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. 4973, 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 WITH WITHIN THE EXTERIOR BOUNDARY LINE, AND THAT THEY DO HEREBY OFFER TO THE CITY OF MOORPARK 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 MOORPARK, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE WESTERLY LINE OF LOT 3, ABUTTING SPRING ROAD IN ORDER THAT THE OWNERS OF SAID LOT 3 SHALL HAVE NO ACCESS TO SAID SPRING ROAD, EXCEPT THE GENERAL RIGHT-OF-WAY WHICH BELONGS TO THE WHOLE PUBLIC, AND THAT THEY DO HEREBY OFFER TO DEDICATE PARCEL NP-1 AND PARCEL OS-2 IN FEE SIMPLE TO THE CITY OF MOORPARK, AND THAT THEY DO OFFER TO DEDICATE TO THE CITY OF MOORPARK, AN EASEMENT FOR ACCESS PURPOSES DESIGNATED AS STRIP 6, AS SHOWN ON THIS MAP, AND THAT THEY DO OFFER TO DEDICATE TO THE CITY OF MOORPARK, AN EASEMENT FOR ACCESS AND UTILITY PURPOSES, DESIGNATED AS STRIP 1 AS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK, AN EASEMENT FOR SIDEWALK PURPOSES AS SHOWN ON THIS MAP, AND THAT THEY DO OFFER TO DEDICATE TO THE CITY OF MOORPARK, AN EASEMENT FOR TRAIL PURPOSES AS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO THE CITY OF MOORPARK, AN EASEMENT FOR LANDSCAPE AND ROAD MAINTENANCE PURPOSES DESIGNATED AS STRIP 18 AS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK AN EASEMENT FOR FLOWAGE AND MAINTENANCE PURPOSES DESIGNATED AS STRIP 11 SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY WATER WORKS DISTRICT NO. 1, THE EASEMENTS FOR WATER PIPELINES DESIGNATED AS STRIPS 14, 15 AND 17 AS SHOWN ON THIS MAP.

SIMI MOORPARK FREEWAY PROPERTIES, LTD., A CALIFORNIA LIMITED PARTNERSHIP
OWNER.
BY: LAND RESEARCHERS, INC., A CALIFORNIA CORPORATION, GERNERAL PARTNER

PAUL GIUNTINI - PRESIDENT

C T INVESTORS, A CALIFORNIA GENERAL PARTNERSHIP, OWNER
BY: CARLSBERG INVESTMENT COMPANY, A WYOMING GENERAL PARTNERSHIP

BARBARA H. CARLSBERG - GENERAL PARTNER

BY: TANKERSLEY HOLDING COMPANY, A CALIFORNIA GENERAL PARTNERSHIP

RON TANKERSLEY - GENERAL PARTNER

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) S.S.

ON JANUARY 23, 1997 BEFORE ME, CASSIE S. SCHIEBEL, PERSONALLY APPEARED PAUL GIUNTINI, BARBARA H. CARSBERG AND RON TANKERSLEY

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 TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

NOTARY PUBLIC

CASSIE S. SCHIEBEL
COMM. # 1018640
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires MAR 16, 1998

NOTARY NAME (PRINT) CASSIE S. SCHIEBEL
MY COMMISSION EXPIRES: MARCH 16, 1998
COUNTY OF PRINCIPLE PLACE OF BUSINESS LOS ANGELES

ENGINEER'S STATEMENT

I, EDDIE P. RAMSEYER, DO HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN AUGUST 1996, 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 UPON ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY STREET SYSTEM.

DATE: 1-17, 19 97.

EDDIE P. RAMSEYER R.C.E. 26362
EXPIRES: 3-31-98

REGISTERED PROFESSIONAL ENGINEER
EDDIE P. RAMSEYER
No. 26362
Exp. 3-31-98
CIVIL
STATE OF CALIFORNIA

CITY ENGINEERS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4973, THAT THE SUBDIVISION AS SHOWN, 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: 1-20, 19 97

DON WINSLOW R.C.E. 14214
EXPIRES: 3-31-97
CITY OF MOORPARK

REGISTERED PROFESSIONAL ENGINEER
DONALD R. WINSLOW
No. 14214
Exp. 3/31/97
CIVIL
STATE OF CALIFORNIA

COUNTY 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: March 11, 19 97.

