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. 4944-2, 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, AN ACCESS EASEMENT OVER ALL PRIVATE STREETS TO PROVIDE ACCESS FOR ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AND THAT THEY HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, THE EASEMENT FOR PUBLIC SERVICE PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO. AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, THE THE EASEMENTS FOR WASTEWATER AND STORM DRAINAGE PURPOSES OVER ALL PRIVATE STREETS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, THE EASEMENT FOR WATER LINE PURPOSES SHOWN ON THIS MAP AND ALL USES THERTO, AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, FOR PUBLIC USE, THE RIGHT-OF-WAY FOR PUBLIC ROAD AND RELATED PURPOSES OVER PARCEL "DD" AS SHOWN ON THIS MAP.

SHAPELL INDUSTRIES, INC., A DELAWARE CORPORATION (OWNER)

NATHAN SHAPELL, PRESIDENT

MARGARET LEONG, SECRETARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

ON THIS 8TH DAY OF DECEMBER, IN THE YEAR 1994 BEFORE ME MARY ANN MAYER, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED NATHAN SHAPELL AND MARGARET LEONG PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT.

MARY ANN MAYER, NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/13/98
PRINCIPAL PLACE OF BUSINESS:
COUNTY OF LOS ANGELES

ENGINEER'S STATEMENT

I, JOEL C. SILVERMAN, DO HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN JULY 1993, 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.

DATE: 12-19, 1994

JOEL C. SILVERMAN, RCE 16844
LICENSE EXPIRES JUNE 30, 1997

REGISTERED PROFESSIONAL ENGINEER — JOEL C. SILVERMAN — NO. 16844 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.

HAROLD S. PITTMAN
TAX COLLECTOR, COUNTY OF VENTURA

DATE: May 4, 1995

BY: Cynthia M Simmons
DEPUTY COUNTY TAX COLLECTOR

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4944-2, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING 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 VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: 5-2-, 1995

G.R. PABLEO R.C.E. 27221
REGISTRATION EXPIRES: 3-31-97
CITY ENGINEER, CITY OF
THOUSAND OAKS

REGISTERED PROFESSIONAL ENGINEER — G. R. PABLEO — No. 27221 Exp. 1-31-97 — CIVIL — STATE OF CALIFORNIA

SIGNATURE OMISSION NOTES

THE SIGNATURE OF CALLEGUAS MUNICIPAL WATER DISTRICT, PRESENT OWNER OF AN EASEMENT FOR WATER CONDUIT, SLOPES, DRAINAGE FACILITIES AND INCIDENTAL PURPOSES AS PER DEED RECORDED AUGUST 9, 1973 IN BOOK 4151 PAGE 373, OF OFFICIAL RECORDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT, 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 J A N S S AND J A N S S, A PARTNERSHIP, WHICH ACQUIRED TITLE AS JANSS, JANSS AND PALMIERI, A PARTNERSHIP, PRESENT OWNERS OF AN UNDIVIDED ONE-HALF OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN UNDER OR UPON SAID LAND, BUT WITHOUT THE RIGHT TO DRILL, DIG, OR MINE THROUGH THE SURFACE OF THE LAND THEREFOR , AND WITHOUT THE RIGHT TO ENTER OR ENCROACH UPON ANY PORTION OF SAID LAND LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, WHICH WERE CONVEYED TO THE ROCKWOOD COMPANY, IN DEEDS RECORDED IN BOOK 1592, PAGE 511 OF OFFICIAL RECORDS AND RECORDED IN BOOK 1712, PAGE 32, OF OFFICIAL RECORDS, AND A D O L P H I. F R I E D R I C H, J R. E T A L., PRESENT OWNER OF AN UNDIVIDED ONE-HALF OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER AND UPON SAID PROPERTY, WITHOUT THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE OF THE LAND THEREFOR , AND WITHOUT THE RIGHT TO ENTER OR ENCROACH UPON ANY PORTION OF SAID LAND LYING WITHIN 500 FEET OF THE SURFACE AS DISCLOSED BY DEED RECORDED IN BOOK 1586, PAGE 229 OF OFFICIAL RECORDS, AND JANSS INVESTMENT CORPORATION, A CALIFORNIA CORPORATION, PRESENT OWNER OF ALL OIL, GAS AND HYDROCARBON SUBSTANCES IN, UNDER AND UPON A PORTION OF SAID LAND WITHOUT THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE OF SAID LAND THEREFOR AND WITHOUT THE RIGHT TO ENTER OR ENCROACH UPON ANY PORTION OF SAID LAND LYING ABOVE A DEPTH OF 500 FEET OF THE SURFACE, AS RESERVED IN A DEED RECORDED IN BOOK 1871, PAGE 294, OF OFFICIAL RECORDS, ALL RECORDS OF VENTURA COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3) (C) OF THE SUBDIVISION MAP ACT.

