

**APPLICATION FOR CONDITIONS FOR THE
SANTA CLARITA VALLEY WATER AGENCY (SCVWA)**
(Pursuant to SB 634)

1. **LAFCO PROPOSAL DESIGNATION NO.:** Application for Conditions No. 2018-01 for the Santa Clarita Valley Water Agency.

2. **PROPOSAL INITIATED BY RESOLUTION:**

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| Resolution No.: SCV-16 |
| Resolution Date: January 29, 2018 |

| Agency |
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| Name: Santa Clarita Valley Water Agency |
| Address: 27234 Bouquet Canyon Road |
| City, State, Zip: Santa Clarita, CA 91350 |
| Phone: (661) 297-1600 Fax: (661) 297-1610 |
| Website: yourscevwater.com |

This party or parties shall be referred to herein as “the Applicant”.

3. **DESIGNATED CONTACT PERSON(S):**

AGENCY CONTACT:

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| Name: Stephen L. Cole, Assistant General Manager |
| Address: 23780 North Pine Street |
| City, State, Zip: Newhall, CA 91321 |
| Phone: (661) 259-3610 Email: Scole@scvwa.org |

AGENCY COUNSEL:

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| Name: Thomas S. Bunn III, Lagerlof, Senecal, Gosney & Kruse, Joseph Byrne, Best Best & Krieger |
| Address: 301 N. Lake Av. Ste. 1000 |
| City, State, Zip: Pasadena, CA 91101 |
| Phone: (626) 793-9400 Email: TomBunn@lagerlof.com joseph.byrne@bbklaw.com |

The Applicant is requested to notify LAFCO immediately of any changes in the designated contact person.

4. PROPOSED ACTION AND RELATED JURISDICTIONAL CHANGES:

- a. Establish conditions for the Agency pursuant to the implementation of SB 634. Pursuant to SB 634, the Santa Clarita Valley Water Agency (SCV Water) is required to submit an application for conditions to LAFCO and LAFCO is required to, after a noticed public hearing, prepare a written report that may contain certain binding conditions on SCV Water.

5. LANDOWNERS:

- a. Approximate number of landowners within the affected territory: 84,500 parcels
- b. Do the boundaries of the proposal conform to existing lines of assessment?
 Yes No

If "No," explain:

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6. REGISTERED VOTERS:

As of 12/31/2017 approximate number of registered voters: 151,137 in the 2016 general election

Note: State Law defines a proposed change of organization or reorganization as either "Uninhabited," in which case there are fewer than 12 registered voters in the affected territory, or "Inhabited" in which case there are 12 or more registered voters.

7. GENERAL INFORMATION:

- a. Location of affected territory:

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| Cities: |
| Santa Clarita |
| |
| Unincorporated Territory known as: |
| County of Los Angeles |
| County of Ventura |

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| School Districts: |
| William S. Hart Union High School District |
| Newhall School District |
| Saugus Union School District |
| Sulphur Springs School District |
| |

- b. Describe the location of the affected territory, including major thoroughfares (freeways, highways, streets, alleys) that border or traverse the territory, natural features (water bodies, mountain ranges, etc.), man-made features (existing development, utility corridors, flood/drainage channels or basins, railroad lines, etc.), and any other characteristics that help identify the affected territory.

The Santa Clarita Valley Water Agency is located in the northwestern portion of Los Angeles County, approximately 35 miles from downtown Los Angeles. The majority of the territory lies within the City of Santa Clarita or portions of unincorporated Los Angeles County. Major thoroughfares traversing the territory include the Antelope Valley Freeway (SR-14), California State Highway 126 and the Golden State Freeway (I-5). The Santa Clara River flows through the territory from east to west.

- c. Size of affected territory:

| | |
|--------------|---------|
| + Acres: | 125,366 |
| + Sq. Miles: | 197 |

- d. Provide a general description of the affected territory and existing land-uses, including, but not limited to: commercial, industrial, multi-family or single-family residential, institutional, active recreational, and/or passive open space.

The territory includes the following land uses: commercial, industrial, multi-family and single-family residential, institutional, active recreational, and passive open space.

- e. Provide a general description of the topography (flat, sloping, mountainous, etc.) of the affected territory.

The Santa Clarita Valley has diverse topography, the area is generally a large valley surrounded by the mountains of the Los Angeles National Forest.

- f. Provide a general description of any natural boundaries (rivers, lakes, streambeds, mountain ranges, etc.) within or adjacent to the affected territory.

The most significant local features would include Lake Castaic, the Santa Clara River, San Francisquito and Bouquet Canyons and the mountains of the Angeles National Forest.

- g. Provide a general description of any flood control facilities (dams, reservoirs, flood control channels, debris basins, catch basins, etc.) within or adjacent to the affected territory that would be utilized by the Agency.

The main flood control facilities within the area would include Lake Castaic and flood control channels, debris basins and catch basins throughout the Santa Clarita Valley and adjacent to the Santa Clara River.

- h. Service Population as of 12/31/2017: Approximately 270,000
- i. Has the water demand within the affected area been accounted for in an Urban Water Management Plan (UWMP)?
 Yes No

If yes, please provide an electronic copy of the UWMP.

<http://yourscvwater.com/index.php/your-water/#uwmp>

- j. Using existing zoning and land uses within the affected area, has the anticipated population growth been considered in predecessor agencies' most recent UWMPs?
 Yes No

If yes, please provide an electronic copy of the UWMP.

<http://yourscvwater.com/index.php/your-water/#uwmp>

8. FUNCTIONS AND CLASS OF SERVICES:

Pursuant to SB 634, the functions and class of services for the Santa Clarita Valley Water Agency are consistent with SB 634 and the County Water District Law.

- a. The following table lists functions and class of services being exercised by Castaic Lake Water Agency and the Newhall County Water District on December 31, 2017 and the services that were assumed by Santa Clarita Valley Water Agency, January 1, 2018 pursuant to SB 634.

| Functions and Class of Services | Provided as of 12/31/2017 | | | | Services Provided as of January 1, 2018 |
|---|---------------------------|-------------------------------|------------------------------|------------------------|--|
| | Castaic Lake Water Agency | Newhall County Water District | Santa Clarita Water Division | Valencia Water Company | Santa Clarita Valley Water Agency (Proposed) |
| 1. Water (WCS 31020-31035.1) | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2. Sewer Facilities (WCS 31100-31106) | | ✓ | | | ✓ |
| 3. Fire Protection (WCS 31120) | | | | | |
| 4. Recreational Facilities (WCS 31130-31133) | | | | | |
| 5. Sanitation Service (WCS 31135-31142) | | | | | |
| 6. Power Generation (WCS 31149.1-31149.7) | ✓ | ✓ | | | ✓ |
| 7. Recycled Water (SB 634 Section 18 (a)) | ✓ | | | ✓ | ✓ |
| (Note: Excludes "special" provisions in Water Code Sections (WCS) 31029.1, 31031.5, 31035.6, 31031.8, 31032.9, 31032.10, 31032.12, 31035.1, 31104.5, 31104.6, 31104.7, 31104.8, 31133, 31149.3, 31149.4, and 31149.5) | | | | | |

- b. List and identify any other services being exercised by the Castaic Lake Water Agency and the Newhall Water District on December 31, 2017, not authorized by the County Water District Law.

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|------|
| None |
| |
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| |

- c. Briefly describe the types of water resources available to the Agency by acre-foot per year (AFY) (e.g.: imported water, groundwater, surface water, etc.) Figures are from 2015 Urban Water Management Plan, Table 3-1

| | |
|-------------------------------|--------|
| Groundwater | 31,545 |
| Recycled Water | 450 |
| Imported Water | 78,667 |
| Banking and Exchange Programs | 22,950 |

- d. List and briefly describe any Joint Powers Authorities (JPAs) or (equivalent) which may be providing services to the affected territory and/or surrounding territory, including groundwater management agencies:

The Groundwater Sustainability Agency for the Santa Clara River Valley East Sub-basin is currently governed by a Memorandum of Understanding, but anticipates converting to a Joint Powers Authority. It is the groundwater sustainability agency formed under the Sustainable Groundwater Management Act to formulate and implement a groundwater sustainability plan for the groundwater basin.

9. EFFECTS OF THE STATE MANDATED REORGANIZATION:

- a. Describe any improvements inter-connections and/or upgrades of structures, sewer, water facilities, or other public facilities associated with the creation of the Agency:

The creation of the Agency provides opportunities for water system integration, including interconnections, which can improve service reliability, redundancy, efficiency, and quality to customers. These will be evaluated on a case-by-case basis. Examples of possible permanent interconnections are described in section 6.6 of the Plan of Services.

- b. How will any of the above be financed?

For each improvement or interconnection, a determination will be made whether it is a capital improvement. Capital improvements for existing users are financed by a combination of water rates and property taxes. Growth-related capital improvements are financed through the payment of development capacity fees. If it is not a capital improvement, then it is considered an operations and maintenance expense and is funded by water rates.

- c. List any current assessments, taxes, or other charges paid by existing customers. In additional, list any assessments, taxes, or other charges, if any, that would be levied as a result of this state mandated reorganization. *These are separate from the one-percent tax levy.*

| ASSESSMENTS | |
|-------------|----------|
| Pre-634 | Post 634 |
| None | None |

| TAXES | |
|---|----------|
| Pre-634 | Post 634 |
| Voter-approved indebtedness for the State Water Project | Same |

| CHARGES | |
|--|----------|
| Pre-634 | Post 634 |
| Water rates (imported and retail; each retail enterprise has its own rate structure) | Same |

- d. How will the implementation of SB 634 (Creating Santa Clarita Valley Water Agency) impact the timely availability of water supplies adequate for projected needs?

