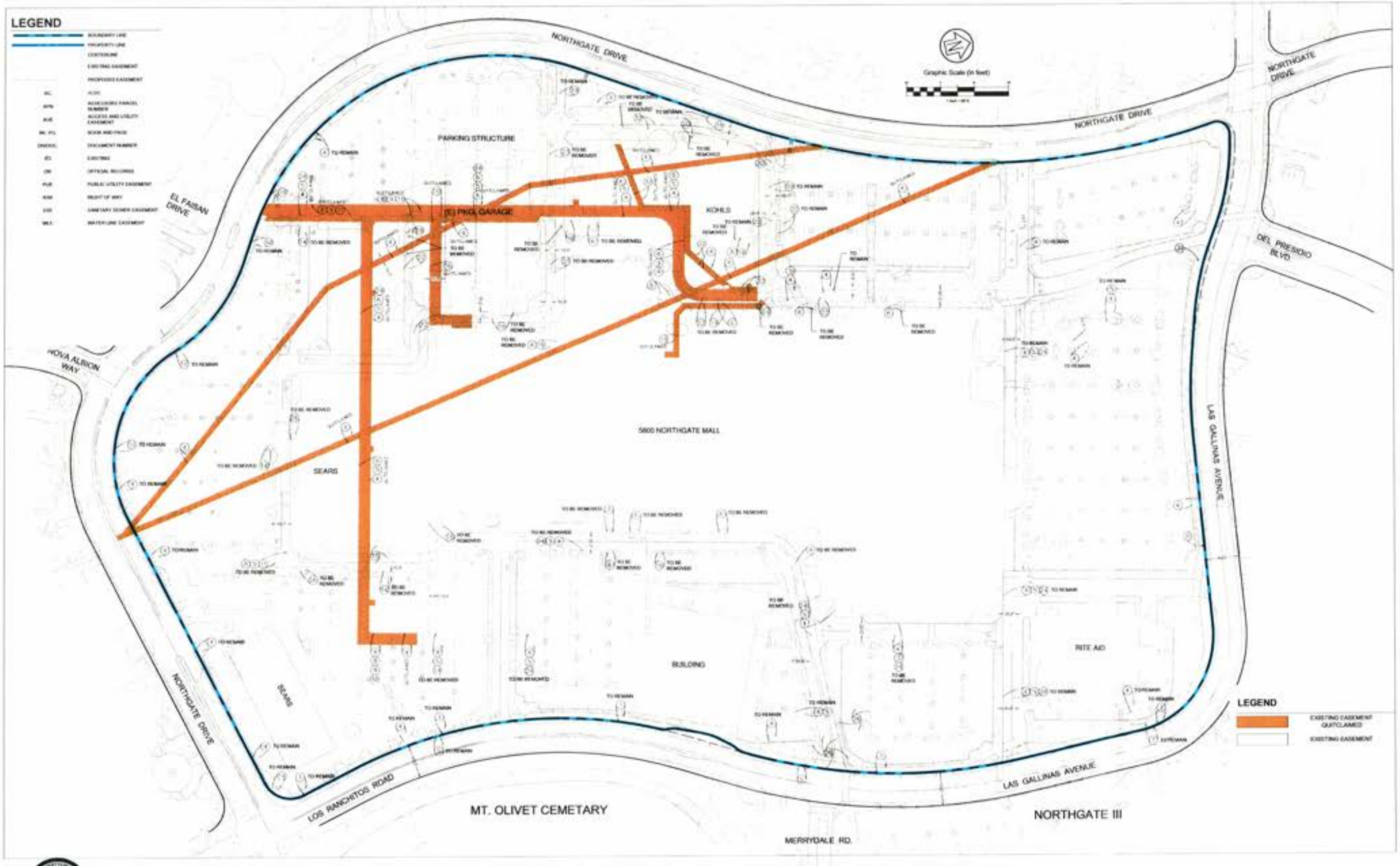

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 02/09/2024

EXISTING EASEMENTS

MerloneGeier Partners CSW ST2 URBAN FIELD PAOLI

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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 [illegible]
	COMMITMENT NO. 09170324-917-MCM-JMO TITLE OFFICER: JEFF MARTIN DATED: DECEMBER 7, 2016
	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, 1963, INSTRUMENT NO. 38955, BOOK 1376, PAGE 343, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
2	AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS RECORDED OCTOBER 18, 1962 AS INSTRUMENT NO. 37584, BOOK 1622, PAGE 232. ASSIGNMENT OF LESSOR'S INTEREST TO M & T INCORPORATED RECORDED JANUARY 13, 1966, INSTRUMENT NO. 1717, BOOK 2019 PAGE 418, OFFICIAL RECORDS. LEASE WAS AMENDED BY MODIFICATION LETTERS DATED MAY 12, 1964, JANUARY 25, 1965 AND AUGUST 18, 1970 AS DISCLOSED BY THE AMENDMENT TO LEASE RECORDED MAY 8, 1975, INSTRUMENT NO. 14442, BOOK 2863, PAGE 538, OFFICIAL RECORDS. AN AGREEMENT TO AMEND OR MODIFY CERTAIN PROVISIONS OF SAID LEASE, AS SET FORTH IN THE DOCUMENT RECORDED MAY 8, 1975, INSTRUMENT NO. 14442, BOOK 2863, 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 8, 1975, INSTRUMENT NO. 14443, BOOK 2863, PAGE 552, 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. 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. 25113, BOOK 1722, PAGE 523, OFFICIAL RECORDS.
4	EASEMENT FOR STORM DRAIN EASEMENTS, PUBLIC UTILITY EASEMENTS, DEDICATED ON MAP FILED SEPTEMBER 15, 1963, IN BOOK 12, PAGE 18, 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 2428 OF OFFICIAL RECORDS AT PAGE 91 AS INSTRUMENT NO. [illegible], MARIN COUNTY RECORDS. THE EASEMENT SHOWN AS "EXISTING 10' P.T.&T. EASEMENT (820 OR 303)" WAS QUITCLAIMED BY PACIFIC TELEPHONE AND TELEGRAPH COMPANY BY THAT CERTAIN INSTRUMENT RECORDED NOVEMBER 30,1965 IN BOOK 1751 OF OFFICIAL RECORDS AT PAGE 696 AS INSTRUMENT NO. 47995, 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. 42536 AND QUITCLAIMED BY THOSE CERTAIN INSTRUMENTS RECORDED NOVEMBER 8, 1971 IN BOOK 2517 OF OFFICIAL RECORDS AT PAGE 78 AS INSTRUMENT NO. 40883 AND JANUARY 14, 1985 UNDER RECORDER'S SERIAL NO. 85-[illegible]. 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. 185, BOOK 1765, PAGE 582, 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. 40884 AND OCTOBER 28, 1985 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, 1965, INSTRUMENT NO. 35578, BOOK [illegible], PAGE 708, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY ASSUMING THAT THE MENTIONED COURSE OF NORTHGATE DRIVE BEARS N 58°00'00" W AND IS PLOTTED HEREON.
8	EASEMENT FOR COMMUNICATION FACILITIES, TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED JANUARY 6, 1971, INSTRUMENT NO. 2574, 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. 2575, 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 RECORDER'S SERIAL NO. 85-048283, 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. 8676, BOOK 2443, 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. 8805, BOOK 2443, PAGE 481, 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. 8806, BOOK 2443, 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 25, 1971, INSTRUMENT NO. 19039, 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. 15971, 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. 17213, BOOK 2560, PAGE 2, 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.
