TRACT NO. 4919

FOR CONDOMINIUM PURPOSES

BEING LOT 115 AND PORTIONS OF LOTS 114 AND 116 OF KADOTA FIG FARMS, SUBDIVISION NO. 5 (17 M.R. 52) CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA

DECEMBER, 1993

REGISTERED PROFESSIONAL ENGINEER ROGER JAY CARLSEN No. 16,018 CIVIL STATE OF CALIFORNIA

EXPIRES 6/30/97

OWNER'S CERTIFICATE

The undersigned hereby certifies that they are the owners of, record holder 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, and that they do offer to dedicate to the City of Simi Valley for public use, the right-of-way for all streets and highways shown on the map and that they do hereby dedicate to the Simi Valley County Sanitation District the easements for sanitary sewer purposes and all uses incidental thereto shown on this map, and that they do hereby offer to dedicate to the Ventura County Waterworks District No.8 the water pipeline easement shown on this map, and that they do hereby offer to dedicate, to the City of Simi Valley the easement for public service shown on the map.

CABRILLO ECONOMIC DEVELOPMENT CORPORATION, a California non-profit public benefit corporation, as OWNER.

Vice-President — Ass't. Secretary

ACKNOWLEDGEMENT

State of California } ss
County of Ventura }

On NOVEMBER 22, 19 94 before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID J. SABEDRA AND JOHN JOSEPH VACCA personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same in their authorized capacities, and that their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

CHRISTINE R. RICHARD, Notary Public
County of Ventura, My commission expires APR 19, 1995

LINCOLN TITLE COMPANY, a California corporation, as Trustee under a deed of trust recorded October 10, 1994, as Instrument No. 94-161897, Official Records.

Larry A. Brown — Vice-President
Larry A. Brown — Ass't. Secretary

ACKNOWLEDGEMENT

State of California } ss
County of Ventura }

On NOVEMBER 22, 19 94 before me, the undersigned, a Notary Public in and for said State, personally appeared LARRY A BROWN personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same in their authorized capacities, and that their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

CHRISTINE R. RICHARD, Notary Public
County of Ventura, My commission expires APR 19, 1995

SIMI VALLEY COUNTY SANITATION DISTRICT ACCEPTANCE CERTIFICATE

The Simi Valley County Sanitation District hereby accepts the sanitary sewer easements 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.

12-1-94
Date

District Engineer, Simi Valley County Sanitation District

REGISTERED PROFESSIONAL ENGINEER MICHAEL KLEINBRODT No. 20293 EXP. 9-30-97 CIVIL STATE OF CALIFORNIA

SIGNATURE OMISSION

The signature of Warren Bateman, present owner of one-half interest in and to all oil and minerals in and under said land, as disclosed in deed recorded March 24, 1952 as Instrument No. 6425 in Book 1055, page 560 Official Records has been omitted in accordance with Section 66436(a)(3)(C) of the Subdivision Map Act.

SOILS REPORT

The following soils report relating to TRACT NO. 4919 has been prepared:

Date of Report: July 18, 1986
Title of Report: Preliminary Foundation Investigation
Firm Name: Geo Soils Inc.
Engineer: William A. Ciridon
Registration No.: R.C.E. 30313

Location where on file for public inspection: City Engineers' office - City of Simi Valley.

Randy T. Rubert — 1708 — 9/28/94
GEOLOGIST — C.E.G. NO. — DATE

William A. Ciridon — 30313 — 9/15/94
SOILS ENG'R. — R.C.E. NO. — DATE

REGISTERED PROFESSIONAL ENGINEER MICHAEL KLEINBRODT No. 20293 EXP. 9-30-97 CIVIL STATE OF CALIFORNIA

ENGINEER'S CERTIFICATE

I, Roger J. Carlsen, do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in May, 1986, 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 street system.

Dated: August 4, 1994.

Roger J. Carlsen
Roger J. Carlsen R.C.E. 16018

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the final map entitled TRACT NO. 4919, 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: DEC 5, 1994.

