT VALUE	:	\$NONE
HOMEOWNERS EXEMPTION	:	\$NONE
CODE NO.	:	00337
PARCEL NO.	:	2805-025-041

SAID MATTER AFFECTS PARCEL 6.

1G. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 1999-2000, AS FOLLOWS:

TOTAL	:	\$319.94, ALL PAID
1ST INSTALLMENT	:	\$159.98
2ND INSTALLMENT	:	\$159.96
PERSONAL PROPERTY	:	\$NONE
LAND VALUE	:	\$7,628
IMPROVEMENT VALUE	:	\$NONE
HOMEOWNERS EXEMPTION	:	\$NONE
CODE NO.	:	00337
PARCEL NO.	:	2805-025-018

SAID MATTER AFFECTS PARCEL 7.

1H. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 1999-2000, AS FOLLOWS:

TOTAL	:	\$91.72, ALL PAID
1ST INSTALLMENT	:	\$45.86
2ND INSTALLMENT	:	\$45.86
PERSONAL PROPERTY	:	\$NONE
LAND VALUE	:	\$880
IMPROVEMENT VALUE	:	\$NONE
HOMEOWNERS EXEMPTION	:	\$NONE
CODE NO.	:	00337
PARCEL NO.	:	2805-025-030

SAID MATTER AFFECTS PARCEL 8.

1I. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF SECTION 75, ET SEQ. OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

2. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

GRANTED TO	:	SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
FOR	:	PUBLIC UTILITIES
RECORDED	:	IN BOOK D43 PAGE 886, OFFICIAL RECORDS
AFFECTS	:	THE SOUTHERLY 10 FEET OF THE NORTHERLY 27 FEET OF PARCEL 1

3. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

GRANTED TO : SOUTHERN CALIFORNIA GAS COMPANY, A
CALIFORNIA CORPORATION
FOR : PIPE LINES AND PUBLIC UTILITIES
RECORDED : AUGUST 18, 1966 AS INSTRUMENT NO. 3464
AFFECTS : A PORTION OF PARCEL 1

4. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

GRANTED TO : COUNTY OF LOS ANGELES
FOR : SLOPE CUTS AND/OR FILLS, PUBLIC
UTILITIES
RECORDED : DECEMBER 20, 1968 AS INSTRUMENT NO.
3546
AFFECTS : A PORTION OF PARCEL 1

5. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

GRANTED TO : SANTA CLARITA WATER COMPANY, A
CORPORATION
FOR : FACILITIES FOR PUBLIC UTILITY WATER
PURPOSES
RECORDED : SEPTEMBER 29, 1982 AS INSTRUMENT NO.
82-986584
AFFECTS : A PORTION OF PARCEL 1

6. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

FOR : SLOPE AND DRAINAGE
RECORDED : OCTOBER 16, 1972 AS INSTRUMENT NO.
3984
AFFECTS : PORTIONS OF PARCEL 2

7. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

GRANTED TO : COUNTY SANITATION DISTRICT NO. 26 OF
LOS ANGELES COUNTY, A BODY CORPORATE
AND POLITIC
FOR : SEWER
RECORDED : APRIL 19, 1989 AS INSTRUMENT NO.
89-610950
AFFECTS : A PORTION OF PARCEL 2

8. THE RIGHT TO MAINTAIN POLES AND LINES OVER AND ALONG SAID LAND INCLUDING THE NECESSARY POLES, FIXTURES, GUYS AND BRACES, AS GRANTED TO POSTAL TELEGRAPH CABLE COMPANY, BY DEED RECORDED IN BOOK 4735 PAGE 99, OFFICIAL RECORDS.

SAID MATTER AFFECTS PARCEL 5

9. AN AGREEMENT DATED APRIL 7, 1960 WHEREIN JEANNE ANDERSON ET AL., AGREED TO GRANT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, AN EASEMENT FOR CONSTRUCTION LEVEE RECORDED OCTOBER 30, 1964 AS INSTRUMENT NO. 7305, SUBJECT TO THE TERMS AND CONDITIONS THEREIN CONTAINED.

SAID MATTER AFFECTS PARCELS 3 AND 4.

10. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

GRANTED TO : LOS ANGELES COUNTY FLOOD CONTROL
DISTRICT
FOR : FLOOD CONTROL
RECORDED : AUGUST 4, 1966 AS INSTRUMENT NO. 2748
AFFECTS : PARCELS 4 AND 5

11. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

GRANTED TO : LOS ANGELES COUNTY FLOOD CONTROL
DISTRICT
FOR : FLOOD CONTROL
RECORDED : AUGUST 4, 1966 AS INSTRUMENT NO. 2752
AFFECTS : PARCELS 4 AND 5

12. THE FACT THAT A PORTION OF SAID LAND IS SUBJECT TO FLOOD HAZARD AS DISCLOSED BY SAID PARCEL MAP 5180.

SAID MATTER AFFECTS PARCEL 3.

13. RECITALS SHOWN OR NOTED UPON A MAP AS FOLLOWS:

MAP ENTITLED : PARCEL MAP NO. 5180
WHICH SAYS : "WE HEREBY DEDICATE TO THE COUNTY OF
LOS ANGELES THE RIGHT TO RESTRICT THE
ERECTION OF BUILDINGS OR OTHER
STRUCTURES WITHIN THOSE AREAS
DESIGNATED ON THE MAP AS FLOOD HAZARD
AREAS."

SAID MATTER AFFECTS PARCEL 3.

14. THE EFFECT OF A "CONDITIONAL CERTIFICATE OF COMPLIANCE",
RECORDED APRIL 21, 1988 AS INSTRUMENT NO. 88-549249, OFFICIAL
RECORDS.

SAID MATTER AFFECTS PARCEL 5.

15. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE
PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN
THE FOLLOWING:

GRANTED TO : COUNTY SANITATION DISTRICT NO. 26 OF
LOS ANGELES COUNTY, A BODY CORPORATE
AND POLITIC
FOR : SEWER
RECORDED : APRIL 19, 1989 AS INSTRUMENT NO.
89-610950
AFFECTS : A PORTION OF SAID LAND AS SHOWN AND
DELINEATED ON MAP ATTACHED THERETO

SAID MATTER AFFECTS PARCEL 3.

16. THE EFFECT OF A "CERTIFICATE OF COMPLIANCE", RECORDED OCTOBER 6,
1989 AS INSTRUMENT NO. 89-1619117, OFFICIAL RECORDS.

SAID MATTER AFFECTS PARCELS 2, 3, 4 AND OTHER PROPERTY.

17. ANY LACK OF ACCESS, OR A RIGHT OF ACCESS, OR A RIGHT TO ACCESS TO AND FROM THE LAND (ANY ACCESS COVERAGE CONTAINED IN THIS POLICY AND/OR ENDORSEMENTS THERETO IS NOT BEING PROVIDED, NOTWITHSTANDING ANY STATEMENT THEREIN TO THE CONTRARY).

SAID MATTER AFFECTS PARCELS 3, 4 AND 5.

