OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 4527-2, SHOWN ON THIS MAP, THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID LAND, THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, THE EASEMENTS FOR PUBLIC SERVICE AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, THE EASEMENTS FOR STORM DRAINAGE, SANITARY SEWER AND WATER PIPELINE PURPOSES OVER THOSE PRIVATE STREETS SHOWN HEREON.

AND WE HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS AN ACCESS EASEMENT FOR ALL GOVERNMENT AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH AND WELFARE OVER ALL PRIVATE STREETS OR LANES SHOWN ON SAID MAP.

BALDWIN BUILDERS, A CALIFORNIA CORPORATION, OWNER
BY:

EXEC. PRESIDENT _____ SECRETARY _____

STATE OF CALIFORNIA) SS
COUNTY OF ~~VENTURA~~ LOS ANGELES

ON July 18, 1994 BEFORE ME,
Valerie F. Neal
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
Louis J. Malone, Exec. Vice President

PERSONALLY KNOWN TO ME (OR PROVED TO ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Valerie F. Neal
MY COMMISSION EXPIRES: 10/18/96
MY PLACE OF BUSINESS IS Los Angeles COUNTY

THE SIGNATURE(S) OF CALLEGUAS MUNICIPAL WATER DISTRICT HOLDER OF EASEMENTS FOR WATER PIPELINES BY DEED RECORDED MARCH 26, 1993 AS INSTRUMENT NO. 93-053977 OFFICIAL RECORDS HAS BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) 3(A) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE. TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURES OF GENE LANG CONGDON AND JACQUELYN LANG MACDONALD AS CO-EXECUTRICES OF THE WILL OF MICHAEL BERNARD LANG, DECEASED, RECORDED JUNE 12, 1967 AS INST. NO. 24950, IN BOOK 3154, PAGE 294, AND AS RESERVED IN DEED FROM JACQUELYN LANG MACDONALD AND GENE LANG CONGDON, RECORDED JUNE 12, 1967 AS INST. NO. 24951, IN BOOK 3154, PAGE 302, AND AS RESERVED BY LANGMOOR CORP., A DELAWARE CORPORATION, IN A DEED RECORDED MARCH 8, 1978 IN BOOK 5068, PAGE 529, ALL OF OFFICIAL RECORDS, SUCCESSORS OR ASSIGNEES, OWNERS OF OR INTEREST IN OR RIGHTS TO OIL AND MINERAL RIGHTS, HAVE BEEN OMITTED UNDER THE PROVISION OF SECTION 66436 (a) (3) (C) OF THE SUBDIVISION MAP ACT, THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPEN INTO A FEE TITLE AS SAID SIGNATURES ARE NOT REQUIRED BY THE CITY OF THOUSAND OAKS CITY COUNCIL.

THE SIGNATURE(S) OF CHRONICLE PUBLISHING COMPANY, HOLDER OF AN EASEMENT FOR CABLE TELEVISION SYSTEM AND INCIDENTAL PURPOSES BY DEED RECORDED APRIL 29, 1994 AS DOCUMENT NO. 94-074145 OFFICIAL RECORDS HAS BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) 3 (A) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY. SAID EASEMENT IS BLANKET IN NATURE.

THE SIGNATURE OF THE CITY OF THOUSAND OAKS, HOLDER OF AN EASEMENT FOR PIPELINE AND APPURTENANCES FOR THE TRANSPORTATION OF WATER AND WASTEWATER AND INCIDENTAL PURPOSES BY DEEDS RECORDED MAY 2, 1994 AS DOCUMENT NOS. 94-075216 OFFICIAL RECORDS HAS BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) 3 (A) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

SURVEYOR'S STATEMENT

I GEORGE R. PSOMAS, DO HEREBY STATE THAT I AM A LICENSED SURVEYOR THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN JUNE OF 1990, 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. TIE 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.

