PARCEL MAP LD-S-693

SHEET 1 OF 3 SHEETS
TOTAL ACRES: 12.831

IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP LD-S-250 FILED IN BOOK 37, PAGES 15 AND 16 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,
DATE OF SURVEY JANUARY, 2019
KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.

FOR FINANCING AND/OR CONVEYANCE PURPOSES

20200501-00060948-0 1/3
Ventura County Clerk and Recorder
MARK A. LUNN
05/01/2020 08:00:00 AM
151910 $85.00 VA

SUBDIVIDER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE SUBDIVIDERS AND RECORD TITLE OWNERS AS DEFINED IN SECTION 66445 (e) OF THE SUBDIVISION MAP ACT OF THE REAL PROPERTY INCLUDED WITHIN THE THE SUBDIVISION SHOWN ON THIS MAP AND THAT THEY AS SUBDIVIDERS CONSENT TO THE MAKING AND RECORDATION OF SAID MAP.

BROADVIEW HOLDINGS SV, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: BROADVIEW HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER

BY: BROADVIEW MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER

BY: _____
MARK KERSLAKE
CHIEF EXECUTIVE OFFICER

SURVEYOR'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 BROADVIEW HOLDINGS SV, LLC, IN JANUARY 2019. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR AFTER THE FILING OF THIS PARCEL MAP AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

_____ 2/24/2020
KURT R. TROXELL, L.S. 7854 DATE

PROFESSIONAL LAND SURVEYOR * KURT R. TROXELL * No. 7854 * STATE OF CALIFORNIA

NOTARY ACKNOWLEDGMENT:

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.

STATE OF California)
SS
COUNTY OF Orange)

ON March 2, 2020 BEFORE ME, Melinda Schlueter, NOTARY PUBLIC, PERSONALLY APPEARED Mark Kerslake WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE 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.

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

WITNESS MY HAND
SIGNATURE _____

MY COMMISSION EXPIRES December 8, 2021
COMMISSION NUMBER 2221744

Melinda Schlueter
PRINTED NAME:

PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED PARCEL MAP NO. LD-S-693, AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

BY: _____ 3/5/2020
DAVID O. KNELL, PLS 5301, DATE
ACTING CITY ENGINEER

PROFESSIONAL LAND SURVEYOR * DAVID O. KNELL * PLS No. 5301 * STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED PARCEL MAP NO. LD-S-693, 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 ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

BY _____ 3/6/2020
RONALD K. FUCHIWAKI, R.C.E. 34663 DATE
CITY ENGINEER/DIRECTOR OF PUBLIC WORKS
CITY OF SIMI VALLEY

REGISTERED PROFESSIONAL ENGINEER * RONALD K. FUCHIWAKI * No. C34663 * CIVIL * STATE OF CALIFORNIA

CITY OF SIMI VALLEY CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY MANAGER ON BEHALF OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT AND TO THE AUTHORITY CONFERRED BY ORDINANCE NO. 1281 AND ORDINANCE NO. WWD-17 ADOPTED BY THE CITY COUNCIL AND THE BOARD OF DIRECTORS OF THE VENTURA COUNTY WATERWORKS DISTRICT NO. 8, RESPECTIVELY, ON NOVEMBER 13, 2017, AND THE SUBDIVIDER CONSENTS TO THE RECORDING THEREOF BY THE CITY MANAGER.

BY _____ 3/6/2020
BRIAN GABLER, CITY MANAGER DATE
CITY OF SIMI VALLEY

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: 4-24-2020, 2020.

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436(a) (3) (A) (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.

SOUTHERN CALIFORNIA EDISON HOLDER OF EASEMENTS FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PER DOCUMENT RECORDED IN BOOK 5806, PAGE 247 OF OFFICIAL RECORDS AND RECORDED DECEMBER 31, 1980 IN BOOK 5806, PAGE 249 OF OFFICIAL RECORDS

F.I.G. HOLDING COMPANY, A CALIFORNIA CORPORATION HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED OCTOBER 7, 1983 AS INSTRUMENT NO. 83-112490 OF OFFICIAL RECORDS

FARMERS INSURANCE EXCHANGE ET AL., HOLDER OF EASEMENTS FOR INGRESS AND EGRESS OF MOTOR VEHICLES AND PEDESTRIANS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED OCTOBER 7, 1983 AS INSTRUMENT NO. 83-112491 OF OFFICIAL RECORDS

THE FOLLOWING SIGNATURES HAVE BE OMITTED UNDER PROVISIONS OF SECTION 66436(a) (3) (C) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE AS SAID SIGNATURE(S) IS (ARE) NOT REQUIRED BY THE LOCAL AGENCY.

