MAP OF

TRACT NO 1517-1

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

BEING A SUBDIVISION OF PORTIONS OF SECTIONS 11 AND 12, T. 2 N.-R. 18 W., RANCHO SIMI, AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS), RECORDS OF VENTURA COUNTY, STATE OF CALIFORNIA.

SURVEYED BY C-S-T ENGINEERING COMPANY

JUNE, 1963

We the undersigned hereby certify that we are the owners of or are interested in the land included within this subdivision, entitled tract No. 1517-1 shown on the annexed map consisting of 4 sheets and that we are the only persons whose consent is necessary to pass a clear title to said land, and consent to the making of said map and subdivision as shown within the colored border line and do hereby offer to dedicate for public use those portions of land shown on said map as: Sequoia Avenue, Rosalie Street, Sargent Avenue, Burrell Avenue, Guerne Avenue, Samson Avenue, Hurles Avenue, Parcels A, B, C, D, E, F, G, H, Storm Drainage Easement and Turnaround Easements and also grant to the County of Ventura all rights of ingress and egress over and across the southerly line of Parcel A abutting Sequoia Avenue, the southerly line of Parcel B abutting Sargent Avenue, the southerly line of Parcel C abutting Burrell Avenue, the southwesterly line of Parcel D abutting Guerne Avenue, the southwesterly line of Parcel E abutting Samson Avenue, the southwesterly line of Parcel F abutting Hurles Avenue, the westerly line of Parcel G abutting Rosalie Street and the easterly line of Parcel H abutting Sequoia Avenue in order that the owners of said Parcels shall have no rights of access whatever to said Street and Avenues, except the general easement of travel which belongs to the whole public.

LESSER DEVELOPMENT CORP. a NEVADA CORPORATION
owner

Vice President — Secretary

State of California } S.S.
County of Los Angles }

On this 23rd day of September 1963 before me the undersigned personally appeared Alvin Lesser known to me to be Vice President and Melvin Malat known to me to be the Secretary of Lesser Development Corp, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that said corporation executed the same as owner.

Larry J. Calemine
Notary Public Larry J. Calemine
My Commission expires 4-18-67

TITLE INVESTMENT SERVICE, a Corporation, as TRUSTEE, under deed of trust recorded in Book 2297, Page 552 of Official Records,

Vice President — Assistant Secretary

State of California } S.S.
County of Los Angeles }

On this 17 day of JANUARY 1964, before me the undersigned, personally appeared GEORGE VAVROCH known to me to be the Vice President and ANNE SELIK known to me to be the Assistant Secretary of the Title Investment Service, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same as trustee.

Larry J. Calemine
Notary Public Larry J. Calemine
My commission expires: 4-18-67

I certify that I have examined the final map entitled "Tract No 1517-1" that the subdivision is substantially the same as it appeared on the tentative map, and any approved alterations thereof, that all provisions of Chapter 2, Division 4, part 2, of the Business and Professions Code of the State of California and of any local ordinance applicable at the time of approval of the tentative map have been complied with and that I am satisfied that the map is technically correct.

M.C. LORENZ
County Surveyor
County of Ventura

3-10-1964 Dated — By: Asst. County Surveyor

I certify that according to the records of my office there are no liens against the subdivision Tract No 1517-1 or any part thereof for unpaid State, county, municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable

RAYMOND S. WALKER
County Treasurer - Tax Collector
County of Ventura

Dec. 27 1963 Dated — By: Deputy County Treasurer - Tax Collector

I certify that all of the provisions of Chapter 2, Division 4, part 2, of the Business and Professions Code of the State of California and of any local ordinance pertaining to deposits required at the time of the approval by the Board of Supervisors of the map entitled Tract No 1517-1 have been complied with.

ROBERT L. HAMM
County Clerk
County of Ventura

March 10th 1964 Dated — By: Deputy County Clerk.

16124

Recorded at the request of the County Clerk Mar 12, 1964 at 4:15 p.m. in Book 39 of Miscellaneous Records (Maps) at Pages 53-57 Records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura

By: Deputy County Recorder

I, Arthur G. Sherman do hereby certify that I am a Registered Civil Engineer; that this map correctly represents a survey made under my direction in June 1963 for Lesser Development Corp, that the survey is true and complete as shown, that the monuments are of the character and occupy the positions indicated, (or will be set in such position) by March 1965 and that they are (or will be) sufficient to enable the survey to be retraced.