SB 634 will have no impact on the availability of water supplies for projected needs. As discussed in the Urban Water Management Plan, the Agency expects to have sufficient supplies to meet projected demands.

- e. Briefly describe/summarize the Employee Transition Plan (e.g.: Employee benefits, rights, attrition, etc.):

- All employees of Newhall County Water District, Castaic Lake Water Agency and Valencia Water Company became employees of the Agency. Existing years of service and accrued benefits were carried over.
- On January 2, 2018, an employee manual was adopted, which generally provides employees with the benefits provided by Newhall County Water District or Castaic Lake Water Agency, whichever was more generous.
- SCV Water has set a goal to assimilate all employees to a single salary and benefits schedule to ensure equitable pay for similar work.
- Combining entities offers opportunities for staffing economies. These will be achieved through principles of normal attrition, reassignment and absorption where appropriate. No layoffs are anticipated.
- For more detail, see section 4.1 of the Plan of Services.

- f. Would the implementation of SB 634 cause the formation of any new JPAs? If yes, briefly describe:

No

10. LEGACY DEBT:

a. Do the predecessor agencies have any existing debt?

Yes No

If yes, briefly describe:

| DEBT | |
|-------------------------------------|-----------------------------|
| <u>CLWA</u> | |
| 2008A COPs | \$22,825,000 |
| 2014A Revenue Bonds | \$11,455,000 |
| 1999 COPs | \$63,355,635 |
| 2010A COPs | \$54,315,000 |
| 2015A Revenue Bonds | \$61,460,000 |
| 2016A-R Revenue Bonds | \$25,730,000 |
| 2016A-N Revenue Bonds | \$30,665,000 |
| Subtotal | <u>\$269,805,635</u> |
| <u>SCWD</u> | |
| 2017A Revenue Bonds | \$50,745,000 |
| Subtotal | <u>\$50,745,000</u> |
| <u>NCWD</u> | |
| 2009 (2016) Municipal Leasing Assoc | \$496,185 |
| 2007 (2012) Municipal Leasing Assoc | \$2,846,150 |
| 2012 Municipal Finance Corp | \$631,063 |
| Subtotal | <u>\$3,973,398</u> |
| <u>VWC</u> | |
| Modern Woodmen Note Payable ** | \$24,000,000 |
| Advances for Construction | \$8,209,000 |
| Subtotal | <u>\$32,209,000</u> |
| Total Debt | <u>\$356,733,033</u> |

** Refinanced in January 2018 through 2018A series taxable revenue bonds

b. Will the new Agency area be liable for payment of this existing debt?

Yes No

c. Will existing debt be extended to the entire affected area?

Yes No

Briefly describe:

As provided in SB 634, each retail financial accounting division will be responsible for its own legacy debt.

d. Will new debt be required?

Yes No

If yes, briefly describe:

As stated above, Valencia Water Company's debt was refinanced in January 2018 with 2018A series taxable revenue bonds. Pursuant to an inter-fund loan, this debt remains the responsibility of the Valencia Water Division.

11. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) Compliance:

a. Check one:

- Categorical Exemption / Statutory Exemption
 CEQA Guideline Section: 15061(b)(3)—common sense exemption
- Negative Declaration (ND)
- Mitigated Negative Declaration (MND)
- Environmental Impact Report (EIR)
- Other—Explain:

- Not a project under CEQA because the Agency was created by the legislature. CEQA Guidelines §15378(b)(1).
- Not a project because neither the Agency nor LAFCO are committed to any actions that may result in a direct or reasonably foreseeable indirect impact to the physical environment.
- The legislature intended that the Application for Conditions not be subject to CEQA review.
- The Application for Conditions is a ministerial action. CEQA Guidelines §15369.

b. Identify the Lead Agency which adopted a CEQA clearance for the proposal: Santa Clarita Valley Water Agency

c. Date Lead Agency adopted the CEQA clearance for the proposal: January 29, 2018

d. Submit complete copies of CEQA compliance documents.

e. Submit complete copies of any Notice of Exemption (NOE) or Notice of Determination (NOD).

INDEMNIFICATION / LEGAL DEFENSE

As a condition to the Local Agency Formation Commission for the County of Los Angeles' (LAFCO's) evaluation of the Applicant's proposal, the Santa Clarita Valley Water Agency and hereby warrants, represents, and agrees to defend, indemnify, hold harmless LAFCO and its agents, officers, commissioners, and employees from any claim, action, or proceeding against LAFCO or its agents, officers, commissioners, and employees, relating to or arising out of LAFCO's evaluation or processing of the proposal, including, but not limited to, any action to attack, set aside, void, annul, enjoin, or compel LAFCO's approval, disapproval, evaluation, or processing of the proposal, which indemnification obligation includes, but is not limited to, Applicant being required to pay for any costs and reasonable attorneys' fees incurred or anticipated to be incurred by LAFCO in connection with any such action. This indemnification obligation shall not include intentional or willful misconduct on the part of LAFCO, but shall include passive and/or concurrent active negligence by LAFCO. Applicant agrees that LAFCO has the right to appoint its own counsel for its defense and conduct its own defense in the manner it deems in its best interest, and that such actions will not relieve or limit Applicant's obligation to indemnify and reimburse defense costs. At the discretion of the Executive Officer, a deposit or deposits of funds by the Applicant may be required in an amount or amounts sufficient to cover any anticipated or incurred litigation costs.

PROPOSAL CERTIFICATION


By my signature below, I hereby certify my understanding that:

- I/We are authorized to make these certifications and file this application for conditions with LAFCO on behalf the special district, and/or other party filing said application for conditions, and I/we will provide written evidence of same to LAFCO upon request.
- It is the responsibility of the Applicant to substantiate this application for conditions.
- There is no guarantee, expressed or implied, that any application filed will be approved by LAFCO.
- Each matter must be carefully evaluated by LAFCO staff.
- LAFCO staff's recommendations may change during the course of the review based on the information presented.
- The environmental review (pursuant to the California Environmental Quality Act) associated with the submittal of this application is preliminary, and, after further evaluation, additional information, reports, studies, applications, and/or fees may be required.
- The required map and geographic description must conform to the "Instructions of Completing Maps and Geographic Descriptions," to the satisfaction of the Executive Officer.
- Submitting inaccurate or incomplete information may result in delays or denial of my application.
- The information I have provided in this application for conditions, including all attachments and supplemental information provided, is accurate and correct to the best of my knowledge, subject to penalty of perjury.
- This application for conditions will be scheduled for consideration by the Commission (LAFCO) within 60 days from the time all required documents are provided, to the satisfaction of the Executive Officer. These documents include:

- A copy of the SB634 Act
 - Map and Geographic Description of the Agency
 - A plan of services pursuant to GCS 56653
 - A list identifying the functions of the Agency and/or class of services.
 - Resolution of Application for conditions adopted by the Santa Clarita Valley Water Agency.
 - Environmental review (pursuant to CEQA) adopted by the Santa Clarita Valley Water Agency.
 - Any additional information as determined by the Executive Officer.
- I/We have reviewed and agree to the Indemnification/Legal Defense terms, above.

I have read and understand the foregoing, and agree to the submittal of this Proposal.

APPLICANT, SCVWA General Manager



Signature/Date

Matthew G. Stone

Name of Applicant

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EXHIBIT "A"
CONDITIONS NO. 2018-01 FOR THE
SANTA CLARITA VALLEY WATER AGENCY
AND SPHERE OF INFLUENCE DETERMINATION
GEOGRAPHICAL DESCRIPTION

All that real property in the County of Los Angeles and the County of Ventura, State of California, more particularly described as follows:

Beginning at the intersection of the northerly line of the Rancho San Francisco as per map recorded in Book 1, Pages 521 and 522 of Patents in the Office of the County Recorder of Los Angeles County, and the boundary line of the County of Los Angeles and County of Ventura, as shown on Record of Survey, filed in Book 27, Pages 22 through 26, inclusive of Record of Surveys, in the Office of said County Recorder, and shown on Parcel Map No. 24500-01 filed in Book 293, Pages 34 through 67, inclusive of Parcel Maps, in the Office of said County Recorder;

1. Thence, easterly along said northerly line of said Rancho San Francisco, as shown on said Parcel Map No. 24500-01, North 87°31'59" East 14,702.08 feet to an angle point therein, as shown on said Parcel Map No. 24500-01;
2. Thence, northeasterly along the northwesterly line of the Rancho San Francisco, North 33°22'49" East 499.99 feet to the intersection with the south line of Section 15, Township 4 North, Range 17 West, San Bernardino Meridian;
3. Thence, westerly along said south line, South 89°18'10" West 2,473.26 feet to the southwest corner of said Section 15;
4. Thence, northerly along the east line of the southeast quarter of Section 16, Township 4 North, Range 17 West, San Bernardino Meridian, as shown on said Parcel Map No. 24500-01, North 00°57'05" East 2,607.39 feet to the east quarter corner of said Section 16;
5. Thence, westerly along the south line of the northeast quarter of said Section 16, as shown on said Parcel Map No. 24500-01, North 88°57'23" West 2,639.96 feet to the southwest corner of said northeast quarter;
6. Thence, northerly along the west line of said northeast quarter, as shown on said Parcel Map No. 24500-01, North 00°57'42" East 2,604.21 feet to the northwest corner of said northeast quarter of Section 16;
7. Thence, westerly along the north line of the northwest quarter of said Section 16, as shown on said Parcel Map No. 24500-01, North 89°01'55" West 2,637.10 feet to the southwest corner of Section 9 of said Township and Range;
8. Thence, northerly along the west line of said Section 9, as shown on County Surveyor's Book 325-2 in the Office of said County Recorder, North 00°31'35" East 1,325.21 feet to the northwest corner of the southwest quarter of the southwest quarter of said Section 9;
9. Thence, westerly along the north line of the south half of the southeast quarter of Section 8, said Township and Range and along the north line of the south half of the southwest quarter of said Section 8 as shown on County Surveyor's Book 1092-1 in the Office of said County Recorder, North 89°13'48" West 5,302.24 feet to the northwest corner of said south half of the southwest quarter of Section 8;

