

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 03.09.2022

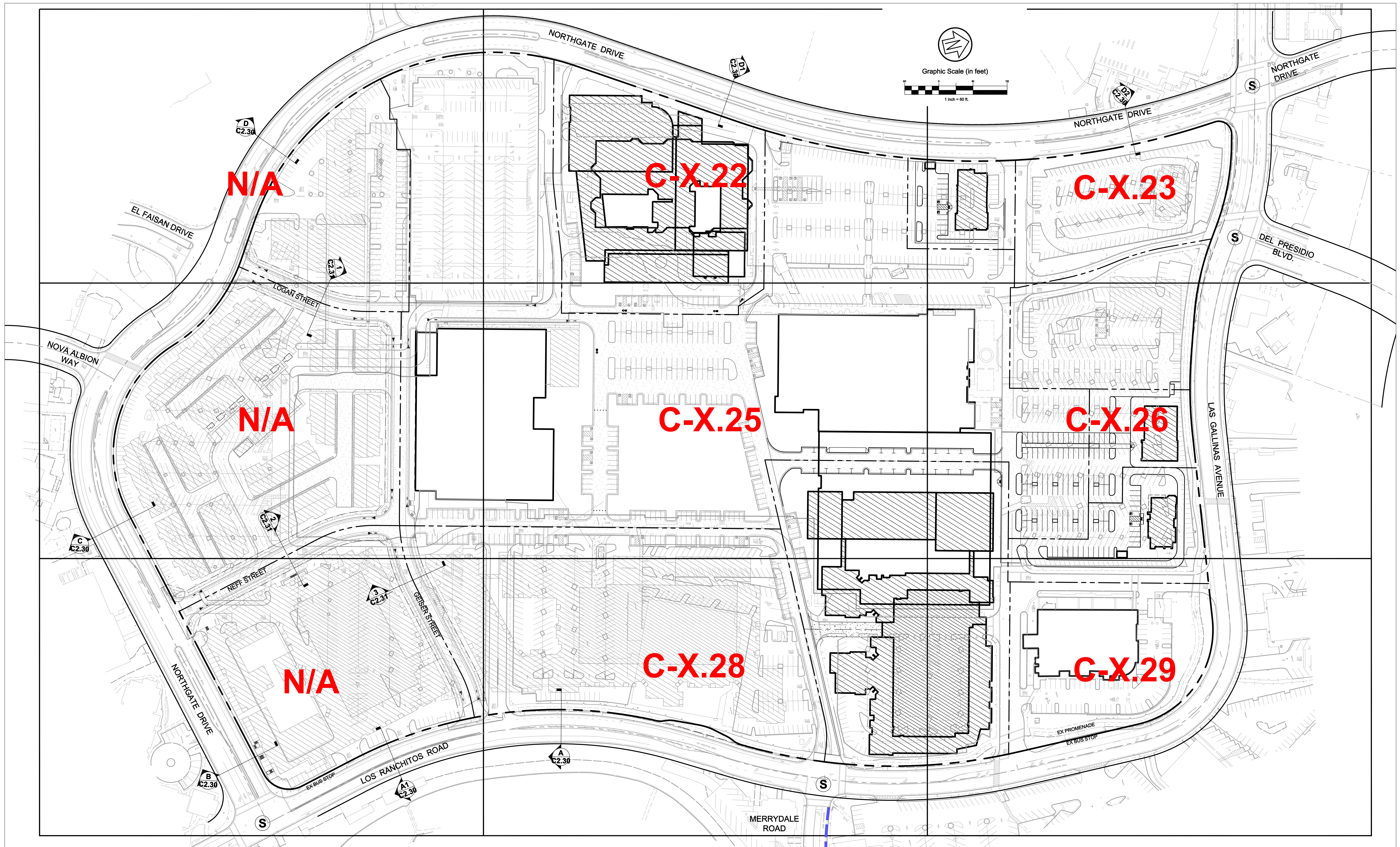
CIVIL SHEET INDEX 2025

MerloneGeier
Partners

CSW | ST2



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NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 03.09.2022

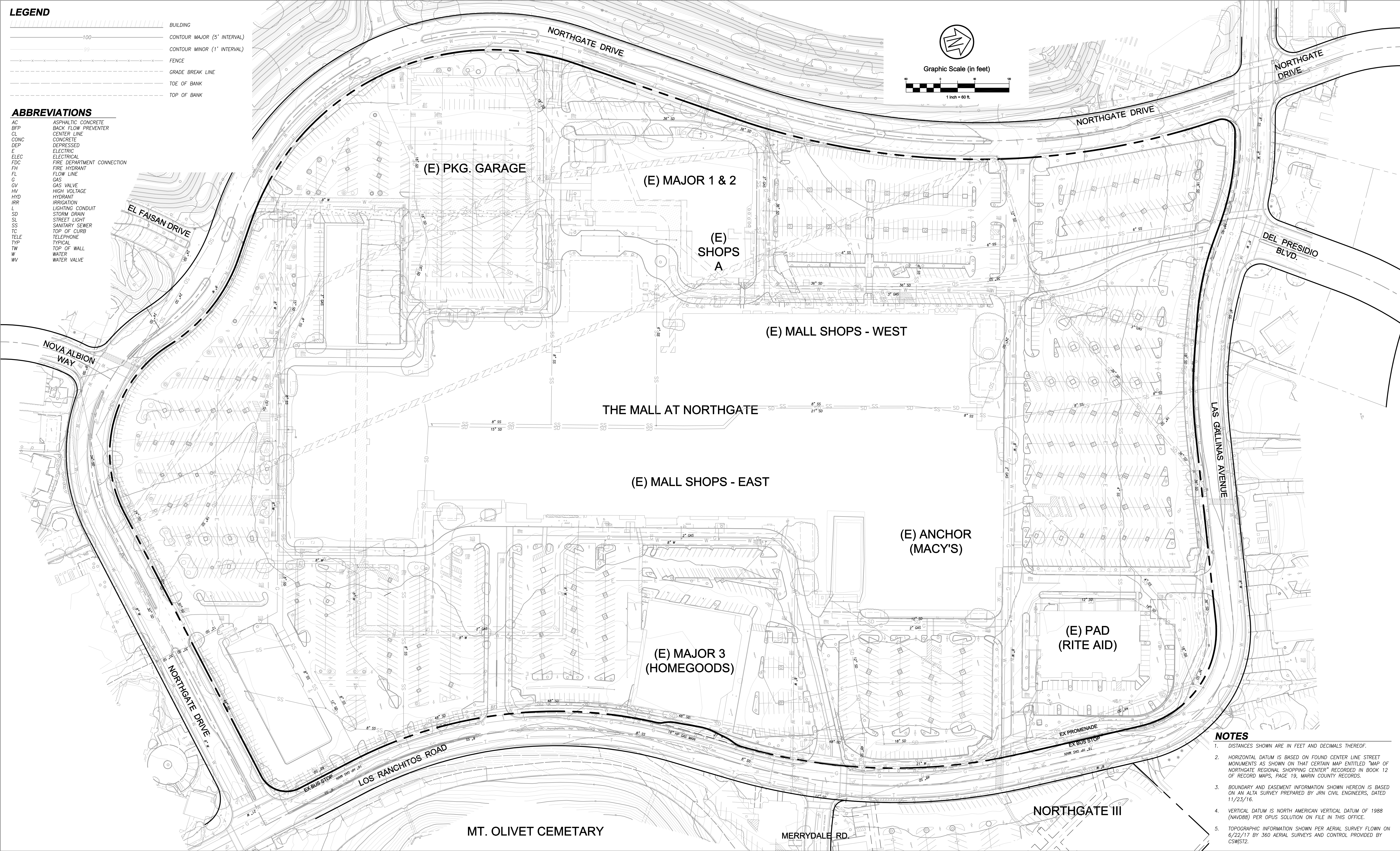
CIVIL SHEET INDEX 2040



CSW | ST 2



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LEGEND	
	BUILDING
	CONTOUR MAJOR (5' INTERVAL)
	CONTOUR MINOR (1' INTERVAL)
	FENCE
	GRADE BREAK LINE
	TOE OF BANK
	TOP OF BANK

ABBREVIATIONS	
AC	ASPHALTIC CONCRETE
BFP	BACK FLOW PREVENTER
CL	CENTER LINE
CONC	CONCRETE
DEP	DEPRESSED
E	ELECTRIC
ELEC	ELECTRICAL
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FL	FLOW LINE
G	GAS
GV	GAS VALVE
HV	HIGH VOLTAGE
HYD	HYDRANT
IRR	IRRIGATION
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
TC	TOP OF CURB
TELE	TELEPHONE
TYP	TYPICAL
TW	TOP OF WALL
WV	WATER VALVE

- NOTES**
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - HORIZONTAL DATUM IS BASED ON FOUND CENTER LINE STREET MONUMENTS AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF NORTHGATE REGIONAL SHOPPING CENTER" RECORDED IN BOOK 12 OF RECORD MAPS, PAGE 19, MARIN COUNTY RECORDS.
 - BOUNDARY AND EASEMENT INFORMATION SHOWN HEREON IS BASED ON AN ALTA SURVEY PREPARED BY JRN CIVIL ENGINEERS, DATED 11/23/16.
 - VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER OPUS SOLUTION ON FILE IN THIS OFFICE.
 - TOPOGRAPHIC INFORMATION SHOWN PER AERIAL SURVEY FLOWN ON 6/22/17 BY 360 AERIAL SURVEYS AND CONTROL PROVIDED BY GSW/ST2.

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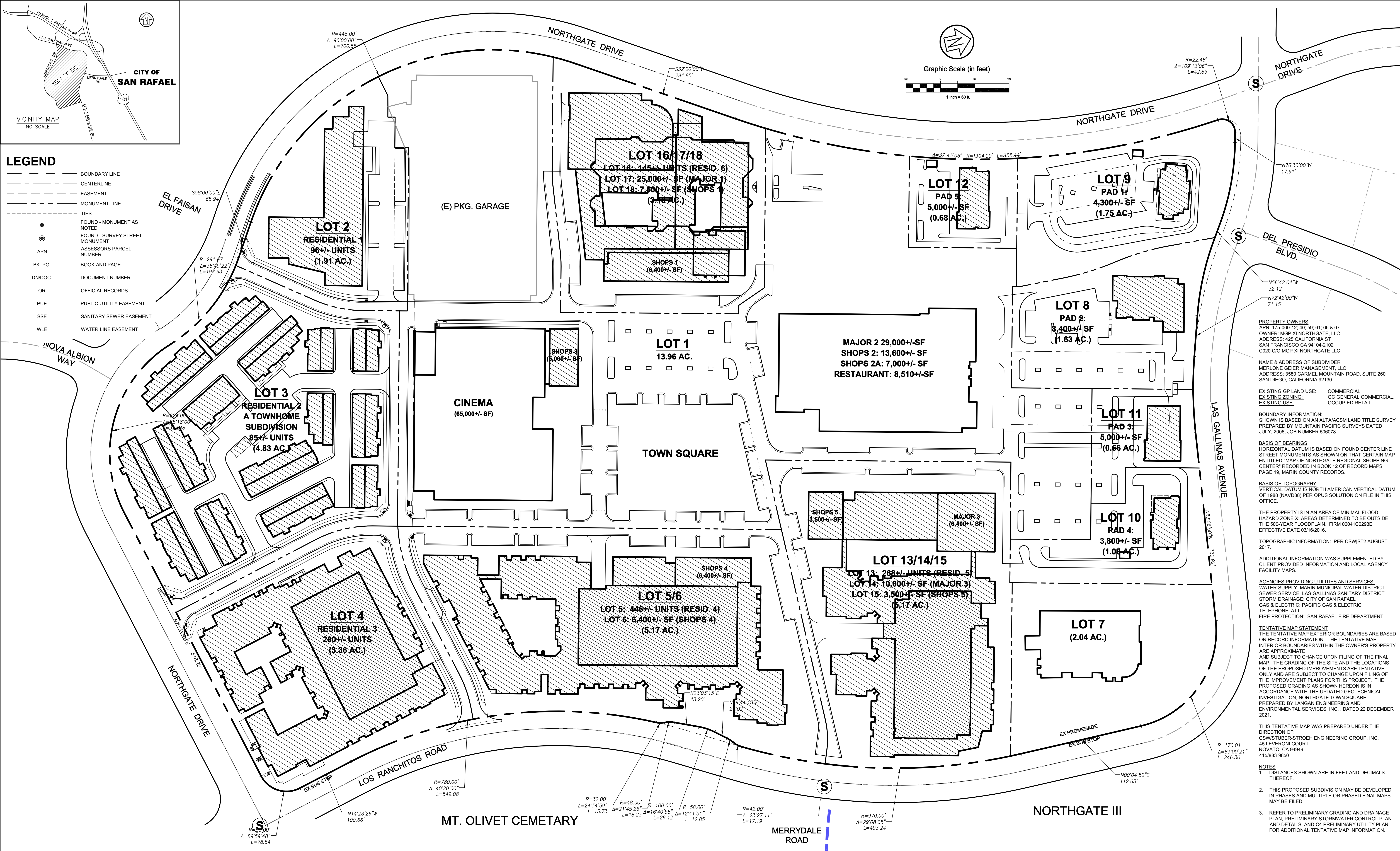
EXISTING CONDITIONS



GSW | ST2



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NORTHGATE TOWN SQUARE

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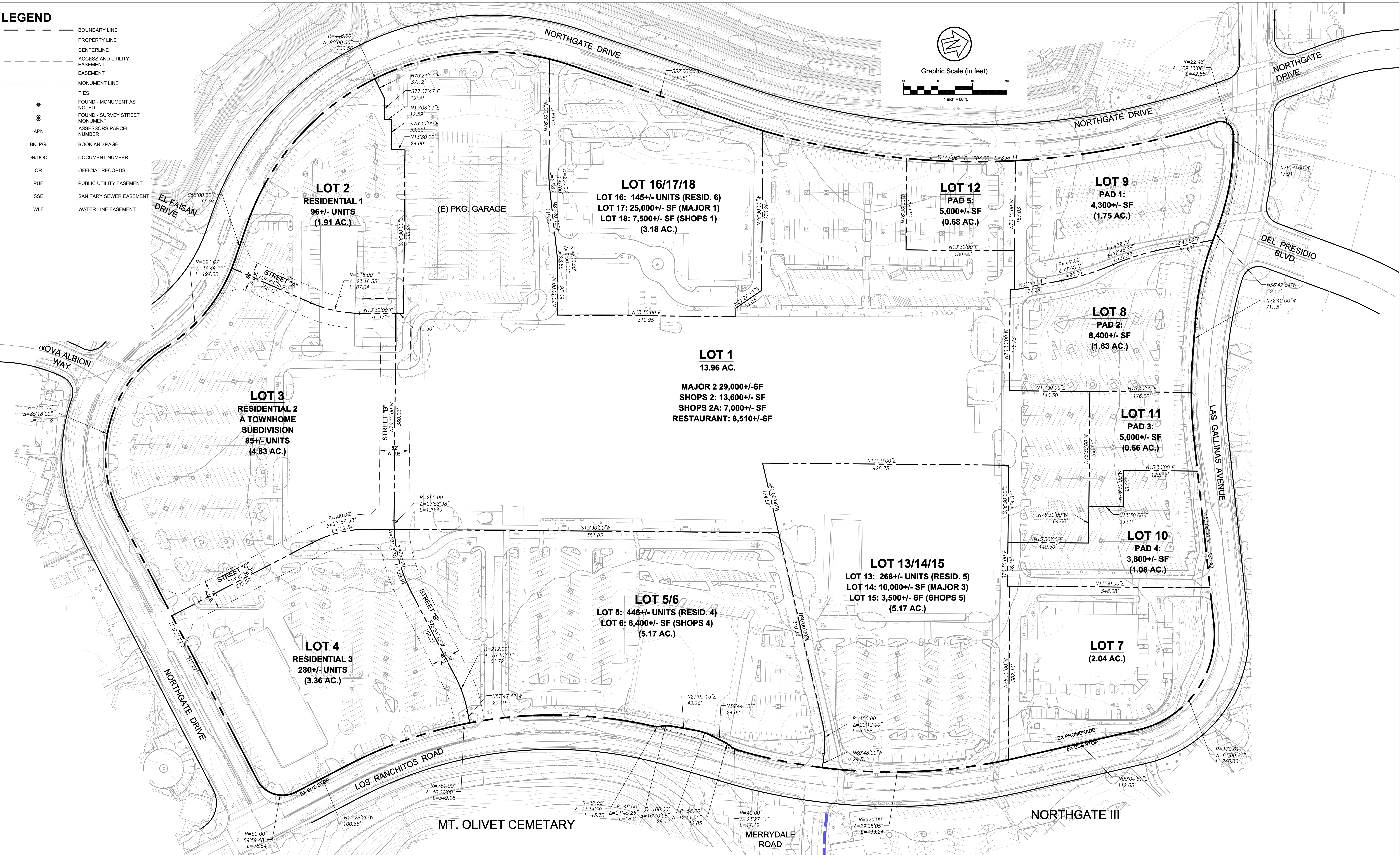


