

Memo

To: Members of the Planning Commission
From: NJD, Ltd
CC: file
Date: November 9, 2010
Re: Brasada Development

The following are changes that we have proposed to the Horsekeeping Standards for the Brasada Development.

We have has several public meeting with the Equestrian Committee and appreciate their work. At the time of this submittal we have not yet seen their final recommendations regarding the proposed changes to the Horsekeeping Standards. In our last meeting if was our understand that they would accept all of the NJD proposed changes except the following:

- Reduction in the number of horse per acre from five to two.
- Reduction in the maximum number of horses per lot from fifteen to five.
- Reduction in the of breeder horse per lot from three to two.

NJD's reasons for requesting the reduction are as follows:

- A large number of horses and the attendant facilities are not in keeping with the character of the development.
- Evacuation of large numbers of livestock in the event of an emergency has different logistical requirements than horsekeeping in some of the lower elevations.

Thank you for your consideration

18.542.380 Horsekeeping.

Horses may be quartered and maintained subject to the following standards:

A. On each lot or parcel there shall be permitted not more than two horses for each one acre of lot area provided that the number of horses shall not exceed a maximum of five horses unless a conditional use permit is obtained.

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B. The horses, including ponies, but excluding foals under twelve months, may be maintained under this section for breeding purposes or for the personal use of the family residing on the lot or parcel.

1. A registered horse breeder may maintain two additional horses for breeding purposes provided a permit for such purposes has been issued. A permit may be issued to the owner of the stallion for a period of one year subject to the following conditions:

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a. The breeder shall maintain the horses on a lot or parcel of one acre or more in size;

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b. The City shall issue the permit only after the favorable recommendations of the Home Owners Association, the Equestrian Committee appointed by the City Council to review the application for the permit and the Planning Staff. In the absence of an Equestrian Committee, and upon the recommendation of the Home Owners Association and the Planning Staff, the application for the permit shall be heard by the Planning Commission for approval or denial.

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C. The horses shall be maintained in open corrals containing at least two hundred eighty-eight square feet, e.g., twelve feet by twenty-four feet per horse, or in a stable or enclosed box stalls containing at least one hundred forty-four square feet, e.g., twelve feet by twelve feet per horse. The corral must be no closer than thirty-five feet from any residence located on the same lot or parcel, and at least eighty feet from any residence located on an adjacent lot or parcel. Corrals shall conform to building setbacks from any public or private streets.

D. The corral areas shall consist of fences of at least five feet in height and of such construction so as to confine the horses.

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a. The corral shall be constructed in such a manner that manure and refuse shall be contained, stored and/or treated in the area of the corral.

b. Manure shall be removed daily from the corral and stored in a covered manure storage area that is located away from drainage courses. Manure storage areas will be graded and constructed to minimize contact with runoff, stored on an impervious surface and

shall be covered by a roof to minimize contact with precipitation.
Manure shall be removed weekly.

F. The property owner shall be responsible for the cleanup of any waste material that the property owner fails to contain and process on the lot. The property owner may be subject to fines or penalties by the State Water Quality Board in the event waste is discharged into the public storm drainage system or the public sewer system.

G. In conjunction with the corrals, box stalls or a stable shall be constructed that shall provide a weatherproof roof of at least sixty-four square feet per horse.

a. The design of stables or box stalls and material used in their construction shall conform with the architectural style of the residence and include a sprinkler system and rain gutters directing runoff away from having contact with manure and refuse.

b. The design shall prevent manure and refuse from entering into the storm water system and allow for the removal of bedding materials.

c. Within the stable or box stall where horses are kept, bedding will be provided to capture as much urine as possible, which will be disposed of in a trash storage area this is covered and elevated to protect urine from rainfall and potential surface runoff.

d. The property owner shall ensure that chemicals and other contaminants handled on-site are not disposed of in any manure, litter, or storm water storage or treatment systems unless specifically designed to treat such chemicals and other contaminants.

H. All feed, tack and other items used in the feeding, use and maintenance of the horse(s) or corral shall be screened from the site of neighboring lots, either in an enclosed structure or in an area with sufficient fencing and landscape to prevent them being viewed by the neighboring lots

I. Nothing in this chapter shall permit the keeping of horses for any commercial purposes, such as boarding of horses or the keeping of horses not principally for the use of the members of the resident family.

J. The corral and stable areas shall be sprinkled or otherwise treated to a degree so as to prevent the emanation of dust, and in addition, all accumulation of manure, mud or refuse shall be eliminated so as to prevent the breeding of flies. (Ord. 1106 § 1 (part), 1999)

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Memo

To: Planning Commission Members
From: NJD, Ltd
CC: file
Date: November 9, 2010
Re: Architectural Standards for the Brasada Development

Following are our proposed Architectural Standards changes for the Brasada Development.

The proposed standards reflect the unique features of the Brasada Development. Additionally we expect that certain "green building enhancements" will be incorporated that will not only reflect the character of the Brasada Community but also include other conservation and mitigation measures imposed on the project by Air Quality and Greenhouse Gas Sections of the DEIR.

The Architectural Standards for the Brasada Community will be memorialized as part of the CC&R's and the HOA documents affecting the project.

The site plans and elevation for homes are included as an example only. At this time NJD is not proposing to construct any homes.

Note:

This document has been taken and modified from the San Dimas municipal code. Title 18 zoning. Chapter 18.542 Specific plan no. 25.

Article IV. Architectural Guidelines

18.542.500 Purpose.

A. The purpose of the architectural guidelines is threefold:

1. To provide the city with the necessary assurances at the time of adoption of Specific Plan No. 25 that the community will develop in accordance with the quality and character proposed in this chapter;

2. To provide policy guidance to builders, residents, engineers, architects, landscape architects, and other

design professionals in order to comply with the standards contained herein;

3. To provide guidance to the development plan review board, planning commission and the city council in

the subsequent review of plans as noted in plan review and disposition procedures.

B. The city council may, by resolution, adopt additional design guidelines to illustrate the purpose and intent

of this article. (Ord. 1106 § 1 (part), 1999)

18.542.510 Design standards.

Architectural standards should be consistent throughout the community. Care should be taken between landscape and structural architecture to insure harmony of style.

Each residence should convey its own blend of building forms, textures and site relationships.

There is not one particular style but rather an atmosphere that should be the result of building designs, sensitively integrated with the site, the topography and character of the property. Desirable building design goals include, but are not limited to, the following:

A. *The creation of an esthetically pleasing structure that suits its site while keeping existing topography and scale of buildings such that the structures do not appear to be over scaled for the site.*

B. *The promotion of controlled variety by the use of such techniques as breaking up long wall surfaces and roof lines into staggered masses, employing natural or highly textured materials on buildings or walls and employing balconies to provide useable outdoor space as well as visual relief;*

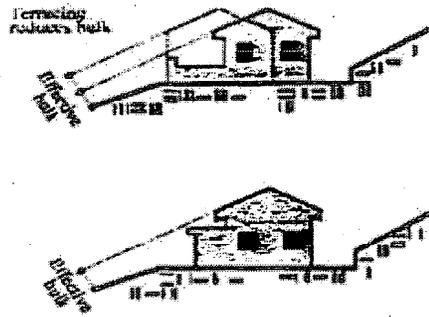
C. *Variation in roof forms by occasional turning on end, the addition of architectural details, or the use of differing heights of roof peaks;*

D. *Avoidance of conflicting or "hodgepodge" effects in style or materials within planting areas; (see architectural standards)*

E. *The overall scale and massing of structures shall respect the natural surroundings and unique visual resources of each site.*

F. *Building forms shall be scaled to the particular environmental setting so as to complement the hillside character and to avoid excessively massive forms that fail to enhance the hillside character (see figures below).*

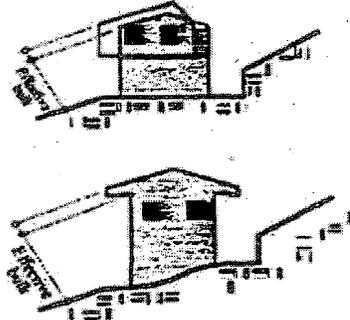
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Smaller overhangs for individual floors or windows help break-up mass and protect against excessive sunlight

Not This

Cantholever makes building appear taller, more monumental



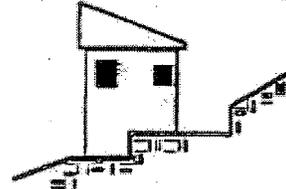
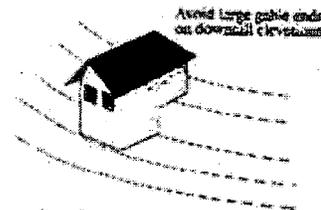
Excessive roof overhang result in additional visual bulk

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Roof slope approximates that of hillside and follows its direction. Building hugs ground form better.

Not This



Angular forms which slope in the opposite direction to the slope of the hill destroy the relationship of the hillside and building and increase the effective bulk.

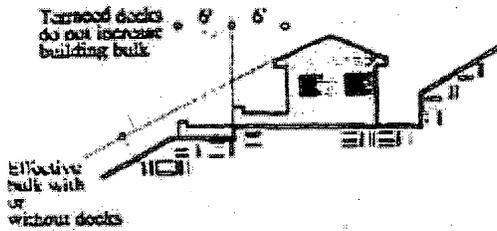
G. Building facades shall change plane or use overhangs as a means to create changing shadow lines to further break up massive forms.

H. Wall surfaces facing towards viewshed areas shall be minimized through the use of single story homes, single story dwellings placed on split pads, setbacks, roof pitches and landscaping.

I. Roof lines and elements shall reflect the naturally occurring ridgeline silhouettes and topographical variation, or create an overall variety, that blends with the hillside (see figures below).

This

Terraced decks do not increase building bulk



Building correctly fits into the ground and minimizes the effect on the hillside

Use of roof decks, low level decks, and side of building decks

Not This

Overhanging decks make building seem more massive

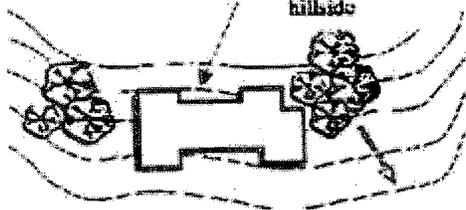


High profile building stands out on the hillside

Avoid decks hanging from the downhill side with long pole support

This

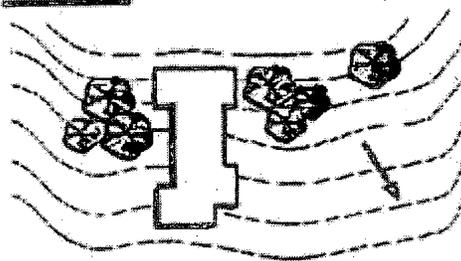
Building pulls back from steeper slopes and ravines on the hillside



Minor building protrusions which are perpendicular to the contours are acceptable but should be stepped or inset in the hillside

Building is parallel with the contours

Not This



Building is parallel with the contours

J. Architectural style, including materials and colors, should be compatible with the natural setting. The use of colors, textures, materials and forms which will attract attention by not relating to other elements in the neighborhood is to be avoided. (Ord. 1106 § 1 (part), 1999)

18.542.520 Relation to site.

Buildings and other improvements should be appropriate in mass and scale to the site on which they are placed.

The site and its relationship to other structures, scenic values, climatic orientation and topography should be dominant factors in the design or orientation of structures on each site. (Ord. 1106 § 1 (part), 1999)

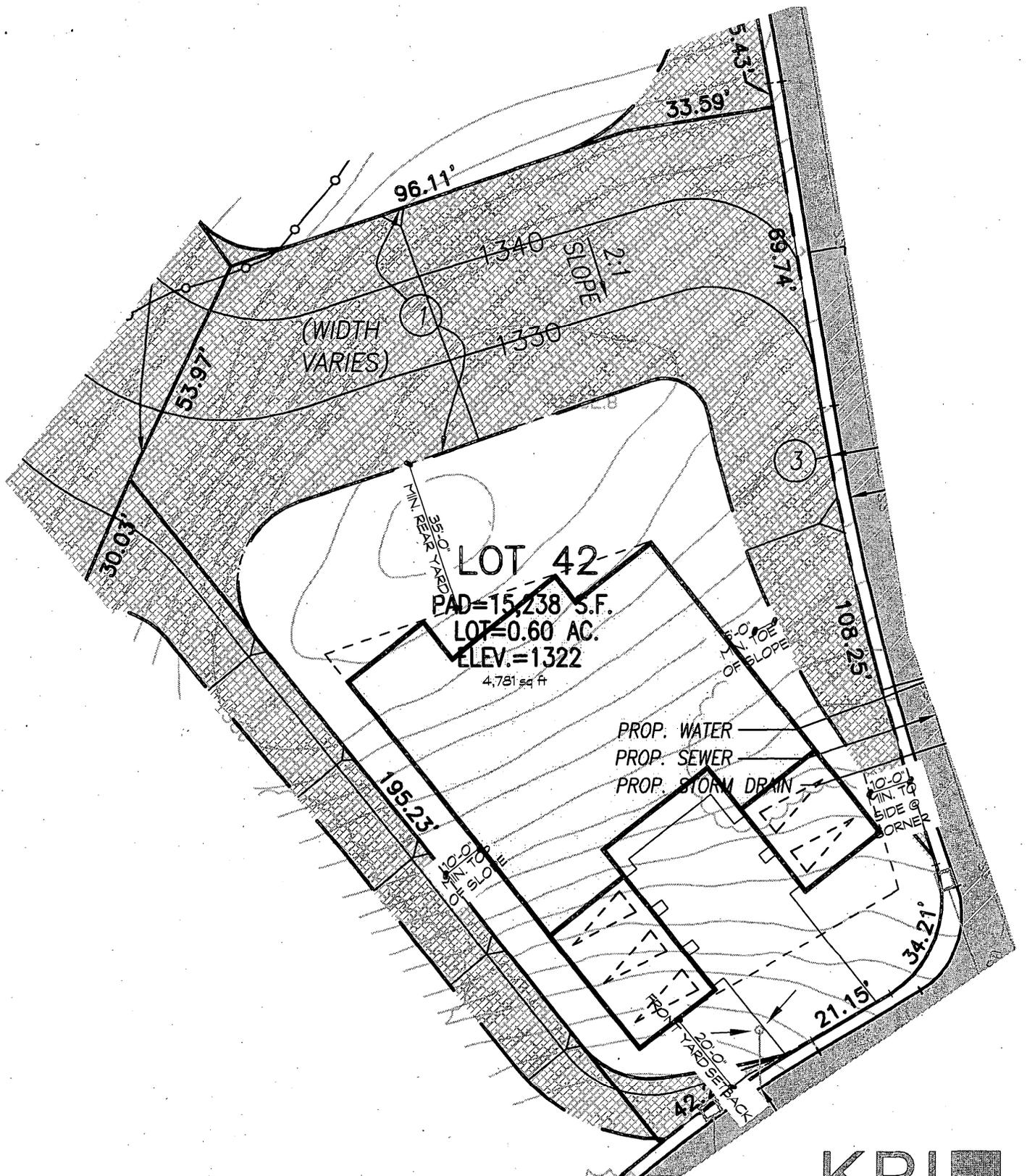
18.542.530 Landscape design.

