
Appendix H-2b

2004 Phase I Mule Ranch Pt 2

PHASE I ENVIRONMENTAL SITE ASSESSMENT
SMISHER MULE RANCH @ 24924 HAWKBRYN AVENUE
SANTA CLARITA, LOS ANGELES COUNTY, CA 91321
AUGUST 11, 2004

CHINATRUST BANK (USA)

GE04036

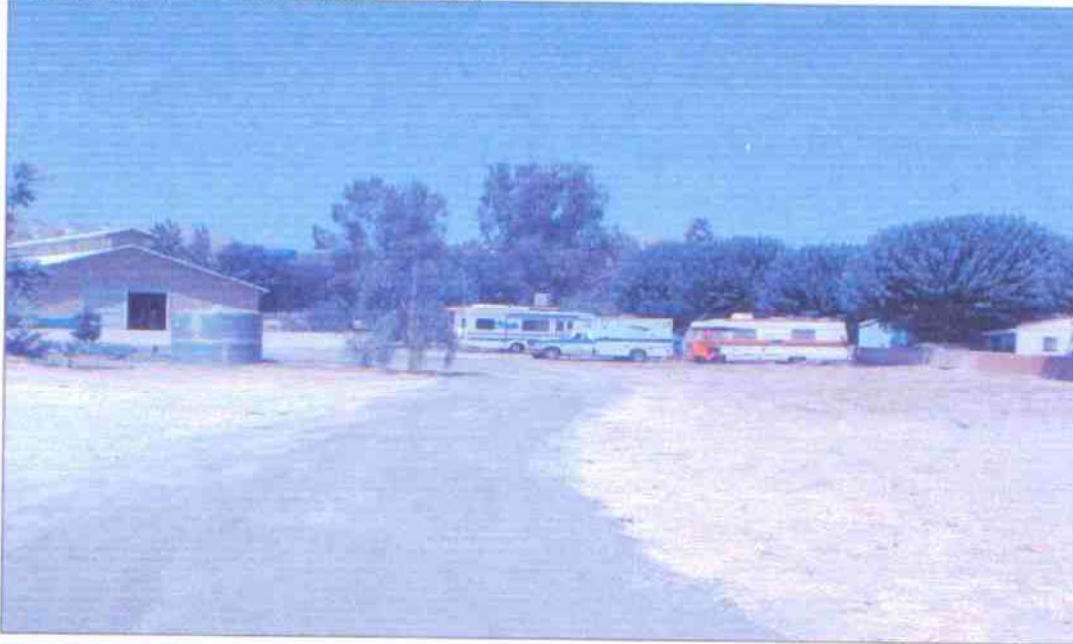
APPENDIX I
SITE PHOTOGRAPHS

SITE PHOTOGRAPHS

SITE: PHASE I ENVIRONMENTAL SITE ASSESSMENT
SMISER MULE RANCH @ 24924 HAWKBRYN AVENUE
SANTA CLARITA, LOS ANGELES COUNTY, CA 91321

DATE: AUGUST 11, 2004

P1 (VIEW FROM THE PROPERTY LOOKING NORTHWEST)



P2 (VIEW FROM THE EASTERLY PROPERTY LINE LOOKING SOUTHWEST)



SITE PHOTOGRAPHS

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SMISER MULE RANCH @ 24924 HAWKBRYN AVENUE
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DATE: AUGUST 11, 2004

P3 (VIEW OF THE ABOVE GROUND WATER TANK AT THE SUBJECT SITE)



P4 (VIEW OF THE PROPANE TANK ONSITE)



SITE PHOTOGRAPHS

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DATE: AUGUST 11, 2004

P5 (VIEW OF THE MOBILE HOME AT THE SUBJECT SITE)



P6 (TYPICAL VIEW OF THE SUBJECT SITE)



SITE PHOTOGRAPHS

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SANTA CLARITA, LOS ANGELES COUNTY, CA 91321

DATE: AUGUST 11, 2004

P7 (VIEW OF THE POND AT THE SUBJECT SITE)