C-I.10

VESTING TENTATIVE MAP 2025/2040

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- CENTERLINE
- ACCESS AND UTILITY EASEMENT
- EASEMENT
- MONUMENT LINE
- TIES
- FOUND - MONUMENT AS NOTED
- FOUND - SURVEY STREET MONUMENT
- ASSESSORS PARCEL NUMBER
- BOOK AND PAGE
- DOCUMENT NUMBER
- OFFICIAL RECORDS
- PUBLIC UTILITY EASEMENT
- SANITARY SEWER EASEMENT
- WATER LINE EASEMENT



NORTHGATE TOWN SQUARE

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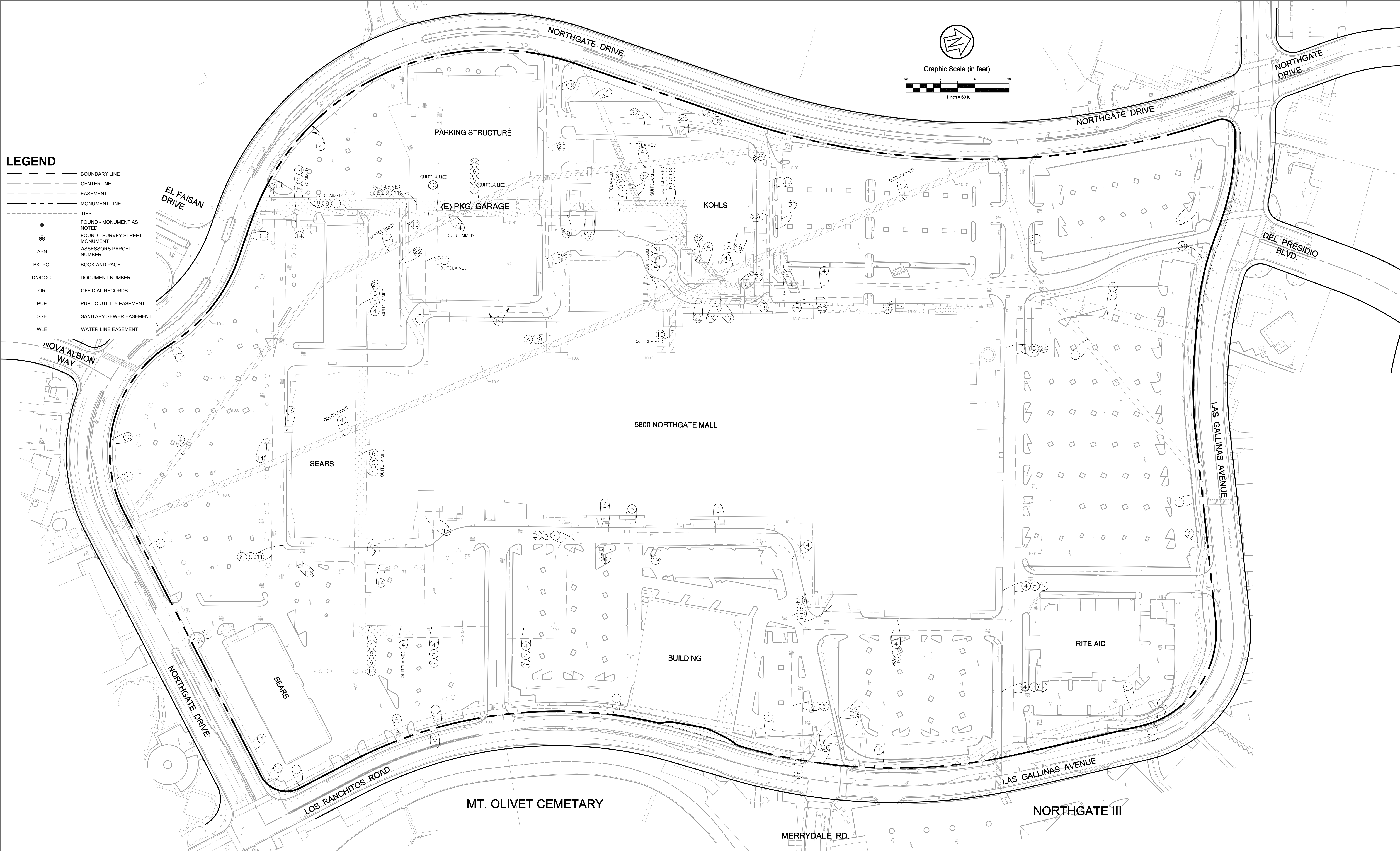
VESTING TENTATIVE MAP 2025/2040



CSW | ST 2



C-I.II



NORTHGATE TOWN SQUARE

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VESTING TENTATIVE MAP - EXISTING EASEMENTS



CSW | ST 2



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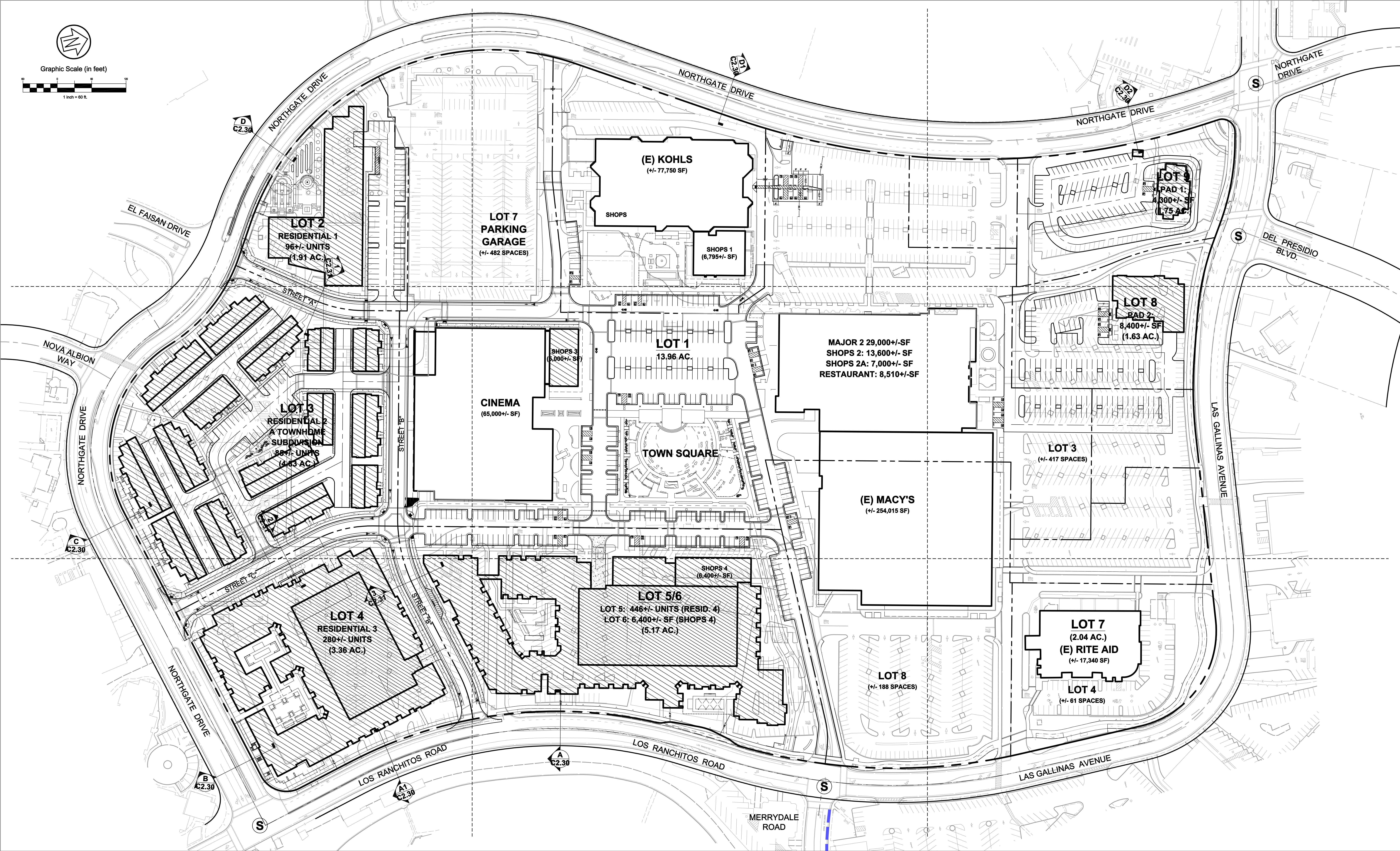


EASEMENTS/EXCEPTIONS	
	ITEMS CORRESPONDING TO SCHEDULE "B" PRELIMINARY REPORT:
	BY: COMMONWEALTH LAND TITLE COMPANY 888 S. FIGUEROA STREET, SUITE 2100 LOS ANGELES, CA 90017 (925)288-8062
	COMMITMENT NO.: 09170504--917-MCM-JMO TITLE OFFICER: JEFF MARTIN DATED: DECEMBER 1, 2018
	THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS
①	EASEMENT FOR PIPELINE PURPOSE, TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL THERETO, RECORDED JUNE 20, 1960, INSTRUMENT NO. 18695, BOOK 1378, PAGE 342, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
	AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS RECORDED OCTOBER 19, 1962 AS INSTRUMENT NO. 37384, BOOK 1622, PAGE 232. ASSIGNMENT OF LESSOR'S INTEREST TO M & T INCORPORATED RECORDED JANUARY 13, 1966, INSTRUMENT NO. 1317, BOOK 2016, PAGE 476, OFFICIAL RECORDS.
	LEASE WAS AMENDED BY MODIFICATION LETTERS DATED MAY 12, 1964, JANUARY 25, 1965 AND AUGUST 19, 1970 AS DISCLOSED BY THE AMENDMENT TO LEASE RECORDED MAY 9, 1975, INSTRUMENT NO. 14942, BOOK 2893, PAGE 538, OFFICIAL RECORDS.
	AN AGREEMENT TO AMEND OR MODIFY CERTAIN PROVISIONS OF SAID LEASE, AS SET FORTH IN THE DOCUMENT RECORDED: MAY 9, 1975, INSTRUMENT NO. 14942, BOOK 2893, PAGE 538, OF OFFICIAL RECORDS
	A DEED AND ASSIGNMENT OF LESSEE'S INTEREST UNDER SAID LEASE FROM CARTER HAWLEY HALE STORES, INC. A CALIFORNIA CORPORATION SUCCESSOR TO THE EMPORIUM CAPWELL COMPANY TO BROAD RAFAEL PROPERTIES CORPORATION, A DELAWARE CORPORATION RECORDED MAY 9, 1975, INSTRUMENT NO. 14943, BOOK 2893, PAGE 552, OFFICIAL RECORDS.
②	DEED OF LESSEE'S INTEREST FROM BROAD RAFAEL PROPERTIES CORP., A DELAWARE CORPORATION TO BROAD RAFAEL ASSOCIATES (LIMITED PARTNERSHIP), A PENNSYLVANIA LIMITED PARTNERSHIP RECORDED NOVEMBER 26, 1975, INSTRUMENT NO. 44115, BOOK 2967, PAGE 15, OFFICIAL RECORDS.
	AN ASSIGNMENT OF LESSEE'S INTEREST FROM BROAD RAFAEL PROPERTIES CORP., A DELAWARE CORPORATION TO BROAD RAFAEL ASSOCIATES (LIMITED PARTNERSHIP), A PENNSYLVANIA LIMITED PARTNERSHIP RECORDED NOVEMBER 26, 1975, INSTRUMENT NO. 44115, BOOK 2967, PAGE 21, OFFICIAL RECORDS.
	ASSUMPTION AGREEMENT EXECUTED BY BROAD RAFAEL ASSOCIATES (LIMITED PARTNERSHIP), A PENNSYLVANIA LIMITED PARTNERSHIP RECORDED SEPTEMBER 8, 1976, INSTRUMENT NO. 39951, BOOK 3084, PAGE 168, OFFICIAL RECORDS.
	AN ASSIGNMENT AND ASSUMPTION OF LESSOR'S INTEREST IN LEASES AND IN GROUND LEASES RECORDED DECEMBER 4, 1985 AS INSTRUMENT NO. 85053831 AND 85053832.
	AN INSTRUMENT ENTITLED "NONDISTURBANCE AND ATTORNMENT AGREEMENT" DATED DECEMBER 23, 2009, BY AND AMONG BROAD RAFAEL ASSOCIATES (LIMITED PARTNERSHIP), A PENNSYLVANIA LIMITED PARTNERSHIP, NORTHGATE MALL ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, AND U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, RECORDED DECEMBER 31, 2009, INSTRUMENT NO. 2009-72021, OFFICIAL RECORDS, AND BEING SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS THEREIN. ALL OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND NOT PLOTTED HEREON.
③	EASEMENT FOR RIGHT OF WAY TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL THERETO, INSTRUMENT NO. 35112, BOOK 1722, PAGE 522, OFFICIAL RECORDS.
	EASEMENT FOR STORM DRAIN EASEMENTS, PUBLIC UTILITIES EASEMENTS, DEDICATED ON MAP FILED SEPTEMBER 15, 1963, IN BOOK 12, PAGE 19, OF MAPS.
	A PORTION OF SAID PUBLIC UTILITY EASEMENT WAS ABANDONED BY RESOLUTION OF THE CITY OF SAN RAFAEL, RECORDED JANUARY 8, 1971 IN BOOK 2429 OF OFFICIAL RECORDS AT PAGE 91 AS INSTRUMENT NO. 751, MARIN COUNTY RECORDS.
④	THE EASEMENT SHOWN AS "EXISTING 10' P.T.&T. EASEMENT (620 OR 365)" WAS QUITCLAIMED BY PACIFIC TELEPHONE AND TELEGRAPH COMPANY BY THAT CERTAIN INSTRUMENT RECORDED NOVEMBER 20,1963 IN BOOK 1751 OF OFFICIAL RECORDS AT PAGE 976 AS INSTRUMENT NO. 47055, MARIN COUNTY RECORDS.
	THE EASEMENT SHOWN AS "EXIST, 10' P.T.&T. EASEMENT (NOT OF RECORD)" WAS RECORDED NOVEMBER 26, 1962 IN BOOK 1634 OF OFFICIAL RECORDS AT PAGE 60 AS INSTRUMENT NO. 42036 AND QUITCLAIMED BY THOSE CERTAIN INSTRUMENTS RECORDED NOVEMBER 8, 1971 IN BOOK 2517 OF OFFICIAL RECORDS AT PAGE 78 AS INSTRUMENT NO. 40493 AND JANUARY 14, 1985 UNDER RECORDER'S SERIAL NO. 85-001419. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
⑤	EASEMENT FOR PIPE LINE AND ACCESS PURPOSES TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED JANUARY 2, 1964, INSTRUMENT NO. 165, BOOK 1765, PAGE 562, OFFICIAL RECORDS. A PORTION OF SAID EASEMENT WAS QUITCLAIMED BY THOSE CERTAIN INSTRUMENT RECORDED NOVEMBER 8,1971 IN BOOK 2517 OF OFFICIAL RECORDS AT PAGE 80 AS INSTRUMENT NO. 40494 AND OCTOBER 28, 1965 UNDER RECORDER'S SERIAL NO. 85-047268, MARIN COUNTY RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