BERYLWOOD-SIMI COMPANY, A CORPORATION 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 PER DOCUMENT RECORDED JUNE 1, 1966 AS INSTRUMENT NO. 28174 IN BOOK 2995, PAGE 186, OFFICIAL RECORDS.

THE SIGNATURE OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, PRESENT BENEFICIARY AS DISCLOSED BY DEED OF TRUST RECORDED MARCH 27, 2019 AS DOCUMENT NO. 20190327-00032799-0 OF OFFICIAL RECORDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66445(e) OF THE SUBDIVISION MAP ACT.

COUNTY RECORDER'S CERTIFICATE

FILED THIS 1st DAY OF May, 2020, AT 8:00 A.M. IN BOOK 72 OF PARCEL MAPS, AT PAGE 54-56, AT THE REQUEST OF Broadview Holdings SV, LLC
20200501-00060948-0

MARK A. LUNN, COUNTY RECORDER COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY RECORDER

72PM54

1334-004

PARCEL MAP LD-S-693

IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP LD-S-250 FILED IN BOOK 37, PAGES 15 AND 16 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,
DATE OF SURVEY JANUARY, 2019
KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.

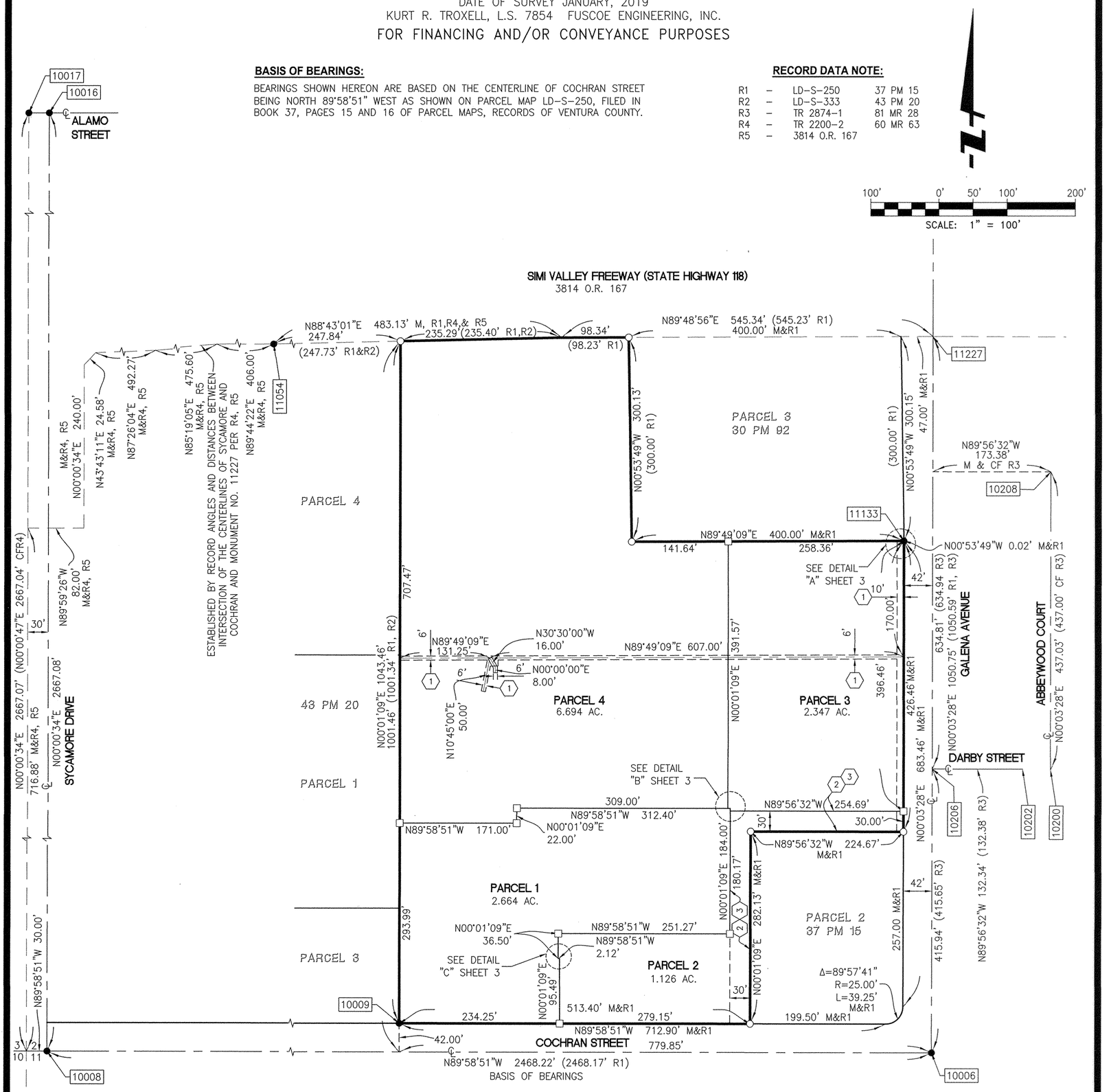
FOR FINANCING AND/OR CONVEYANCE PURPOSES

