The undersigned hereby certify that they are the owners of, record holders of security interests therein, or are interested in the land included within the subdivision and condominium project shown on this map within the exterior boundary line and that they consent to the making and recordation of said map and subdivision for condominium purposes, as to Lot 2 only; that they do hereby offer to dedicate to the City of Simi Valley, for public use, the right-of-way for all streets and highways shown on this map;

that they do hereby offer to dedicate to Simi Valley County Sanitation District an easement for sanitary sewer purposes shown on this map and all uses incident thereto; And that they do hereby offer to dedicate parcels "X-1" and "X-2" in fee simple and also offer to dedicate the easements for flood control purposes as shown on the map, to the Ventura County Flood Control District. And also dedicate to Rancho Simi Recreation and Park District, the 11' wide non-exclusive access easement.

DEACON STREET - GREENSPAN, a joint venture composed of DEACON STREET, LTD., a limited partnership and FRANKLIN Z. GREENSPAN, a married man, as owner of said land.

By: **DEACON STREET, LTD.**, a limited partnership, a joint venturer
By: Tabor and Associates, a sole proprietorship, general partner,
By: J. Fred Tabor

J. Fred Tabor
J. Fred Tabor

FRANKLIN Z. GREENSPAN, a married man, a joint venturer.

Franklin Z. Greenspan

IMPERIAL BANK, a California corporation, as beneficiary under a deed of trust recorded December 29, 1981, as instrument No. 121623 of Official Records.

Vice President

Helen G. Henderson
Assistant ~~Secretary~~ Vice President

State of California } s.s.
County of Ventura }
On this 12TH day of MAY, in the year 1982, before me, the undersigned, a Notary Public, in and for said state, personally appeared J. Fred Tabor, known to me to be the sole proprietor of Tabor and Associates, a sole proprietorship, further known to me to be the general partner of Deacon Street, Ltd., a limited partnership, and Franklin Z. Greenspan, a married man, known to me to be all of the joint venturers of the joint venture that executed the within instrument and acknowledged to me that they executed the same both individually and as joint venturers of said joint venture and that said joint venture also executed the same as owner.

OFFICIAL SEAL
DEL V. BITTENBENDER
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My comm. expires JUL 2, 1982

Del V. Bittenbender
Notary Public

State of California } s.s.
County of Los Angeles }
On this 6TH day of May, in the year 1982, before me the undersigned, a Notary Public in and for said state, personally appeared L. Glenn Cliff known to me to be the Vice President and Helen G. Henderson known to me to be the Assistant ~~Secretary~~ VICE PRESIDENT of 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 beneficiary.

OFFICIAL SEAL
NINA J. POWE
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Exp. Dec. 20, 1985

Nina J. Powe
Notary Public

The signatures of Larwin-Southern California, Inc., a California corporation, as the present owner of an easement for slopes, fill and landscaping purposes recorded April 9, 1969 in Book 3467, Page 473, of Official Records and Simi Valley County Sanitation District, as the present owner of an easement for sanitary sewer pipe lines, recorded September 24, 1970 in Book 3725, Page 47 of Official Records, have been omitted in accordance with Section 66436 (c) (1) of the Subdivision Map Act, as said easements cannot ripen into a fee title.
The signatures of Rexford L. Gorden and Jeanette B. Gorden, husband and wife, as the present owners of one-half of all oil, gas, hydrocarbon substances and minerals in, under or upon said land, without the right, however, to enter upon the surface or any part of said land lying within 500 feet of the surface for the purpose of exploring, drilling or mining for or extracting or producing said substances as to a portion of said land, per deed recorded July 18, 1962, in Book 2179, Page 133 of Official Records, have been omitted in accordance with Section 66436 (c) (3) of the Subdivision Map Act. And the signature of the Ventura County Flood Control District, owner of an easement for a debris dam and basin for water storage and incidental purposes recorded August 2, 1955 in Book 1311, Page 303 of Official Records and also owner of an easement for flood control purposes recorded September 18, 1961 in Book 2047, Page 598 of Official Records, have been omitted in accordance with Section 66436 (c) (1) of the Subdivision Map Act, as said easements cannot ripen into a fee title.