17	UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS RECORDED MAY 8, 1975 AS INSTRUMENT NO. 14444, BOOK 2863, PAGE 563 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. AN ASSIGNMENT OF LEASE AND AGREEMENT BY WALDEN BOOK COMPANY, INC., A NEW YORK CORPORATION TO CHH REALTY, INC., A CALIFORNIA CORPORATION RECORDED OCTOBER 15, 1984, INSTRUMENT NO. [illegible], 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. 2000-0039705, 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 8, 1984, INSTRUMENT NO. 84-47916, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION OF SAID EASEMENT CAN NOT BE DETERMINED DUE TO ILLEGIBLE EXHIBIT AND IS NOT PLOTTED HEREON.

19	EASEMENT FOR PIPELINE TOGETHER WITH APPURTENANCES AND RIGHTS INCIDENTAL, RECORDED MARCH 14, 1985, INSTRUMENT NO. 85-9862, 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.
21	UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS RECORDED NOVEMBER 14, 1985 AS INSTRUMENT NO. 85050460 OF OFFICIAL RECORDS. AN ASSIGNMENT AND ASSUMPTION OF LESSOR'S INTEREST IN LEASES FROM M & J 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 & J 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 15, 1988 AS DISCLOSED BY ASSIGNMENT AND ASSUMPTION OF LEASE RECORDED JANUARY 15, 2008, AS INSTRUMENT NO. 2008-0006283, OFFICIAL RECORDS. 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. 2008-0002462, 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. 86-47077, 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 15, 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. SURP (P) 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. 92-18650, 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. 96-17682, 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, 2003, INSTRUMENT NO. 2003-0079385, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

28	DOCUMENT ENTITLED MEMORANDUM OF LEASE RECORDED JANUARY 15, 2008 AS INSTRUMENT NO. 2008-0002484 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. 2009-0006922, OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. 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. 2009-0006923, 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 4, 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. 2009-0012942, 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. 2009-0040455, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
32	EASEMENT FOR PUBLIC STORM DRAIN, RECORDED JULY 27, 2009, INSTRUMENT NO. 2009-0040456, 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.
[illegible]	

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 02/09/2024

EXISTING EASEMENTS

MerloneGeier Partners

CSW ST2

FIELD PAOLI

C-1.21