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. 4213-5 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 SIMI VALLEY, FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY, THE EASEMENTS FOR PUBLIC SERVICE PURPOSES AS SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY, IN FEE, PARCEL "R" FOR LANDSCAPE PURPOSES

REESE L. MILNER II, JOHN L. MILNER AND HELEN VIRGINIA MILNER

SUCCESSOR CO-TRUSTEES UNDER A TRUST AGREEMENT DATED NOVEMBER 2, 1973, KNOWN AS THE MILNER TRUST. (OWNER)

Reese L Milner II
REESE L. MILNER II

John L. Milner
JOHN L. MILNER

Helen V. Milner
HELEN VIRGINIA MILNER

by Reese L Milner II atty in fact

by Reese L Milner atty in fact

GREYSTONE HOMES, INC.,

A DELAWARE CORPORATION, OPTIONEE UNDER A MEMORANDUM OF OPTION RECORDED DECEMBER 8,1994, AS INSTRUMENT NO. 94-195369, OF OFFICIAL RECORDS.

CJ Dragicevich
CHARLES J. DRAGICEVICH
DIVISION PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

ON March 11, 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED REESE L. MILNER II, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

Helen Nelson
NOTARY PUBLIC: Helen Nelson
LOS ANGELES COUNTY
COMMISSION EXPIRES: 12-11-98

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

ON February 29, 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHARLES J. DRAGICEVICH, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

Sandra K. Mantik
NOTARY PUBLIC: Sandra K. Mantik
LOS ANGELES COUNTY
COMMISSION EXPIRES: 4-28-97

ENGINEER'S STATEMENT

I, JOEL C. SILVERMAN, DO HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRSENTS A SURVEY MADE UNDER MY DIRECTION IN APRIL 1991, 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: April 1, 1996

REGISTERED PROFESSIONAL ENGINEER — JOEL C. SILVERMAN — NO. 16844 EXP. 6/30/97 — CIVIL — STATE OF CALIFORNIA

JOEL C. SILVERMAN, R.C.E. 16844
REGISTRATION EXPIRES: 6-30-97.

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: July 25, 1996 BY: Cynthia M. Simmons
DEPUTY COUNTY TAX COLLECTOR

CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4213-5, 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: MAY 6, 1996 BY: George T. Berg
CITY ENGINEER
CITY OF SIMI VALLEY
GEORGE T. BERG, R.C.E. 16804
REGISTRATION EXPIRES: 6-30-97

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

SIGNATURE OMISSIONS

THE SIGNATURES OF:

SOUTHERN CALIFORNIA EDISON COMPANY, EASEMENT HOLDER FOR PUBLIC UTILITIES PURPOSES, PER DEED RECORDED JANUARY 10, 1947 IN BOOK 774 PAGE 1, (NOT LOCATABLE FROM RECORD) OF OFFICIAL RECORDS;

VENTURA COUNTY WATERWORKS DISTRICT NO. 8, EASEMENT HOLDER FOR WATER SYSTEM PURPOSES, PER DEED RECORDED JUNE 5, 1992 AS INSTRUMENT NO. 92-099409, (A PORTION LIES WITHIN CLIFFWOOD DRIVE AND SUMMERTIME AVENUE) OF OFFICIAL RECORDS;

HAVE 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 SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

THE CITY OF SIMI VALLEY SHALL, AS REQUIRED BY CALIFORNIA GOVERNMENT CODE SECTION 66477.5, IN ITS PRESENT FORM OR AS IT MAY FROM TIME TO TIME BE AMENDED, RECONVEY PARCEL "R" TO THE SUBDIVIDER NAMED BELOW IF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY SHOULD DETERMINE THAT THE SAME PUBLIC PURPOSE FOR WHICH SAID PARCEL WAS DEDICATED NO LONGER EXISTS OR THAT SAID PARCEL OR ANY PORTION THEREOF IS NOT NEEDED FOR THE PUBLIC USE, EXCEPT FOR ALL OR ANY PORTION OF THE PROPERTY THAT IS STILL REQUIRED FOR THAT SAME PUBLIC PURPOSE, OR FOR PUBLIC UTILITIES.

SUBDIVIDER: THE MILNER TRUST
439 N. BEDFORD DR.
BEVERLY HILLS, CA. 90210

CITY COUNCIL'S CERTIFICATE

THIS MAP ENTITLED TRACT NO. 4213-5, 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 6th DAY OF May 1996, 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 ACCEPTS THE EASEMENT FOR PUBLIC SERVICE PURPOSES AS SHOWN ON THIS MAP AND ALSO ACCEPTS PARCEL "R" IN FEE, FOR LANDSCAPE PURPOSES.