⑥	EASEMENT FOR PIPE LINE AND TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED APRIL 23, 1965, INSTRUMENT NO.14319, BOOK 1933, PAGE 217, OFFICIAL RECORDS. A PORTION OF SAID EASEMENTS WERE QUITCLAIMED BY THAT CERTAIN INSTRUMENT RECORDED OCTOBER 28, 1985 UNDER RECORDER'S SERIAL NO. 85-047268, MARIN COUNTY RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
⑦	EASEMENT FOR PIPE LINE AND TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED OCTOBER 21, 1969, INSTRUMENT NO. 30578, BOOK 2334, PAGE 318, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY ASSUMING THAT THE MENTIONED COURSE OF NORTHGATE DRIVE BEARS N 89°00'00" W AND IS PLOTTED HEREON.
⑧	EASEMENT FOR COMMUNICATION FACILITIES, TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED JANUARY 6, 1971, INSTRUMENT NO. 2576, BOOK 2433, PAGE 22, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
⑨	EASEMENT FOR COMMUNICATION FACILITIES, TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED JANUARY 6, 1971, INSTRUMENT NO. 2576, BOOK 2433, PAGE 22, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
⑩	EASEMENT FOR COMMUNICATION FACILITIES, TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED JANUARY 28, 1971, INSTRUMENT NO. 2577, BOOK 2433, PAGE 23, OFFICIAL RECORDS. SAID EASEMENT WAS QUITCLAIMED BY THAT CERTAIN DOCUMENT INSTRUMENT RECORDED NOVEMBER 5, 1985 UNDER RECORDERS SERIAL NO. 85-048930, MARIN COUNTY RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
⑪	EASEMENT FOR PIPE LINE AND TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED MARCH 9, 1971, INSTRUMENT NO. 6679, BOOK 2442, PAGE 198, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
⑫	COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED MARCH 10, 1971, INSTRUMENT NO. 6805, BOOK 2442, PAGE 401, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
⑬	UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS RECORDED MARCH 10, 1971 AS INSTRUMENT NO. 6806, BOOK 2442, PAGE 502 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND NOT PLOTTED HEREON.
⑭	EASEMENT FOR RIGHT OF WAY FOR PIPE LINE TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED MAY 20, 1971, INSTRUMENT NO. 16028, BOOK 2464, PAGE 362, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
⑮	EASEMENT FOR RIGHT OF WAY FOR UNDERGROUND PUBLIC UTILITIES WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED MARCH 30, 1972, INSTRUMENT NO. 10971, BOOK 2554, PAGE 21, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
⑯	EASEMENT FOR RIGHT OF WAY FOR PIPELINES WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED APRIL 19, 1972, INSTRUMENT NO. 13723, BOOK 2204, PAGE 22, OFFICIAL RECORDS. A PORTION OF SAID EASEMENTS WERE QUITCLAIMED BY THAT CERTAIN INSTRUMENT RECORDED OCTOBER 28, 1985 UNDER RECORDER'S SERIAL NO. 85-047268, MARIN COUNTY RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
	UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS RECORDED MAY 9, 1975 AS INSTRUMENT NO. 14944, BOOK 2893, PAGE 562 OF OFFICIAL RECORDS.
	DEED OF LESSEE'S INTEREST FROM BROAD RAFAEL PROPERTIES CORP., A DELAWARE CORPORATION TO BROAD RAFAEL ASSOCIATES (LIMITED PARTNERSHIP), A PENNSYLVANIA LIMITED PARTNERSHIP RECORDED NOVEMBER 26, 1975, INSTRUMENT NO. 44115, BOOK 2967, PAGE 15, OFFICIAL RECORDS.
	AN ASSIGNMENT OF LESSEE'S INTEREST FROM BROAD RAFAEL PROPERTIES CORP., A DELAWARE CORPORATION TO BROAD RAFAEL ASSOCIATES (LIMITED PARTNERSHIP), A PENNSYLVANIA LIMITED PARTNERSHIP RECORDED NOVEMBER 26, 1975, INSTRUMENT NO. 44115, BOOK 2967, PAGE 21, OFFICIAL RECORDS.
	ASSUMPTION AGREEMENT EXECUTED BY BROAD RAFAEL ASSOCIATES (LIMITED PARTNERSHIP), A PENNSYLVANIA LIMITED PARTNERSHIP RECORDED SEPTEMBER 8, 1976, INSTRUMENT NO. 39951, BOOK 3084, PAGE 168, OFFICIAL RECORDS.
⑰	AN ASSIGNMENT OF LEASE AND AGREEMENT BY WALDEN BOOK COMPANY, INC., A NEW YORK CORPORATION TO CHH REALTY, INC., A CALIFORNIA CORPORATION RECORDED OCTOBER 12, 1984, INSTRUMENT NO. 84048570, OFFICIAL RECORDS.
	AN ASSIGNMENT AND ASSUMPTION AGREEMENT DATED JANUARY 31, 1999 FROM BROADWAY STORES, INC. A DELAWARE CORPORATION FORMERLY CARTER HAWLEY HALE STORES, INC. SUCCESSOR BY VARIOUS MESNE MERGERS TO CARTER HAWLEY HALE STORES, INC. A CALIFORNIA CORPORATION, BROADWAY-HALE STORES, INC., THE EMPORIUM CAPWELL COMPANY AND BROADWAY DEPARTMENT STORES, INC. TO FEDERATED WESTERN PROPERTIES, INC., AN OHIO CORPORATION, RECORDED AUGUST 3, 2000, INSTRUMENT NO. 2000-0039709, OFFICIAL RECORDS.
	AN INSTRUMENT ENTITLED "NONDISTURBANCE AND ATTORNMENT AGREEMENT" DATED DECEMBER 23, 2009, BY AND AMONG BROAD RAFAEL ASSOCIATES (LIMITED PARTNERSHIP), A PENNSYLVANIA LIMITED PARTNERSHIP, NORTHGATE MALL ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, AND U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, RECORDED DECEMBER 31, 2009, INSTRUMENT NO. 2009-72021, OF OFFICIAL RECORDS, AND BEING SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS THEREIN. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND NOT PLOTTED HEREON.
⑱	EASEMENT FOR UNDERGROUND PIPES FOR THE CONVEYANCE OF GAS, TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED OCTOBER 9, 1984, INSTRUMENT NO. 84-47918, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION OF SAID EASEMENT CAN NOT BE DETERMINED DUE TO ILLIGIBLE EXHIBIT AND IS NOT PLOTTED HEREON.

⑲	EASEMENT FOR PIPELINE TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED MARCH 14, 1985, INSTRUMENT NO. 85-0967, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
⑳	EASEMENT FOR UNDERGROUND CONDUITS PIPES MANHOLES ETC., TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED AUGUST 7, 1985, INSTRUMENT NO. 85-33583, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
	UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS RECORDED NOVEMBER 14, 1985 AS INSTRUMENT NO 85050401 OF OFFICIAL RECORDS.
	AN ASSIGNMENT AND ASSUMPTION OF LESSOR'S INTEREST IN LEASES FROM M & T PROPERTIES, INC. A DELAWARE CORPORATION TO NORTHGATE MALL ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP RECORDED DECEMBER 4, 1985, INSTRUMENT NO. 85053831, OFFICIAL RECORDS.
	AN ASSIGNMENT AND ASSUMPTION LESSOR'S INTEREST IN GROUND LEASE FROM M & T PROPERTIES, INC. A DELAWARE CORPORATION TO NORTHGATE MALL ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP RECORDED DECEMBER 4, 1985, INSTRUMENT NO. 85053832, OFFICIAL RECORDS.
	AMENDMENT TO LEASE BY LEASE MODIFICATION LETTER DATED FEBRUARY 17, 1986 AS DISCLOSED BY ASSIGNMENT AND ASSUMPTION OF LEASE RECORDED JANUARY 15, 2008 AS INSTRUMENT NO. 2008-0006283, OFFICIAL RECORDS.
	AN AGREEMENT TO AMEND LEASE DATED NOVEMBER 19, 1999 AS DISCLOSED BY ASSIGNMENT AND ASSUMPTION OF LEASE RECORDED JANUARY 15, 2008, AS INSTRUMENT NO. 2008-0006283, OFFICIAL RECORDS.
㉑	AN ASSIGNMENT AND ASSUMPTION OF LEASE FROM MERVYN'S LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS SUCCESSOR BY CONVERSION TO MERVYN'S, A CALIFORNIA CORPORATION TO MACERICH NORTHGATE HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED JANUARY 15, 2008, AS INSTRUMENT NO. 2008-0002683, OFFICIAL RECORDS.
	AN INSTRUMENT ENTITLED "NONDISTURBANCE AND ATTORNMENT AGREEMENT" DATED DECEMBER 23, 2009, BY AND AMONG BROAD RAFAEL ASSOCIATES (LIMITED PARTNERSHIP), A PENNSYLVANIA LIMITED PARTNERSHIP, NORTHGATE MALL ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, AND U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, RECORDED DECEMBER 31, 2009, INSTRUMENT NO. 2009-72021, OF OFFICIAL RECORDS, AND BEING SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS THEREIN.
	AN INSTRUMENT ENTITLED "SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT", DATED DECEMBER 23, 2009, BY AND BETWEEN MACERICH HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND U.S. BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AND KOHL'S DEPARTMENT STORES, INC., A DELAWARE CORPORATION, RECORDED DECEMBER 30, 2009, INSTRUMENT NO. 2009-71734, OF OFFICIAL RECORDS AND BEING SUBJECT TO TERMS, CONDITIONS, AND PROVISIONS, CONTAINED THEREIN. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND NOT PLOTTED HEREON.
㉒	EASEMENT FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED AUGUST 28, 1986, INSTRUMENT NO. 86-47177, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
㉓	EASEMENT FOR PUBLIC UTILITY EASEMENT PURPOSES, TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED JUNE 19, 1987, INSTRUMENT NO. 87-41754, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
㉔	EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES, TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED MARCH 18, 1992, INSTRUMENT NO. 92-18650, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON. STRIP #1 REFERENCES TWO 5' WIDE PACIFIC BELL EASEMENTS. THESE STRIPS AFFECT THE SUBJECT PROPERTY BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM RECORD.
㉕	EASEMENT FOR COMMUNICATION FACILITIES, TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED MARCH 18, 1992, INSTRUMENT NO. 92-18651, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND IS NOT PLOTTED HEREON.
㉖	EASEMENT FOR TRAFFIC SIGNAL, TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED APRIL 4, 1996, INSTRUMENT NO. 96-016921, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS APPROXIMATELY PLOTTED HEREON.
㉗	TERMS, COVENANTS, CONDITIONS AND PROVISIONS, MEMORANDUM OF LEASE AND MEMORANDUM OF ASSIGNMENT, RECORDED NOVEMBER 13, 2001, INSTRUMENT NO. 2001-0075385, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

	DOCUMENT ENTITLED MEMORANDUM OF LEASE RECORDED JANUARY 15, 2008 AS INSTRUMENT NO. 2008-0002684 OF OFFICIAL RECORDS.
	MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF LEASE" DATED JANUARY 30, 2009, EXECUTED BY AND BETWEEN MERVYN'S LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND KOHL'S DEPARTMENT STORES, INC., RECORDED FEBRUARY 6, 2009, INSTRUMENT NO. 2009-0004922, OF OFFICIAL RECORDS.
	REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
㉘	ALL RIGHTS AND INTEREST OF MERVYN'S LLC TO THE BUILDING AND IMPROVEMENTS WERE QUITCLAIMED TO KOHL'S DEPARTMENT STORES, INC. BY A QUITCLAIM DEED RECORDED FEBRUARY 6, 2009, INSTRUMENT NO. 2009-0004923, OF OFFICIAL RECORDS.
	AN INSTRUMENT ENTITLED "SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT," DATED DECEMBER 23, 2009, BY AND AMONG MACERICH NORTHGATE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND U.S. BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION AND KOHL'S DEPARTMENT STORES, INC. A DELAWARE CORPORATION, RECORDED DECEMBER 30, 2009, INSTRUMENT NO. 2009-71734, OF OFFICIAL RECORDS AND BEING SUBJECT TO TERMS, CONDITIONS, AND PROVISIONS, CONTAINED THEREIN. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
㉙	MATTERS CONTAINED IN DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED JUNE 9, 2008, INSTRUMENT NO. 2008-0026807, OFFICIAL RECORDS.
	REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
	A COLLATERAL ASSIGNMENT OF DEVELOPMENT AGREEMENT DATED DECEMBER 23, 2009, EXECUTED BY NORTHGATE MALL ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP RECORDED DECEMBER 30, 2009, INSTRUMENT NO. 2009-71733, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
㉚	MATTERS CONTAINED IN DOCUMENT ENTITLED "LICENSE AND MAINTENANCE AGREEMENT" RECORDED MARCH 11, 2009, INSTRUMENT NO. 2009-0012047, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
㉛	EASEMENT FOR PUBLIC STORM DRAIN, RECORDED JULY 27, 2009, INSTRUMENT NO. 2009-0042655, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
㉜	EASEMENT FOR PUBLIC STORM DRAIN, RECORDED JULY 27, 2009, INSTRUMENT NO. 2009-0042656, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
㉝	WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS, THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
㉞	ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS, THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
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REDEVELOPMENT PLAN | 03.09.2022

MerloneGeier
Partners



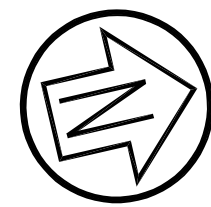
URBAN
ARENA



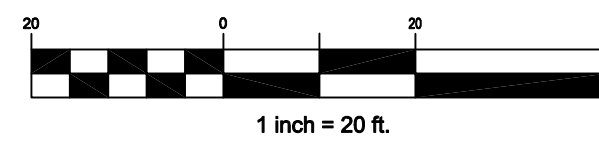
STUDIO
T SQUARE

FIELD
PAOLI

C-2.10



Graphic Scale (in feet)