Landscape design and proper use of plant materials can dominate the total visual image presented by the

buildings. Landscape materials should include native materials. *The design of fencing and exterior lighting is an integral part of the landscape and building design process.* (Ord. 1106 § 1 (part), 1999)

18.542.540 Selection of materials.

The building and its elements should be unified in textures, colors and materials to provide an order and coherence, not only with themselves, but also with the surrounding environment or natural setting. Nature provides a strong coherent order without monotony that includes symmetrical, asymmetrical, linear and curvilinear forms, and rough and smooth textures. The design of improvements should complement this natural site order in form, texture and color. (Ord. 1106 § 1 (part), 1999)



Brasada

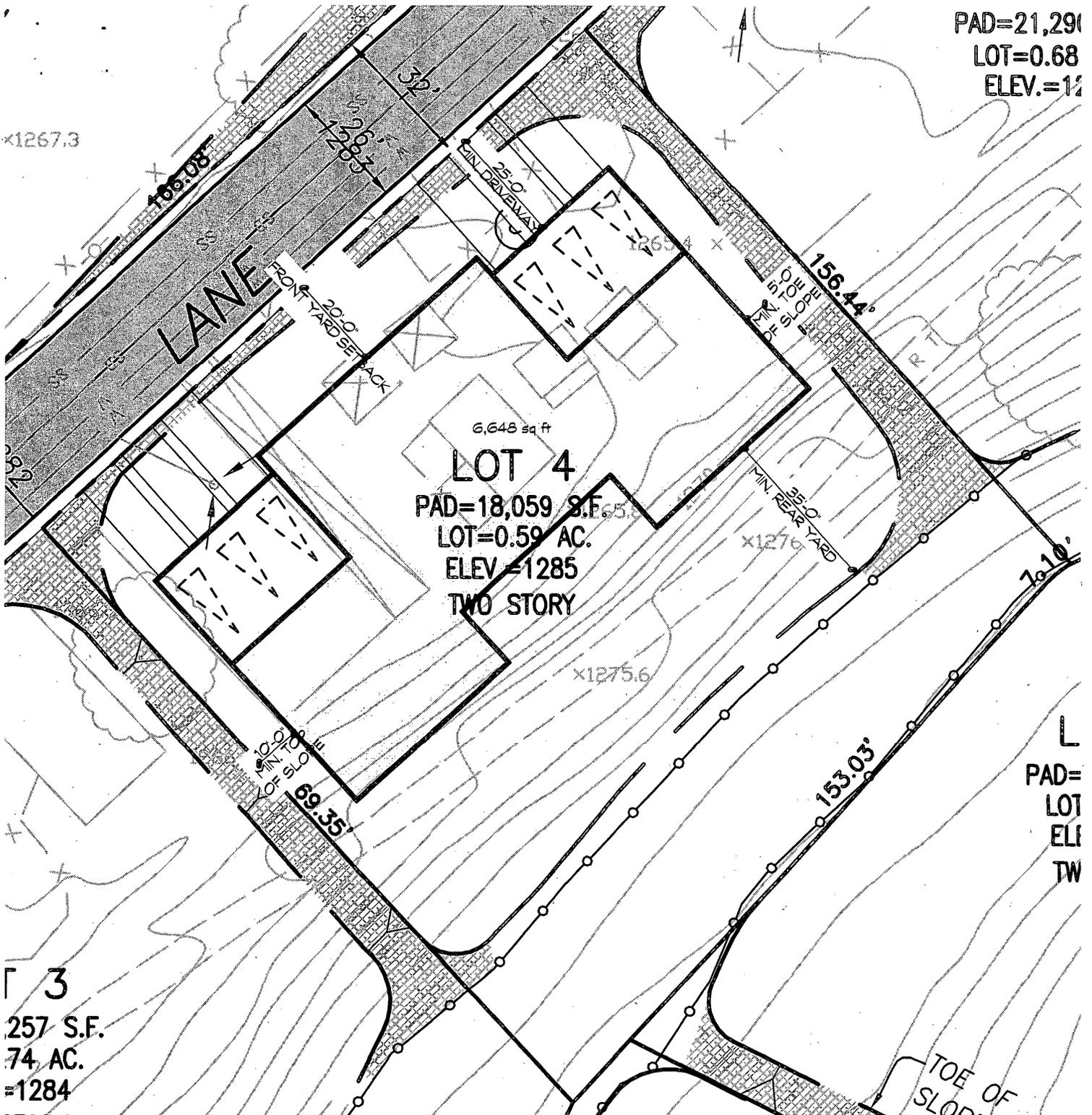
NJD, Ltd.

San Dimas, California

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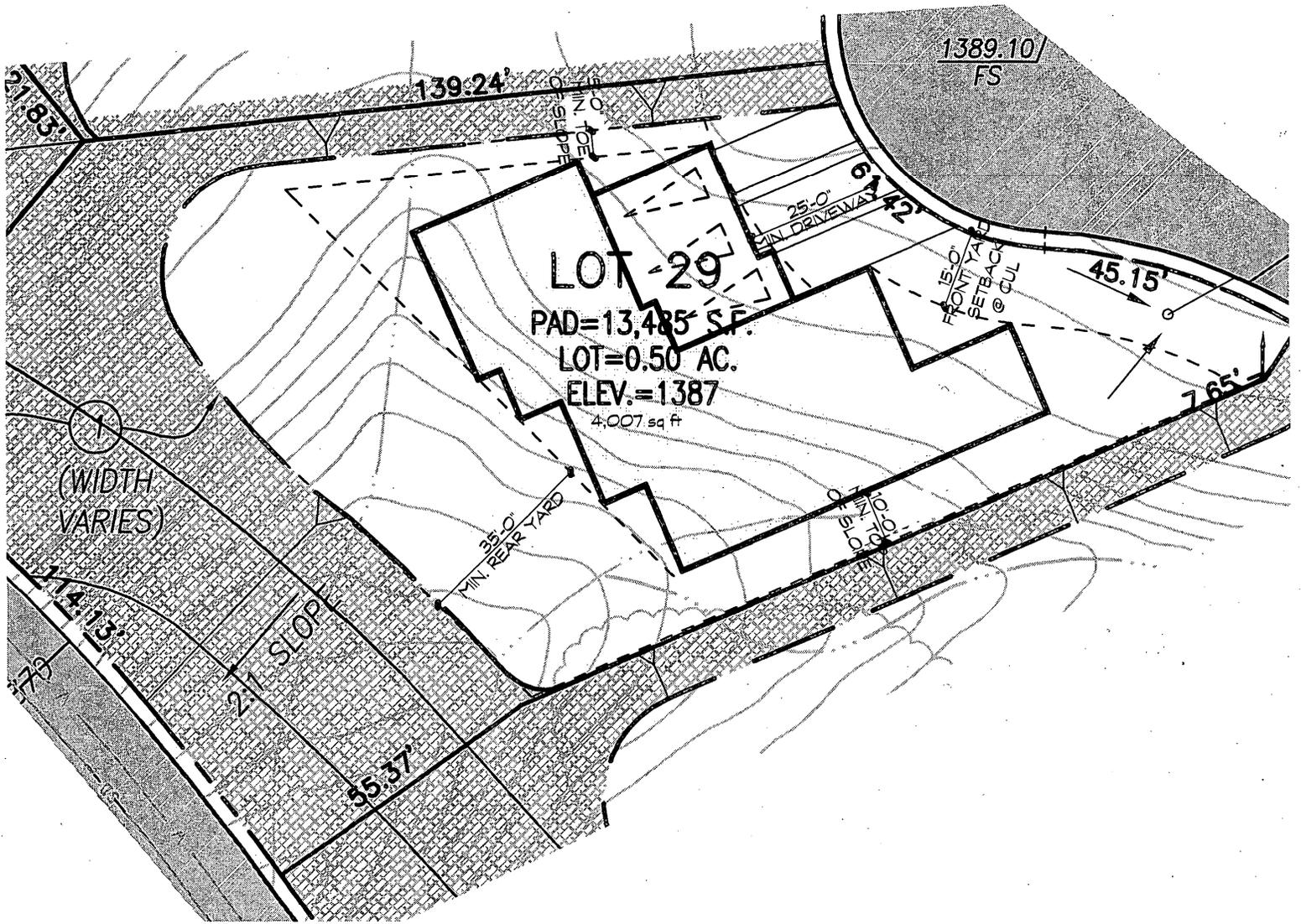
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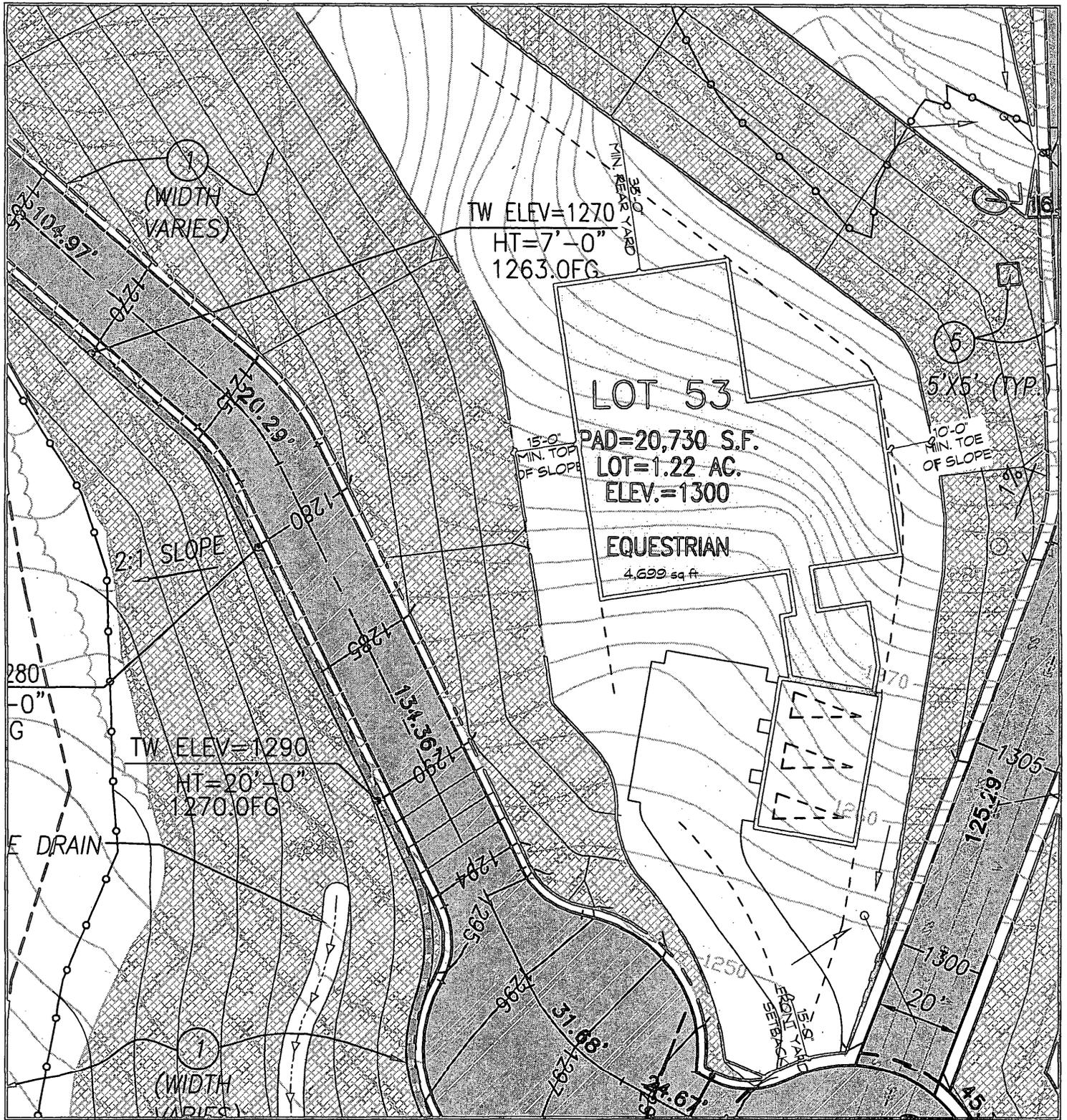


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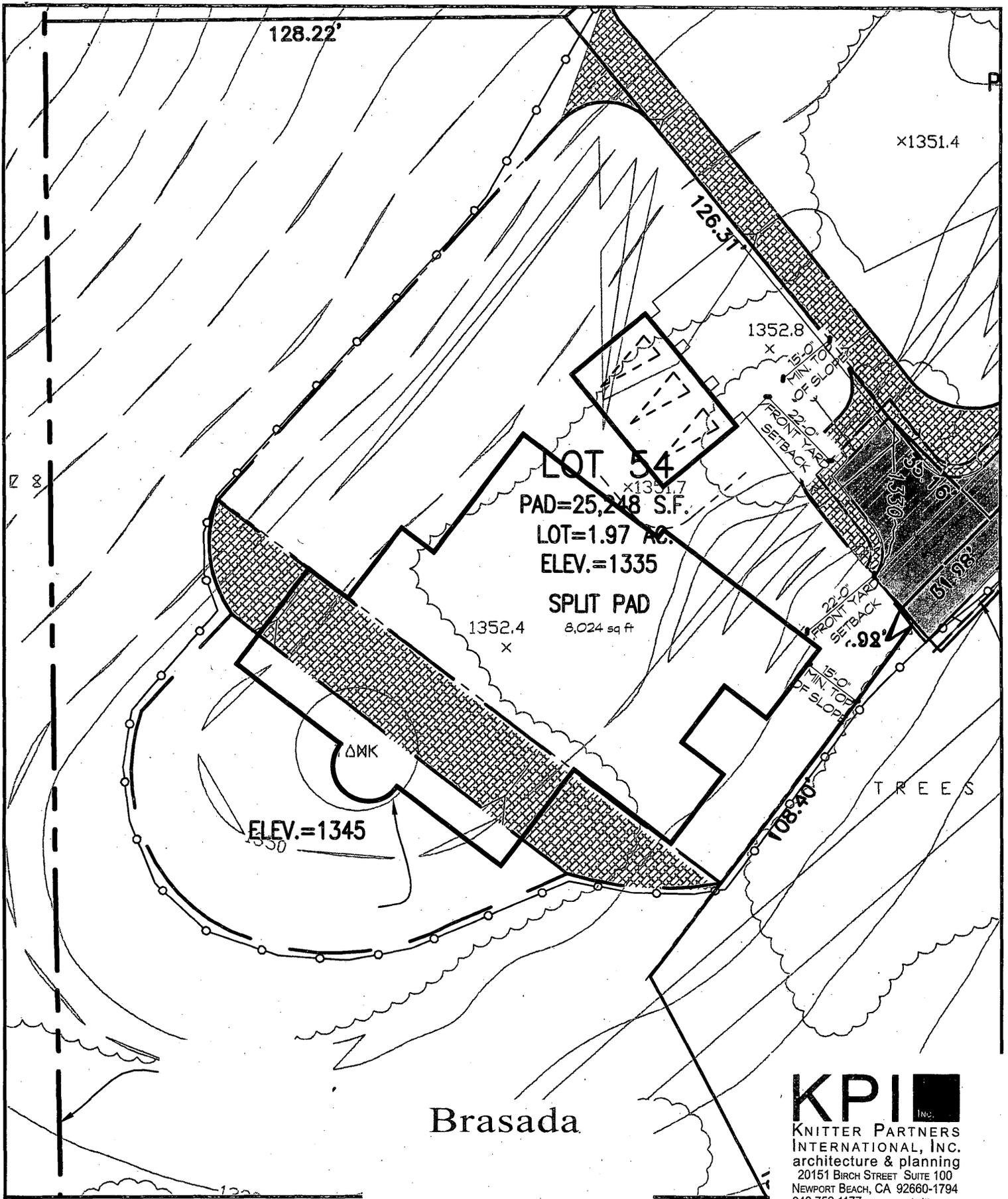


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(EAST) DOMANI TERRACE ELEVATION

KAREN & RAY MAILO RESIDENCE

Brasada

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DATE
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 5



Brasada

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NEW
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Brasada

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Memo

To: Planning Commission Members
From: NJD, Ltd
CC: file
Date: November 9, 2010
Re: Secondary Emergency Access

Following is an analysis of the secondary access proposed by NJD to comply with Tra-3A of the Transportation Section and Hazards Section of the DEIR.

The Report was prepared by Scott Franklin Consulting and Hunt Research Corp. Their resumes are included in the DEIR.

The report consists of an Executive Summary and Exhibits A-E.

Based on their analysis it is NJD's position that we have emergency access adequate for the proposed Brasada project.

Scott E. Franklin
International Consultant
Urban Wildland Fire Management
25059 Highspring Ave.
Santa Clarita, CA 91321
(661) 254-2376
Fax (661) 254-2376
Email Scott@Fireconsult.net
Web page: www.fireconsult.net

ADDENDUM TO FIRE PROTECTION PLAN PREPARED FOR NJD, Ltd.
BRASADA PROJECT; TTM 70583
CITY OF SAN DIMAS, CA
ANALYSIS OF SECONDARY EMERGENCY ACCESS

November 5, 2010

EXECUTIVE SUMMARY

NJD, Ltd contracted with Scott Franklin Consulting (resume included in the appendix to the draft EIR) to prepare a Fuel Modification Plan (FMP) and a Fire Protection Plan (FPP) for the Brasada Project (TTM 70583), located in San Dimas, Ca. The FPP identified four possible points for Secondary Emergency Access. The FMP and the FPP were included as part of the draft EIR prepared for the City of San Dimas by PBS&J for the Brasada Project. In the Transportation Section and the Hazards Section of the draft EIR, the City of San Dimas concluded that providing at least one improved secondary access (as provided in mitigation measure Tra-3A of the draft EIR) would mitigate impacts of the project with respect to the adequacy of emergency access. However, without providing at least one improved secondary access, the Brasada Project was found, for the purpose of the draft EIR, to be a "single access" development, which would result in a significant and unavoidable impact on emergency access.

As a result of the draft EIR's discussion of emergency access, NJD, Ltd commissioned Scott Franklin Consulting and Hunt Research Corp., to more fully analyze the adequacy of the proposed secondary emergency access points identified in the draft EIR for the Brasada Project. The purpose of this addendum is to express our opinions on these identified access points, to summarize the results of the finding and to offer specific recommendations regarding the adequacy of the existing secondary emergency access points. Additionally, based on our years of experience, we offer our opinion on their compliance with various code sections at the International, State, County and local level. Finally, we include maintenance recommendations to provide for continuing adequate secondary emergency access for the Brasada Development.

Attached to this Summary as "Exhibit A" is a series of pictures taken by Scott Franklin Consulting during a site visit on November 2, 2010, which depicts the unpaved portion of

the road beginning at the gate on the NJD property to the boundary line separating the City of Glendora and the City of San Dimas, a distance of approximately three (.03) tenths of a mile. Mr. Franklin personally toured and assessed the Brasada Development site and the emergency access points identified in the draft EIR on November 2, 2010. Also included as "Exhibit B" in this Summary is a "Code Compliance Analysis of Road Width Requirement" prepared by Hunt Research Corp; this compilation identifies existing fire code requirements and provides a summary of Mr. Hunt's review and conclusions with respect to the relevance of these provisions to the Brasada Development. "Exhibit C" is a copy of the FPP prepared by Scott Franklin Consulting and Hunt Research Corp.