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 2th DAY OF May, 1996.

ATTEST

Denise K. Rekondo
CITY CLERK OF THE CITY OF SIMI VALLEY

Greg Stratton
MAYOR OF THE CITY OF SIMI VALLEY

SOILS REPORT

THE FOLLOWING SOILS REPORT RELATING TO TRACT NO. 4213-5 HAS BEEN PREPARED

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	REG. NO.
FEBRUARY 20,1996	SUPPLEMENTAL GEOTECHNICAL UPDATE, ROUGH GRADING PLAN REVIEW AND EVALUATION OF THE WATER RESERVOIR AND SOUTHERNMOST PROPOSED DETENTION BASIN, TRACT NO 4213-5, CITY OF SIMI VALLEY, CALIFORNIA.	GEOTECHNICAL ASSOCIATES, INC.	JEROME J. BLUNCK	GE 151

LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY OF SIMI VALLEY PUBLIC WORKS DEPARTMENT

4/1/96 — DATE

William F. Cavan Jr.
WILLIAM F. CAVAN JR., E.G. 1161

Jerome J. Blunck
JEROME J. BLUNCK, GE 151

RECORDER'S CERTIFICATE #96-106467

RECORDED AT THE REQUEST OF THE OWNERS ON August 6, 1996, AT 8:00 A.M. IN BOOK 129 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 78 TO 80, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN, COUNTY RECORDER
COUNTY OF VENTURA

BY: Yolanda Vigoa
DEPUTY COUNTY RECORDER

TRACT NO. 4213-5

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 18 WEST, IN TRACT "H", OF RANCHO SIMI, PER MAP RECORDED IN BOOK 3, PAGE 7, OF MISCELLANEOUS RECORDS (MAPS).

COUNTY OF VENTURA, CALIFORNIA

JULY 1995

TOTAL GROSS AREA: 8.84 ACRES

JSA

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

BASIS OF BEARINGS

THE BEARING N 00°19'48" E OF THE CENTERLINE OF CLIFFWOOD DRIVE, AS SHOWN ON TRACT NO. 4213-2, RECORDED IN BOOK 127 PAGES 34 THROUGH 37 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

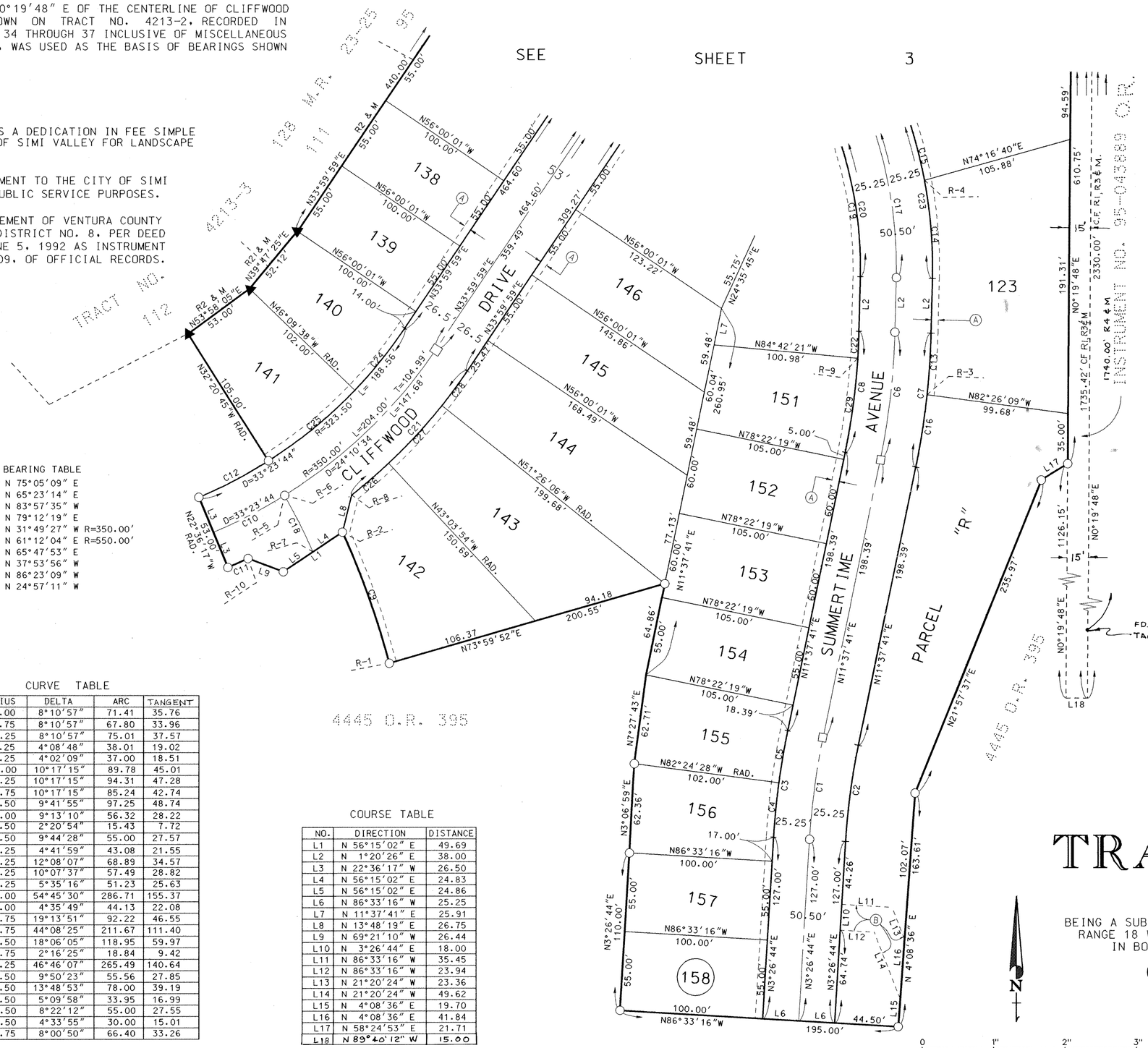
NOTES:

1. PARCEL "R" IS A DEDICATION IN FEE SIMPLE TO THE CITY OF SIMI VALLEY FOR LANDSCAPE PURPOSES.

(A) 5' WIDE EASEMENT TO THE CITY OF SIMI VALLEY FOR PUBLIC SERVICE PURPOSES.

(B) 18' WIDE EASEMENT OF VENTURA COUNTY WATERWORKS DISTRICT NO. 8, PER DEED RECORDED JUNE 5, 1992 AS INSTRUMENT NO. 92-099409, OF OFFICIAL RECORDS.

SEE SHEET 3



RADIAL BEARING TABLE

R-1	= N 75°05'09" E
R-2	= N 65°23'14" E
R-3	= N 83°57'35" W
R-4	= N 79°12'19" E
R-5	= N 31°49'27" W R=350.00'
R-6	= N 61°12'04" E R=550.00'
R-7	= N 65°47'53" E
R-8	= N 37°53'56" W
R-9	= N 86°23'09" W
R-10	= N 24°57'11" W

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT
C1	500.00	8°10'57"	71.41	35.76
C2	474.75	8°10'57"	67.80	33.96
C3	525.25	8°10'57"	75.01	37.57
C4	525.25	4°08'48"	38.01	19.02
C5	525.25	4°02'09"	37.00	18.51
C6	500.00	10°17'15"	89.78	45.01
C7	525.25	10°17'15"	94.31	47.28
C8	474.75	10°17'15"	85.24	42.74
C9	574.50	9°41'55"	97.25	48.74
C10	350.00	9°13'10"	56.32	28.22
C11	376.50	2°20'54"	15.43	7.72
C12	323.50	9°44'28"	55.00	27.57
C13	525.25	4°41'59"	43.08	21.55
C14	325.25	12°08'07"	68.89	34.57
C15	325.25	10°07'37"	57.49	28.82
C16	525.25	5°35'16"	51.23	25.63
C17	300.00	54°45'30"	286.71	155.37
C18	550.00	4°35'49"	44.13	22.08
C19	274.75	19°13'51"	92.22	46.55
C20	274.75	44°08'25"	211.67	111.40
C21	376.50	18°06'05"	118.95	59.97
C22	474.75	2°16'25"	18.84	9.42
C23	325.25	46°46'07"	265.49	140.64
C24	323.50	9°50'23"	55.56	27.85
C25	323.50	13°48'53"	78.00	39.19
C26	376.50	5°09'58"	33.95	16.99
C27	376.50	8°22'12"	55.00	27.55
C28	376.50	4°33'55"	30.00	15.01
C29	474.75	8°00'50"	66.40	33.26

