OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR HAVE A RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THIS SUBDIVISION ENTITLED TRACT NO. 4366-19, AS SHOWN ON THIS MAP, AND THAT THEY ARE THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, 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 DO 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 EASEMENTS FOR WASTEWATER PIPELINE AND STORM DRAINAGE PURPOSES OVER ALL PRIVATE STREETS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, FOR PUBLIC USE, THE RIGHT-OF-WAY FOR PUBLIC STREET PURPOSES OVER ~~ROADWAY~~ AVENUE AND RED ROBIN PLACE (PARCELS "KKKK", "LLLL" AND "MMMM") 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 September 9 1998, BEFORE ME THE UNDERSIGNED, 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 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 AND OFFICIAL SEAL.

NOTARY PUBLIC

LOS ANGELES COUNTY
LICENSE EXPIRES: 5-31-99

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 MARCH 1998, 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 STREET CENTERLINE MONUMENTS SHOWN HEREON AS SET BY ME WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE STREET IMPROVEMENTS INTO THE CITY STREET SYSTEM.

DATE: August 8, 1998

JOEL C. SILVERMAN, R.C.E. 16844
LICENSE EXPIRES JUNE 30, 2001

REGISTERED PROFESSIONAL ENGINEER — JOEL C. SILVERMAN — NO. 16844 EXP. 6/30/01 — 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: Mar 7, 1999

BY: Tina L. Gerich
DEPUTY COUNTY TAX COLLECTOR

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4366-19, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED VESTING 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 VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: 3-18, 1999

G.R. PABLEO R.C.E. 27221
REGISTRATION EXPIRES: 3-31-01
CITY ENGINEER, CITY OF
THOUSAND OAKS

REGISTERED PROFESSIONAL ENGINEER — G.R. PABLEO — No. 27221 Exp. 3-31-01 — CIVIL — STATE OF CALIFORNIA

SIGNATURE OMISSION NOTES

THE SIGNATURE 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 OWNER OF AN UNDIVIDED ONE-HALF OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER OR UPON A PORTION OF SAID LAND, BUT WITHOUT THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE OF THE LAND THEREOF, 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 AND RECORDED IN BOOK 1712, PAGE 32, BOTH OF OFFICIAL RECORDS, AND

THE SIGNATURES OF ADOLPH I. FRIEDRICH, J R. ET AL., PRESENT OWNERS OF AN UNDIVIDED ONE-HALF OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER OR UPON A PORTION OF SAID PROPERTY, WITHOUT THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE OF THE LAND THERE OF, 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, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3) (C) OF THE SUBDIVISION MAP ACT.

SOILS REPORT

THE FOLLOWING SOILS REPORT HAS BEEN PREPARED FOR TRACT NO. 4366-19, 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. INC.	JEROME J. BLUNCK	GE 151

JEROME J. BLUNCK, GE 151

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. 4366-19 HAVE BEEN COMPLIED WITH.

NANCY A. DILLON
CITY CLERK, CITY OF THOUSAND OAKS

DATE: March 16, 1999

CITY CLERK ACCEPTANCE CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS, BY RESOLUTION DULY PASSED ON THE 9th DAY OF March, 1999, APPROVED THE ATTACHED MAP AND DOES HEREBY ACCEPT THE ACCESS EASEMENT OVER ALL PRIVATE STREETS ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AND ALSO HEREBY ACCEPTS THE EASEMENT FOR PUBLIC SERVICE PURPOSES AND THE EASEMENTS FOR WASTEWATER PIPELINE AND STORM DRAINAGE PURPOSES OVER ALL PRIVATE STREETS, AS OFFERED HEREON, HOWEVER THE OFFER OF RIGHT-OF-WAY, FOR PUBLIC STREET PURPOSES, OVER ~~ROADWAY~~ AVENUE AND RED ROBIN PLACE (PARCELS "KKKK" "LLLL" AND "MMMM") IS HEREBY REJECTED.

NANCY A. DILLON

DATE: March 16, 1999

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 OF TRACT NO. 4366. PLEASE REFER TO CITY OF THOUSAND OAKS PLANNING COMMISSION RESOLUTION NOS. 15-89, 16-89, 17-89, 88-2, 89-94, 89-95 AND 89-96.