10. Thence, westerly along the north line of the southeast quarter of the southeast quarter of Section 7, said Township and Range, as shown on map filed in Book 109, Page 1 of Record of Surveys in the Office of said County Recorder, North $89^{\circ}10'32''$ West 1,337.74 feet to the northwest corner of said southeast quarter of the southeast quarter of Section 7;
11. Thence, northerly along the west line of the northeast quarter of the southeast quarter of said Section 7 and along the west line of the of the southeast quarter of the northeast quarter of said Section 7 and along the west line of the northeast quarter of the northeast quarter of said Section 7, North $00^{\circ}04'09''$ East 3,948.92 feet to the northwest corner of said northeast quarter of the northeast quarter of Section 7, as shown on last said Record of Survey;
12. Thence, northerly along the west line of the southeast quarter of the southeast quarter of Section 6, said Township and Range, as shown on map filed in Book 117, Page 62 of Record of Surveys in the Office of said County Recorder, and along the west line of the northeast quarter of the southeast quarter of said Section 6 and along the west line of the southeast quarter of the northeast quarter of said Section 6, North $01^{\circ}04'41''$ West 3,922.37 feet to the northwest corner of said southeast quarter of the northeast quarter of Section 6;
13. Thence, easterly along the north line of said southeast quarter of the northeast quarter of Section 6, South $88^{\circ}36'29''$ East 1,278.37 feet to the northeast corner of said southeast quarter of the northeast quarter of Section 6;
14. Thence, south along the east line of the northeast quarter of said Section 6, South $01^{\circ}48'19''$ East 4.38 feet to the southwest corner of Government Lot 4, Section 5, said Township and Range, as shown on map filed in Book 200, Page 52 of Record of Surveys, in the Office of said County Recorder;
15. Thence, east along the south line of said Government Lot 4, Section 5, as shown on last said Record of Survey, South $89^{\circ}05'13''$ East 1,280.44 feet to the southeast corner of said Government Lot 4, Section 5;
16. Thence, north along the east line of said Government Lot 4, Section 5, North $02^{\circ}37'28''$ West 1,311.35 feet to the northeast corner of said Government Lot 4, Section 5, as shown on last said Record of Survey;
17. Thence, east along the north line of Government Lot 3, said Section 5, as shown on last said Record of Survey, South $88^{\circ}44'43''$ East 1,262.05 feet to the north quarter corner of said Section 5;
18. Thence, northerly along the west line of the southeast quarter of Section 32, Township 5 North, Range 17 West, San Bernardino Meridian, as shown on County Surveyor's Book 1226 in the Office of said County Recorder, and along the west line of the northeast quarter of said Section 32, North $00^{\circ}44'34''$ East 5,274.10 feet to the northwest corner of said northeast quarter of Section 32;
19. Thence, northerly along the west line of the southeast quarter of Section 29, said Township and Range, as shown on last said County Surveyor's Book, and along the west line of the northeast quarter of said Section 29, North $01^{\circ}58'35''$ West 3,990.59 feet to the northwest corner of the south half of the northeast quarter of said Section 29;
20. Thence, east along the north line of said south half of the northeast quarter of Section 29, South $89^{\circ}25'19''$ East 2,609.33 feet to the northeast corner of said south half of the northeast

quarter of Section 29;

21. Thence, north along the east line of the northeast quarter of said Section 29, as shown on last said County Surveyor's Book, North $00^{\circ}42'08''$ West 1,341.15 feet to the northeast corner of said Section 29;

22. Thence, east along the north line of the northwest quarter of Section 28, said Township and Range, as shown on last said County Surveyor's Book, South $89^{\circ}37'28''$ East 2,644.62 feet to the southeast corner of the southwest quarter of Section 21, said Township and Range, as shown on last said County Surveyor's Book;

23. Thence, north along the east line of said southwest quarter of Section 21, North $00^{\circ}54'42''$ West 2,678.95 feet to the northeast corner of said southwest quarter of Section 21;

24. Thence, easterly along the south line of the northeast quarter of said Section 21, South $89^{\circ}32'59''$ East 1,311.01 feet to the southwest corner of the east half of the northeast quarter of said Section 21;

25. Thence, northerly along the west line of the east half of the northeast quarter of said Section 21, North $00^{\circ}45'26''$ West 2,649.42 feet to the northwest corner of said east half;

26. Thence, westerly along the north line of said Section 21, North $89^{\circ}49'28''$ West 1,996.63 feet to the most westerly corner of Government Lot 5 in Fractional Section 16, said Township and Range;

27. Thence, northeasterly along the northwesterly lines of Government Lots 5, 4 and 3, all of said Fractional Section 16, North $44^{\circ}49'14''$ East 4,045.12 feet to an angle point in the westerly line of said Government Lot 3, said point being an angle point in the easterly line of Rancho Temascal, as shown on last said County Surveyor's Book;

28. Thence, northwesterly along the northeasterly line of said Rancho Temascal, as shown on last said County Surveyor's Book, North $32^{\circ}08'54''$ West 9,189.70 feet to the northerly line of Fractional Section 9, said Township and Range;

29. Thence, easterly along said north line of Fractional Section 9, as shown on last mentioned County Surveyor's Book, South $89^{\circ}33'57''$ East 2,913.53 feet to the south quarter corner of Section 4, said Township and Range;

30. Thence, northerly along the east line of the southwest quarter of said Section 4, and along the east line of the northwest quarter of said Section 4, as shown on last mentioned County Surveyor's Book, North $00^{\circ}03'20''$ West 6,964.53 feet to the north quarter corner of said Section 4;

31. Thence, easterly along the south line of the southeast corner of Section 34, Township 6 North, Range 17 West, San Bernardino Meridian, as shown on last said County Surveyor's Book, South $89^{\circ}27'07''$ East 2,642.28 feet to the southeast corner of said Section 34;

32. Thence, northerly along the east line of said Section 34, as shown on map filed in Book 183, Page 64 of Record of Surveys, in the Office of said County Recorder, North $00^{\circ}24'53''$ East 5,356.52 feet to the northeast corner of said Section 34;

33. Thence, westerly along the north line of said Section 34, as shown on Parcel Map No. 11280 filed in Book 120, Pages 62 and 63 of Parcel Maps in the Office of said County Recorder, North $89^{\circ}25'32''$ West 5,331.60 feet to the northwest corner of said Section 34;

34. Thence, northerly along the west line of the southwest quarter of Section 27, said Township and Range, North 00°35'48" East 2,678.80 feet to the northwest corner of said southwest quarter;
35. Thence, westerly along the south line of the northeast quarter of Section 28, said Township and Range, North 88°15'41" West 646.32 feet to the northeast corner of the west half of the east half of the southeast quarter of said Section 28;
36. Thence, southerly along the east line of the west half of the east half of the southeast quarter of said Section 28, South 01°00'58" West 2,664.83 feet to the southeast corner of the west half of the east half of the southeast quarter of said Section 28;
37. Thence, westerly along the south line of the southeast quarter of said Section 28, North 87°05'16" West 666.24 feet to the northwest corner of the northeast quarter of the northeast quarter of Section 33, said Township and Range;
38. Thence, southerly along the west line of the northeast quarter of the northeast quarter of said Section 33, South 00°25'14" West 1,352.87 feet to the southwest corner of the northeast quarter of the northeast quarter of said Section 33;
39. Thence, westerly along the south line of the northwest quarter of the northeast quarter of said Section 33, North 87°40'32" West 654.57 feet to the northeast corner of the northwest quarter of the southwest quarter of the northeast quarter of said Section 33;
40. Thence, southerly along the east line of the northwest quarter of the southwest quarter of the northeast quarter of said Section 33, South 00°03'36" East 680.36 feet to the southeast corner of the northwest quarter of the southwest quarter of the northeast quarter of said Section 33;
41. Thence, westerly along the south line of the northwest quarter of the southwest quarter of the northeast quarter of said Section 33, North 87°57'07" West 648.78 feet to the southwest corner of the northwest quarter of the southwest quarter of the northeast quarter of said Section 33;
42. Thence, northerly along the west line of the northeast quarter of said Section 33, North 00°32'06" West 2,051.25 feet to the northwest corner of the northeast quarter of said Section 33;
43. Thence, easterly along the north line of the northeast quarter of said Section 33, South 87°05'16" East 666.24 feet to the southwest corner of the southeast quarter of the southwest quarter of the southeast quarter of said Section 28;
44. Thence, northerly along the west line of the east half of the southwest quarter of the southeast quarter of said Section 28, North 01°08'39" East 1,318.65 feet to the northwest corner of the east half of the southwest quarter of the southeast quarter of said Section 28;
45. Thence, easterly along the north line of the east half of the southwest quarter of the southeast quarter of said Section 28, South 87°40'23" East 672.91 feet to the northeast corner of the east half of the southwest quarter of the southeast quarter of said Section 28;
46. Thence, northerly along the east line of the northwest quarter of the southeast quarter of said Section 28, North 01°26'24" East 1,325.68 feet to the northeast corner of the northwest quarter of the southeast quarter of said Section 28;