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE 97-033190

RECORDED AT THE REQUEST OF THE OWNER, SIMI MOORPARK FREEWAY PROPERTIES, ON MARCH 19, 1997, AT 8 A.M. IN BOOK 130 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 54 62, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY RECORDER

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) S.S.

ON February 14, 1997 BEFORE ME, Terri Leigh Siler-Gruenthal, PERSONALLY APPEARED PAUL GIUNTINI

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 ACKNOWLEDCED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

NOTARY PUBLIC

TERRI LEIGH SILER-GRUENTHAL
Commission # 1107401
Notary Public — California
Los Angeles County
My Comm. Expires Aug 4, 2000

NOTARY NAME (PRINT) Terri Leigh Siler-Gruenthal
MY COMMISSION EXPIRES: August 4, 1997
COUNTY OF PRINCIPLE PLACE OF BUSINESS Los Angeles

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) S.S.

ON 2-14-97 BEFORE ME, Gail Coleman, Notary, PERSONALLY APPEARED RONALD TANKERSLEY

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 TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

NOTARY PUBLIC

GAIL COLEMAN
COMM. #1084308
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
Comm. Expires April 24, 1998

NOTARY NAME (PRINT) Gail Coleman
MY COMMISSION EXPIRES: April 24, 1998
COUNTY OF PRINCIPLE PLACE OF BUSINESS Santa Monica, CA

TRACT NO. 4973

BEING A SUBDIVISION OF TRACT M OF THE RANCHO SIMI, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS), SHOWN AS PARCEL B ON LOT LINE ADJUSTMENT NO. 95-2, RECORDED JUNE 6, 1995 AS DOCUMENT NO. 95-66737, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CALIF. 93003
(805)654-1088

SEPTEMBER 1996

OMMISSION SIGNATURES

THE SIGNATURE OF THE FOLLOWING PRESENT OWNERS OF EASEMENTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(A)(i) 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.

- CITY OF MOORPARK, PRESENT OWNER OF AN EASEMENT FOR SLOPES AND DRAINAGE STRUCTURES, AS PER DOCUMENTS RECORDED JULY 20, 1978 IN BOOK 5166, PAGE 692 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
- COUNTY OF VENTURA, PRESENT OWNER OF AN EASEMENT TO DISPOSE OF STORM WATER, AS PER DOCUMENT RECORDED JULY 20, 1978, IN BOOK 5166, PAGE 692 OF OFFICIAL RECORDS. (BLANKET IN NATURE).
- CALLEGUAS MUNICIPAL WATER DISTRICT, PRESENT OWNER OF EASEMENTS FOR WATER CONDUIT, SLOPE, WATER PIPELINE AND APPURTENANCES, AS PER DOCUMENTS RECORDED APRIL 11, 1983, AS DOCUMENT NO. 35427 AND MARCH 9, 1993 AS DOCUMENT NO. 93-041910, BOTH OF OFFICIAL RECORDS. (DOCUMENT NO.93-041910 LIES WITHIN THE PUBLIC STREETS AS OFFERED)
- STATE OF CALIFORNIA, PRESENT OWNER OF AN EASEMENT FOR DRAINAGE, INGRESS AND EGRESS, AS PER DOCUMENT RECORDED FEBRUARY 2, 1995 AS DOCUMENT NO. 95-013384 OF OFFICIAL RECORDS.
- SHELL CALIFORNIA PIPELINE COMPANY, PRESENT OWNER OF AN EASEMENT FOR CATHODIC PIPE PROTECTION SYSTEM CONSISTING OF A DEEP WELL ANODE; POWER POLE, CATHODIC RECTIFIER, CABLES AND INCIDENTAL PURPOSES, AS PER DOCUMENT RECORDED OCTOBER 5, 1981 AS DOCUMENT NO. 094132 OF OFFICIAL RECORDS. (SAID EASEMENT LIES WITHIN PUBLIC STREETS AS OFFERED.)
- SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, AS PER DOCUMENT RECORDED FEBRUARY 19, 1993 AS DOCUMENT NO. 93-031131 OF OFFICIAL RECORDS. (SAID EASEMENT LIES WITHIN THE PUBLIC STREETS AS OFFERED.)

CONTINUED BELOW.

WATER WORKS DISTRICT ACCEPTANCE CERTIFICATE

THIS IS TO CERTIFY THAT THE WATER PIPELINE EASEMENTS OFFERED HEREON TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 1, A GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF SAID DISTRICT PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF VENTURA COUNTY ADOPTED ON MAY 5, 1970.