COURSE TABLE

NO.	DIRECTION	DISTANCE
L1	N 56°15'02" E	49.69
L2	N 1°20'26" E	38.00
L3	N 22°36'17" W	26.50
L4	N 56°15'02" E	24.83
L5	N 56°15'02" E	24.86
L6	N 86°33'16" W	25.25
L7	N 11°37'41" E	25.91
L8	N 13°48'19" E	26.75
L9	N 69°21'10" W	26.44
L10	N 3°26'44" E	18.00
L11	N 86°33'16" W	35.45
L12	N 86°33'16" W	23.94
L13	N 21°20'24" W	23.36
L14	N 21°20'24" W	49.62
L15	N 4°08'36" E	19.70
L16	N 4°08'36" E	41.84
L17	N 58°24'53" E	21.71
L18	N 89°40'12" W	15.00

MONUMENT NOTES

- ● FOUND 1½" IRON PIPE TAGGED RCE 16844 PER R1.
- ▲ FOUND 1½" IRON PIPE TAGGED RCE 16844 PER R2.
- ■ FOUND VENTURA COUNTY STANDARD SURVEY MONUMENT PER R1.
- □ SET VENTURA COUNTY STANDARD SURVEY MONUMENT. STAMPED RCE 16844.
- ○ SET 1½" IRON PIPE TAGGED RCE 16844.

SET ¾" IRON PIPE TAGGED RCE 16844 AT ALL REAR LOT AND PARCEL CORNERS AND ALL ANGLE POINTS.

SET LEAD AND TAG RCE 16844 IN CONCRETE CURB ALONG LOT LINE PRODUCED 6.25' FROM FRONT CORNER.

LEGEND

R1 = TRACT NO. 4213-2 127 M.R. 34 - 37
R2 = TRACT NO. 4213-3 128 M.R. 23 - 25
R3 = INST. NO. 95-043889, RECORDED 4-13-95
R4 = PARCEL MAP LDS-346, 45 PM 62-64
RAD. = RADIAL
M = MEASURED
CF = CALCULATED FROM
R6 = TRACT NO. 4213-1, 124 M.R. 1-4

VICINITY MAP
SCALE: 1" = 1000'

TRACT NO. 4213-5

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 18 WEST, IN TRACT "H", OF RANCHO SIMI, PER MAP RECORDED IN BOOK 3, PAGE 7, OF MISCELLANEOUS RECORDS (MAPS).

COUNTY OF VENTURA, CALIFORNIA

JULY 1995

TOTAL GROSS AREA: 8.84 ACRES

0 1" 2" 3"
0 50' 100' 150'
GRAPHIC SCALE
SCALE: 1" = 50'

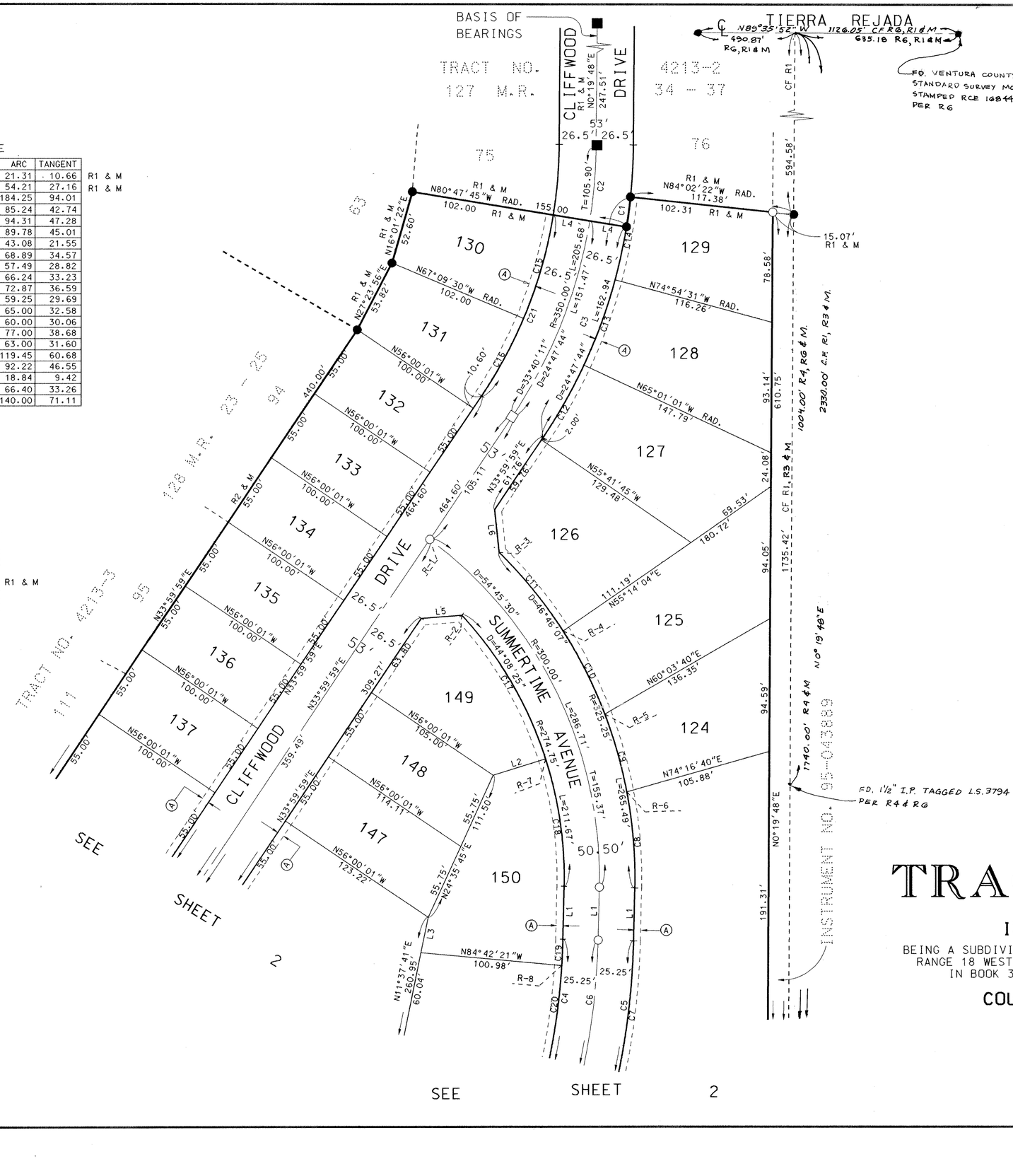
CIVIL ENGINEERS LAND PLANNERS SURVEYORS
24013 VENTURA BOULEVARD, CALABASAS, CALIFORNIA 91302