18. RIGHT OF THE COUNTY OF LOS ANGELES TO EXTEND THE SLOPES OF THE CUTS OR FILLS AND THE IN-WALLS WING WALLS OR APRONS OF COVERTS OR BRIDGES, AS PROVIDED IN THE DEEDS RECORDED IN BOOK 6282 PAGE 318 AND IN BOOK 6800 PAGE 623 OF DEEDS.

SAID MATTER AFFECTS PARCEL 6.

19. A RIGHT OF WAY FOR PUBLIC HIGHWAY PURPOSES AND THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATIONS AND EMBANKMENT SLOPES BEYOND THE LIMIT OF SAID RIGHT OF WAY, AS DESCRIBED IN THE DEED TO STATE OF CALIFORNIA, RECORDED IN BOOK 12633 PAGE 372, OFFICIAL RECORDS.

SAID MATTER AFFECTS PARCEL 6.

20. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

GRANTED TO	:	COUNTY OF LOS ANGELES
FOR	:	SLOPE
RECORDED	:	AUGUST 28, 1973 AS INSTRUMENT NO. 3383
AFFECTS	:	PARCEL 6

21. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

GRANTED TO	:	COUNTY OF LOS ANGELES
FOR	:	SLOPE PURPOSES AND THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, AND USE, CUTS AND/OR FILLS AND APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT TO SET SAME ASIDE FOR PUBLIC USE
RECORDED	:	MARCH 15, 1979 AS INSTRUMENT NO. 79-290300
AFFECTS	:	PARCEL 6

22. AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES OVER THOSE PORTIONS OF SAID LAND INCLUDED WITHIN SOLEDAD CANYON ROAD, AS ESTABLISHED BY A DECLARATION OF THE BOARD OF SUPERVISORS OF SAID COUNTY AS SHOWN IN ROAD BOOK 6 PAGE 123, RECORDS OF SAID BOARD.

RECORDED SEPTEMBER 8, 1954 IN BOOK 45524 PAGE 387 OF OFFICIAL RECORDS, APPEARS A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, DECLARING SAID SOLEDAD CANYON ROAD TO BE VACATED AND ABANDONED.

SAID MATTER AFFECTS PARCELS 7 AND 8.

23. AN EASEMENT TO EXTEND THE SLOPES OF CUT OR FILL AND TO EXTEND THE END WALLS, WING WALLS OR APRONS OF CULVERTS OR BRIDGES AS FAR ON EITHER SIDE OF THE STRIP OF LAND, 50 FEET WIDE, CONVEYED TO THE COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY PURPOSES BY THE HEREINAFTER MENTIONED DEED, AS MAY BE NECESSARY TO PROPERLY CONSTRUCT AND MAINTAIN THE ROAD THEREIN, PROVIDED THAT THE EDGES OF THE ROADSIDE PROPER SHALL AT NO PLACE EXTEND BEYOND THE LIMITS OF SAID STRIP OF LAND, AS GRANTED TO THE COUNTY OF LOS ANGELES BY DEED RECORDED JULY 10, 1916 IN BOOK 6282 PAGE 318 OF DEEDS.

SAID MATTER AFFECTS PARCEL 8.

24. AN EASEMENT TO EXTEND THE SLOPES OF CUT OR FILL AND TO EXTEND THE END WALL, WING WALLS OR APRONS OF COVERTS OR BRIDGES AS FAR ON EITHER SIDE OF THE 60 FOOT STRIP OF LAND CONVEYED TO THE COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY PURPOSES BY THE HEREINAFTER MENTIONED DEED, AS MAY BE NECESSARY TO PROPERLY CONSTRUCT AND MAINTAIN THE ROAD THEREIN, PROVIDED THAT THE EDGES OF THE ROADWAY PROPER SHALL AT NO PLACE EXTEND BEYOND THE LIMITS OF SAID STRIP OF LAND, AS GRANTED TO THE COUNTY OF LOS ANGELES BY DEED RECORDED JUNE 2, 1919 IN BOOK 6500 PAGE 263 OF DEEDS.

SAID MATTER AFFECTS PARCEL 8.

25. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

FOR	:	STATE HIGHWAY
RECORDED	:	MAY 12, 1934 IN BOOK 12733 PAGE 221 OF OFFICIAL RECORDS AND BY DEED RECORDED MARCH 27, 1934 IN BOOK 12643 PAGE 276, OFFICIAL RECORDS
AFFECTS	:	PARCELS 7 AND 8

26. THE PRIVILEGE AND RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE ABOVE DESCRIBED PARCEL OF RIGHT OF WAY WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID STATE HIGHWAY; SAID EXCAVATION SLOPES TO BE 1 TO 1 SLOPES AND SAID EMBANKMENT SLOPES TO BE 1 1/2 TO 1 SLOPES, AS GRANTED TO THE STATE OF CALIFORNIA IN THE ABOVE MENTIONED DEEDS.

SAID MATTER AFFECTS PARCELS 7 AND 8.

27. A WAIVER OF ANY CLAIMS FOR DAMAGE TO SAID LAND AS CONTAINED IN A DOCUMENT

RECORDED : IN BOOK 12733 PAGE 221 AND IN BOOK 12643 PAGE 276, BOTH OF OFFICIAL RECORDS.

SAID MATTER AFFECTS PARCELS 7 AND 8.

28. DEED OF TRUST TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED BELOW AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF,

AMOUNT : \$25,000.00
 DATED : JUNE 8, 1964
 TRUSTOR : FREDERICK J. WEITKAMP, ET AL.
 TRUSTEE : TITLE INSURANCE AND TRUST COMPANY, A CORPORATION
 BENEFICIARY : ETHEL M. FURNIVALL, AN UNMARRIED WOMAN AND JOHN GOLONKA, JR., A MARRIED MAN
 RECORDED : JUNE 23, 1964 IN BOOK T3765 PAGE 944
 INSTRUMENT NO. : 1558, OFFICIAL RECORDS
 LOAN NO. OR "MIN" : N/A

SAID MATTER AFFECTS PARCELS 7, 8 AND OTHER PROPERTY.

THE TERMS AND PROVISIONS OF A SUBORDINATION AGREEMENT RECORDED DECEMBER 13, 1966 AS INSTRUMENT NO. 2357, OFFICIAL RECORDS.