Based on our review of the draft EIR and proposed tract map, our site and vicinity tour, a review of the relevant fire code standards and other project characteristics of the Brasada Development, it is our recommendation and opinion based on our experience that Wildwood Ranch Road through the property west of the Brasada Development should be designated as the preferred Secondary Emergency Access Road for TTM 70583, City of San Dimas, CA. This recommendation is based on a number of the facts including, but not limited to the following:

This secondary emergency access road culminates at the junction of Amelia Ave. and Country Club Dr., adjacent to the Glendora Country Club, allowing for an unimpeded flow of traffic by means of an improved private roadway as described in this paragraph. Commencing at the junction of Country Club and Wildwood Ranch Road to the intersection of Wildwood Canyon Road, the road is improved to a 26 foot width. At the intersection, Wildwood Ranch Road narrows to an improved 20 foot wide road. The improved road from Country Club to the gate at the NJD property is approximately six (.06) tenths of a mile. Refer to "Exhibit D" which, is an aerial map depicting the secondary emergency access routes proposed for the Brasada Project. The road from the gate, across NJD property to the boundary separating the City of Glendora and the City of San Dimas is a distance of approximately three (.03) tenths of a mile and is a maintained all weather road, 20 feet in width, with several turnouts and a turnaround.

Wildwood Ranch Road is also the preferred alternative because it exits to the southwest, mitigating the historical effects of a Santa Ana wind driven fire coming from the northeast and the anticipated fire behavior patterns modeled in the original FPP. Refer to "Exhibit C" attached to this document. Wildwood Ranch Road provides the shortest and most direct route for egress for those who evacuate.

Turnarounds and turnouts have been provided along the Wildwood Ranch Road and these provide more than adequate staging areas for fire protection resources as required by Los Angeles County Fire Code Standard No. 10.207 (A). Refer to "Exhibit B & Exhibit D" attached to this document.

Entrance gates are proposed as part of the Brasada Development to restrict public ingress use through a Knox Box security system or equivalent. Emergency egress shall be accomplished through an automatic trip system or equivalent. The gate shall have a sign

with a minimum of four inch tall letters, stating there is no trespassing, no public access and that the gate is Knox Box controlled.

Scott Franklin inspected the proposed Secondary Emergency Accesses on November 2, 2010 and concluded that Wildwood Ranch Road met or exceeded the minimum requirements for secondary access as found in Los Angeles Fire Code Standard No. 10.207 (A) which sets forth the access road and driveway standards for private road development where there is not public right-of-way. Refer to "Exhibit B" attached to this document.

Grades, in the unpaved portions of Wildwood Ranch Road do not exceed ten (10%) percent.

NJD has proposed to record a Restrictive Covenant, as set forth in "Exhibit E" that will provide secondary access from the gate at the NJD property to the connection point at the boundary line separating the City of Glendora and the City of San Dimas. The proposed Restrictive Covenant provides that any future development would require the continuance of and the improvement of the secondary emergency access over this portion of Wildwood Ranch Road for the benefit of the Brasada Development.

MAINTENANCE RECOMMENDATIONS:

The portion of Wildwood Ranch Road beginning at Country Club and continuing six (.06) tenths of mile to the gate on the NJD property is currently maintained, and will continue to be maintained by property owners and those who have access rights. This portion of the road is inspected annually by LACFD for compliance. The portion of the road commencing at the gate on the NJD property and continuing approximately three (.03) tenths of a mile to the boundary line separating San Dimas and the City of Glendora is maintained partially by NJD and partially by LACFD. In cooperation with LACFD, NJD will continue to maintain the access until the property is developed, at which time maintenance will be provided for as part of a Restrictive Covenant, "Exhibit E", NJD has proposed to place on the property to insure continue secondary emergency access through this portion of the foothills.

That NJD portion of the road, including any turnarounds and turnouts is maintained semi annually with material that will provide an all weather surface that is a minimum 20 foot wide.

It is further recommended that annual fuel modification be performed as directed by LACFD either side of the road. All maintenance and fuel modification should avoid all endangered or other sensitive species.

CONCLUSIONS:

Based in my experience and a review of the data and documents summarized above, Wildwood Ranch Road is the preferred alternative for secondary emergency access for the Brasada Development because it exits to the southwest, away from historic and model fire behavior patterns referred to in "Exhibit C".

In its current condition, Wildwood Ranch Road provides a secondary emergency access road that meets or exceeds minimum requirements established by International, State, County and local fire codes.

The proposed Restrictive Covenant requires future development of the NJD portion of the road to be continued and improved.

All gates will include Knox Boxes and will not be used for public access.

Adequate provisions are in place for continuing maintenance and fuel modification that adequately provide for the public safety and the safety of firefighting resources.

Sincerely;
Scott Franklin Consulting

Scott Franklin

CONCLUSIONS:

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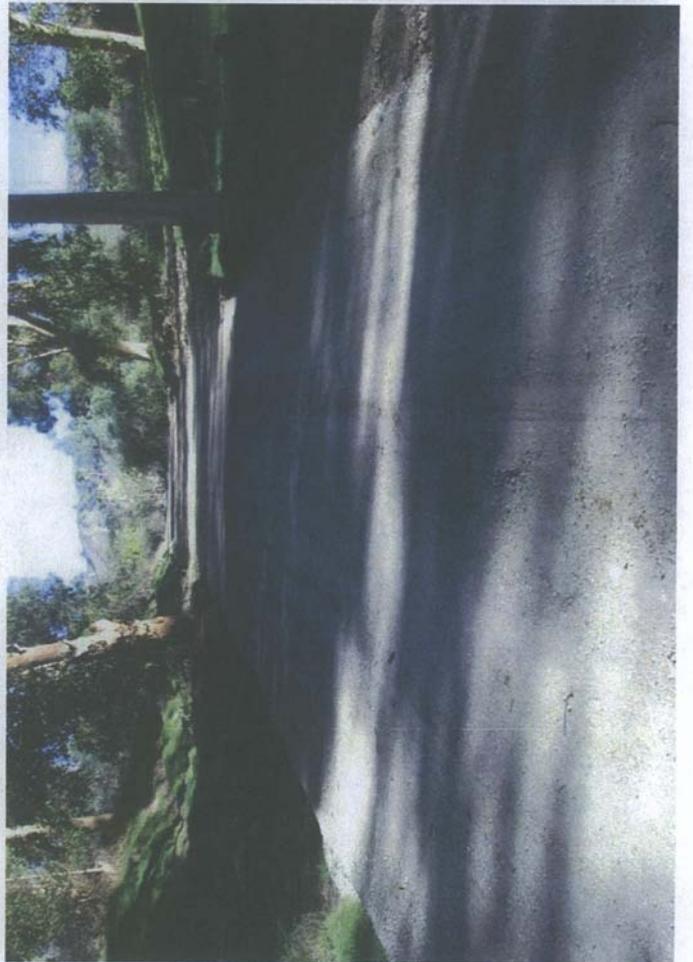
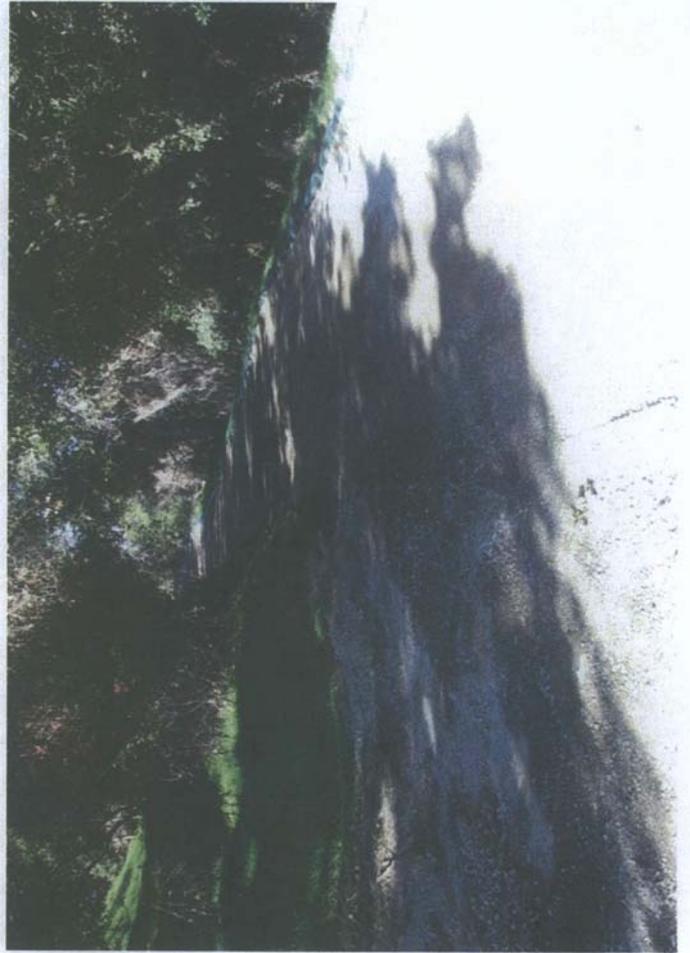
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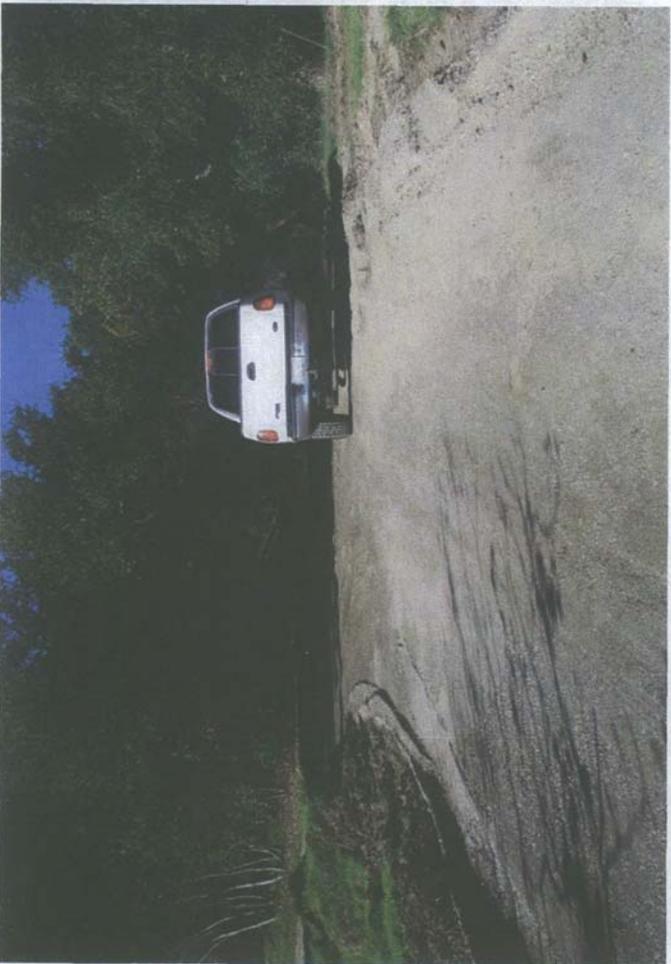
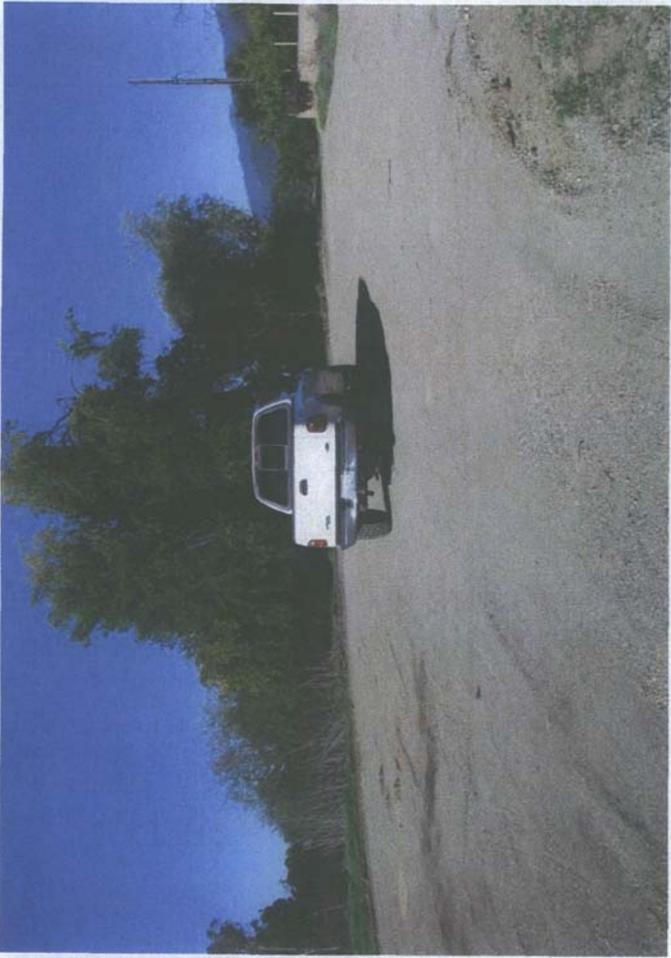
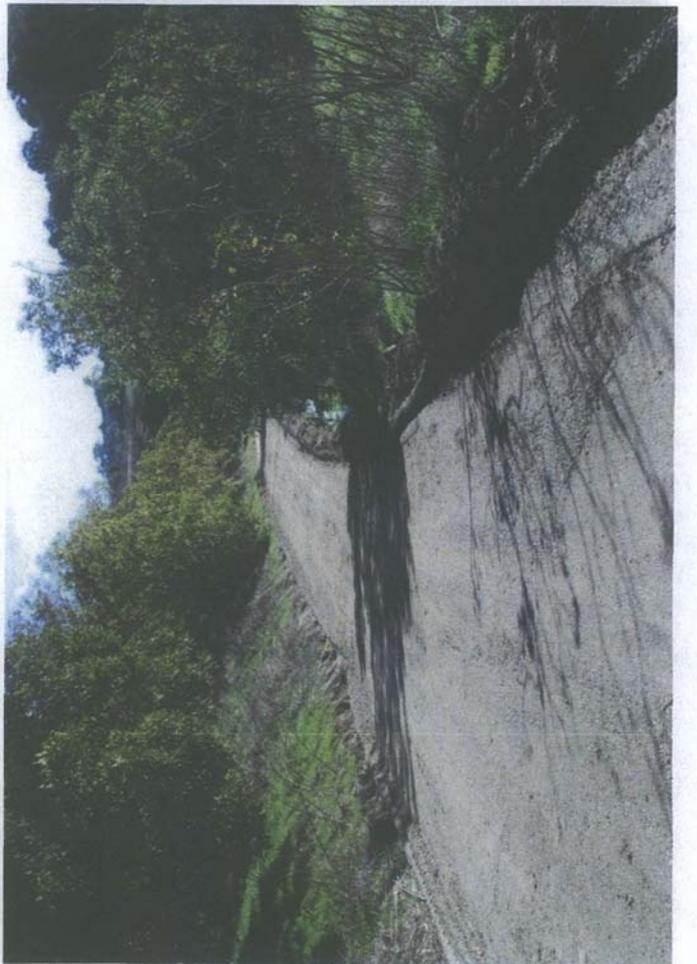
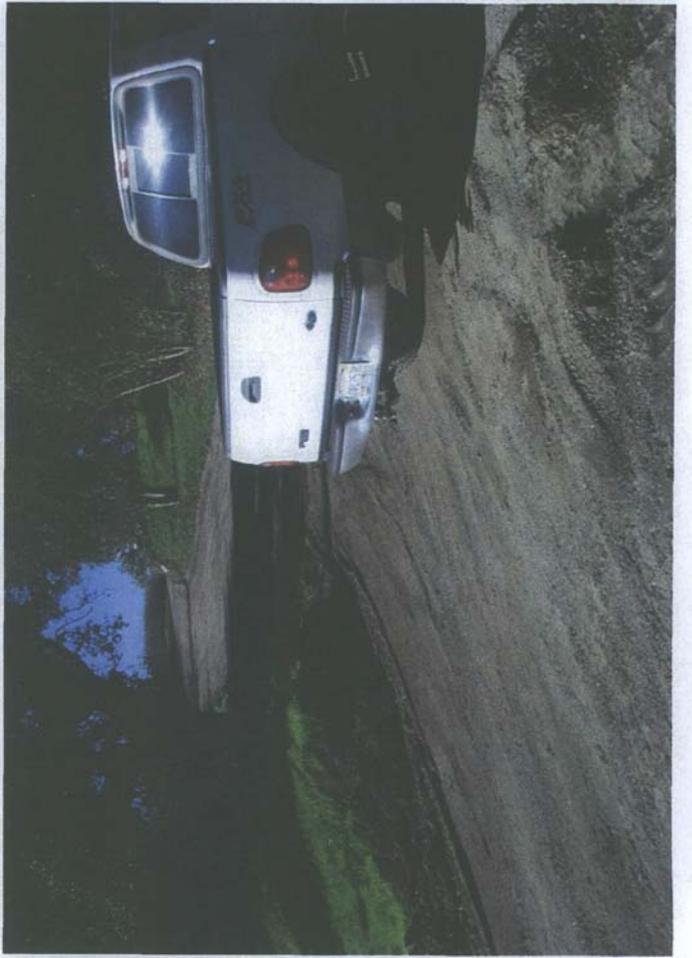
Scott Franklin Consulting