George Berg
George Berg, R.C.E. 16804, City Engineer, City of Simi Valley

REGISTERED PROFESSIONAL ENGINEER GEORGE T. BERG No. 16804 EXP. 6-30-97 CIVIL STATE OF CALIFORNIA

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: December 14, 1994

Harold S. Pittman
County Tax Collector
County of Ventura
By: Cynthia M. Simmons
Deputy County Tax Collector

94-201654

COUNTY RECORDER'S CERTIFICATE

Recorded at the request of the owner, CABRILLO ECONOMIC DEVELOPMENT CORPORATION, a California non-profit public benifit corporation, on December 21st, 19 94 at 8:00 A.M. in Book 126, of Miscellaneous Records (Maps) at Pages 93-95, Records of Ventura County.

RICHARD D. DEAN
County Recorder
County of Ventura
By Elizabeth M. Russell
Deputy County Recorder

CITY COUNCIL'S CERTIFICATE

This map entitled TRACT NO. 4919, consisting of 3 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 5th day of December, 1994, for approval. Said Council hereby approves said map and does hereby accept for public use the right-of-way for all streets and highways as shown on this map and also hereby accepts the easement for public service purposes as 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 6th day of December, 1994.

Attest:

Alice K. Redondo
asst. City Clerk of the City of Simi Valley

Mayor of the City of Simi Valley

VENTURA COUNTY WATERWORKS DISTRICT NO.8 ACCEPTANCE CERTIFICATE

Ventura County Waterworks District No.8 hereby accepts the water pipeline easements 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. WWD-20 of the Board of Directors of said District.

12-1-94
Date

District Engineer, Ventura County Waterworks District No. 8

AREA = 1.61 ACRES

126 MR 93

SCALE 1"=50'

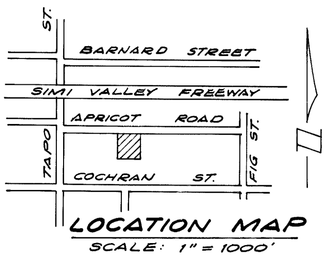
SHEET 2 OF 3 SHEETS

TRACT NO. 4919

FOR CONDOMINIUM PURPOSES

BEING LOT 115 AND PORTIONS OF LOTS 114 AND 116 OF KADOTA FIG FARMS, SUBDIVISION NO. 5 (17 M.R. 52) CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA

DECEMBER, 1993



LOCATION MAP
SCALE: 1" = 1000'

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

FIG STREET (NORTH R, 600.33' CFR,) S0°00'53"W 600.21' M. (297.60'CFR,) 297.54' M. (302.73'CFR,) 302.67' M. (NORTH R, 545.33'CFR,) S0°00'53"W 25.00' R, & M. 545.21' M. (272.60' CFR,) 272.54' PRO. & M. (272.73' CFR,) 272.67' PRO. & M.

FD. NAIL PER R3

FD. 2" I.P. 14" DEEP (NO RECORD) ACCEPTED AS CENTERLINE INT. AFFIXED TAG RCE 16018 2'L & 2'R 1½" I.P. PER R2 & R3 25 R.S. 41 (NOT FD.)

ALAMO STREET (N89°58'00"E R, 1859.64' CFR,) APRICOT ROAD N89°58'15"E 1859.83' M. 1804.83' M. N89°58'15"E M. (904.82' (CFR,) 904.92' PRO. & M.

A PART OF THIS SUBDIVISION

(904.82' CFR,) 904.98' PRO. & M. 1804.75' M. (904.92' CFR,) 904.98' PRO. & M. 1859.75' M. SUBDIVISION

S89°57'59"W 1804.68' M. S89°57'59"W 1859.68' M. (S89°58'15"W R, 1804.64' CFR,) COCHRAN STREET (S89°58'15"W R, 1859.64' CFR,)

NOT A PART OF THIS SUBDIVISION

LOT 116 (129.26'R,) 129.27' PRO. & M. LOT 134 (129.26' R,) 129.26' PRO. & M. 86.17' M.