47. Thence, northerly along the west line of the southwest quarter of the southeast quarter of the northeast quarter of said Section 28, North 00°00'00" East 663.14 feet to the northwest corner of the southwest quarter of the southeast quarter of the northeast quarter of said Section 28;
48. Thence, easterly along the north line of the southwest quarter of the southeast quarter of the northeast quarter of said Section 28, South 88°33'30" East 649.71 feet to the northeast corner of the southwest quarter of the southeast quarter of the northeast quarter of said Section 28;
49. Thence, northerly along the west line of the northeast quarter of the southeast quarter of the northeast quarter of said Section 28 and along the west line of the southeast quarter of the northeast quarter of the northeast quarter of said Section 28, North 00°17'59" East 1,332.73 feet to the northwest corner of the southeast quarter of the northeast quarter of the northeast quarter of said Section 28;
50. Thence, easterly along the north line of the southeast quarter of the northeast quarter of the northeast quarter of said Section 28, South 89°09'03" East 656.55 feet to a point in the east line of the northeast quarter of said Section 28;
51. Thence, northerly along the east line of the northeast quarter of said Section 28, North 00°35'48" East 669.70 feet to the northeast corner of said Section 28;
52. Thence, northerly along the west line of Section 22, said Township and Range, North 00°12'00" East 5,195.73 feet to the northwest corner of said Section 22;
53. Thence, northerly along the west line of Section 15, said Township and Range, North 00°00'00" East 2,640.00 feet to the northwest corner of the southwest quarter of said Section 15;
54. Thence, easterly along the south line of the north half of said Section 15, North 90°00'00" East 5,280.00 feet to the east quarter corner of said Section 15;
55. Thence, southerly along the east line of said Section 15, South 00°00'00" West 2,640.00 feet to the southeast corner of said Section 15;
56. Thence, southerly along the west line of Section 23, said Township and Range, South 00°00'00" West 2,640.00 feet to the west quarter corner of said Section 23;
57. Thence, easterly along the north line of the southwest quarter of said Section 23, North 90°00'00" East 660.00 feet to the northeast corner of the west half of the northwest quarter of the southwest quarter of said Section 23;
58. Thence, southerly along the east line of said west half of the northwest quarter of the southwest quarter of said Section 23, South 00°00'00" West 1,320.00 feet to the southeast corner of said west half;
59. Thence, easterly along the north line of the southwest quarter of the southwest quarter of said Section 23, North 90°00'00" East 660.00 feet to the northeast corner of said southwest quarter of the southwest quarter of Section 23;
60. Thence, southerly along the east line of said southwest quarter of the southwest quarter of Section 23, South 00°00'00" West 660.00 feet to the northwest corner of the southwest quarter of the southeast quarter of the southwest quarter of said Section 23;

61. Thence, easterly along the north line of said southwest quarter of the southeast quarter of the southwest quarter of Section 23, North 90°00'00" East 660.00 feet to the northeast corner of said southwest quarter of the southeast quarter of the southwest quarter;
62. Thence, southerly along the east line of said southwest quarter of the southeast quarter of the southwest quarter of Section 23, South 00°00'00" West 663.73 feet to the southeast corner of said southwest quarter of the southeast quarter of the southwest quarter of Section 23;
63. Thence, easterly along the south line of said Section 23, South 89°03'55" East 630.08 feet to the south quarter corner of said Section 23, as shown on County Surveyor's Book 1606 in the Office of said County Recorder;
64. Thence, easterly along the south line of the southeast quarter of said Section 23, as shown on last said County Surveyor's Book, South 89°03'55" East 2,723.76 feet to the southeast corner of said Section 23;
65. Thence, southerly along the west line of the northwest quarter of Section 25, said Township and Range, as shown on last said County Surveyor's Book, South 00°25'25" West 2,701.66 feet to the southwest corner of said northwest quarter of Section 25;
66. Thence, easterly along the north line of the southwest quarter of said Section 25, as shown on last said County Surveyor's Book, South 89°15'25" East 2,627.25 feet to the northeast corner of said southwest quarter of Section 25;
67. Thence, southerly along the west line of the northwest quarter of the southeast quarter of said Section 25, as shown on last said County Surveyor's Book, South 00°25'25" West 1,318.48 feet to the southwest corner of said northwest quarter of the southeast quarter;
68. Thence, easterly along the south line of the northwest quarter of the southeast quarter of said Section 25, South 89°15'27" East 1,303.11 feet to the southeast corner of said northwest quarter of the southeast quarter of Section 25;
69. Thence, southerly along the east line of the southwest quarter of the southeast quarter of said Section 25, South 00°02'00" East 1,318.57 feet to the southeast corner of said southwest quarter of the southeast quarter of Section 25;
70. Thence, easterly along the south line of the southeast quarter of said Section 25, as shown on last said County Surveyor's Book, South 89°15'29" East 1,313.62 feet to the southeast corner of said Section 25;
71. Thence, southerly along the east line of the northeast quarter of Section 36, said Township and Range, as shown on last said County Surveyor's Book, South 00°29'25" East 49.97 feet to the northwest corner of Section 31, Township 6 North, Range 16 West, San Bernardino Meridian;
72. Thence, easterly along the north line of the northwest quarter of Section 31, said Township and Range, as shown on last said County Surveyor's Book, South 89°36'20" East 2,593.60 feet to the north quarter corner of said Section 31;
73. Thence, easterly along the north line of the northeast quarter of said Section 31, as shown on last said County Surveyor's Book, South 89°40'25" East 2,640.30 feet to the northeast corner of said

Section 31;

74. Thence, southerly along the east line of said northeast quarter of Section 31, as shown on last said County Surveyor's Book, South $00^{\circ}19'45''$ West 2,650.07 feet to the east quarter corner of said Section 31;

75. Thence, southerly along the east line of the southeast quarter of said Section 31, as shown on last said County Surveyor's Book, South $00^{\circ}20'30''$ West 2,618.63 feet to the southeast corner of said Section 31;

76. Thence, easterly along the south line of Section 32, said Township and Range, North $90^{\circ}00'00''$ East 5,280.00 feet to the southeast corner of said Section 32;

77. Thence, northerly along the northerly prolongation of the east line of Section 6, Township 5 North, Range 16 West, San Bernardino Meridian, North $00^{\circ}20'11''$ East 5,238.63 feet to a point in the easterly prolongation of the north line of said Section 31;

78. Thence, easterly along last said easterly prolongation of the north line of Section 31, South $89^{\circ}40'25''$ East 10,560.00 feet to a point in the northerly prolongation of the east line of Section 4, last said Township and Range;

79. Thence, southerly along last said northerly prolongation of the east line of Section 4, South $00^{\circ}00'00''$ East 5,178.40 feet to the northeast corner of said Section 4;

80. Thence, westerly along the north line of said Section 4, North $90^{\circ}00'00''$ West 2,850.79 feet to the north quarter corner of said Section 4;

81. Thence, southerly along the east line of the west half of said Section 4, South $00^{\circ}00'00''$ West 7,005.91 feet to the south quarter corner of said Section 4;

82. Thence, southerly along the east line of the northwest quarter of Section 9, said Township and Range, South $00^{\circ}00'00''$ West 2,640.00 feet to the southeast corner of said northwest quarter of Section 9;

83. Thence, westerly along the south line of said northwest quarter of Section 9, North $90^{\circ}00'00''$ West 2,640.00 feet to the southwest corner of said northwest quarter of Section 9;

84. Thence, southerly along the east line of the southeast quarter of Section 8, said Township and Range, South $00^{\circ}00'00''$ West 2,640.00 feet to the southeast corner of Section 8;

85. Thence, southerly along the east line of the northeast quarter of Section 17, said Township and Range, South $00^{\circ}00'00''$ West 2,640.00 feet to the southeast corner of said northeast quarter of Section 17;

86. Thence, westerly along the south line of said northeast quarter of Section 17 and along the south line of the northwest quarter of said Section 17, North $90^{\circ}00'00''$ West 5,280.00 feet to the southwest corner of said northwest quarter of Section 17;

87. Thence, southerly along the east line of the southeast quarter of Section 18, said Township and Range, South $00^{\circ}06'34''$ East 2,640.00 feet to the southeast corner of Section 18;

88. Thence, southerly along the east line of the northeast quarter of Section 19, said Township and Range, as shown on Parcel Map No. 6252 recorded in Book 68, Pages 55 through 57, inclusive of Parcel Maps, in the Office of said County Recorder, South 01°50'59" West 2,663.97 feet to the southeast corner of said northeast quarter of Section 19;

89. Thence, westerly along the south line of said northeast quarter of Section 19, as shown on last said Parcel Map, North 89°43'15" West 2,585.94 feet to the southwest corner of said northeast quarter of Section 19;

90. Thence, southerly along the east line of the southwest quarter of said Section 19, as shown on last said Parcel Map, South 01°26'05" West 2,657.32 feet to the southeast corner of said southwest quarter of Section 19;