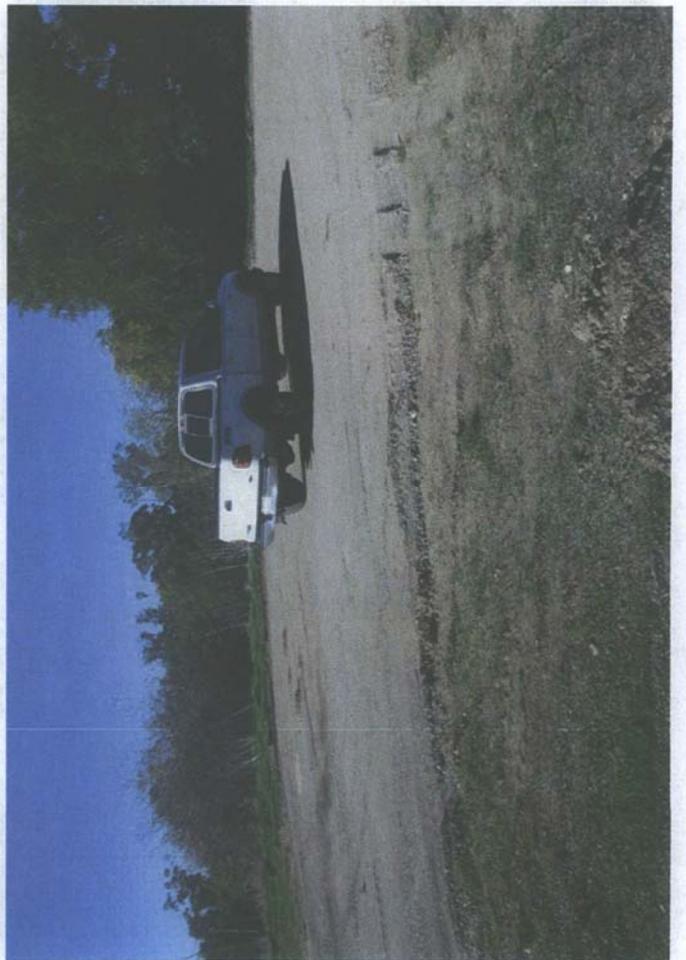
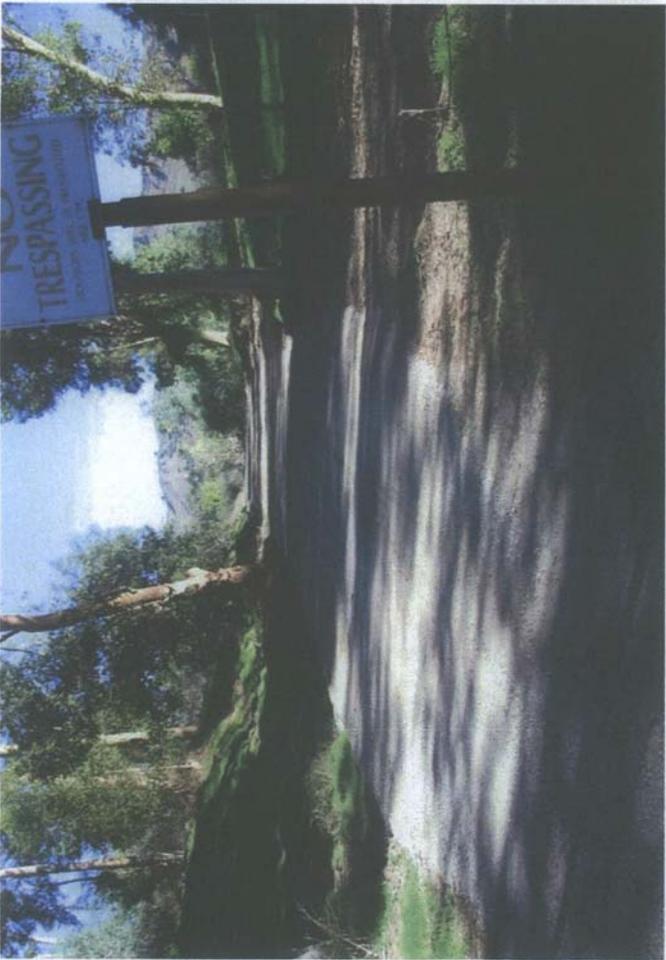


Scott Franklin

"Exhibit A"







Hunt Research Corporation

11-5-1979 *Founded 1979*

JAMES W. HUNT, President

VARIOUS REQUIREMENTS FOR ROAD WIDTHS IN WILDLAND URBAN INTERFACE AREAS IN LOS ANGELES COUNTY.

Agency	Code section	Requirement
Los Angeles County Fire Department	County Fire Code Sec 503.2.1	20 foot minimum width
Los Angeles County Fire Department	Fire Code Standard 10.207 (A) Current Department Access Standard	20-foot minimum width. FD may allow reduction to 15-foot widths where geological or other restricting forces preclude the development of a full 20-foot width for limited distances of not more than one quarter of a mile. Same standard as set forth in the NF-PEIR.
Los Angeles County Fire Department	County Fire Code sec 4702.1	Requires Fire Protection plan describing ways to mitigate/minimize potential loss from wildfire exposure. Can also require when granting modifications.
State of California	California Fire Code, Section 503.2.1	20 foot minimum width
California Title 14; Article 2	1270.07	18-foot minimum width; 10 foot on one-way roads.
International Code Council	International Wildland Urban Interface Code	20 foot minimum width
County of Los Angeles	Title 21; Subdivision Code; section 21.24.020	20 foot minimum width
State of California and L.A County	Fire Code Appendix Chapter 1; section 104.7.2	Allows a Technical Report (FPP) to propose alternatives based on adequate fire protection provided.

SECONDARY EMERGENCY ACCESS REQUIREMENTS:

Agency	Code Section	Requirement
County of Los Angeles;	Title 21; Subdivision Code; section 21.24.020	Various. Required for Brasada when more than 75

		homes on road.
County of Los Angeles	Title 21; Subdivision Code section 21.24.040	Allows for additional development of more than 75 homes based on topo, title limitations, etc. of up to 300 lots (reduced to 150 for 26' wide roads) that may be allowed on single access if future development will occur and remove restriction.
National Fire Protection Association std 1141; "Fire Protection Infrastructure in Suburban and Rural Areas"	Table 5.1.4.1 (a): "Required Number of Access Routes for Residential Areas"	For 0-100 households, 1 access route is required.
Agency	Code Section	Requirement
State of California	Title 14; Article 2 (applies in SRA)	Allows "Same Practical Effect" in providing defensible space in lieu of secondary access. Brasada FPP demonstrates the same practical effect for defensible space.
State of California and L.A County	Fire Code Appendix chapter 1; sec 104.7.2.	Allows Technical Report (FPP) to propose alternatives based on adequate fire protection provided.
State of California and L.A County	Fire Code Appendix Chapter 1, section 104.8	Allows modifications to code where practical difficulties occur.
Los Angeles County Fire Code	Section 4702.1	Requires Fire Protection plan describing ways to minimize/mitigate loss from Wildfire exposure. Can also require when granting modifications to codes.

Summary of Findings:

NF-PEIR adopted the LA County Fire Code Standard 10.207 (A) which allows for 20-foot wide roads.

LA County Fire Code Standard 10.207 (A) allows for 20-foot wide roads.
State and County Code 503.2.1 allows for minimum 20-foot road widths.

International Wildland Urban Interface Code allows for 20-foot wide roads.

California Title 14; Article 2, Section 1270.07 allows for a FPP to have the same practical effect as secondary access and requires 18-foot road widths.

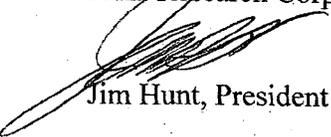
National Fire Protection Association Standard 1141 would not require a secondary access but would require 24 foot wide roads

LA County Title 21, would allow for a maximum of 300 units depending upon road widths. The proposed 26-foot road widths in the Brasada Development would allow for 150 lots on single access because future development is likely and will remove the access road restrictions.

The various code sections allow for variations or modifications to secondary access when the same practical effect can be achieved through the creation of defensible space.

Based on my experience and my review and understanding of the code sections summarized above the local standards set forth in the NF-PEIR together with County, State and International Wildland Urban Interface code sections cited allow for the adequacy of 20 foot wide, secondary emergency access roads, with further reductions in road width requirements if certain conditions exist.

Sincerely
Hunt Research Corp.



Jim Hunt, President

Prepared by Jim Hunt; Hunt Research Corporation for Scott Franklin Consulting.

"Exhibit C"

BRASADA

SAN DIMAS

USGS Quad Glendora

T-1N, R-10W, Sections 27 & 34

TENTATIVE TRACT MAP NO.70583

August 24, 2009

APN-8665-001-009 & 8865-003-001

APN-8665-001-004 & 8665-001-005

APN-8678-030-033 & 8665-001-012



Revised 06-14-2010

Revised 06-15-2010

Revised 06-16-2010

Revised 07- 26, 2010

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EXECUTIVE SUMMARY

Brasada is a 312 ± acre parcel on private land located within the City of San Dimas, adjacent to, and directly north of the Glendora Country Club. Entrance is at the north terminus of Cataract Ave. The elevation ranges from 1200± ft. to 1,800± ft., ASL. Fire protection is provided by the County of Los Angeles Fire Department, under contract with City of San Dimas.

Fire Station locations, response time and distance to entrance of project off of Cataract Ave

F.S. 64 164 S. Walnut, San Dimas, 1 mile, 2.0 minutes response time

F.S. 86 520 S. Amelia, Glendora, 2.18 miles, 4 minutes response time.

F.S. 85 650 E. Gladstone Ave., Glendora 3.12 miles, 6 minutes

Water is provided from Golden State Water Co. A “Will Service Notice” has been provided.

This area is within a designated Very High Fire Hazard Severity Zone (VHFHSZ).

Vegetative cover may be characterized as non-native grass land, disturbed coastal sage scrub, chaparral and a mix of woodlands consisting of coast live oak, walnut, sycamore and eucalyptus. (All eucalyptus shall be removed)

The proposed Brasada Project will consist of 61 lots, within a 103± acre development envelope.

Lots sizes shall range from ½ acre to 18 acres, with an average size of 2 acres.

A 200' Fuel Modification Zone shall be required for each lot. The Estimated Fuel Modification Distance chart (EFMD) indicates a score of 47. Since the EFMD approaches the 200' foot requirement, the developer has opted for the more stringent 200 foot option. The area is adjacent to the Angeles Forest and heavy continuous chaparral. Each property owner must provide a Fire Protection Plan when a building permit is requested. The entire Brasada project shall be under and HOA, with non-revocable deed restrictions on each parcel to requiring each parcel to participate and to comply with all vegetation management requirements, as outlined within this report.

An emergency secondary access is possible along the east perimeter, 0.6 miles in length, into Sycamore Canyon Rd., and a second emergency access on the west side out through the City of Glendora, into Amelia Ave., at Foothill Blvd. (HWY 66).

All proposed structures shall be required to comply with this Fire/Fuel Modification plan, including the requirement for each individual proposed structure to provide a Fire protection Plan with the City of San Dimas as well as the Los Angeles County Fire Dept.

1. INTRODUCTION

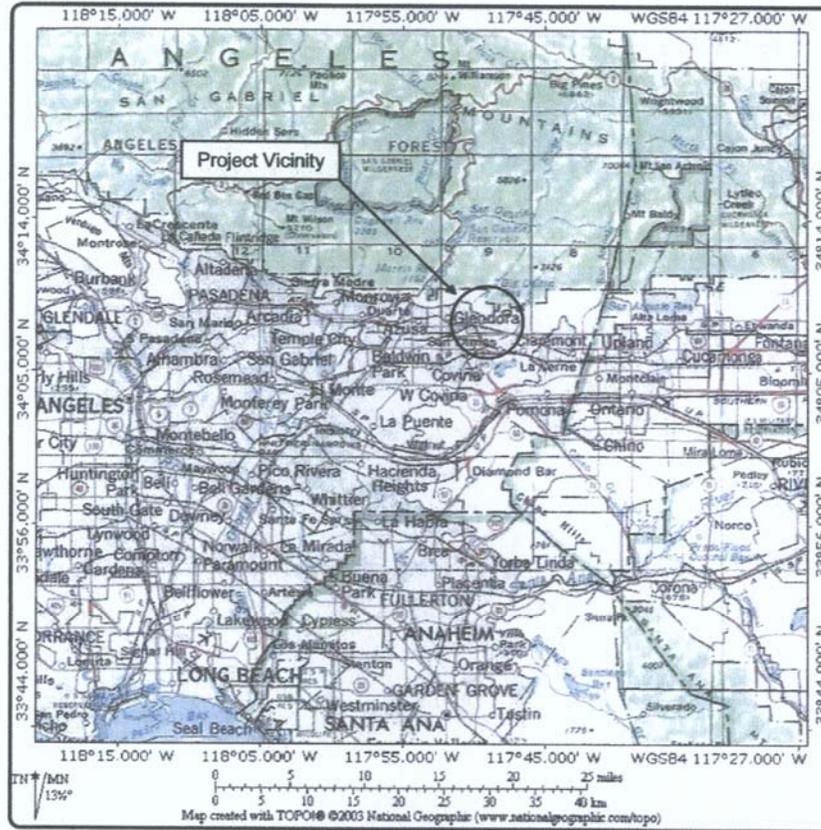
This Fire Protection Plan (FPP) has been prepared for the Brasada Project. The purpose of the FPP is to assess the potential impacts resulting from wildland fire hazards and identify the measures necessary to adequately mitigate those impacts. As part of the assessment, the plan has considered the property location, topography, geology, combustible vegetation (fuel types), climatic conditions, and fire history. The plan addresses water supply, access (including secondary/emergency access where applicable), structural ignitability and fire resistive building features, fire protection systems and equipment impacts to existing emergency services, defensible space, and vegetation management. The plan identifies and prioritizes areas for hazardous fuel reduction treatments and recommends the types and methods of treatment that will protect one or more at risk communities and essential infrastructures. The plan recommends measures that property owners must take to reduce the probability of ignition of structures throughout the area addressed by the plan.

The plan recommends restoration/revegetation of oak/sycamore/walnut woodlands as a means to reduce catastrophic wildfire.