DATED: July 14, 1994

George R Psomas
L.S. NO. 2304 EXP. 6-30-96

PROFESSIONAL LAND SURVEYOR — GEORGE R. PSOMAS — No. 2304 — Exp. 6-30-96 — STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4527-2, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED MODIFICATIONS 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: October 4, 1994

G. R. PABLEO RCE 27221
(EXPIRES 3-31-97)
CITY ENGINEER
CITY OF THOUSAND OAKS
BY: G R Pableo

REGISTERED PROFESSIONAL ENGINEER — G. R. PABLEO — No. 27221 — Exp. 3-31-97 — CIVIL — STATE OF CALIFORNIA

CITY CLERK ACCEPTANCE CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS BY RESOLUTION DULY PASSED ON THE 27th DAY OF September 1994, APPROVED THE ATTACHED MAP.

AND HEREBY ACCEPTS THE EASEMENTS FOR PUBLIC SERVICE, STORM DRAINAGE, SANITARY SEWER AND WATER PIPELINE PURPOSES AS SHOWN ON THIS MAP.

AND HEREBY ACCEPTS THE ACCESS EASEMENT OVER THOSE PRIVATE STREETS AND LANES AS SHOWN ON THIS MAP ON BEHALF OF ALL GOVERNMENT AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

NANCY A. DILLON
CITY CLERK
CITY OF THOUSAND OAKS

DATE: 9/28/94 Nancy A. Dillon

CITY CLERK CERTIFICATE:

I, NANCY A. DILLON, CITY CLERK OF THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, CERTIFY THAT ALL PROVISIONS OF TITLE 7, DIVISION 2 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE PERTAINING TO DEPOSITS REQUIRED AT THE TIME OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS, OF THE MAP ENTITLED TRACT NO. TRACT NO. 4527-2 HAVE BEEN COMPLIED WITH.

NANCY A. DILLON
CITY CLERK
CITY OF THOUSAND OAKS

DATE: 9/28/94 Nancy A. Dillon

CONDITIONAL APPROVAL NOTE:

"THIS MAP IS SUBJECT TO CONDITIONS, ORDINANCES, REGULATIONS, STANDARDS, AND POLICIES WHICH HAVE BEEN IMPOSED AS A CONDITION OF APPROVAL OF THE MAP. PLEASE REFER TO CITY OF THOUSAND OAKS PLANNING COMMISION RESOLUTION NO. 67-90 PC AND / OR CITY COUNCIL RESOLUTION NO. 69-152.

TAX COLLECTOR'S CERTIFICATE

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: October 31, 1994.

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA
BY _____
DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE
#94-179581
RECORDED AT THE REQUEST OF THE OWNER, ON NOVEMBER 7, 1994 AT 8:00 A.M. IN BOOK 126 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 66-68, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA
BY _____
DEPUTY COUNTY RECORDER

SOILS AND/OR GEOLOGIC REPORT(S)

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 4527-1 HAVE BEEN PREPARED:

DATE OF REPORT: MAY 25, 1990

TITLE OF REPORT: PRELIMINARY GEOLOGIC & SOIL ENGINEERING STUDY

FIRM NAME: GEO SOILS, INC.

ENGINEER (OR GEOLOGIST): GEORGE R. LARSON

REGISTRATION NO. CEG 161

LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY OF THOUSAND OAKS

FIRST AMERICAN TITLE INSURANCE COMPANY, AS TRUSTEE UNDER A DEED OF TRUST RECORDED JULY 18, 1994, AS INSTRUMENT NO. 94-118997, OFFICIAL RECORDS.

Jimmy E Ellis
ASSISTANT SECRETARY

STATE OF CALIFORNIA) SS
COUNTY OF VENTURA)

ON October 25, 1994 BEFORE ME,
LAURIE J. KLINGER
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
Jimmy E. Ellis

PERSONALLY KNOWN TO ME (OR PROVED TO ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Laurie J Klinger
NAME (PRINT)
MY COMMISSION EXPIRES: 8-30-96
MY PLACE OF BUSINESS IS First American Title

TRACT NO. 4527-2

FOR CONDOMINIUM PURPOSES
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A PORTION OF PARCEL 1 OF PARCEL MAP LD NO. 571, RECORDED IN BOOK 47, PAGES 40-41, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:

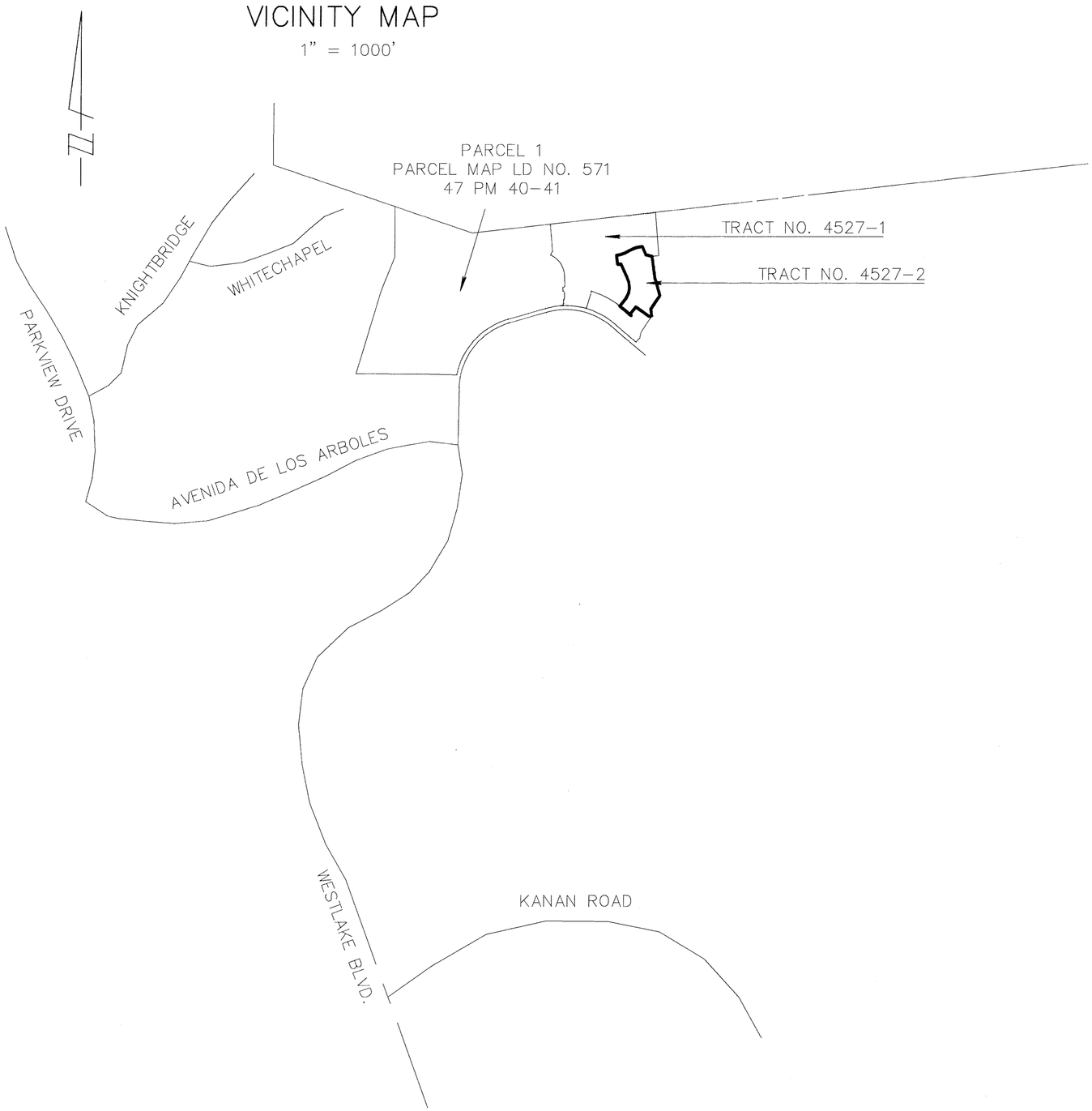
PSOMAS AND ASSOCIATES
3420 OCEAN PARK BOULEVARD
SANTA MONICA, CA 90405

SEPTEMBER 1993

SHEET 1 OF 3 SHEETS

VICINITY MAP

1" = 1000'



GROSS AREA = 6.13 ACRES

TRACT NO. 4527-2

FOR CONDOMINIUM PURPOSES
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A PORTION OF PARCEL 1 OF PARCEL MAP LD NO. 571, RECORDED IN BOOK 47, PAGES 40-41, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:

PSOMAS AND ASSOCIATES
3420 OCEAN PARK BOULEVARD
SANTA MONICA, CA 90405

FEBRUARY 1994

SCALE: 1" = 50'

0' 25' 50' 100' 150'
GRAPHIC SCALE: 1" = 50'

LOT 13A
DOC. NO. 87-053699 OR
LLA 87-129

FD. 1 1/2" IP LS 4145
PER R1.

