OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, RECORD HOLDERS OF SECURITY INTERESTS THEREIN, OR ARE INTERESTED IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND CONDOMINIUM PROJECT SHOWN ON THIS MAP WITHIN THE EXTERIOR BOUNDARY LINE AND THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION FOR CONDOMINIUM PURPOSES; AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS THE FOLLOWING ITEMS SHOWN ON SAID MAP:

1. EASEMENT ①, VARIABLE WIDTH EASEMENT TO THE CITY OF THOUSAND OAKS FOR ACCESS, PUBLIC UTILITY AND PUBLIC SEWER PURPOSES
2. EASEMENT ②, VARIABLE WIDTH EASEMENT TO THE CITY OF THOUSAND OAKS FOR PUBLIC STORM DRAIN PURPOSES
3. EASEMENT ③, 15' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR PUBLIC SEWER PURPOSES
4. EASEMENT ④, 15' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR PUBLIC SEWER PURPOSES

LB/L-VILLA RACQUET CLUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER

Marsha X

NAME AND TITLE

6-6-06 Authorized Signatory

DATE

NAME AND TITLE

DATE

JUNE 22, 2006

INDYMAC BANK, F.S.B, BENEFICIARY UNDER DEED OF TRUST RECORDED ~~JUNE 2, 2006~~ AS INSTRUMENT NO. 06-1326333 OF OFFICIAL RECORDS.

Pete de Leon, AVP

NAME AND TITLE

5-29-2007

DATE

NAME AND TITLE

DATE

LB/L-DS VENTURES II THOUSAND OAKS RACKET CLUB LLC, BENEFICIARY UNDER DEEDS OF TRUST RECORDED APRIL 19, 2006 AS INSTRUMENT NO'S. 20060419-0083907 AND 20060419-0083908 OF OFFICIAL RECORDS.

Marsha X

NAME AND TITLE

6-6-06 Authorized Signatory

DATE

NAME AND TITLE

DATE

NOTARY CERTIFICATE:

STATE OF CALIFORNIA } SS
COUNTY OF ~~VENTURA~~ Los Angeles }

ON 6-6-06 BEFORE ME, O. ARSENAULT PERSONALLY APPEARED MARSHA Jennings

PERSONALLY KNOWN TO ME (OR ~~PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE~~) TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED 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.

NOTARY PUBLIC
PRINT NAME: O. ARSENAULT
PRIMARY PLACE OF BUSINESS IS Los Angeles
COMMISSION NUMBER: 1517486
COMMISSION EXPIRES: 10-30-08

NOTARY CERTIFICATE:

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }

ON May 29, 07 BEFORE ME, O. Yassa Notary Public PERSONALLY APPEARED Pete de Leon

PERSONALLY KNOWN TO ME (~~OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE~~) TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED 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

NOTARY PUBLIC
PRINT NAME: O. YASSA
PRIMARY PLACE OF BUSINESS IS: SAN BERNARDINO
COMMISSION NUMBER: 1715868
COMMISSION EXPIRES: Jan. 12, 2011

NOTARY CERTIFICATE:

STATE OF CALIFORNIA } SS
COUNTY OF ~~VENTURA~~ Los Angeles }

ON 6-6-06 BEFORE ME, O. ARSENAULT PERSONALLY APPEARED MARSHA Jennings

PERSONALLY KNOWN TO ME (~~OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE~~) TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED 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.

NOTARY PUBLIC
PRINT NAME: O. ARSENAULT
PRIMARY PLACE OF BUSINESS IS Los Angeles
COMMISSION NUMBER: 1517486
COMMISSION EXPIRES: 10-30-08

ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LB/L-VILLA RACQUET CLUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY ON 04/01/2006. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL 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: 5/18, 2006

REGISTERED PROFESSIONAL ENGINEER ATANAS STERYO No. 23221 Expires 12/31/07 CIVIL STATE OF CALIFORNIA

(PRINT NAME)

R.C.E. NO. C-23221 EXP. 12/31/07

CONDITIONAL APPROVAL NOTE:

THIS MAP IS SUBJECT TO CONDITIONS, ORDINANCES, REGULATIONS, STANDARDS, AND POLICIES THAT HAVE BEEN IMPOSED AS A CONDITION OF APPROVAL OF THE MAP. PLEASE REFER TO CITY OF THOUSAND OAKS PLANNING COMMISSION RESOLUTION NO. 57-2004 PC AND 58-2004 PC.

SOILS REPORT CERTIFICATION:

THE FOLLOWING SOILS REPORT(S) HAVE BEEN PREPARED FOR TRACT MAP NO. 5400, 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.
NOVEMBER 30, 2001	JB 18958-Z	THE J. BYER GROUP, INC.	ROBERT I. ZWEIGLER	2120

ROBERT I. ZWEIGLER — EG 1210 / GE 2120 C.E.G OR R.C.E. No.