P8 (TYPICAL VIEW OF THE SUBJECT SITE LOOKING SOUTH)



SITE PHOTOGRAPHS

SITE: PHASE I ENVIRONMENTAL SITE ASSESSMENT
SMISER MULE RANCH @ 24924 HAWKBRYN AVENUE
SANTA CLARITA, LOS ANGELES COUNTY, CA 91321

DATE: AUGUST 11, 2004

P9 (VIEW ALONG THE WESTERLY PROPERTY LINE)



P10 (VIEW TO THE WEST OF THE SUBJECT SITE)



SITE PHOTOGRAPHS

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P11 (VIEW ALONG WILEY CANYON ROAD FACING NORTH)



P12 (VIEW ACROSS WILEY CANYON ROAD TO THE EAST)



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AUGUST 11, 2004

CHINATRUST BANK (USA)

GE04036

APPENDIX II
SITE INFORMATION

Assessor's Home Page Search Menu Feedback Help

Property Assessor



Los Angeles County Office of the Assessor



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Records for this property are kept at the North

Property Information

Assessor's Id. Number	2825-012-0
Site Address	24924 HAWKES
	SANTA CLARA
Property Type	Commercial / I
Region / Cluster	24 / 248
Tax Rate Area (TRA)	002

[Click Here to View Assessor's Map](#)

Recent Sale Information

Latest Sale Date	
Indicated Sale Price	

[Search For Recent Sales](#)

2004 Roll Values

Recording Date	02/21/2004
Land	\$382,700
Improvements	\$292,800

Personal Property
Fixtures
Homeowners' Exemption
Real Estate Exemption
Personal Property Exemption
Fixture Exemption

Tax bill payment information for 2004 as well as any changes to the 2004 Roll will be available after September 30

Legal Description

FOR DESC SEE ASSESSOR'S MAPS POR OF SE LOT 7 IN SEC 4 T3N R16W

Building Description(s)

Improvement 1	
Square Footage	6,700
Year Built / Effective Year Built	1978 / 1978
Bedrooms / Bathrooms	0
Units	

Improvement 2	
Square Footage	9,300
Year Built / Effective Year Built	1980 / 1980
Bedrooms / Bathrooms	0
Units	

[Click Here for Another Search](#)

23.13 Acres of Vacant Commercial Land
 24924 Hawkbryn Avenue, Santa Clarita, Los Angeles County, California

ASSESSED VALUE AND TAXES

Real property taxes in California are limited to one percent of assessed value of the property, as of the specified base year. The base year valuation is the 1976 Assessor's market value estimate, as modified by a sale, new construction or the leasing of the property on a long-term basis. In addition to the taxes as a percent of the base year assessed value, there is an additional tax to amortize any previous voter-approved bonded indebtedness, or bonded indebtedness later approved by a vote of the electorate. To provide for inflation, if there is no sale, new construction or lease, there is a maximum 2% per year increase allowed in the assessed values assigned to land and improvements. Current assessment and tax data is presented below.

SUBJECT PROPERTY 2003/2004 ASSESSED VALUES AND TAXES				
APN	Land Value	Improved Value	Total Value	Property Taxes
2825-012-007	\$3,242	\$0	\$3,242	\$86.90
2825-012-011	\$375,285	\$287,528	\$662,813	\$27,359.43
TOTAL	\$378,527	\$287,528	\$666,055	\$27,446.33

Source: Los Angeles County Tax Collector.