12-16-63 Dated — Arthur G. Sherman, R.C.E. 10872

This map entitled, "Tract No 1517-1", consisting of 5 sheets is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 10th day of March 1964, for approval. Said Board hereby approves said map and does hereby accept on behalf of the public for public use, Sequoia Avenue, Rosalie Street, Sargent Avenue, Burrell Avenue, Guerne Avenue, Samson Avenue, Hurles Avenue and also all rights of ingress and egress as offered hereon, provided however that that the offer of Parcel A, B, C, D, E, F, G, H, Storm Drainage easement and Turnaround easements is hereby rejected and in witness whereof has caused this certificate to be signed by its Chairman and attested by its Clerk, and the official seal of said Board to be affixed hereto this 10th day of March 1964

Board of Supervisors of the County of Ventura State of California

Attest:

Clerk of said Board — Chairman of said Board

Larwin Company, formerly

The signature of Marlboro Realty Fund and Larwin Company present owner of an easement which cannot ripen into a fee, has been omitted in accordance with Section 11587-A of the Business and Professions Code.

The signatures of Loyal T. Wiekhorst and Ruth Todd Wiekhorst, present owners of one-half of all oil, gas and hydrocarbon substances and minerals lying and being 500 feet or more below the surface of a portion of said land, with no right to enter on the surface or in the subsurface above a depth of 500 feet for the development of said substances, have been omitted in accordance with Section 11587-C-(1) of the Business and Professions Code.

The signatures of Loyal T. Wiekhorst and Ruth Todd Wiekhorst, present owners of 50% of all oil, mineral, gas and kindred substances below a depth of 500 feet of a portion of said land, have been omitted in accordance with Section 11587-C-(1) of the Business and Professions Code.

SCALE: 1" = 60'

MAP OF

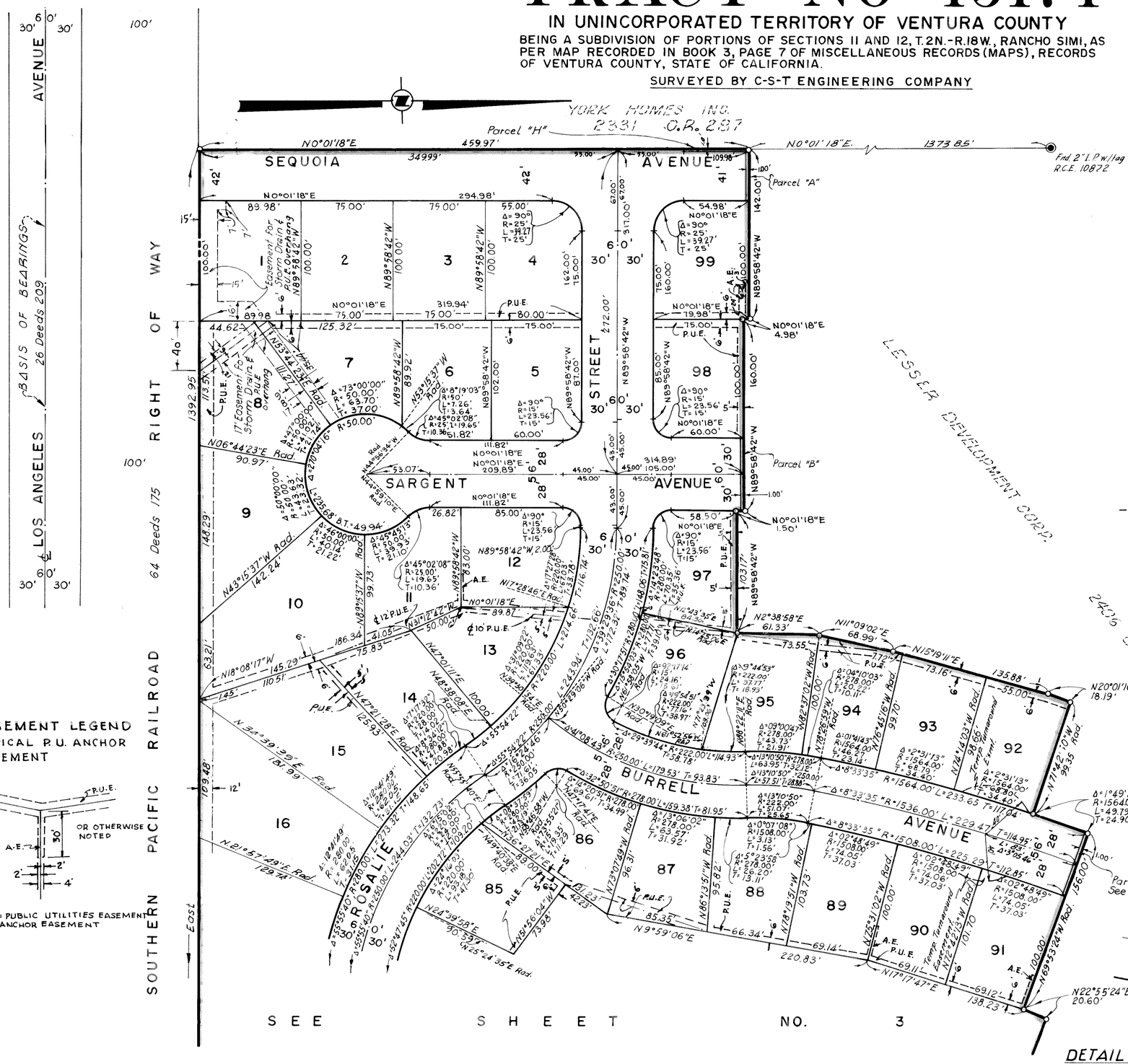
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SURVEYED BY C-S-T ENGINEERING COMPANY

