
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

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

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

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

DATE: AUGUST 11, 2004

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



P6 (TYPICAL VIEW OF THE SUBJECT SITE)



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

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 @ 24824 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

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

DATE: AUGUST 11, 2004

P11 (VIEW ALONG WILEY CANYON ROAD FACING NORTH)



P12 (VIEW ACROSS WILEY CANYON ROAD TO THE EAST)



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 II
SITE INFORMATION

Assessor's Home Page Search Menu Feedback Help

Property Assessor



Copyright - LA Assessor



Records for this property are kept at the North

Property Information

Assessor's Id. Number	2825-012-0
Site Address	24924 HAWKE SANTA CLAR
Property Type	Commercial / I
Region / Cluster	24 / 24E
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	02/21/20
Land	\$382,0
Improvements	\$292,0

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

Tax bill payment information for 20 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	6,7
Year Built / Effective Year Built	1978 / 19
Bedrooms / Bathrooms	0
Units	

Improvement 2	
Square Footage	9,0
Year Built / Effective Year Built	1980 / 19
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

Page 60

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.

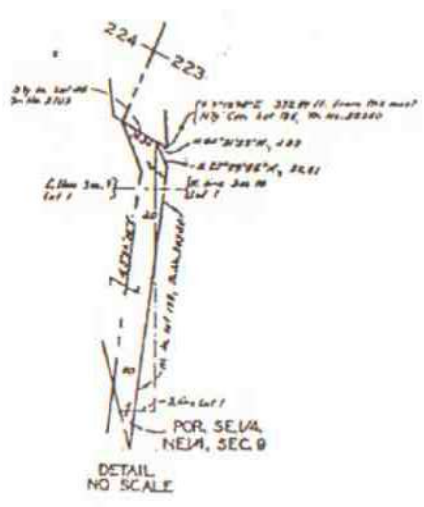
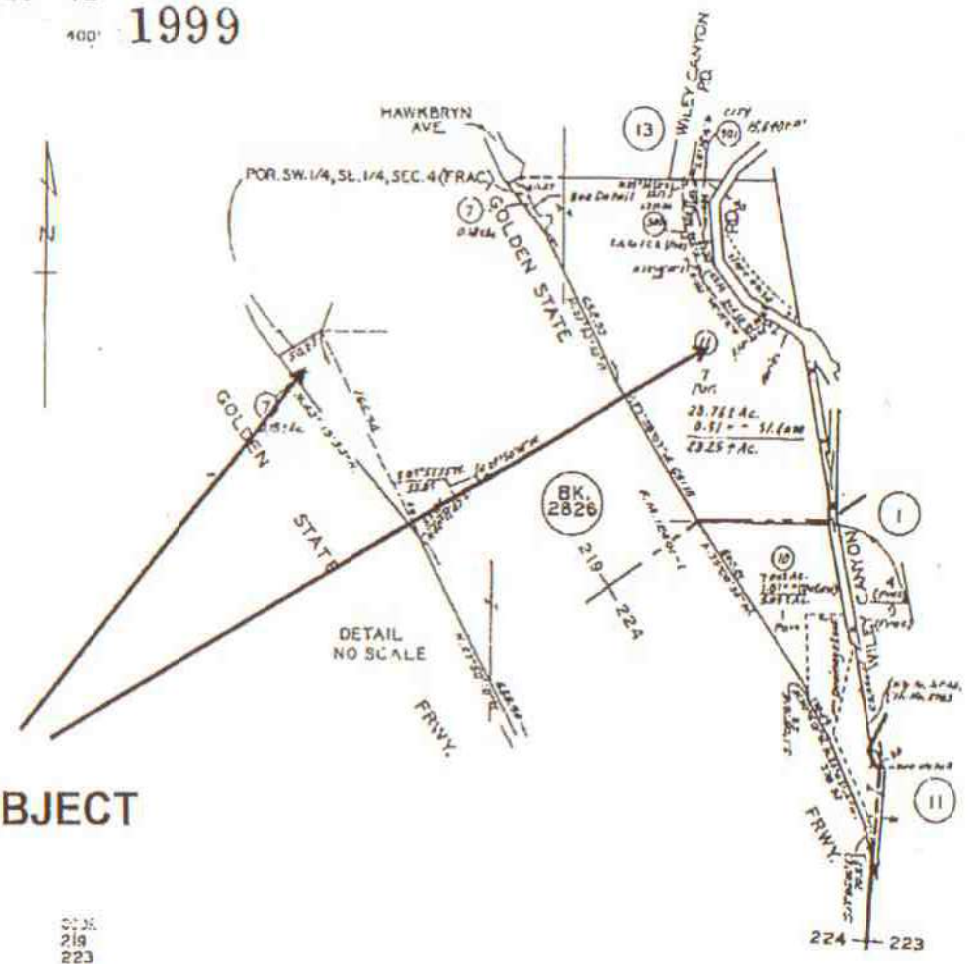
Tax loads are consistent with those of comparable properties in the district and occupancy cost adjustments are not warranted. All required real estate tax payments are current. If the subject property were sold at the as-is appraised value contained herein, property taxes would increase. Further, development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

