

# **EXHIBIT A**

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RECORDING REQUESTED BY,  
WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:



LV Ritter Ranch LLC  
c/o Lehman Brothers Holdings Inc.  
1271 Avenue of the Americas, 39<sup>th</sup> Floor  
New York, New York 10020

*THIS IS A COURT ORDERED CONVEYANCE  
THAT IS NOT PURSUANT TO SALE, RET 11511.*

DOCUMENT TRANSFER TAX \$ <u>          </u>
<input checked="" type="checkbox"/> COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
<input type="checkbox"/> OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.
<i>[Signature]</i>
Signature of Declarant or Agent determining tax. Firm Name

(Space Above Line for Recorder's Use Only)

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30*

**GRANT DEED**

FOR VALUE RECEIVED, Palmdale Hills Property, LLC, a Delaware limited liability company, through its chapter 11 estate for which Steven M. Speier is the court-appointed Liquidating Trustee ("**Grantor**"), hereby grants to LV Ritter Ranch LLC, a Delaware limited liability company ("**Grantee**"), all that certain real property situated in the City of Palmdale, County of Los Angeles, State of California, and more particularly described on Exhibit "A" attached hereto and made a part hereof (the "**Property**").

This Grant Deed is being delivered pursuant to the (i) *Fifth Amended Joint Chapter 11 Plan for Eleven Voluntary Debtors Proposed by the Lehman VD Lenders [Docket No. 3337]* (the "**Plan**") filed in the United States Bankruptcy Court for the Central District of California (Santa Ana Division) (the "**Bankruptcy Court**") in *In re Palmdale Hills Property, LLC, et al.*, Case No. 08-17206 (ES), (ii) *Order Confirming for Nine "Subject VD Plan Debtors" the Fifth Amended Joint Chapter 11 Plan for Eleven Voluntary Debtors Proposed by the Lehman VD Lenders [Docket No. 3526]* (the "**Confirmation Order**") entered by the Bankruptcy Court on January 6, 2012, (iii) *Declaration of Robert B. Orgel Re Sale Order Conveying Ritter Ranch Project [Docket No. 3608]* filed in the Bankruptcy Court on February 2, 2012, as amended by the *First Amended Declaration of Robert B. Orgel Re Sale Order Conveying Ritter Ranch Project [Docket No. 3701]* filed in the Bankruptcy Court on February 22, 2012, and (iv) *Order Conveying Ritter Ranch Project and Related Assets Free and Clear of Encumbrances Other Than Permitted Liens [Docket No. 3801]* entered by the Bankruptcy Court on March 27, 2012. Pursuant to section 17.13 of the Plan, the Confirmation Order, and 11 U.S.C. §1146(a), the transfer of the Property hereunder will not be subject to any documentary transfer tax or similar tax, or filing or recording fee. Pursuant to the Confirmation Order, state and local governmental officials or agents shall forego the collection of any such tax or fee and accept for filing and

recording this Grant Deed or other related documents without the payment of any such tax or fee.

THE PROPERTY IS GRANTED TO GRANTEE SUBJECT TO the matters described on Exhibit "B" attached hereto and made a part hereof which are taken subject to, but without any assumption by Grantee, and without intent to reimpose any of them; provided, however, that the provisions of this sentence shall not affect or limit Grantee's rights to challenge or question the validity or effectiveness of any such matters as to any third party.

This Grant Deed is an absolute conveyance of title in effect as well as in form and is intended to include and unconditionally convey all equitable and redemptive rights of Grantor and is not intended as a mortgage or security device of any kind.

NEITHER GRANTOR NOR GRANTEE INTEND THAT THERE BE, AND THERE SHALL NOT IN ANY EVENT BE, A MERGER OF THE DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING AMONG PALMDALE HILLS PROPERTY, LLC, AS TRUSTOR, FIDELITY NATIONAL TITLE COMPANY, AS TRUSTEE AND LEHMAN COMMERCIAL PAPER INC., AS BENEFICIARY, RECORDED ON FEBRUARY 12, 2007, INSTRUMENT NO. 2007-0299922, WITH THE TITLE OR OTHER INTEREST OF GRANTEE IN AND TO THE PROPERTY HEREBY CONVEYED, AND THE GRANTOR EXPRESSLY INTENDS THAT THE INTERESTS OF THE BENEFICIARY IN THE DEED OF TRUST AND GRANTEE'S TITLE TO THE PROPERTY BE AND REMAIN AT ALL TIMES SEPARATE AND DISTINCT. THIS DEED IS NOT INTENDED TO NOR SHALL IT RELEASE THE LIENS AND SECURITY INTERESTS CONTAINED IN THE DEED OF TRUST.

(Signature on Following Page)



**EXHIBIT A**

**LEGAL DESCRIPTION**

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

**PARCEL 1:** ("CFD") (APN 3205-002-028, 051 AND 053; 3206-007-001 AND 002; 3206-018-014 AND 033; 3206-021-002 AND 005 AND 3206-025-001 AND 002)

THOSE PORTIONS OF TOWNSHIP 6 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

(A) THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY AND EASTERLY OF THE NORTHERLY LINE OF ELIZABETH LAKE ROAD, AS CONVEYED TO RICHARD C. BOYLE AND GAIL P. BOYLE, HUSBAND AND WIFE BY DEED RECORDED JUNE 17, 1981 AS INSTRUMENT NO. 81-602418 OF OFFICIAL RECORDS;

(B) THE EAST TWO-THIRDS OF THE NORTH THREE-FOURTHS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; ALSO THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER; ALSO THE SOUTHEAST QUARTER, EXCEPT THAT PORTION OF SAID SOUTHEAST QUARTER LYING NORTHERLY AND NORTHEASTERLY OF THE CENTER LINE OF ELIZABETH LAKE-PINE CANYON ROAD (FORMERLY PALMDALE AND ELIZABETH LAKE ROAD), AS SHOWN UPON COUNTY SURVEYOR'S MAP NO. B-1352, SHEET 1, ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY, ALL IN SECTION 16;

SAID PARCELS (A) AND (B) ABOVE ARE ALSO SHOWN AND DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 462 RECORDED JANUARY 9, 1995 AS INSTRUMENT NO. 95-23331 OF OFFICIAL RECORDS, COUNTY OF LOS ANGELES, CALIFORNIA.

(C) THE NORTH HALF OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL OF THE NORTHEAST QUARTER, ALL OF THE NORTHWEST QUARTER, AND ALL OF THE SOUTHEAST QUARTER, ALL IN SECTION 21;

(D) THE SOUTHWEST QUARTER AND THE EAST HALF OF SECTION 23;

(E) THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24;

(F) ALL OF SECTION 25;

EXCEPT FROM THAT PORTION OF PARCEL 1(A) ABOVE THAT PORTION THEREOF LYING NORTHERLY AND EASTERLY OF THE NORTHERLY LINE OF ELIZABETH LAKE ROAD, AS CONVEYED TO RICHARD C. BOYLE AND GAIL P. BOYLE, HUSBAND AND WIFE BY DEED RECORDED ON JUNE 17, 1981 AS INSTRUMENT NO. 81-602418, OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION OF SAID PARCEL 1(A) INCLUDED WITHIN TRACT NO. 51508-01, AS PER MAP RECORDED IN BOOK 1214 PAGES 28 TO 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID PARCEL 1 INCLUDED WITHIN TRACT NO. 51508-02 AS PER MAP RECORDED IN BOOK 1214 PAGES 37 TO 40, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM THE SOUTHWEST QUARTER, THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23, ALL THE COAL AND OTHER MINERALS IN SAID LAND, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT. 862) AS EXCEPTED AND RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JUNE 26, 1925 IN BOOK 5253 PAGE 40, OFFICIAL RECORDS.

ALSO EXCEPT FROM THE SOUTH HALF OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, ALL THE COAL AND OTHER MINERALS IN SAID LAND, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE THE SAME PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT. 862) AS EXCEPTED AND RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED NOVEMBER 19, 1925 IN BOOK 5528 PAGE 79, OFFICIAL RECORDS.

ALSO EXCEPT FROM THE NORTH HALF OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, ALL OILS, MINERALS, GAS, PETROLEUM, NAPHTHA, OTHER HYDROCARBON SUBSTANCES, AND MINERALS OF WHATSOEVER KIND AND NATURE IN, UPON, OR UNDER SAID LAND, TOGETHER WITH THE RIGHT OF ENTRY, AS MAY BE NECESSARY FOR THE DEVELOPMENT, PRODUCTION, AND REMOVAL OF ALL SUCH SUBSTANCES, AS RESERVED IN THE DEED FROM THE FARMERS AND MERCHANTS NATIONAL BANK OF LOS ANGELES, RECORDED JUNE 6, 1944 IN BOOK 21009 PAGE 66, OFFICIAL RECORDS.