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, MAY BE OMITTED UNDER PROVISIONS OF SECTION 66436(a) 3A (i-viii) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

1. CONEJO VALLEY SANITARY COMPANY, HOLDER OF AN EASEMENTS RECORDED NOVEMBER 18, 1964, BOOK 2673, PAGE 405, AND JULY 30, 1965, BOOK 2835, PAGE 387, BOTH OF OFFICIAL RECORDS.

2. VICTOR H. PALMIERI, HOLDER OF AN EASEMENT RECORDED FEBRUARY 10, 1966, BOOK 2942, PAGE 88, OF OFFICIAL RECORDS.

3. GENERAL TELEPHONE COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT RECORDED SEPTEMBER 2, 1976, BOOK 4663, PAGE 848 OF OFFICIAL RECORDS.

4. CALIFORNIA AMERICA WATER COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT RECORDED FEBRUARY 14, 1979, BOOK 5327, PAGE 406, OF OFFICIAL RECORDS.

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, MAY BE OMITTED UNDER PROVISIONS OF SECTION 66436, (a)(3C) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE AS SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

NATURE OF INTEREST: HOLDER OF AN INTEREST IN, OR RIGHTS TO, MINERALS, WHICH MAY INCLUDE BUT WHICH MAY NOT BE LIMITED TO OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES.
HOLDER OF INTEREST: RESERVED BY MARTHA L. HUNT
RECORDED: FEBRUARY 26, 1957, INSTRUMENT NO. 8778, BOOK 1486, PAGE 529, OF OFFICIAL RECORDS.

NATURE OF INTEREST: HOLDER OF AN INTEREST IN, OR RIGHTS TO, MINERALS, WHICH MAY INCLUDE BUT WHICH MAY NOT BE LIMITED TO OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES.
HOLDER OF INTEREST: RESERVED BY THE ROCKWOOD COMPANY
RECORDED: APRIL 5, 1957, INSTRUMENT NO. 15333, BOOK 1500, PAGE 152, OF OFFICIAL RECORDS.

CITY ENGINEERS STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED TRACT MAP NO. 5400, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AND 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.

DATE 4-9-07

Jay T. Spurgin

JAY SPURGIN R.C.E. NO. 41135
CITY ENGINEER
CITY OF THOUSAND OAKS

EXPIRATION DATE 3/31/07

REGISTERED PROFESSIONAL ENGINEER JAY T. SPURGIN Exp. 3-31-09 No. 41135 CIVIL STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED TRACT MAP NO. 5400 AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

DATE 7/09/07

RONALD C. COONS
COUNTY SURVEYOR
COUNTY OF VENTURA

BY: Michael K. Sullivan

MICHAEL K. SULLIVAN P.L.S. NO. 6254
CHIEF DEPUTY COUNTY SURVEYOR
EXPIRATION DATE 06/30/08

LICENSED LAND SURVEYOR MICHAEL K. SULLIVAN Exp. 6/30/08 NO. 6254 STATE OF CALIFORNIA

COUNTY TAX COLLECTORS 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 7/3/07

LAWERENCE L. MATHENEY
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY:
DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE:

DOCUMENT NO. 20070724-00145284-0

FILED THIS 24 DAY OF July 2007 AT 8:00 AM, IN BOOK 158 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 31-34 AT THE REQUEST OF LB/L-DS VENTURES II THOUSAND OAKS RACKET CLUB LLC.

PHILIP J. SCHMIT
COUNTY RECORDER
COUNTY OF VENTURA

BY: Gloria Burciaga
DEPUTY COUNTY RECORDER

20070724-00145284-0 1/4
Ventura County Clerk and Recorder
Philip J. Schmit
07/24/2007 08:00:00 AM
110081 $12.00 BU

CITY CLERK CERTIFICATE:

I HEREBY CERTIFY THAT CITY COUNCIL OF THE CITY OF THOUSAND OAKS BY RESOLUTION DULY PASSED ON THE 4th DAY OF April, 2006, APPROVED THE ATTACHED MAP AND ACCEPTS OFFERS TO DEDICATE THE VARIABLE WIDTH EASEMENT FOR ACCESS, PUBLIC UTILITY, PUBLIC SEWER, AND PUBLIC STORM DRAIN; THE VARIABLE WIDTH EASEMENT FOR PUBLIC STORM DRAIN AND THE TWO 15' WIDE EASEMENTS FOR PUBLIC SEWER MADE WITHIN THE OWNER'S STATEMENT.

DATE 7/19/06

Linda Lawrence
LINDA LAWRENCE
CITY CLERK
CITY OF THOUSAND OAKS

ADDITIONAL MAP INFORMATION STATEMENT:

FOR ADDITIONAL INFORMATION REGARDING FLOOD HAZARD ZONE AREA, PURSUANT TO SECTION 66434.2 OF THE SUBDIVISION MAP ACT, SEE ATTACHED PAGE 4.