BASIS OF BEARINGS
N 85°31'58" E 78.66' (R4,M)
N 85°32'50" E 78.72' (R1,R2)

N 15°48'32"W 221.15' (M)
N 15°48'42"W 221.19' (R1,R2)

N 33°55'37"E 192.68' (M)
N 33°55'39"E 192.69' (R1,R2)

FD. 1 1/2" IP LS 4145
PER R1.

N 07°47'18"W 261.44' (M)
N 07°46'47" W 261.45' (R1,R2)

PARCEL E
LANDSCAPING AND SLOPE TO BE
MAINTAINED BY HOMEOWNERS ASSOCIATION
1.27 ACRES

PARCEL C

N 08°24'03"W (R1,R2)
N 08°24'52"W (M)
80.80' (R1,R2,M)

N 82°33'53"W
54.10'

38' WIDE WATER PIPELINE
EASEMENT OF CALLEGUAS
MUNICIPAL WATER DISTRICT PER
INST. NO. 93-053977 O.R.

N 75°39'12"W
74.85' (R4,M)

N 02°43'42"W
106.49' (R4,M)
N 24°46'05"W (RAD.)

73.49'

N 14°34'20" E
71.84'

33.00'

N 20°59'34"W
91.12'

N 24°46'05"W 112.35'

78.00'

34.35'

Δ=7°07'10"
L=60.02'

46' WIDE EASEMENT OF
THE CITY OF THOUSAND OAKS
FOR WATER PIPELINE
PURPOSES PER INST. NO.
94-075216 O.R.

N 65°13'55"E
110.00'

N 72°21'05"E (RAD.)
110.00'

Δ=11°26'50"
L=96.50'

N 83°47'55"E (RAD.)
110.00'

Δ=11°09'28"
L=94.06'

N 85°02'37"W (RAD.)
110.00'

Δ=62°53'45"
R=483.00'
L=530.21'

Δ=10°48'11"
L=91.07'

N 74°14'26"W (RAD.)
110.00'

Δ=11°18'41"
L=95.35'

N 62°55'45"W (RAD.)
110.00'

Δ=11°03'25"
L=93.21'

S51°52'20"E
(RAD.)

56.93'

S 50°58'09" E
(RAD.)

110.20'

N 54°55'49"W 167.13'

6' P.S.E.

L=74.52'
Δ=11°26'50"

L=72.64'
Δ=11°09'28"

L=70.33'
Δ=10°48'11"

L=73.64'
Δ=11°18'41"

L=77.86'
Δ=11°57'36"

PARCEL 1
PM LD NO. 571
47 PM 40/41

9

8

7

6

5

17

24

25

26

27

28

55

WHITE CEDAR PLACE

Δ=24°48'57"
R=350.00'
(R4,M)
L=151.39'

Δ=25°23'42"
R=325.00'
(R4,M)
L=143.99'

N 28°07'24"W
(RAD.)

Δ=86°38'41"
R=20.00'
L=30.24'

92.07'

SILK OAK AVENUE (PRIVATE STREET)

Δ=64°06'22"
R=373.00'
L=417.34'

Δ=64°06'22"
R=350.00'
L=391.60'

Δ=64°06'22"
R=327.00'
L=365.87'

Δ=19°18'07"
L=110.16'

Δ=19°15'30"
L=109.91'

Δ=15°08'49"
L=86.45'

Δ=0°18'26"
R=373.00'
L=2.00'

N 39°20'17"E
93.46'

N 39°20'17"E 92.55'

N 39°20'17"E 113.46'

Δ=96°00'00"
R=20.00'
L=31.42'

N 50°39'43"W
43.00'

N 49°23'41"W
41.99'

N36°24'51"E
P.R.C. (RAD.)