91. Thence, southerly along the east line of the northwest quarter of Section 30, said Township and Range, South 00°48'57" East 2,650.49 feet to the southeast corner of said northwest quarter of Section 30;

92. Thence, westerly along the south line of said northwest quarter of Section 30, North 89°37'43" West 1,294.45 feet to the northwest corner of the northeast quarter of the southwest quarter of said Section 30;

93. Thence, southerly along the west line of said northeast quarter of the southwest quarter of Section 30, South 00°28'51" East 2,638.99 feet to the southwest corner of the southeast quarter of said southwest quarter of Section 30;

94. Thence, easterly along the north line of the northwest quarter of Section 31, said Township and Range, North 89°48'09" East 1,308.67 feet to the north quarter corner of said Section 31;

95. Thence, easterly along the north line of the northeast quarter of said Section 31, South 89°33'36" East 2,633.40 feet to the northeast corner of said Section 31;

96. Thence, easterly along the north line of Section 32, said Township and Range, South 89°13'01" East 5,285.73 feet to the northeast corner of said Section 32;

97. Thence, easterly along the north line of Section 33, said Township and Range, South 89°30'06" East 5,291.01 feet to the northeast corner of said Section 33;

98. Thence, easterly along the south line of the southwest quarter of Section 27, said Township and Range, as shown on map filed in Book 112, Page 52 of Record of Surveys in the Office of said County Recorder, South 89°34'49" East 2,663.10 feet to the south quarter corner of said Section 27;

99. Thence, easterly along the south line of the southeast quarter of said Section 27, as shown on last said Record of Survey, South 89°45'44" East 2,684.52 feet to the southeast corner of said Section 27;

100. Thence, easterly along the north line of the northwest quarter of Section 35, said Township and Range, as shown on map filed in Book 93, Pages 82 through 84, inclusive of Record of Surveys, in the Office of said County Recorder, South 89°30'29" East 2,654.04 feet to the north quarter corner of said Section 35;

101. Thence, easterly along the north line of the northeast quarter of said Section 35, as shown on last said Record of Survey, South 89°30'29" East 2,653.99 feet to the northeast corner of said Section 35;

102. Thence, easterly along the north line of the northwest quarter of Section 36, said Township and Range, as shown on map filed in Book 103, Page 72 of Record of Surveys in the Office of said County Recorder, South 89°33'56" East 2,658.91 feet to the north quarter corner of said Section 36;
103. Thence, easterly along the north line of the northeast quarter of said Section 36, as shown on last said Record of Survey, South 89°35'00" East 2,681.22 feet to the northeast corner of said Section 36;
104. Thence, easterly along the north line of Section 31, Township 5 North, Range 15 West, San Bernardino Meridian, as shown on Parcel Map No. 14813 filed in Book 166, Pages 31 and 32 of Parcel Maps in the Office of said County Recorder, South 88°17'31" East 5,207.22 feet to the northeast corner of said Section 31;
105. Thence, easterly along the north line of the northwest quarter of Section 32, said Township and Range, as shown on map of Tract No. 30562 filed in Book 1136, Pages 37 through 42, inclusive of Maps, in the Office of said County Recorder, South 89°00'14" East 2,656.93 feet to the north quarter corner of said Section 32;
106. Thence, northerly along the west line of the southeast quarter of Section 29, said Township and Range, as shown on County Surveyor's Book 900-1 in the Office of said County Recorder, North 00°36'47" East 2,661.12 feet to the center of said Section 29;
107. Thence, easterly along the north line of said southeast quarter of Section 29, as shown on last said County Surveyor's Book, South 88°48'46" East 2,653.05 feet to the east quarter corner of said Section 29;
108. Thence, northerly along the east line of the northeast quarter of said Section 29, as shown on last said County Surveyor's Book, North 00°49'50" East 2,677.52 feet to the northeast corner of said Section 29;
109. Thence, easterly along the north line of the northwest quarter of Section 28, said Township and Range, as shown on map filed in Book 101, Page 28 of Record of Surveys in the Office of said County Recorder, South 89°55'22" East 2,669.72 feet to the north quarter corner of said Section 28;
110. Thence, easterly along the north line of the northeast quarter of said Section 28, as shown on last said Record of Survey, South 88°15'31" East 2,634.76 feet to the northeast corner of said Section 28;
111. Thence, easterly along the north line of the northwest quarter of Section 27, said Township and Range, as shown on last said County Surveyor's Book, South 88°20'05" East 2,682.32 feet to the north quarter corner of said Section 27;
112. Thence, southerly along the east line of the west half of said Section 27, as shown on last said County Surveyor's Book, South 00°01'05" West 5,188.32 feet to the south quarter corner of said Section 27;
113. Thence, easterly along the north line of the northeast quarter of Section 34, said Township and Range, as shown on last said County Surveyor's Book, North 87°12'35" East 2,687.85 feet to the northeast corner of said Section 34;

114. Thence, easterly along the southerly boundary of the Angeles National Forest, as shown on last said County Surveyor's Book, South 89°44'00" East 3,117.11 feet to an angle point in said southerly boundary;
115. Thence, continuing easterly along said southerly boundary of the Angeles National Forest, as shown on last said County Surveyor's Book, South 89°21'50" East 2,176.77 feet to the northeast corner of Section 35, said Township and Range;
116. Thence, easterly along the north line of Section 36, said Township and Range, as shown on last said County Surveyor's Book, North 89°44'50" East 5,244.39 feet to the northeast corner of said Section 36;
117. Thence, easterly along the north line of the northwest quarter of Section 31, Township 5 North, Range 14 West, San Bernardino Meridian, as shown on last said County Surveyor's Book, South 89°26'25" East 2,643.00 feet to the north quarter corner of said Section 31;
118. Thence, easterly along the north line of the northeast quarter of said Section 31, as shown on last said County Surveyor's Book, South 89°13'45" East 1,368.59 feet to the northeast corner of the west half of the northeast quarter of said Section 31;
119. Thence, southerly along the east line of said west half of the northeast quarter of Section 31 and along the east line of the west half of the southeast quarter of said Section 31, South 00°55'38" West 5,035.97 feet to the southeast corner of said west half of the southeast quarter of Section 31;
120. Thence, easterly along the south line of the east half of the southeast quarter of said Section 31, as shown on last said County Surveyor's Book, South 89°22'40" East 1,330.36 feet to the southeast corner of said Section 31;
121. Thence, easterly along the north line of the northwest quarter of Section 5, Township 4 North, Range 14 West, San Bernardino Meridian, as shown on map filed in Book 147, Page 57 of Record of Surveys in the Office of said County Recorder, South 89°14'31" East 2,683.80 feet to an angle point in said north line;
122. Thence, continuing easterly along said north line, as shown on last said Record of Survey, South 89°25'01" East 197.98 feet to the north quarter corner of said Section 5;
123. Thence, southerly along the east line of the northwest quarter of said Section 5, as shown on map filed in Book 198, Page 23 of Record of Surveys in the Office of said County Recorder, South 00°00'36" West 1,340.19 feet to the southeast corner of the north half of the northwest quarter of said Section 5, as shown on last said Record of Survey;
124. Thence, continuing south along the east line of said northwest quarter, as shown on last said Record of Survey, South 00°00'33" East 1,347.87 feet to the center of said Section 5;
125. Thence, southerly along the east line of the southwest quarter of said Section 5, as shown on map filed in Book 98, Page 11 of Record of Surveys and map filed in Book 128, Page 60 of Record of Surveys, both in the Office of said County Recorder, South 00°00'55" West 2,659.70 feet to the south quarter corner of said Section 5;
126. Thence, easterly along the north line of the northeast quarter of Section 8, said Township and

Range, as shown on map filed in Book 118, Page 71 of Record of Surveys in the Office of said County Recorder, South 89°32'37" East 2,594.32 feet to the northeast corner of said Section 8;

127. Thence, easterly along the north line of the northwest quarter of Section 9, said Township and Range, South 85°14'02" East 2,697.85 feet to the north quarter corner of said Section 9;

128. Thence, southerly along the east line of the west half of said Section 9, as shown on map filed in Book 119, Pages 98 and 99 of Record of Surveys in the Office of said County Recorder, South 02°05'33" East 5,532.64 feet to the south quarter corner of said Section 9;

129. Thence, southerly along the east line of the northwest quarter of Section 16, said Township and Range, as shown on map filed in Book 113, Pages 42 and 43 of Record of Surveys in the Office of said County Recorder, South 01°12'29" East 2,630.10 feet to the center of said Section 16;

130. Thence, westerly along the south line of the northwest quarter of said Section 16, as shown on last said Record of Survey, North 80°42'34" West 2,804.94 feet to the west quarter corner of said Section 16;

131. Thence, westerly along the south line of the north half of Section 17, said Township and Range, as shown on map filed in Book 107, Pages 81 and 82 of Record of Surveys in the Office of said County Recorder, South 89°57'49" West 5,551.82 feet to the west quarter corner of said Section 17;

132. Thence, southerly along the west line of the southwest quarter of said Section 17, as shown on last said Record of Survey, South 14°07'13" East 2,725.64 feet to the southeast corner of Section 18, said Township and Range;

133. Thence, westerly along the south line of the southeast quarter of said Section 18, as shown on map filed in Book 94, Page 49 of Record of Surveys in the Office of said County Recorder, North 89°13'24" West 2,611.79 feet to the north quarter corner of Section 19, said Township and Range;

134. Thence, southerly along the east line of the west half of Section 19, said Township and Range, as shown on map filed in Book 101, Page 31 of Record of Surveys in the Office of said County Recorder, South 09°38'05" West 5,399.26 feet to the south quarter corner of said Section 19;