4.18 ACRES
TRACT MAP NO. 5400

FOR CONDOMINIUM PURPOSES
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 2, TRACT NO. 1673 AS PER MAP RECORDED IN BOOK 44, PAGES 47 - 49, OF MISCELLANEOUS RECORDS (MAPS) OF SAID COUNTY AND PARCEL A, TRACT NO. 2969 AS PER MAP RECORDED IN BOOK 80, PAGES 4 AND 5 OF MISCELLANEOUS RECORDS (MAPS) OF SAID COUNTY.

MARCH, 2005
WESTCON ENGINEERING, INC.
6355 TOPANGA CANYON BLVD. - STE. 333 - WOODLAND HILLS, CA. - 91367

BASIS OF BEARINGS

THAT CERTAIN COURSE IN THE C.L. OF TUOLUMNE AVENUE SHOWN ON MAP 1673, 44 MR 47 SHOWN AS HAVING A BEARING OF N64°03'10"W AND LENGTH OF 407.42' WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

AREA

NET: 4.18 ACRES

RECORD DATA

R1 = 44 MR 47
R2 = 80 MR 5
R3 = 59 MR 94

LEGEND:

C.L.	CENTER LINE
FD.	FOUND
I.P.	IRON PIPE
M	MEASURED
MR	MISCELLANEOUS RECORDS
RAD	RADIAL
●	FOUND MONUMENT AS NOTED
○	SET 1½ I.P., RCE 23221

Ⓐ EASEMENT OF THE CONEJO VALLEY SANITARY COMPANY. RECORDED JULY 30, 1965, IN BOOK 2835, PAGE 387 OF OFFICIAL RECORDS.

Ⓑ EASEMENT OF VICTOR H. PALMIERE RECORDED FEBRUARY 10, 1966, IN BOOK 2942, PAGE 88 OF OFFICIAL RECORDS.

Ⓒ EASEMENT OF CALIFORNIA AMERICAN WATER COMPANY, A CALIFORNIA CORPORATION. RECORDED FEBRUARY 14, 1979, IN BOOK 5327, PAGE 406 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

Ⓓ EASEMENT OF THE GENERAL TELEPHONE COMPANY OF CALIFORNIA. RECORDED SEPTEMBER 2, 1976, IN BOOK 4663, PAGE 848 OF OFFICIAL RECORDS.

NOTE:

SEE SHEET 3 FOR ADDITIONAL EASEMENTS

FD 2" I.P., RCE 13120 PER 59 MR 94

FD 2" I.P. RCE 13120 PER TR. 2233 59 MR 94 N75°24'53"W 1.01'

31.00'

(123.81' R3+M) N07°24'56"W

30.00'

N82°35'04"E RAD

FD 2" I.P. W/ NAIL IN PLUG – NO TAG, ACCEPTED AS 2" I.P. TAGGED RCE 13696 PER TR. 1673 44 MR 47 N07°24'56"W 0.22'

30' 30' 60'

NORTH

TUOLUMNE

Δ=56°38'14" R=350.00' L=345.98' T=188.60' M

Δ=56°39'15" R=350.00' L=346.08' T=188.67' (R1)

Δ=56°38'14" R=380.00' L=375.63' T=204.77'

N41°17'29"E RAD

FD 2" I.P., NO TAG, ACCEPTED AS 2" I.P. TAGGED RCE 13696 PER TR. 1673 44 MR 47 N64°03'10"W 0.26'

FD 2" I.P., NO TAG, ACCEPTED AS 2" I.P. TAGGED LS 2836 PER TR. 2969 80 MR 5 N60°18'34"W 0.26'

30' 30' 60'

N64°03'10"W

AVENUE

407.42'

FD 2" I.P., NO TAG, ACCEPTED AS 2" I.P. TAGGED RCE 13696 AS CL BC PER 44 MR 47 SET TAG RCE 23221

60' 0 60' 120'

Scale 1" = 60'

W. GAINSBOROUGH ROAD
N. TUOLUMNE AVENUE
PROJECT SITE
LYNN ROAD
W. HILLCREST DRIVE
McCLOUD AVENUE

VICINITY MAP
SCALE: 1" = 1000'

ESTABLISHED BY PROPORTIONAL MEASUREMENT BETWEEN BOUNDARY POINT ON N'LY SIDE OF W. HILLCREST DR., ESTABLISHED BY RECORD AS SHOWN, AND THE BOUNDARY POINT ON W'LY SIDE OF TUOLUMNE AVE.

LOT 1 TRACT NO. 2233 59 MR 94

331.98' (332.00' R3)

N22°04'08"E

NOTHING FD.

20' WIDE SEWER EASEMENT OF THE CONEJO VALLEY SANITARY COMPANY RECORDED NOVEMBER 18, 1964 IN BOOK 2673, PAGE 405 OF OFFICIAL RECORDS. TO BE QUITCLAIMED BY SEPARATE INSTRUMENT.

