20170721-00094028-0 1/3
Ventura County Clerk and Recorder
MARK A. LUNN
07/21/2017 08:00:00 AM
1225764 $10.00 VA

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 THIS SUBDIVISION AND CONDOMINIUM PROJECT ENTITLED TRACT NO. 5458 SHOWN ON THIS MAP WITHIN THE EXTERIOR BOUNDARY LINE AND THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID REAL PROPERTY, 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 ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AN ACCESS EASEMENT OVER ALL OF LOT 1.

JEAMAN KIM AND KYONGHWA KIM, OWNERS:
ANTHONY MOSES AND CATHARINA MOSES, OWNERS :

BY: _____
JEAMAN KIM

BY: _____
KYONGHWA KIM

BY: _____
ANTHONY MOSES

BY: _____
CATHARINA MOSES

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

ON FEBRUARY 15 2017 BEFORE ME, JENNIFER H. YUN A NOTARY PUBLIC, PERSONALLY APPEARED JEAMAN KIM, KYONGHWA KIM, ANTHONY MOSES, AND CATHARINA MOSES, WHO 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.

I CERTIFY UNDER **PENALTY OF PERJURY** UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

JENNIFER H. YUN
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY

MY COMMISION EXPIRES
JUNE 15, 2019

MY COMMISSION No. 2115716

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. 31-2005 PC.

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.

STEVEN HINTZ
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY TAX COLLECTOR

DATE: JUNE 29, 2017

BENEFICIARY

NEW LIFE MISSION CHURCH, A CALIFORNIA NON-PROFIT CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 27, 2005 AS INSTRUMENT NO. 20050427-0102107 OF OFFICIAL RECORDS, RECORDS OF VENTURA COUNTY.

BY: _____
NAME: DUBONG KIM
TITLE: PRESIDENT

BY: _____
NAME: MYUNG JA KIM
TITLE: SECRETARY

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

ON FEBRUARY 22, 2017 BEFORE ME, JENNIFER H. YUN, A NOTARY PUBLIC, PERSONALLY APPEARED DUBONG KIM AND MYUNG JA KIM WHO 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.

I CERTIFY UNDER **PENALTY OF PERJURY** UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

JENNIFER H. YUN
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY

MY COMMISION EXPIRES
JUNE 15, 2019

MY COMMISSION No. 2115716

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED TO, APPROVED AND SIGNED BY THE CITY ENGINEER ON THE 24th DAY OF May, 2017.

CYNTHIA M. RODRIGUEZ
CITY CLERK
CITY OF THOUSAND OAKS

DATE: May 25, 2017 _____

COUNTY RECORDER'S CERTIFICATE

DOCUMENT NO. 20170721-00094028-0
FILED THIS 21st DAY OF July, 2017, AT 8:00 A.M. IN BOOK 165 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 15-17, AT THE REQUEST OF JEAMAN KIM, ET AL.

MARK A. LUNN
COUNTY RECORDER
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY RECORDER

CITY ENGINEER'S APPROVAL AND ACCEPTANCE

THE CITY ENGINEER, ON BEHALF OF THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS AND PURSUANT TO AUTHORITY CONFERRED BY SECTIONS 9-3.946, 9-3.1002, AND 9-3.1003 OF THE CITY OF THOUSAND OAKS MUNICIPAL CODE, HEREBY APPROVES THIS MAP

AND HEREBY ACCEPTS THE OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AN ACCESS EASEMENT OVER ALL OF LOT 1.

DATE: MAY 24, 2017

CLIFFORD G. FINLEY, R.C.E. 46395
CITY ENGINEER
CITY OF THOUSAND OAKS

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 **JEAMAN KIM** ON **SEPTEMBER 10, 2003**. I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR AFTER RECORDATION OF THIS TRACT MAP) AND THAT THE MONUMENTS ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. 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: 2-15, 2017

MICHAEL M. KIM
R.C.E. No. 27998 EXP. 3/31/18

REGISTERED PROFESSIONAL ENGINEER
MICHAEL M. KIM
NO. 27998
EXP. 3/31/18
CIVIL
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED **TRACT NO. 5458**, 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.