135. Thence, westerly along the south line of the southwest quarter of said Section 19, as shown on last said Record of Survey, North 88°41'51" West 2,834.91 feet to the southwest corner of said Section 19;

136. Thence, southerly along the east line of Section 25, Township 4 North, Range 15 West, San Bernardino Meridian, as shown on Amending Map of Tract No. 52004 filed in Book 1253, Pages 16 through 34, inclusive of Maps, in the Office of said County Recorder, South 00°42'37" West 2,712.43 feet to the east quarter corner of said Section 25;

137. Thence, southerly along the east line of the southeast quarter of said Section 25, as shown on last said map, South 00°54'58" West 2,697.48 feet to the southeast corner of said Section 25;

138. Thence, southerly along the east line of the northeast quarter of Section 36, said Township and Range, as shown on map filed in Book 149, Pages 68 and 69 of Record of Surveys in the Office of said

County Recorder, South 00°28'04" West 2,654.48 feet to the east quarter corner of said Section 36;

139. Thence, southerly along the east line of the southeast quarter of said Section 36, as shown on last said Record of Survey, South 01°17'29" West 1,942.06 feet to the southeast corner of said Section 36;

140. Thence, southerly along the east line of Section 1, Township 3 North, Range 15 West, San Bernardino Meridian, as shown on map filed in Book 35, Page 16 of Record of Surveys in the Office of said County Recorder, South 00°02'03" West 2,495.93 feet to an angle point in said east line;

141. Thence, continuing southerly along said east line of Section 1, as shown on last said Record of Survey, South 00°56'03" West 2,990.96 feet to the southeast corner of said Section 1;

142. Thence, westerly along the south line of said Section 1, as shown on last said Record of Survey, North 89°11'12" West 4,550.45 feet to the southwest corner of said Section 1;

143. Thence, westerly along the south line of Section 2, said Township and Range, as shown on map filed in Book 91, Pages 3 and 4 of Record of Surveys in the Office of said County Recorder, North 88°58'34" West 5,393.92 feet to the southwest corner of said Section 2;

144. Thence, westerly along the south line of Section 3, said Township and Range, as shown on map filed in Book 32, Page 2 of Record of Surveys in the Office of said County Recorder, South 89°55'11" West 5,243.12 feet to the southwest corner of said Section 3;

145. Thence, westerly along the south lines of Sections 4 and 5, said Township and Range, as shown on last said Record of Survey, South 89°23'11" West 10,465.56 feet to the southwest corner of said Section 5;

146. Thence, southerly along the east line of Section 7, said Township and Range, as shown on last said Record of Survey, South 00°18'01" West 5,536.61 feet to the southeast corner of said Section 7;

147. Thence, southerly along the east line of Section 18, said Township and Range, as shown on last said Record of Survey, South 01°16'14" East 5,177.40 feet to the southeast corner of said Section 18;

148. Thence, westerly along the south line of Section 18, said Township and Range, as shown on County Surveyor's Book 468-3 in the Office of said County Recorder, North 88°22'39" West 5,309.81 feet to the southwest corner of said Section 18;

149. Thence, southerly along the east line of Section 24, Township 3 North, Range 16 West, San Bernardino Meridian, as shown on map filed in Book 146, Page 13 of Record of Surveys in the Office of said County Recorder, South 01°16'26" West 606.18 feet to a point in the northerly line of the boundary of the City of Los Angeles;

150. Thence, northwesterly along said City of Los Angeles boundary, as shown on last said Record of Survey, North 53°44'22" West 532.45 feet to the northerly corner of said boundary of the City of Los Angeles;

151. Thence, southwesterly along said City boundary, as shown on last said Record of Survey, South 48°01'14" West 1,248.31 feet to its westerly intersection with the southerly line of the north half of the north half of said Section 24;

152. Thence, westerly along the south line of the north half of the north half of said Section 24, North 89°40'04" West 4,548.99 feet to the southwest corner of the northwest quarter of the northwest quarter of said Section 24;

153. Thence, northerly along the west line of the north half of the north half of said Section 24, North 01°29'14" East 1,376.03 feet to the northwest corner of said Section 24;

154. Thence, westerly along the south line of the southeast quarter of Section 14, Township 3 North, Range 16 West, San Bernardino Meridian, as shown on County Surveyor's Book 5390 in the Office of said County Recorder, North 89°10'54" West 2,659.82 feet to the south quarter corner of Section 14;

155. Thence, northerly along the west line of the southeast quarter of said Section 14, as shown on last said County Surveyor's Book, North 00°01'00" East 1,259.57 feet to the northeast corner of the southeast quarter of the southwest quarter of said Section 14;

156. Thence, westerly along the north line of the south half of the southwest quarter of said Section 14, South 89°20'02" West 2,709.51 feet to the northwest corner of the south half of the southwest quarter of said Section 14;

157. Thence, northerly along the west line of the southwest quarter of said Section 14, as shown on last said County Surveyor's Book, North 02°21'45" West 1,191.23 feet to the west quarter corner of said Section 14;

158. Thence, westerly along the north line of the northeast quarter of the southeast quarter of Section 15, said Township and Range, as shown on map filed in Book 95, Page 82 of Record of Surveys in the Office of said County Recorder, North 87°48'49" West 1,263.20 feet to the northwest corner of the northeast quarter of the southeast quarter of Section 15;

159. Thence, southerly along the west line of the northeast quarter of the southeast quarter of said Section 15, South 01°01'12" East 1,205.10 feet to the southeast corner of the northwest quarter of the southeast quarter of said Section 15;

160. Thence, westerly along the south line of the northwest quarter of the southeast quarter of said Section 15, North 88°30'44" West 1,290.58 feet to the northwest corner of the southwest quarter of the southeast quarter of said Section 15;

161. Thence, southerly along the east line of the southeast quarter of the southwest quarter of said Section 15, South 00°17'28" West 1,219.61 feet to the south quarter corner of said Section 15;

162. Thence, westerly along the south line of the southeast quarter of the southwest quarter of said Section 15, North 89°05'36" West 1,319.51 feet to the southwest corner of the southeast quarter of the southwest quarter of said Section 15;

163. Thence, northerly along the west line of the east half of the southwest quarter of said Section 15, and along the west line of the east half of the northwest quarter of said Section 15, North 00°24'46" East 5,150.91 feet to the northwest corner of the east half of the northwest quarter of

said Section 15;

164. Thence, westerly along the north line of said Section 15, as shown on last said County Surveyor's Book, North 89°26'16" West 1,320.00 feet to the northwest corner of said Section 15;

165. Thence, westerly along the south line of Section 9, said Township and Range, as shown on last said County Surveyor's Book, North 89°28'27" West 5,381.87 feet to the southwest corner of said Section 9;

166. Thence, northerly along the west line of the southwest quarter of said Section 9, as shown on last mentioned County Surveyor's Book, North 00°00'22" West 2,664.04 feet to the west quarter corner of said Section 9;

167. Thence, northerly along the west line of the northwest quarter of said Section 9, as shown on last said County Surveyor's Book, North 03°17'51" East 2,635.43 feet to the northwest corner of said Section 9;

168. Thence, westerly along the south line of Section 5, said Township and Range, as shown on map filed in Book 96, Page 89 of Record of Surveys in the Office of said County Recorder, North 89°13'09" West 5,228.92 feet to the southwest corner of said Section 5;

169. Thence, westerly along the south line of the southeast quarter of Section 6, said Township and Range, as shown on County Surveyor's Book 1248 in the Office of said County Recorder, South 86°23'10" West 1,303.30 feet to the southwest corner of the east half of the southeast quarter of said Section 6;

170. Thence, northerly along the west line of the east half of the southeast quarter of said Section 6, North 00°07'42" West 2,549.63 feet to the northwest corner of the east half of the southeast quarter of said Section 6;

171. Thence, westerly along the north line of the west half of the southeast quarter of said Section 6, South 87°37'25" West 1,303.14 feet to the center of said Section 6;

172. Thence, westerly along the south line of the east half of the northwest quarter of said Section 6, South 87°38'50" West 1,271.10 feet to the southeast corner of the west half of the northwest quarter of said Section 6;

173. Thence, northerly along the east line of the west half of the northwest quarter of said Section 6, North 00°11'45" East 1,640.10 feet to the northeast corner of the west half of the northwest quarter of said Section 6;

174. Thence, North 16°44'36" West 653.97 feet to the southeast corner of the west half of the southwest quarter of projected Section 31, Township 4 North, Range 16 West, San Bernardino Meridian, being in said Rancho San Francisco, as shown on Licensed Surveyor's Map recorded in Book 25, Pages 6 through 20, inclusive of Record of Surveys, in the Office of said County Recorder;

175. Thence, northerly along the east line of the west half of the southwest quarter of said Section 31, North 00°18'31" East 2,640.20 feet to the northeast corner of the west half of the southwest quarter of said Section 31;

176. Thence, northerly along the west line of the southeast quarter of the northwest quarter of said Section 31, North 00°18'31" East 1,319.86 feet to the northwest corner of the southeast quarter of the northwest quarter of said Section 31;

177. Thence, easterly along the north line of the southeast quarter of the northwest quarter of said Section 31, South 89°42'01" East 1,320.00 feet to the southwest corner of the northwest quarter of the northeast quarter of said Section 31;