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 03.09.2022

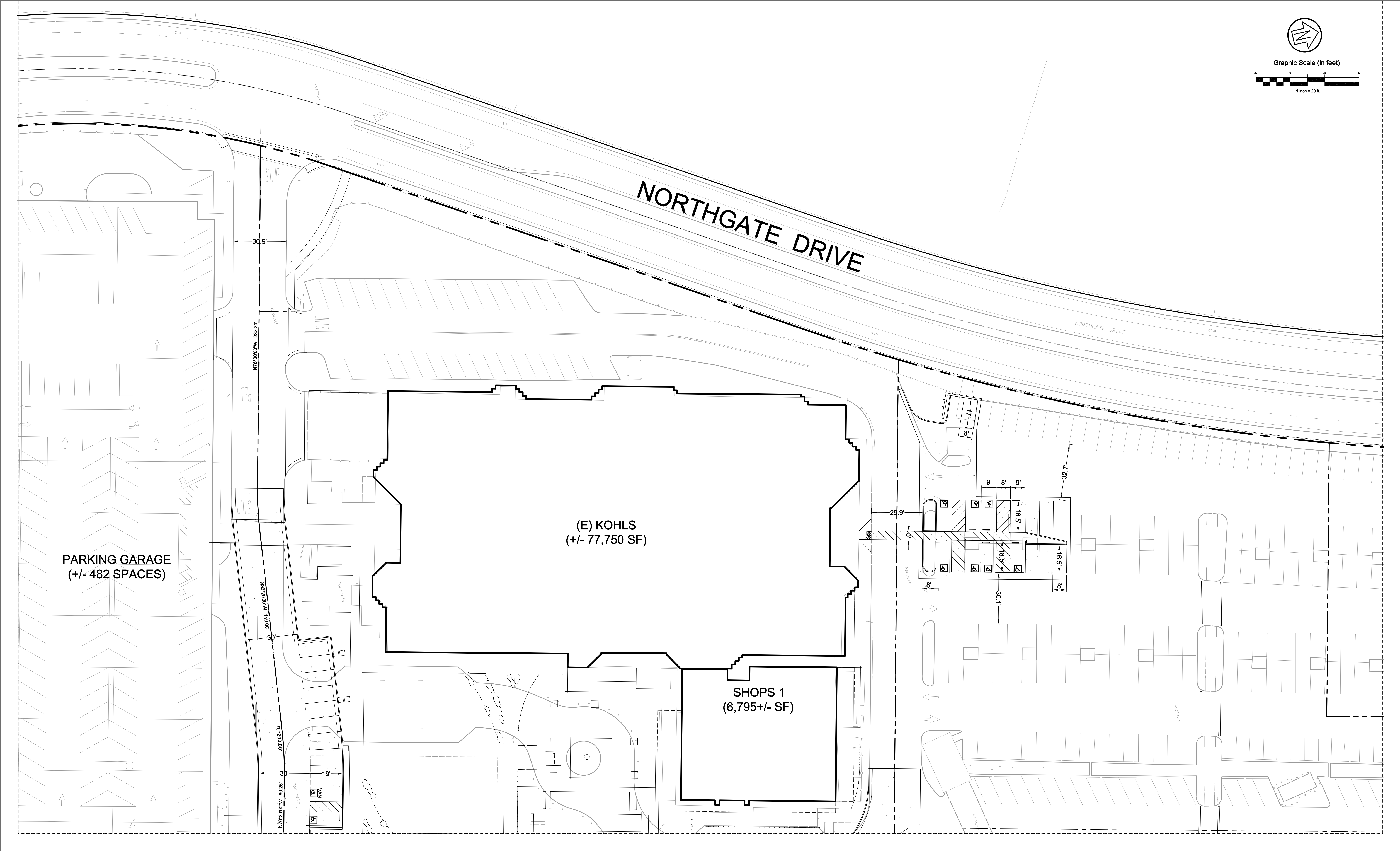
CIVIL SITE PLAN - 2025



CSW | ST 2



C-2.11



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 03.09.2022

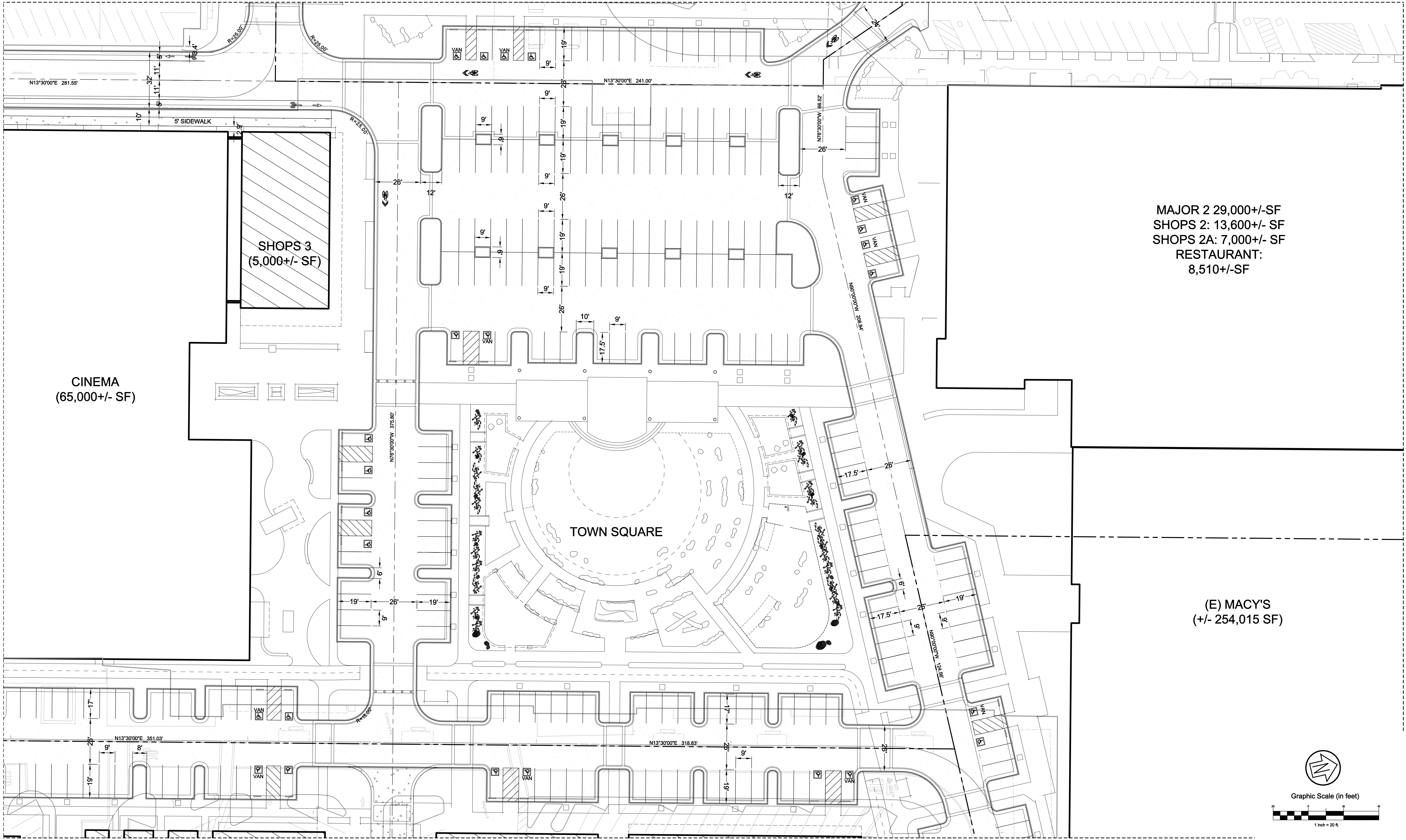
CIVIL SITE PLAN - 2025



CSW | ST 2



C-2.12



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 03.09.2022

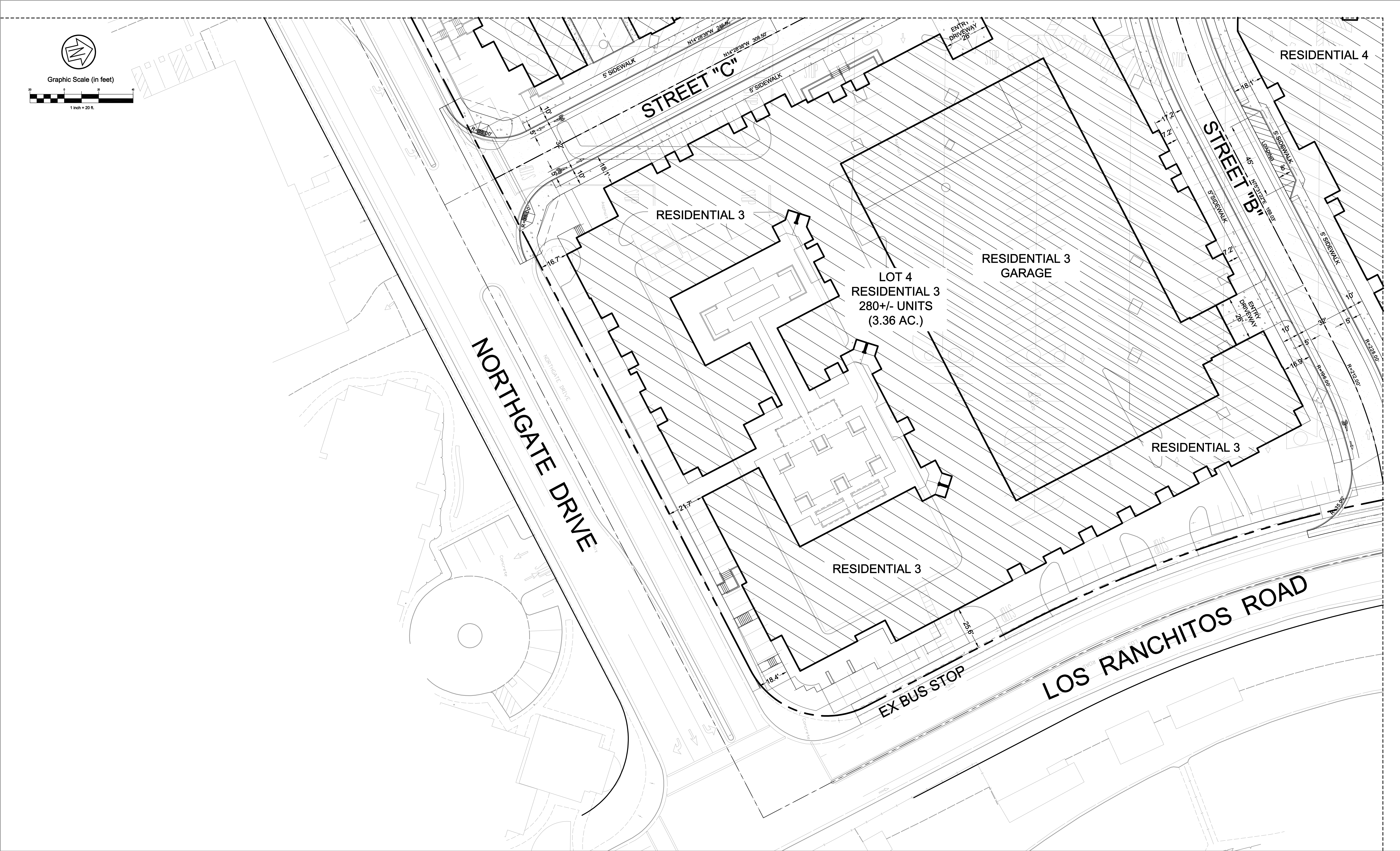
CIVIL SITE PLAN - 2025



CSW | ST 2



C-2.15



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 03.09.2022

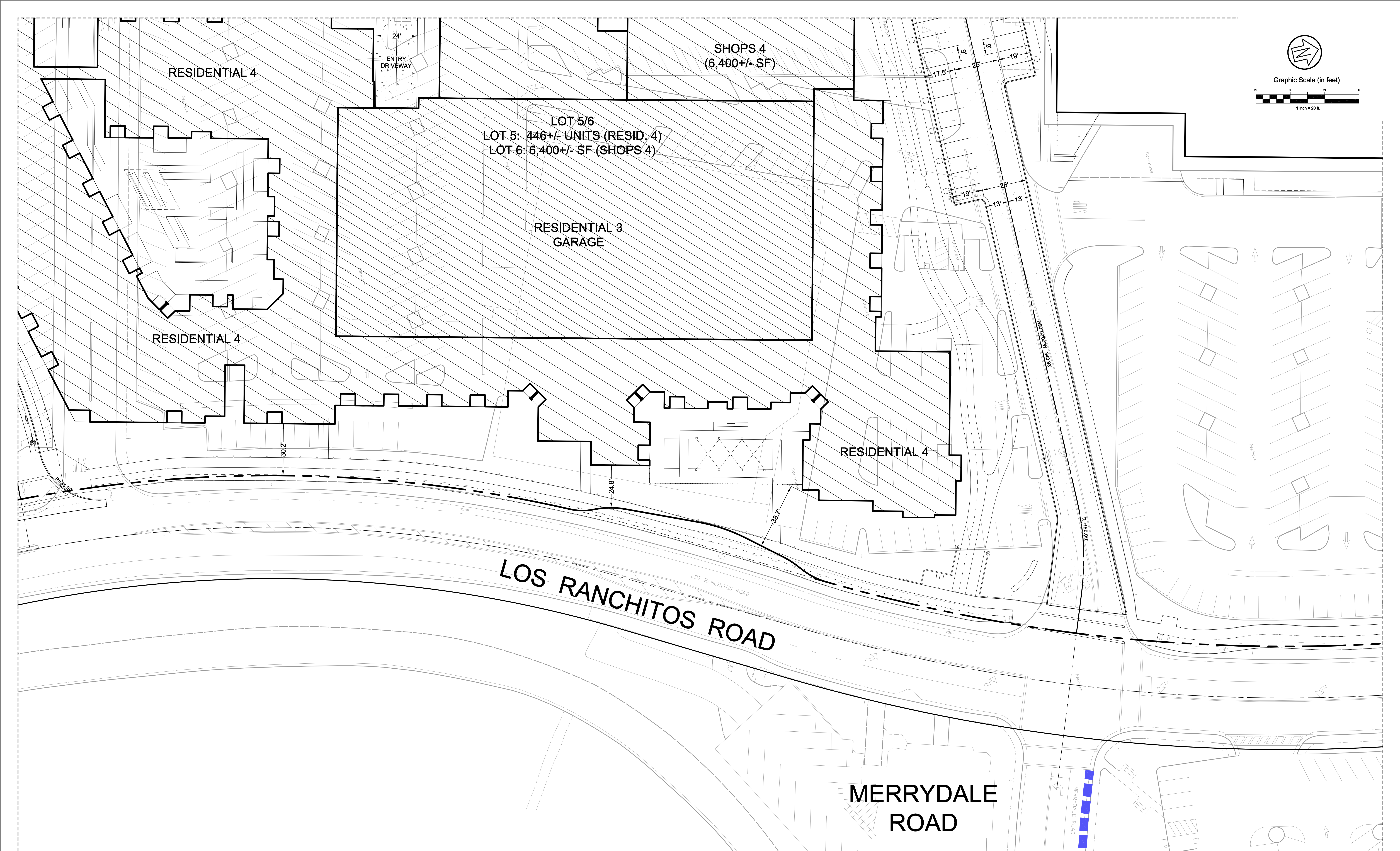
CIVIL SITE PLAN - 2025



CSW | ST 2



C-2.17



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 03.09.2022

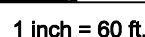
CIVIL SITE PLAN - 2025