COUNTY RECORDER'S CERTIFICATE

DOCUMENT NO. 99-096154

RECORDED AT THE REQUEST OF THE OWNER, S H A P E L L INDUSTRIES INC., ON May 19, 1999, AT 10:45 A. M. IN BOOK 138 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 24-26 RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN, COUNTY RECORDER
COUNTY OF VENTURA

BY: Mary E. Bahl
DEPUTY COUNTY RECORDER

TRACT NO. 4366-19

IN THE CITY OF THOUSAND OAKS

BEING A SUBDIVISION OF A PORTION OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 20 WEST, SECTION 6 TOWNSHIP 1 NORTH, RANGE 19 WEST, J. EDWARDS TRACT NO. 1, RANCHO EL CONEJO, IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 746 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COUNTY OF VENTURA, CALIFORNIA

AUGUST 1998

TOTAL GROSS AREA : 6.28 ACRES

JSA
CIVIL ENGINEERS LAND PLANNERS SURVEYORS
23801 CALABASAS ROAD, SUITE 2039, CALABASAS, CALIFORNIA 91302

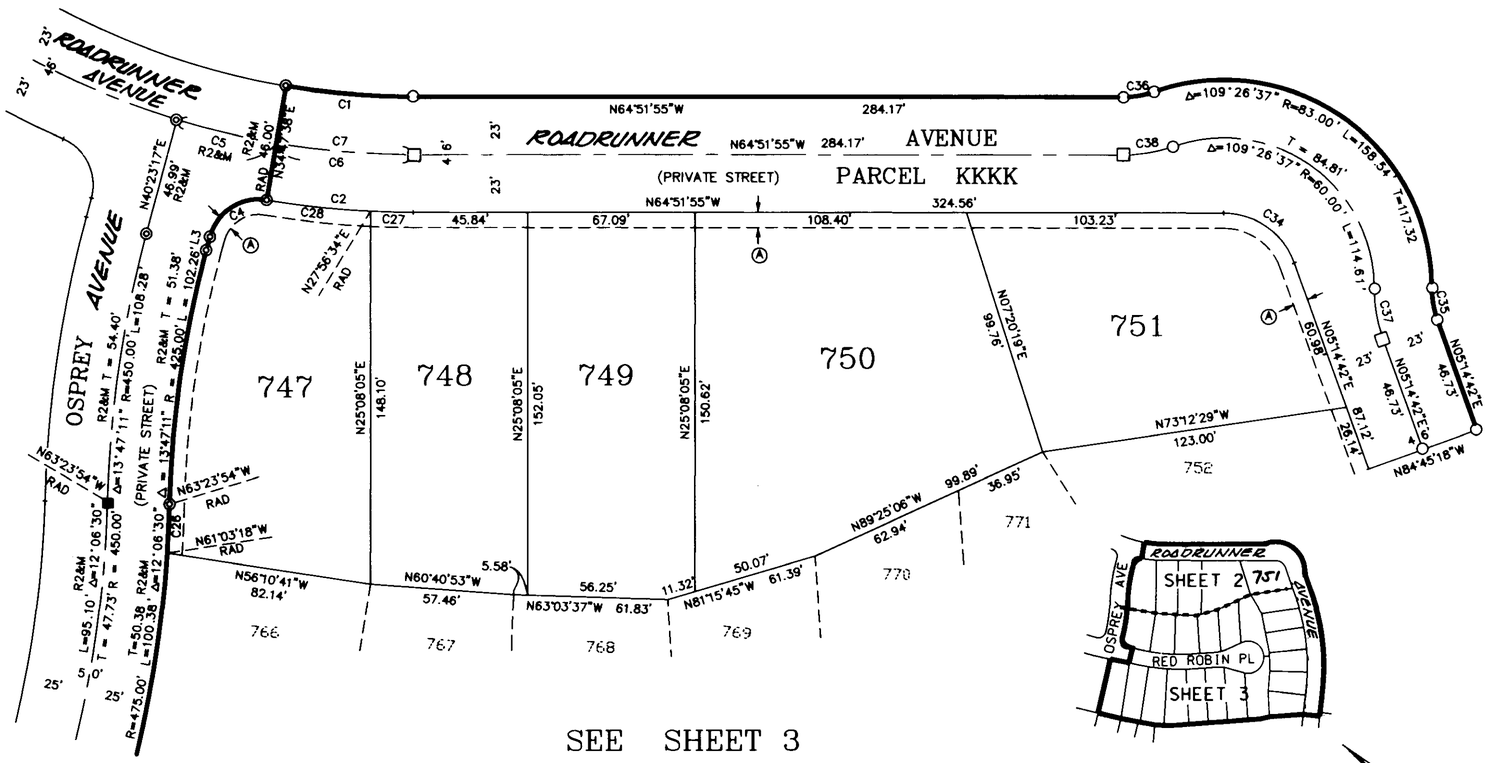
0' 40' 80' 120' 160'