178. Thence, easterly along the south line of the northwest quarter of the northeast quarter of said Section 31, South 89°42'01" East 1,320.00 feet to the southeast corner of the northwest quarter of the northeast quarter of said Section 31;

179. Thence, northerly along the west line of the northeast quarter of the northeast quarter of said Section 31, North 00°18'31" East 1,319.90 feet to the northwest corner of the northeast quarter of the northeast quarter of said Section 31;

180. Thence, easterly along the north line of the northeast quarter of the northeast quarter of said Section 31, South 89°42'04" East 1,320.00 feet to the northeast corner of said Section 31;

181. Thence, northerly along the east line of Section 30, said Township and Range, North 00°17'42" East 2,910.07 feet to the southerly corner of Lot 14, as shown on last mentioned Licensed Surveyor's Map;

182. Thence, northwesterly along the northeasterly boundary of that certain parcel of land known as Pico Project No. 1, as shown on map filed in Book 27, Pages 19 through 21 and Pages 32 through 39 of Record of Surveys in the Office of said County Recorder, North 54°08'31" West 8,134.57 feet to point marked "VIII" as shown on map filed in Book 94, Pages 2 through 4, inclusive of Record of Surveys, in the Office of said County Recorder;

Thence, southeasterly, southerly and westerly along the boundary of said Parcel Map No. 24500-01 filed in Book 293, Pages 34 through 67, inclusive of Parcel Maps, in the Office of said County Recorder, the following courses:

183. South 38°11'23" West 684.64 feet;

184. South 55°59'46" West 4,973.48 feet;

185. South 17°36'15" West 2,441.03 feet;

186. South 71°55'18" East 1,373.07 feet;

187. South 49°21'27" East 3,393.44 feet;

188. South 02°10'19" East 5,390.82 feet;

189. South 88°23'49" West 6,619.30 feet;

190. South 01°12'31" East 9,937.26 feet;

191. South 83°08'30" West 3,550.94 feet;

192. South 00°19'05" West 396.49 feet;

193. North 89°45'02" West 3,233.89 feet;
194. North 54°10'43" West 2,642.41 feet;
195. North 21°46'47" West 2,620.75 feet to the south line of the north half of projected Section 9, Township 3 North, Range 17 West, San Bernardino Meridian, said south line being North 21°57' West 2,764 (plus or minus) feet along the Los Angeles/Ventura County Line from the southwesterly line of the land described in the deed to the Newhall Land and Farming Company recorded June 21, 1910 in Book 127, Page 104 of Deeds in the Office of the County Recorder of Ventura County;
196. Thence, westerly, leaving said County Line and along said south line of the north half of projected Section 9 and projected Section 8, Township 3 North, Range 17 West, San Bernardino Meridian, North 89°42'12" West 2,400.28 feet to a point in the southerly line of Tract N, in Rancho Simi, per map recorded in Book 3, Page 7 of Maps in the Office of said Ventura County;
197. Thence, along said southerly line of Tract N, North 54°28' 00 West 518.06 feet to an angle point in the southerly line of Tract N in said Rancho Simi;
198. Thence, southwesterly along the southeasterly line of said Tract N, South 70°26' 00" West 879.69 feet to the south line of the north half of said Section 8;
199. Thence, westerly along said south line, North 89°42'12" West 2,855.33 feet to the west quarter corner of said Section 8;
200. Thence, southerly along last said west line, South 00°17'48" West 1,031.54 feet to the southerly line of said Tract N;
201. Thence, South 70°26' 00" West 11,229.28 feet to a point in the west line of projected Section 13, Township 3 North, Range 18 West, San Bernardino Meridian;
202. Thence, northerly along the west line of said Section 13 and along the west line of projected Section 12, said Township and Range, North 00°17'48" East 7,487.28 feet to the northwest corner of said Section 12;
203. Thence, westerly along the south line of Section 2, said Township and Range, North 89°42'12" West 5,280.61 feet to the southwest corner of said Section 2;
204. Thence, northerly along the west line of said Section 2, North 00°17'48" East 5,477.83 feet to the southerly line of said Rancho San Francisco;
205. Thence, westerly along said southerly line of Rancho San Francisco, North 88°34'00" West 179.95 feet to the southerly terminus of the westerly line of the parcel marked the Newhall Land and Farming Company on Licensed Surveyor's Map filed in Book 3, Page 74 of Record of Surveys in the Office of said Ventura County Recorder;
206. Thence, northerly along last said westerly line, North 0°32'37" East 9,636.39 feet to the northerly line of the Southern Pacific Railroad Company (Saugus branch) Right-of-Way, 100 feet wide, as shown on map filed in Book 49, Page 35 of Record of Surveys in the Office of said Ventura County Recorder, said point being on a non-tangent curve, concave northerly, having a radius of 523.13 feet, a radial line through said point bears South 18°53'07" West;

Thence, easterly along the northerly lines of said Southern Pacific Railroad Company Right-of-Way, the following courses:

207. Easterly along said curve through a central angle of $38^{\circ}09'41''$ an arc distance of 348.43 feet to the beginning of a compound curve, concave northerly, a radius of 714.08 feet;
208. Northeasterly along said curve through a central angle of $02^{\circ}15'00''$ an arc distance of 28.04 feet to the beginning of a compound curve, concave northerly, a radius of 1,096.01 feet;
209. Northeasterly along said curve through a central angle of $01^{\circ}30'00''$ an arc distance of 28.69 feet to the beginning of a compound curve, concave northwesterly, a radius of 2,241.88 feet;
210. Northeasterly along said curve through a central angle of $00^{\circ}45'00''$ an arc distance of 29.35 feet;
211. Tangent to said curve North $66^{\circ}13'26''$ East 104.67 feet to the beginning of a tangent curve, concave southeasterly, a radius of 2,341.88 feet;
212. Northeasterly along said curve through a central angle of $00^{\circ}45'00''$ an arc distance of 30.66 feet to the beginning of a compound curve, concave southerly, a radius of 1,196.01 feet;
213. Northeasterly along said curve through a central angle of $01^{\circ}30'00''$ an arc distance of 31.31 feet to the beginning of a compound curve, concave southerly, a radius of 814.08 feet;
214. Northeasterly along said curve through a central angle of $02^{\circ}15'00''$ an arc distance of 31.97 feet to the beginning of a compound curve, concave southerly, a radius of 623.13 feet;
215. Easterly along said curve through a central angle of $39^{\circ}50'20''$ an arc distance of 433.27 feet to the beginning of a compound curve, concave southerly, a radius of 814.08 feet;
216. Southeasterly along said curve through a central angle of $02^{\circ}15'00''$ an arc distance of 31.97 feet to the beginning of a compound curve, concave southwestly, a radius of 1,196.01 feet;
217. Southeasterly along said curve through a central angle of $01^{\circ}30'00''$ an arc distance of 31.31 feet to the beginning of a compound curve, concave southwestly, a radius of 2,341.88 feet;
218. Southeasterly along said curve through a central angle of $00^{\circ}45'00''$ an arc distance of 30.66 feet;
219. Tangent to said curve South $64^{\circ}56'14''$ East 105.95 feet to the beginning of a tangent curve, concave northeasterly, a radius of 2,241.88 feet;
220. Southeasterly along said curve through a central angle of $00^{\circ}45'00''$ an arc distance of 29.35 feet to the beginning of a compound curve, concave northeasterly, a radius of 1,096.01 feet;
221. Southeasterly along said curve through a central angle of $01^{\circ}30'00''$ an arc distance of 28.69 feet to the beginning of a compound curve, concave northerly, a radius of 714.08 feet;
222. Southeasterly along said curve through a central angle of $02^{\circ}15'00''$ an arc distance of 28.04 feet to the beginning of a compound curve, concave northerly, a radius of 523.11 feet;
223. Easterly along said curve through a central angle of $36^{\circ}55'10''$ an arc distance of 337.07 feet to the beginning of a compound curve, concave northerly, a radius of 586.78 feet;

224. Northeasterly along said curve through a central angle of $02^{\circ}42'00''$ an arc distance of 27.65 feet to the beginning of a compound curve, concave northerly, a radius of 666.34 feet;
225. Northeasterly along said curve through a central angle of $02^{\circ}24'00''$ an arc distance of 27.91 feet to the beginning of a compound curve, concave northwesterly, a radius of 768.64 feet;
226. Northeasterly along said curve through a central angle of $02^{\circ}06'00''$ an arc distance of 28.17 feet to the beginning of a compound curve, concave northwesterly, a radius of 905.04 feet;
227. Northeasterly along said curve through a central angle of $01^{\circ}48'00''$ an arc distance of 28.43 feet to the beginning of a compound curve, concave northwesterly, a radius of 1,096.01 feet;
228. Northeasterly along said curve through a central angle of $01^{\circ}30'00''$ an arc distance of 28.69 feet to the beginning of a compound curve, concave northwesterly, a radius of 1,382.47 feet;
229. Northeasterly along said curve through a central angle of $01^{\circ}12'00''$ an arc distance of 28.95 feet to the beginning of a compound curve, concave northwesterly, a radius of 1,859.91 feet;
230. Northeasterly along said curve through a central angle of $00^{\circ}54'00''$ an arc distance of 29.22 feet to the beginning of a compound curve, concave northwesterly, a radius of 2,814.82 feet;
231. Northeasterly along said curve through a central angle of $00^{\circ}36'00''$ an arc distance of 29.48 feet to the beginning of a compound curve, concave northwesterly, a radius of 5,679.60 feet;
232. Northeasterly along said curve through a central angle of $00^{\circ}18'00''$ an arc distance of 29.74 feet;
233. Tangent to said curve North $60^{\circ}08'36''$ East 862.06 feet to the beginning of a tangent curve, concave northwesterly, a radius of 11,409.17 feet;
234. Northeasterly along said curve through a central angle of $00^{\circ}09'00''$ an arc distance of 29.87 feet to the beginning of a compound curve, concave northwesterly, a radius of 5,679.60 feet;
235. Northeasterly along said curve through a central angle of $00^{\circ}18'00''$ an arc distance of 29.74 feet to the beginning of a compound curve, concave northwesterly, a radius of 3,769.75 feet;
236. Northeasterly along said curve through a central angle of $00^{\circ}27'00''$ an arc distance of 29.61 feet to the beginning of a compound curve, concave northwesterly, a radius of 2,814.83 feet;
237. Northeasterly along said curve through a central angle of $00^{\circ}36'00''$ an arc distance of 29.48 feet to the beginning of a compound curve, concave northwesterly, a radius of 2,241.88 feet;
238. Northeasterly along said curve through a central angle of $00^{\circ}45'00''$ an arc distance of 29.35 feet to the beginning of a compound curve, concave northwesterly, a radius of 1,859.91 feet;
239. Northeasterly along said curve through a central angle of $00^{\circ}54'00''$ an arc distance of 29.22 feet to the beginning of a compound curve, concave northwesterly, a radius of 1,587.07 feet;
240. Northeasterly along said curve through a central angle of $05^{\circ}30'00''$ an arc distance of 152.35