NO°00'25"E 272.61'M. (NORTH 272.60' CFR, & R3) 271.11'

1.5' 1.50' 43.09' R2 & M. 43.09' R2 & M. (258.52' CFR,, R1 & R3)

1.5' STREET DEDICATION

LOT 115 1 1.61 ACS. GROSS 1.60 ACS. NET

257.05' M. (257.02' CFR, R5, R1 & R3) 257.05' M. APRICOT ROAD (129.26' R,) 129.27' PRO. & M. (129.26' R,) 129.27 PRO. & M. S 89°58'00" W 258.54' M. LOT 135

1804.64' CFR,) (1257.02' CFR,) 1859.64' CFR,) 1804.64' CFR,) 1859.64' CFR,)

5' PUBLIC SERVICE EASEMENT TO THE CITY OF SIMI VALLEY

1.50' R5 & M. 257.05' M. 82.50' M. 84.00' R5 & M. N0°00'18"E 272.63' 43.09' R7 & M. LOT 114 LOT 113 DETAIL NO SCALE

LOT 114 (129.26' R,) 129.27 PRO. & M. 86.18' M. 1.50' 5' S 89°58'15"W 5.375' R5 & M. N0°00'18"E 82.50' M. N0°00'18"E 44.00' R5 & M. N89°58'15"E 5.25' R5 & M. N0°00'18"E 144.63' CFR & R5 & M. LOT 136

NO°00'18" E 272.63' M. (NORTH 272.60' CFR, & R1)

1028 O.R. 250 43.09' R7 & M.

(N89°58'00"E R, 1859.64' CFR,) (S 89°58'00"W R, 1804.64' CFR,) A PART OF THIS SUBDIVISION

(512.04' CFR,) 512.09' PRO. & M. (512.04'CFR,) 512.07' PRO. & M.

ALAMO STREET FD. BOAT SPIKE PER R3 2" I.P. PER R, (NOT FD.)

(272.60'CFR,) 272.67' PRO. & M. (272.60'CFR,) 272.68' PRO. & M.

NORTH R, & M. (545.20' CFR,) TAPO STREET 545.35' M. (302.60'CFR,) 302.68' M.

NORTH R, & M. (640.20'(CFR,) 640.35' M. (640.23' R2)

FD. NAIL & TAG "L.S. 4438" (NO RECORD)

(BASIS OF BEARINGS) NORTH R, & M. (2637.33' R2) 2637.35' M. (2637.20' R,)

FD. STD. SURVEY MON. PER R2

APRICOT ROAD

FD. BOAT SPIKE ABOVE 1½" I.P. PER R3 & R6

NOTE: SEE SHEET 3 FOR EASEMENTS.

LEGEND

- ◉ SET 1½" I.P. TAGGED "RCE16018"
- • FOUND MON. AS NOTED

FD. FOUND
CFR CALCULATED FROM
I.P. IRON PIPE
PRO PRO-RATED
M. MEASURED
MON. MONUMENT

REFERENCES:
R1 = 17 M.R. 52
R2 = V.C.F.B. 1467M-10
R3 = V.C.F.B. 1240-17
R5 = INST. NO. 87-038462, REC. 3-17-87
R6 = V.C.F.B. 1189-44

60' WORKMAN AVENUE

R7 = 1028 O.R. 250
R8 = 913 O.R. 563

BASIS OF BEARINGS

THE BEARING OF "NORTH" ON THE CENTERLINE OF TAPO STREET AS SHOWN ON 17 M.R. 52 AS MONUMENTED BY VCFB 1240-17 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

126 MR 94

SCALE 1"=20'

