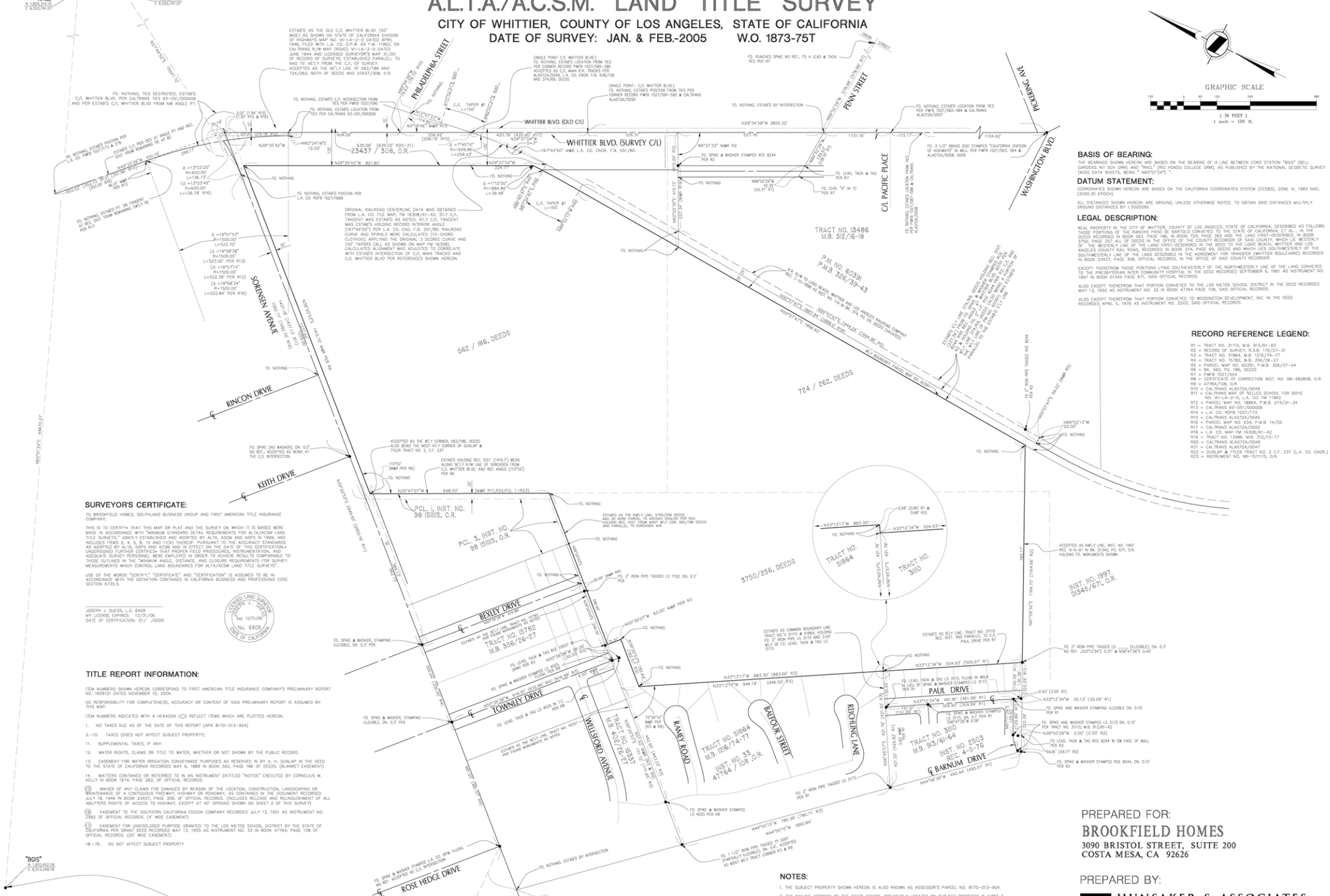
A.L.T.A./A.C.S.M. LAND TITLE SURVEY

CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE OF SURVEY: JAN. & FEB.-2005 W.O. 1873-75T



BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF A LINE BETWEEN CORS STATION "BGIS" (BELL GARDENS INT SCH GRM) AND "RHCL" (RIO HONDO COLLEGE GRM), AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS) DATA SHEETS, BEING " N65°01'24"E ".