PLAT MAP

County of Los Angeles, Rick Auarbach, Assessor

2825 12
400' 1999

7514
 75072
 75110
 75118
 75125
 75132
 75139
 75146
 75153
 75160
 75167
 75174
 75181
 75188
 75195
 75202
 75209
 75216
 75223
 75230
 75237
 75244
 75251
 75258
 75265
 75272
 75279
 75286
 75293
 75300
 75307
 75314
 75321
 75328
 75335
 75342
 75349
 75356
 75363
 75370
 75377
 75384
 75391
 75398
 75405
 75412
 75419
 75426
 75433
 75440
 75447
 75454
 75461
 75468
 75475
 75482
 75489
 75496
 75503
 75510
 75517
 75524
 75531
 75538
 75545
 75552
 75559
 75566
 75573
 75580
 75587
 75594
 75601
 75608
 75615
 75622
 75629
 75636
 75643
 75650
 75657
 75664
 75671
 75678
 75685
 75692
 75699
 75706
 75713
 75720
 75727
 75734
 75741
 75748
 75755
 75762
 75769
 75776
 75783
 75790
 75797
 75804
 75811
 75818
 75825
 75832
 75839
 75846
 75853
 75860
 75867
 75874
 75881
 75888
 75895
 75902
 75909
 75916
 75923
 75930
 75937
 75944
 75951
 75958
 75965
 75972
 75979
 75986
 75993
 76000
 76007
 76014
 76021
 76028
 76035
 76042
 76049
 76056
 76063
 76070
 76077
 76084
 76091
 76098
 76105
 76112
 76119
 76126
 76133
 76140
 76147
 76154
 76161
 76168
 76175
 76182
 76189
 76196
 76203
 76210
 76217
 76224
 76231
 76238
 76245
 76252
 76259
 76266
 76273
 76280
 76287
 76294
 76301
 76308
 76315
 76322
 76329
 76336
 76343
 76350
 76357
 76364
 76371
 76378
 76385
 76392
 76399
 76406
 76413
 76420
 76427
 76434
 76441
 76448
 76455
 76462
 76469
 76476
 76483
 76490
 76497
 76504
 76511
 76518
 76525
 76532
 76539
 76546
 76553
 76560
 76567
 76574
 76581
 76588
 76595
 76602
 76609
 76616
 76623
 76630
 76637
 76644
 76651
 76658
 76665
 76672
 76679
 76686
 76693
 76700
 76707
 76714
 76721
 76728
 76735
 76742
 76749
 76756
 76763
 76770
 76777
 76784
 76791
 76798
 76805
 76812
 76819
 76826
 76833
 76840
 76847
 76854
 76861
 76868
 76875
 76882
 76889
 76896
 76903
 76910
 76917
 76924
 76931
 76938
 76945
 76952
 76959
 76966
 76973
 76980
 76987
 76994
 76001
 76008
 76015
 76022
 76029
 76036
 76043
 76050
 76057
 76064
 76071
 76078
 76085
 76092
 76099
 76106
 76113
 76120
 76127
 76134
 76141
 76148
 76155
 76162
 76169
 76176
 76183
 76190
 76197
 76204
 76211
 76218
 76225
 76232
 76239
 76246
 76253
 76260
 76267
 76274
 76281
 76288
 76295
 76302
 76309
 76316
 76323
 76330
 76337
 76344
 76351
 76358
 76365
 76372
 76379
 76386
 76393
 76400
 76407
 76414
 76421
 76428
 76435
 76442
 76449
 76456
 76463
 76470
 76477
 76484
 76491
 76498
 76505
 76512
 76519
 76526
 76533
 76540
 76547
 76554
 76561
 76568
 76575
 76582
 76589
 76596
 76603
 76610
 76617
 76624
 76631
 76638
 76645
 76652
 76659
 76666
 76673
 76680
 76687
 76694
 76701
 76708
 76715
 76722
 76729
 76736
 76743
 76750
 76757
 76764
 76771
 76778
 76785
 76792
 76799
 76806
 76813
 76820
 76827
 76834
 76841
 76848
 76855
 76862
 76869
 76876
 76883
 76890
 76897
 76904
 76911
 76918
 76925
 76932
 76939
 76946
 76953
 76960
 76967
 76974
 76981
 76988
 76995
 77002
 77009