DATE: 05-24, 2017

CLIFFORD G. FINLEY R.C.E. No. 46395
CITY ENGINEER
CITY OF THOUSAND OAKS

REGISTERED PROFESSIONAL ENGINEER
CLIFFORD G. FINLEY
NO. 46395
EXP. 3/31/17
CIVIL
STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED **TRACT NO. 5458** AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

WAYNE E. BATTLESON
COUNTY SURVEYOR
COUNTY OF VENTURA

DATE: 7-13, 2017

BY: _____
WAYNE E. BATTLESON
P.L.S. No. 6918

LICENSED LAND SURVEYOR
WAYNE E. BATTLESON
EXP. 9/30/17
NO. 6918
STATE OF CALIFORNIA

TRACT NO. 5458

FOR CONDOMINIUM PURPOSES
(2.02 ACRES GROSS)

IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THAT PORTION OF LOT 4 OF TRACT NO 1473 AS PER MAP RECORDED IN BOOK 35 PAGE 71 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS PARCEL 1 OF LOT LINE ADJUSTMENT NO. 2003-427, RECORDED SEPTEMBER 27, 2004 AS DOCUMENT NO. 20040927-260921 OF OFFICIAL RECORDS OF SAID COUNTY.

AUGUST 2016

A&E CONSULTANTS GROUP
263 VIKING AVENUE
BREA, CALIFORNIA 92821
(714) 671-0005 OFFICE
(714) 671-1208 FAX

2-28-17

SIGNATURE OMISSIONS

THE SIGNATURE OF THE FOLLOWING PRESENT OWNER OF AN EASEMENT HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY:

CITY OF THOUSAND OAKS, OWNERS OF AN EASEMENT FOR SANITARY SEWER PURPOSES AS DISCLOSED BY A DEED RECORDED FEBRUARY 9, 1961, IN BOOK 1959, PAGE 350 OF OFFICIAL RECORDS, RECORDS OF VENTURA COUNTY.

THE SIGNATURE OF THE PARTY NAMED HEREINAFTER AS HOLDER OF THE INTEREST SET FORTH, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(C) OF THE SUBDIVISION MAP ACT.

JANSS CORPORATION, OWNER OF ALL OIL, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES, WITHOUT THE RIGHT OF SURFACE ENTRY, AS DISCLOSED BY A DEED RECORDED MAY 3, 1963 IN BOOK 2317, PAGE 141 OF OFFICIAL RECORDS, RECORDS OF VENTURA COUNTY.

SOILS AND/OR GEOLOGIC REPORT(S)

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 5458 HAVE BEEN PREPARED, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE CITY ENGINEER.

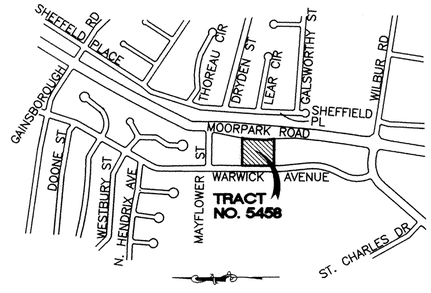
DATE OF REPORT: APRIL 05, 2004
TITLE OF REPORT: PROPOSED CONDOMINIUM, CHURCH, & MULTI-PURPOSE BUILDING
950 WARWICK AVENUE, THOUSAND OAKS, CALIFORNIA
FIRM NAME: PACIFIC GEOSOILS, INC.
ENGINEER (OR GEOLOGIST): PAUL S. KIM, PE. GE.
REGISTRATION NO.: 2066

DATE: Feb 15, 2017

PAUL S. KIM, P.E. G.E.