1.1 Project Location, Description and Environmental Setting

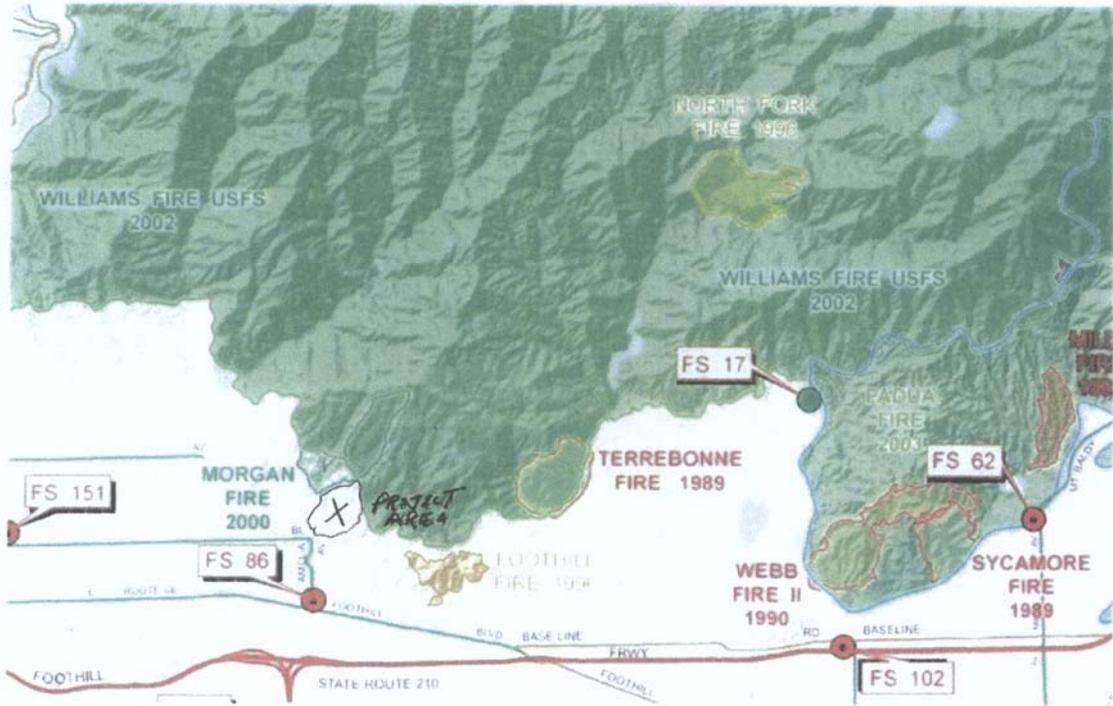
1.1.1 Project Location

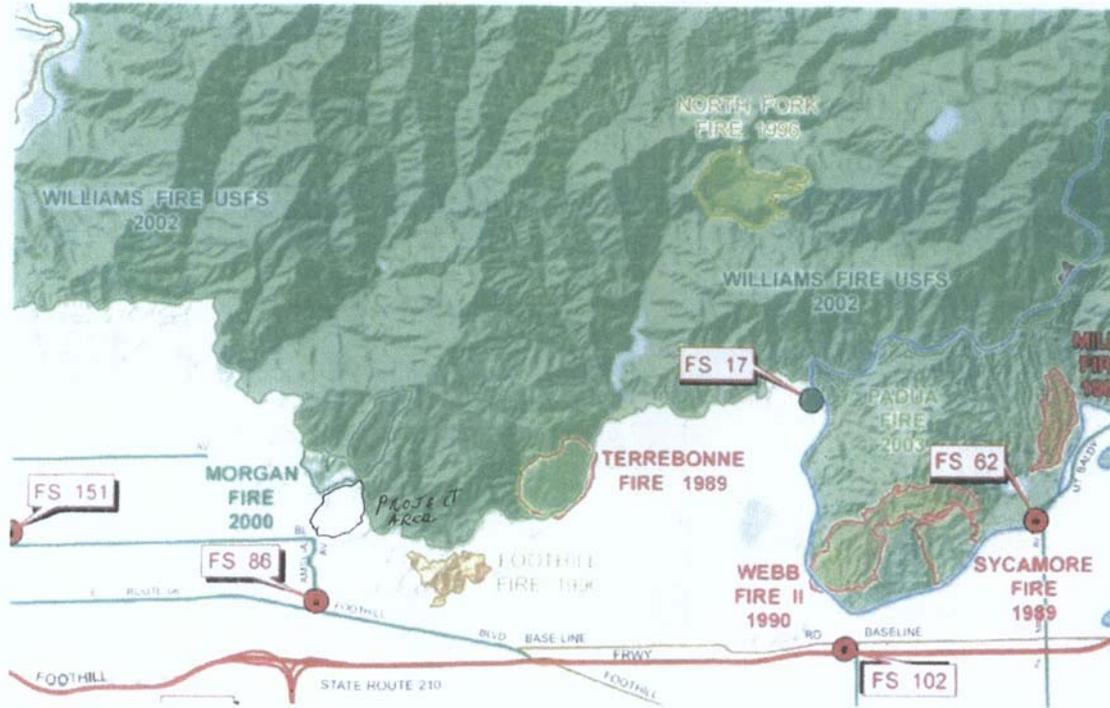
Brasada is located within the community of San Dimas, adjacent to the city of Glendora, above the Glendora Country Club. The project includes portions of Wildwood, Shufer, and Shay canyons. (See page 6) Fire Hx and vicinity maps (See pages 7, 8 & 9).



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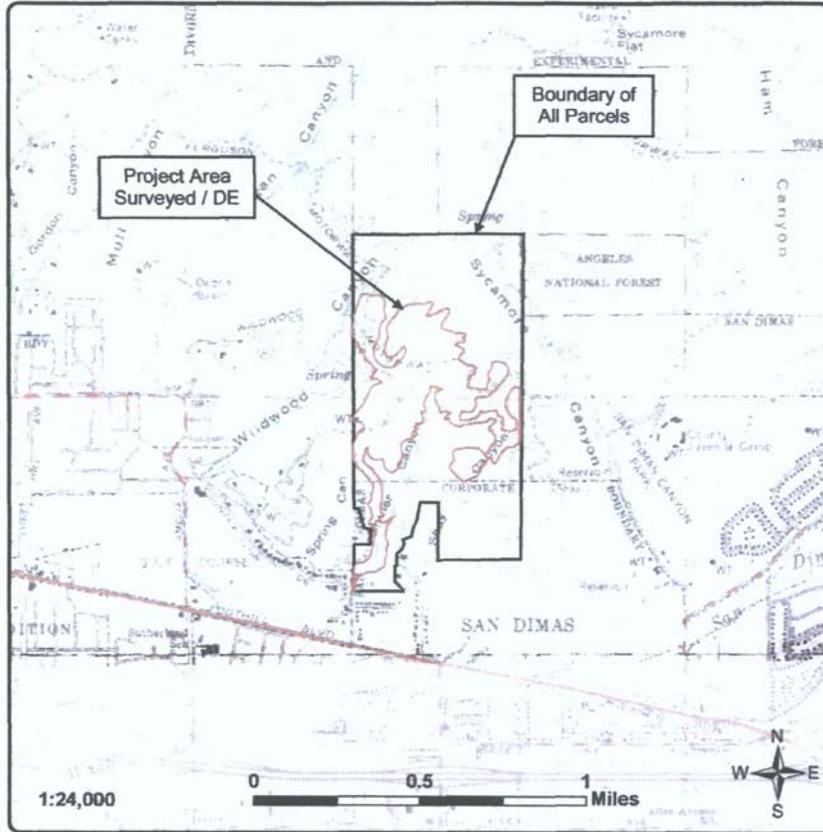
Figure 1
Project Vicinity Map
 TTM 70583, City of San Dimas
 County of Los Angeles, California





1.1.2 Project Description

- The project is comprised of 61 (1 through 61) residential lots, minimum of ½ acre to 18 acres. The project is within a Very High Fire Hazard Severity Zone (VHFHSZ)



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STF-09-137
June 2009

Figure 2
Project Location Map
(USGS Glendora [1972] quadrangle)
TTM 70583, City of San Dimas
County of Los Angeles, California

1.1.3 Existing Site Conditions

- Vegetative fuel loads adjacent and within the project envelope are light, with non-native grass and coastal scrub 2' in depth. There small pockets of chamise along north perimeter.
- Fire Hx: there no signs of recent fire on the project site. The surrounding area (See Fire Hx maps, pages 7 & 8) has had several fires within the past 20 years. Continuous fuel located along the north and east perimeter of the project (Angeles Forest) poses significant wildfire potential.
- Climate: Average maximum summer air temperatures reach 90° F., extreme temperatures approaching 110°F. June through September is when these temperatures occur. Winter air temperatures are in the 60°F. Range. Extreme minimum may reach as low as 25°F.
- Existing land use: Recreation (golf) and homes adjacent to south boundary. Open space to the west and North West. Open space to the north (Angeles National Forest).
- The entire project (Lots 1 thru 61) are deed recorded by non-revocable CC&R's and HOA that require the developer and HOA to provide vegetation management, per this document, to all lots as well as all roads and driveways. Private vegetation management for each lot would be provided by each owner subject to CC&R's In the event home owner failed to comply the HOA would perform the required vegetation management.

2.0 Fuel Models

Behave Fuel Modeling System, developed by USDA Forest Service (P.Andrews, et.al), and is used to predict fire behavior. The BEHAVE 5.0 Fuel Modeling System is used by wild Fire Professionals as an indicator of wild fire behavior.

The area is comprised of two primary fuel models, oak woodland understory and grass/shrub vegetation.

The grass/ shrub model is Gs-2, moderate load dry climate grass/shrub, 2.4 tons/acre, 2-3' in depth, 8,000 Btu/lb.

The oak woodland understory model is TL2, low load broad leaf litter, 1.4 tons/acre, less than 1' in depth, 8,000 Btu/lb.

Inputs

Summer Fire	Fall Fire
1hr fuel moisture 2%	2%
10 hr fuel moisture 2%	2%
Live fuel moisture 70%	55%
20 ft wind speed 20 mph	60 mph

Air temperature 105°F	85°F
Slope 60%	0%
Outputs Gs-2	
Summer Fire	Fall Fire
Rate of Spread: 75.0 ch/hr or 0.9 mph	392.3 ch/hr or 5 mph
Flame length: 9.4 ft.	20.8 ft.
Spotting Distance: 0.4 miles	1.6 miles
Outputs TL-2 (Oak understory)	
Summer Fire	Fall Fire
Rate of spread: 4.1 ch/hr or 0 mph	4.9 ch/hr or 0.06 mph
Flame length: 1.5 ft	1.7 ft
Spotting Distance: 0.1 miles	0.3 miles

In all cases, ignition probability is 100%

2.1 BRASADA FUEL MODIFICATION REQUIREMENTS:

NO GROUND COVER, SHRUBS OR TREES FOUND ON THE LOS ANGELES COUNTY FIRE UNDESIREABLE LIST ARE ALLOWED WITHIN THE 200' FUEL MODIFICATION ZONE.

A 200' Fuel Modification requirement is necessary because of the adjacent heavy vegetation along the north perimeter (Angeles Forest).

Each lot must exhibit a 200' Fuel Modification Zone (measured from proposed structure). In addition, all roads, driveways must have a 20' fuel modification zone, each side, clear to the sky. All roads must be maintained by the HOA.

Zone A

From structure out 20'. This is the wet zone. Lawn or ground covers less than 4" in depth'

Shrubs less than 2' in height, on 4' centers, tree branches must be 10' away from all open flame devices, including BBQ's and chimneys. Coastal live oak, walnut or sycamore preferred in this area. Tree limbed up 1/3 the height or 6' above ground.

NOTE: If water restrictions are imposed, ground cover to be maintained at 3" or less.

Zone B.

From 21' to 100'. Ground covers less than 4" in depth. Shrubs maintained at less than 3' in height, on 5' centers, trees limbed up 1/3 the height, with 10' between canopies. Existing oak trees may retain closed canopies, but must have understory maintained at less than 4" in depth.

Zone C:

From 101' to 200' or to property line. Ground cover maintained at less than 4" in depth. Shrubs must be maintained at less than 3' in height, and must have minimum of 5' between canopies. Trees must have 10' between canopies and limbed up 1/3 the height or 6'. Oak, sycamore or walnut trees, existing, may have closed canopies, but understory must be maintained at less than 4" in depth, and branches limbed up 6' from ground.

Note: All driveways must be maintained as Zone "A", with vertical clearance to the sky.

3.0 Infrastructure

Infrastructure, Water Supply, Roads and Structural Safeguards.

This section of this plan is written for Scott Franklin Consulting Co by James W. Hunt, President, Hunt Research Corporation.

The Brasada Development in the City of San Dimas is in a Very High Fire Hazard Severity Zone per the City and the County Fire Department. The APN numbers are:

8665-001-009 & 8665-003-001

8665-001-004 & 8665-001-005

8665-001-012 & 8678-030-033

The LA County Fire Department (LACOFD) states that the City has not approved the State FRAP Fire Hazard Severity Maps at this time. The LA County Fire Department Fuel Modification Section states that the area is a Very High Fire Hazard Severity Zone (VHFHSZ) the City Building Official states that the City will classify it as a VHFHSZ. There will be 61 custom lots, on 313.7 +/- acres, which, will not be built on by the master developer, but will be sold to others for development. The developer has proposed the following:

- 61 homes that average 5000 square feet.
- 17 are proposed to be two story and 41 are proposed to be single story.
- 32 of the 61 lots will be 5000 square feet or less. They will be 1 or 2 story homes.

- ❑ 29 of the lots may include 3 or 4 lots with 7500 square foot one story homes plus ancillary buildings, mother in law quarters, etc.
- ❑ The largest homes will be 10,000 square foot one story homes with no exposures within 25'.
- ❑ The largest two story home will be 4000 square feet on the first floor.

The average lot size is about 2 acres with lots ranging in size from ½ acre to 18-acre sites. Building pads will average about 23,000 square feet. The roads will be private and maintained by the Home Owners Association (HOA). Setbacks of homes will be 25' from the street, 10 and 15' side yard setbacks and 30' rear yard setbacks. Many structures directly abut wildland open space, etc, and therefore should to be set back from the property line and from slopes at least 30 feet.

1. Access Roads:

The main access road, Brasada Lane, is approximately 5100' long starting from Dalepark Drive to the entrance to the cul-de-sac at the end of the road. In addition, cul-de-sacs branch off this road. The longest dead end road off Brasada is Stoney Ridge Lane, which is about 2100', serving three lots. Therefore, the longest length of road from entrance to the development is 7200' (1.36 miles). It is understood from the LACO Fire Department that The Los Angeles County Code, Title 21, Section 21-24.020 allows a cul-de-sac of this length, without secondary access, if there are 75 lots or less served by the culdesac. The number of lots served includes lots inside or outside of the tract. The LACOFD Land Development Unit defines the long cul-de-sac as serving 61 residences plus any offsite residence, which take access from the cul-de-sac, starting at Foothill Road where traffic can go in two directions, per meeting with the LACOFD Land Development Unit on 8-18-09. Therefore, some type of suitable, approved, Emergency Access road will be required, per the Fire Department.

The proposed road widths are 26' unobstructed except for private streets serving 4 or fewer lots, which is allowed by the City to be 20' width.

The LA County Fire Department Fire Code Standard # 10.207 (A) requires a minimum unobstructed road width of 20' clear to sky. If the road grade exceeds 10% or greater, it shall be paved. Roads will need to be posted "No Parking Fire Lane" so that no parked vehicles intrude into the 20' width. Road grades do not appear to exceed 10%. However, all roads will be paved. Fire apparatus weight is considered to be 50,000 pounds by LA County FD. Where Fire hydrants are required on the roads, the access road width shall be increased to 26' for a minimum of 25' on each side of the fire hydrant. All private access roads shall extend to within 150', along the path of access, to all portions of the exterior walls of the first story of any building. Accessory buildings under 1,000 square feet are excluded.

Road curve Radii shall not be less than 32 feet. Measurement is determined at centerline of the road.

Cul-de-sac bulbs (turnarounds) will be at least 80' unobstructed by parking, planters, fountains, trees, etc. and the cul-de-sac should be posted "No Parking-Fire Lane".

Due to the long dead end roads, suitable all weather emergency ingress/egress to approval of the Fire Department, should also be provided for use of responding Fire Apparatus concurrently with evacuation

of residents. There are some existing, dirt, emergency roads which are maintained at about 10-12' width which could be evaluated for acceptance by the LACO Fire Department. These roads would require ongoing maintenance including fuel modification on each side of road. Suitable lock overrides would need to be provided on gates so that residents could open the gates in an emergency without having a key or special knowledge or skill. Gates must be posted on each side; "No Parking; Fire Lane". In addition, residents would need ongoing training by the HOA in location of the roads, and operation of gates. Note, for comparison, although this project is not in a State Responsibility Area (SRA) that Title 14; "SRA Fire Safe Regulations" has the following requirements to maximum length of a dead end road, including all dead end roads accessed from that dead end road, starting at the intersection that begins the road is:

Parcel zoned for less than one acre: 800 feet

Parcels zoned for 1 acre to 4.99 acres: 1320 feet

Parcels zoned for 5 acres to 19.99 acres: 2640 feet

Parcels zoned for 20 acres or higher: 5280 feet.

The City is requiring an approved emergency fire access road along the eastern boundary.

Driveways:

All homes will have a driveway. Driveways shall have grades less than 20%. Driveway widths shall be at least 16'. Driveways in excess of 150' long will have an approved fire apparatus hammerhead turnaround as required by the Fire Department. Lighted house addresses shall be posted at the entrance to each driveway if house numbers are not visible from street. Where possible, hydrants should be placed near entrances to driveways.

Gates:

Any gates proposed for the private roads (public roads are not allowed to be gated) shall be as follows:

- Non-combustible.
- Motorized, horizontal sliding type,
- Vertical clearance open to sky.
- Open at rate of 1 foot per second.
- Failsafe or battery backup feature required.
- Have the ability to be manually opened if power fails.
- Located 30 feet in from any intersecting road.
- Dual KNOX box Key access for Fire District and Law Enforcement. This device shall override all other controls (Knox override switch and secondary controls).
- Gate area to be lighted.
- Width of gated area to be 2' wider on each side than the road, which is gated. (24' minimum for a 20' wide road; 30' for a 26' wide road).

- Gate to have an approved automatic, digital, emergency vehicle preemption system (TPD/EVP activator) if required by Fire Department, and shall be compatible with any Opticom systems on fire trucks.
- Traffic loop device required to open gate from the development side.
- Gates to be posted "No Parking Fire Lane" on each side.
- Residents shall be trained by the HOA on an ongoing basis regarding operation of the gates in an emergency.

Gates on the Emergency roads shall have approved devices which are operable from development side by residents without key or special knowledge or skills, and which override any locking devices on the gates. Such devices shall be to approval of the LACO Fire Department.

2. Fire Flow, water storage, hydrants and water system:

Fire Flow and hydrants will be provided by the Golden State Water Company. This will be a public water system with public hydrants. The required fire flow must comply with LACOFD Regulation 8. It requires 1250 GPM for 2 hours for a single family detached dwelling less than 5000 sq feet. Dwellings over 5000 square feet are required to follow Table 1 in Regulation 8. For this development, that Table requires the following:

The assumptions, per the Developer's representative are that the structures will not be within 25' of each other and that there may be as many as seventeen 2-story homes. The largest structure is proposed to be 10,000 square foot one story. The residences will have internal fire sprinkler systems.