 77016
 77023
 77030
 77037
 77044
 77051
 77058
 77065
 77072
 77079
 77086
 77093
 77100
 77107
 77114
 77121
 77128
 77135
 77142
 77149
 77156
 77163
 77170
 77177
 77184
 77191
 77198
 77205
 77212
 77219
 77226
 77233
 77240
 77247
 77254
 77261
 77268
 77275
 77282
 77289
 77296
 77303
 77310
 77317
 77324
 77331
 77338
 77345
 77352
 77359
 77366
 77373
 77380
 77387
 77394
 77401
 77408
 77415
 77422
 77429
 77436
 77443
 77450
 77457
 77464
 77471
 77478
 77485
 77492
 77499
 77506
 77513
 77520
 77527
 77534
 77541
 77548
 77555
 77562
 77569
 77576
 77583
 77590
 77597
 77604
 77611
 77618
 77625
 77632
 77639
 77646
 77653
 77660
 77667
 77674
 77681
 77688
 77695
 77702
 77709
 77716
 77723
 77730
 77737
 77744
 77751
 77758
 77765
 77772
 77779
 77786
 77793
 77800
 77807
 77814
 77821
 77828
 77835
 77842
 77849
 77856
 77863
 77870
 77877
 77884
 77891
 77898
 77905
 77912
 77919
 77926
 77933
 77940
 77947
 77954
 77961
 77968
 77975
 77982
 77989
 77996
 78003
 78010
 78017
 78024
 78031
 78038
 78045
 78052
 78059
 78066
 78073
 78080
 78087
 78094
 78101
 78108
 78115
 78122
 78129
 78136
 78143
 78150
 78157
 78164
 78171
 78178
 78185
 78192
 78199
 78206
 78213
 78220
 78227
 78234
 78241
 78248
 78255
 78262
 78269
 78276
 78283
 78290
 78297
 78304
 78311
 78318
 78325
 78332
 78339
 78346
 78353
 78360
 78367
 78374
 78381
 78388
 78395
 78402
 78409
 78416
 78423
 78430
 78437
 78444
 78451
 78458
 78465
 78472
 78479
 78486
 78493
 78500
 78507
 78514
 78521
 78528
 78535
 78542
 78549
 78556
 78563
 78570
 78577
 78584
 78591
 78598
 78605
 78612
 78619
 78626
 78633
 78640
 78647
 78654
 78661
 78668
 78675
 78682
 78689
 78696
 78703
 78710
 78717
 78724
 78731
 78738
 78745
 78752
 78759
 78766
 78773
 78780
 78787
 78794
 78801
 78808
 78815
 78822
 78829
 78836
 78843
 78850
 78857
 78864
 78871
 78878
 78885
 78892
 78899
 78906
 78913
 78920
 78927
 78934
 78941
 78948
 78955
 78962
 78969
 78976
 78983
 78990
 78997
 79004
 79011
 79018
 79025
 79032
 79039
 79046
 79053
 79060
 79067
 79074
 79081
 79088
 79095
 79102
 79109
 79116
 79123
 79130
 79137
 79144
 79151
 79158
 79165
 79172
 79179
 79186
 79193
 79200
 79207
 79214
 79221
 79228
 79235
 79242
 79249
 79256
 79263
 79270
 79277
 79284
 79291
 79298
 79305
 79312
 79319
 79326
 79333
 79340
 79347
 79354
 79361
 79368
 79375
 79382
 79389
 79396
 79403
 79410
 79417
 79424
 79431
 79438
 79445
 79452
 79459
 79466
 79473
 79480
 79487
 79494
 79501
 79508
 79515
 79522
 79529
 79536
 79543
 79550
 79557
 79564
 79571
 79578
 79585
 79592
 79599
 79606
 79613
 79620
 79627
 79634
 79641
 79648
 79655
 79662
 79669
 79676
 79683
 79690
 79697
 79704
 79711
 79718
 79725
 79732
 79739
 79746
 79753
 79760
 79767
 79774
 79781
 79788
 79795
 79802
 79809
 79816
 79823
 79830
 79837
 79844
 79851
 79858
 79865
 79872
 79879
 79886
 79893
 79900
 79907
 79914
 79921
 79928
 79935
 79942
 79949
 79956
 79963
 79970
 79977
 79984
 79991
 80000