DATUM STATEMENT:

COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATES SYSTEM (CCS83), ZONE VI, 1983 NAD, (2000.35 EPOCH).

ALL DISTANCES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 1.0000090.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THOSE PORTIONS OF THE RANCHO PASO DE BARTOLO CONVEYED TO THE STATE OF CALIFORNIA, ET AL., IN THE DEEDS RECORDED IN BOOK 562, PAGE 186, IN BOOK 724, PAGE 262 AND THE LAND FIRST-DESCRIBED, IN BOOK 3750, PAGE 257 ALL OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIE WESTERLY OF THE WESTERLY LINE OF THE LAND FIRST-DESCRIBED IN THE DEED TO THE LONG BEACH, WHITTIER AND LOS ANGELES COUNTY RAIL ROAD, RECORDED IN BOOK 374, PAGE 69, DEEDS AND WHICH LIES SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN THE AGREEMENT FOR TRANSFER (WHITTIER BOULEVARD) RECORDED IN BOOK 23437, PAGE 308, OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER.

EXCEPT THEREFROM THOSE PORTIONS LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THE LAND CONVEYED TO THE PRESBYTERIAN INTER COMMUNITY HOSPITAL IN THE DEED RECORDED SEPTEMBER 6, 1961 AS INSTRUMENT NO. 1997 IN BOOK D1345 PAGE 671, SAID OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE LOS NIETOS SCHOOL DISTRICT IN THE DEED RECORDED MAY 13, 1955 AS INSTRUMENT NO. 33 IN BOOK 47764 PAGE 108, SAID OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO WOODINGTON DEVELOPMENT, INC. IN THE DEED RECORDED APRIL 5, 1976 AS INSTRUMENT NO. 2503, SAID OFFICIAL RECORDS.

RECORD REFERENCE LEGEND:

R1 = TRACT NO. 31110, M.B. 913/61-62
R2 = RECORD OF SURVEY, R.S.B. 176/27-31
R3 = TRACT NO. 51864, M.B. 1216/74-77
R4 = TRACT NO. 15782, M.B. 356/26-27
R5 = PARCEL MAP NO. 6039I, P.M.B. 326/37-44
R6 = BK. 562, PG. 186, DEEDS
R7 = PWFB 1027/554
R8 = CERTIFICATE OF CORRECTION INST. NO. 98-482858, O.R.
R9 = 47764/108, O.R.
R10 = CALTRANS ALA072A/0049
R11 = CALTRANS MAP OF NELLES SCHOOL FOR BOYS NO. VI-LA-2-D, L.A. CO. FM 11962
R12 = PARCEL MAP NO. 18864, P.M.B. 274/31-34
R13 = CALTRANS 93-051/000006
R14 = L.A. CO. RDFB 1027/173
R15 = CALTRANS ALA072A/0045
R16 = PARCEL MAP NO. 654, P.M.B. 14/55
R17 = CALTRANS ALA072A/0050
R18 = L.A. CO. MAP FM 16308/A1-A2
R19 = TRACT NO. 13486, M.B. 312/15-17
R20 = CALTRANS ALA072A/0046
R21 = CALTRANS ALA072A/0047
R22 = DUNLAP & TYLER TRACT NO. 2 C.F. 237 (L.A. CO. ENGR.)
R23 = INSTRUMENT NO. 98-1511115, O.R.

SURVEYOR'S CERTIFICATE:

TO BROOKFIELD HOMES, SOUTHLAND BUSINESS GROUP AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY• THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ASCM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 4, 5, 8, 10 AND 11(A) THEREOF; PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION.• UNDERSIGNED FURTHER CERTIFIES• THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".