REGISTERED PROFESSIONAL ENGINEER
PAUL S. KIM
NO. 2066
EXP. 6/30/18
GEOTECHNICAL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
PAUL S. KIM
NO. 36706
EXP. 6/30/18
CIVIL
STATE OF CALIFORNIA



VICINITY MAP
SCALE: 1"=1000'

TRACT NO. 5458

FOR CONDOMINIUM PURPOSES
(2.02 ACRES GROSS)

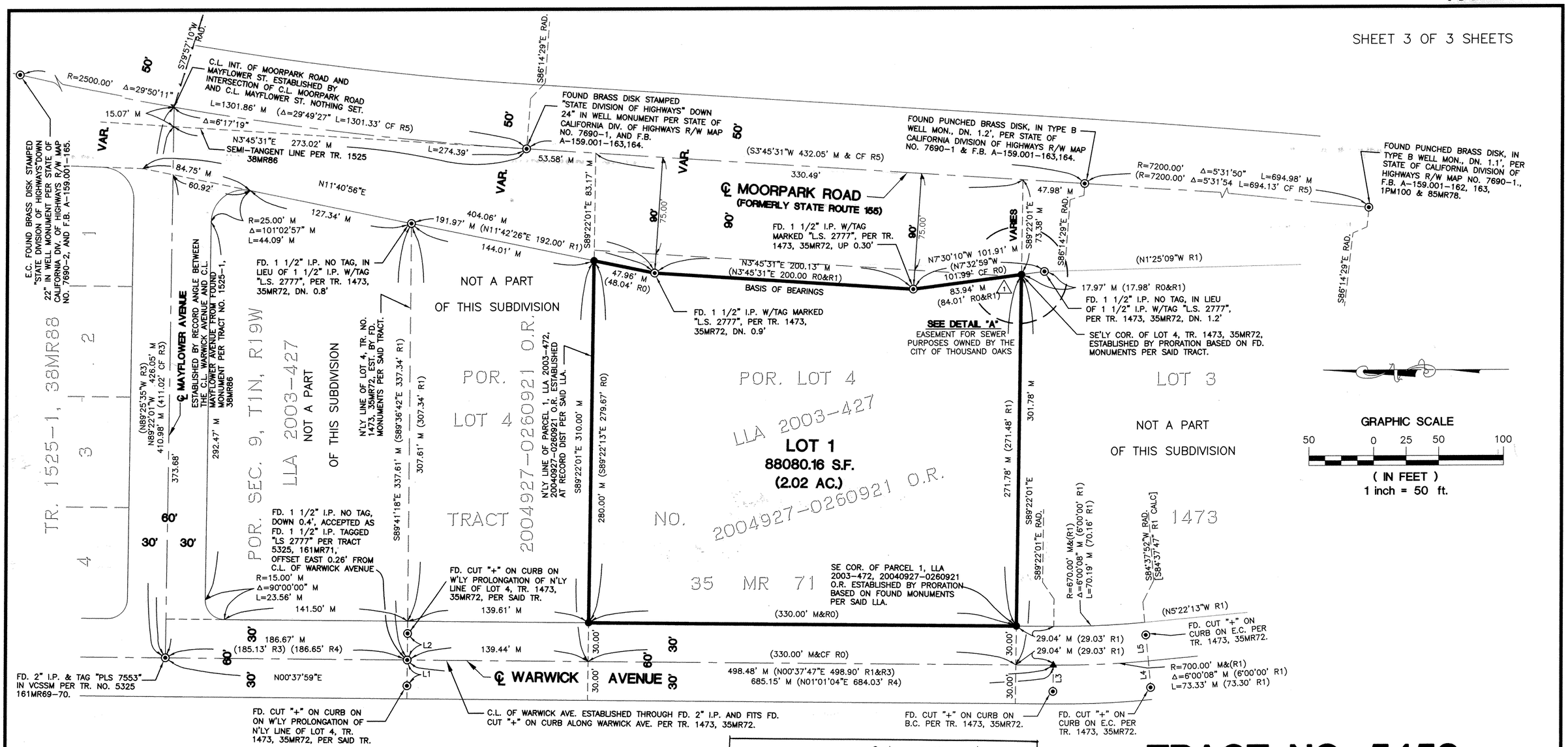
IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THAT PORTION OF LOT 4 OF TRACT NO 1473 AS PER MAP RECORDED IN BOOK 35 PAGE 71 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS PARCEL 1 OF LOT LINE ADJUSTMENT NO. 2003-427, RECORDED SEPTEMBER 27, 2004 AS DOCUMENT NO. 20040927-260921 OF OFFICIAL RECORDS OF SAID COUNTY.