L=101.76' Δ=15°26'38"

15.17'

20'

NOTHING FD.

SEE DETAIL "A" HEREON

Ⓒ Ⓐ Ⓑ

8.01'

LOT 272 TRACT NO. 1862 46 MR 81

155.05' R1) 155.04'

(N28°34'27"E N28°35'36"E

NOTHING FD.

LOT 1
4.18 ACRES

LOT 2 TR NO. 1673 44 MR 49

239.48' (239.46' R1+R2)

N50°06'10"E (N50°05'08"E R1)

NOTHING FD.

157.70' (157.72' R1+R2)

N10°52'52"E (N10°51'52"E R1)

LOT 11 TRACT NO. 2969 80 MR 5

ESTABLISHED BY PROPORTIONAL MEASUREMENT BETWEEN FOUND 2" I.P. ON NORTH SIDE OF W. HILLCREST DR. AND POINT ON S'WLY SIDELINE OF TUOLOMNE AVE. HELD AT R1 DISTANCE OF 3.96' S'ELY OF PL BC.

ESTABLISHED BY PROPORTIONAL MEASUREMENT BETWEEN BOUNDARY POINT ON N'LY SIDE OF W. HILLCREST DR., ESTABLISHED BY RECORD AS SHOWN, AND THE BOUNDARY POINT ON W'LY SIDE OF TUOLUMNE AVE.

NOTHING FD.

(N86°20'37"E 114.06' R1) N86°21'20"E 114.09'

57.66'

LOT 3

177.42' R1+M N59°28'10"E 64.15'

45.00'

2.5' 2.5' 2.5' 2.5' 2.5'

N30°31'50"W 120.00'

(N38°31'47"E R1) N38°32'56"E

N38°42'40"E 114.24'

NOTHING FD.

(Δ=33°17'48" R1) Δ=33°18'23" T=251.86'

(L=489.32' R1) L=489.46' R=842.00' Δ=64°54'04" T=535.39' (R1+M)

L=953.77' R=842.00' Δ=64°54'04" T=508.69' (R1+M)

L=441.15' Δ=31°35'41"

SET S&W RCE 23221

R=842' Δ=31°35'41" L=464.31' T=238.22' (R=842' Δ=31°36'16" R1 L=464.45' T=238.30')

FD 2" I.P. NO TAG, ACCEPTED AS 2" I.P. TAGGED RCE 13696 PL BC PER TR. NO. 1673 44 MR 47, SET TAG RCE 23221

NOTHING FD. SET S&W RCE 23221

DRIVE

HILLCREST

WEST

L=150.00' Δ=10°12'26" R=800.00'

N00°56'32"E RAD

N32°32'13"E RAD (R1 & HELD)

N22°09'25"W RAD

NOTHING FD.

SET 1½" I.P. RCE 23221

FD 2" I.P. W/ PLUG NO TAG. ACCEPTED AS BOUNDARY CORNER (NO REFERENCE) SET TAG RCE 23221

Δ=56°38'14" R=380.00' L=375.63'

N64°03'10"W 3.96' (R1+M)

(13.44' R2) 13.44' N34°25'50"E

FD 2" I.P., NO TAG, ACCEPTED AS 2" I.P. TAGGED LS 2836 PER TR. 2969 80 MR 5 N60°18'34"W 0.26'

N65°15'28"W

(19.00' R2) 19.00' R2)

NOTHING FD.

NOTHING FD.

Ⓐ Ⓑ Ⓒ

97.54' (97.54' R2) N34°25'50"E 71.00'

71.00' (71.00' R2)

N34°25'50"E

6' 6' 6' 6'

N34°25'50"E (19.00' R2) 19.00' R2)

N65°15'28"W

NOTHING FD.

13.10' N34°25'50"E

233.48' N50°06'10"E

DETAIL "A"
1" = 20'

TRACT MAP NO. 5400

FOR CONDOMINIUM PURPOSES
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 2, TRACT NO. 1673 AS PER MAP RECORDED IN BOOK 44, PAGES 47 – 49, OF MISCELLANEOUS RECORDS (MAPS) OF SAID COUNTY AND PARCEL A, TRACT NO. 2969 AS PER MAP RECORDED IN BOOK 80, PAGES 4 AND 5 OF MISCELLANEOUS RECORDS (MAPS) OF SAID COUNTY.

MARCH, 2005

WESTCON ENGINEERING, INC.
6355 TOPANGA CANYON BLVD. – STE 333 – WOODLAND HILLS, CA. – 91367

LEGEND:

Ⓐ EASEMENT OF THE CONEJO VALLEY SANITARY COMPANY. RECORDED JULY 30, 1965, IN BOOK 2835, PAGE 387 OF OFFICIAL RECORDS.