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF COCHRAN STREET BEING NORTH 89°58'51" WEST AS SHOWN ON PARCEL MAP LD-S-250, FILED IN BOOK 37, PAGES 15 AND 16 OF PARCEL MAPS, RECORDS OF VENTURA COUNTY.

RECORD DATA NOTE:

R1	–	LD-S-250	37 PM 15
R2	–	LD-S-333	43 PM 20
R3	–	TR 2874-1	81 MR 28
R4	–	TR 2200-2	60 MR 63
R5	–	3814 O.R. 167	



FOUND MONUMENT AND ESTABLISHMENT NOTES:

10006	–	FOUND NAIL & TIN TAGGED "LS 3891" PER 8 CR 36, FLUSH
10008	–	FOUND MAG NAIL & WASHER STAMPED "LS 7998" PER 41 CR 70, FLUSH
10009	–	FOUND LEAD & TACK TAGGED "LS 4157" AT 1.00' OFFSET PER R2, FLUSH
11133	–	FOUND LEAD & TACK TAGGED "LS 4157" AT 0.90' OFFSET, NO REF., ACCEPTED AS SE COR. PARCEL 3 PER R1
11227	–	FOUND TIES, ESTAB. PER ENGINEER'S TIE SHEET 78-1032A, CITY OF SIMI VALLEY. SET NOTHING
10208	–	FOUND TIES, ESTAB. PER ENGINEER'S TIE SHEET 78-1032A, CITY OF SIMI VALLEY. SET NOTHING
10200	–	FOUND TIES, ESTAB. PER ENGINEER'S TIE SHEET 78-1032A, CITY OF SIMI VALLEY. SET NOTHING
10202	–	FOUND TIES, ESTAB. PER ENGINEER'S TIE SHEET 78-1032A, CITY OF SIMI VALLEY. SET NOTHING
10206	–	FOUND TIES, ESTAB. PER ENGINEER'S TIE SHEET 78-1032A, CITY OF SIMI VALLEY. SET NOTHING
10017	–	FOUND VENTURA COUNTY STD WELL MON PUNCHED 2" BRASS DISK PER R4, DN. 1.8'
10016	–	FOUND VENTURA COUNTY STD WELL MON PUNCHED 2" BRASS DISK PER R4, DN. 1.6'
11054	–	FOUND 2" IRON PIPE TAGGED RCE 21769 PER R3, FLUSH; MON S0°35'12"W 0.23' FROM ANGLE POINT

LEGEND

CF CALCULATED FROM

EASEMENT NOTES:

(1) SOUTHERN CALIFORNIA EDISON HOLDER OF EASEMENTS FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PER DOCUMENT RECORDED IN BOOK 5806, PAGE 247 OF OFFICIAL RECORDS AND RECORDED DECEMBER 31, 1980 IN BOOK 5806, PAGE 249 OF OFFICIAL RECORDS

(2) F.I.G. HOLDING COMPANY HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED OCTOBER 7, 1983 AS INSTRUMENT NO. 83-112490 OF OFFICIAL RECORDS

(3) FARMERS INSURANCE EXCHANGE ET AL., HOLDER OF EASEMENTS FOR INGRESS AND EGRESS OF MOTOR VEHICLES AND PEDESTRIANS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED OCTOBER 7, 1983 AS INSTRUMENT NO. 83-112491 OF OFFICIAL RECORDS

ACCESS/RECIPROCAL EASEMENT NOTE:

CONVEYANCE OF PARCELS 1 THROUGH 4 MAY BE MADE SUBJECT TO COMMON USE AND RECIPROCAL EASEMENTS AS BETWEEN THE OWNERS OF SAID PARCELS FOR THE USE AND MAINTENANCE OF PRIVATE ACCESS AND/OR OTHER PRIVATE UTILITY FACILITIES AT ANY TIME LOCATED THEREON. THE USE AND MAINTENANCE OF SAID PRIVATE FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF SAID LOTS AS DETERMINED AND GOVERNED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS AND/OR ESTABLISHMENT OF EASEMENTS TO BE RESERVED AND GRANTED BY SEPARATE RECORDED INSTRUMENT.