SUBSTITUTION OF TRUSTEE UNDER SAID DEED OF TRUST,

EXECUTED BY : ETHEL M. FURNIVALL AND JOHN GOLONKA
 NEW TRUSTEE : ETHEL M. FURNIVALL, OF LOS ANGELES AND JOHN GOLONKA
 RECORDED : DECEMBER 6, 1973 AS INSTRUMENT NO. 3584
 NEW TRUSTEE'S FILE NO. : N/A

29. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
- FOR : FLOOD CONTROL
 RECORDED : DECEMBER 13, 1966 AS INSTRUMENT NO. 2358
 AFFECTS : PARCEL 7
30. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
- FOR : SLOPE
 RECORDED : AUGUST 28, 1973 AS INSTRUMENT NO. 3383
 AFFECTS : PARCELS 7 AND 8
31. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,
- ENTITLED : RESOLUTION NO. 91-127 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA CONFIRMING THE BOUQUET CANYON AND ROUTE 126 BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION FEE DISTRICTS FEE REVISIONS AND PROVIDING FOR THEIR ADOPTION AS AN URGENCY MEASURE
- EXECUTED BY : CITY OF SANTA CLARITA
 RECORDED : OCTOBER 8, 1991 AS INSTRUMENT NO. 91-1581844
- WHICH AMONG OTHER THINGS, PROVIDES : AS CONTAINED THEREIN
 RETURNED TO ADDRESS : CITY OF SANTA CLARITA, 23920 VALENCIA BLVD., SANTA CLARITA, CA 91355
- SAID MATTER AFFECTS ALL PARCELS.
32. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,
- ENTITLED : RESOLUTION NO. 91-106 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA CONFIRMING THE BOUQUET CANYON AND ROUTE 126 BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION FEE DISTRICTS FEE REVISIONS
- EXECUTED BY : THE CITY OF SANTA CLARITA
 RECORDED : OCTOBER 8, 1991 AS INSTRUMENT NO. 91-1581845
- WHICH AMONG OTHER THINGS, PROVIDES : AS CONTAINED THEREIN
 RETURNED TO ADDRESS : CITY OF SANTA CLARITA, 23920 VALENCIA BLVD., SANTA CLARITA, CA 91355
- SAID MATTER AFFECTS ALL PARCELS.

33. THE EFFECT, IF ANY, OF THE DEED,

DATED : APRIL 13, 1994
 FROM : JANICE H. MEYERS, SURVIVING TRUSTEE OF
 THE MEYERS LIVING TRUST DATED OCTOBER
 6, 1986, "GRANTOR"
 TO : JANICE H. MEYERS, TRUSTEE OF THE
 ROBERT E. MEYERS TRUST U/D 4-19-93
 FEDERAL ID #77-0368121
 RECORDED : MAY 12, 1994 AS INSTRUMENT NO.
 94-916642
 RETURNED TO ADDRESS : JANICE H. MEYERS, TRUSTEE, 160 ISLAND
 STREET, MORRO BAY, CALIFORNIA 93442

NOTE: THE GRANTOR HAD NO RECORD INTEREST IN SAID LAND ON THE
 DATE THEREOF, NOR HAS SAID GRANTOR SINCE ACQUIRED ANY SUCH
 INTEREST.

SAID MATTER AFFECTS PARCELS 7 AND 8.

34. NOTICE OF LIEN AS FOLLOWS:

BY : CITY OF LOS ANGELES
 FOR : DELINQUENT SEWER SERVICE CHARGES AND
 LIENS
 AMOUNT : \$1,988.90
 RECORDED : MARCH 5, 1998 AS INSTRUMENT NO.
 98-354499
 RETURNED TO : CITY OF LOS ANGELES, TAX AND PERMIT
 DIVISION, BILLING UNIT, 111 N. HOPE
 STREET, ROOM L68, LOS ANGELES, CA
 90012
 THEIR REFERENCE : N/A

SAID MATTER AFFECTS CARMELINA MODUGNO'S INTEREST IN PARCELS 7
 AND 8.

35. THE REQUIREMENT THAT A COPY OF THE PARTNERSHIP AGREEMENT FOR
 SOLEDAD CANYON ROAD ASSOCIATES, AND ANY AMENDMENTS THERETO,
 TOGETHER WITH A CURRENT LIST OF ALL PARTNERS, BE FURNISHED TO US
 FOR REVIEW.

THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS
 AND/OR REQUIREMENTS UPON EXAMINATION OF THE FOREGOING.

36. THE REQUIREMENT THAT A COPY OF THE PARTNERSHIP AGREEMENT FOR
 SCRA II, AND ANY AMENDMENTS THERETO, TOGETHER WITH A CURRENT
 LIST OF ALL PARTNERS, BE FURNISHED TO US FOR REVIEW.

THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS
 AND/OR REQUIREMENTS UPON EXAMINATION OF THE FOREGOING.

37. TERMS AND CONDITIONS CONTAINED UNDER TRUST AGREEMENT DATED APRIL 17, 1991, AS DISCLOSED BY GRANT DEED, RECORDED NOVEMBER 19, 1992 AS INSTRUMENT NO. 92-2158612,

NOTE: THE REQUIREMENT THAT EITHER:

A. A CERTIFICATION OF TRUST BE FURNISHED IN ACCORDANCE WITH CALIFORNIA PROBATE CODE SECTION 18100.5; OR

B. A COMPLETE COPY OF THE TRUST INSTRUMENT(S), TOGETHER WITH A STATEMENT THAT THE TRUST HAS NOT BEEN REVOKED OR OTHERWISE TERMINATED, BE FURNISHED FOR THIS COMPANY'S REVIEW.

THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON REVIEW OF EITHER OF THE ABOVE.

38. TERMS AND CONDITIONS CONTAINED IN THE FREDRICK J. WEITKAMP FAMILY TRUST DATED JULY 31, 1996, AS DISCLOSED BY QUITCLAIM DEED, RECORDED MARCH 22, 1999 AS INSTRUMENT NO. 99-0473687,

NOTE: THE REQUIREMENT THAT EITHER:

A. A CERTIFICATION OF TRUST BE FURNISHED IN ACCORDANCE WITH CALIFORNIA PROBATE CODE SECTION 18100.5; OR

B. A COMPLETE COPY OF THE TRUST INSTRUMENT(S), TOGETHER WITH A STATEMENT THAT THE TRUST HAS NOT BEEN REVOKED OR OTHERWISE TERMINATED, BE FURNISHED FOR THIS COMPANY'S REVIEW.

THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON REVIEW OF EITHER OF THE ABOVE.

39. TERMS AND CONDITIONS CONTAINED IN THE SAPON LIVING TRUST DATED NOVEMBER 6, 1991, AS DISCLOSED BY QUITCLAIM DEED, RECORDED MARCH 9, 1992 AS INSTRUMENT NO. 92-380794,

NOTE: THE REQUIREMENT THAT EITHER:

A. A CERTIFICATION OF TRUST BE FURNISHED IN ACCORDANCE WITH CALIFORNIA PROBATE CODE SECTION 18100.5; OR

B. A COMPLETE COPY OF THE TRUST INSTRUMENT(S), TOGETHER WITH A STATEMENT THAT THE TRUST HAS NOT BEEN REVOKED OR OTHERWISE TERMINATED, BE FURNISHED FOR THIS COMPANY'S REVIEW.

THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON REVIEW OF EITHER OF THE ABOVE.