Based on the sizes and number of stories provided by the Developer's representative, and listed in this section of this plan, and based on a 25% sprinkler credit, and an additional 500 GPM for exposures within 50' it is estimated that Table 1 and footnotes in Regulation 8 of the County Fire Department, will require a minimum fire flow of 2250 GPM for 2 hours duration at 20 PSI (2500 GPM plus 500 GPM for exposure minus 25% sprinkler credit) This amounts to 270,000 gallons of water storage for Fire Protection in addition to the amount needed for domestic, non-fire use. This storage shall be available at times of maximum peak domestic demand. In addition, adequate pressure shall be available to supply the fire sprinkler systems in homes. The Fire flow and the amount of water storage, discussed in this section is an estimate only. Actual, official, Fire flow and water storage requirements shall be made by the Fire Department Land Development Unit, and may vary from what is estimated this plan.

Fire Water Storage tank:

Developer will install the water tank and the water company will maintain it. The water tank shall be non combustible and shall comply with the requirements of the Water Company, AWWA M-31 standards, LACOFD and Building Official requirements, Seismic requirements, and National Fire Protection Association (NFPA) Standard #22 for Fire Water tanks for private fire protection. The tank shall have a lid and automatic refill capabilities. The water levels shall be remotely monitored by an approved offsite monitoring company; 24/7. Tank shall also have a visible level gage, readable from ground level. There shall be 100' of fuel modification around all sides of the tank. Water tank shall

provide gravity flow to fire main system without the aid of pumps. A gated 4" male Fire Department pumper connection with cap shall be provided on tank and be accessible to a Fire Engine on an access road to tank, or a fire hydrant shall be provided on road to water tank. If pumps are required to maintain the fire flow, they shall be UL listed or FM approved as a system, per NFPA 20, and have standby power separate from the public power system, and shall be in a sprinklered concrete or block pump house, in compliance with CBC Chapter 7-A, and which is protected by internal fire sprinklers and which has a 100' fuel modification zone on all sides. Pumps shall be inspected, tested, and maintained per NFPA 20 and NFPA inspection and testing standard 25.

Fire Hydrants:

Fire Hydrants are required by Regulation 8 to be spaced at 300' intervals for the estimated fire flow. Hydrants should be located at each intersection, each entrance to a cul-de-sac, and within the cul-de-sac if the distance exceeds 300', but not located in the bulb. No portion of a structure should be placed on a lot where it exceeds 750' via vehicular access from a property spaced fire hydrant that meets the required fire flow.

Roads less than 26' width need to be widened to 26' for 25' on each side of a hydrant to keep the road open while a fire engine is connected to a hydrant. This will affect the 20' private roads.

Fire hydrants along Brasada lane from the entrance to development to the beginning edge of the first lot would be spaced at 600' intervals. Hydrants in areas of roads where there are no houses directly accessed, would have hydrants spaced at 600' intervals.

If there is any center median in a road, then hydrants may be required on each side of the median per Regulation 8.

Fire Hydrant and water system specifications, design, calculations and installations shall comply with LACOFD Regulation 8. Detailed plans shall be submitted to the LACOFD for review and approval prior to installation.

Portions of the water system, which will be designed by the project engineers, will be looped, and some portions may not be looped. System will have water mains, which are at least 8" in diameter, or larger if deemed necessary, by the water system engineers to provide the needed fire and peak domestic flow at acceptable pressures and velocities. Adequate isolation valving should be provided in the mains, per AWWA M-31 recommendations for a fire protection water system. The system should be designed so that no more than 3 fire hydrants (1800') can be shut off at any one time, due to a shutdown of a main. The system should be designed to provide the needed flows with one source of supply shut off. The system must be properly engineered for seismic resistance.

Individual Hydrant flows (one hydrant flowing) are required to be 1250 GPM at 20 PSI with a single hydrant flowing.

Significant water sources such as ponds, pools, etc should be provided with direct access to within 10' for a fire truck to draft water, or, in the alternative, an adequately sized private water main terminating with a gated Fire Department outlet at a point visible to, and accessible by, a fire engine. A durable and readable sign will need to be installed on the outlet. Sign needs to state "Pool water connection; (quantity) gallons."

Fire hydrants, within the area under construction, shall be installed and in an operable condition prior to bringing combustible materials on site.

3. Identification of Roads and Structures:

Structures shall be identified by internally lighted, and reflective, street address numbers at the structure, and at the driveway entrance if house numbers are not visible from roadway. Numbers shall be 4" in height and located 6 to 8' above grade. All addresses of any multiple structures located off driveways shall be posted on structures, on the entrance to individual driveways, and at the entrance to the common driveway.

All streets shall have street names posted on non-combustible street signposts. Letters/ numbers to be 4" high, reflective, on a 6" high backing. Signage to be 7' above grade. There shall be street signs at each intersection, the entrance to the development, and elsewhere as needed.

4. Location of any LPG tanks (such as for structures, barbeques, patio lights, heaters etc), Firewood, hay storage, storage sheds, barns, outbuildings, etc.

The use of any LPG tanks, and any firewood, hay storage, storage sheds, barns, and other combustibles shall be located at least 30' from structures. Storage sheds, barns, and outbuildings shall be of non combustible or ignition resistant construction with approved, listed Class A roof assemblies per CBC Chapter 7-A, so as to not ignite and spread fire to the main structures. Additionally, any of the above listed structures, i.e., out buildings, storage sheds, barns, etc., that are 200 sq ft or more in size, shall be equipped with automatic fire sprinklers.

5. Ignition resistant building construction requirements:

This section describes the concepts for Ignition Resistant Construction. It meets, and in some cases exceeds, the requirements of the LA County Fire Department, the requirements found in Chapter 7-A of the 2007 California Building Code (CBC), and the I.C.C "International Urban-Wildland Interface Code". These recommendations reflect the state-of-the-art in Urban Wildland Interface Fire resistant Construction.

Building construction shall comply with County and California Building Codes, including CBC Chapters 7-A and 15, and LACO Fire Department requirements, due to the Wildland Fire risk.

- A. Exterior walls: Exterior walls of all residences and garages, and significant outbuildings, shall be Ignition Resistant construction per CBC Chapter 7-A (such as approved materials such as stucco, masonry or approved cement fiber board) from top of foundation to roof, terminating at 2" nominal solid wood blocking between rafters at all roof overhangs or in case of enclosed eaves terminate at enclosure. Any eaves shall also comply with Chapter 7-A for ignition resistant construction. Eaves and soffits shall meet the requirements of Chapter 7-A, Section 704A.2.3. Wood shingle and shake wall covering is prohibited. "Ignition Resistant" construction is a new term in the Building Code Chapter 7-A.

All under floor areas and appendages shall be enclosed with the same type of construction as required for exterior walls or shall be enclosed to grade.

There shall be no use of paper faced insulation in the attic or other ventilated spaces.

There shall be no use of plastic, vinyl or light (easily ignitable) woods on the exterior wall surfaces.

- B. Roofs: All roofs shall be listed Class "A" fire rated roof assemblies, per CBC Chapter 7-A and Chapter 15, and installed per Manufacturer's installation instructions. Tile roofs are recommended. Where there is a space between roof covering and roof decking, spaces shall be constructed to prevent intrusion of flames and embers, per CBC Chapter 7-A. Roofs shall be made tight with no gaps in valleys, on edges, etc. Any openings on ends of roof tiles shall be enclosed to prevent intrusion of burning debris. Bird stops shall be installed.
- C. Roof Valleys: When provided, valley flashings shall not be less than .019 inch (no. 26 galvanized sheet gage) corrosion resistant materials installed over a minimum 36 inch wide underlayment consisting of one layer of No. 72 ASTM cap running the full length of the valley.
- D. Ventilation: No attic ventilation openings or ventilation louvers shall be permitted in soffits, cornices, eaves, eave overhangs, between rafters at eaves, or in other overhanging areas. Attic or foundation ventilation openings or ventilation openings in vertical walls (including garage walls) shall be covered with 1/8" to 1/4" mesh corrosion-resistant, non-combustible metal screen or other approved material that offers equivalent protection. Vent area opening (the opening where the vent goes) are generally required to not exceed 144 square inches of clear ventilation space each. Official requirements shall be established by the LACO Fire Department and the Building Official. Attic ventilation shall also comply with the requirements of the State and County Building Code. Vents shall not be placed on roofs unless they are approved for Class "A" roof assemblies, and contain an approved baffle system to stop intrusion of burning material.
- E. Vents shall be designed to resist the intrusion of flame and embers into the attic, other ventilated spaces and garages.
- Vents shall not face wildland areas or flammable vegetation. Note; The Building official should investigate use of appropriate alternative methods of approved venting that will prevent the intrusion of flame and embers into the attic, other ventilated space and

garages, as new products are being introduced as a result of recent fires. One example of a baffled vent is "Brandgaurd Vents"; www.brandgaurdvents.com. It was discovered that in the recent major wildland fires, that burning embers were entering through vents and igniting fires in the attics and garages. . This is currently a major issue in Urban Wildland Interface fire protection.

- F. Fire Sprinklers: All structures over 200 sq. ft. shall have automatic fire sprinkler systems designed and installed to the NFPA 13-D sprinkler standard. A four head calculation should be required. Sprinkler coverage shall also be provided for the garage and any enclosed porches or overhangs. Attic sprinkler heads should be considered by the Sprinkler designer and the Fire Department due to the risk of airborne burning embers entering attic vents. Actual design is the responsibility of the fire protection system designer, to Fire Department approval. Note that pressures exceeding the required 20 PSI residual in water system may be needed for the sprinklers.
- G. Glazing: Exterior glazing, including window glass, window walls, glazed doors, glazed openings in exterior doors, or other transparent, translucent or opaque glazing, leaded glass, etc, shall be insulating glass units with a minimum of one tempered pane, tempered, approved glass blocks or have a 20 minute fire rating per CBC Chapter 7-A. Glazing facing slopes exceeding 15% should be tempered glass. Plastic or vinyl window frames shall be of an approved type, which will not melt, ignite, or fail. Frames shall have "welded" corners and metal reinforcement in the interlock area to maintain integrity, and be certified to ANSI/AMMA/NWWDA 101/.S.2-97. The size and amount of glazing facing wildland, open space and park areas should be minimized. Screens should be steel rather than plastic.
- H. Skylights should be tempered glass due to potential of airborne burning debris striking them during a wind drive wildfire.
- I. There shall be no combustible rain gutters or downspouts. Roof gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in gutter; per CBC Chapter 7-A.
- J. Exterior doors shall be approved non combustible or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field thickness of no less than 1 1/4 inches thick, or have a fire resistive rating of not less than 20 minutes. Refer to CBC Chapter 7-A. Garage doors should be made of substantial metal or approved fire retardant material. Garage doors should also have substantial gasketing on sides to help prevent ember intrusion into garage. Glazing in garage door windows should comply with Chapter 7-A glazing requirements, or provide equivalent protection.
- K. Projections: Exterior balconies, carports, decks, deck surfaces, treads, risers, landings of decks, porches, balconies, patio covers, gazebos, outbuildings, unenclosed roofs and floors, and similar architectural appendages and projections shall be of approved non combustible construction, ignition resistant construction, heavy timber, approved exterior fire retardant wood, approved non combustible material, or one hour fire resistive construction. There shall be no plastic or vinyl decking or railings. The ends of decks shall be enclosed with the same type of material. When such appendages and projections are attached to exterior fire-resistive walls, they shall be constructed to maintain the fire resistive integrity of the exterior wall, and shall have the same fire rating. There shall be no decks or overhangs over slopes. Decking, floors and underfloor protection to comply with CBC Chapter 7-A, Sec 704 A.4. Plastic webbing, split or whole

bamboo, reed or straw-like materials, corrugated plastic or fiberglass materials and similar flammable materials shall not be permitted for use on patio covers. There should be no Palapas, combustible jungle gyms, playhouses, etc, in any Fuel Modification Zones around houses or ancillary structure.

L. Awnings/ canopies: there shall be no combustible awnings or canopies.

M. Wood fences should be prohibited. Any fencing on private lots facing wildland and open space areas should be 6' high solid block or masonry. Approved view glass may be installed in walls if glazing is a listed fire rated assembly with an adequate fire rating and approved by the Fire Official and Building Official. Wood fences must not be used as they can serve as a fuse to spread fire to a structure.

N. There shall be no plastic or vinyl railings or fencing in the development.

O. Spark Arrestors: all chimneys and other vents on heating appliances using solid or liquid fuel shall have spark arrestors of a type approved by the LA County Fire Department. Arrestors shall be visible from the ground.

P. Dryer and Air conditioning vent intakes should not face wildland areas and open space/ park areas.

All official requirements and approvals shall be obtained from the LA County Fire Department, the Building Official and the City prior to any construction occurring. All applicable codes and standards shall be complied with. Although these infrastructure and structural recommendations should provide reasonable fire protection, there are no guarantees expressed or implied that that structures would not be damaged by fire or that injuries or death would not occur.

6.0 APPENDIX

Page 22: Estimated fuel Modification Chart (EFMD) (Exhibit B)

Estimated Fuel Modification Chart is a requirement of Los Angeles county Fire Department to indicate the required Fuel Modification Zone requirement. While a score of 47 was indicated for Brasada, a 200' Fuel Modification Zone in lieu of 150' is required due to continuous fuel (vegetation) abutting the north and east perimeter of the project.

Page 23: Fuel Assessment Zones and Maintenance Requirements

The Fuel Assessment Maintenance Zones are L.A. County Fire Dept. minimum requirements.

Page 25: Long Term Maintenance Agreement

The Long Term Maintenance Agreement is a requirement of L.A. County Fire to assure that all requirements of this plan are in compliance, annually.

EXHIBIT B

ESTIMATED FUEL MODIFICATION DISTANCE CHART (EFMD)

STRUCTURE CONSTRUCTION			SCORE
GOOD/CURRENT FIRE ZONE 4 OR VHFHSZ REQUIREMENTS			1
MODERATE			5
POOR			10
FUELS			
PRIMARY GRASSLAND			5
COASTAL SAGE SCRUB/OAK WOODLAND			10
CHAPARRAL			15
SLOPE*	DOWN-SLOPE	UP-SLOPE	
	0 - 20 DEGREES	0 - 20 DEGREES	1
	20 - 40 DEGREES	20 - 40 DEGREES	2
	40 - 60 DEGREES	40 - 60 DEGREES	4
	60 < DEGREES	60 < DEGREES	8
			16
ASPECT**			
NORTH			1
EAST			2
WEST			4
SOUTH			8
FIRE TOPOGRAPHY***			
- DISTANCE FROM SLOPE, CHIMNEYS, SADDLES, CANYONS			
250 - 300			1
200 - 250			2
150 - 200			3
100 - 150			4
50 - 100			5
30 - 50			10
< 30			15
FIRE HISTORY/ POTENTIAL			
- HISTORICAL FIRE PATTERNS/INTENSITY			
LOW			5
MODERATE			10
HIGH			15
TOTAL			47

ESTIMATED FUEL MODIFICATION DISTANCE****		EFMD
TOTAL	DISTANCE	
14-24	50'	
25-34	100'	
35-49	150'	
50-69	200'	
70 +	300'	150

- * SELECT CATEGORY THAT CORRESPONDS TO THE LOCATION OF THE REQUIRED MODIFICATION
- ** VALUES ASSIGNED MAY VARY, BASED ON PREVAILING WEATHER PATTERN AND FIRE HISTORY
- *** SUBDIVISIONS SHOULD ENTER A VALUE OF (5) FOR THIS CATEGORY
- **** MEASUREMENT IN FEET TAKEN ALONG SLOPE (HYPOTENUSE)

ASSESSMENT FOR FUEL MODIFICATION PLAN

Zone A – Setback Zone

- Extends 20 feet beyond the edge of any combustible structure, accessory structure, appendage or projection.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation with high live fuel moisture and greater fire resistance.
- Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and spaced appropriately. Species selection should be made referencing the *Fuel Modification Plant Reference*. Other species may be utilized subject to approval.
- Except for dwarf varieties or mature trees small in stature, trees are generally **not recommended** within Zone A.
- Target species will typically not be allowed within 30 or more feet of combustible structures and may require removal if existing on site.
- Vines and climbing plants shall not be allowed on any combustible structure.

Zone B – Irrigated Zone

- Extends from the outermost edge of Zone A to 100 feet from structure.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation with high live fuel moisture and greater fire resistance.
- Landscaping and vegetation in this zone shall typically consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone B shall be fire resistant and spaced appropriately. Species selection should be made referencing the *Fuel Modification Plant Reference*. Other species may be utilized subject to approval.

Zone C – Native Brush Thinning Zone

- Extends from the outermost edge of Zone B to 200 feet from structure.
- Irrigation systems are not required for this zone. (Native plants are generally not compatible with regular, un-seasonal supplemental water.)
- Landscaping and vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or less flammable native species to meet minimum slope coverage requirements of City or County Public Works or Parks & Recreation Landscape or Hillside ordinances. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Existing native vegetation shall be modified by thinning and removal of species constituting a high fire risk; including but not limited to laurel sumac, chamise, ceanothus, sage, sage brush, buckwheat, and California juniper. Please reference the *Fuel Modification Plant Reference*.
- Fuel loads shall be reduced by pruning up the lower 1/3 of remaining trees or shrubs and removing dead wood. Native plants may be thinned by reduced amounts as the distance from development increases.
- Plants in Zone C shall be spaced appropriately. Species selection should be made referencing the *Fuel Modification Plant Reference*. Other species may be utilized subject to approval.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies.
- General spacing for existing native trees or groups of trees is 20 feet between canopies.