CURVE TABLE

No.	RADIUS	DELTA	ARC	TANGENT	
C1	376.50	3°14'37"	21.31	10.66	R1 & M
C2	350.00	8°52'27"	54.21	27.16	R1 & M
C3	376.50	28°02'21"	184.25	94.01	
C4	474.75	10°17'15"	85.24	42.74	
C5	525.25	10°17'15"	94.31	47.28	
C6	500.00	10°17'15"	89.78	45.01	
C7	525.25	4°41'59"	43.08	21.55	
C8	325.25	12°08'07"	68.89	34.57	
C9	325.25	10°07'37"	57.49	28.82	
C10	325.25	11°40'07"	66.24	33.23	
C11	325.25	12°50'16"	72.87	36.59	
C12	376.50	9°01'00"	59.25	29.69	
C13	376.50	9°53'30"	65.00	32.58	
C14	376.50	9°07'51"	60.00	30.06	
C15	323.50	13°38'15"	77.00	38.68	
C16	323.50	11°09'29"	63.00	31.60	
C17	274.75	24°54'34"	119.45	60.68	
C18	274.75	19°13'51"	92.22	46.55	
C19	474.75	2°16'25"	18.84	9.42	
C20	474.75	8°00'50"	66.40	33.26	
C21	323.50	24°47'44"	140.00	71.11	

COURSE TABLE

NO.	DIRECTION	DISTANCE	
L1	N 1°20'26" E	38.00	
L2	N 72°49'27" E	39.16	
L3	N 11°37'41" E	25.91	
L4	N 80°47'45" W	26.50	R1 & M
L5	N 85°36'00" E	29.00	
L6	N 6°08'07" W	30.50	



RADIAL BEARING TABLE

R-1 = N 36°34'56" E
R-2 = N 47°12'01" E
R-3 = N 44°34'19" E
R-4 = N 57°24'35" E
R-5 = N 69°04'42" E
R-6 = N 79°12'19" E
R-7 = N 72°06'35" E
R-8 = N 86°23'09" W

NOTES:

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

(A) 5' WIDE EASEMENT TO THE CITY OF SIMI VALLEY FOR PUBLIC SERVICE PURPOSES.

N

0 1" 2" 3"
0 50' 100' 150'
GRAPHIC SCALE
SCALE: 1" = 50'

TRACT NO. 4213-5

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 18 WEST, IN TRACT "H", OF RANCHO SIMI, PER MAP RECORDED IN BOOK 3, PAGE 7, OF MISCELLANEOUS RECORDS (MAPS).

COUNTY OF VENTURA, CALIFORNIA

JULY 1995

TOTAL GROSS AREA: 8.84 ACRES

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