ALSO EXCEPT FROM THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, ONE-HALF OF ALL MINERALS, OIL, COAL, PETROLEUM, AND KINDRED SUBSTANCES, UNDER OR IN SAID LAND, AS RESERVED IN DEED FROM LOUISE A. WEIDMAN, RECORDED MARCH 10, 1953 AS INSTRUMENT NO. 1193 IN BOOK 41170 PAGE 10, OFFICIAL RECORDS.

ALSO EXCEPT FROM THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTH HALF OF THE SOUTHEAST QUARTER, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, ONE-HALF OF THE MINERAL RIGHTS TO GRANTORS, SHARE AND SHARE ALIKE, AND TO THEIR RESPECTIVE HEIRS AND ASSIGNS, IN ALL OIL, GAS, AND MINERALS IN, ON, OR UNDER THE SURFACE OF SAID LANDS, AND ALL THE RIGHTS OF OWNERSHIP THEREIN, AND ALSO RESERVING TO THEMSELVES, THEIR HEIRS AND ASSIGNS, THE RIGHT AND LICENSE OF EXPLORING, MINING, DEVELOPING

OR OPERATING, FOR ANY OR ALL OF THE SAID PRODUCTS UNDER SAID LANDS BY SO-CALLED SLANT OR WHIPSTOCK DRILLING THEREUNDER, ACCORDING TO ALL THE PRIVILEGES AND CONDITIONS OF THE FIELD THAT MAY BE DEVELOPED ABOUT SAID TRACT OF LAND WITH THE FURTHER RESERVATION THAT SHOULD THE OWNER IN FEE OF THE SURFACE OF SAID LANDS ERECT THEREON NECESSARY BUILDINGS, PIPE LINES, MACHINERY AND EQUIPMENT NECESSARY IN AND ABOUT SUCH MATTERS, GRANTORS, THEIR HEIRS AND ASSIGNS, SHALL BE GIVEN EQUAL RIGHTS TO USE AND LICENSE OR LEASE THE USE OF SUCH SURFACE IN CONNECTION WITH PRODUCTION OF OIL, GAS, AND MINERALS TO THE EXTENT THEREIN RESERVED, AS RESERVED BY JOHN THOMAS TUTTLE, ALSO KNOWN AS JOHN JOUGHIN TITTLE, A MARRIED MAN, AND ANDREW R. JOUGHIN, ALSO KNOWN AS ANDREW ROEDER JOUGHLIN, A MARRIED MAN, IN DEED RECORDED JUNE 10, 1952 AS INSTRUMENT NO. 1498 IN BOOK 39123 PAGE 267, OFFICIAL RECORDS.

**PARCEL 2:** ("CFD") (APN 3206-008-012; 3206-009-014; 3206-010-11; 3206-016-008; 3206-017-009 AND 3206-022-001)

THOSE PORTIONS OF TOWNSHIP 6 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

- (A) ALL OF SECTIONS 26 AND 27;
- (B) ALL OF SECTIONS 28, EXCEPT GOVERNMENT LOTS 3 AND 4;
- (C) ALL OF SECTIONS 34, 35 AND 36;

EXCEPT FROM THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26,

ALL THE COAL AND OTHER MINERALS IN SAID LAND, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE THE SAME PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT. 862) AS EXCEPTED AND RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED NOVEMBER 19, 1925 IN BOOK 5528 PAGE 79, OFFICIAL RECORDS.

ALSO EXCEPT FROM THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, ALL THE COAL AND OTHER MINERALS IN SAID LAND, TOGETHER WITH THE RIGHT TO PROSPECT, FOR, MINE, AND REMOVE THE SAME PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT. 862) AS EXCEPTED AND RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JUNE 26, 1925 IN BOOK 5253 PAGE 40, OFFICIAL RECORDS.

ALSO EXCEPT FROM LOTS 2 AND 3 OF SAID SECTION 27; THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 27, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, AND THE NORTH HALF OF



THE NORTHWEST QUARTER OF SAID SECTION 34, ALL THE COAL AND OTHER MINERALS IN SAID LAND, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE THE SAME, PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT. 862) AS EXCEPTED AND RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JULY 26, 1923 IN BOOK 2525 PAGE 254, OFFICIAL RECORDS.

ALSO EXCEPT FROM THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28, SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28, AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, ALL THE COAL AND OTHER MINERALS IN SAID LAND, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE THE SAME, PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT. 862) AS EXCEPTED AND RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JULY 26, 1923 IN BOOK 2525 PAGE 255, OFFICIAL RECORDS.

ALSO EXCEPT FROM THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTHWEST QUARTER OF SAID SECTION 34, SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 34, SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35, NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, ALL THE COAL AND OTHER MINERALS IN SAID LAND, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE THE SAME, PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT. 862) AS EXCEPTED AND RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JULY 26, 1923 IN BOOK 2518 PAGE 144, OFFICIAL RECORDS.

ALSO EXCEPT FROM THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 35, SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, ALL THE COAL AND OTHER MINERALS IN SAID LAND, TOGETHER WITH THE RIGHT TO PROSPECT, FOR AND REMOVE THE SAME, PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT. 862) AS EXCEPTED AND RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED FEBRUARY 1, 1929 IN BOOK 9024 PAGE 136, OFFICIAL RECORDS.

ALSO EXCEPT FROM THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, ALL THE COAL AND OTHER MINERALS IN SAID LAND, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE THE SAME, PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (36 STAT. 862) AS EXCEPTED AND RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED DECEMBER 28, 1938 IN BOOK 16528 PAGE 282 OFFICIAL RECORDS, AND IN PATENT RECORDED MAY 28, 1943 IN BOOK 20028 PAGE 140, OFFICIAL RECORDS.

ALSO EXCEPT FROM THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35, SOUTHEAST QUARTER OF SAID SECTION 36, ALL THE COAL AND OTHER MINERALS IN SAID LAND, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE THE SAME, PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT. 862) AS EXCEPTED AND RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JULY 6, 1925 IN BOOK 4435 PAGE 118, OFFICIAL RECORDS.

**PARCEL 3: ("CFD") (APN 3206-020-010 AND 012)**

THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN TRACT NO. 51508-02, AS PER MAP RECORDED IN BOOK 1214 PAGES 37 TO 40, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 4: ("CFD") (APN 3206-006-016, 020, 022, 025 AND 028)**

THAT PORTION OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND BEING DESCRIBED AS FOLLOWS:

ALL OF SECTION 22, AS MONUMENTED BY THE COUNTY SURVEYOR, LYING SOUTH OF THE CENTERLINE OF ELIZABETH LAKE ROAD AS DEFINED IN BOOK 9362 PAGE 119, OFFICIAL RECORDS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT A COUNTY SURVEYORS MONUMENT FOUND WITH BRASS CAP MARKED SOUTHEAST CORNER SECTION 22; THENCE NORTH 88 DEGREES 38 MINUTES 13 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SECTION 22, 1306.59 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 38 MINUTES 13 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SECTION 22, 1430.41 FEET TO A COUNTY SURVEYORS MONUMENT FOUND WITH BRASS CAP MARKED SOUTH 1/4 CORNER SECTION 22; THENCE NORTH 01 DEGREES 56 MINUTES 32 SECONDS WEST, 1226.46 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 36 SECONDS WEST, 1367.66 FEET; THENCE SOUTH 01 DEGREES 16 MINUTES 41 SECONDS EAST, 526.37 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 51 SECONDS WEST, 343.86 FEET; THENCE NORTH 01 DEGREES 06 MINUTES 43 SECONDS WEST, 658.07 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 53 SECONDS EAST, 341.94 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 41 SECONDS WEST, 1124.30 FEET, THENCE NORTH 88 DEGREES 44 MINUTES 36 SECONDS EAST, 2869.95 FEET TO A 2" IRON PIPE FOUND TAGGED L.S. 1872; THENCE NORTH 00 DEGREES 07 MINUTES 49 SECONDS EAST, 1388.64 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 29 SECONDS EAST, 1096.84 FEET TO A 2" IRON PIPE FOUND TAGGED L.S. 3020 ON THE EAST LINE OF SECTION 22; THENCE SOUTH 02 DEGREES 57 MINUTES 08 SECONDS EAST, ALONG THE SAID EAST LINE, 1323.57 FEET TO A COUNTY SURVEYORS MONUMENT FOUND WITH BRASS CAP MARKED EAST 1/4 CORNER SECTION 22; THENCE SOUTH 02 DEGREES 56 MINUTES 58 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF SECTION 22, 1332.24 FEET TO A POINT; THENCE SOUTH 89 DEGREES 31 MINUTES 12 SECONDS WEST, 1236.89 FEET TO A 2" IRON PIPE FOUND TAGGED L.S. 1872; THENCE SOUTH 00 DEGREES 04 MINUTES 39 SECONDS WEST, 1271.73 FEET TO THE TRUE POINT OF BEGINNING. SAID LAND BEING SHOWN ON THE MAP ATTACHED TO A CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 445, RECORDED JANUARY 11, 1994 AS INSTRUMENT NO. 94-61429, OFFICIAL RECORDS.