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BASIS OF BEARINGS:

THE BEARING OF N3°45'31"E OF THE E'LY LINE OF LOT 4, TRACT NO. 1473, 35 MR 72, RECORDS OF VENTURA COUNTY, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

LEGEND:

( ) = RECORD DATA
CF = CALCULATED FROM RECORD DATA
M = MEASURED
R0 = LLA 2003-427, 2004927-0260921 O.R.
R1 = TRACT NO. 1473, 35MR72
R2 = TRACT NO. 3014, 85MR77
R3 = TRACT NO. 1525-1, 38MR86
R4 = TRACT NO. 5325, 161MR71
R5 = CALIFORNIA DIVISION OF HIGHWAYS R/W MAP NO. 7690-1

ABBREVIATIONS:

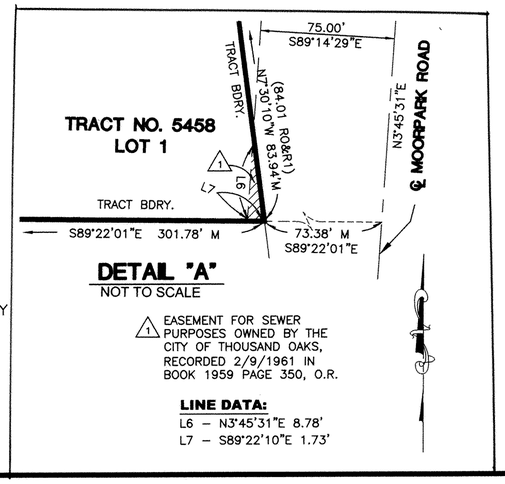
AVE. – AVENUE
B.C. – BEGINNING OF CURVE
C.L. – CENTERLINE
DN. – DOWN
E.C. – END OF CURVE
FD. – FOUND
INT. – INTERSECTION
I.P. – IRON PIPE
LLA – LOT LINE ADJUSTMENT
MR – MISCELLANEOUS RECORDS
MON. – MONUMENT
N'LY – NORTHERLY
NO. – NUMBER
POR. – PORTION
R/W – RIGHT OF WAY
S'LY – SOUTHERLY
SEC. – SECTION
TR – TRACT
RAD – RADIAL
S.F.N. – SEARCHED FOUND NOTHING
VCSSM – VENTURA COUNTY STANDARD SURVEY MONUMENT

LINE DATA:

L1 – N89°41'18"W 19.94'
L2 – N89°41'18"W 20.48'
L3 – S89°22'01"E 20.35'
L4 – N84°37'33"E 20.62'
L5 – N84°37'33"E 20.15'

MONUMENT NOTES:

⊙ FOUND MONUMENT AS INDICATED
● SET 1½" I.P. 18" **LONG** TAGGED "RCE 27998", FLUSH
▲ SET VENTURA COUNTY STANDARD SURVEY MONUMENT IN WELL TAGGED, "RCE 27998" PER VENTURA COUNTY ROAD STANDARD PLATE E-4, REV E



TRACT NO. 5458

FOR CONDOMINIUM PURPOSES
(2.02 ACRES GROSS)

IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THAT PORTION OF LOT 4 OF TRACT NO 1473 AS PER MAP RECORDED IN BOOK 35 PAGE 71 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS PARCEL 1 OF LOT LINE ADJUSTMENT NO. 2003-427, RECORDED SEPTEMBER 27, 2004 AS DOCUMENT NO. 20040927-260921 OF OFFICIAL RECORDS OF SAID COUNTY.

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