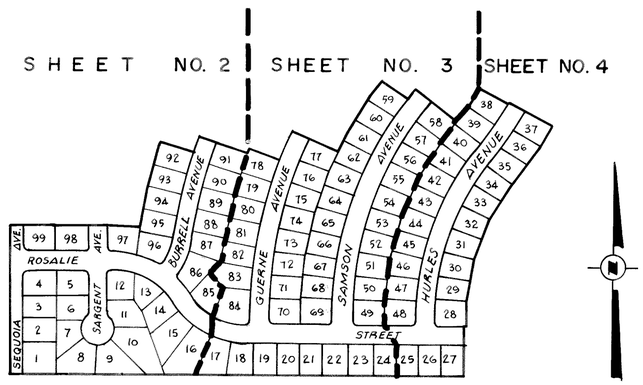
JUNE, 1963



EASEMENT LEGEND

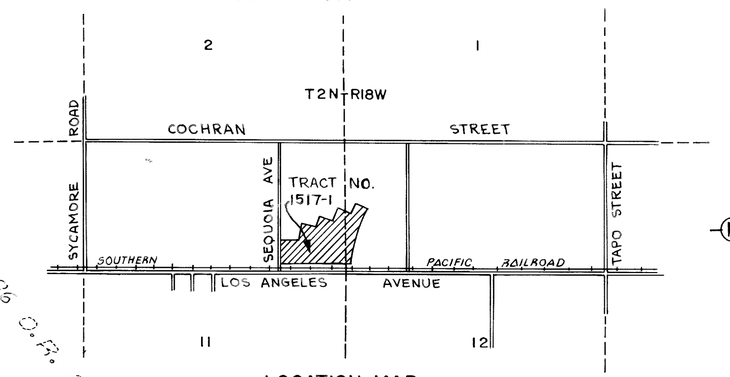
TYPICAL P.U. ANCHOR EASEMENT

P.U.E.= PUBLIC UTILITIES EASEMENT
A.E.= ANCHOR EASEMENT



INDEX MAP

Scale 1" = 300'



LOCATION MAP

Scale 1" = 2000'

BASIS OF BEARINGS

The centerline of Los Angeles Avenue shown on map of Tract No 1212-1, recorded in Book 28, Pages 44 through 46, inclusive of Miscellaneous Records (Maps), Records of Ventura County, as having a Bearing of "EAST" was taken as the basis of bearings for this map.

MONUMENTING NOTES

- o Set 2" I.P. 6" deep with tag marked RCE 10872
- □ Set std. mon. box and mon. stamped RCE 10872 per Ventura Co. Std. Plate No. A-2-2 (2-6-62)

  Set 1½" I.P. at all B.C.'s and E.C.'s on Street center lines with tag marked R.C.E. 10872 unless otherwise indicated.

  Set tag marked R.C.E. 10872 in top of curb on the prolongation of each sideyard property line.

  Set 2"x2" redwood stake with tag marked R.C.E. 10872 at rear lot corners
- ◉ Fd monument as indicated

DETAIL - PARCEL "C"

NO SCALE

SCALE: 1" = 60'

MAP OF

TRACT NO 1517-1

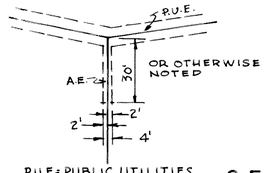
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JUNE, 1963

EASEMENT LEGEND
TYPICAL P.U. ANCHOR EASEMENT



P.U.E. = PUBLIC UTILITIES EASEMENT
A.E. = ANCHOR EASEMENT

SEE SHEET NO. 2

STREET
AVENUE
GUERNE
SAMSON
ROSALIE
AVENUE
LOS ANGELES RAILROAD
PACIFIC SOUTHERN WAY
26 Deeds 209
64 Deeds 175
OF RIGHT

Parcel "D" See Detail
Parcel "E" See Detail

LESSEE DEVELOPMENT CORP. 2406 O.R. 221

DETAIL - PARCEL "D"
NO SCALE

DETAIL - PARCEL "E"
NO SCALE

MONUMENTING NOTES

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- ◉ Fd. monument as indicated.