EXCEPT THEREFROM THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 22 LYING WITHIN THE NORTHERLY HALF OF PALMDALE AND ELIZABETH LAKE ROAD.

ALSO EXCEPT THEREFROM THAT PORTION OF THE NORTH HALF OF SAID SECTION 22 LYING NORTHERLY OF ELIZABETH LAKE ROAD.

ALSO EXCEPT THEREFROM THAT PORTION OF THE NORTH HALF OF SAID SECTION 22 LYING NORTHERLY OF ELIZABETH LAKE ROAD, FORMERLY PALMDALE AND ELIZABETH LAKE ROAD, 60 FEET WIDE, AS CONVEYED TO RICHARD C. BOYLE AND GAIL P. BOYLE BY DEED RECORDED JUNE 17, 1981 AS INSTRUMENT NO. 81-602418, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN A DEED TO THE CITY OF PALMDALE RECORDED DECEMBER 15, 1997 AS INSTRUMENT NO. 97-1962148, OFFICIAL RECORDS.

**PARCEL 5:** ("CFD") (APN 3206-026-003 THROUGH 10; 3206-027-002, 004, 005, 010 AND 012)

LOTS 1 THROUGH 13, INCLUSIVE, OF TRACT NO. 51508-01, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1214 PAGES 28 THROUGH 36, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM THAT PORTION OF SAID LAND LYING WITHIN THE NORTH HALF OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, ALL OILS, MINERALS, GAS, PETROLEUM, NAPHTHA, OTHER HYDROCARBON SUBSTANCES, AND MINERALS OF WHATSOEVER KIND AND NATURE IN, UPON, OR UNDER SAID LAND, TOGETHER WITH THE RIGHT OF ENTRY, AS MAY BE NECESSARY FOR THE DEVELOPMENT, PRODUCTION, AND REMOVAL OF ALL SUCH SUBSTANCES, AS RESERVED IN THE DEED FROM THE FARMERS AND MERCHANTS NATIONAL BANK OF LOS ANGELES, RECORDED JUNE 6, 1944 IN BOOK 21009 PAGE 66, OFFICIAL RECORDS.

ALSO EXCEPT FROM THAT PORTION OF SAID LAND LYING WITHIN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTH HALF OF THE SOUTHEAST QUARTER, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, ONE-HALF OF THE MINERAL RIGHTS TO GRANTORS, SHARE AND SHARE ALIKE, AND TO THEIR RESPECTIVE HEIRS AND ASSIGNS, IN ALL OIL, GAS, MINERALS IN, ON, OR UNDER THE SURFACE OF SAID LANDS, AND ALL THE RIGHTS OF OWNERSHIP THEREIN, AND ALSO RESERVING TO THEMSELVES, THEIR HEIRS AND ASSIGNS, THE RIGHT AND LICENSE OF EXPLORING, MINING, DEVELOPING OR OPERATING, FOR ANY OR ALL OF THE SAID PRODUCTS UNDER SAID LANDS BY SO-CALLED SLANT WHIPSTOCK DRILLING THEREUNDER, ACCORDING TO ALL THE PRIVILEGES AND CONDITIONS OF THE FIELD THAT MAY BE DEVELOPED ABOUT SAID TRACT OF LAND WITH THE FURTHER RESERVATION THAT SHOULD THE OWNER IN FEE OF THE SURFACE OF SAID LANDS ERECT THEREON NECESSARY BUILDINGS, PIPE LINES, MACHINERY AND EQUIPMENT NECESSARY IN AND ABOUT SUCH MATTERS,

GRANTORS, THEIR HEIRS AND ASSIGNS, SHALL BE GIVEN EQUAL RIGHTS TO USE AND LICENSE OR LEASE THE USE OF SUCH SURFACE IN CONNECTION WITH PRODUCTION OF OIL, GAS, AND MINERALS TO THE EXTENT THEREIN RESERVED, AS RESERVED BY JOHN THOMAS TUTTLE, ALSO KNOWN AS JOHN JOUGHIN TITTLE, A MARRIED MAN, AND ANDREW R. JOUGHIN, ALSO KNOWN AS ANDREW ROEDER JOUGHLN, A MARRIED MAN, IN DEED RECORDED JUNE 10, 1952 AS INSTRUMENT NO. 1498 IN BOOK 39123 PAGE 267, OFFICIAL RECORDS.

**PARCEL 6: ("CFD") (APN 3206-027-006 THROUGH 009)**

LOTS 1, 2 AND 3 OF TRACT NO. 51508-02, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATES OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1214 PAGES 37 THROUGH 40, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 7:**

A PERMANENT, NON-EXCLUSIVE EASEMENT UPON, OVER AND THROUGH THE LAND HEREINAFTER DESCRIBED, FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM PARCELS "A" AND "F" AS SHOWN ON LOT LINE ADJUSTMENT NO. 445, RECORDED ON JANUARY 11, 1994 AS INSTRUMENT NO. 94-61429, OF OFFICIAL RECORDS.

SAID LAND IS DESCRIBED IN EXHIBIT "C" OF RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 20, 1996, AS INSTRUMENT NO. 96-1349670, OFFICIAL RECORDS.

SAID EASEMENT IS APPURTENANT TO PARCEL 4.

**PARCEL 8:**

THE EASEMENTS DESCRIBED IN AND CONVEYED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, DATED JULY 25, 1995, EXECUTED BY AND BETWEEN RITTER RANCH COMPANY, A CALIFORNIA CORPORATION, AND KAUFMAN AND BROAD OF SOUTHERN CALIFORNIA, INC., ANTELOPE VALLEY DIVISION, A CALIFORNIA CORPORATION, RECORDED AUGUST 1, 1995 AS INSTRUMENT NO. 95-1256427, OFFICIAL RECORDS, INCLUDING (I) A NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS TO THE AVEK TURNOUT EASEMENTS, AS SUCH TERM IS DESCRIBED IN THE RECIPROCAL EASEMENT AGREEMENT ("REA"), ALONG WITH THE RIGHT TO INSTALL A TEMPORARY ABOVE-GROUND WATER LINE, (II) A TEMPORARY EXCLUSIVE EASEMENT TO THE RPA DRAINAGE EASEMENT AREA, AS SUCH TERM IS DESCRIBED IN THE REA (III) AN EXCLUSIVE EASEMENT IN THE RPA GRADING EASEMENT AREA, AS SUCH TERM IS DESCRIBED IN THE REA, (IV) A TEMPORARY NON-EXCLUSIVE EASEMENT TO THE ACCESS ROAD EASEMENT, AS SUCH TERM IS DESCRIBED IN THE REA, AND (V) A NON-EXCLUSIVE RIGHT OF WAY DESCRIBED IN THE AVENUE RIGHT OF WAY, AS SUCH TERM IS DESCRIBED IN THE REA.

SAID EASEMENT IS APPURTENANT TO PARCELS 3 AND 6.

**PARCEL 9:**

THE EASEMENTS AND/OR EASEMENT RIGHTS RESERVED IN THAT CERTAIN CORPORATION GRANT DEED EXECUTED BY RITTER RANCH COMPANY, A CALIFORNIA CORPORATION, AS GRANTOR, TO THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, A JOINT POWERS AUTHORITY, AS GRANTEE, RECORDED JULY 19, 1996, AS INSTRUMENT NO. 96-1168839, IN THE OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY.

**PARCEL 10:**

THE EASEMENTS AND/OR EASEMENT RIGHTS RESERVED IN THAT CERTAIN DEED RECORDED SEPTEMBER 18, 1978 AS INSTRUMENT NO. 78-1029655, IN THE OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY..