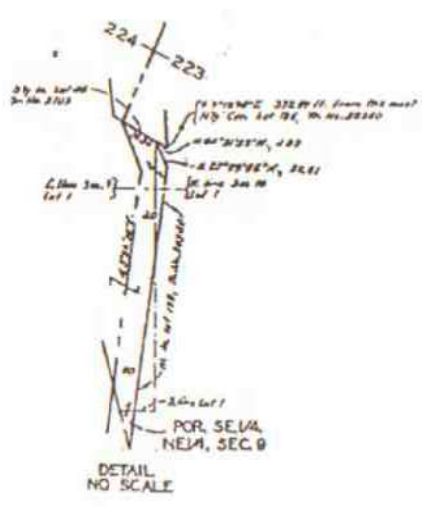
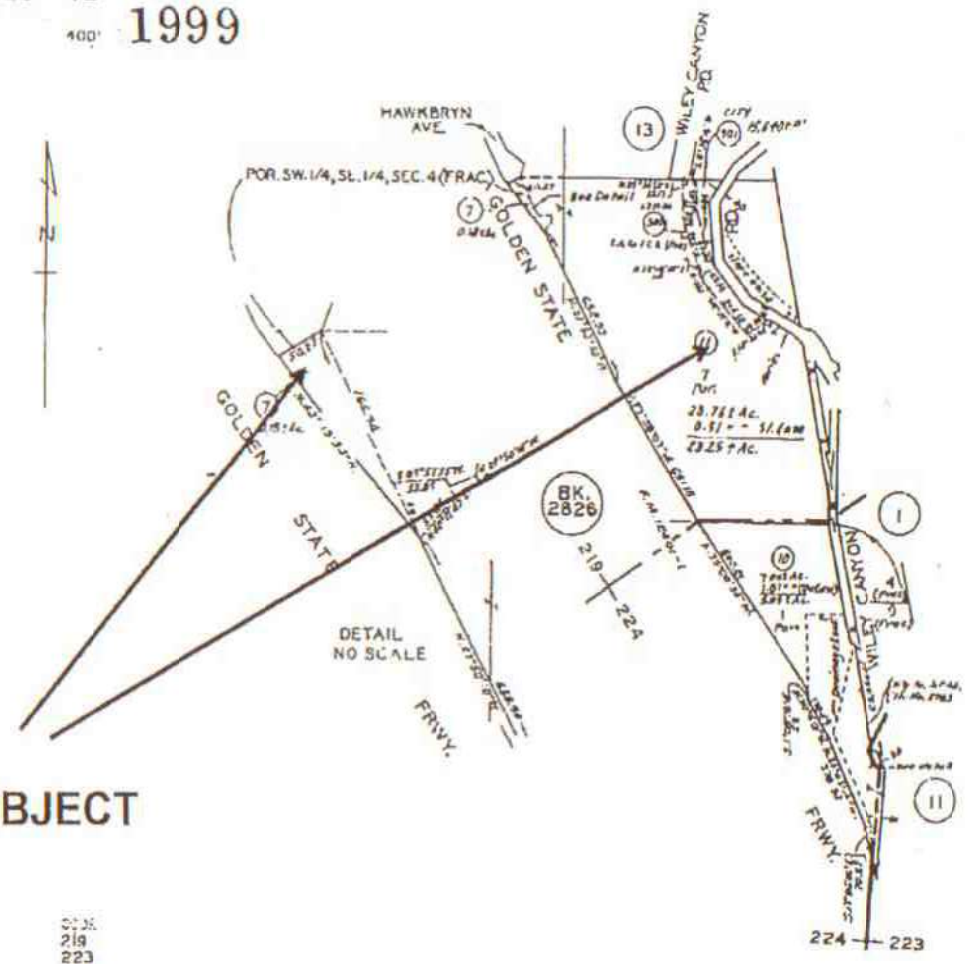
Tax loads are consistent with those of comparable properties in the district and occupancy cost adjustments are not warranted. All required real estate tax payments are current. If the subject property were sold at the as-is appraised value contained herein, property taxes would increase. Further, development of the subject will significantly increase the assessed value, increasing the ultimate tax load.