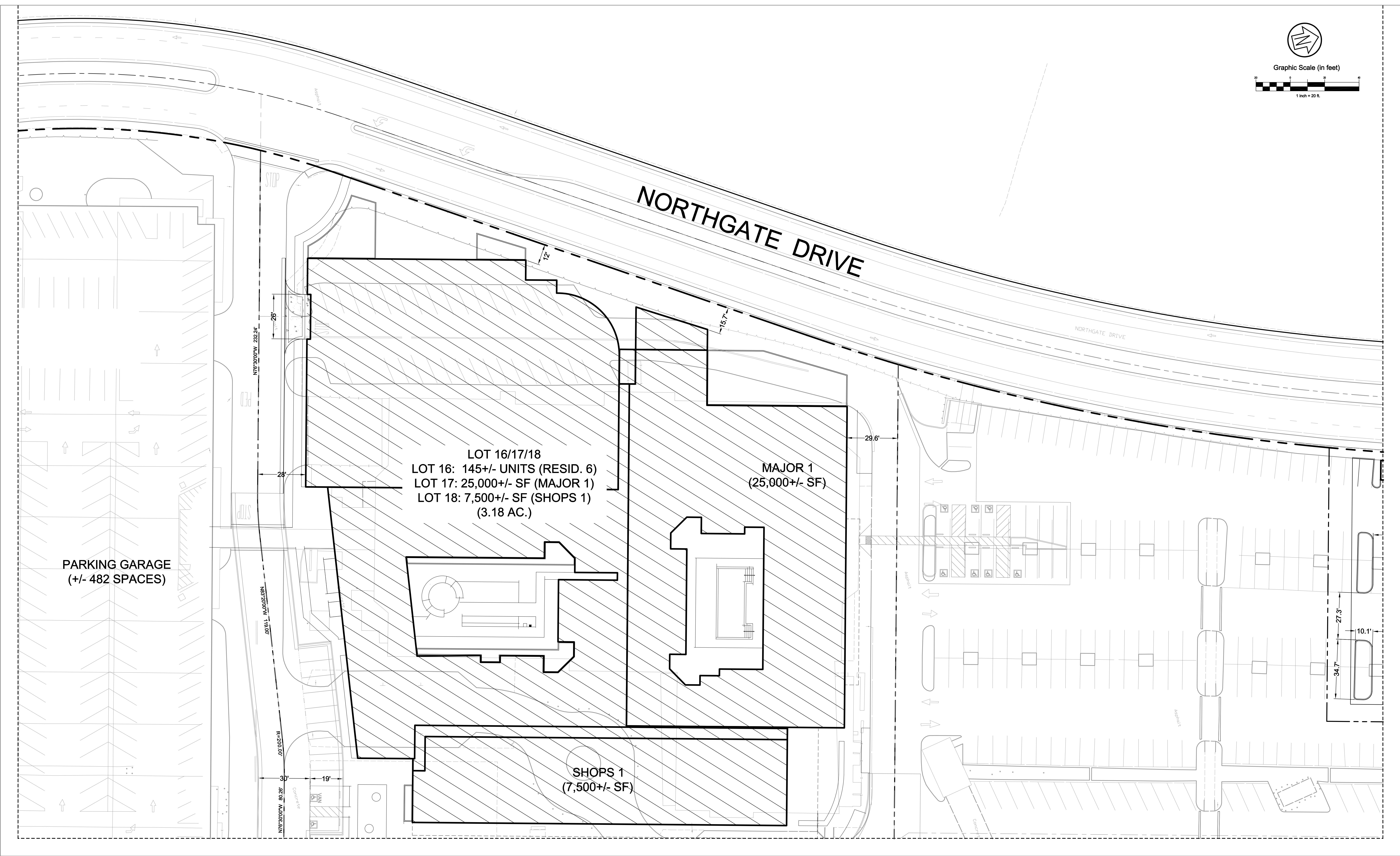
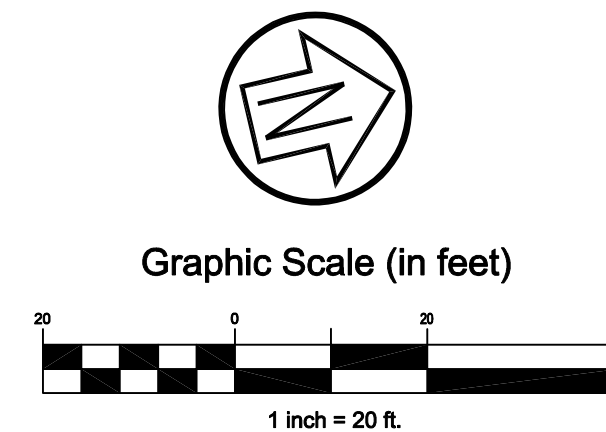
CSW | ST 2



C-2.18



C-2.20



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 03.09.2022

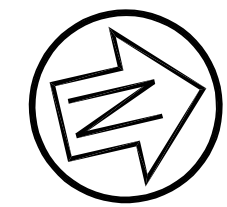
CIVIL SITE PLAN - 2040



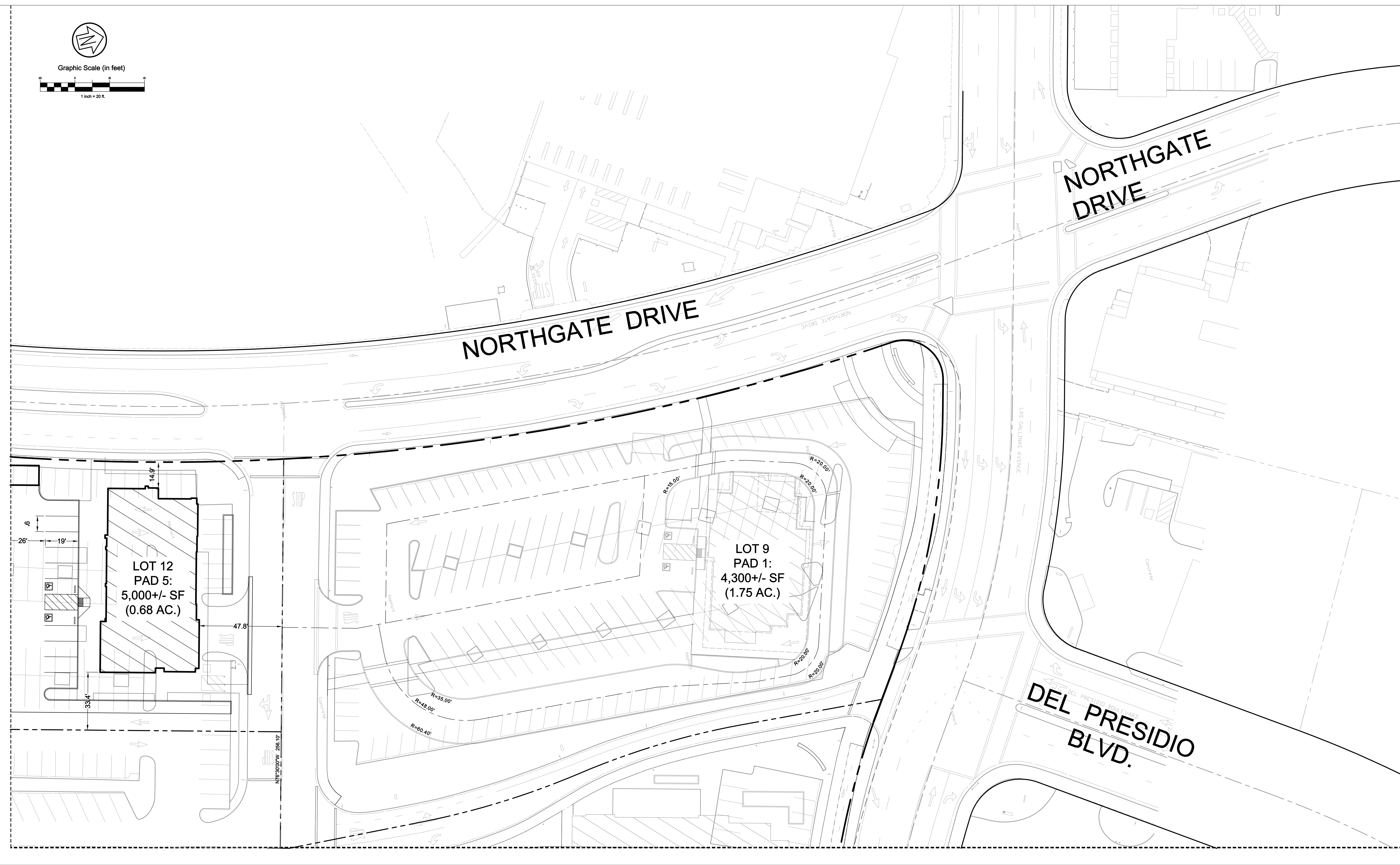
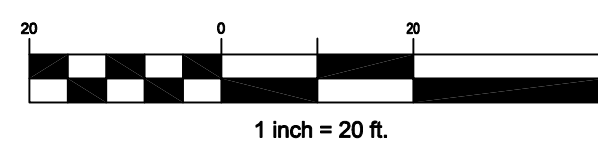
CSW | ST 2



C-2.22



Graphic Scale (in feet)



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 03.09.2022

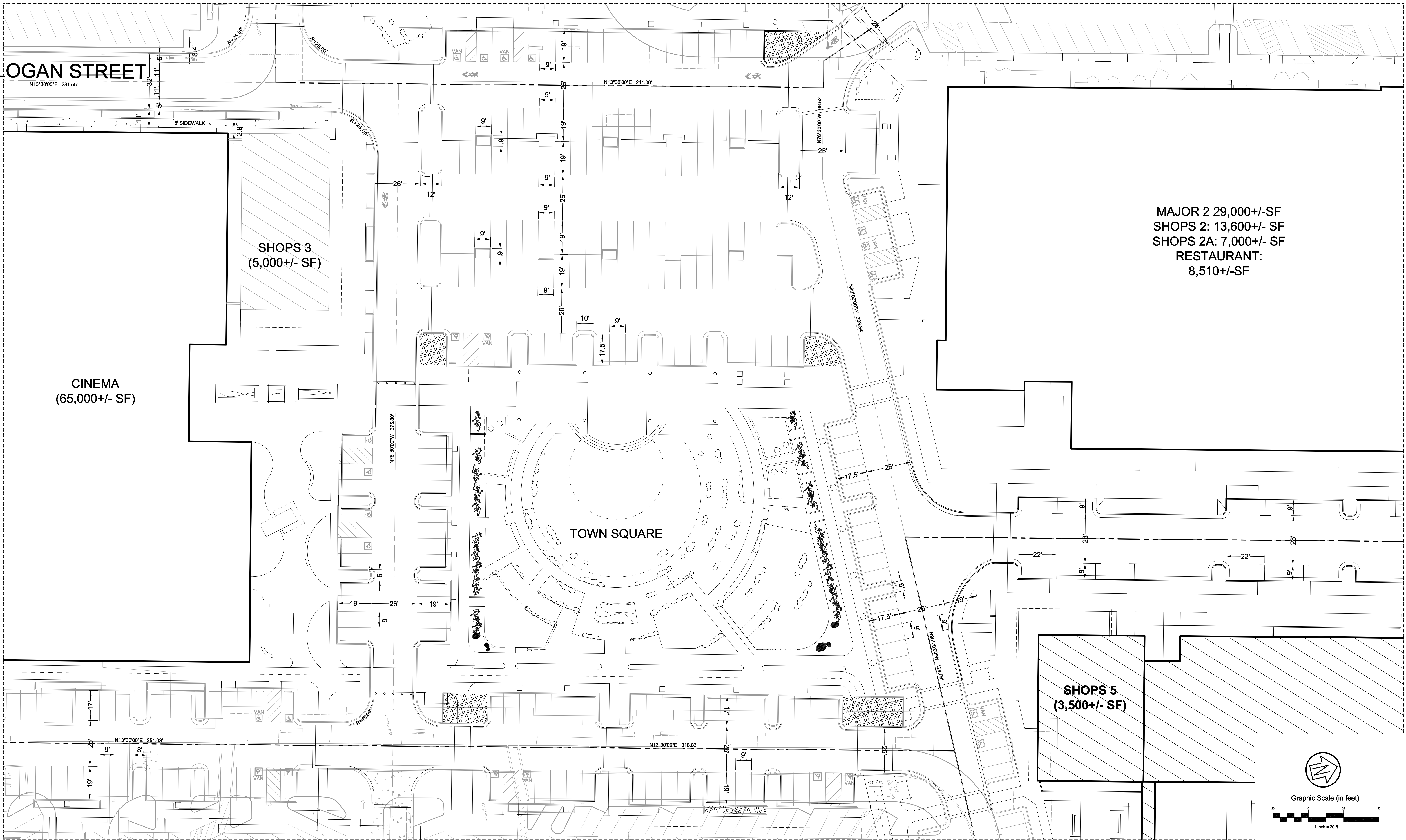
CIVIL SITE PLAN - 2040



CSW | ST2



C-2.23



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 03.09.2022

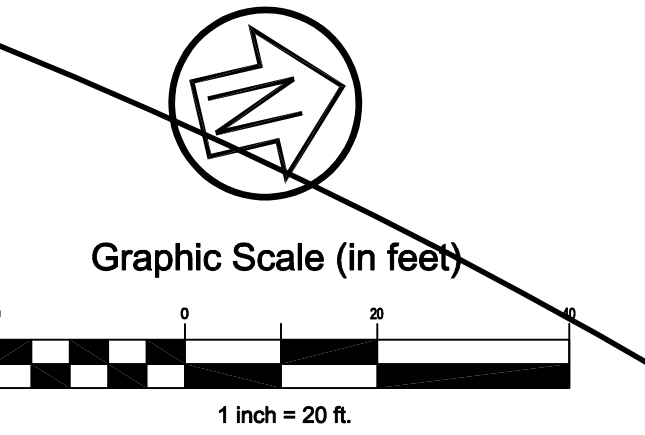
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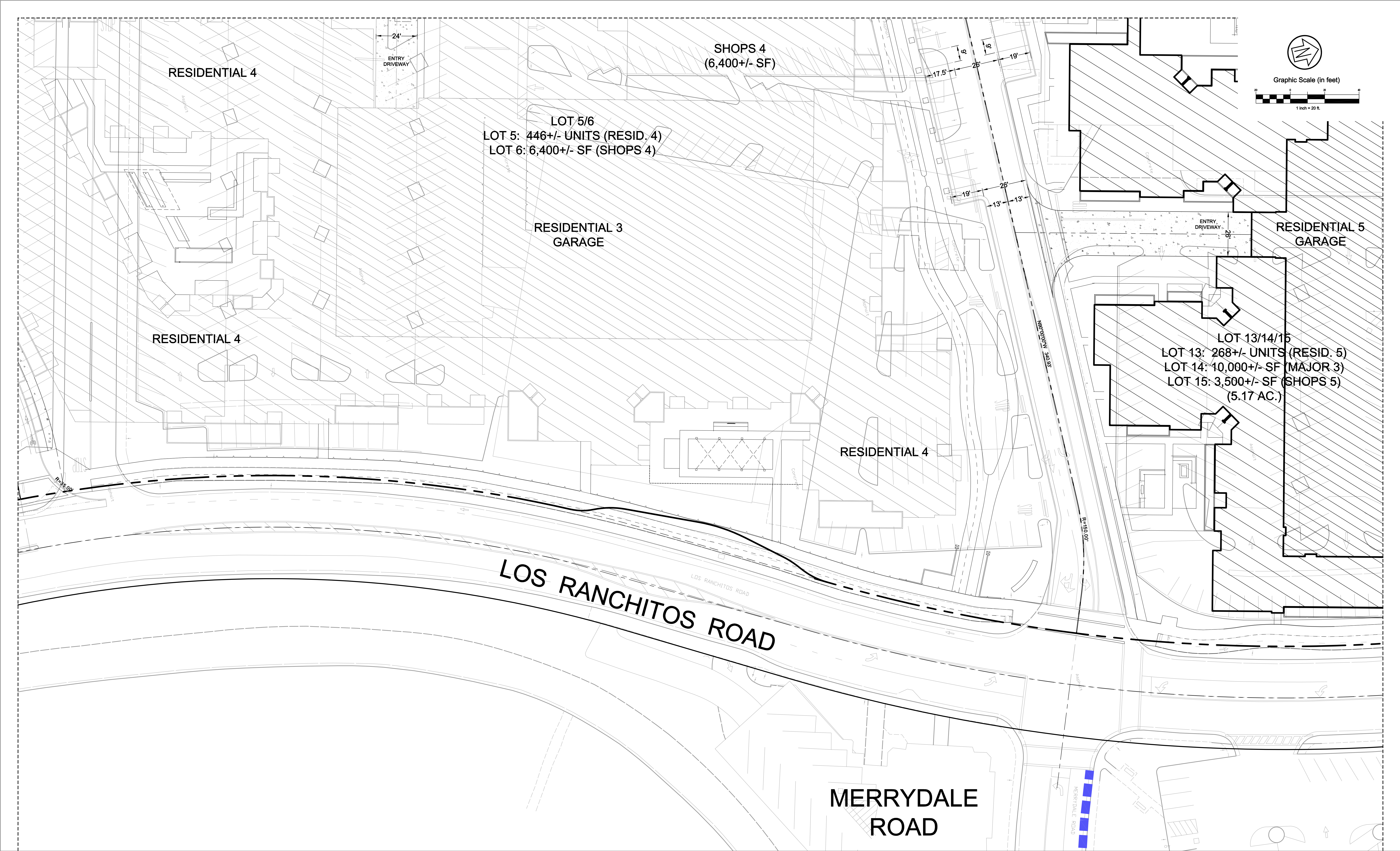