**PARCEL 11: (APN 3206-006-027):**

THAT PORTION OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A COUNTY SURVEYORS MONUMENT FOUND WITH BRASS CAP MARKED SOUTHEAST CORNER SECTION 22, THENCE NORTH 88 DEGREES 38 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF SECTION 22, 1306.59 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 38 MINUTES 13 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SECTION 22, 1430.41 TO A COUNTY SURVEYORS MONUMENT FOUND WITH BRASS CAP MARKED SOUTH QUARTER CORNER SECTION 22; THENCE NORTH 1 DEGREES 56 MINUTES 32 SECONDS WEST, 1226.46 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 36 SECONDS WEST, 1367.66 FEET; THENCE SOUTH 1 DEGREES 16 MINUTES 41 SECONDS EAST, 526.37 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 51 SECONDS WEST, 343.86 FEET; THENCE NORTH 1 DEGREES 6 MINUTES, 43 SECONDS WEST, 658.07 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 53 SECONDS EAST, 341.94 FEET; THENCE NORTH 1 DEGREES 16 MINUTES 41 SECONDS WEST, 1124.30 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 36 SECONDS EAST, 2869.95 FEET TO A 2' IRON PIPE FOUND TAGGED L.S. 1872; THENCE NORTH 0 DEGREES 7 MINUTES 49 SECONDS EAST, 1388.64 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 29 SECONDS EAST, 1096.84 FEET TO A 2" IRON PIPE FOUND TAGGED L.S. 3020 ON THE EAST LINE OF SECTION 22 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL 1; THENCE SOUTH 2 DEGREES 57 MINUTES 8 SECONDS EAST, ALONG THE SAID EAST LINE, 1323.57 FEET TO A COUNTY SURVEYORS MONUMENT FOUND WITH BRASS CAP MARKED EAST 1/4 CORNER SECTION 22; THENCE SOUTH 2 DEGREES 56 MINUTES 58 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF SECTION 22, 1332.24 FEET TO A POINT; THENCE SOUTH 89 DEGREES 31 MINUTES 12 SECONDS WEST, 1236.89 FEET TO A 2" IRON PIPE FOUND TAGGED L.S. 1872; THENCE SOUTH 0 DEGREES 4 MINUTES 39 SECONDS WEST, 1271.73 FEET TO THE TRUE POINT OF BEGINNING. SAID LAND BEING SHOWN ON THE MAP ATTACHED TO A CERTIFICATE OF COMPLIANCE FOR A LOT LINE ADJUSTMENT NO. 445, RECORDED JANUARY 11, 1994 AS INSTRUMENT NO. 94-61429, OFFICIAL RECORDS.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LAND:

A STRIP OF LAND NINETY SEVEN (97) FEET IN WIDTH, LYING SIXTY (60) FEET NORTHERLY AND THIRTY SEVEN (37) FEET SOUTHERLY OF A LINE WHICH COMMENCES AT A POINT IN THE WEST LINE OF SAID SECTION 22, LYING NORTH 00 DEGREES 36 MINUTES 10 SECONDS WEST, 807.69 FEET FROM A BRASS CAP MONUMENT SET BY THE LOS ANGELES COUNTY SURVEYOR IN 1936 TO MARK THE ONE-QUARTER CORNER (1/4 COR.) BETWEEN SECTIONS 21 AND 22, AND SHOWN ON SHEET 4 OF SAID RECORD OF SURVEY, SAID POINT OF COMMENCEMENT ALSO BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1200.00 FEET, A RADIAL LINE TO SAID CURVE PASSING THROUGH SAID POINT BEARS NORTH 11 DEGREES 39 MINUTES 17 SECONDS EAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 572.92 FEET THROUGH A CENTRAL ANGLE OF 27 DEGREES 21 MINUTES 18 SECONDS TO THE END OF SAID CURVE; THENCE SOUTH 50 DEGREES 59 MINUTES 25 SECONDS EAST 969.45 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 354.62 FEET THROUGH A CENTRAL ANGLE OF 20 DEGREES 19 MINUTES 05 SECONDS TO A POINT IN THE NORTH LINE OF PARCEL "D" AS SHOWN ON LOT LINE ADJUSTMENT 445, RECORDED JANUARY 11, 1994, AS INSTRUMENT NO. 94-61429, OFFICIAL RECORDS OF SAID COUNTY, A BEARING RADIAL TO SAID CURVE PASSING THROUGH SAID POINT BEARS SOUTH 18 DEGREES 41 MINUTES 30 SECONDS WEST; THENCE CONTINUING EASTERLY ALONG THE ARC OF SAID CURVE 346.16 FEET THROUGH A CENTRAL ANGLE OF 19 DEGREES 56 MINUTES 54 SECONDS TO THE END OF SAID CURVE; THENCE NORTH 88 DEGREES 44 MINUTES 36 SECONDS EAST 1112.96 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1200.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 895.02 FEET THROUGH A CENTRAL ANGLE OF 42 DEGREES 44 MINUTES 03 SECONDS TO THE END OF SAID CURVE THENCE SOUTH 48 DEGREES 31 MINUTES 21 SECONDS EAST 433.68 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1300.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 900.84 FEET THROUGH A CENTRAL ANGLE OF 39 DEGREES 42 MINUTES 12 SECONDS TO THE END OF SAID CURVE, THENCE SOUTH 88 DEGREES 13 MINUTES 33 SECONDS EAST 459.84 FEET TO A POINT IN THE EAST LINE OF SECTION 22 OF SAID TOWNSHIP AND RANGE WHICH LIES, SOUTH 02 DEGREES 56 MINUTES 58 SECONDS EAST, 1060.63 FEET FROM A BRASS CAP MONUMENT SET BY THE LOS ANGELES COUNTY SURVEYOR IN 1936, TO MARK THE ONE-QUARTER CORNER (1/4 COR.) BETWEEN SECTIONS 22 AND 23, AND SHOWN ON SAID RECORDS OF SURVEY.

**PARCEL 12: (APN 3206-007-059):**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 13 WEST; SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER THAT IS DISTANT NORTH 1080 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE EASTERLY ALONG A LINE NORMAL TO SAID WEST LINE TO THE SOUTHWESTERLY LINE OF ELIZABETH LAKE PINE CANYON ROAD, 60 FEET

WIDE; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF PALMDALE BY GRANT DEED RECORDED APRIL 6, 1999 AS INSTRUMENT NO. 99-0584526 OF OFFICIAL RECORDS.

**PARCEL 13:**

A NON EXCLUSIVE EASEMENT, APPURTENANT TO PARCEL 1 ABOVE, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, UTILITIES AND PURPOSES INCIDENTAL THERETO, OVER, UNDER, ACROSS AND THROUGH THE FOLLOWING DESCRIBED PROPERTY;

BEING A PORTION OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND

BEING A 40 FOOT WIDE STRIP OF LAND, LYING 20 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A 2 INCHES IRON PIPE FOUND TAGGED L.S. 3020 ON THE EAST LINE OF SECTION 22 FOR THE NORTHEAST CORNER OR THE ABOVE DESCRIBED PARCEL 1; THENCE NORTH 88 DEGREES 52 MINUTES 29 SECONDS WEST, ALONG A NORTHERLY LINE OF SAID PARCEL 1, A DISTANCE OF 671.79 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 22 DEGREES 44 MINUTES 46 SECONDS EAST TO A POINT OF INTERSECTION WITH THE CENTERLINE OF ELIZABETH LAKE ROAD FOR THE TERMINUS OF THE HEREIN DESCRIBED CENTERLINE, PER DEED RECORDED JANUARY 11, 1994 AS INSTRUMENT NO. 94-61430, OFFICIAL RECORDS.

**PARCEL 14:** (APN 3268-016-105)

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

**PARCEL 14A:**

AN EASEMENT FOR INGRESS AND EGRESS TO BE USED IN COMMON WITH OTHERS, OVER THE NORTHERLY 30 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

**PARCEL 14B:**

AN EASEMENT FOR INGRESS AND EGRESS TO BE USED IN COMMON WITH OTHERS, OVER THE SOUTHERLY 30 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

**PARCEL 15:** (APN 3268-016-100)

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3.

ALSO EXCEPT THE EAST 30 FEET THEREOF LYING WITHIN 60TH STREET WEST.

**PARCEL 16:** (APN 3268-016-104)

THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

**PARCEL 16A:**

AN EASEMENT FOR INGRESS AND EGRESS, TO BE USED IN COMMON WITH OTHERS, OVER THE SOUTHERLY 30.00 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

**PARCEL 17:** (APN 3268-016-003)

THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

EXCEPT THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE WEST HALF OF THE WEST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER.