40. TERMS AND CONDITIONS CONTAINED IN THE PAULYNE SWATON TRUST, DTD 08/12/91, AS DISCLOSED BY AFFIDAVIT RE REAL PROPERTY OF SMALL VALUE, RECORDED MARCH 25, 1997 AS INSTRUMENT NO. 97-450036,

NOTE: THE REQUIREMENT THAT EITHER:

A. A CERTIFICATION OF TRUST BE FURNISHED IN ACCORDANCE WITH CALIFORNIA PROBATE CODE SECTION 18100.5; OR

B. A COMPLETE COPY OF THE TRUST INSTRUMENT(S), TOGETHER WITH A STATEMENT THAT THE TRUST HAS NOT BEEN REVOKED OR OTHERWISE TERMINATED, BE FURNISHED FOR THIS COMPANY'S REVIEW.

THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON REVIEW OF EITHER OF THE ABOVE.

41. TERMS AND CONDITIONS CONTAINED IN THE CARMELINA N. MODUGNO TRUST, A REVOCABLE LIVING TRUST CREATED U/D/T 4-5-89, AS DISCLOSED BY GRANT DEED, RECORDED APRIL 10, 1989 AS INSTRUMENT NO. 89-552564,

NOTE: THE REQUIREMENT THAT EITHER:

A. A CERTIFICATION OF TRUST BE FURNISHED IN ACCORDANCE WITH CALIFORNIA PROBATE CODE SECTION 18100.5; OR

B. A COMPLETE COPY OF THE TRUST INSTRUMENT(S), TOGETHER WITH A STATEMENT THAT THE TRUST HAS NOT BEEN REVOKED OR OTHERWISE TERMINATED, BE FURNISHED FOR THIS COMPANY'S REVIEW.

THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON REVIEW OF EITHER OF THE ABOVE.

42. ANY COMMUNITY PROPERTY INTEREST OF THE SPOUSE OF MICHAEL S. SAPON ON 3-9-82.

43. ANY COMMUNITY PROPERTY INTEREST OF A SPOUSE OF ROBERT E. MEYERS JR. ON MAY 16, 1991.

44. ANY COMMUNITY PROPERTY INTEREST OF A SPOUSE OF HENRY CRUZ ON MARCH 15, 1979.

45. FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.

46. MECHANICS', CONTRACTORS' OR MATERIALMEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS ON RECORD.

47. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION.
48. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY MAKING INQUIRY OF THE ADJACENT LAND OWNERS AND THOSE IN POSSESSION THEREOF.
49. THE CONSEQUENCES OF THE PRESENCE, IF ANY, OF HAZARDOUS SUBSTANCES, DANGEROUS MATERIALS OR HARMFUL WASTE, AS A HEALTH OR SAFETY HAZARD, OR OTHERWISE, WHICH MAY AFFECT SAID LAND.

SAID LAND IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON MARCH 29, 1877, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 20, WITH A LINE PARALLEL WITH AND DISTANT EASTERLY 342.50 FEET FROM THE WESTERLY LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID NORTHERLY LINE, NORTH $89^{\circ} 46' 43''$ EAST 600.83 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF SAID LOT 208 OF TRACT 25927, AS PER MAP RECORDED IN BOOK 731 PAGES 3 TO 8 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID LOT, SOUTH $30^{\circ} 33' 59''$ EAST, 1521.97 FEET TO THE SOUTHERLY LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE NORTHEASTERLY LINE OF SOLEDAD CANYON ROAD, AS DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 12681 PAGE 217, OFFICIAL RECORDS; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE TO THE ABOVE MENTIONED PARALLEL LINE; THENCE ALONG SAID PARALLEL LINE, NORTH $0^{\circ} 59' 57''$ WEST, 1128.66 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND AS CONVEYED TO THE COUNTY OF LOS ANGELES, (FOR SOLEDAD CANYON ROAD), BY DEED RECORDED DECEMBER 20, 1968 AS INSTRUMENT NO. 3546 IN BOOK D4231 PAGE 8, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM (WITHOUT ANY RIGHT OF ENTRY UPON THE SURFACE AND WITHOUT ANY RIGHT OF ENTRY IN OR THROUGH THE SUBSURFACE WITHIN FIVE HUNDRED (500) FEET OF THE SURFACE) SIXTY PERCENT (60%) OF ALL OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES IN AND UNDER SAID LAND AT A DEPTH OF MORE THAN FIVE HUNDRED (500) FEET FROM THE SURFACE OF SAID PROPERTY, INCLUDING SIXTY PERCENT (60%) OF ALL BONUSES, LEASE RENTALS OR ROYALTIES THEREFROM, AS RESERVED IN THE DEEDS RECORDED JUNE 26, 1970 AS INSTRUMENT NOS. 1897, 1898, 1899 AND 1900, OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SOLEDAD CANYON ROAD AS ESTABLISHED BY FINAL ORDER OF CONDEMNATION AS CONDEMNED BY SUPERIOR COURT CASE NO. C12697, A CERTIFIED COPY OF SAID ORDER WAS RECORDED ON OCTOBER 16, 1972 AS INSTRUMENT NO. 3984.

LEGAL DESCRIPTION CONTINUED ...

PARCEL 3:

THE WEST 660 FEET OF PARCEL 1 OF PARCEL MAP NO. 5180, IN THE CITY OF SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 88 PAGES 51 AND 52 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM 50 PERCENT OF ALL OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND AND INCLUDING 50 PERCENT OF ALL BONUSES, LEASE RENTALS OR ROYALTIES THEREFROM AS RESERVED BY ARTHUR E. MOORMAN AND MARJORIA JANE MOORMAN, HUSBAND AND WIFE, IN DEED RECORDED JANUARY 19, 1956 AS INSTRUMENT NO. 1854 IN BOOK 50088 PAGE 310, OFFICIAL RECORDS.

BY A DEED RECORDED MARCH 10, 1961 IN BOOK D1151 PAGE 639, OFFICIAL RECORDS AS INSTRUMENT NO. 1703, ALL SURFACE RIGHTS AND THE RIGHT OF ENTRY TO A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND WERE RELINQUISHED.

ALSO EXCEPT THEREFROM 50 PERCENT OF ALL OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY ABOVE A DEPTH OF 500 FEET, AS RESERVED BY OLIVE BALISH, A SINGLE WOMAN, IN DEED RECORDED MARCH 10, 1961 IN BOOK D1151 PAGE 637, OFFICIAL RECORDS, AS INSTRUMENT NO. 1702.

PARCEL 4:

THE SOUTH 330 FEET OF THE NORTH 660 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON MARCH 29, 1877.

EXCEPT THEREFROM THE EASTERLY 670 FEET THEREOF, (MEASURED FROM THE CENTERLINE OF CAMP PLENTY ROAD).

ALSO EXCEPT 50 PERCENT OF ALL OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, INCLUDING 50 PERCENT OF ALL BONUSES, LEASE RENTALS OR ROYALTIES THEREFROM, AS RESERVED BY ARTHUR E. MOORMAN AND MARJORIA JANE MOORMAN, HUSBAND AND WIFE, IN DEED RECORDED JANUARY 19, 1956 AS INSTRUMENT NO. 1858 IN BOOK 50088 PAGE 312, OFFICIAL RECORDS, BUT WITHOUT RIGHT OF SURFACE ENTRY ABOVE A DEPTH OF 500 FEET.