DATED: 1-27-97

DEPUTY DIRECTOR OF PUBLIC WORKS AGENCY
COUNTY OF VENTURA
STATE OF CALIFORNIA

THE SIGNATURES OF THE FOLLOWING OWNERS OF INTERESTS IN OR RIGHTS TO OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(C) OF THE SUBDIVISION MAP ACT.

- WILLIAM TONAS, ET AL., OWNERS OF ONE-HALF OF 27/40THS INTEREST OF ALL OIL AND MINERAL RIGHTS BELOW 500 FEET FROM THE SURFACE, BUT WITHOUT THE RIGHT OF ENTRY, AS DISCLOSED BY DEED RECORDED IN BOOK 2390, PAGE 306 OF OFFICIAL RECORDS OF VENTURA COUNTY
- THE HEIRS OR DEVISEES OF ANGELE AGOURE VAIL, DECEASED, THEIR INTEREST BEING SUBJECT TO THE ADMINISTRATION OF THE ESTATE OF SAID DECEDENT, OWNER OF ONE-HALF OF 13/40THS INTEREST OF ALL OIL AND MINERAL RIGHTS BELOW 500 FEET FROM THE SURFACE, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS DISCLOSED BY DEED RECORDED IN BOOK 2410, PAGE 561 OF OFFICIAL RECORDS OF VENTURA COUNTY.
- ALFRED ROVEN, CHARLES VICTOR ROVEN AND ALICE ROVEN, AS TRUSTEES OF THE TESTAMENTARY TRUST UNDER THE WILL OF MILAN ROVEN, DECEASED AND ABRAHAM SPIEGAL OWNERS OF 25 PERCENT OF ALL MINERALS, COAL, OIL, PETROLEUM, GAS, ASPHALTUM AND KINDRED SUBSTANCES, NOW OR HEREAFTER IN OR UNDER SAID LAND BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF WITHOUT THE RIGHT OF SURFACE ENTRY, AS DISCLOSED BY DEED RECORDED IN BOOK 3081, PAGE 337 OF OFFICIAL RECORDS OF VENTURA COUNTY.
- LAND RESEARCHERS, INC., A CALIFORNIA CORPORATION, ET AL., OWNERS OF AN INTEREST IN ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBON BY WHATSOEVER NAME KNOWN THAT MAY BE BELOW THE UPPER 100 FEET OF THE SUB-SURFACE OF A PORTION OF SAID LAND, WITHOUT, HOWEVER THE RIGHT OF SURFACE ENTRY, AS EXCEPTED IN THE DOCUMENT RECORDED MAY 22, 1969, IN BOOK 3492, PAGE 234 OF OFFICIAL RECORDS OF VENTURA COUNTY.

- LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION AS BENEFICIARY UNDER DEED OF TRUST RECORDED DECEMBER 2, 1996 AS DOCUMENT NO. 96-164516 OF OFFICIAL RECORDS.
- LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION AS BUYER UNDER AN AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY AS DISCLOSED BY A MEMORANDUM OF AGREEMENT RECORDED DECEMBER 2, 1996 AS DOCUMENT NO. 96-164515 OF OFFICIAL RECORDS.

EMILE HADDAD
VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF orange) S.S.

ON Feb. 5, 1997 BEFORE ME, Theresa L. Pointon, PERSONALLY APPEARED Emile K. Haddad

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 TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED. EXECUTED THE INSTRUMENT.

WITNESS MY HAND

Theresa L. Pointon
NOTARY PUBLIC

THERESA L POINTON
COMM. # 1057511
Notary Public — California
ORANGE COUNTY
My Comm. Expires APR 30, 1999

NOTARY NAME (PRINT) Theresa L. Pointon
MY COMMISSION EXPIRES: 4-30-99
COUNTY OF PRINCIPLE PLACE OF BUSINESS Orange Coto De Caza, CA