CSW | ST 2



C-2.25





NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 03.09.2022

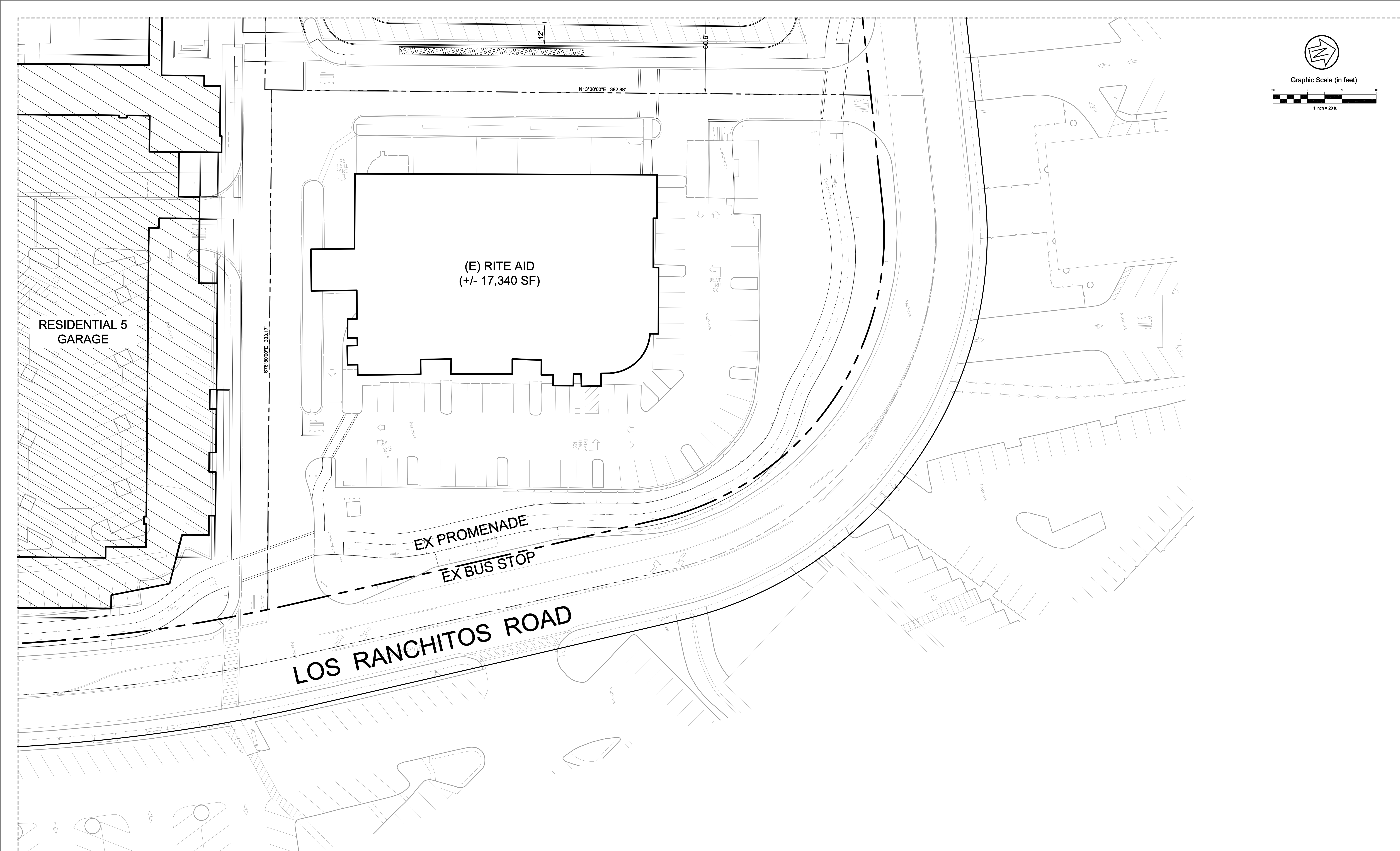
CIVIL SITE PLAN - 2040



CSW | ST 2



C-2.28



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 03.09.2022

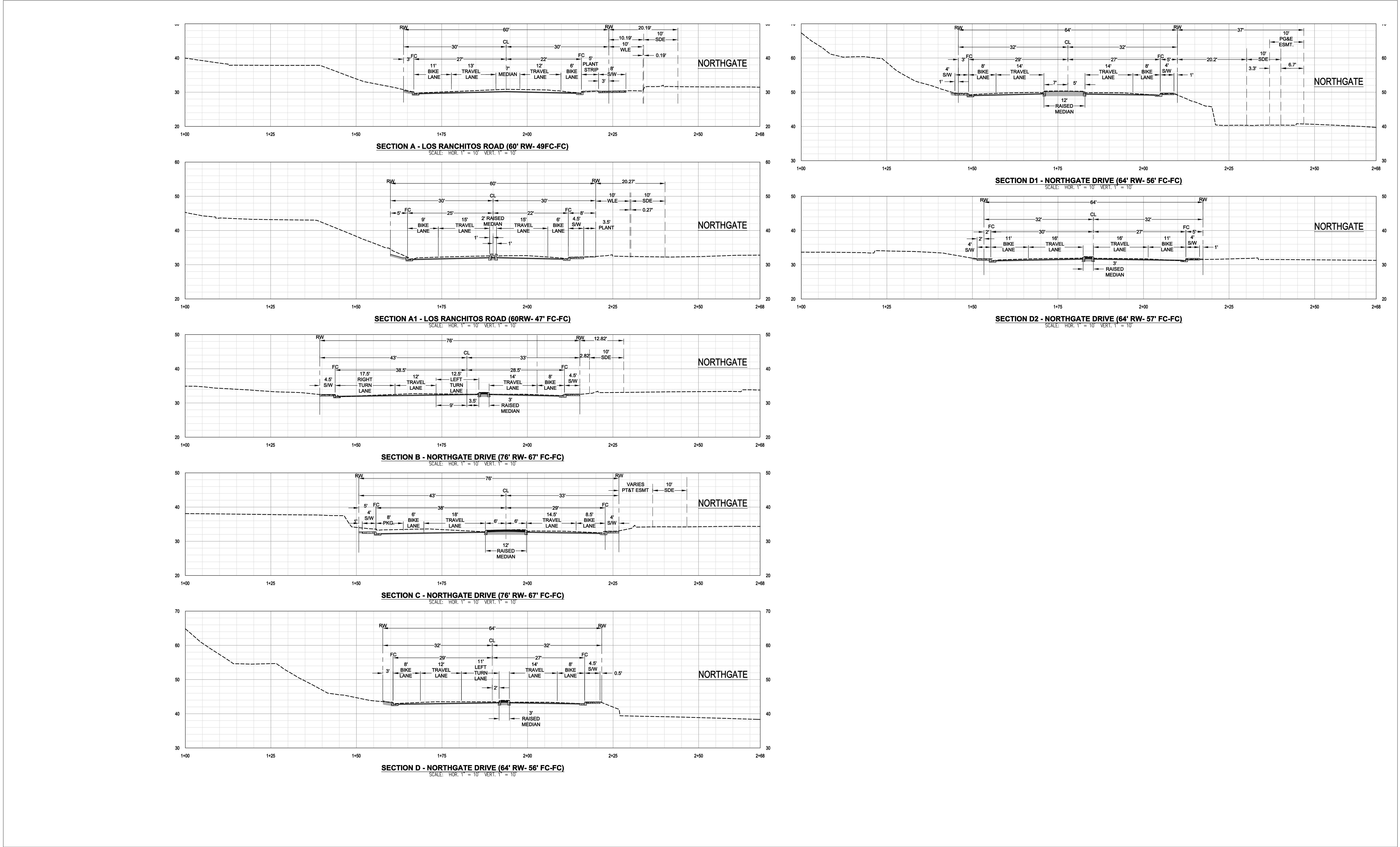
CIVIL SITE PLAN - 2040



CSW | ST2



C-2.29



NORTHGATE TOWN SQUARE

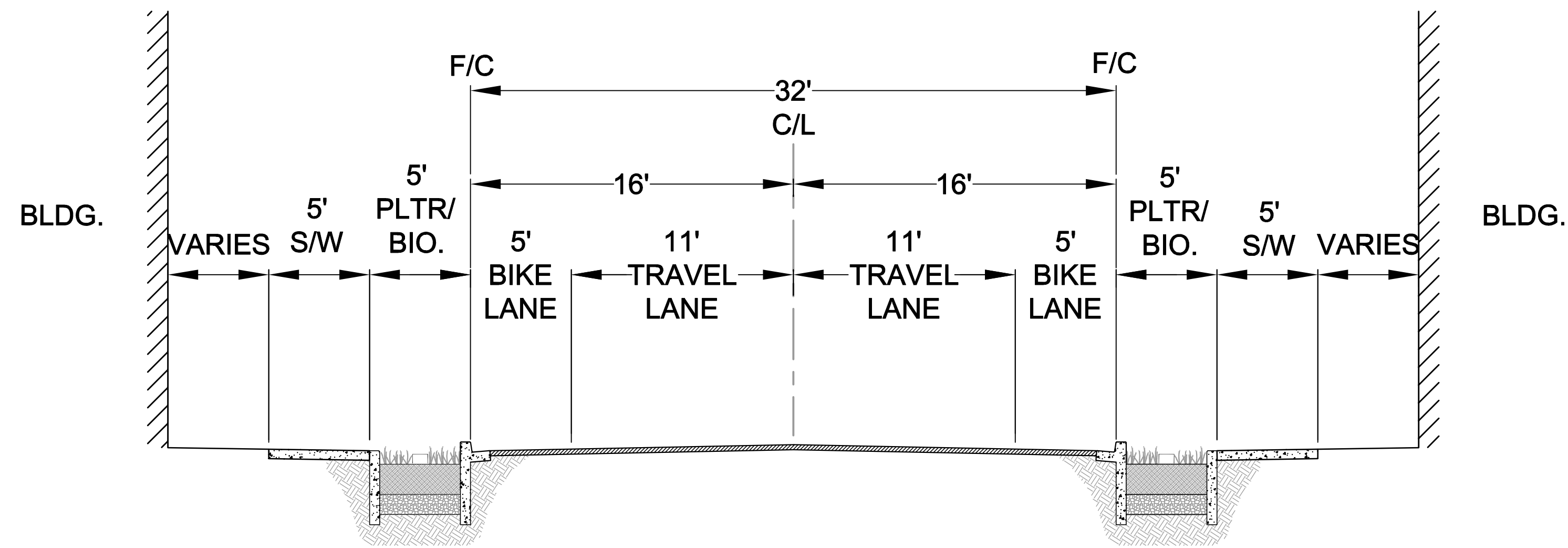
SECTIONS



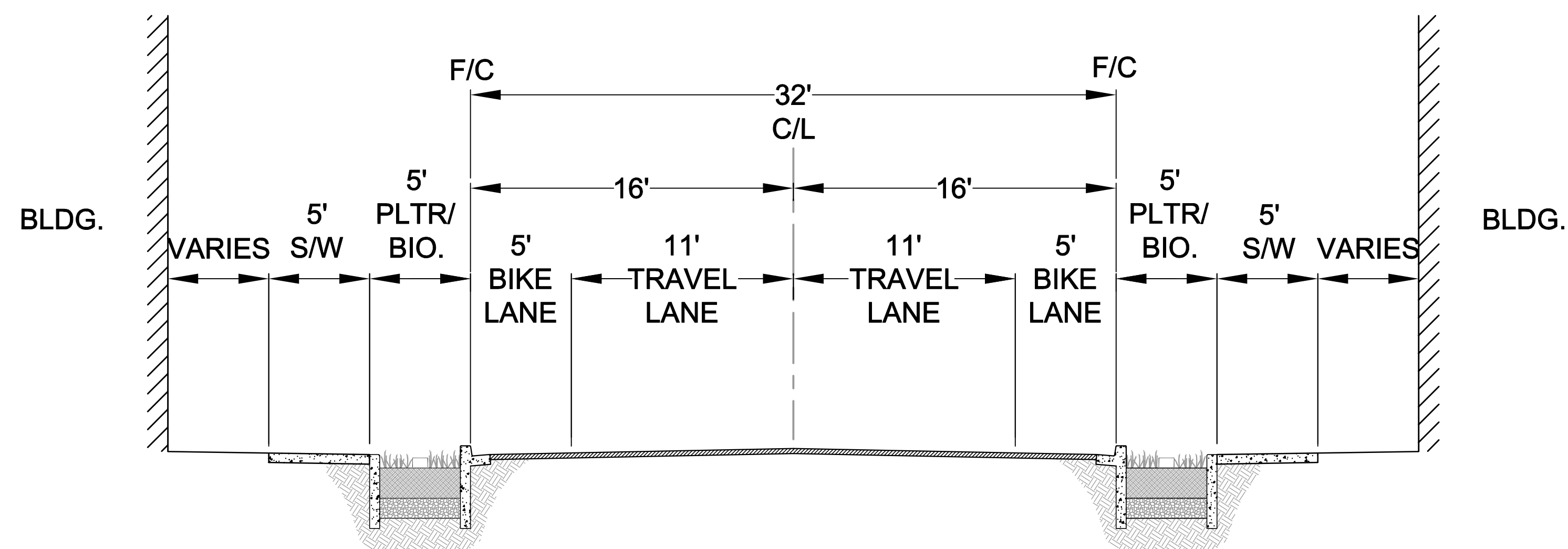
CSW | ST2



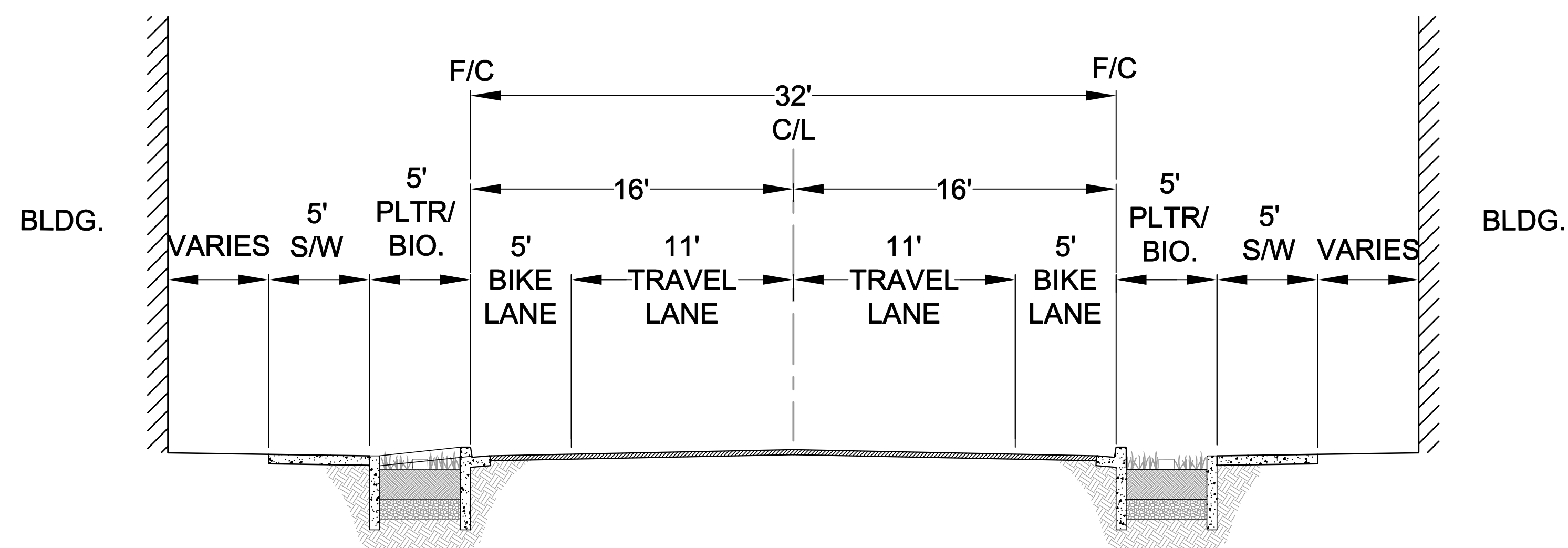
C-2.30



1 STREET SECTION (LOGAN STREET - 32' F/C TO F/C)
SCALE: 1" = 5'



2 STREET SECTION (NEFF STREET - 32' F/C TO F/C)
SCALE: 1" = 5'



3 STREET SECTION (GEISER STREET - 32' F/C TO F/C)
SCALE: 1" = 5'

EXISTING		PROPOSED
	CONTOUR - MAJOR	
	CONTOUR - MINOR	
	FENCE	
	PROPERTY / LOT LINE	
	STORM DRAIN	
	TELEPHONE LINE	
	TIES	
	TOE OF BANK	
	TREE DRIPLINE	N/A