feet to the intersection with the third course, recited as "South 28°08' East 1,089.96 feet" in deed to J.S. Sharp recorded March 26, 1921 in Book 180, Page 101 of Deeds in the Office of said Ventura County Recorder;

Thence, along the boundary of last said deed, the following 3 courses:

241. South 27°35'35" East 1,089.96 feet;

242. North 44°30'25" East 247.20 feet;

243. North 26°42'38" East 1,629.36 feet to the northerly line of said Southern Pacific Railroad Company Right-of-Way, said point being on a non-tangent curve concave southerly having a radius of 2,914.83 feet, a radial line through said point bears North 06°49'19" East;

Thence, easterly along said northerly lines of Southern Pacific Railroad Company Right-of-Way, the following courses:

244. Easterly along said curve through a central angle of 00°33'38" an arc distance of 28.52 feet to the beginning of a compound curve, concave southerly, a radius of 5,779.60 feet;

245. Easterly along said curve through a central angle of 00°18'00" an arc distance of 30.26 feet;

246. Tangent to said curve South 82°19'03" East 41.30 feet to the beginning of a tangent curve, concave northerly, a radius of 2,241.88 feet;

247. Easterly along said curve through a central angle of 00°45'00" an arc distance of 29.35 feet to the beginning of a compound curve, concave northerly, a radius of 1,096.01 feet;

248. Easterly along said curve through a central angle of 01°30'00" an arc distance of 28.69 feet to the beginning of a compound curve, concave northerly, a radius of 714.13 feet;

249. Easterly along said curve through a central angle of 07°31'49" an arc distance of 93.86 feet to the beginning of a compound curve, concave northerly, a radius of 1,096.01 feet;

250. Easterly along said curve through a central angle of 01°30'00" an arc distance of 28.69 feet to the beginning of a compound curve, concave northerly, a radius of 2,241.88 feet;

251. Easterly along said curve through a central angle of 00°45'00" an arc distance of 29.35 feet;

252. Tangent to said curve North 85°39'08" East 206.01 feet to the beginning of a tangent curve, concave southerly, a radius of 5,779.60 feet;

253. Easterly along said curve through a central angle of 00°18'00" an arc distance of 30.26 feet to the beginning of a compound curve, concave southerly, a radius of 2,914.82 feet;

254. Easterly along said curve through a central angle of 00°36'00" an arc distance of 30.52 feet to the beginning of a compound curve, concave southerly, a radius of 1,959.91 feet;

255. Easterly along said curve through a central angle of $00^{\circ}54'00''$ an arc distance of 30.79 feet to the beginning of a compound curve, concave southerly, a radius of 1,482.47 feet;

256. Easterly along said curve through a central angle of $01^{\circ}12'00''$ an arc distance of 31.05 feet to the beginning of a compound curve, concave southerly, a radius of 1,196.01 feet;

257. Easterly along said curve through a central angle of $01^{\circ}30'00''$ an arc distance of 31.31 feet to the beginning of a compound curve, concave southerly, a radius of 1,005.04 feet;

258. Easterly along said curve through a central angle of $01^{\circ}48'00''$ an arc distance of 31.57 feet to the beginning of a compound curve, concave southerly, a radius of 868.64 feet;

259. Easterly along said curve through a central angle of $02^{\circ}06'00''$ an arc distance of 31.84 feet to the beginning of a compound curve, concave southerly, a radius of 766.34 feet;

260. Easterly along said curve through a central angle of $02^{\circ}24'00''$ an arc distance of 32.10 feet to the beginning of a compound curve, concave southwesterly, a radius of 997.80 feet to the southwesterly corner of the land described in deed to George B. Larinan recorded February 8, 1957 in Book 141, Page 238 of Official Records in the Office of said Ventura County Recorder;

Thence, southeasterly along the southwesterly lines of last said deed and along the northeasterly lines of said Southern Pacific Railroad Company Right-of-Way, the following courses:

261. Southeasterly along said curve through a central angle of $21^{\circ}19'42''$ an arc distance of 371.43 feet;

262. Tangent to said curve South $62^{\circ}13'10''$ East 41.15 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 1,703.75 feet;

263. Southeasterly along said curve through a central angle of $23^{\circ}18'05''$ an arc distance of 692.89 feet;

264. Tangent to said curve South $38^{\circ}55'05''$ East 66.43 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 2525.00 feet;

265. Southeasterly along said curve through a central angle of $09^{\circ}57'45''$ an arc distance of 439.04 feet;

266. Tangent to said curve South $48^{\circ}52'50''$ East 731.04 feet to a one inch pipe set at the most southerly corner of last said deed;

Thence, along the easterly lines of last said deed, the following courses:

267. North $28^{\circ}02'09''$ East 233.36 feet to a one and one-half inch iron pipe set at an angle point;

268. North $3^{\circ}12'31''$ West 686.99 feet to a one and one-half inch iron pipe set at an angle point;

269. North $8^{\circ}49'31''$ West 812.92 feet to a one and one-half inch iron pipe set at an angle

point;

270. North 57°21'29" East 752.49 feet to a one inch iron pipe set at an angle point;

271. North 60°46'54" East 2,567.91 feet to a one inch iron pipe set at an angle point;

272. North 19°03'29" East 1,554.65 feet to a two inch iron pipe set on the northerly line of said Rancho San Francisco at the most easterly corner of said land of George B. Larinan;

273. Thence, easterly along said northerly line of the Rancho San Francisco North 87°31'59" East 3,097.60 feet to the POINT OF BEGINNING.

Exception #1

Except therefrom the west half of the west half of the northeast quarter of Fractional Section 15, Township 4 North, Range 17 West, San Bernardino Meridian, described as follows:

Commencing at the northwest corner of said Fractional Section 15, as shown on said Parcel Map No. 24500-01;

Thence, east along the north line of said Fractional Section 15, South 89°20'53" East 2,646.10 feet to the north quarter corner of said Fractional Section 15, said point being the TRUE POINT OF BEGINNING;

E1. Thence, along the north line of the of the northeast quarter of said Fractional Section 15, South 89°20'53" East 661.52 feet to the northeast corner of the west half of the west half of the northeast quarter of said Fractional Section 15;

E2. Thence, along the east line of said west half of the west half of the northeast quarter of Fractional Section 15, South 00°48'13" West 2,568.48 feet to the southeast corner of said west half of the west half of the northeast quarter of Fractional Section 15;

E3. Thence, along the south line of said west half of the west half of the northeast quarter of Fractional Section 15, South 89°58'27" West 662.90 feet to the southwest corner of said west half of the west half of the northeast quarter of Fractional Section 15;

E4. Thence, along the west line of said west half of the west half of the northeast quarter of Fractional Section 15, North 00°49'58" East 2,576.32 feet to the TRUE POINT OF BEGINNING.

Exception #2

Also except therefrom the southeast quarter of the southeast quarter of Section 10, Township 4 North, Range 17 West, San Bernardino Meridian, described as follows:

Beginning at the southeast corner of said Section 10, as shown on map filed in Book 202, Pages 16 and 17 of Record of Surveys in the Office of said County Recorder;

E5. Thence, west along the south line of said Section 10, North 89°20'53" West 1,323.02 feet to the southwest corner of the southeast quarter of the southeast quarter of said Section 10;

E6. Thence, along the west line of said southeast quarter of the southeast quarter of Section

10, North 00°47'55" East 1,323.55 feet to the northwest corner of said southeast quarter of the southeast quarter of Section 10;

E7. Thence, along the north line of said southeast quarter of the southeast quarter of Section 10, South 89°15'00" East 1,321.42 feet to the northeast corner of said southeast quarter of the southeast quarter of Section 10;

E8. Thence, along the east line of said southeast quarter of the southeast quarter of Section 10, South 00°43'47" West 1,321.28 feet to the POINT OF BEGINNING.

Area:

Total Property: 125,366 acres

Exception #1: 39.10 acres

Exception #2: 40.14 acres

Containing (Net): 125,286.50 acres