OWNER'S CERTIFICATE AND ACKNOWLEDGMENT

THE UNDERSIGNED, ON BEHALF OF ITSELF AND ITS SUCCESSOR(S) IN OWNERSHIP TO LOTS 1, 2 AND 4 OF TRACT NO. 4973 HEREBY (A) CERTIFIES THAT AN ASSOCIATION SHALL BE CREATED PURSUANT TO TITLE 6 OF PART 4 OF DIVISION 2 OF THE CIVIL CODE (COMMENCING WITH SECTION 1350), OR OTHER APPLICABLE LAW, THE MEMBERS OF WHICH SHALL BE THE OWNERS OF RECORD OF LOTS 1, 2 AND 4 OF SAID TRACT, WHICH ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MANUFACTURED SLOPES, LANDSCAPING AND DRAINAGE FACILITIES WITHIN LOT OS-1 OF SAID TRACT AND OF THE LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO LOTS1, 2 AND 4 OF SAID TRACT, (B) ACKNOWLEDGES THAT THE CREATION OF THE ASSOCIATION IS A CONDITION PRECEDENT TO ANY TRANSFER OF OWNERSHIP OF LOTS 1, 2 AND 4 OF TRACT 4973, OR FORMATION OF THE PROPOSED COMMUNITY FACILITIES DISTRICT, WHICHEVER OCCURS FIRST, AND (C) ACKNOWLEDGES THAT THIS CERTIFICATE AND ACKNOWLEDGMENT IS MADE REQUIRED PURSUANT TO TO GOVERNMENT CODE SECTION 66443.

SIMI MOORPARK FREEWAY PROPERTIES, LTD., A CALIFORNIA LIMITED PARTNERSHIP OWNER.
BY: LAND RESEARCHERS, INC., A CALIFORNIA CORPORATION, GENERAL PARTNER

PAUL GIUNTINI - PRESIDENT

C.T. INVESTORS, A CALIFORNIA GENERAL PARTNERSHIP, OWNER.
BY: TANKERSLY HOLDING COMPANY, A CALIFORNIA GENERAL PARTNERSHIP, GENERAL PARTNER.

BY: RONALD TANKERSLEY - GENERAL PARTNER.

BY: CARLSBERG INVESTMENT COMPANY, A WYOMING GENERAL PARTNERSHIP, GENERAL PARTNER.

BY: Barbara Carlsberg By Paul Giuntini, Her Attorney-In-Fact
BARBARA CARLSBERG, BY PAUL GIUNTINI, HER ATTORNEY-IN-FACT, GENERAL PARTNER.

OMMISSION OF SIGNATURES (CONTINUED)

- SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, AS PER DOCUMENT RECORDED FEBRUARY 25, 1993 AS DOCUMENT NO. 93-034448 OF OFFICIAL RECORDS. (SAID EASEMENT LIES WITHIN THE PUBLIC STREETS AS OFFERED.)
- VENTURA COUNTY WATERWORKS DISTRICT NO. 1, PRESENT OWNERS OF EASEMENTS FOR SEWER PIPELINES, WATER PIPELINES AND RELATED PURPOSES, AS PER DOCUMENTS RECORDED JULY 21, 1993 AS DOCUMENT NO. 93-131184 OF OFFICIAL RECORDS. (SAID EASEMENT LIES WITHIN THE PUBLIC STREETS AS OFFERED).

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 4973, CONSISTING OF 4 SHEETS, IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF MOORPARK OF VENTURA COUNTY, CALIFORNIA, AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 19 DAY OF February, 1997 FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP, AND DOES HEREBY ACCEPT FOR PUBLIC USE, SUBJECT TO IMPROVEMENT, THE RIGHT OF WAY FOR ALL STREETS AND HIGHWAYS AS SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON, AND ALSO HEREBY ACCEPTS PARCEL NP-1 AND PARCEL OS-2 IN FEE SIMPLE, AND DOES HEREBY ACCEPTS THE EASEMENTS FOR ACCESS PURPOSES AS SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR ACCESS AND UTILITY PURPOSES AS SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR SIDEWALK PURPOSES AS SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS THE EASEMENT FOR TRAIL PURPOSES AS SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS THE EASEMENT FOR LANDSCAPE AND ROAD MAINTENANCE PURPOSES AS SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS THE EASEMENT FOR FLOWAGE AND MAINTENANCE PURPOSES.

IN WITNESS WHEREOF, SAID CITY COUNCIL HAS CAUSED THE 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 MOORPARK TO BE AFFIXED HERETO THIS 26 DAY OF February, 1997

Lillian E. Hare
CITY CLERK OF THE CITY OF MOORPARK

MAYOR OF THE CITY OF MOORPARK

CITY OF MOORPARK, A MUNICIPAL CORPORATION, AS BENEFICIARY, UNDER DEED OF TRUST RECORDED SEPTEMBER 7, 1995 AS DOCUMENT NO. 95-106616.