Ⓑ EASEMENT OF VICTOR H. PALMIEREI RECORDED FEBRUARY 10, 1966, IN BOOK 2942, PAGE 88 OF OFFICIAL RECORDS. (SEE SHEET 2)

Ⓒ EASEMENT OF CALIFORNIA AMERICAN WATER COMPANY, A CALIFORNIA CORPORATION. RECORDED FEBRUARY 14, 1979, IN BOOK 5327, PAGE 406 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

Ⓓ EASEMENT OF THE GENERAL TELEPHONE COMPANY OF CALIFORNIA. RECORDED SEPTEMBER 2, 1976, IN BOOK 4663, PAGE 848 OF OFFICIAL RECORDS. (SEE SHEET 2)

① VARIABLE WIDTH EASEMENT TO THE CITY OF THOUSAND OAKS FOR ACCESS, PUBLIC UTILITY, PUBLIC SEWER PURPOSES

② VARIABLE WIDTH EASEMENT TO THE CITY OF THOUSAND OAKS FOR PUBLIC STORM DRAIN PURPOSES

③ 15' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR PUBLIC SEWER PURPOSES

④ 15' WIDE EASEMENT TO THE ADJACENT TRACT NO. 2969 FOR SEWER PURPOSES PER SEPARATE INSTRUMENT

⑤ 15' WIDE EASEMENT TO THE ADJACENT TRACT NO. 2969 FOR SEWER PURPOSES PER SEPARATE INSTRUMENT

⑥ 15' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR PUBLIC SEWER PURPOSES