CITY CLERK CERTIFICATE

I, N A N C Y A. D I L L O N, 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. 4944-2 HAVE BEEN COMPLIED WITH.

NANCY A. DILLON
CITY CLERK, CITY OF THOUSAND OAKS

DATE: May 2, 1995

CITY CLERK ACCEPTANCE CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS, BY RESOLUTION DULY PASSED ON THE 26th DAY OF April, 1995, APPROVED THE ATTACHED MAP AND DOES HEREBY ACCEPT THE ACCESS EASEMENT OVER ALL PRIVATE STREETS FOR ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AND ALSO HEREBY ACCEPTS THE EASEMENT FOR PUBLIC SERVICE, WASTEWATER, WATER LINE AND STORM DRAINAGE PURPOSES, AS OFFERED HEREON. HOWEVER THE OFFER, FOR PUBLIC USE, THE RIGHT-OF-WAY FOR PUBLIC ROAD AND RELATED PURPOSES OVER PARCEL "DD" IS HEREBY REJECTED.

NANCY A. DILLON
CITY CLERK, CITY OF THOUSAND OAKS

DATE May 2, 1995

SOILS REPORT

THE FOLLOWING SOILS REPORT HAS BEEN PREPARED FOR TRACT NO. 4944-2, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE CITY ENGINEER.

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	REG. NO.
APRIL 14 1988	PREL. GEOTECH. INVESTIGATION	GORIAN & ASSOC.	JEROME J. BLUNCK	G.E. 151

JEROME J. BLUNCK G.E. 151

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 VESTING TENTATIVE MAP FOR TRACT NO. 4944. PLEASE REFER TO CITY OF THOUSAND OAKS PLANNING COMMISSION RESOLUTION NO. 44-94.

COUNTY RECORDER'S CERTIFICATE

DOCUMENT NO. 95-059585

RECORDED AT THE REQUEST OF THE OWNER S H A P E L L INDUSTRIES INC., ON May 18th, 1995, AT 8:00 A. M. IN BOOK 127 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 46-48, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN, COUNTY RECORDER
COUNTY OF VENTURA

BY: Yolanda Viscaya
DEPUTY COUNTY RECORDER

TRACT NO. 4944-2

IN THE CITY OF THOUSAND OAKS

BEING A SUBDIVISION OF A PORTION OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 20 WEST, TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 19 WEST, RANCHO EL CONEJO, PER MAP RECORDED IN BOOK 1 PAGE 746 OF DEEDS.