I, Alvin J. Hotz, Jr., do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in May 1982, 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 positions within one year after recordation of this tract map and that they are (or will be) sufficient to enable the survey to be retraced. The sheets to all centerline monuments shown hereon as set by me will be on file in the office of the City Engineer prior to acceptance of the improvements into the City road system.

May 14, 1982
Date

Alvin J. Hotz, Jr. R.C.E. 13696

REGISTERED PROFESSIONAL ENGINEER
ALVIN J. HOTZ, JR.
No. 13,696
CIVIL
STATE OF CALIFORNIA

This is to certify that the 11' wide non-exclusive access easement offered hereon to the Rancho Simi Recreation and Park District, a governmental agency, is hereby accepted by the undersigned officer on behalf of said district.

Date: JUNE 14, 1982

Jerry Gladden - General Manager
Rancho Simi Recreation and Park District

I hereby certify that I have examined the final map entitled Tract No. 3197, that the subdivision is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of the Subdivision Map Act 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.

Date: June 28, 1982

Ronald C. Coons
Ronald C. Coons
City Engineer
City of Simi Valley

I hereby certify that all certificates and security required under the provisions of Sections 66492 and 66493 of the Subdivision Map Act have been filed and deposited with me.

Date: July 6, 1982

Robert L. Hamm
County Clerk
County of Ventura

By: Jeanne C. Dench
Deputy County Clerk

This is to certify that Parcels "X-1" and "X-2" offered hereon and also the Twenty foot wide easement for flood control purposes offered hereon, to the Ventura County Flood Control District, a governmental Agency, are hereby accepted by the undersigned officer on behalf of said district pursuant to authority conferred by resolution of the Board of Supervisiors, Ventura County adopted on May 5, 1970.

Dated: JUNE 21, 1982

Arthur E. Goulet
Director
Public Works Agency
County of Ventura
State of California

By: Donald B Perry
Deputy Public Works Director

This map entitled Tract No. 3197, consisting of three sheets, is presented to the City Council of the City of Simi Valley, of Ventura County, California, at a regular meeting of said Council held on the 28TH day of June, 1982, for approval; said Council hereby approves said map and does hereby accept for public use the right-of-way for all streets and highways shown on this map.

In witness whereof said City Council has caused this certificate to be signed by the Mayor and attested to by the City Clerk of said City and the corporate seal of said City of Simi Valley to be affixed hereto this 29TH day of JUNE, 1982.

Attest:
Linda Pepworth
City Clerk of (DEPUTY) The City of Simi Valley

Greg Stratton
Mayor of The City of Simi Valley

The Simi Valley County Sanitation District hereby accepts the sanitary sewer easement as shown on this map and in witness thereof has caused this certificate to be signed by the District Engineer pursuant to authority conferred by resolution No. SD-30 of the Board of Directors of said District.

Dated: 6-28-82

John J. Johnson
District Engineer
Simi Valley County
Sanitation District

64005

Recorded at the request of the owner, July 12th, 1982, at 8:50 A.M. in Book 34 of Miscellaneous Records (Maps) at Pages 32-33 & 34, Records of Ventura County.

Robert L. Hamm
County Recorder
County of Ventura

By: William Dove, Asst.
~~Deputy~~ County Recorder

The following soil reports have been prepared on Tract No. 3197:

Date of Report	Title of Report	Firm Name	Engineer	Reg. No.
March 24, 1980	Soil Engineering Investigation	Gorian and Associates	Rudy M. Pacal	R.C.E. 21278

Location where on file for public inspection, City of Simi Valley Public Works

GRIFFIN DEVELOPMENT COMPANY, a California corporation, as beneficiary under a deed of trust recorded April 15, 1982 as Instrument No. 35473 and re-recorded April 22, 1982 as Instrument No. 37793.

Charles J. Draginovich
(Vice) President

Mary Loan
~~(Assistant)~~ Secretary

State of California } s.s.
County of Los Angeles }
On this 7TH day of May, in the year 1982, before me Mary R. Robertson a Notary Public in and for said state, personally appeared Charles J. Draginovich known to me to be the (Vice) President and Mary Loan, known to me to be the ~~Assistant~~ Secretary of 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 beneficiary.