Fire Access Road Zone

- Extends 10 feet from the edge of any public or private roadway that may be used as access for fire-fighting apparatus or resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 317.10)
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance. (Fire Code 503.2.1)
- Landscaping and native plants within the 10-foot Fire Access Road Zone shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.

Maintenance

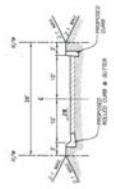
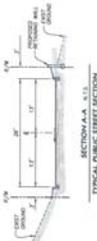
- **Routine maintenance shall be regularly performed in all zones which requires:**
- Removal or thinning of undesirable combustible vegetation and replacement of dead or dying landscaping.
- Pruning and thinning to reduce the overall fuel load and continuity with other fuels.
- Pruning lower branches of trees and tree-form shrubs to 1/3 of their height (or 6 feet from lowest hanging branches) to help prevent fire from spreading upward into the crown.
- Unless otherwise approved, Ground covers shall be maintained at a height not to exceed 6 inches in Zone A, 12 inches within 50 feet of a structure in Zone B, and 18 inches in Zone B beyond 50 feet. Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by thinning and pruning should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 5 inches.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department annually and as needed. Annual inspections are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region.
- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.
- **HOA is responsible for ensuring that all landscaping complies with the approved Fuel Modification plan**

Long Term Maintenance Agreement

- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines.
- Lots within this project may be required to submit plans to the Fuel Modification Unit prior landscaping being installed and must be identified in the CC&Rs.
- Changes to the landscaping in common areas or individual lots reviewed by the Fuel Modification Unit shall be approved prior to installation.
- Walls may be required on lots based on location of structure and proximity to slope (to be determined upon final tract submittal or individual lot review)
- Adjoining property owners are responsible for offsite Brush Clearance as required by the Fire Code.
- Zone C may be adjusted during inspection depending upon field conditions.
- The property owner(s) agree to be responsible for the long-term maintenance of this fuel modification plan, as described herein. Notification of Fuel Modification requirements is to be made upon sale to new owners. Proposed changes to the Final Fuel Modification plan must be submitted to the Fuel Modification Unit for approval, prior to implementation. Regular inspections will be performed by the Fire Department to ensure compliance with the approved plan. Failure to comply with the Fuel Modification Plan requirements may result in an Administrative Fine not to exceed \$1000 and possible legal action.

Name (Print)	Signature	Date
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Name (Print)	Signature	Date
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FUSCOE
 CONSULTING ENGINEERS
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 Tel: (310) 206-1111
 Fax: (310) 206-1112

**EMERGENCY
 FIRE ACCESS EXHIBIT
 STREET SECTIONS**
BRASADA
 CALIFORNIA
 LOS ANGELES COUNTY, CALIFORNIA

REVISED DATE: SEPTEMBER 8, 2009
 DRAWING DATE: SEPTEMBER 8, 2009

"Exhibit E"

RECORDING REQUESTED BY
AND RETURN TO:

Rutan & Tucker, LLP
611 Anton Blvd., Suite 1400
Costa Mesa, CA 92626
Attn: Michael R.W. Houston, Esq.

DECLARATION ESTABLISHING RESTRICTIVE COVENANTS

THIS DECLARATION ESTABLISHING RESTRICTIVE COVENANTS (hereinafter referred to as the "Covenant") is made this _____ day of October, 2010, by NJD, LTD., a Texas limited partnership (hereafter "NJD"). NJD is sometimes referred to in its capacity as the owner of the Burdened Property (defined below) as "NJD G", and is sometimes referred to in its capacity as the owner of the Benefitted Property (defined below) and (upon satisfaction of the Acquisition Contingency (defined below)) the Additional Property (defined below) as "NJD S."

RECITALS

A. WHEREAS, NJD G is the legal owner of a fee interest in certain real property consisting of approximately 21.14 acres located in the City of Glendora, County of Los Angeles, State of California, which property is commonly known as Parcel 1 of the City of Glendora Lot Line Adjustment No. LLA 07-03, and is more particularly described and depicted in the attached Exhibit B (incorporated by reference herein) (hereinafter the "Burdened Property"); and

B. Whereas NJD S is the legal owner of a fee interest in certain real property consisting of approximately 235.8 acres located in the City of San Dimas, County of Los Angeles, State of California, commonly described as Assessor's Parcel Numbers ("APN") 8768-030-033, 8655-001-012, 8665-001-009 and 8665-003-001, which property is more particularly described and depicted in the attached Exhibit C (incorporated by reference herein) (hereinafter the "Benefitted Property"); and

C. NJD S has contractual rights to acquire an approximately 76.7 acre property in the City of San Dimas that is adjacent to the Benefitted Property, is commonly described as APNs 8665-001-004 and 8665-001-005, and is more particularly described in the attached Exhibit D (incorporated herein) ("Additional Property"); and

D. Whereas the Benefitted Property, the Additional Property and the Burdened Property are benefitted by certain access, roadway, ingress and egress easements of record, to various public roads, including without limitation Cataract Avenue, Foothill Boulevard and Country Club Road; and

E. Whereas in addition to easements of record, the Benefitted Property, the Additional Property and the Burdened Property are traversed by several existing motorways that have a longstanding historic use as emergency access roads for fire protection services. The

motorways traversing through the Benefitted Property, the Additional Property and Burdened Property are part of a large interconnecting fire-road network that serves the area; and

E. WHEREAS, NJD G, intends, on the terms contained in this Covenant to benefit the Benefitted Property and (upon satisfaction of the Acquisition Contingency, defined below) the Additional Property, as the dominant tenement. This Covenant grants appurtenant, non-exclusive, perpetual and irrevocable easements on a portion of the Burdened Property for the specific purposes provided below.

COVENANTS

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is acknowledged as received, the NJD G declares as follows:

1. RESTRICTION ON BURDENED PROPERTY FOR BENEFIT OF BENEFITTED PROPERTY AND ADDITIONAL PROPERTY.

a. Grant of Easement; Easement Area. NJD G covenants to restrict the Burdened Property by granting an appurtenant non-exclusive, perpetual and irrevocable easement to the Benefitted Property and (upon satisfaction of the Acquisition Contingency, defined below) the Additional Property on, over and across that portion of the Burdened Property described generally as a portion of the existing motorway maintained by the Los Angeles County Fire Department and a recently improved driveway, which is more specifically described and depicted in Exhibit A incorporated herein (the "Easement Area"). The Easement Area may be relocated or modified by the owner of the Burdened Property in that party's sole discretion; provided that in the event of any such relocation or modification, the owner of the Burdened Property or its successor(s) in interest shall take any action required to specifically identify or plot a new location. Notwithstanding the broadness of NJD G's right to relocate the Easement Area, if the Burdened Property is developed, the Easement Area shall be located or relocated in a manner that conforms to any road or access systems that may be part of such development.

b. Purpose. The easement granted in Section 1.a is solely and exclusively for secondary emergency access to and from the Benefitted Property and (upon satisfaction of the Acquisition Contingency, defined below) the Additional Property in the event of wildfire or other emergency situations requiring evacuations. The Easement Area was recently improved by NJD to meet Los Angeles County Fire Department Fire Code Standard 10.207(A) by providing an all weather driving surface at an unobstructed width of not less than 20 feet, and including an emergency vehicle turn-around and turn-out. The Easement Area is limited to the existing location, width and improvements (subject to relocation as described above) and shall not be enlarged or (except as provided in subdivision "(c)" below) overburdened by the Burdened Property or the Additional Property. The Easement Area shall not be used for any other purposes.

c. Right to Subdivide. The subdivision of the Benefitted Property and Additional Property shall not be deemed to overburden or surcharge the Easement. The Easement Area is appurtenant to the Benefitted Property and (upon satisfaction of the Acquisition Contingency, defined below) the Additional Property and shall benefit any subdivision of such property.

d. Additional Property; Acquisition Contingency. Upon recordation of a grant deed transferring title of the Additional Property to NJD S (the "Acquisition Contingency"), the Additional Property shall automatically be subject to any rights conferred and any burdens imposed by this Covenant as of the date of recordation of the grant deed and shall be considered the "Benefitted Property."

2. HOLD HARMLESS. NJD S, as owner of the Benefitted Property and (upon satisfaction of the Acquisition Contingency) the Additional Property and on behalf of the heirs, successors and assigns of the Benefitted Property and (upon satisfaction of the Acquisition Contingency) the Additional Property (collectively, the "Indemnifying Parties"), holds the owner of the Burdened Property and its heirs, successors and assigns (the "Indemnified Parties"), harmless from any liability, expense, action, claim, damage or loss caused by the Indemnifying Parties, and/or their agents, contractors, employees, representatives, licensees, or invitees, in connection with use of the Easement Area, unless the Indemnified Parties' own active gross negligence or willful misconduct is not only the proximate but the predominant cause of such liability, expense, action, claim, damage or loss.

3. SUCCESSORS AND ASSIGNS; RUNS WITH THE LAND. This Covenant shall be interpreted pursuant to Section 1468 of the California Civil Code for the benefit of the Benefitted Property and (upon satisfaction of the Acquisition Contingency) the Additional Property, intending that this Covenant be binding upon the Burdened Property and each successive owner of the Burdened Property. NJD G declares that the Burdened Property is held and will be held, transferred, encumbered, used, sold, conveyed, leased and occupied subject to the covenants, restrictions and limitations set forth in this Covenant, all of which are declared and agreed to be for the benefit of the Benefitted Property and (upon satisfaction of the Acquisition Contingency, defined below) the Additional Property. All of the restrictions, covenants, and limitations will run with the land and will be binding on all parties having or acquiring any right, title, or interest in the Burdened Property or any part thereof, and will inure to the benefit of all of the Benefitted Property and (upon satisfaction of the Acquisition Contingency) the Additional Property and the future owners of the Benefitted Property and (upon satisfaction of the Acquisition Contingency) the Additional Property. Each grantee of a conveyance or purchaser under a contract or agreement of sale covering any right, title, or interest in any part of the Burdened Property, by accepting a deed or a contract of sale or agreement of purchase, accepts the document subject to, and agrees to be bound by, any and all of the restrictions, covenants, and limitations set forth in this Covenant.

4. DURATION. Unless otherwise terminated by NJD G, this Covenant and each term, covenant, restriction and undertaking contained herein will remain in effect for a term of ninety-nine (99) years, commencing on the date of recordation of this Covenant and will automatically be renewed for successive ten (10) year periods thereafter.

5. MODIFICATION. This Covenant may not be amended or modified, in whole or in part, except by written instrument duly executed and acknowledged by NJD G or its successors or assigns and duly recorded in the Office of the Los Angeles County Recorder.

6. GOVERNING LAW. This Covenant shall be governed by and construed in accordance with the laws of the State of California.

7. ENFORCEMENT. Enforcement of these restrictive covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate said restrictive covenant either to restrain violation or to recover damages. In any such action brought for the enforcement of these restrictive covenants, the prevailing party shall have the right to recover from the non-prevailing party all costs associated with such proceedings, including attorneys' fees, costs and expert witness expenses, if any.

8. COUNTERPARTS. This Covenant may be executed in one or more counterparts, which, taken together, shall constitute one complete and enforceable agreement.

9. INCORPORATION OF RECITALS. The Recitals above are incorporated into this Covenant by this reference.

Executed on the day first written above.

"BURDENED PROPERTY OWNER"

NJD, LTD., a Texas limited partnership

Solely for the purpose of the Hold Harmless contained in Section 3 of this Covenant NJD S, as the owner of the Benefitted Property, hereby agrees to such provision.

By: _____

NJD, LTD., a Texas limited partnership

Its: _____

By: _____

Its: _____

State of California)
County of _____)

On _____, before me, _____, Notary Public,
(here insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument, and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (seal)

State of California)
County of _____)

On _____, before me, _____, Notary Public,
(here insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument, and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (seal)

EXHIBIT A

Description & Depiction of Easement Area

The Easement Area shall be that portion of the Burdened Property (defined and depicted on Exhibit B) consisting of the existing all weather driving surface at a width of not less than 20 feet, and including emergency vehicle turn-around and turn-out, depicted as a solid line on the next page of this Exhibit A.

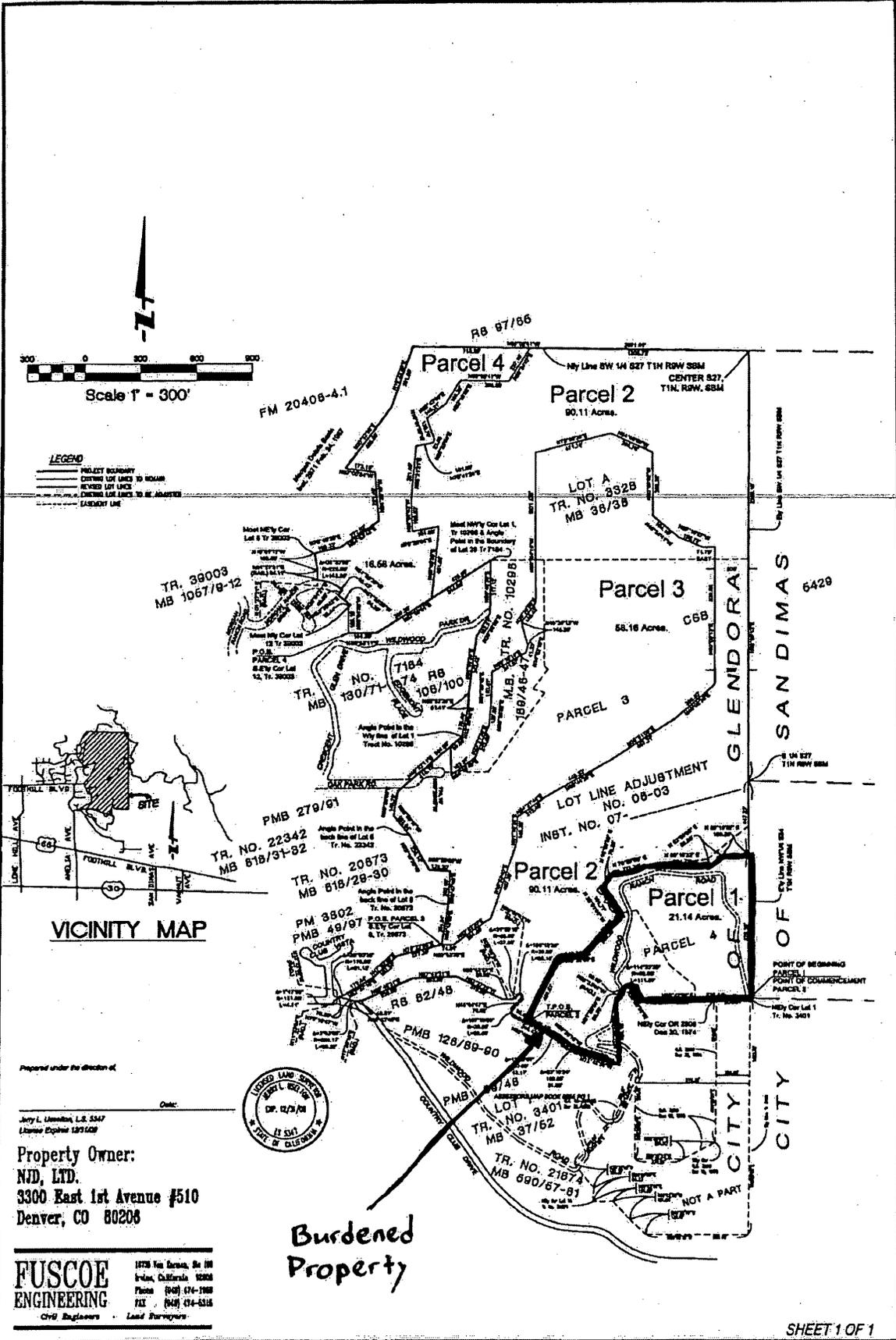
DRAFT

EXHIBIT B

Legal Description of Burdened Property

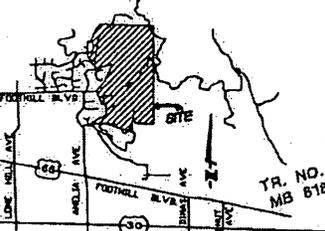
That real property commonly known as Parcel 1 of the City of Glendora Lot Line Adjustment No. LLA 07-03 that is more particularly described and depicted below and on the next page.