SEE SHEET NO. 4

SCALE: 1" = 60'

MAP OF

TRACT NO 1517-1

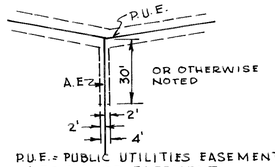
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JUNE, 1963

EASEMENT LEGEND
TYPICAL P.U. ANCHOR EASEMENT



P.U.E. = PUBLIC UTILITIES EASEMENT
A.E. = ANCHOR EASEMENT

SEE SHEET NO. 3

LESSER DEVELOPMENT CORP. 2406 O.R. 221

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DETAIL ~ PARCEL "F"
NO SCALE

SCALE: 1" = 300'

MAP OF

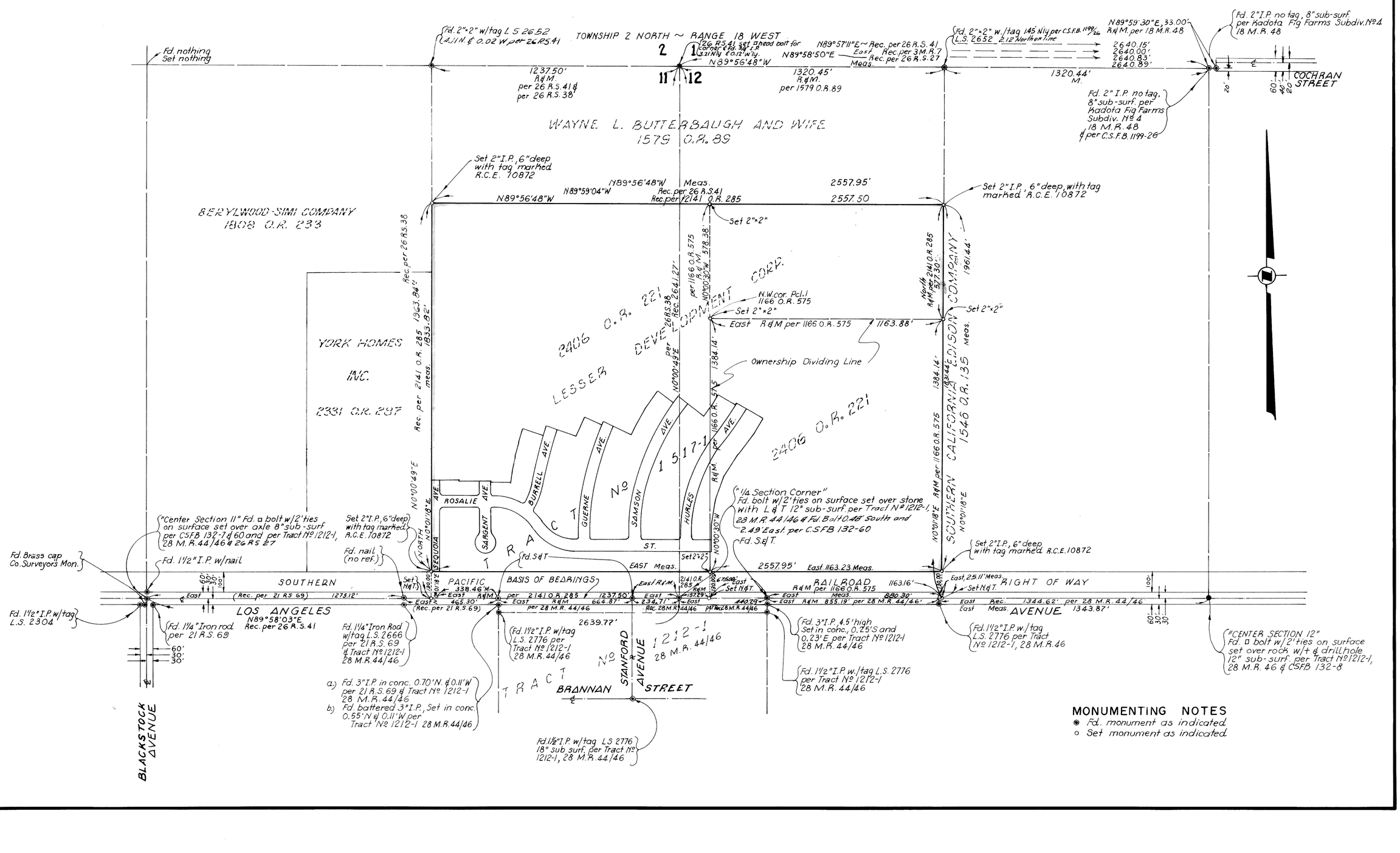
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JUNE, 1963



MONUMENTING NOTES

- ◉ Fd. monument as indicated
- ○ Set monument as indicated