Mary R. Robertson
Notary Public

OFFICIAL SEAL
MARY R ROBERTSON
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires OCT 23, 1984

TRACT NO. 3197

IN THE CITY OF SIMI VALLEY

BEING A DIVISION OF A PORTION OF THE SW 1/4, SEC 11, T2N, R18W RANCHO SIMI (3 MR 7)

VENTURA COUNTY, CALIFORNIA
FOR CONDOMINIUM PURPOSES
AS TO LOT 2 ONLY

OFFICIAL SEAL
MARY R ROBERTSON
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires OCT 23, 1984

GROSS AREA = 10.51 ACRES

JUNE 1982

SHEET 1 OF 3 SHEETS

(SEE SHEET 3 FOR BASIS OF BEARINGS)

BASIS OF BEARINGS

FD. 1½" I.P. R.C.E. 10276 PER R1

FD. 1½" I.P. R.C.E. 10276 PER R1

TRACT NO. 2056 PER 54 MR 24

(N89°59'30"W 958.00' R1)

N 89°59'30"W 957.86' M

SLOPE EASEMENT PER R8 TO LARWIN CO.

N81°15'44"E 131.53' R8

S 89°59'30"E 417.86' CF R8

S 89°59'30"E 418.00' R8

S 89°59'30"E 397.56' R8

S 89°59'30"E 171.01'

N68°00'00"W 33.88'

N89°59'30"W 395.99'

SEE DETAIL C on sheet 3

15' Easement for sewer purposes to the Simi Valley County Sanitation District.

SEE SHEET 3

N6°02'34"E (RAD) N1°19'08"E 205.74 CF R5 & M

N6°01'11"E (RAD)

9.20'

N16°32'12"E (RAD)

20.07'

20' Easement to Ventura County Flood Control District.

1½" I.P. PER R5 NOT FD.

N6°26'45"E (RAD)

V.C.F.C.D.

N.83°15'00"W 54.91'

N. 80°59'30"W 127.50'

15' INGRESS and EGRESS EASEMENT TO LOT 1

S.61°13'31"E. 280.00'

Southerly line of 3469 OR 8 and Doc. #82-7792, also the Northerly line of Tract 1420 per 36 MR 19.

1½" I.P. PER R5 NOT FD.

N61°13'07"W (N61°15'05"W) 258.67' R5 & M

180.00' M 80.00' R5

N28°46'53"E

FD. 1½" I.P. R.C.E. 12955 IN LIEU OF 1½" I.P. PER R5

TRACT NO. 1420-2 PER 36 MR 19

V.C.F.C.D.

1½" I.P. PER R5 NOT FD. Exist easement to Ventura County Flood Control District per 2047 O.R. 398.

(N61°15'05"W 938.04' R5) N61°13'07"W 937.84' M

IDENTICAL

FD. 1½" I.P. RCE 12955 PER R4 & R5

LOT (2) 7.46 AC. GROSS 5.57 AC. NET

10' R8

N0°01'07" W R8 S0°02'22" W 10.00' R8

S0°02'22"W 209.95' M

TRACT NO. 2056 PER 54 MR 24

S12°30'37"W 92.20' R8 S12°34'06"W 92.14' CFR8

(NORTH 210.00' R1) N0°01'07"W 210.00' M

FD. 1½" I.P. NO TAG 40" SUB. ACCEPTED PER R1 & R3 TO BE TAGGED R.C.E. 13696

℄ = property line

S89°57'38"E CF R8 29.99' CF R8 N89°58'53"E R8 30.00' R8

DEACON STREET

N.20°41'25"W RAD.

N 61°42'44"E RAD.

S 55°08'16"E RAD. 20.00'

N 53°09'45"E RAD.

N. 51°08'34"E. (Rad.) 11.75'

N 28°46'27" E. 88.00'

FD. L&T IN CONC. FOOTING IN LIEU OF 1½" I.P. PER R3 ACCEPTED AS CORNER

SEE DETAIL A

11' Wide Non-exclusive access easement to the Rancho Simi Recreation & Park District.

Parcel "X-1" Ventura County Flood Control District R/W in fee. 322.82' CFM.