MAYOR OF THE CITY OF MOORPARK

STATE OF CALIFORNIA)
COUNTY OF VENTURA) S.S.

ON THIS 2 DAY OF FEBRUARY IN THE YEAR 1997, BEFORE ME LILLIAN E. HARE, CITY CLERK OF THE CITY OF MOORPARK. PERSONALLY APPEARED PATRICK HUNTER. PERSONALLY KNOWN TO ME TO BE THE PERSON WHO EXECUTED THIS INSTRUMENT AS THE MAYOR OF THE CITY OF MOORPARK AND ACKNOWLEDGED TO ME THAT THE CITY EXECUTED IT.

WITNESS MY HAND

Lillian E. Hare
LILLIAN E. HARE
CITY CLERK

TRACT NO. 4973

BEING A SUBDIVISION OF TRACT M OF THE RANCHO SIMI, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS), SHOWN AS PARCEL B ON LOT LINE ADJUSTMENT NO. 95-2, RECORDED JUNE 6, 1995 AS DOCUMENT NO. 95-66737, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CALIF. 93003
(805)654-1088

SEPTEMBER 1996

VICINITY MAP
SCALE: 1"=1000'

TENTATIVE TRACT 4973

ARROYO SIMI
LOS ANGELES AVENUE
SCIENCE DRIVE
SPRING
PEACH HILL ROAD
TIERRA REJADA ROAD
MOORPARK ROAD

DETAIL "A"
NO SCALE

DETAIL "B"
NO SCALE

DETAIL "C"
NO SCALE

DETAIL "J"
NO SCALE

DETAIL "K"
NO SCALE

LOS ANGELES AVENUE
MOORPARK FREEWAY
(3492 O.R. 234)
HWY 23

LOT 1
(COMMERCIAL)
29.00 ACRES

LOT 4
(COMMERCIAL)
33.04 ACRES

PARCEL OS-1
(OPEN SPACE)
25.07 ACRES

PARCEL NP-1
(NATURAL PARK)
9.01 ACRES

PARCEL OS-2
(OPEN SPACE)
7.23 ACRES

LOT 2

LOT 4

PARCEL A
(95-066737, OR)

PARCEL OS-1
(1)

C/L SCIENCE DRIVE

C/L LOS ANGELES AVENUE

C/L 60' TRAIL EASEMENT TO THE CITY OF MOORPARK

SEE DETAIL "A" HEREON
SEE DETAIL "B" HEREON
SEE DETAIL "C" HEREON
SEE DETAIL "K" HEREON

STRIP 6
ACCESS EASEMENT TO THE CITY OF MOORPARK AND PROPOSED FLOWAGE EASEMENT

STRIP 7
PROPOSED STORM DRAINAGE EASEMENT

STRIP 8
C/L PROPOSED 20' STORM DRAINAGE EASEMENT

STRIP 9
PROPOSED STORM DRAINAGE EASEMENT

STRIP 11
FLOWAGE & MAINTENANCE EASEMENT TO THE CITY OF MOORPARK

STRIP 12
PROPOSED STORM DRAINAGE EASEMENT

STRIP 13
PROPOSED FLOWAGE EASEMENT

STRIP 14
WATERLINE EASEMENT TO THE VENTURA COUNTY WATER WORKS DISTRICT NO. 1

STRIP 17
WATERLINE EASEMENT TO THE VENTURA COUNTY WATER WORKS DISTRICT NO. 1

EXIST DRAINAGE EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA PER 95-013384, O.R.

2' SIDEWALK EASEMENT TO THE CITY OF MOORPARK

FD. SPK. & BATHEY CAP PER (R1)