**PARCEL 17A:**

AN UNDIVIDED ONE-HALF INTEREST IN AND TO THAT CERTAIN WELL SITE AND PUMPING PLANT BEING THE SOUTHERLY 20 FEET OF THE NORTHERLY 210 FEET OF THE WESTERLY 65 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE OFFICE OF THE BUREAU OF THE LAND MANAGEMENT.

**PARCEL 17B:**

AN EASEMENT FOR PIPE LINES, OVER THE WESTERLY 15 FEET OF THE NORTHERLY 190 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE OFFICE OF THE BUREAU OF THE LAND MANAGEMENT.

## EXHIBIT B

### PERMITTED ENCUMBRANCES

1. Any lien for unpaid real property taxes of the County of Los Angeles Tax Collector and any amounts due in respect of an assessment under the Mello-Roos Communities Facilities Act of 1982, with respect to penalties and/or interest except the lien shall not be a Permitted Lien either to the extent such amounts are not required to be paid as determined by an unstayed Order of the Bankruptcy Court in the chapter 11 bankruptcy case of Palmdale Hills Property, LLC, et al., jointly administered under Case No. 8:08-bk-17206-ES pending in the United States Bankruptcy Court for the Central District of California, Santa Ana Division with respect to, as applicable, an objection, pending as to the *Fifth Amended Joint Chapter 11 Plan for Eleven Voluntary Debtors Proposed by the Lehman VD Lenders* [Docket No. 3337], as confirmed and modified by the *Order Confirming for Nine "Subject VD Plan Debtors" the Fifth Amended Joint Chapter 11 Plan for Eleven Voluntary Debtors Proposed by the Lehman VD Lenders* [Docket No. 3526], filed by the County of Los Angeles Tax Collector [Docket Nos. 2796 and 2801] (the "Objection") or if the Objection is withdrawn.
  
2. The property lies within the boundaries of a Mello-Roos Community Facilities District ("CFD"), described as follows:

CFD No.: 93-1  
Disclosed by: Notice of Special Tax Lien  
Recorded: March 2, 1994, Instrument No. 94-422902 of Official Records
  
3. A reservation of the exclusive right to carry water over or under the South half of the Southeast quarter of said section 25, in flumes, ditches, tunnels, or otherwise, contained in the deed from William Chapman and Etta Chapman, husband and wife, in deed recorded October 18, 1907 in Book 3155 Page 44 of Deeds.

Affects: Lot 3 of Tract No. 51508-02
  
4. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company, a corporation  
Purpose: Electric transmission lines  
Recorded: October 16, 1924, Instrument No. 1490, Book 4051, Page 339  
Affects: Parcel 3
  
5. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company, a corporation  
Purpose: Electric transmission lines  
Recorded: February 10, 1925, Instrument No. 1213, Book 4840, Page 28  
Affects: A portion of Parcel 1D

6. Easement(s) and rights incidental thereto as granted in a document.  
Granted to: Southern California Edison Company, a corporation  
Purpose: Electric transmission lines  
Recorded: February 17, 1925, Instrument No. 1280, Book 3859, Page 326  
Affects: Parcel 1 (F)
7. Easement(s) and rights incidental thereto as granted in a document.  
Granted to: Southern California Edison Company, a corporation  
Purpose: Electric transmission lines  
Recorded: April 6, 1925, Instrument No. 1505, Book 4831, Page 338  
Affects: Parcel 1 (D)
8. Easement(s) and rights incidental thereto as granted in a document.  
Granted to: Southern California Edison Company, a corporation  
Purpose: Electric transmission lines  
Recorded: February 19, 1925, Instrument No. 1278, Book 5548, Page 375  
Affects: Parcel 1 (F)
9. Easement(s) and rights incidental thereto as granted in a document.  
Granted to: Southern California Edison Company, a corporation  
Purpose: Electric transmission lines  
Recorded: February 19, 1926, Instrument No. 1280, Book 4588, Page 158  
Affects: Parcel 1 (F)
10. Easement(s) and rights incidental thereto as granted in a document.  
Granted to: Southern California Edison Company, a corporation  
Purpose: Electric transmission lines  
Recorded: February 19, 1926, Instrument No. 1281, Book 4559, Page 367  
Affects: Parcel 1 (F)
11. Easement(s) and rights incidental thereto as granted in a document.  
Granted to: The County of Los Angeles  
Purpose: Public road and highway  
Recorded: September 13, 1929, Instrument No. 1390, Book 9362, Page 119  
Affects: Parcel 4
12. Easement(s) and rights incidental thereto as granted in a document.  
Granted to: Southern California Telephone Company, a corporation and the  
Postal Telegraph-Cable Company, (California), a corporation  
Purpose: Poles and anchors with the necessary wires and fixtures

Recorded: August 25, 1930, Instrument No. 707, Book 10213, Page 262  
Affects: Parcel 2 (C)

13. Easement(s) and rights incidental thereto as granted in a document.

Granted to: The County of Los Angeles  
Purpose: Public road and highway  
Recorded: April 21, 1933, Instrument No. 700, Book 12143, Page 151  
Affects: Parcel 1 (B)

14. Easement(s) and rights incidental thereto as granted in a document.

Granted to: The County of Los Angeles  
Purpose: Public road and highway  
Recorded: April 21, 1933, Instrument No. 701, Book 12179, Page 36  
Affects: Parcel 1 (C)

15. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company Ltd., a corporation  
Purpose: An electric line  
Recorded: February 20, 1940, Instrument No. 1458, Book 17313, Page 88  
Affects: Parcel 4

16. The effect of an instrument recorded in Book 4687 page 91 of Official Records, wherein Nellie M. Forington, a widow, agrees to allow a right of way for a pipe line already installed, running across the Northeast quarter of the Southwest quarter of said Section 22, said line furnishes water to Anna M. Ritter Ranch; also the right of way for the pipe line already installed located on the North half of the East half of the East half of the Southwest quarter of the Southwest quarter of said Section 22, and right to use half of the water from the spring so long as the adjoining property is owned by Adolph E. Ritter and William G. Ritter.

Affect: Parcel 11

17. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company Ltd., a corporation  
Purpose: An electric line  
Recorded: February 20, 1940, Instrument No. 1466, Book 17222, Page 354  
Affects: Parcels 1 (D) and 12

18. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company Ltd., a corporation  
Purpose: An electric line  
Recorded: February 20, 1940, Instrument No. 1470, Book 17263, Page 236  
Affects: Parcel C

19. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company Ltd., a corporation  
Purpose: An electric line  
Recorded: February 23, 1940, Instrument No. 1192, Book 17323, Page 64  
Affects: Parcel 3

20. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company Ltd., a corporation  
Purpose: An electric line  
Recorded: February 23, 1940, Instrument No. 1202, Book 17265, Page 208  
Affects: Parcel 1 (F)

By quitclaim deed recorded February 6, 1995 as Instrument No. 95-191027, Official Records said easement was granted to the record owner except the Southerly 30 feet of the Easterly 30 feet of said land.

21. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company Ltd., a corporation  
Purpose: An electric line  
Recorded: February 23, 1940, Instrument No. 1205, Book 17265, Page 210  
Affects: Parcel 2 (C)

22. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company Ltd., a corporation  
Purpose: An electric line  
Recorded: February 23, 1940, Instrument No. 1207, Book 17225, Page 381  
Affects: Parcel 1 (A), 1 (B) and 1 (E)

23. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company, a corporation  
Purpose: An electric line  
Recorded: October 8, 1952, Instrument No. 3007  
Affects: Parcel 1 (B)

24. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company, a corporation  
Purpose: An electric line  
Recorded: April 14, 1953, Instrument No. 3495, Book 41471, Page 240  
Affects: Parcel 1 (A)

25. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company, a corporation  
Purpose: An electric line  
Recorded: April 14, 1953, Instrument No. 3496, Book 41471, Page 242  
Affects: Parcel 4

26. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company, a corporation  
Purpose: An electric line  
Recorded: April 14, 1953, Instrument No. 3499, Book 41471, Page 244  
Affects: Parcel 4

27. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern Pacific Company, a corporation of the State of Delaware  
Purpose: Non-exclusive easement for ingress and egress  
Recorded: March 14, 1962, Instrument No. 1981, Book D1543, Page 228

28. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company, a corporation  
Purpose: Non-exclusive right to repair, reconstruct, use and maintain the existing roads, located within that certain real property in said county and state, therein described and designated. as Parcels A-,1, A-2, A-3, A-4, A-5, A-6, together with non-exclusive easements and rights of way to construct, reconstruct, use, maintain and repair roads inc, on, over and across that real property in said county and state, therein described and designated to Parcels B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-8, B-10, B-11, B-12, B-13, B14, B-15, B-16, B-17, B-18, B-19, B-,20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35 and B-36 for the purpose of ingress and egress from the land hereinabove described in the next numbered item shown above.  
Recorded: May 28, 1965, Instrument No. 1572, Book D2921, Page 17  
Affects: Parcel 2 (C)

A Quitclaim Deed wherein Southern California Edison Company, a corporation quitclaimed unto the owner or owners of record all rights acquired by said deed as to the land pursuant to a document recorded May 25, 1970 as Instrument No. 2451, described as follows:

That portion of that certain strip of land, three hundred thirty (330) feet wide, described and designated as Parcel 1 in said right of way easement recorded in Book D2921, Page 17 of Official Records, lying Westerly of a line that is parallel with and 165 feet Southwesterly, measured at right angles, from a line having a bearing of South 50°01'27" East, and which passes through a point in that certain course described as having a

bearing of "Easterly" and a length of 22834.31 feet in Parcel 1 of said right of way easement recorded in Book D2921, Page D2921, Page 17 of Official Records, said point being Easterly, measured along said certain course 15254.82 feet from the Westerly terminus thereof.

29. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company, a corporation  
Purpose: Electric lines, consisting of one or more lines of steel towers, poles, and/or other structures, wires, cables, including ground wires, both overhead and underground, and communication circuits, with necessary and convenient foundations, guy wires and anchors, insulators and cross arms placed on said structures, and other fixtures, appliances and appurtenances connected therewith, necessary or convenient for the construction, operation, regulation, control, grounding and maintenance of electric lines, for the purpose of transmitting, distributing, regulating and controlling electric energy to be used for light, heat, power, communication and/or other purposes, and the right to clear and to keep clear said easements and rights of way and the real property affected thereby, free from explosives, buildings, structures, equipment, brush, combustible materials and any and all other obstructions of any kind, including, but not limited in any way in limitation of the generality of the foregoing, swimming pools and appurtenances, fences (other than farm, grazing or pasture fences), and the parking of automobiles, trucks or other mechanical equipment, for protection from fire and other hazards and from interference with ingress and egress and with the unobstructed use of said easements and rights of way and every part thereof, for any and all purposes herein mentioned.

Recorded: February 27, 1970, Instrument No. 712  
Affects: Parcel 2 (A), and (B) and (C)

30. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company, a corporation  
Purpose: The non-exclusive right to repair, reconstruct, use, and maintain the existing road, described and designated therein as Parcel A-1, together with the non-exclusive easements and rights of way to construct, reconstruct, use, maintain and repair roads, describe and designated therein as Parcels B-1 to B-52 inclusive

Recorded: February 27, 1970, Instrument No. 3034  
Affects: Parcels 2 (A), (B) and (C)

31. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company, a corporation

Purpose: Overhead and underground electrical supply systems and communication systems  
Recorded: January 14, 1971, Instrument No. 2628  
Affects: A portion of Parcels 1, 2 and 4

32. Matters contained in that certain document entitled "Declaration and Grant of Easement" dated January 25, 1972, executed by June Dixon Jarvis, Successor Trustee recorded February 11, 1972, Instrument No. 2599, of Official Records.

Affects: Parcel 12

33. Easement(s) for the purpose(s) shown below and rights incidental thereto as condemned by Final Decree of Condemnation, Superior Court of Los Angeles, County Case No. C42509 to construct, reconstruct, suspend, use, operate, maintain, repair, renew, relocate, enlarge, replace and patrol, thereon and thereover, three electric transmission lines consisting of steel towers with the necessary foundations, cross arms, insulators, and other appurtenances, aerial electric conductors and communication and control circuits, and the necessary grounding wires, both overhead and underground; also rights of way and easements to pass and repass on, over, along and across the said Parcels 1 through 4, inclusive, by means of trucks, automobiles or other vehicles or equipment or by foot, at all necessary or proper times and in aid of the foregoing purposes and uses; to prohibit the building or placing on said Parcels 1 through 4, inclusive, of any building or structure other than farming fences or such other fences that may be approved of by plaintiff in writing, roads, pipelines, ditches, and electric and telephone pole lines across said Parcels 1 through 4, inclusive, provided that plaintiff shall have the right to install gates in said fences and provided further that such facilities or any of them shall not, without written permission by plaintiff be within a distance of fifty (50) feet of any footing of any of plaintiff's towers constructed on Parcels 1 through 4, inclusive, nor endanger or interfere with the operation of plaintiff's aforesaid electric transmission lines; to keep said Parcels 1 through 4, inclusive, free from parked automobiles, trucks, and from any accumulation of flammable material or other obstructions of any type or kind whatsoever, other than as aforesaid; to prohibit the planting or maintenance on said Parcels 1 through 4, inclusive, of any tree or shrub that will interfere with or endanger said aerial electric conductors or wires; and to trim, top or remove any tree or shrub that grows so near to said conductors or wires as to endanger the same or interfere with the proper operation or car thereof, so as to prevent such danger or interference, recorded September 3, 1974, Instrument No. 578, Book D6401, Page 467, of Official Records.

Affects: Parcels 1 (D), (E), (F) and 3 and Lot 12 Tract No. 51508-01

34. Easement(s) and rights incidental thereto as granted in a document.

Granted to: City of Los Angeles, a municipal corporation  
Purpose: Roadway  
Recorded: September 18, 1978, Instrument No. 78-1029655  
Affects: Those portions of said sections 1, 2, 3 and 4; and those portions of section 24, 25, 34, 35 and 36; Township 6 North, Range 13 West,



San Bernardino Meridian, situate in said county of Los Angeles and state of California, according to the official plat thereof, lying within strip of land 50 feet in width, the sidelines of said strips of land being parallel with and distant 25 feet, measured at right angles on each side of the centerline; described therein.

Parcels 1 (E), (F); 2 (C) and Lots 1, 2, 3, 9, 10, 11, and 12 Tract No. 51508-01, Lot 3 Tract 51508-02. A quitclaim deed, executed by said city of Los Angeles, wherein a portion of said easement lying within section 4 was quitclaimed to the owner of record.

Recorded: October 21, 1982 as Instrument No. 82-1059933, Official Records

35. Easement(s) and rights incidental thereto as granted in a document.

Granted to: City of Los Angeles, a municipal corporation  
Purpose: Public utility road for access purposes & necessary appurtenances  
Recorded: December 10, 1981, Instrument No. 81-1215713  
Affects: Parcel 1 (F)

36. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Intermountain Power Agency, A political subdivision  
Purpose: Access  
Recorded: June 2, 1987, Instrument No. 87-867357  
Affects: Parcel 2

37. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Antelope Valley East Kern Water Agency  
Purpose: Turnout structure and related facilities  
Recorded: May 2, 1989, Instrument No. 89-695695  
Affects: A portion of Parcel 1

38. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Ritter Park Associates, a California limited partnership  
Purpose: Power line for the transmission of electricity, all necessary towers, poles, foundations and footings, wires, cables and braces associated therewith or suspended therefrom, and any and all associated activities  
Recorded: September 5, 1990, Instrument No. 90-1527643  
Affects: Portions of Parcels 1 and 2

By document recorded September 5, 1990 as Instrument No. 90-1527644, Official Records. The interest of Ritter Park Associates in said document was transferred to Toyowest 11.

39. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Ritter Park Associates, a California limited partnership  
Purpose: Power line for the transmission of electricity, all necessary towers, poles, foundations and footings, wires, cables and braces associated therewith or suspended therefrom, and any and all associated activities  
Recorded: September 5, 1990, Instrument No. 90-1527645  
Affects: A portion of parcels 1D, 1E, 3 and 5.

By document recorded September 5, 1990 as Instrument No. 90-1527646, Official Records. The interest of Ritter Park Associates in said easement was transferred to Toyowest II.

40. Easement(s) and rights incidental thereto as granted in a document.

Granted to: City of Palmdale, a municipal corporation  
Purpose: A detention basin & related appurtenant improvements  
Recorded: November 13, 1991, Instrument No. 91-1790625  
Affects: Portions of Parcels 2C

41. Matters contained in that certain document entitled "Development Agreement 92-1" dated None shown, executed by and between City of Palmdale and Ritter Park Associates, a California limited partnership recorded October 9, 1992, Instrument No. 92-1885519, of Official Records, as amended by that certain document entitled "First Amendment to Development Agreement (Development Agreement 92-1)" dated September 9, 1995, executed by Ritter Ranch Company, A California Corporation and between The City of Palmdale recorded December 19, 1995, Instrument No. 95-2019687, of Official Records.