DRAFT



Scale 1" = 300'

LEGEND
 PROJECT BOUNDARY
 CHANGED LOT LINES TO SHOW
 REVERSED LOT LINES
 CHANGED LOT LINES TO BE ADJUSTED
 LADDERY LINE



VICINITY MAP

Prepared under the direction of

Jerry L. Utterback, L.S. 5347
 License Expires 12/31/2028

Property Owner:
NJD, LTD.
 3300 East 1st Avenue #510
 Denver, CO 80208



Burdened Property

FUSCOE ENGINEERING
 1575 1/2 Ave. Denver, CO 80202
 Phone (303) 733-7800
 FAX (303) 734-5315
 Civil Engineers Land Surveyors

Those portions of Parcels 3 and 4 of Lot Line Adjustment No. 07-02, in the City of Glendora, County of Los Angeles, State of California, according to Certificate of Compliance recorded January 11, 2007 as Document No. 20080063643, and Certificate of Compliance recorded January 11, 2007 as Document No. 20080063645, in the Office of the County Recorder of said County, in Section 34, Township 1 South, Range 9 West, San Bernardino Meridian, according to the Official Survey and Plat thereof, described as follows:

BEGINNING at the northeast corner of Lot 1 of Tract No. 3401, as shown upon a map filed in book 37, page 52 of maps, records of said County; thence along the northerly lines of the boundary of said Tract No. 3401 the following courses and curves; thence South $89^{\circ}42'52''$ West 625.34 feet; thence North $33^{\circ}59'31''$ West 80.66 feet to the beginning of a tangent curve concave southerly and having a radius of 56.00 feet; thence northwesterly, westerly and southwesterly 111.97 feet along said curve through a central angle of $114^{\circ}33'30''$; thence along a radial line to last said end of curve South $58^{\circ}33'01''$ East 10.00 feet; thence South $31^{\circ}26'59''$ West 68.75 feet; ~~thence South $02^{\circ}50'54''$ East 404.16 feet; thence North $73^{\circ}45'39''$ West 275.76 feet to a tangent~~ curve concave northeasterly having a radius of 150.00 feet; thence northwesterly 61.06 feet along said curve through a central angle of $23^{\circ}19'24''$; thence North $50^{\circ}26'16''$ West 86.83 feet to a tangent curve concave southwesterly having a radius of 200.00 feet; thence northwesterly 43.17 feet along said curve through a central angle of $12^{\circ}22'07''$; thence North $62^{\circ}48'22''$ West 151.15 feet; thence leaving said northerly boundary of Tract No. 3401 North $27^{\circ}11'38''$ East 451.67 feet; thence North $86^{\circ}38'00''$ East 146.71 feet; thence North $39^{\circ}06'09''$ East 349.38 feet; thence North $33^{\circ}31'01''$ West 181.77 feet; thence North $16^{\circ}06'36''$ East 70.25 feet; thence North $75^{\circ}58'06''$ East 273.36 feet; thence North $89^{\circ}16'32''$ East 324.72 feet; thence North $53^{\circ}03'03''$ East 92.60 feet; thence North $89^{\circ}16'32''$ East 160.29 feet to a point on the east line of said Section 34; thence along said east line South $00^{\circ}43'28''$ East 876.38 feet to the **POINT OF BEGINNING**.

EXHIBIT C

Legal Description of Benefitted Property

PARCEL 1:

Parcel 1 of that certain Certificate of Compliance for Lot Line Adjustment No. 06-03 recorded January 11, 2008 as Document No. 08-0063640, being that portion of the Southeast Quarter of Section 27, Township 1 South, Range 9 West, San Bernardino Meridian, in the City of San Dimas, County of Los Angeles, State of California, according to the official plat thereof, described as follows:

Beginning at the southeast corner of said Section 27; thence along the southerly line of said Southeast Quarter North $88^{\circ}19'20''$ West 1809.20 feet; thence leaving said southerly line North $07^{\circ}22'37''$ East 98.13 feet; thence South $85^{\circ}55'37''$ West 510.68 feet; thence South $50^{\circ}55'37''$ West 71.20 feet to a point on said southerly line; thence along said southerly line North $88^{\circ}19'20''$ West, 324.64 feet to the southwest corner of said Southeast Quarter; thence along the westerly line of said Southeast Quarter North $00^{\circ}09'13''$ East 2589.19 feet to the northwest corner of said Southeast Quarter; thence along the northerly line of said Southeast Quarter South $89^{\circ}05'41''$ East 2742.00 feet to the northeast corner of said Southeast Quarter; thence along the easterly line of said Southeast Quarter South $01^{\circ}23'18''$ West 2625.27 feet to the Point of Beginning.

Excepting therefrom any portion within the lines of any public roads that existed on April 11, 1935.

PARCEL 2:

Parcel 2 of that certain Certificate of Compliance for Lot Line Adjustment No. 06-03 recorded January 11, 2008 as Document No. 08-0063640, being the Northwest Quarter of the Northeast Quarter of Section 34, Township 1 South, Range 9 West, San Bernardino Meridian, in the City of San Dimas, County of Los Angeles, State of California, according to the official plat thereof, along with a portion of the Southeast Quarter of Section 27, Township 1 South, Range 9 West, San Bernardino Meridian, in the City of San Dimas, County of Los Angeles, State of California, according to the official plat thereof, described as follows:

Beginning at the northwest corner of said Northwest Quarter Northeast Quarter of Section 34; thence along the northerly line of said Northwest Quarter South $88^{\circ}19'20''$ East 324.64 feet; thence leaving said northerly line North $50^{\circ}55'37''$ East 71.20 feet; thence north $85^{\circ}55'37''$ East 510.68 feet; thence South $07^{\circ}22'37''$ West 98.13 feet to a point on said northerly line; thence along said northerly line South $88^{\circ}19'20''$ East 466.13 feet to the northeast corner of said Northwest Quarter of the Northeast Quarter of Section 34; thence along the easterly line of said Northwest Quarter South $00^{\circ}09'49''$ West 1313.70 feet to the southeast corner of said Northwest Quarter; thence along the southerly line of said Northwest Quarter North $88^{\circ}43'14''$ West 1322.34 feet to the southwest corner of said Northwest Quarter; thence along the westerly line of said Northwest Quarter North $00^{\circ}43'28''$ West 1323.60 feet to the Point of Beginning.

Excepting therefrom any portion within the lines of any public roads that existed on April 11, 1935.

PARCEL 3:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL JULY 28, 1865.

EXCEPT THAT PORTION OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, DISTANT THEREON SOUTH 89° 37' 10" EAST 682.56 FEET FROM THE WESTERLY LINE OF GOVERNMENT LOT 5 (OR FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34) SAID POINT OF BEGINNING ALSO BEING A POINT IN THE WESTERLY LINE OF PARCEL 2 DESCRIBED IN THE DEED TO HARRY H. KLINDER AND WIFE, RECORDED ON OCTOBER 27, 1958 AS INSTRUMENT NO. 1280 IN BOOK D-256, PAGE 614, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED WESTERLY LINE TO AND ALONG THE WESTERLY LINE OF PARCEL 1 DESCRIBED IN SAID DEED, NORTH 0° 22' 50" EAST 199.91 FEET; ~~NORTH 53° 22' 50" EAST 101.43 FEET; NORTH 23° 22' 50" EAST 60.52 FEET; NORTH 8° 22' 50" EAST 33.67 FEET; NORTH 18° 08' 54" WEST 71.82 FEET; NORTH 69° 15' 35" EAST 142.87 FEET; NORTH 12° 06' 20" EAST 145.43 FEET; NORTH 25° 17' 35" EAST 120.39 FEET AND NORTH 9° 24' 14" EAST 297.95 FEET;~~ THENCE SOUTH 89° 32' 00" EAST 300.00 FEET TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE ALONG SAID EASTERLY LINE, SOUTH 0° 28' 00" WEST 1014.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 37' 10" WEST 644.46 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF SAID LAND, HEREINAFTER REFERRED TO AS PARCEL A, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF FOOTHILL BOULEVARD AS SHOWN ON TRACT 3401, AS PER MAP RECORDED IN BOOK 37, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, SAID POINT LYING DISTANT SOUTH 78° 01' 15" EAST 2699.37 FEET FROM THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 34 AND LYING DISTANT NORTH 78° 01' 15" WEST 1434.10 FEET FROM THE INTERSECTION OF THE CENTER LINE OF SAN DIMAS AVENUE WITH THE CENTER LINE OF FOOTHILL BOULEVARD; THENCE NORTH 0° 20' 15" EAST ALONG THE QUARTER SECTION LINE OF SAID FRACTIONAL SECTION 34, AS ESTABLISHED BY THE SUPERIOR COURT OF LOS ANGELES COUNTY, CASE NUMBER B-51731, A DISTANCE OF 1237.45 FEET, MORE OR LESS, TO A FOUND 2 INCH IRON PIPE, CONCRETE PLUG AND L. S. TAG NUMBER 2544 AND BEING IN THE POSITION OF A PIPE SHOWN ON TRACT NO. 21674, RECORDED IN BOOK 590, PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF LOS ANGELES, CALIFORNIA; THENCE CONTINUING NORTH 0° 20' 15" EAST 324.44 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE NORTH 0° 20' 15" EAST 551.25 FEET; THENCE SOUTH 79° 39' 45" EAST 75.00 FEET; THENCE SOUTH 16° 02' 55" EAST 305.20 FEET; THENCE SOUTH 79° 17' 21" EAST 108.89 FEET; THENCE SOUTH 0° 37' 22" WEST 133.88 FEET; THENCE SOUTH 8° 29' 02" WEST 97.70 FEET; THENCE SOUTH 88° 28' 20" WEST 253.84 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3A:

AN EASEMENT FOR INGRESS AND EGRESS, HIGHWAY, PUBLIC UTILITIES AND INCIDENTAL PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF FOOTHILL BOULEVARD, AS SHOWN ON TRACT 3401, AS PER MAP RECORDED IN BOOK 37, PAGE 52 OF MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES, SAID POINT IN SAID CENTER LINE LYING DISTANT SOUTH 78° 01' 15" EAST 2699.37 FEET FROM THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 34 AND DISTANT NORTH 78° 01' 15" WEST 1434.10 FEET FROM THE INTERSECTION OF THE CENTER LINE OF SAN DIMAS AVENUE WITH SAID CENTER LINE OF FOOTHILL BOULEVARD; THENCE NORTH 0° 20' 15" EAST ALONG THE QUARTER SECTION LINE OF SAID SECTION 34, AS ESTABLISHED BY THE SUPERIOR COURT OF LOS ANGELES PER CASE NO. B-51731, SAID LINE BEING THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID TRACT NO. 3401, A DISTANCE OF 51.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0° 20' 15" EAST ALONG SAID HEREINBEFORE DESCRIBED QUARTER SECTION LINE, 1186.44 FEET TO A POINT IN THE NORTH LINE OF THE NORTHWEST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION 34; THENCE ALONG SAID NORTH LINE, SOUTH 89° 37' 10" EAST 30 FEET; THENCE SOUTH 0° 20' 15" WEST 913.02 FEET MORE OR LESS PARALLEL TO THE AFORESAID QUARTER SECTION LINE AS ESTABLISHED BY THE SUPERIOR COURT OF LOS ANGELES COUNTY, PER CASE NO. B-51731 TO A POINT IN THE NORTHERLY LINE OF THE LAND CONVEYED TO GEORGE C. GRINSWOLD BY DEED RECORDED IN BOOK 5557, PAGE 212 OF DEEDS OF SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID DEED AND SAID NORTHERLY LINE PROLONGED WESTERLY NORTH 89° 39' 45" WEST 15.00 FEET TO A LINE PARALLEL WITH AND DISTANT 15.00 FEET EASTERLY FROM THE ABOVE MENTIONED QUARTER SECTION LINE; THENCE ALONG SAID PARALLEL LINE SOUTH 0° 20' 15" WEST 276.47 FEET TO THE NORTHERLY LINE OF SAID FOOTHILL BOULEVARD; THENCE ALONG THE LAST MENTIONED NORTHERLY LINE NORTH 78° 01' 15" WEST 15.31 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THAT PORTION OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN DIMES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF FOOTHILL BOULEVARD AS SHOWN ON TRACT 3401, AS PER MAP RECORDED IN BOOK 37 PAGE 52 OF HAPS, IN THE OFFICE OF THE COUNTY RECORDER; SAID POINT IN SAID CENTER LINE LYING DISTANT SOUTH 78° 01' 15" EAST 2699.37 FEET FROM THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 34 AND DISTANT NORTH 78° 01' 15" WEST 1434.10 FEET FROM THE INTERSECTION OF THE CENTER LINE OF SAN DIMAS AVENUE, WITH SAID CENTER LINE OF FOOTHILL BOULEVARD; THENCE NORTH 0° 20' 15" EAST ALONG THE QUARTER SECTION LINE OF SAID SECTION 34, AS ESTABLISHED BY THE SUPERIOR COURT OF LOS ANGELES COUNTY, CASE NO. B-51731, SAID LINE BEING THE SOUTHERLY

PROLONGATION OF THE EASTERLY LINE OF SAID TRACT 3401, A DISTANCE OF 848.54 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0° 20' 15" EAST ALONG SAID LAST DESCRIBED LINE, 388.91 FEET TO A POINT IN THE NORTH LINE OF SAID FRACTIONAL SOUTHEAST QUARTER OF SECTION 34; THENCE SOUTH 89° 37' 10" EAST ALONG SAID NORTH LINE 654.36 FEET; THENCE SOUTH 0° 03' 30" EAST 251.54 FEET; THENCE SOUTH 47° 59' 30" EAST 180.00 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO JACK D. PARRY AND WIFE, RECORDED SEPTEMBER 11, 1950, AS INSTRUMENT NO. 1312 IN BOOK 34259, PAGE 32, OFFICIAL RECORDS; THENCE ALONG THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID DEED; THENCE SOUTH 0° 03' 30" EAST 27.40 FEET; THENCE NORTH 88° 55' 30" WEST 790.81 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4A:

AN EASEMENT FOR HIGHWAY PURPOSES AND FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF FOOTHILL BOULEVARD, AS SHOWN ON TRACT NO. 3401, AS PER MAP RECORDED IN BOOK 37 PAGE 52 OF MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES, SAID POINT IN SAID CENTER LINE LYING DISTANT SOUTH 78° 01' 15" EAST 2699.37 FEET FROM THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 34 AND DISTANT NORTH 78° 01' 15" WEST 1434.10 FEET FROM THE INTERSECTION OF THE CENTER LINE OF SAN DIMAS AVENUE WITH SAID CENTER LINE OF FOOTHILL BOULEVARD; THENCE NORTH 0° 20' 15" EAST ALONG THE QUARTER SECTION LINE OF SAID SECTION 34, AS ESTABLISHED BY THE SUPERIOR COURT OF LOS ANGELES COUNTY PER CASE NO. B-51731, SAID LINE BEING THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID TRACT 3401, DISTANT NORTH 0° 20' 15" EAST 51.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0° 20' 15" EAST ALONG SAID HEREINBEFORE DESCRIBED QUARTER SECTION LINE, 797.49 FEET TO A POINT DISTANT SOUTH 0° 20' 15" WEST 388.91 FEET FROM THE NORTH LINE AT THE NORTHWEST QUARTER OF THE FRACTIONAL SOUTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 88° 55' 30" EAST 30 FEET; THENCE SOUTH 0° 20' 15" WEST 524.11 FEET PARALLEL TO THE AFORESAID QUARTER SECTION LINE AS ESTABLISHED BY THE SUPERIOR COURT OF LOS ANGELES COUNTY, PER CASE NO. B-51731, TO A POINT IN THE NORTHERLY LINE OF THE LAND CONVEYED TO GEORGE C. GRISWOLD, BY DEED RECORDED IN BOOK 5557, PAGE 212 OF DEEDS OF SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID DEED AND SAID NORTHERLY LINE PROLONGED WESTERLY, NORTH 89° 39' 45" WEST 15.00 FEET TO A LINE PARALLEL WITH AND DISTANT 15.00 FEET EASTERLY FROM THE LAST MENTIONED QUARTER SECTION LINE; THENCE ALONG SAID PARALLEL LINE SOUTH 0° 20' 15" WEST 276.47 FEET TO THE NORTHERLY LINE OF SAID FOOTHILL BOULEVARD; THENCE ALONG THE LAST MENTIONED NORTHERLY LINE NORTH 78° 01' 15" WEST 15.31 FEET TO THE POINT OF BEGINNING.

EXHIBIT D

Legal Description of the Additional Property

PARCEL 1: APN 8665-001-004 & 005

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO FREDERICK H. NUSBICKEL BY DEED RECORDED IN BOOK 6706, PAGE 226 OF DEEDS, CONVEYING A STRIP OFF OF THE SOUTH END OF SAID LAND, 120.2 FEET WIDE ON THE EAST END THEREOF AND 96.9 FEET WIDE ON THE WEST END THEREOF, THE SOUTH AND NORTH SIDES OF SAID STRIP BEING STRAIGHT.

PARCEL 2:

~~AN EASEMENT FOR UTILITY PURPOSES, SAID EASEMENT OVER A STRIP OF LAND OF VARYING WIDTH IN THE IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF LOT 49, TRACT NO. 33731, AS SHOWN ON MAP RECORDED IN BOOK 894, PAGES 49 TO 53 INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:~~

A STRIP OF LAND 12 FEET IN WIDTH, THE SOUTHWESTERLY LINE OF SAID STRIP BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 49; THENCE NORTHWESTERLY NORTH 43°21'13" WEST, 271.24 FEET; THENCE A STRIP OF LAND 20 FEET IN WIDTH, NORTH 00°05'03" EAST, 134.00 FEET; THENCE NORTH 89°27'27" WEST, 67.27 FEET; THENCE NORTH 00°36'33" EAST, 87.08 FEET TO THE NORTHERLY LINE OF SAID LOT 49.

THE NORTHEASTERLY LINE OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN THE SOUTHERLY LINE OF SAID LOT 49 AND IN THE NORTHERLY LINE OF SAID LOT 49.