⑦ 12' WIDE EASEMENT TO THE CALIFORNIA AMERICAN WATER COMPANY FOR PUBLIC WATER PURPOSES PER SEPARATE INSTRUMENT

NOTE

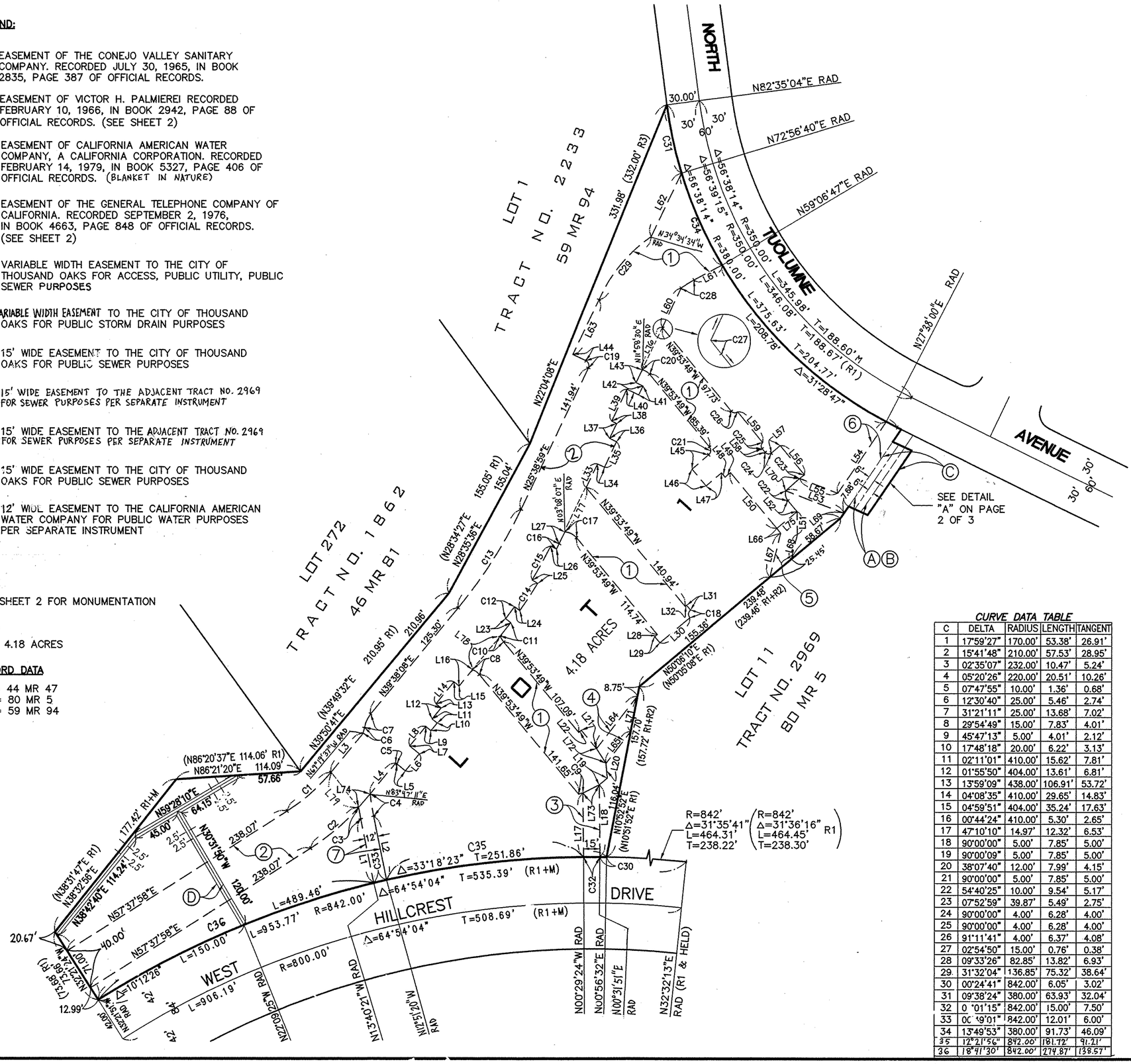
SEE SHEET 2 FOR MONUMENTATION

AREA

NET: 4.18 ACRES

RECORD DATA

R1 = 44 MR 47
R2 = 80 MR 5
R3 = 59 MR 94



60' 0 60' 120'

Scale 1" = 60'

LINE DATA TABLE

L	BEARING	LENGTH
1	N11°33'15"W	59.42'
2	N11°33'15"W	59.07'
3	N39°38'31"E	46.00'
4	N39°38'31"E	36.56'
5	N50°21'50"W	10.00'
6	N39°38'10"E	20.00'
7	N50°21'50"W	11.35'
8	N39°38'31"E	22.98'
9	N50°21'29"W	6.00'
10	N39°38'20"E	9.00'
11	N50°21'29"W	6.00'
12	N39°38'31"E	12.81'
13	N50°21'29"W	6.00'
14	N39°38'31"E	26.02'
15	N50°21'41"W	6.00'
16	N39°38'31"E	19.22'
17	N00°37'10"W	58.01'
18	N00°37'10"W	65.44'
19	N50°06'11"E	9.46'
20	N04°53'49"W	13.54'
21	N39°53'49"W	21.66'
22	N50°06'11"E	3.00'
23	N52°32'30"W	6.00'
24	N54°28'19"W	6.00'
25	N58°36'54"W	6.00'
26	N63°36'45"W	6.00'
27	N25°38'51"E	12.06'
28	N50°06'11"E	3.00'
29	N39°53'49"W	7.33'
30	N50°06'11"E	35.65'
31	N39°53'49"W	5.66'
32	N50°06'11"E	1.65'
33	N25°38'51"E	23.81'
34	N64°20'53"W	6.99'
35	N25°39'07"E	25.50'
36	N64°20'53"W	6.99'
37	N25°38'51"E	14.74'
38	N64°21'09"W	5.00'

LINE DATA TABLE

L	BEARING	LENGTH
39	N25°38'51"E	32.01'
40	N64°20'53"W	11.99'
41	N25°39'07"E	9.00'
42	N64°20'53"W	6.99'
43	N25°38'51"E	12.98'
44	N64°21'09"W	13.00'
45	N50°06'11"E	20.00'
46	N39°53'49"W	20.00'
47	N50°06'11"E	18.54'
48	N39°53'49"W	5.00'
49	N50°06'11"E	6.46'
50	N39°53'49"W	66.20'
51	N00°45'26"W	20.90'
52	N39°53'49"W	13.00'
53	N68°58'14"W	56.82'
54	N34°25'50"E	78.21'
55	N68°58'14"W	37.18'
56	N39°53'49"W	34.46'
57	N50°06'11"E	10.58'
58	N39°53'49"W	42'
59	N39°45'50"W	35.92'
60	N25°38'51"E	39.61'
61	N62°15'51"E	29.22'
62	N25°38'53"E	64.19'
63	N25°38'31"E	54.91'
64	N37°59'38"E	60.71'
65	N37°59'38"E	36.65'
66	N37°41'17"W	5.69'
67	N13°59'34"E	41.20'
68	N13°59'34"E	23.34'
69	N34°25'50"E	5.42'
70	N48°29'43"E	16.91'
71	N10°52'52"E	32.91'
72	N32°45'46"W	15.89'
73	N63°32'11"E	16.67'
74	N40°14'16"E	16.19'
75	N50°06'11"E	24.00'
76	N25°38'51"E	42.38'
77	N25°38'51"E	44.77'
78	N39°38'31"E	39.61'
79	N38°26'28"E	40.70'