(1) N66°00'30"E 62.00'
(2) N29°00'00"W 220.00'
(3) △=07°46'48" R=698.00' L=94.78' T=47.46'
(4) N66°37'03"E 2.00'
(5) N66°12'11"E 84.28'
(6) N29°00'00"W 160.61'
(7) N29°00'00"W 86.64'
(8) N60°22'35"W 84.34'
(9) N11°59'30"W 30.00'
(10) N78°00'30"E 148.00'
(11) N78°00'30"E 63.98'
(12) N23°22'57"W 40.00'
(13) N59°36'59"E 128.37'
(14) N24°49'45"W 25.00' (RADIAL)
(15) N67°11'44"E 116.99'
(16) △=88°46'43" R= 90.00' L=139.45' T=88.10'
(17) △=12°56'36" R= 90.00' L= 20.33' T=10.21'
(18) △=52°38'58" R= 90.00' L= 82.70' T=44.53'
(19) N11°42'22"E 94.09'
(20) △=74°07'58" R= 45.00' L= 58.22' T=33.99'
(21) N62°25'36"W 60.30'
(22) N22°34'38"E 110.41' (M) (110.71' R3)
(23) N26°46'43"W 20.00' (RADIAL)
(24) N63°30'00"W 60.00'
(25) N26°30'00"E 60.00'
(26) N63°30'00"W 60.00'
(27) N63°30'00"W 48.75'
(28) N01°56'35"W 102.36'
(29) N66°12'11"E 66.00'
(30) N23°22'57"W 40.00'
(31) N66°12'11"E 66.15'
(32) N66°12'11"E 29.50'
(33) N23°22'57"W 20.00'
(34) N66°12'11"E 66.00'
(35) N23°22'57"W 20.00'
(36) N23°22'57"W 20.00'
(37) N23°22'57"W 20.00'
(38) N23°22'57"W 60.00'
(39) N36°20'41"W 104.28'
(40) N65°57'51"W 68.01'
(41) △=45°01'09" L=548.44'
(42) N78°00'30"E 48.02'
(43) △=02°19'02" L=126.79'

EASEMENTS:

[A] EXIST WATER LINE EASEMENT IN FAVOR OF CALLEGUAS MUNICIPAL WATER DISTRICT PER 83-35427, O.R.

[B] STRIP 10 - PROPOSED STORM DRAINAGE EASEMENT

[C] STRIP 15 - WATERLINE EASEMENT TO VENTURA COUNTY WATER WORKS DISTRICT NO. 1

[D] STRIP 16 - PROPOSED STORM DRAINAGE EASEMENT

[E] STRIP 18 - 50' LANDSCAPE AND ROAD MAINTENANCE EASEMENT TO THE CITY OF MOORPARK

SEE SHEET NO. 2

LEGEND

R1 = 46 RS 42
R2 = 95-066737, O.R.
R3 = 95-013384, O.R.
M = MEASURED
CF = CALCULATED FROM

MONUMENT LEGEND

○ = SET 1 1/2" IP TAGGED "RCE 26362"
● = FOUND MONUMENT AS NOTED
SET 1 1/2" IP TAGGED "RCE26362" AT ALL STREET CENTERLINE INTERSECTIONS, BC'S, EC'S
□ = SET LEAD & TAG "RCE 26362" IN CONCRETE WALK, 1.0' BEYOND TRUE CORNER.
○ = SET 3/4" IP TAGGED "RCE 26362"

0' 100' 200' 400' 600'
SCALE: 1" = 200'