Matters contained in that certain document entitled "Assignment of Developer's Rights" dated February 12, 2007, executed by Palmdale Hills Property, LLC, a Delaware limited liability company executed by and between Lehman Commercial Paper Inc., a Delaware corporation recorded February 12, 2007, Instrument No. 2007-0299923

42. Easement(s) and rights incidental thereto as granted in a document.

Granted to: The Mary Fischer Baranov Living Trust dated October 17, 1978 and Fischer Industrial Properties, a general partnership and David L. Hines and Diana D. Hines, husband and wife as community property all our right, title and interest into  
Purpose: Pedestrian and vehicular ingress and egress, utilities and purposes incidental thereto, over, under across and through  
Recorded: January 11, 1994, Instrument No. 94-61430  
Affects: Parcel 4

43. Easement(s) and rights incidental thereto as granted in a document.
- Granted to: Southern California Edison Company, a corporation and Pacific Bell, a corporation  
Purpose: Public utilities  
Recorded: August 23, 1994, Instrument No. 94-1551480  
Affects: Parcel 12
44. Easement(s) and rights incidental thereto as granted in a document.
- Granted to: Southern California Edison Company, a corporation, and Pac Bell, a corporation  
Purpose: Consisting of poles, guys and anchors, cross arms, wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers and concrete pads and other appurtenant fixtures and equipment necessary or useful for distributing electrical energy and for transmitting intelligence by electrical means  
Recorded: September 15, 1994, Instrument No. 94-1695559  
Affects: Parcels 1D, 1E, 4 and 1A and Lots 1, 2 and 13 Tract No. 51508-01
45. A conditional certificate of compliance, dated December 7, 1994, executed by Ritter Park Corporation Compliance No.: 462, recorded January 9, 1995 as Instrument No. 95-23331, Official Records.
- Affects: Parcel 1
46. A covenant and agreement
- Executed by: Ritter Park Association, a California limited partnership  
In favor of: Antelope Valley Union High School District  
Recorded: February 8, 1995, Instrument No. 95-212502, of Official Records
47. Matters contained in that certain document entitled "Memorandum of Agreement of Compromise Settlement and Release" dated December 5, 1994, executed by and between Leona Valley Town Council, Ritter Park Associates, a limited partnership, and the City of Palmdale recorded February 21, 1995, Instrument No. 95-281163, of Official Records.
- Affects: All of Parcel 1, All of Parcels 2, 3 and 4
48. Easement(s) and rights incidental thereto as granted in a document.
- Granted to: Kaufman and Broad of Southern California  
Purpose: Various purposes as described therein  
Recorded: August 1, 1995, Instrument No. 95-1256427  
Affects: Parcel 8

49. Easement(s) and rights incidental thereto as granted in a document.
- Granted to: Pacific Bell  
 Purpose: Aerial Facilities including ingress thereto and egress therefrom  
 Recorded: August 28, 1995, Instrument No. 95-1400548  
 Affects: Parcels 1F and 3 and Lot 3 of Tract 51508-02
50. Easement(s) and rights incidental thereto as granted in a document.
- Granted to: Southern California Edison Company and Pac Bell  
 Purpose: Underground electrical supply systems & communication systems  
 Recorded: September 22, 1995, Instrument No. 95-1548017  
 Affects: Parcel 1B
51. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said Tract No. 51508-1.
- Purpose: Landscaping  
 Affects: Lots 3, 6, 8, 9 and 12 Tract No. 51508-01
52. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said Tract No. 51508-1.
- Purpose: Drainage  
 Affects: Lots 1 and 13 Tract No. 51508-01
53. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said Tract No. 51508-1.
- Purpose: Trail  
 Affects: Lot 12 Tract No. 51508-01
54. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said Tract No. 51508-1.
- Purpose: Equestrian  
 Affects: Lot 3 Tract No. 51508-01
55. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been relinquished by the map of said Tract No. 51508-1.
- Affects: Lots 1 and 13 of Tract No. 51508-01 abutting Elizabeth Lake Road

56. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said Tract No. 51508-1.
- Purpose: The right to restrict direct vehicular ingress and egress from abutting lots to said streets.
- Affects: Parcel 5
57. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said Tract No. 51508-1.
- Purpose: The right to restrict the erection of buildings or other structures within those areas designated on the map as restricted use areas.
- Affects: Lots 1, 2, 3, 6, 9, 11, 12 and 13 of Parcel 5
58. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said Tract No. 51508-2.
- Purpose: Public utilities and drainage
- Affects: Lot 2 Tract No. 51508-02
59. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said Tract No. 51508-2.
- Purpose: Landscaping
- Affects: Lot 3 Tract No. 51508-02
60. Provisions, herein recited, of the dedication statement of the Map of Tract No. 51508-02 in Book 1214 Pages 37 through 40 of Maps, Provisions:
- “Abandon the right to restrict direct vehicular ingress and egress from abutting lots to said streets”
- Affects: Lots 1, 2 and 3 of Tract No. 51508-02
61. Provisions, herein recited, of the dedication statement on the Map of Tract No. 51508-02 in Book 1214 Pages 37 through 40 of Maps, Provisions:
- “We hereby dedicate to the City of Palmdale the right to restrict the erection of building or other structures within those areas designated on the map as restricted use areas.”
- Affects: Lot 1 of Tract No. 51508-02
62. Matters contained in that certain document entitled "Agreement" dated November 30, 1995, executed by County Sanitation District No. 20 of Los Angeles County, a body corporate and politic recorded November 8, 1995, Instrument No. 95-1955824.
- An instrument entitled "Quitclaim Deed-Bill of Sale" recorded August 4, 2005 as Instrument/File No. 05 1860038 of Official Records.

63. Easement(s) and rights incidental thereto as granted in a document.
- Granted to: Pacific Bell, its successors, assigns, lessees and agents  
 Purpose: Public utilities  
 Recorded: March 7, 1996, Instrument No. 96-368806  
 Affects: A portion of Lot 13 of Tract No. 51508-01
64. Easement(s) and rights incidental thereto as granted in a document.
- Granted to: Messer Ranch Properties, a California partnership  
 Purpose: Various purposes as described herein  
 Recorded: August 20, 1996, Instrument No. 96-1349670  
 Affects: Parcel 4
65. Easement(s) and rights incidental thereto as granted in a document.
- Granted to: City of Palmdale  
 Purpose: Slope and drainage  
 Recorded: December 15, 1997, Instrument No. 97-1962146  
 Affects: A portion of Parcel 1(B)
66. Easement(s) and rights incidental thereto as granted in a document.
- Granted to: City of Palmdale  
 Purpose: Slope and drainage  
 Recorded: December 15, 1997, Instrument No. 97-1962147  
 Affects: A portion of Parcel 4
67. Easement(s) and rights incidental thereto as granted in a document.
- Granted to: City of Palmdale, a municipal corporation  
 Purpose: Temporary construction for ingress, egress and construction  
 Recorded: April 6, 1999, Instrument No. 99-0584523  
 Affects: Parcel 12
68. Easement(s) and rights incidental thereto as granted in a document.
- Granted to: City of Palmdale, a municipal corporation  
 Purpose: Ingress, egress and location, constructing, repairing and maintaining slopes  
 Recorded: April 6, 1999, Instrument No. 99-0584524  
 Affects: Parcel 12
69. Easement(s) and rights incidental thereto as granted in a document.
- Granted to: City of Palmdale, a municipal corporation  
 Purpose: Drainage appurtenant structures

Recorded: April 6, 1999, Instrument No. 99-0584525  
Affects: Parcel 12

70. The effect of a Record of Survey filed in Book 201, Page 70, of Records of Survey.

71. Matters contained in that certain document entitled "Memorandum of Agreement" dated September 13, 2006, executed by and between Los Angeles County Waterworks District No. 40, Antelope Valley, a body corporate and politic, and Palmdale Hills Property, LLC, a Delaware limited liability company recorded September 19, 2006, Instrument No. 06-2085504.

72. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company  
Purpose: Overhead electrical supply systems and communication systems  
Recorded: November 16, 2006, Instrument No. 06-2546045  
Affects: A portion of Parcel 1

73. Easement(s) and rights incidental thereto as granted in a document.

Granted to: City of Palmdale, a municipal corporation  
Purpose: Public road and highway (right-of-way)  
Recorded: November 22, 2006, Instrument No. 06-2601427  
Affects: A portion of Lot 6 of Parcel 5

74. Easement(s) and rights incidental thereto as granted in a document.

Granted to: City of Palmdale, a municipal corporation  
Purpose: Public road and highway (right-of-way)  
Recorded: November 22, 2006, Instrument No. 06-2601428  
Affects: A portion of Lot 8 of Parcel 5

75. Matters contained in that certain document entitled "Agreement" dated May 24, 2006, executed by and between County Sanitation District No. 20 of Los Angeles County, a body corporate and politic, and Palmdale Hills Property, LLC, a Delaware limited liability company recorded May 30, 2006, Instrument No. 06-1179807.

76. Covenants, conditions and restrictions in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: December 27, 2006, Instrument No. 2006-2868614

77. Matters contained in that certain document entitled "Agreement" dated December 21, 2006, executed by and between Palmdale Hills Property, LLC and Lockheed Martin Corporation recorded January 3, 2007, Instrument No. 2007-011429, of Official Records.

78. A deed of trust described as follows:

Trustor: Palmdale Hills Property, LLC  
Trustee: Fidelity Title Insurance Company, a California corporation  
Beneficiary: Lehman Commercial Paper Inc.  
Recorded: February 12, 2007, Instrument No. 2007-0299922

The beneficial interest thereunder has been assigned to:

Assignee: Lehman Commercial Paper Inc., a Delaware corporation  
Recorded: August 21, 2008, Instrument No. 20081512400

79. Easement(s) and rights incidental thereto as granted in a document.

Granted to: City of Palmdale  
Purpose: Drainage  
Recorded: March 14, 2007, Instrument No. 20070572627  
Affects: Parcel 1(D)

80. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company, a corporation  
Purpose: Public utilities  
Recorded: August 8, 2007, Instrument No. 20071848046  
Affects: Lot 8 of Parcel 5

81. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company, a corporation  
Purpose: Public utilities  
Recorded: August 6, 2007, Instrument No. 20071848047  
Affects: Parcel 1(F)

82. Easement(s) and rights incidental thereto as granted in a document.

Granted to: City of Los Angeles  
Purpose: Right of way to construct & operate a public utility road for access  
Recorded: October 3, 2007, Instrument No. 20072270300  
Affects: Parcel 1(F) and Parcel 2 (C)



83. Matters contained in that certain document entitled "Agreement" dated October 24, 2007, executed by and between County Sanitation District No. 20 of Los Angeles County, a body corporate and politic, and Palmdale Hills Property, LLC, a Delaware limited liability company recorded November 6, 2007, Instrument No. 20072493869.

84. An instrument entitled "Record of Survey Book 215 Page 31" recorded April 3, 2008 as Instrument No. 20080578264.

85. Easement(s) and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company  
Purpose: Ground wires and communication circuits  
Recorded: March 9, 2009, Instrument No. 20090326646  
Affects: A portion of Sections 23, 27, 34, 35 and 36

86. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company  
Purpose: Public utilities, ingress and egress  
Recorded: October 25, 2010, Instrument No. 20101521306, of Official Records  
Affects: As described in said document

87. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company  
Purpose: Public utilities, ingress and egress  
Recorded: October 25, 2010, Instrument No. 20101522896, of Official Records  
Affects: As described in said document

88. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company  
Purpose: Public utilities, ingress and egress  
Recorded: October 25, 2010, Instrument No. 20101522897, of Official Records  
Affects: As described in said document

89. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Southern California Edison Company  
Purpose: Public utilities, ingress and egress

Recorded: October 25, 2010, Instrument No. 20101522898, of Official Records

Affects: As described in said document

90. A claim of mechanic's lien

Amount: \$8,642.00

Claimant: United Rentals Northwest Inc.

Recorded: March 30, 2009, Instrument No. 20090454189, of Official Records

91. A claim of mechanic's lien

Amount: \$4,000.00

Claimant: Western Pacific Roofing Corp.

Recorded: June 5, 2008, Instrument No. 20080996928, of Official Records

92. A claim of mechanic's lien

Amount: \$107,334.19

Claimant: Sierra Cascade Construction, Inc.

Recorded: January 19, 2008, Instrument No. 20080289053, of Official Records

A Notice of Pending Action to foreclose said lien

County: Los Angeles

Court: Superior Court

Case No: MC 019186

Recorded: May 2, 2008, Instrument No. 20080774279, of Official Records

93. A claim of mechanic's lien

Amount: \$403,262.44

Claimant: Sierra Cascade Construction, Inc.

Recorded: March 18, 2008, Instrument No. 20080464925, of Official Records

A Notice of Pending Action to foreclose said lien

County: Los Angeles

Court: Superior Court

Case No: MC 019273

Recorded: June 5, 2008, Instrument No. 20080995785, of Official Records

94. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: The County of Los Angeles

Purpose: Public road and highway  
Recorded: Book 6513, Page 346, of Official Records  
Affects: The Easterly 30 feet of Parcel 14A and Parcel 16

95. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Salvatore Chieffo, Et Ux  
Purpose: Ingress and egress to be used in common with others  
Recorded: July 24, 1958, Instrument No. 2273, Book D-164, Page 824, of Official Records  
Affects: The Northerly 30 feet of Parcels 14, 14A and Parcel 16

96. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: F.E.K. Investment Co., Inc., a California corporation, as to an undivided 1/2 interest and Nuzaffer Asian, a married man, as to an undivided 1/2 interest  
Purpose: Ingress, egress, and public utility purposes to be used in common with others  
Recorded: June 28, 1979, Instrument No. 79-704563, of Official Records  
Affects: The Northerly 30 feet of Parcel 14

97. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: F.E.K. Investment Co., Inc., a California corporation, as to an undivided 1/2 interest and Nuzaffer Asian, a married man, as to an undivided 1/2 interest  
Purpose: Ingress, egress, and public utility purposes to be used in common with others  
Recorded: June 28, 1979, Instrument No. 79-704564, of Official Records  
Affects: The Northerly 30 feet of Parcel 14 and Parcel 16

98. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Roland Land Company, a corporation  
Purpose: Ingress, egress, and public utility purposes to be used in common with others  
Recorded: July 10, 1980, Instrument No. 80-656671, of Official Records  
Affects: The Northerly 30 feet of Parcel 14

99. The right to use any water rising upon any of said property which has heretofore been appropriated by and is now being used for the operation of the railroad of Southern Pacific Railroad Company, and the right (to the extent the same heretofore have been

exercised by said railroad) to conduct the same as well as water rising upon other lands across any of the land herein described in pipes or aqueducts for the purpose aforesaid, together with all necessary rights of way therefrom, as reserved in the deed from the Southern Pacific Railroad Company, recorded in Book 4941, Page 126, of Deeds.

Affects: Parcel 15

100. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Purpose: Public street, road or highway  
Recorded: March 29, 1955, Instrument No. 3422, of Official Records  
Affects: The South 40 feet of Parcel 15

101. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: The County of Los Angeles  
Purpose: Public road and highway purposes  
Recorded: February 1, 1978, Instrument No. 78-124961, of Official Records  
Affects: 60th Street West and Avenue H (Parcel 15)

102. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Roland Land Company  
Purpose: Ingress, egress, and public utility purposes  
Recorded: January 23, 1980, Instrument No. 80-82291, of Official Records  
Affects: Over the Southerly 30.00 feet of the North half of the North half of the Southeast Quarter of Section 3, Township 7 North, Range 13 West, San Bernardino Meridian, in the County of Los Angeles, State of California (Parcel 16)

103. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Purpose: Utilities, public and/or private  
Recorded: Book 6513, Page 346, of Official Records  
Affects: The Easterly 30 feet of Parcel 17

104. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Purpose: Ingress and egress  
Recorded: Book D164, Page 824, of Official Records  
Affects: The Southerly 30 feet of Parcel 17

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105. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Purpose: Utilities, public and/or private  
Recorded: Book 54147, Page 246, of Official Records  
Affects: Parcel 17

106. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Purpose: Water lines  
Recorded: December 7, 1971, Instrument No. 3021, of Official Records  
Affects: Parcel 17

107. An instrument entitled "Permanent Easement for Construction and Use of Water Wells and Water Pipelines" recorded February 13, 2007, as Instrument/File No. 20070308959, of Official Records.

Affects: Parcels 14 through 17, inclusive