N0°01'07"W 243.06' CFM N0°01'07"W 197.03' CFM

N0°01'07"W 219.25' CFM

185.62' CFM

151.39'

(NORTH 220.14' R3) N0°01'07"W 219.25' CFM N0°01'07"W 210.21' M

FD. 1½" I.P. RE 13120 PER R3 S28°36'25"W 0.06'

(S61°14'57"E 85.87' R2) N61°13'49"W (85.82' M)

DEACON STREET

FD. 5/8" MONUMENT 208.84' M (CF R2 & R3) 208.81' M RCE 6557 PER R2

GLASSELL AVENUE

TRACT NO. 1574

3 MR 13

PER 38 MR 13

(NORTH 20.00' R2) N0°58'25"W 19.68' M

N28°36'25"E 82.51' R3 28.21' CF M&M

N61°13'07"W 23.51' R3 23.21' CF M&M

60.07' CF R3

S28°36'25"W 82.51' R3 S28°36'25"W 82.60' M

(S61°14'57"E 30') N61°13'49"W (85.87' M)

30' (S61°14'57"E) N61°13'49"W (85.87' M)

S28°36'25"W 208.84' M (CF R2 & R3)

FD. 1½" I.P. RCE 12955 PER R4 & R5

N47°58'16"W 75.15' CF R8 75.00' R8 N47°58'16"W 85.69' CF M&M

N47°58'16"W 69.795' R5 69.776' CF R5

N61°13'07"W 938.04' R5 937.84' M

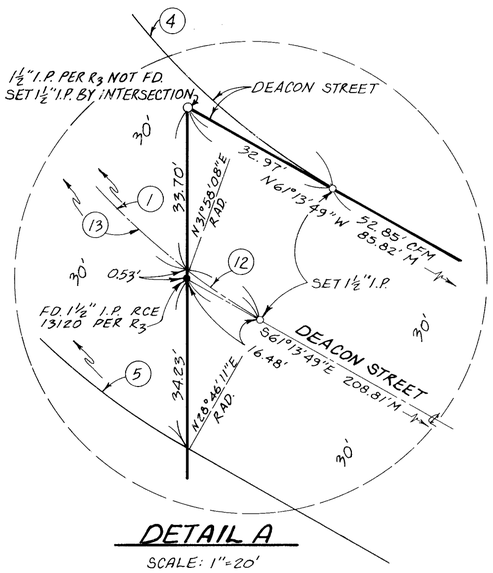
IDENTICAL

FD. 1½" I.P. RCE 12955 PER R4 & R5

See Sheet 3 for Vicinity Map.

LEGEND

R1 = 54 MR 24
R2 = 35 MR 1
R3 = 38 MR 13
R4 = 38 MR 96
R5 = 36 MR 19
R6 = 55 MR 64
R7 = 1311 O.R. 303
R8 = 3467 O.R. 473 PARCEL 2
R9 = 3725 O.R. 47
V.C.F.C.D. = VENTURA COUNTY FLOOD CONTROL DISTRICT
CF = CALCULATED FROM
M = MEASURED
○ = 1½" I.P. Tagged R.C.E. 13696 To be set.
● = Fd. mon as noted



DETAIL A

SCALE: 1"=20'

CURVE DATA				
NO&REF.	Δ	R	L	T
1	38° 56' 33"	300.00'	203.90'	106.07'
2	235° 09' 00"	50.00'	205.21'	
3	69° 41' 59"	25.00'	30.41'	17.41'
4	24° 23' 34"	270.00'	114.95'	58.36'
5	38° 56' 33"	330.00'	224.29'	116.67'
6 CF R5 & R	22° 43' 59"	1500.00'	595.15'	301.54'
TCFR5	39° 56' 33"	1500.00'	1045.84'	545.19'
8 CF R5	17° 12' 54"	1500.00'	450.69'	227.05'
9 R5	22° 40' 08"	1480.00'	585.56'	296.66'
10 M.	39° 56' 53"	1320.00'	920.34'	479.76'
11	Deleted	Deleted	Deleted	Deleted
12	3° 11' 57"	300.00'	16.75'	8.38'
13	35° 44' 36"	300.00'	187.15'	96.73'
14	19° 10' 26"	300.00'	100.39'	50.67'
15	10° 31' 01"	1609.17'	297.02'	138.90'
16	17° 16' 45"	1480.00'	446.34'	224.87'
17	21° 59' 30"	300.00'	115.15'	58.29'
18	17° 00' 30"	300.00'	86.09'	44.86'