SUBJECT

219
223
224

T. 3N., R. 16W.

2825 12

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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

CHINATRUST BANK (USA)

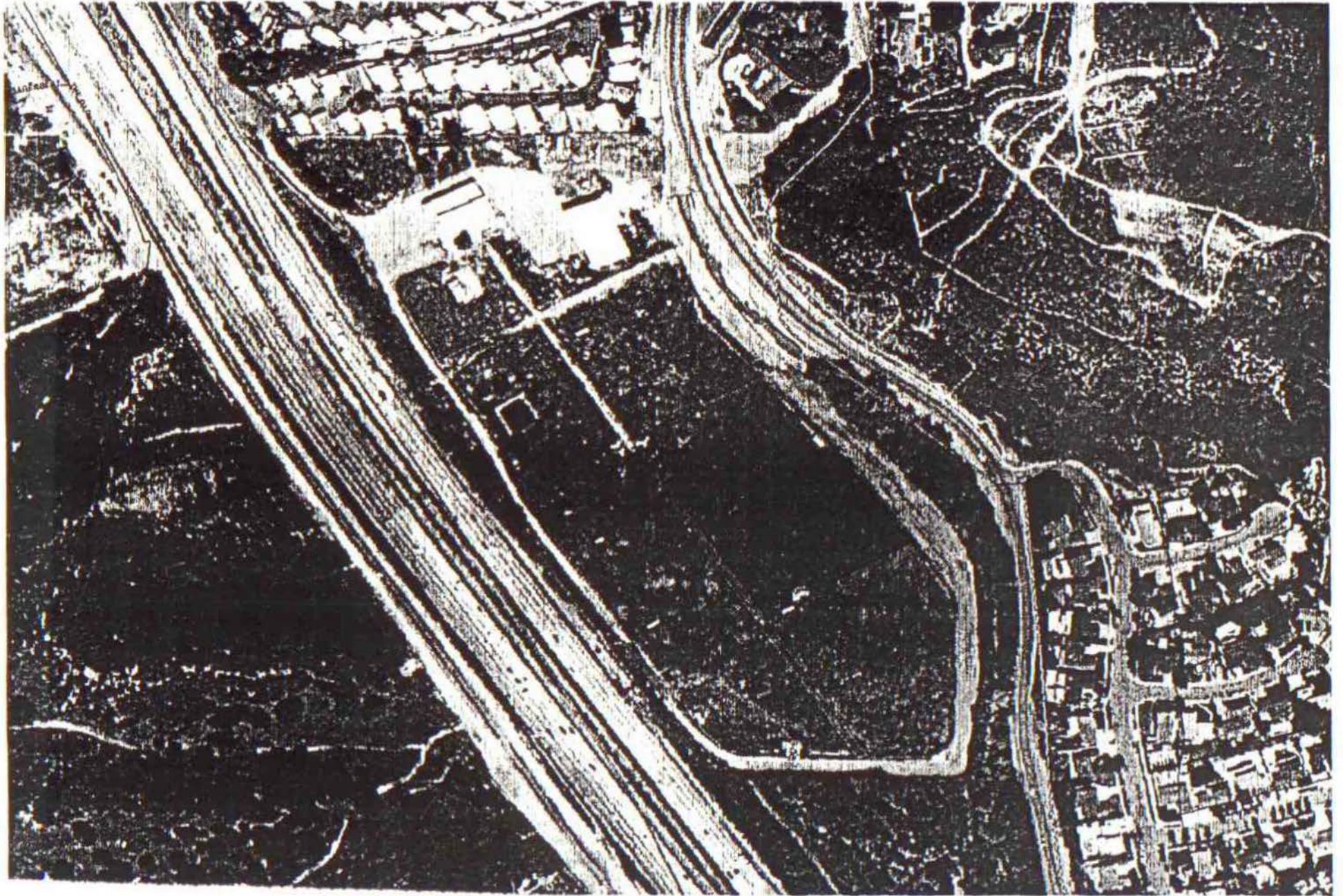
GE04036

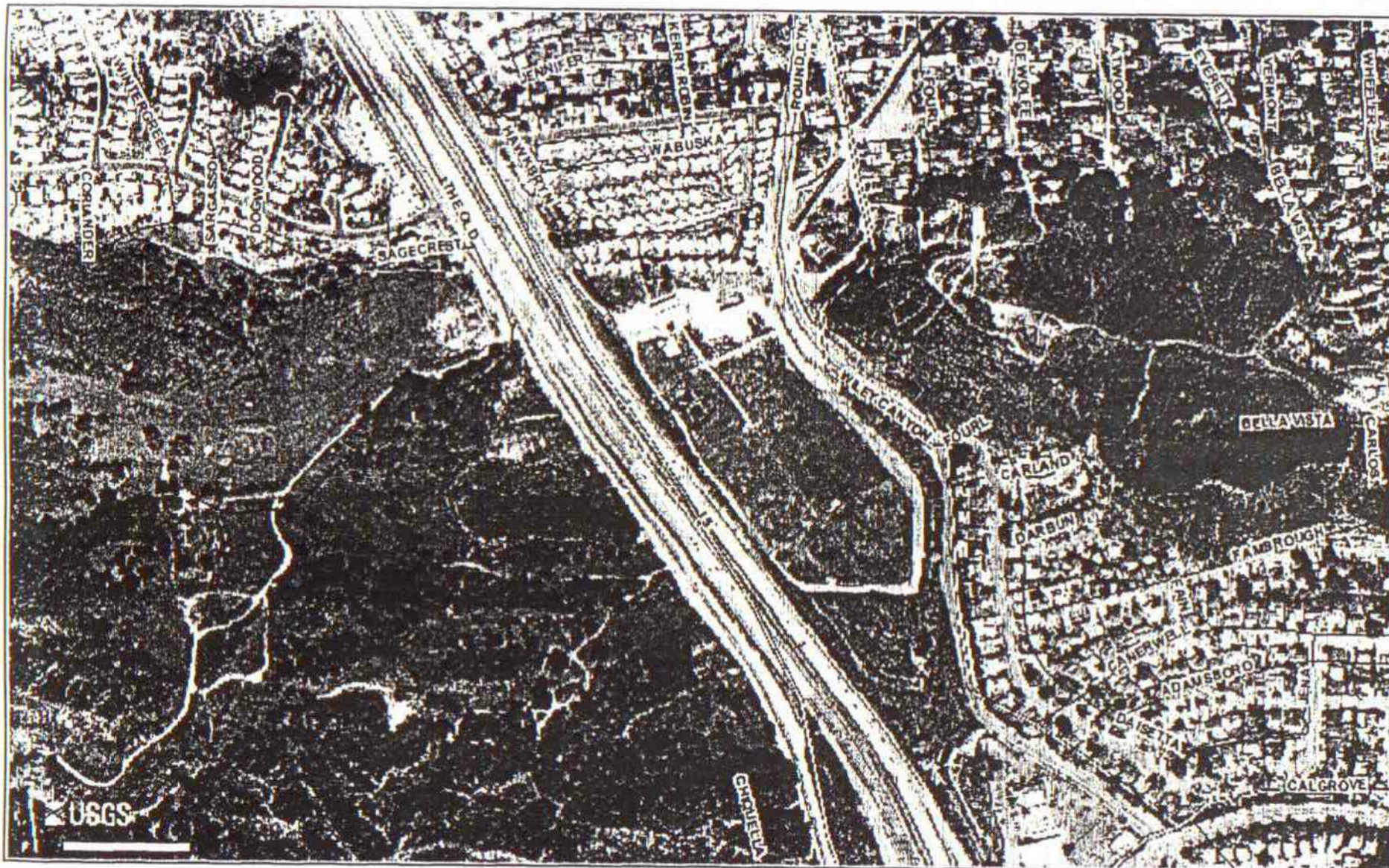
APPENDIX III
AERIAL PHOTOGRAPHS



Geography—The National Map

24924 Hawkbryn Avenue, Santa Clarita, CA






USGS
science for a changing world

-118.56677 34.373886
 Map Extent -118.55017
 34.364006

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

Geographic Coordinate System (NAD83)