PLAT MAP

County of Los Angeles, Rick Auarbach, Assessor

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SUBJECT

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T. 3N., R. 16W.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

PHASE I ENVIRONMENTAL SITE ASSESSMENT
SMISHER MULE RANCH @ 24924 HAWKBRYN AVENUE
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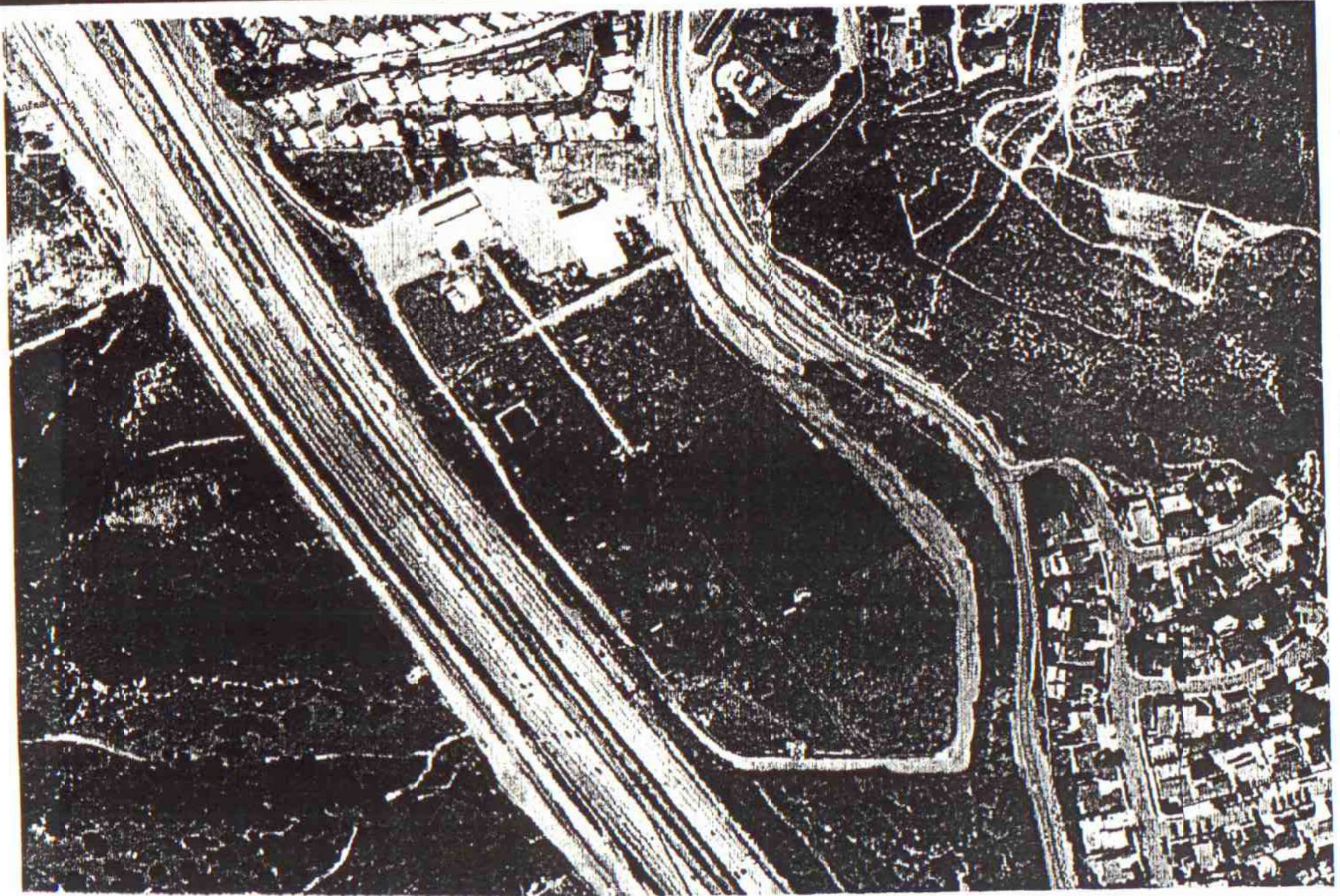
APPENDIX III
AERIAL PHOTOGRAPHS