50' 0 50' 100'

GRAPHIC SCALE

1" = 50'

TRACT NO. 3197

FOR CONDOMINIUM PURPOSES AS TO LOT 2 ONLY

IN THE CITY OF SIMI VALLEY

BEING A DIVISION OF

A PORTION OF THE

SW 1/4, SEC 11, T 2 N, R 18 W

RANCHO SIMI

(3 MR 7)

VENTURA COUNTY, CALIFORNIA

JUNE 1982

LOS ANGELES AVENUE

BOLT & WASHER & TIES PER VCFB 132 PG. 6, DESTROYED BY CONSTRUCTION.

30.00' R1

2" I.P. PER R1 & VCFB 1139 PG. 39 DESTROYED BY CONSTRUCTION

1735 O.R. 524

266.40' R5
265.20' CFR5 & R1

N78°50'00"E 23.39' CFM

N11°10'00"W 20.00' CFM

N0°04'43"W
N0°01'54"E
22.39'
199.17' CFR5

N78°50'00"E 19.21'

46.56' R5
27.35'
27.35' CFR5

V.C.F.C.D. EASEMENT

N89°55'11"E 18.85' R5

3.69' CFR5

1½" I.P. Per R5 not fnd.

1½" I.P. Per R5

66.40' R5

N11°10'00"W (Rad.) 160.00' CFM

DETAIL D
SCALE: 1"=20'

WEST LINE SEC. 11

266.40' R5
265.20' CFR5 & R1, & M

101.77' CFR5

S 57°04'10" W 215.14' CFM

195.11'

(N0°04'57"W 1721.55' R1) (N0°01'54"E CFR5)

2800 O.R. 174
1311 O.R. 321

(N 3°44'10"E 197.62' R1)

(128.64' R1)

1½" I.P. PER R1, NOT FD.

SEE DETAIL B

(N 55°29'20"E 194.26' R1)
N 55°32'25"E 194.26' CFR1 & M

Easement to Ventura County Flood Control District

1311 O.R. 303

(N 13°30'20" W 89.62' R1)
N 13°27'15" W 89.62' M

N13°27'15"W 94.03'

FD. 1½" I.P. RCE 10276 PER R1

Slope Easement to Conwin Co.

(N 63°46'41"E 66.13' R1)
N63°42'37"E 66.12' M

(N 83°40'23"W 174.17' R1) N83°40'13"W 174.27' M

S 83°40'13"E 220.43' CFM.

N89°59'30"W 124.79'

44.25' CFM
40.76' R8

℄ 15' Easement for sewer Purposes to the Simi Valley County Sanitation District.

(18)

LOT 1
3.05 AC. GROSS
1.22 AC. NET

BASIS OF BEARINGS

The bearing of N89°59'30"W being the South line of Lots 49 to 64 inclusive of Tract 2056 per 54 MR 24 was used as the basis of bearings for this map.

BASIS OF BEARINGS

TRACT NO. 2056 PER 54 MR 24

47 48 49 50 51

(N 89°59'30"W 958.00' R1) N 89°59'30"W 957.86' M

(N 80°42'24"E 63.50' R1)
N80°43'51"E 63.49' M

FD. 1½" I.P. RCE 10276 PER R1

S 89°59'30"E 397.56'

S 89°59'30"E 171.01'

CFM & R8

30' R8

S 89°59'30"E 7.70'

N 13°00'00"E 13.14'

SEE DETAIL C

(N80°42'24"E 56.59' R8)
N80°43'51"E CFM 56.57' CFM

(N63°46'41"E 67.47' R8)
N63°42'37"E 66.70' CFM

SEE SHEET 2

℄ 15' Easement for sewer purposes to the Simi Valley County Sanitation District.

N46°02'54"E (Rad.)

N11°19'08"E 205.74' CFR5 FR5 & M

N29°11'11"E (Rad.)

9.20'

20' 2.50' 2.50'

15' INGRESS and EGRESS EASEMENT TO LOT 1

20' Easement to Ventura County Flood Control District

1½" I.P. per R5 Not Found

N16°06'45"E (Rad.)