COUNTY OF VENTURA, CALIFORNIA

SEPTEMBER 1994

TOTAL GROSS AREA : 7.66 ACRES

JSA

CIVIL ENGINEERS LAND PLANNERS SURVEYORS
24013 VENTURA BOULEVARD, CALABASAS, CALIFORNIA 91302

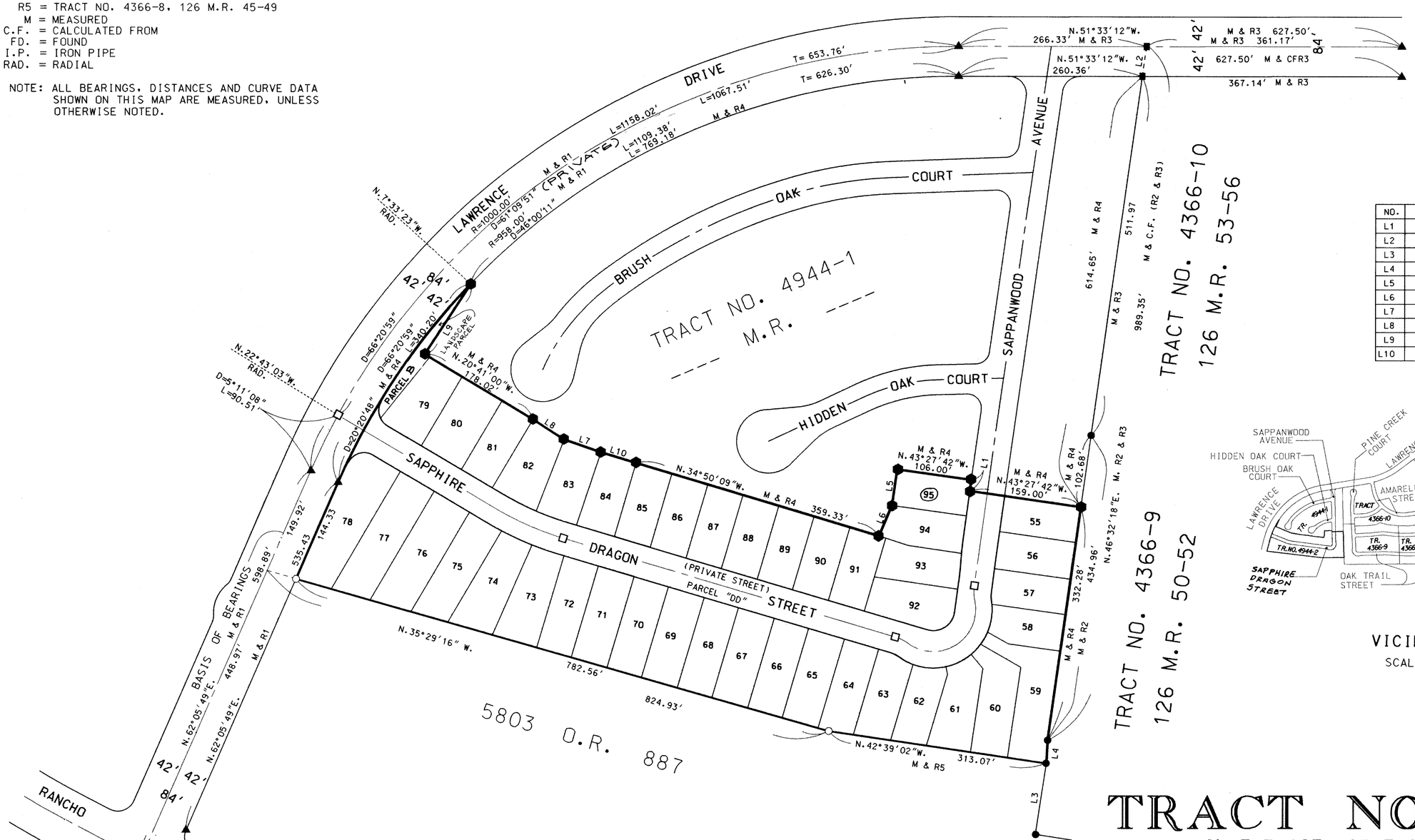
LEGEND

R1 = TRACT NO. 4366-2, 121 M.R. 77-84
R2 = TRACT NO. 4366-9, 126 M.R. 50-52
R3 = TRACT NO. 4366-10, 126 M.R. 53-56
R4 = TRACT NO. 4944-1, _____ M.R. _____
R5 = TRACT NO. 4366-8, 126 M.R. 45-49
M = MEASURED
C.F. = CALCULATED FROM
FD. = FOUND
I.P. = IRON PIPE
RAD. = RADIAL

NOTE: ALL BEARINGS, DISTANCES AND CURVE DATA SHOWN ON THIS MAP ARE MEASURED, UNLESS OTHERWISE NOTED.