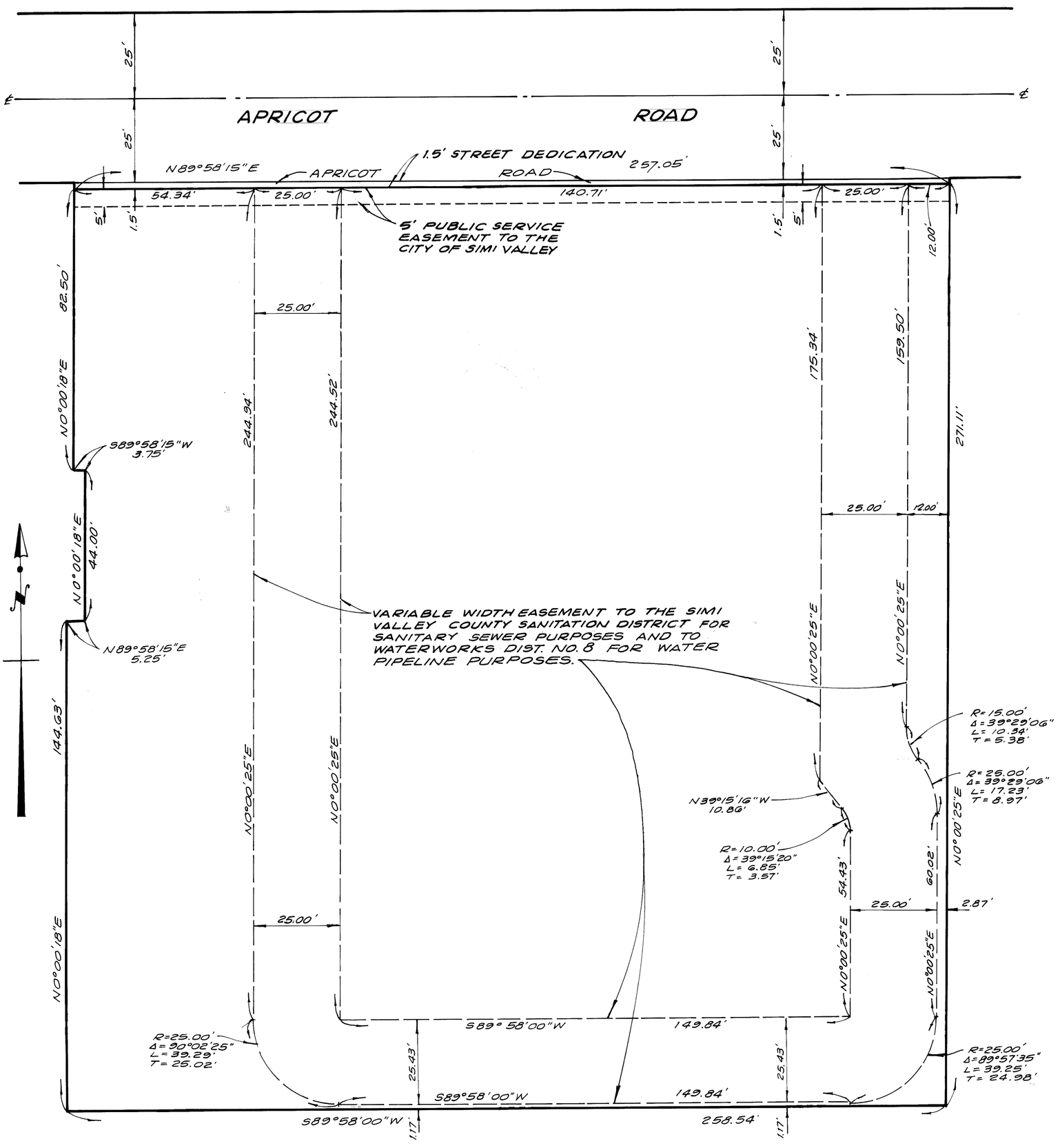
SHEET 3 OF 3 SHEETS

TRACT NO. 4919

FOR CONDOMINIUM PURPOSES

BEING LOT 115 AND PORTIONS OF LOTS 114 AND 116 OF KADOTA FIG FARMS, SUBDIVISION NO. 5 (17 M.R. 52) CITY OF SIMI VALLEY, COUNTY OF VENTURA. STATE OF CALIFORNIA DECEMBER, 1993

"UTILITY EASEMENTS"



20' 0 20' 40' 60'

GRAPHIC SCALE: 1"=20'

NOTE:
ALL DIMENSIONS SHOWN ON THIS SHEET ARE MEASURED. FOR LEGEND, BASIS OF BEARINGS & CONTROL SEE SHEET 2.

126 MR 95