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. 4527-4, 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 AS SHOWN ON THIS MAP AND 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.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTHERLY LINE OF PARCEL G, ABUTTING WESTLAKE BOULEVARD IN ORDER THAT THE OWNERS OF SAID LOT SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID WESTLAKE BOULEVARD, EXCEPT THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC.

✓ PARDEE CONSTRUCTION COMPANY, A CALIFORNIA CORPORATION, OWNER
BY:

Theodore J. Cullen
THEODORE J. CULLEN, SR. VICE PRESIDENT BARBARA BAIL, ASST. SECRETARY

STATE OF CALIFORNIA) SS
COUNTY OF VENTURA)

ON JUNE 4, 1997 BEFORE ME,
FRANCOIS VERIN
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
THEODORE J. CULLEN AND BARBARA BAIL

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~~

Francois Verin
NAME (PRINT)
MY COMMISSION EXPIRES: MAY 25, 2001
MY PLACE OF BUSINESS IS L.A. COUNTY

STANDARD PACIFIC CORPORATION A DELAWARE CORPORATION
BENEFICIARY UNDER A DEED OF TRUST RECORDED MAY 1, 1997
INSTRUMENT NO. 97-54807 OFFICIAL RECORDS.

Stephen E. Boggs Karen Lee VanWinkle

STATE OF CALIFORNIA) SS
COUNTY OF VENTURA)

ON JUNE 4, 1997 BEFORE ME,
TAMARA A. SPRING
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
STEPHEN E. BOGGS & KAREN LEE VAN WINKLE

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~~

Tamara A. Spring
NAME (PRINT)
MY COMMISSION EXPIRES JULY 31, 2000
MY PLACE OF BUSINESS IS LOS ANGELES COUNTY

THE SIGNATURES OF BANK OF AMERICA AS TRUSTEE OF THE TESTAMENTARY TRUSTS CREATED UNDER 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.

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 STREET SYSTEM.

DATED: FEBRUARY 8, 1995.

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

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

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4527-4, 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: 4-12-, 1995.

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

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

CITY CLERK ACCEPTANCE CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS BY RESOLUTION DULY PASSED ON THE 26 DAY OF April, 1995, 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 OVER PRIVATE STREETS.

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.

AND HEREBY ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTHERLY LINE OF PARCEL G AS SHOWN HEREON.

NANCY A. DILLON
CITY CLERK
CITY OF THOUSAND OAKS

DATE: April 5, 1995 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. 4527-4 HAVE BEEN COMPLIED WITH.

NANCY A. DILLON
CITY CLERK
CITY OF THOUSAND OAKS

DATE: April 5, 1995 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: June 5, 1997.

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA
BY Cynthia M Simmons
DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE 97-073679

RECORDED AT THE REQUEST OF THE OWNER, ON June 13, 1997, AT 8:00 A M. IN BOOK 131 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 28-30, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA
BY Patricia R. Mendoza
DEPUTY COUNTY RECORDER

SOILS AND/OR GEOLOGIC REPORT(S)

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 4527-4 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

TRACT NO. 4527-4

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.

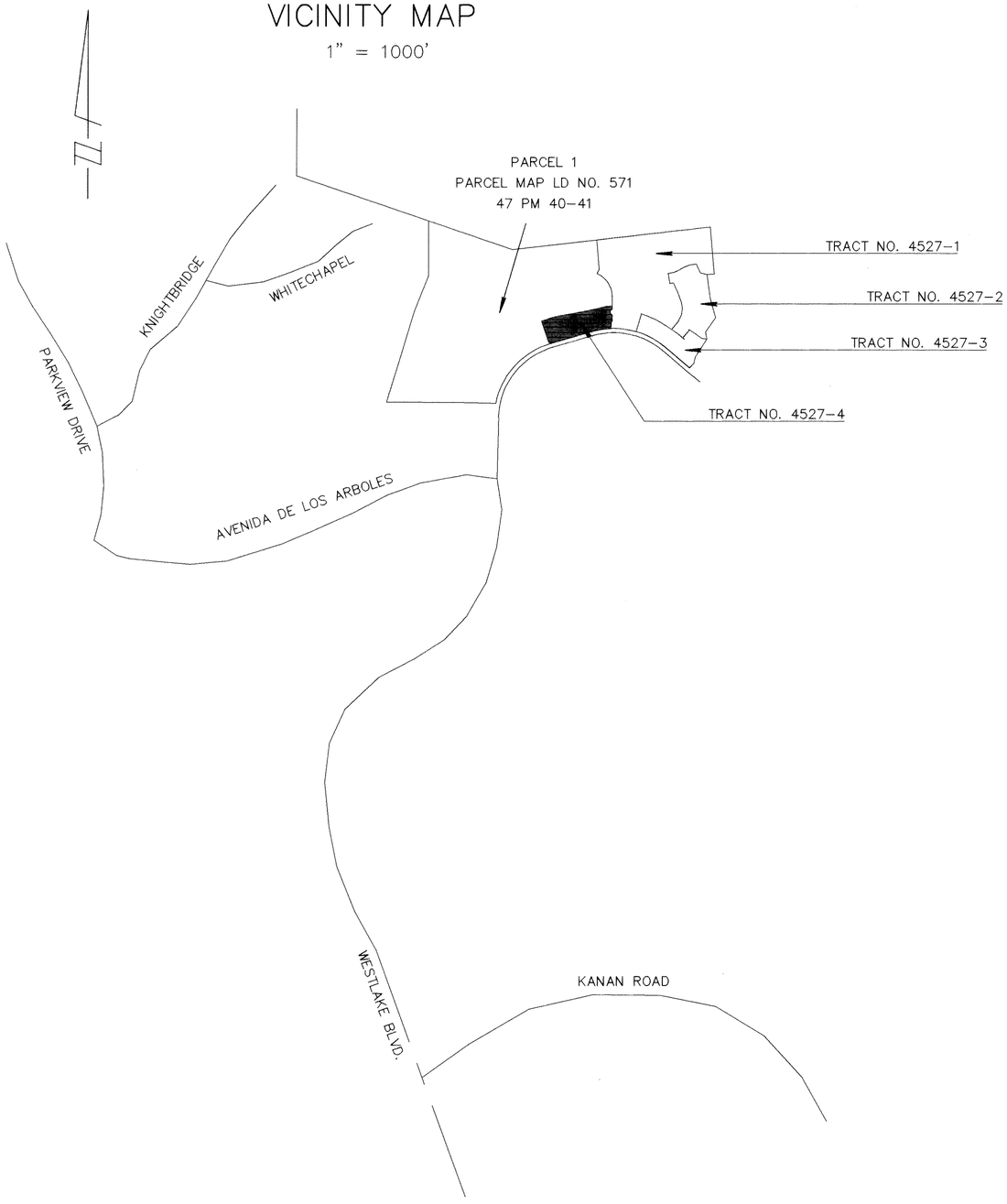
PREPARED BY: PSOMAS AND ASSOCIATES
3420 OCEAN PARK BOULEVARD
SANTA MONICA, CA 90405