AD	AREA DRRAIN
BSW	BACK OF SIDEWALK
CB	CATCH BASIN
DI	DROP INLET
DL	DAYLIGHT
EG	EXISTING GRADE
EL	ELEVATION
EX	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
MH	MANHOLE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRADE

CUT: XXXXXX CUBIC YARDS
FILL: XXXXXX CUBIC YARDS
NET: XXXXXX CUBIC YARDS (IMPORT)
(INCLUDES ADJUSTMENTS LISTED BELOW)

1. PROPOSED FINISH GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN.

2. THE EARTHWORK QUANTITIES ABOVE HAVE NOT BEEN ADJUSTED TO ACCOUNT FOR:

A. FOOTINGS
B. CLEARING AND GRUBBING INCLUDING REMOVAL OF EXISTING PAVEMENT SECTIONS OR UNSATURATABLE SOILS
C. BULKING OR SHRINKAGE
D. OVER-EXCAVATION AND RE-COMPACTON
E. TOPSOIL

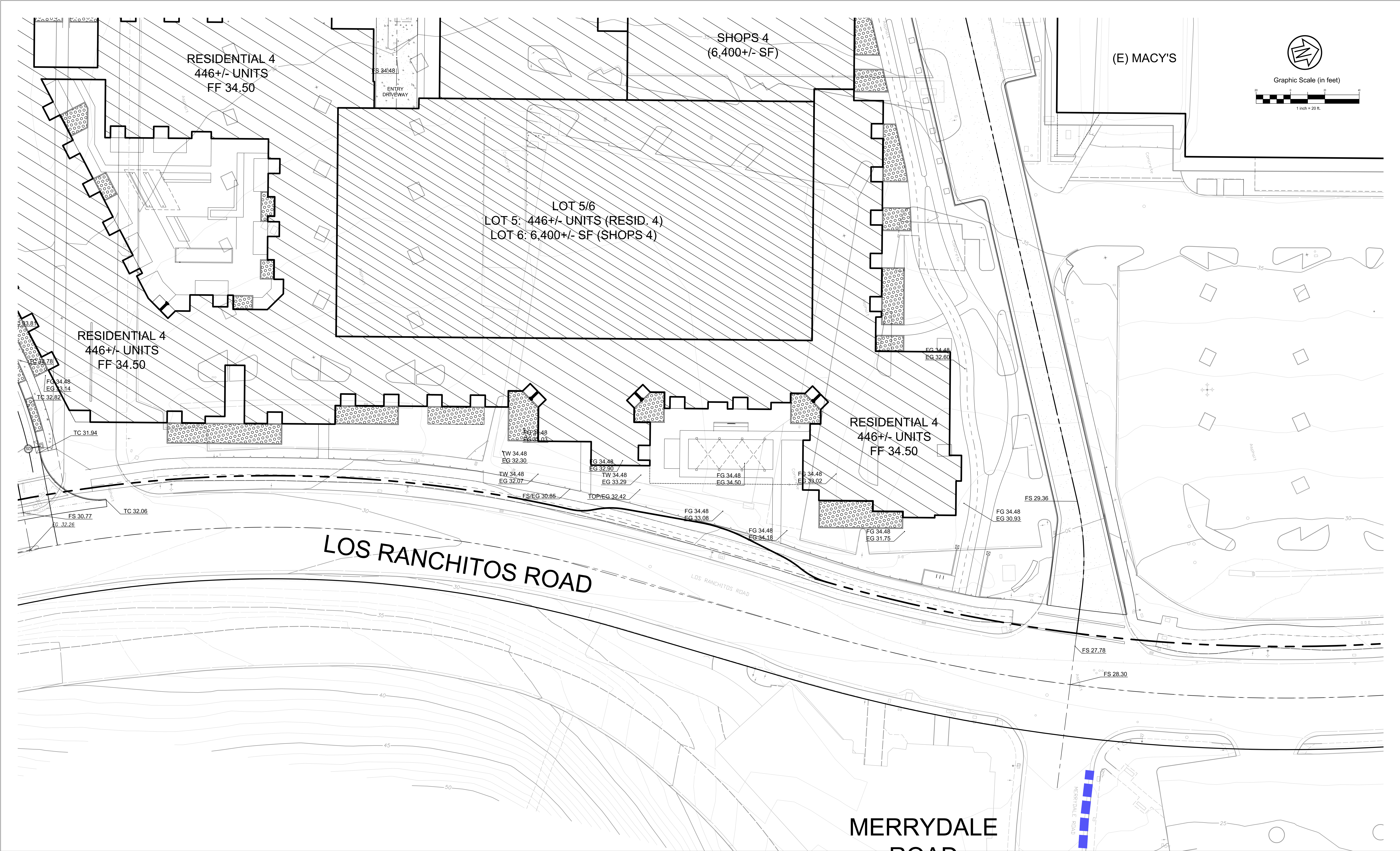
3. THE EARTHWORK QUANTITIES ABOVE HAVE BEEN ADJUSTED TO ACCOUNT FOR:

A. PAVEMENT SECTION (THOROUGHFARE AND SIDEWALK) (ALLOW 12" THICK, 789 CY LESS FILL)
B. SLABS (ALLOW 12" THICK 5792 CY LESS FILL)
C. TRENCH SPOILS FOR STORM DRAIN (ALLOW 363 CY ADDITIONAL CUT)
D. BIODEGRADATION AREA (ALLOW 30" SECTION, 327 CY ADDITIONAL CUT)

NOTES:

1. THE PROPERTY IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD AREAS. THE PROPERTY IS IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. FIRM 06041C0293E EFFECTIVE DATE 03/16/2016.
2. TOPOGRAPHIC INFORMATION: PER CSWIS21 AUGUST 2017.
3. DEVELOPMENT IS SUBJECT TO STORMWATER TREATMENT. EXPECT TO ACHIEVE TREATMENT UTILIZING BIORETENTION TYPE TREATMENT OR SIMILAR BMP'S.
4. BIORETENTION STORMWATER TREATMENT AREA TO BE APPROXIMATELY 4-PERCENT OF IMPERVIOUS SURFACES.

NORTHGATE TOWN SQUARE

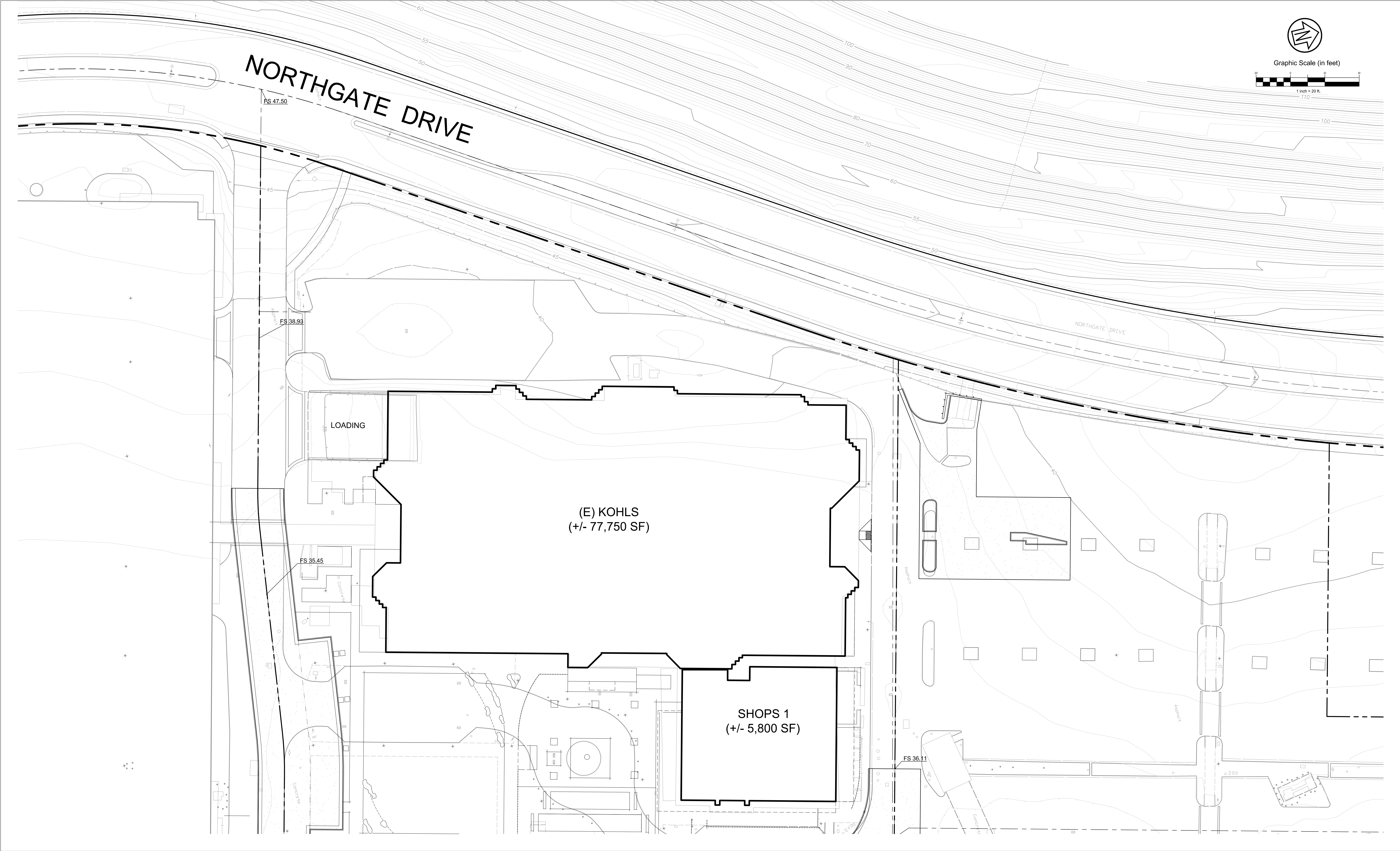


NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 03.09.2022

PRELIMINARY GRADING AND DRAINAGE PLAN - 2025



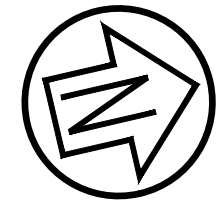


NORTHGATE TOWN SQUARE

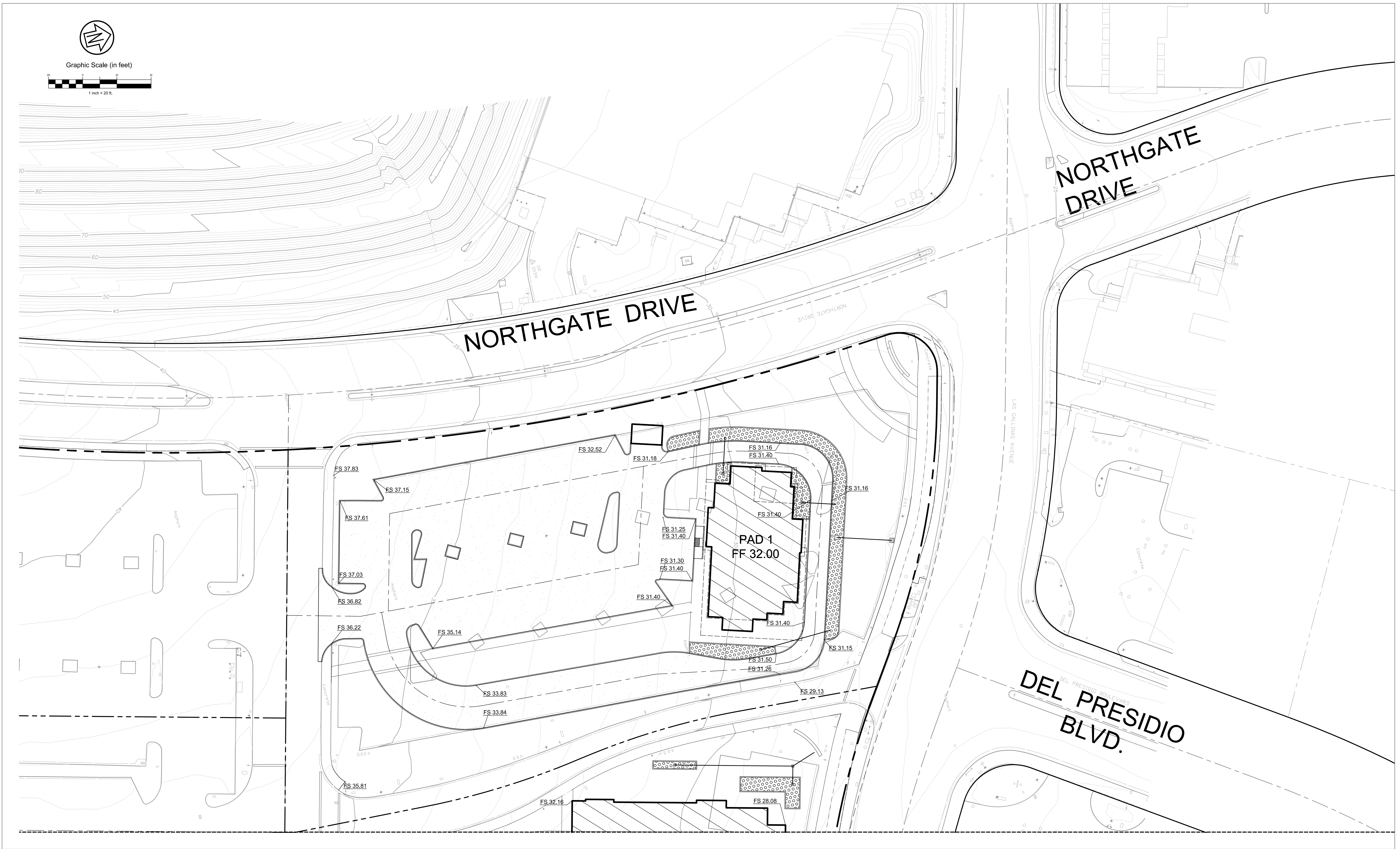
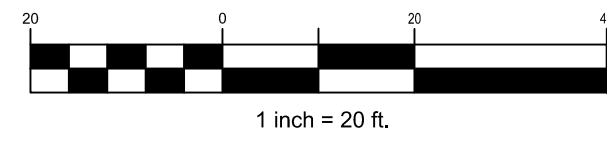
REDEVELOPMENT PLAN | 03.09.2022

PRELIMINARY GRADING AND DRAINAGE PLAN - 2025





Graphic Scale (in feet)