ALSO EXCEPT THEREFROM 50 PERCENT OF ALL OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY ABOVE A DEPTH OF 500 FEET, AS RESERVED BY PEARL VERDOS, IN DEED RECORDED FEBRUARY 17, 1961.

LEGAL DESCRIPTION CONTINUED ...

PARCEL 5:

THAT PORTION OF THE SOUTHERLY 189.00 FEET OF THE NORTHERLY 849.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND THEREOF, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION, THENCE ALONG THE NORTHERLY LINE THEREOF, SOUTH $89^{\circ} 46' 43''$ WEST 1690.00 FEET; THENCE SOUTH $30^{\circ} 33' 59''$ EAST TO THE SOUTHERLY LINE OF THE NORTHERLY 849.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20.

EXCEPT THEREFROM 50 PERCENT OF ALL OIL, PETROLEUM, GAS, BREA, ASPHALTUM ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, INCLUDING 50 PERCENT OF ALL BONUSES, LEASE RENTALS OR ROYALTIES THEREFROM, AS RESERVED BY ARTHUR E. MOORMAN AND MARJORIA JANE MOORMAN, HUSBAND AND WIFE, IN DEED RECORDED JANUARY 19, 1956 IN BOOK 50088 PAGE 310, OFFICIAL RECORDS.

BY DEED DATED FEBRUARY 1, 1961, EXECUTED BY MARJORIA JANE MOORMAN, AN UNMARRIED WOMAN WHO ACQUIRED TITLE AS ARTHUR F. MOORMAN AND MARJORIA JANE MOORMAN, HUSBAND AND WIFE AND RECORDED MARCH 10, 1961 IN BOOK D-1151 PAGE 639, OFFICIAL RECORDS, THE SURFACE RIGHTS AND THE RIGHT OF ENTRY TO A DEPTH OF 500 FEET BELOW THE SURFACE WERE RELINQUISHED.

ALSO EXCEPT THEREFROM 50 PERCENT OF ALL OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS, UNDER AND IN SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY ABOVE A DEPTH OF 500 FEET, AS RESERVED BY OLIVE BALISH, A SINGLE WOMAN, IN DEED RECORDED MARCH 10, 1961 IN BOOK D-1151 PAGE 637, OFFICIAL RECORDS.

PARCEL 6:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE INTERSECTION OF A CURVE CONCENTRIC WITH AND 60 FEET NORTHEASTERLY, MEASURED RADially, FROM THAT CERTAIN 1500 FOOT RADIUS CURVE IN THE CENTER LINE OF THAT CERTAIN 120 FOOT STRIP OF LAND DESCRIBED IN PARCEL 37-13 (SOLEDAD CANYON ROAD) OF FINAL ORDER OF CONDEMNATION IN FAVOR OF COUNTY OF LOS ANGELES, A CERTIFIED COPY OF WHICH WAS RECORDED AS DOCUMENT NO. 3383 ON AUGUST 28, 1973 IN BOOK D5999 PAGE 405 OF OFFICIAL RECORDS, IN THE OFFICE OF THE REGISTRAR RECORDER OF SAID COUNTY, WITH THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 37-12 (SOLEDAD CANYON ROAD) IN DEED TO COUNTY OF LOS ANGELES,

LEGAL DESCRIPTION CONTINUED ...

RECORDED AS DOCUMENT NO. 3965, ON SEPTEMBER 2, 1969 IN BOOK D4485 PAGE 458 OF SAID OFFICIAL RECORDS; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND TO SAID CONCENTRIC CURVE; THENCE WESTERLY AND NORTHWESTERLY ALONG SAID CONCENTRIC CURVE TO THE POINT OF BEGINNING.

EXCEPTING ALL RIGHT, TITLE AND INTEREST OF THE COUNTY OF LOS ANGELES IN AND TO THAT PORTION OF COUNTY-OWNED PROPERTY WHICH LIES SOUTHERLY AND SOUTHWESTERLY OF AND ADJOINS THE SOUTHERLY AND SOUTHWESTERLY BOUNDARIES OF ABOVE DESCRIBED PARCEL OF LAND.

ALSO EXCEPTING TO THE COUNTY OF LOS ANGELES ALL OIL, GAS, HYDROCARBONS, OR OTHER MINERALS IN AND UNDER THE ABOVE DESCRIBED PARCEL OF LAND WITHOUT THE RIGHT OF SURFACE ENTRY FOR DEVELOPMENT THEREOF, AS EXCEPTED IN DEED RECORDED MARCH 15, 1979 AS INSTRUMENT NO. 79-290300.

PARCEL 7:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 20 TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON MARCH 29, 1877.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SOLEDAD CANYON ROAD AS CONDEMNED BY THE COUNTY OF LOS ANGELES IN SUPERIOR COURT CASE C 12697, A CERTIFIED COPY OF THE FINAL ORDER OF CONDEMNATION WAS RECORDED AUGUST 28, 1973 AS INSTRUMENT NO. 3383.

PARCEL 8:

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON MARCH 29, 1877.

EXCEPT THEREFROM ANY PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF PARCEL 37-13 (SOLEDAD CANYON ROAD) AS DESCRIBED IN THE DECREE OF CONDEMNATION RECORDED AUGUST 28, 1973 AS INSTRUMENT NO. 3383, OFFICIAL RECORDS.

DV/PLATS ENCLOSED
FULL RATE

**NOTICE
(WIRING FUNDS)**

IF YOU ANTICIPATE HAVING FUNDS WIRED TO OLD REPUBLIC TITLE COMPANY, OUR WIRING INFORMATION IS AS FOLLOWS: UNION BANK, 900 SOUTH MAIN, LOS ANGELES, CALIFORNIA 90015, ABA #122 000 496, CREDIT TO THE ACCOUNT OF: OLD REPUBLIC TITLE COMPANY ACCT #1005309448.

WHEN INSTRUCTING THE FINANCIAL INSTITUTION TO WIRE FUNDS, IT IS VERY IMPORTANT THAT YOU REFERENCE OLD REPUBLIC TITLE'S ORDER NUMBER.

SHOULD YOU HAVE ANY QUESTIONS IN THE REGARD, PLEASE CONTACT YOUR TITLE OFFICER IMMEDIATELY.

EXHIBIT A
CALIFORNIA LAND TITLE ASSOCIATION
HOMEOWNER'S POLICY OF TITLE INSURANCE (1998)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental policy power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:
 - a. building
 - b. zoning
 - c. land use
 - d. improvements on the land
 - e. land division
 - f. environmental protectionThis Exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.
This Exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless:
 - a. a notice of exercising the right appears in the Public Records at the Policy Date; or
 - b. the taking happened before the Policy Date and is binding on you if You bought the land without Knowing of the taking.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.d, 22, 23, 24, or 25.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 18.