BASIS OF BEARING

THE BEARING N.62°05'49"E. OF THE CENTERLINE OF LAWRENCE DRIVE AS SHOWN ON MAP OF TRACT NO. 4366-2, RECORDED IN BOOK 121, PAGES 77 THROUGH 84 INCLUSIVE, OF MISCELLANEOUS RECORDS (MAPS), WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

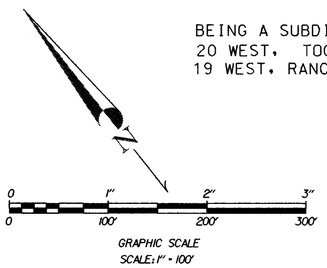


NO.	BEARING	DISTANCE	
L1	N.46°32'18"E.	15.94	M & R4
L2	N.46°32'18"E.	42.42	M & R3
L3	N.47°20'58"E.	101.50	M & R2
L4	N.40°31'51"E.	33.43	M & R2
L5	N.46°32'18"E.	50.75	M & R4
L6	N.61°23'55"E.	46.64	M & R4
L7	N.32°22'47"W.	55.43	M & R4
L8	N.18°30'23"W.	53.00	M & R4
L9	N.71°54'03"E.	120.19	M & R4
L10	N.35°56'16"W.	52.01	M & R4

VICINITY MAP
SCALE: 1"=1000'

MONUMENT NOTES

▲ FD. 1-1/2" I.P. & TAG L.S. 3794, PER R1
● FD. 1-1/2" I.P. & TAG R.C.E. 16844, PER R2
■ FD. 1-1/2" I.P. & TAG R.C.E. 16844, PER R3
⬢ FD. 1-1/2" I.P. & TAG R.C.E. 16844, PER R4
□ SET COUNTY OF VENTURA STANDARD SURVEY MONUMENT
○ SET 1-1/2" I.P. & TAG R.C.E. 16844
SET 3/4" I.P. & TAG RCE 16844 AT ALL PROPERTY CORNERS.



GRAPHIC SCALE
SCALE: 1" = 100'

TRACT NO. 4944-2

IN THE CITY OF THOUSAND OAKS

BEING A SUBDIVISION OF A PORTION OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 20 WEST, TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 19 WEST, RANCHO EL CONEJO, PER MAP RECORDED IN BOOK 1 PAGE 746 OF DEEDS.

COUNTY OF VENTURA, CALIFORNIA

SEPTEMBER 1994

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24013 VENTURA BOULEVARD, CALABASAS, CALIFORNIA 91302

NOTE: FOR LEGEND, BASIS OF BEARINGS AND MONUMENT NOTES, SEE SHEET 2.

(A) 6' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR PUBLIC SERVICE PURPOSES.

(B) 12' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR WATER LINE PURPOSES.

(C) 20' WIDE EASEMENT OF CALLEGUAS MUNICIPAL WATER DISTRICT FOR WATER CONDUITS AND INCIDENTAL PURPOSES PER DEED RECORDED IN BOOK 4151 PAGE 373, OF OFFICIAL RECORDS.

ALL PRIVATE STREETS, WITHIN THE BOUNDARY OF THIS TRACT AS SHOWN ON THIS MAP, ARE EASEMENTS TO THE CITY OF THOUSAND OAKS FOR WASTEWATER AND STORM DRAINAGE PURPOSES.

PARCEL B IS FOR LANDSCAPE PURPOSES.

SEE SHEET 2

#	DELTA	RADIUS	LENGTH
C1	14°09'09"	425.00	104.98
C2	19°39'59"	60.00	20.59
C3	137°57'32"	60.00	144.47
C4	19°40'00"	60.00	20.59
C5	2°05'08"	958.00	34.87
C6	95°08'03"	25.00	41.51
C7	5°00'11"	448.00	39.12
C8	6°04'30"	448.00	47.50
C9	3°04'28"	448.00	24.04
C10	14°09'09"	448.00	110.66
C11	19°39'59"	37.00	12.70
C12	16°03'42"	83.00	23.27
C13	32°33'52"	83.00	47.17
C14	27°36'45"	83.00	40.00
C15	13°24'15"	83.00	19.42
C16	13°50'23"	83.00	20.05
C17	27°36'45"	83.00	40.00
C18	3°56'10"	83.00	5.70