NORTHGATE TOWN SQUARE

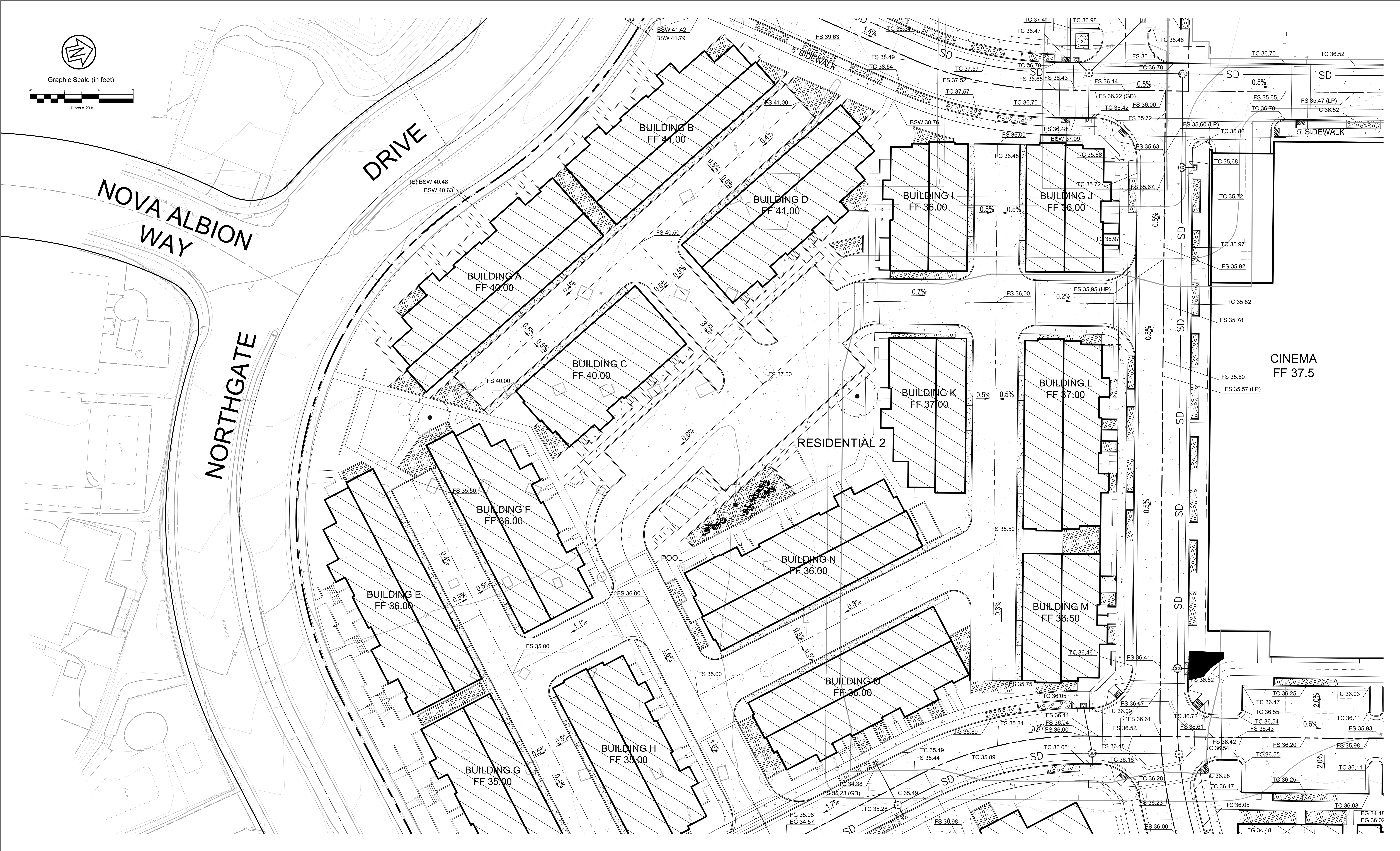
REDEVELOPMENT PLAN | 03.09.2022

PRELIMINARY GRADING AND DRAINAGE PLAN - 2025



CSW ST2

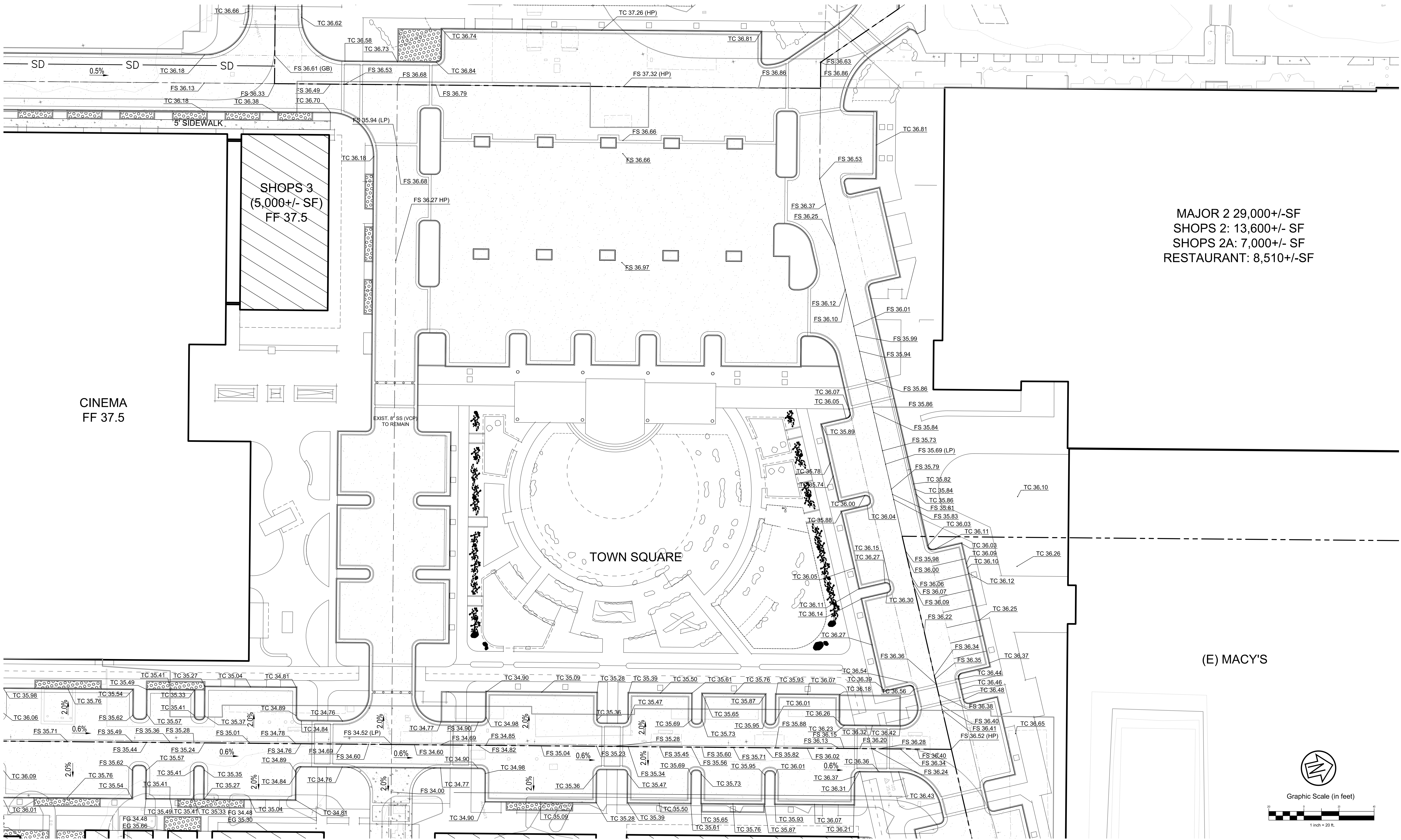




NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 03.09.2022

PRELIMINARY GRADING AND DRAINAGE PLAN - 2025

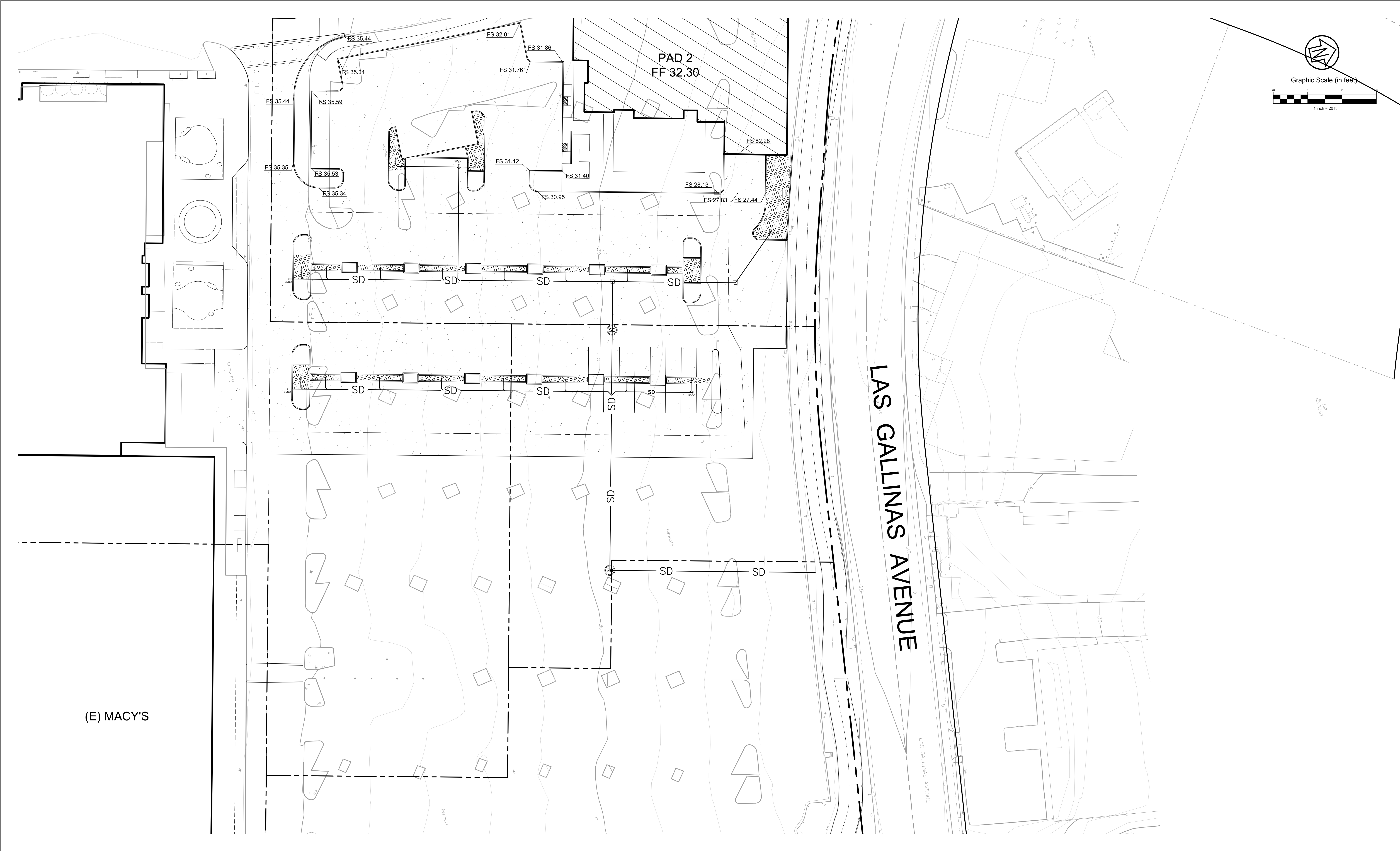


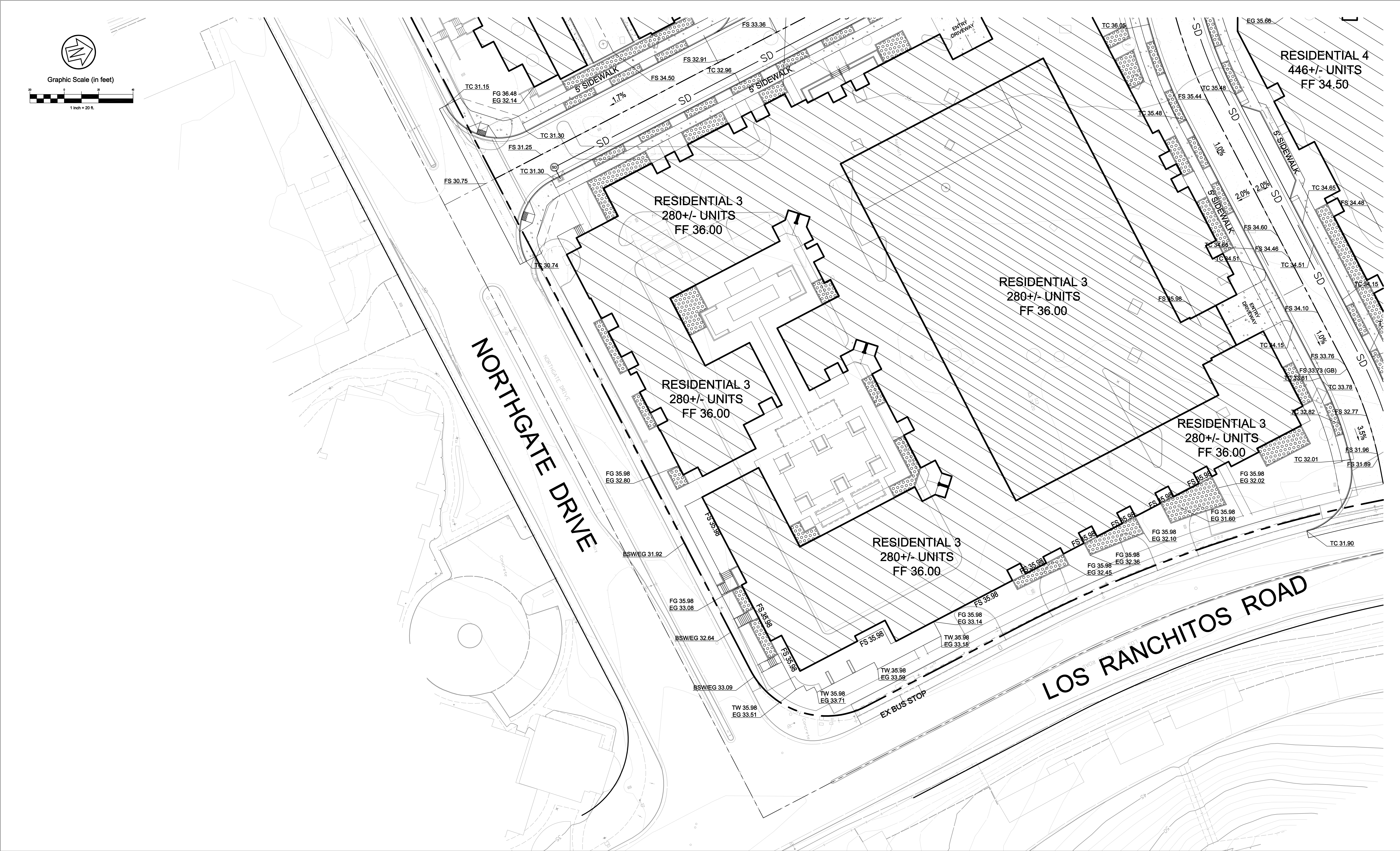
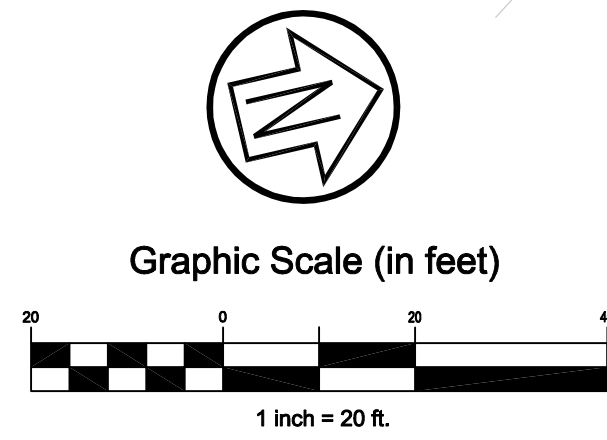
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 03.09.2022

PRELIMINARY GRADING AND DRAINAGE PLAN - 2025







NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 03.09.2022

PRELIMINARY GRADING AND DRAINAGE PLAN - 2025

MerloneGeier
Partners



FIELD
PAOLI

C-3.17