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY (1990)
EXCLUSIONS

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions of or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy.
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy;
 - (e) or resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS

In addition to the Exclusions, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

EXHIBIT A (Continued)

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (1992) SCHEDULE OF EXCLUSIONS FROM COVERAGE

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or creating subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws.

AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY (1987) EXCLUSIONS

In addition to the exceptions in Schedule B, you are not insured against loss, costs, attorney's fees and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or governmental regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - land use
 - improvements on the land
 - land division
 - environmental protectionThis exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
 - a notice of exercising the right appears in the public records on the Policy Date.
 - the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking.
3. Title Risks:
 - that are created, allowed, or agreed to by you
 - that are known to you, but not to us, on the Policy Date - unless they appear in the Public Records.
 - that result in no loss to you
 - that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks.
4. Failure to pay value for your title.
5. Lack of a right:
 - to any land outside the area specifically described and referred to in item 3 of Schedule A
 - or
 - in streets, alleys, or waterways that touch your land.

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

EXHIBIT A (Continued)

AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY (1987) WITH REGIONAL EXCEPTIONS EXCLUSIONS

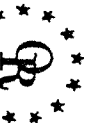
In addition to the exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or governmental regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - land use
 - improvements on the land
 - land division
 - environmental protectionThis exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
 - a notice of exercising the right appears in the public records on the Policy Date.
 - the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking.
3. Title Risks:
 - that are created, allowed, or agreed to by you
 - that are known to you, but not to us, on the Policy Date - unless they appear in the public records.
 - that result in no loss to you
 - that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks.
4. Failure to pay value for your title.
5. Lack of a right:
 - to any land outside the area specifically described and referred to in Item 3 of Schedule A
 - or
 - in streets, alleys, or waterways that touch your land.This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

REGIONAL EXCEPTIONS

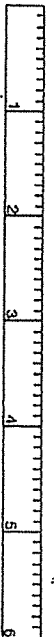
In addition to the Exclusions, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by making inquiry of parties in possession of the land.
2. Any liens or easements not shown by the Public Records. However, this does not limit the affirmative coverage in Item 8 of Covered Title Risks.
3. Any facts about the land not shown by the Public Records which a correct survey would disclose. However, this does not limit the affirmative coverage in Item 12 of Covered Title Risks.
4. (a) Any water rights or claims or title to water in or under the land; (b) unpatented mining claims; (c) reservations or exceptions in patents or in acts authorizing the issuance thereof.



Old Republic Title Company

TRW/REDI
1-800-345-7334



SCALE IN 1/16 OF AN INCH

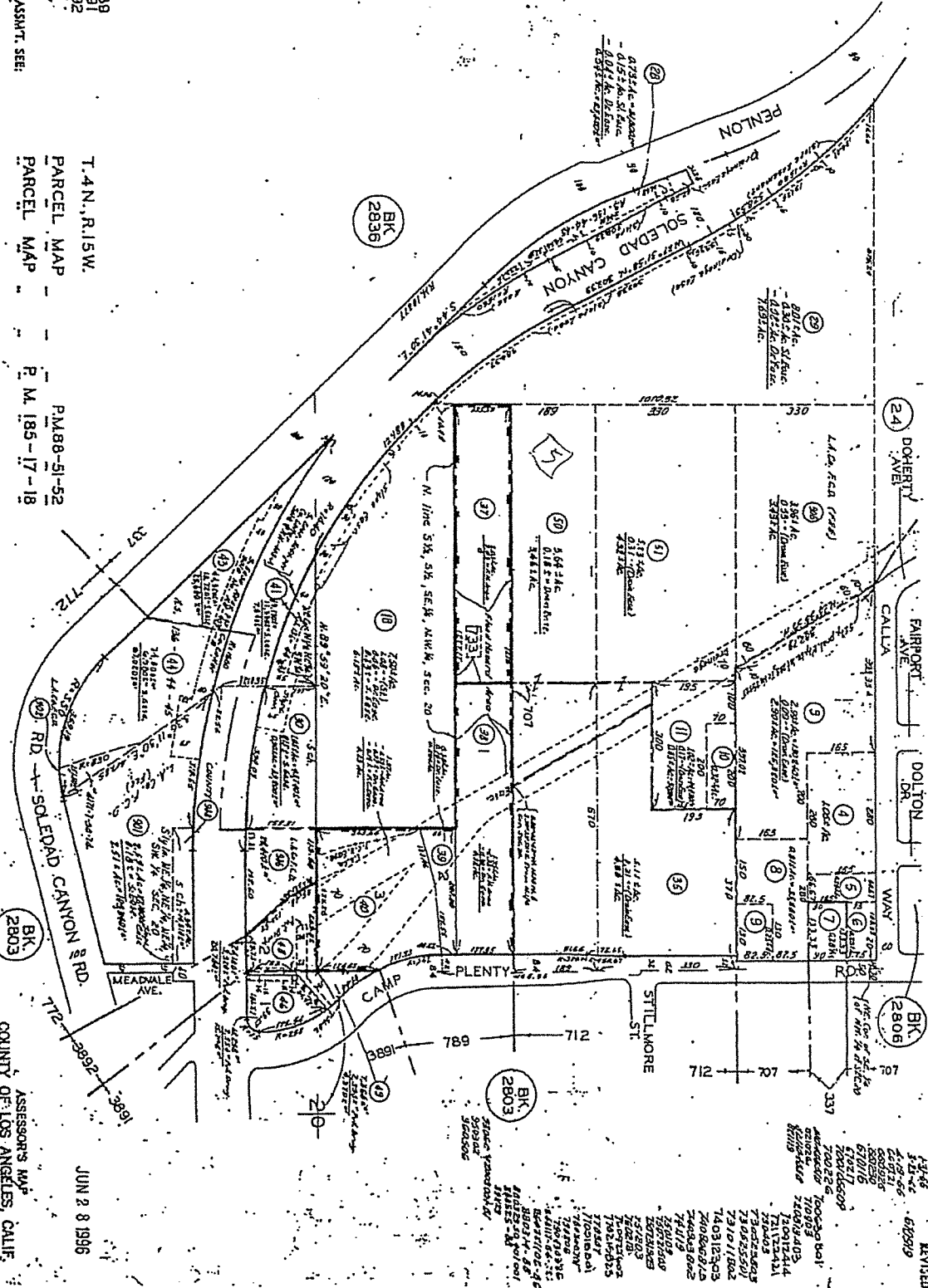
2805 25

SCALE 1" = 200'

1997

CODE
742 789
3891 3892
733 337
772 707
NO 1284 FOR PRV. ASSMT. SEE:
PART 10

T.4N., R.15W.
PARCEL MAP
PARCEL MAP
P.M. 185-17-18



REVISED
6/29/99

"This PLAT is for your aid in locating your land with reference to streets and other parcels. While this PLAT is believed to be correct, the COMPANY assumes no liability for any loss occurring by reason of reliance thereon"

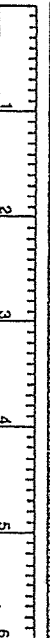
ASSASSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