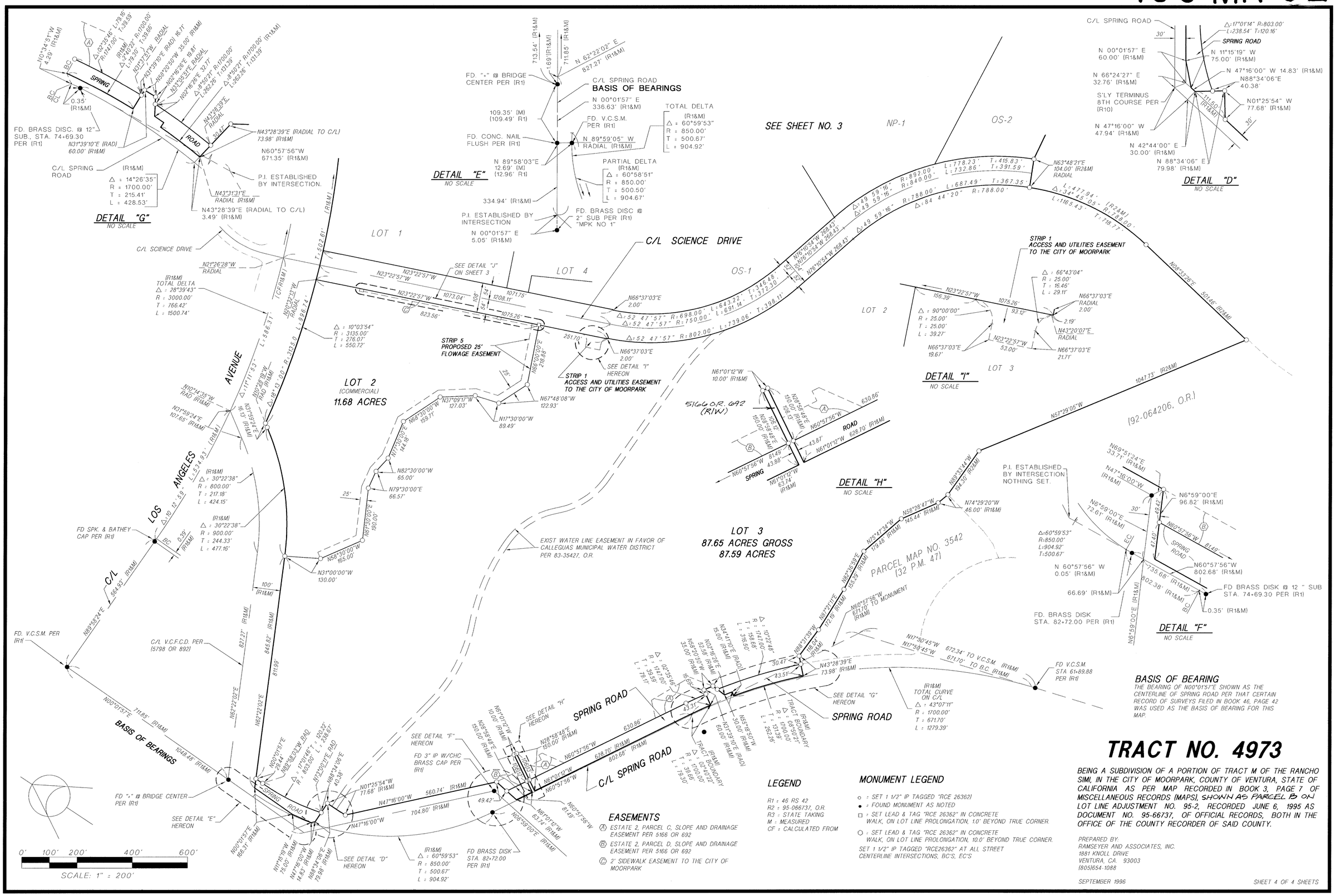
TOTAL BOUNDARY AREA = 210.68 GROSS ACRES

TRACT NO. 4973

BEING A SUBDIVISION OF A PORTION OF TRACT M OF THE RANCHO SIMI, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS), SHOWN AS PARCEL B ON LOT LINE ADJUSTMENT NO. 95-2, RECORDED JUNE 6, 1995 AS DOCUMENT NO. 95-66737, OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CA. 93003
(805)654-1088

SEPTEMBER 1996



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BEING A SUBDIVISION OF A PORTION OF TRACT M OF THE RANCHO SIMI, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS), SHOWN AS PARCEL B ON LOT LINE ADJUSTMENT NO. 95-2, RECORDED JUNE 6, 1995 AS DOCUMENT NO. 95-66737, OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENTS

- (A) ESTATE 2, PARCEL C, SLOPE AND DRAINAGE EASEMENT PER 5166 OR 692
- (B) ESTATE 2, PARCEL D, SLOPE AND DRAINAGE EASEMENT PER 5166 OR 692
- (C) 2' SIDEWALK EASEMENT TO THE CITY OF MOORPARK

LEGEND

R1 = 46 RS 42
R2 = 95-066737, O.R.
R3 = STATE TAKING
M = MEASURED
CF = CALCULATED FROM

MONUMENT LEGEND

- o = SET 1 1/2" IP TAGGED "RCE 26362"
- • = FOUND MONUMENT AS NOTED
- □ = SET LEAD & TAG "RCE 26362" IN CONCRETE WALK, ON LOT LINE PROLONGATION, 1.0' BEYOND TRUE CORNER.
- ○ = SET LEAD & TAG "RCE 26362" IN CONCRETE WALK, ON LOT LINE PROLONGATION, 10.0' BEYOND TRUE CORNER.

SET 1 1/2" IP TAGGED "RCE26362" AT ALL STREET CENTERLINE INTERSECTIONS, BC'S, EC'S

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