CURVE DATA TABLE

C	DELTA	RADIUS	LENGTH	TANGENT
1	17°59'27"	170.00'	53.38'	26.91'
2	15°41'48"	210.00'	57.53'	28.95'
3	02°35'07"	232.00'	10.47'	5.24'
4	05°20'26"	220.00'	20.51'	10.26'
5	07°47'55"	10.00'	1.36'	0.68'
6	12°30'40"	25.00'	5.46'	2.74'
7	31°21'11"	25.00'	13.68'	7.02'
8	29°54'49"	15.00'	7.83'	4.01'
9	45°47'13"	5.00'	4.01'	2.12'
10	17°48'18"	20.00'	6.22'	3.13'
11	02°11'01"	410.00'	15.62'	7.81'
12	01°55'50"	404.00'	13.61'	6.81'
13	13°59'09"	438.00'	106.91'	53.72'
14	04°08'35"	410.00'	29.65'	14.83'
15	04°59'51"	404.00'	35.24'	17.63'
16	00°44'24"	410.00'	5.30'	2.65'
17	47°10'10"	14.97'	12.32'	6.53'
18	90°00'00"	5.00'	7.85'	5.00'
19	90°00'09"	5.00'	7.85'	5.00'
20	38°07'40"	12.00'	7.99'	4.15'
21	90°00'00"	5.00'	7.85'	5.00'
22	54°40'25"	10.00'	9.54'	5.17'
23	07°52'59"	39.87'	5.49'	2.75'
24	90°00'00"	4.00'	6.28'	4.00'
25	90°00'00"	4.00'	6.28'	4.00'
26	91°11'41"	4.00'	6.37'	4.08'
27	02°54'50"	15.00'	0.76'	0.38'
28	09°33'26"	82.85'	13.82'	6.93'
29	31°32'04"	136.85'	75.32'	38.64'
30	00°24'41"	842.00'	6.05'	3.02'
31	09°38'24"	380.00'	63.93'	32.04'
32	0 °01'15"	842.00'	15.00'	7.50'
33	0C °9'01"	842.00'	12.01'	6.00'
34	13°49'53"	380.00'	91.73'	46.09'
35	12°21'56"	842.00'	181.72'	91.21'
36	18°41'30"	842.00'	274.87'	138.57'

TRACT MAP NO. 5400

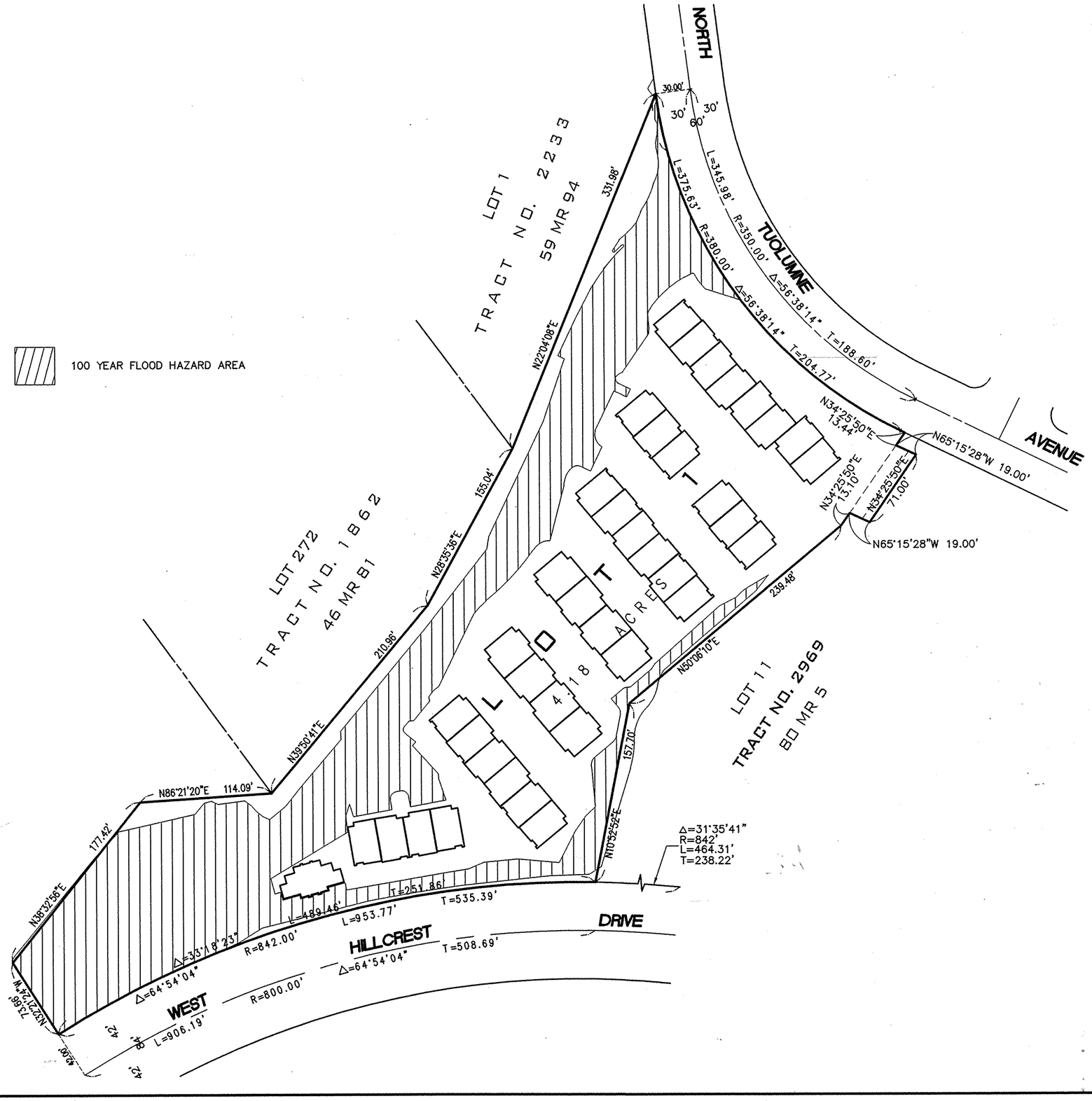
FOR CONDOMINIUM PURPOSES IN THE CITY OF THOUSAND OAKS COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 2, TRACT NO. 1673 AS PER MAP RECORDED IN BOOK 44, PAGES 47 – 49, OF MISCELLANEOUS RECORDS (MAPS) OF SAID COUNTY AND PARCEL A, TRACT NO. 2969 AS PER MAP RECORDED IN BOOK 80, PAGES 4 AND 5 OF MISCELLANEOUS RECORDS (MAPS) OF SAID COUNTY.