JUN 28 1996



Old Republic Title Company

TRW-REDI
1-800-345-7334

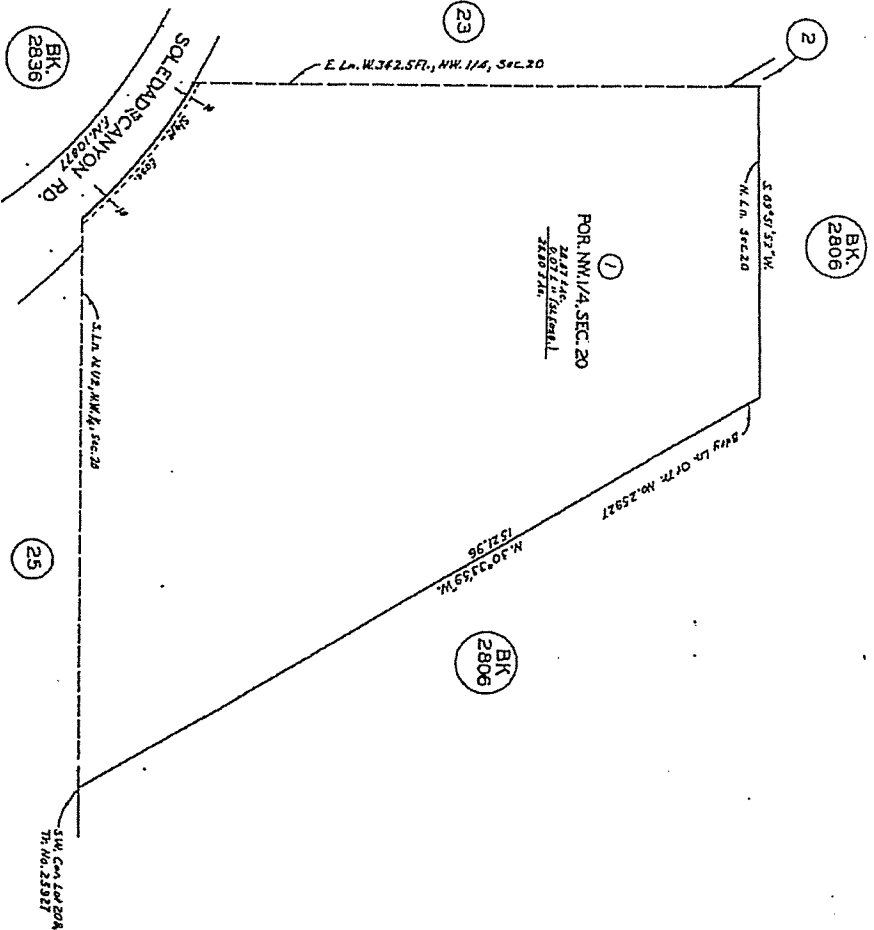
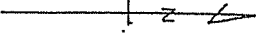


SCALE IN 1/4 OF AN INCH

2805 24
SCALE 1" = 200'

1997

880314-18
550302
400505



CODE
707

FOR PREV. ASSMT SEE
2801-11

T.4N., R.15W.

ASSESSOR'S MAP JUN 21 1996
COUNTY OF LOS ANGELES, CALIF.

"This PLAT is for your aid in locating your land with reference to streets and other parcels. While this PLAT is believed to be correct, the COMPANY assumes no liability for any loss occurring by reason of reliance thereon"



OLD REPUBLIC TITLE COMPANY

450 NORTH BRAND BOULEVARD, 8TH FLOOR • P.O. BOX 29003 • GLENDALE, CALIFORNIA 91209-9003
(818) 247-2917 • (800) 22-TITLE (228-4853) Toll Free/Southern California • FAX: (818) 246-4056

ATTENTION: ESCROW/LOAN OFFICER

For Your Convenience.....

We are enclosing an Exhibit "A" which contains the legal description of the subject property.

We hope that this will assist you in the preparation of the documents for this transaction.

THANK YOU FOR THE OPPORTUNITY TO SERVE!!!!

EXHIBIT "A"

ORDER NO. 857944-44

PARCEL 1:

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON MARCH 29, 1877, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 20, WITH A LINE PARALLEL WITH AND DISTANT EASTERLY 342.50 FEET FROM THE WESTERLY LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID NORTHERLY LINE, NORTH $89^{\circ} 46' 43''$ EAST 600.83 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF SAID LOT 208 OF TRACT 25927, AS PER MAP RECORDED IN BOOK 731 PAGES 3 TO 8 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID LOT, SOUTH $30^{\circ} 33' 59''$ EAST, 1521.97 FEET TO THE SOUTHERLY LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE NORTHEASTERLY LINE OF SOLEDAD CANYON ROAD, AS DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 12681 PAGE 217, OFFICIAL RECORDS; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE TO THE ABOVE MENTIONED PARALLEL LINE; THENCE ALONG SAID PARALLEL LINE, NORTH $0^{\circ} 59' 57''$ WEST, 1128.66 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND AS CONVEYED TO THE COUNTY OF LOS ANGELES, (FOR SOLEDAD CANYON ROAD), BY DEED RECORDED DECEMBER 20, 1968 AS INSTRUMENT NO. 3546 IN BOOK D4231 PAGE 8, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM (WITHOUT ANY RIGHT OF ENTRY UPON THE SURFACE AND WITHOUT ANY RIGHT OF ENTRY IN OR THROUGH THE SUBSURFACE WITHIN FIVE HUNDRED (500) FEET OF THE SURFACE) SIXTY PERCENT (60%) OF ALL OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES IN AND UNDER SAID LAND AT A DEPTH OF MORE THAN FIVE HUNDRED (500) FEET FROM THE SURFACE OF SAID PROPERTY, INCLUDING SIXTY PERCENT (60%) OF ALL BONUSES, LEASE RENTALS OR ROYALTIES THEREFROM, AS RESERVED IN THE DEEDS RECORDED JUNE 26, 1970 AS INSTRUMENT NOS. 1897, 1898, 1899 AND 1900, OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SOLEDAD CANYON ROAD AS ESTABLISHED BY FINAL ORDER OF CONDEMNATION AS CONDEMNED BY SUPERIOR COURT CASE NO. C12697, A CERTIFIED COPY OF SAID ORDER WAS RECORDED ON OCTOBER 16, 1972 AS INSTRUMENT NO. 3984.

LEGAL DESCRIPTION CONTINUED ...

PARCEL 3:

THE WEST 660 FEET OF PARCEL 1 OF PARCEL MAP NO. 5180, IN THE CITY OF SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 88 PAGES 51 AND 52 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM 50 PERCENT OF ALL OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND AND INCLUDING 50 PERCENT OF ALL BONUSES, LEASE RENTALS OR ROYALTIES THEREFROM AS RESERVED BY ARTHUR E. MOORMAN AND MARJORIA JANE MOORMAN, HUSBAND AND WIFE, IN DEED RECORDED JANUARY 19, 1956 AS INSTRUMENT NO. 1854 IN BOOK 50088 PAGE 310, OFFICIAL RECORDS.