DECEMBER 1994

SHEET 1 OF 3 SHEETS

VICINITY MAP

1" = 1000'



BASIS OF BEARINGS

THE BEARING OF N 00°17'19" W AS SHOWN ALONG THE CENTERLINE OF HOLLYCREST AVENUE, AS SHOWN ON TRACT 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
P.S.E. = 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 = CORNER RECORD 2 CR 50
R5 = TRACT NO. 4393 121 MR 20-32
R6 = TRACT NO. 4527-1 126 MR 11 - 14
R7 = TRACT NO. 4527-2 126 MR 66 - 68
R8 = TRACT NO. 4527-3 126 MR 69 -71

MONUMENT LEGEND

● FOUND 1 1/2" IP LS 2304 PER R1 AND R6 UNLESS OTHERWISE NOTED.

▲ FOUND VENTURA COUNTY STANDARD SURVEY MONUMENT (2" BRASS DISK IN 2" CONCRETE CORE 1 FOOT DOWN, IN STANDARD SURVEY MONUMENT WELL) STAMPED LS 2304 PER R6.

△ SET VENTURA COUNTY STANDARD SURVEY MONUMENT (2" BRASS DISK IN 2" CONCRETE CORE 1 FOOT DOWN, IN STANDARD SURVEY MONUMENT WELL) STAMPED LS 2304.

○ 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 AND CENTERLINE BC'S AND EC'S AS INDICATED.

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

GROSS AREA = 4.30 ACRES

TRACT NO. 4527-4

FOR CONDOMINIUM PURPOSES
IN THE CITY OF THOUSAND OAKS
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PREPARED BY: PSOMAS AND ASSOCIATES
3420 OCEAN PARK BOULEVARD
SANTA MONICA, CA 90405

DECEMBER 1994

131 MR 30

SEE SHEET 2 FOR BASIS OF BEARINGS AND MONUMENTATION NOTES.

NOTE: EASEMENTS FOR STORM DRAINAGE, SANITARY SEWER, WATER, AND ACCESS EASEMENTS FOR PUBLIC SAFETY, HEALTH AND WELFARE FOR ALL GOVERNMENTAL AGENCIES TO THE CITY OF THOUSAND OAKS OVER ALL PRIVATE STREETS.

GRAPHIC SCALE
1" = 40'

REMAINDER PARCEL 1
P.M.L.D. NO. 571
47 PM 40-41

20' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR STORM DRAIN, SANITARY SEWER, AND WATER PIPELINE PURPOSES.

PARCEL G
LANDSCAPING AND SLOPE TO BE GRANTED TO HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT.

FERNCREST PLACE (PRIVATE STREET)

(PRIVATE STREET)

HOLLYCREST AVENUE

BASIS OF BEARINGS

TRACT NO. 4527-1
126 MR 11-14

WESTLAKE BOULEVARD

AVENIDA DE LOS ARBOLES

INST. NO. 90-135356 O.R.

S'LY LINE PARCEL 1 PER R2.

1 1/2" I.P. L.S. 4145 PER R1&R5 NOT FOUND

1.5" I.P. L.S. 4145 PER R1&R5 NOT FOUND

SEE DETAIL BELOW

TRACT NO. 4393
121 MR 20-32

DETAIL
NOT OT SCALE

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(A)	90°00'00"	20.00	31.42	20.00 R6&M
(B)	N 00°17'19"W		40.00	R6&M
(C)	40°32'09"	20.00	14.15	7.39 R6&M
(D)	40°32'09"	30.00	21.22	11.08 R6&M
(E)	86°25'41"	30.00	45.25	28.19 R6&M
(F)	47°09'23"	30.00	24.69	13.09
(G)	N 89°42'41"E		13.51	
(H)	22°50'15"	45.00	17.94	9.09
(I)	N 00°17'19"W		7.76	
(J)	N 00°17'19"W		22.04	
(K)	33°18'07"	45.00	26.16	13.46
(L)	N 00°17'19"W		6.00	
(M)	90°00'00"	14.00	21.99	14.00
(N)	40°32'09"	14.00	9.90	5.17
(O)	40°32'06"	36.00	25.47	13.29
(P)	7°27'34"	877.00	114.18	57.17 R6

TRACT NO. 4527-4

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

DECEMBER 1994