MARCH, 2005

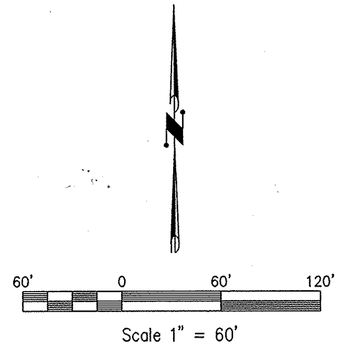
WESTCON ENGINEERING, INC.
6355 TOPANGA CANYON BLVD. – STE. 333 – WOODLAND HILLS, CA. – 91367

100 YEAR FLOOD HAZARD AREA



ADDITIONAL INFORMATION PERTAINING TO TRACT NO. 5400

THIS DOCUMENT IS PREPARED FOR INFORMATIONAL PURPOSES, IN CONFORMANCE WITH SECTION 66434.2 OF THE SUBDIVISION MAP ACT, TO DESCRIBE CERTAIN CONDITIONS AS OF THE DATE OF FILING OF THE ABOVE SUBJECT TRACT MAP AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THIS INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS AND THIS DOCUMENT DOES NOT IMPLY CORRECTNESS OF SUFFICIENCY OF THOSE RECORDS OR REPORTS.



Scale 1" = 60'

NOVEMBER, 2005

WESTCON ENGINEERING, INC.
6355 TOPANGA CANYON BLVD. – STE. 333 – WOODLAND HILLS, CA. – 91367

Recording Requested By:
Westcon Engineering, Inc.
6355 Topanga Canyon Blvd. #411
Woodland Hills, CA 91367

20100420-00059207-0 1/1
Ventura County Clerk and Recorder
James B. Becker, Assistant
04/20/2010 11:22:53 AM
408062 $15.00 AR

When Recorded Return To:
County Surveyors Office
County of Ventura
800 South Victoria Ave.
Ventura, CA 93009

CERTIFICATE OF CORRECTION

The following corrections are to be made to the Map of Tract No. 5400 in the City of Thousand Oaks, County of Ventura, State of California, as per map recorded in Book 158, Pages 31 through 34 inclusive of Miscellaneous Records (Maps), in the office of the County recorder of said County.

1. ***As to sheet 2 of 4, set lead & tag, RCE 23221 in top wall in lieu of Set 1½" I.P., RCE 23221 at the most southerly corner of Tract No. 5400.***
2. ***As to sheet 2 of 4, found a 2" iron pipe that was previously not found at the easterly beginning of curve of the centerline of Hillcrest Drive, set lead & tag in pipe, RCE 23221.***
3. ***As to sheet 2 of 4, set spike & washer, RCE 23221 in asphalt pavement in lieu of Set 1½" I.P., RCE 23221 at the southwesterly terminus of the course in the northwesterly boundary of said tract, shown as having a bearing and distance of N39°50'41"E, 210.96'.***
4. ***As to sheet 2 of 4, the centerline monument on West Hillcrest Drive, having a radial bearing of N00°56'32"E should be shown with an open circle symbol.***

or omission

Fee owners of the real property affected by the correction or omission on the date of the filing of the original record map:

LB/L Villa Racquet Club LLC
3500 W Olive Ave #650
Burbank, CA 91505

REGISTERED PROFESSIONAL ENGINEER
ATANAS STERYO
No. 23221
Exp 12/31/11
CIVIL
STATE OF CALIFORNIA

4/08/10

Atanas Steryo
R.C.E. 23221 (EXP. 12/31/11)

Date

I hereby certify that the changes hereon are authorized by Section 66469 of the Subdivision Map Act of the State of California.

4-15-10

Michael K. Sullivan
County Surveyor, County of Ventura
L.S. No. 6254 (EXP. 6/30/10)

Date

LICENSED LAND SURVEYOR
MICHAEL K. SULLIVAN
Exp. 6/30/2010
NO. 6254
STATE OF CALIFORNIA