BY A DEED RECORDED MARCH 10, 1961 IN BOOK D1151 PAGE 639, OFFICIAL RECORDS AS INSTRUMENT NO. 1703, ALL SURFACE RIGHTS AND THE RIGHT OF ENTRY TO A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND WERE RELINQUISHED.

ALSO EXCEPT THEREFROM 50 PERCENT OF ALL OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY ABOVE A DEPTH OF 500 FEET, AS RESERVED BY OLIVE BALISH, A SINGLE WOMAN, IN DEED RECORDED MARCH 10, 1961 IN BOOK D1151 PAGE 637, OFFICIAL RECORDS, AS INSTRUMENT NO. 1702.

PARCEL 4:

THE SOUTH 330 FEET OF THE NORTH 660 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON MARCH 29, 1877.

EXCEPT THEREFROM THE EASTERLY 670 FEET THEREOF, (MEASURED FROM THE CENTERLINE OF CAMP PLENTY ROAD).

ALSO EXCEPT 50 PERCENT OF ALL OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, INCLUDING 50 PERCENT OF ALL BONUSES, LEASE RENTALS OR ROYALTIES THEREFROM, AS RESERVED BY ARTHUR E. MOORMAN AND MARJORIA JANE MOORMAN, HUSBAND AND WIFE, IN DEED RECORDED JANUARY 19, 1956 AS INSTRUMENT NO. 1858 IN BOOK 50088 PAGE 312, OFFICIAL RECORDS, BUT WITHOUT RIGHT OF SURFACE ENTRY ABOVE A DEPTH OF 500 FEET.

ALSO EXCEPT THEREFROM 50 PERCENT OF ALL OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY ABOVE A DEPTH OF 500 FEET, AS RESERVED BY PEARL VERDOS, IN DEED RECORDED FEBRUARY 17, 1961.

LEGAL DESCRIPTION CONTINUED ...

PARCEL 5:

THAT PORTION OF THE SOUTHERLY 189.00 FEET OF THE NORTHERLY 849.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND THEREOF, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION, THENCE ALONG THE NORTHERLY LINE THEREOF, SOUTH $89^{\circ} 46' 43''$ WEST 1690.00 FEET; THENCE SOUTH $30^{\circ} 33' 59''$ EAST TO THE SOUTHERLY LINE OF THE NORTHERLY 849.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20.

EXCEPT THEREFROM 50 PERCENT OF ALL OIL, PETROLEUM, GAS, BREA, ASPHALTUM ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, INCLUDING 50 PERCENT OF ALL BONUSES, LEASE RENTALS OR ROYALTIES THEREFROM, AS RESERVED BY ARTHUR E. MOORMAN AND MARJORIA JANE MOORMAN, HUSBAND AND WIFE, IN DEED RECORDED JANUARY 19, 1956 IN BOOK 50088 PAGE 310, OFFICIAL RECORDS.

BY DEED DATED FEBRUARY 1, 1961, EXECUTED BY MARJORIA JANE MOORMAN, AN UNMARRIED WOMAN WHO ACQUIRED TITLE AS ARTHUR F. MOORMAN AND MARJORIA JANE MOORMAN, HUSBAND AND WIFE AND RECORDED MARCH 10, 1961 IN BOOK D-1151 PAGE 639, OFFICIAL RECORDS, THE SURFACE RIGHTS AND THE RIGHT OF ENTRY TO A DEPTH OF 500 FEET BELOW THE SURFACE WERE RELINQUISHED.

ALSO EXCEPT THEREFROM 50 PERCENT OF ALL OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS, UNDER AND IN SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY ABOVE A DEPTH OF 500 FEET, AS RESERVED BY OLIVE BALISH, A SINGLE WOMAN, IN DEED RECORDED MARCH 10, 1961 IN BOOK D-1151 PAGE 637, OFFICIAL RECORDS.

PARCEL 6:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE INTERSECTION OF A CURVE CONCENTRIC WITH AND 60 FEET NORTHEASTERLY, MEASURED RADially, FROM THAT CERTAIN 1500 FOOT RADIUS CURVE IN THE CENTER LINE OF THAT CERTAIN 120 FOOT STRIP OF LAND DESCRIBED IN PARCEL 37-13 (SOLEDAD CANYON ROAD) OF FINAL ORDER OF CONDEMNATION IN FAVOR OF COUNTY OF LOS ANGELES, A CERTIFIED COPY OF WHICH WAS RECORDED AS DOCUMENT NO. 3383 ON AUGUST 28, 1973 IN BOOK D5999 PAGE 405 OF OFFICIAL RECORDS, IN THE OFFICE OF THE REGISTRAR RECORDER OF SAID COUNTY, WITH THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 37-12 (SOLEDAD CANYON ROAD) IN DEED TO COUNTY OF LOS ANGELES,

LEGAL DESCRIPTION CONTINUED ...

RECORDED AS DOCUMENT NO. 3965, ON SEPTEMBER 2, 1969 IN BOOK D4485 PAGE 458 OF SAID OFFICIAL RECORDS; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND TO SAID CONCENTRIC CURVE; THENCE WESTERLY AND NORTHWESTERLY ALONG SAID CONCENTRIC CURVE TO THE POINT OF BEGINNING.

EXCEPTING ALL RIGHT, TITLE AND INTEREST OF THE COUNTY OF LOS ANGELES IN AND TO THAT PORTION OF COUNTY-OWNED PROPERTY WHICH LIES SOUTHERLY AND SOUTHWESTERLY OF AND ADJOINS THE SOUTHERLY AND SOUTHWESTERLY BOUNDARIES OF ABOVE DESCRIBED PARCEL OF LAND.

ALSO EXCEPTING TO THE COUNTY OF LOS ANGELES ALL OIL, GAS, HYDROCARBONS, OR OTHER MINERALS IN AND UNDER THE ABOVE DESCRIBED PARCEL OF LAND WITHOUT THE RIGHT OF SURFACE ENTRY FOR DEVELOPMENT THEREOF, AS EXCEPTED IN DEED RECORDED MARCH 15, 1979 AS INSTRUMENT NO. 79-290300.

PARCEL 7:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 20 TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON MARCH 29, 1877.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SOLEDAD CANYON ROAD AS CONDEMNED BY THE COUNTY OF LOS ANGELES IN SUPERIOR COURT CASE C 12697, A CERTIFIED COPY OF THE FINAL ORDER OF CONDEMNATION WAS RECORDED AUGUST 28, 1973 AS INSTRUMENT NO. 3383.

PARCEL 8:

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON MARCH 29, 1877.

EXCEPT THEREFROM ANY PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF PARCEL 37-13 (SOLEDAD CANYON ROAD) AS DESCRIBED IN THE DECREE OF CONDEMNATION RECORDED AUGUST 28, 1973 AS INSTRUMENT NO. 3383, OFFICIAL RECORDS.