SCALE 1" = 40'

SCALE 1" = 40'

5803 O.R. 887

PARCEL 1



SEE SHEET 3

LINE LEGEND

LINE	DIRECTION	DISTANCE
L3	N40°23'17"E	5.61' R2&M

CURVE LEGEND

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	09°39'33"	302.00'	50.91'	25.52'
C2	09°39'33"	348.00'	58.67'	29.40'
C4	84°24'21" R2&M	20.00'	29.46'	18.14'
C5	07°12'12"	325.00'	40.86'	20.46'
C6	09°39'33"	325.00'	54.79'	27.46'
C7	16°51'45"	325.00'	95.65'	48.17'
C26	02°20'36"	475.00'	19.43'	9.71'
C27	02°48'29"	348.00'	17.06'	8.53'
C28	06°51'04"	348.00'	41.61'	20.83'
C34	70°06'37"	30.00'	36.71'	21.05'
C35	19°40'00"	37.00'	12.70'	6.41'
C36	19°40'00"	37.00'	12.70'	6.41'
C37	19°40'00"	60.00'	20.59'	10.40'
C38	19°40'00"	60.00'	20.59'	10.40'

TRACT NO. 4366-18
138 MR 20-23

LEGEND

R1 = TRACT NO. 4366-15, 138 M.R. 10-12
R2 = TRACT NO. 4366-18, 138 M.R. 20-23
M = MEASURED
CF = CALCULATED FROM
FD = FOUND
IP = IRON PIPE
RAD = RADIAL

BASIS OF BEARINGS

THE BEARING N37°43'25"W OF THE SOUTHEASTERLY BOUNDARY OF TRACT NO. 4366-18, RECORDED IN BOOK PAGES , OF MISCELLANEOUS RECORDS (MAPS), WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES

○ = SET 1 1/2" IP TAGGED RCE 16844

□ = SET COUNTY OF VENTURA STANDARD SURVEY MONUMENT WITH BRASS DISK STAMPED RCE 16844

◉ = FD 1 1/2" IP &TAG LS 5005, PER R1

◎ = FD 1 1/2" IP &TAG RCE 16844, PER R2

■ = FD CITY OF THOUSAND OAKS SURVEY MONUMENT BRASS DISK STAMPED RCE 16844 PER R2

SET 3/4" I.P. TAGGED R.C.E. 16844 AT ALL REAR LOT CORNERS AND ANGLE POINTS

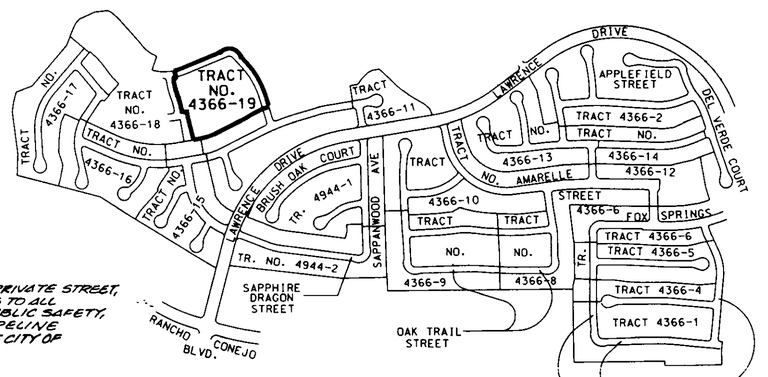
SET L & T, TAGGED R.C.E. 16844 AT ALL FRONT LOT CORNERS AND ANGLE POINTS

ROADRUNNER AVENUE (PARCEL "KKKK"), PRIVATE STREET, CONTAIN BLANKET EASEMENTS FOR ACCESS TO ALL GOVERNMENT AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH AND WELFARE, WASTEWATER PIPELINE AND STORM DRAINAGE PURPOSES TO THE CITY OF THOUSAND OAKS.