Δ=87°04'34"
R=20.00'
L=30.40'

Δ=2°31'08"
R=823.00'
L=36.18'

N 50°39'43"W
111.37'

69.83'

N 38°27'07"E
97.68'
128.48'

N 56°06'17"W
55.05'

PARCEL B

Δ=10°23'56"
L=59.35'

N 75°37'51" E (RAD.)
115.26'

N 85°04'02" W (RAD.)
115.77'

N 65°48'32" W (RAD.)
115.10'

N 24°46'05"W 295.35'

N 24°46'05"W 334.36'

N 24°46'05"W 290.64'

34.91'

82.50'

6' P.S.E.

N 65°13'55"E
111.21'

N 65°13'55"E
109.57'

90.93'

78.00'

N 65°13'55"E
110.00'

90.73'

SEE DETAIL BELOW
Δ=88°03'39"
R=20.00'
L=30.74'

S 22°28'08"E
(RAD.)

N 70°16'50"E
108.76'

N 82°11'45"E
(R4,M) 22.00'

N 10°41'15"W (RAD.)
109.76' (R4,M)

92.08'
N 24°02'26"W 162.58' (R4,M)

70.50'

61.95'
(R4,M)
N 20°55'50"W
73.98'

12.03'

11.81'

55.81'
(R4,M)
N 08°06'10"W
67.62'

15.66'

51.85'
N 09°16'56"E
67.51'

19.59'

48.47'
(R4,M)
N 26°41'21" E
68.06'

30.80'

Δ=37°22'02"
R=375.00'
L=244.57'

Δ=8°44'34"
R=398.00'
L=58.54'

Δ=7°08'29"

N 62°02'43"E
84.28'

23'
4'
6'
23'

21'
4'
6'
23'

44.39'

N 62°29'21"E
(R4,M)

N 62°02'43"E
(R4,M)
84.28'

10.92'

TRACT NO. 4527-1
126 MR 11/14

TRACT NO. 4527-1
126 MR 11/14

BASIS OF BEARINGS

THE BEARING OF N 85° 31' 58" E AS SHOWN ALONG THE EASTERLY BOUNDARY OF TRACT MAP NO. 4527-1, 126 MR 11/14 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND

M = MEASURED
R = RECORD
(RAD.)= RADIAL
CF = CALCULATED FROM RECORD
PSE = PUBLIC SERVICE EASEMENT
R1 = RECORD OF SURVEY 44 RS 17
R2 = PARCEL MAP LD NO. 571 47 PM 40/41
R3 = RECORD OF SURVEY 44 RS 84
R4 = TRACT NO. 4527-1 126 MR 11/14

MONUMENT LEGEND

△ SET CITY OF THOUSAND OAKS STANDARD MONUMENT STAMPED LS 2304.

L&T'S LEAD AND TACKS

● FOUND 1 1/2" IP LS 2304 PER R4 UNLESS OTHERWISE NOTED.

○ SET 1 1/2" IP LS 2304

MONUMENTATION NOTES

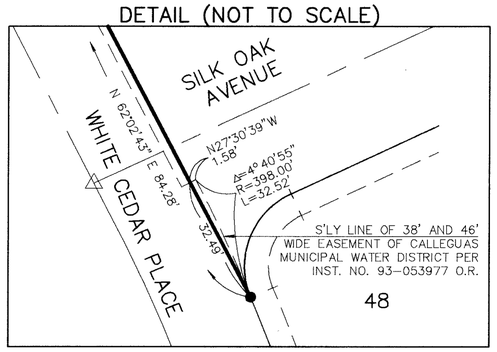
SET 1 1/2" IP WITH TAG LS 2304 AT REAR LOT CORNERS AND ANGLE POINTS AS INDICATED.

SET L AND T'S WITH TAG LS 2304 ON PROLONGATION OF SIDE LOT LINES 0.25' OFF PROPERTY CORNER.

NOTE:

UNLESS SHOWN OTHERWISE ALL COURSES SHOWN HEREON ARE MEASURED.

DETAIL (NOT TO SCALE)



TRACT NO. 4527-2

FOR CONDOMINIUM PURPOSES
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A PORTION OF PARCEL 1 OF PARCEL MAP LD NO. 571, RECORDED IN BOOK 47, PAGES 40-41, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:

PSOMAS AND ASSOCIATES
3420 OCEAN PARK BOULEVARD
SANTA MONICA, CA 90405

FEBRUARY 1994

SHEET 3 OF 3 SHEETS