USE OF THE WORDS "CERTIFY," "CERTIFICATE" AND "CERTIFICATION" IS ASSUMED TO BE IN ACCORDANCE WITH THE DEFINITION CONTAINED IN CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 6735.5.

JOSEPH J. SUESS, L.S. 6409
MY LICENSE EXPIRES: 12/31/06
DATE OF CERTIFICATION: 01/ /2005

LICENSED LAND SURVEYOR JOSEPH J. SUESS Exp. 12/31/06 No. 6409 STATE OF CALIFORNIA

TITLE REPORT INFORMATION:

ITEM NUMBERS SHOWN HEREON CORRESPOND TO FIRST AMERICAN TITLE INSURANCE COMPANY'S PRELIMINARY REPORT NO. 1609121 DATED NOVEMBER 10, 2004.

NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID PRELIMINARY REPORT IS ASSUMED BY THIS MAP.

ITEM NUMBERS INDICATED WITH A HEXAGON (⬡) REFLECT ITEMS WHICH ARE PLOTTED HEREON.

1. NO TAXES DUE AS OF THE DATE OF THIS REPORT (APN 8170-013-904)

2.-10. TAXES (DOES NOT AFFECT SUBJECT PROPERTY)

11. SUPPLEMENTAL TAXES, IF ANY.

12. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORD.

13. EASEMENT FOR WATER IRRIGATION CONVEYANCE PURPOSES AS RESERVED IN BY A. H. DUNLAP IN THE DEED TO THE STATE OF CALIFORNIA RECORDED MAY 6, 1889 IN BOOK 562, PAGE 186 OF DEEDS. (BLANKET EASEMENT)

14. MATTERS CONTAINED OR REFERRED TO IN AN INSTRUMENT ENTITLED "NOTICE" EXECUTED BY CORNELIUS W. KELLY IN BOOK 1674, PAGE 262, OF OFFICIAL RECORDS.

(15) WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED JULY 18, 1946 IN BOOK 23437, PAGE 308, OF OFFICIAL RECORDS. (INCLUDES RELEASE AND RELINQUISHMENT OF ALL ABUTTERS RIGHTS OF ACCESS TO HIGHWAY, EXCEPT AT 40' OPENING SHOWN ON SHEET 2 OF THIS SURVEY)

(16) EASEMENT TO THE SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JULY 13, 1951 AS INSTRUMENT NO. 2992 OF OFFICIAL RECORDS. (4' WIDE EASEMENT)

(17) EASEMENT FOR UNDISCLOSED PURPOSE GRANTED TO THE LOS NIETOS SCHOOL DISTRICT BY THE STATE OF CALIFORNIA PER GRANT DEED RECORDED MAY 13, 1955 AS INSTRUMENT NO. 33 IN BOOK 47764, PAGE 108 OF OFFICIAL RECORDS. (20' WIDE EASEMENT)

18.-76. DO NOT AFFECT SUBJECT PROPERTY

NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON IS ALSO KNOWN AS ASSESSOR'S PARCEL NO. 8170-013-904.
2. THE MAILING ADDRESS OF THE STATE SCHOOL PREVIOUSLY LOCATED ON SUBJECT PROPERTY IS 11850 E. WHITTIER BOULEVARD, WHITTIER, CALIFORNIA.
3. THE PROPERTY DESCRIBED HEREON CONTAINS 73.789 ACRES, MORE OR LESS.

DRAFTED BY:	J SUESS
DATE PREPARED:	/ /2005
DATE REVISED:	__-__-2005

97% COMPLETION PROGRESS PLOT

PREPARED FOR:

BROOKFIELD HOMES
3090 BRISTOL STREET, SUITE 200
COSTA MESA, CA 92626

PREPARED BY:

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759