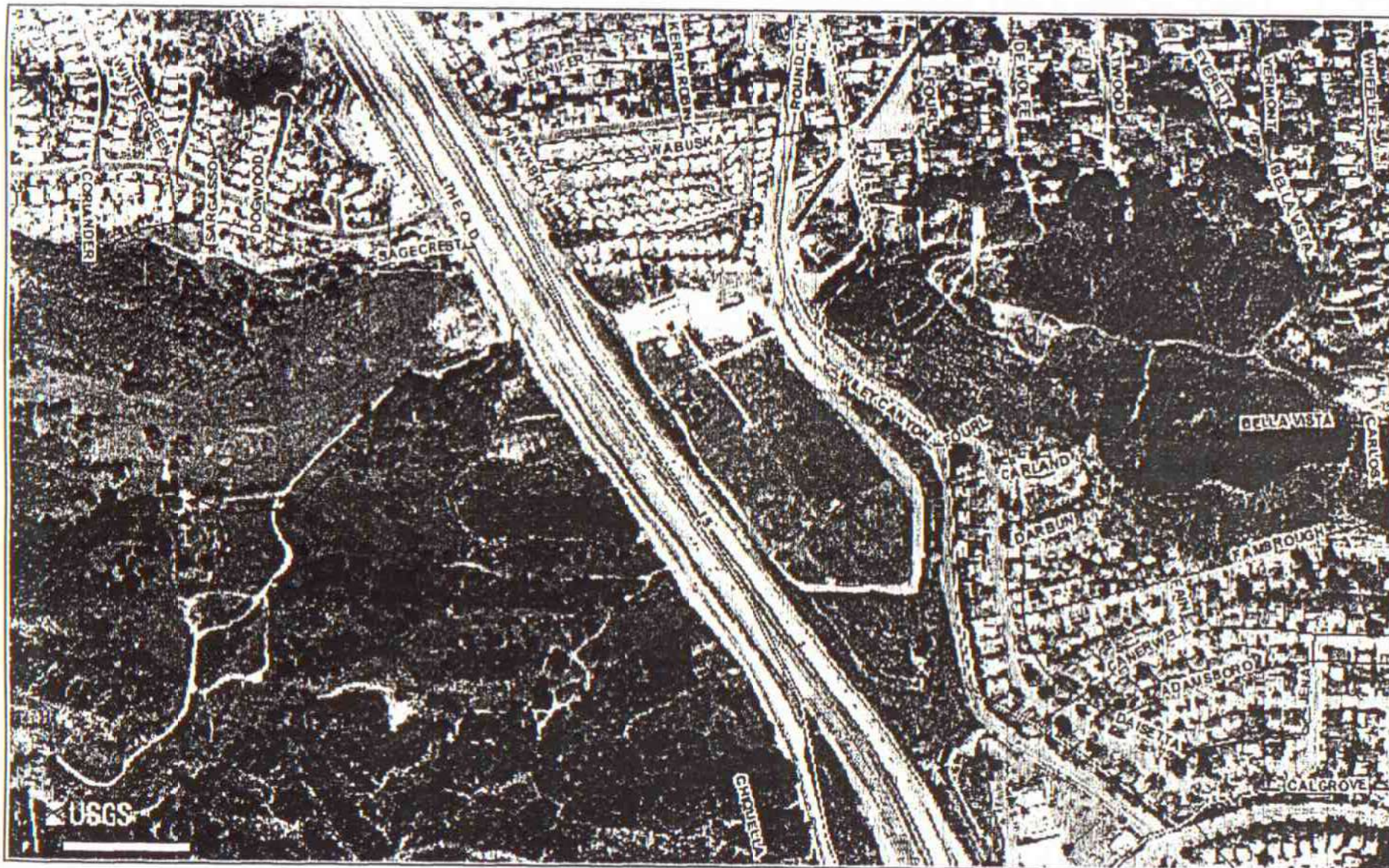




Geography—The National Map

24924 Hawkbryn Avenue, Santa Clarita, CA





USGS
science for a changing world

34.373886
 -118.56677 Map
Extent -118.55017
 34.364006

The National Map
<http://nmviewogc.cr.usgs.gov/>

Geographic Coordinate System (NAD83)