#	DELTA	RADIUS	LENGTH
C19	135°01'52"	83.00	195.61
C20	16°44'20"	35.00	10.23
C21	90°46'05"	25.00	39.61
C22	57°16'18"	25.00	24.99
C23	33°29'47"	25.00	14.62
C24	7°26'49"	402.00	52.25
C25	6°42'20"	402.00	47.05
C26	14°09'09"	402.00	99.30
C27	98°37'33"	30.00	51.64
C28	3°43'07"	475.00	30.83
C29	3°43'07"	475.00	30.83
C30	1°09'40"	475.00	9.63
C31	2°33'27"	475.00	21.20
C32	5°11'08"	1000.00	90.51
C33	5°54'08"	958.00	98.69
C34	4°47'18"	1155.00	96.52
C35	1°16'42"	958.00	21.37
C36	7°10'01"	1135.00	141.98
C37	0°48'26"	958.00	13.50

SEE SHEET 2

SEE SHEET 2

TRACT NO. 4944-1
---- M.R. ----

DRIVE (PRIVATE) 84'

LAWRENCE

HIDDEN OAK COURT

AVENUE SAPPANWOOD

PARCEL "DD" (PRIVATE STREET)

SAPPHIRE DRAGON STREET

23' 46'

42' 42'

R-1 = N 74°49'50" E
R-2 = N 63°07'42" W
R-3 = N 25°49'03" W
R-4 = N 60°10'02" E
R-5 = N 66°14'32" E
R-6 = N 58°46'08" E
R-7 = N 14°48'44" W
R-8 = N 28°39'07" W
R-9 = N 56°15'52" W
R-10 = N 60°12'02" W
R-11 = N 19°54'55" W
R-12 = N 77°11'13" W
R-13 = N 61°52'11" E
R-14 = N 47°10'49" W
R-15 = N 46°01'09" W
R-16 = N 15°16'45" W
R-17 = N 9°39'55" W
R-18 = N 16°49'56" W

#	DIRECTION	DISTANCE
L1	N 20°41'00" W	6.95
L2	N 18°30'23" W	53.00
L3	N 32°22'47" W	55.43
L4	N 35°56'16" W	52.01
L5	N 61°23'55" E	46.64
L6	N 46°32'18" E	50.75
L7	N 46°32'18" E	15.94
L8	N 40°31'51" E	33.43
L9	N 21°35'40" W	34.18
L10	N 1°24'29" W	26.17 RAD.
L11	N 26°12'16" E	11.04 RAD.
L12	N 34°50'09" W	17.58
L13	N 34°50'09" W	8.62
L14	N 20°41'00" W	18.05

#	DIRECTION	DISTANCE
L15	N 34°50'09" W	13.44
L16	N 46°32'18" E	43.14
L17	N 46°32'18" E	32.80
L18	N 46°32'18" E	10.34
L19	N 34°50'09" W	9.67
L20	N 33°05'41" W	32.91
L21	N 46°32'18" E	66.66
L22	N 21°35'40" W	66.07
L23	N 0°42'58" E	28.48
L24	N 0°42'58" E	55.68

0 1" 2" 3"
0 60' 120' 180'
GRAPHIC SCALE
SCALE: 1" = 60'

TRACT NO. 4944-2

IN THE CITY OF THOUSAND OAKS

BEING A SUBDIVISION OF A PORTION OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 20 WEST, TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 19 WEST, RANCHO EL CONEJO, PER MAP RECORDED IN BOOK 1 PAGE 746 OF DEEDS.

COUNTY OF VENTURA, CALIFORNIA

SEPTEMBER 1994

TOTAL GROSS AREA : 7.66 ACRES

JSA
CIVIL ENGINEERS LAND PLANNERS SURVEYORS
24013 VENTURA BOULEVARD, CALABASAS, CALIFORNIA 91302