N55°17'04"E R5
N53°19'02"E 159.04' R5 & M

V.C.F.C.D.

80'

160'

℄

80'

(N89°59'56"W 342.57' R5)
N89°59'53"W 343.54' CFR1 R5 & M

Parcel "X-2" Ventura County Flood Control District Right of Way in Fee

N11°10'00"W 80.00' R5

70.09'
1½" I.P. PER R5 NOT FD.

160.00' CFR5
80.00' R5

1½" I.P. per R5 Not Found

Fd. 1½" I.P. Tagged RCE 12955 in Lieu of 1½" I.P. Per R5.

(10)

(9)

(8)

(7)

(16)

(15)

(6)

See Sheet 2 for legend

(N 3°44'10"E 7.59' R1)
N 3°47'15" E 7.59 CFR1 & M

FD. 1½" I.P. RCE 10276 PER R1

(N 55°29'20"E 194.26' R1)
N 55°32'25"E 194.26' CFR1 & M

50.24' CFM & R9

2.41' R1

N 13°30'20" W 6.38' M

N 13°30'20" W 89.62' (R1)

7.5' 7.5' 6'

SANITARY SEWER EASEMENT PER R9

3.38'

N 60°58'52" W 53.75' CFM & R9

S 60°48'44" W 5.20' CFM & R9

43.97' CFM & R9

15' 15' 7.5' 7.5'

DETAIL B
SCALE: 1"=20'

℄ 15' Easement for Sewer Purposes to the Simi Valley County Sanitation District.

CURVE DATA				
NO. & REF	Δ	R	L	T
1.	38° 56' 33"	300.00'	203.90'	106.07'
2.	235° 09' 00"	50.00'	205.21'	
3.	69° 41' 59"	25.00'	30.41'	17.41'
4.	24° 23' 34"	270.00'	114.95'	58.36'
5.	38° 56' 33"	330.00'	224.29'	116.67'
6. CFR5 & R1	22° 43' 59"	1500.00'	595.15'	301.54'
7. CFR5	39° 56' 53"	1500.00'	1045.84'	545.19'
8. CFR5	17° 12' 54"	1500.00'	450.69'	227.06'
9. R5	22° 40' 08"	1480.00'	585.56'	296.66'
10. M.	39° 56' 53"	1320.00'	920.34'	479.76'
11.	Deleted	Deleted	Deleted	Deleted
12.	3° 11' 57"	300.00'	16.75'	8.38'
13.	35° 44' 36"	300.00'	187.15'	96.73
15.	10° 31' 01"	1509.17'	277.02'	138.90'
16.	17° 16' 45"	1480.00'	446.34'	224.87'
17.	21° 59' 30"	300.00'	115.15'	58.29'
18.	17° 00' 30"	300.00'	89.06'	44.86'

(N80°42'24"E 63.50' R1) (N89°59'30"W 958.00' R1)
N80°43'51"E 63.49' M N89°59'30"W 957.86' M

30' R8

N11°90'08"E 30.52' CFM

35.41'

3.18' CFM

30' R8

S89°59'30"E 2.1' 397.56' CFM & R8

53.39' CFM

N80°43'51"E 56.57' CFM & R8

S89°59'30"E 7.70'

15' 7.5' 7.5' 7.5'

LOT 1 LOT 2

DETAIL C
SCALE: 1"=20'

TRACT 1920-2 PER 36 MR 19

0' 25' 50' 100' 150'

GRAPHIC SCALE: 1"=50'

LOS ANGELES AVENUE

ST.

SYCAMORE DR.

DEODARA

BARNES ST.

SITE

ARROYO SIMI

DEACON ST.

VICINITY MAP
Scale: 1"=1000'

TRACT NO. 3197

FOR CONDOMINIUM PURPOSES
AS TO LOT 2 ONLY
IN THE CITY OF SIMI VALLEY
BEING A DIVISION OF
A PORTION OF THE
SW 1/4, SEC 11, T 2 N, R 18 W
RANCHO SIMI
(3 MR 7)
VENTURA COUNTY, CALIFORNIA
JUNE 1982