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

KEY MAP

NO SCALE



VICINITY MAP

SCALE: 1"=1000'

TRACT NO. 4366-19

IN THE CITY OF THOUSAND OAKS

BEING A SUBDIVISION OF A PORTION OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 20 WEST, SECTION 6, TOWNSHIP 1 NORTH, RANGE 19 WEST, J. EDWARDS TRACT NO. 1, RANCHO EL CONEJO, IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 746 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COUNTY OF VENTURA, CALIFORNIA

JANUARY 1998

TOTAL GROSS AREA = 6.28 AC.

CIVIL ENGINEERS LAND PLANNERS SURVEYORS
23801 CALABASAS ROAD, SUITE 2039, CALABASAS, CALIFORNIA 91302

0' 40' 80' 120' 160'

SCALE 1" = 40'

RED ROBIN PLACE (PARCEL "MMMM"), PRIVATE STREET, CONTAIN BLANKET EASEMENTS FOR ACCESS TO ALL GOVERNMENT AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH AND WELFARE, WASTEWATER PIPELINE AND STORM DRAINAGE PURPOSES TO THE CITY OF THOUSAND OAKS.

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

LINE LEGEND

LINE	DIRECTION	DISTANCE
L1	N69°01'55"W	16.52' RAD
L2	N77°37'55"W	25.59'
L6	N51°17'24"W	14.91'
L7	N38°42'36"E	3.15'

CURVE LEGEND

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C9	90°00'00"	20.00'	31.42'	20.00'
C10	04°53'17"	579.00'	49.40'	24.71'
C11	07°00'58"	579.00'	70.90'	35.49'
C12	05°50'16"	579.00'	58.99'	29.52'
C13	02°38'22"	621.00'	28.61'	14.31'
C14	04°52'34"	621.00'	52.85'	26.44'
C15	05°03'05"	621.00'	54.75'	27.39'
C16	02°44'43"	621.00'	29.75'	14.88'
C17	20°00'08"	95.00'	33.16'	16.75'
C18	20°00'08"	95.00'	33.16'	16.75'
C19	07°27'22"	95.00'	12.36'	6.19'
C20	12°32'46"	95.00'	20.80'	10.44'
C21	11°39'25"	95.00'	19.33'	9.70'
C22	08°20'43"	95.00'	13.83'	6.93'
C23	106°14'18"	45.00'	83.44'	59.98'
C24	110°00'08"	45.00'	86.40'	64.27'
C25	03°45'50"	45.00'	2.95'	1.48'
C26	02°20'36"	475.00'	19.43'	9.71'
C29	06°21'38"	577.00'	64.05'	32.06'
C30	06°09'23"	577.00'	62.00'	31.03'
C31	05°31'46"	577.00'	55.69'	27.86'
C32	03°12'20"	577.00'	32.28'	16.14'
C33	04°40'13"	577.00'	47.03'	23.53'

SCALE 1" = 40'

SEE SHEET 2

OSPREY AVENUE

RED ROBIN PLACE (PRIVATE STREET)

RED ROBIN PLACE (PRIVATE STREET)

PARCEL MMMM

ROADRUNNER AVENUE PARCEL LLLL

DETAIL "A" NO SCALE

SEE DETAIL "A" HEREON

BASIS OF BEARINGS

TRACT NO. 4366-19

TRACT NO. 4366-19

IN THE CITY OF THOUSAND OAKS

BEING A SUBDIVISION OF A PORTION OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 20 WEST, SECTION 6, TOWNSHIP 1 NORTH, RANGE 19 WEST, J. EDWARDS TRACT NO. 1, RANCHO EL CONEJO, IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 746 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COUNTY OF VENTURA, CALIFORNIA

JANUARY 1998

CIVIL ENGINEERS LAND PLANNERS SURVEYORS
23801 CALABASAS ROAD, SUITE 2039, CALABASAS, CALIFORNIA 91302

TR 4366-15
MR

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

5383 O.R. 887
PARCEL 1