MONUMENT NOTES:

● – FD. MONUMENT AS NOTED

○ 2" I.P. TAGGED "L.S. 7854" OR 8" SPIKE & WASHER STAMPED "L.S. 7854" IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR LEAD, TACK & TAG "L.S. 7854" IN CONCRETE TO BE SET AT ALL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

□ 1" I.P. TAGGED "L.S. 7854" OR 8" SPIKE & WASHER STAMPED "L.S. 7854" IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR LEAD, TACK & TAG "L.S. 7854" IN CONCRETE TO BE SET AT ALL PARCEL CORNERS UNLESS OTHERWISE NOTED.

72PM55

3-10-20

3-10-20

PARCEL MAP LD-S-693

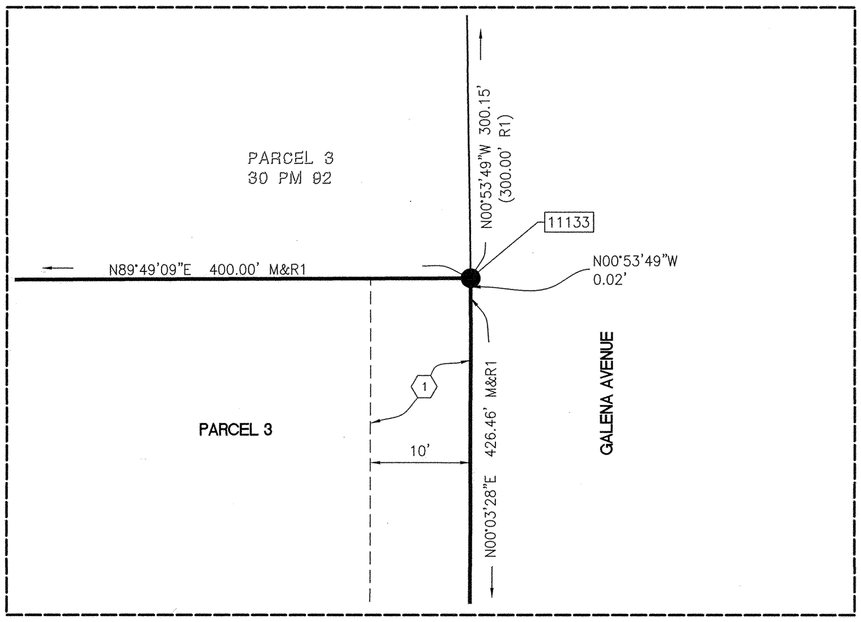
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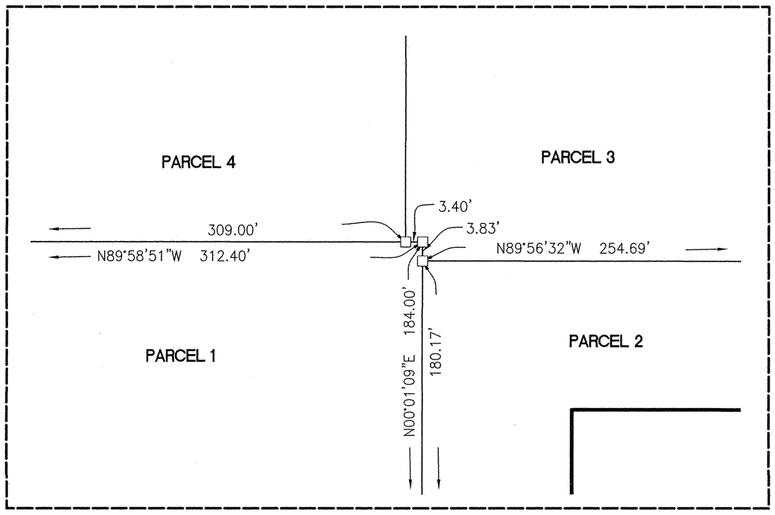
FOR FINANCING AND/OR CONVEYANCE PURPOSES

DETAIL SHEET

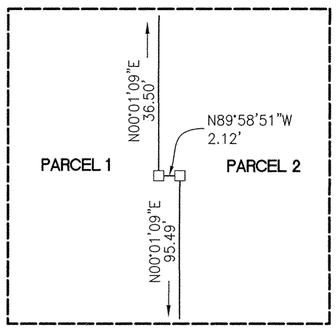
NOT TO SCALE



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE

72PM56