The undersigned hereby certify that they are the owner(s) of, RECORD HOLDERS OF SECURITY INTERESTS THEREIN, OR ARE INTERESTED IN THE LAND 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. THEY DO HEREBY OFFER TO DEDICATE FOR THE PUBLIC USE THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP.

THEY HEREBY GRANT TO THE SIMI VALLEY COUNTY SANITATION DISTRICT EASEMENTS FOR SANITARY SEWER PURPOSES AS SHOWN ON THIS MAP, AND THEY GRANT TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT THE FLOWAGE EASEMENT CONSISTING OF THE RIGHT-OF-WAY FOR THE FLOOD CONTROL PURPOSE OF PERIODIC INUNDATION WITH FLOOD/OR STORM DRAINAGE WATERS AND THE RIGHT TO PROHIBIT THE CONSTRUCTION ON ANY STRUCTURE OR CHANNEL IMPROVEMENTS AS SHOWN ON SAID MAP.

THE GRIFFIN HOMES PARTNERSHIP, A GENERAL PARTNERSHIP

BY: GRIFFIN DEVELOPMENT CO., A CALIFORNIA CORPORATION

Charles J. Dragicevich — CHARLES J. DRAGICEVICH, VICE PRESIDENT

Mary Rosen — MARY ROSEN, SECRETARY

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }

ON THIS 15TH DAY OF JANUARY, 1980, BEFORE ME WILMA M. REX, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHARLES J. DRAGICEVICH, KNOWN TO ME TO BE THE VICE PRESIDENT AND MARY ROSEN, KNOWN TO ME TO BE THE SECRETARY OF GRIFFIN DEVELOPMENT CO., THE CALIFORNIA CORPORATION THAT EXECUTED WITHIN INSTRUMENT AS PARTNER OF THE GRIFFIN HOMES PARTNERSHIP, A GENERAL PARTNERSHIP AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER.

OFFICIAL SEAL
WILMA M. REX
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires OCT 1, 1982

Wilma M. Rex — WILMA M. REX NOTARY PUBLIC

~~**CROCKER CUSTODY CORPORATION, A CALIFORNIA CORPORATION**~~

~~AS TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 4926 PAGE 85 OFFICIAL RECORDS.~~

~~Monika Buck — MONIKA BUCK, VICE PRESIDENT~~

~~R. Armbruster — R. ARMBRUSTER, ASSISTANT SECRETARY~~

~~STATE OF CALIFORNIA } SS.~~
~~COUNTY OF LOS ANGELES }~~

~~ON THIS 5th DAY OF FEBRUARY 1980, BEFORE ME ADA E. NALL, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MONIKA BUCK, KNOWN TO ME TO BE THE VICE PRESIDENT AND R. ARMBRUSTER, KNOWN TO ME TO BE THE ASST. SECRETARY OF CROCKER CUSTODY CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS TRUSTEE.~~

~~OFFICIAL SEAL ADA E. NALL NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My comm. expires JUN 22, 1982~~

~~Ada E. Nall — NOTARY PUBLIC~~

THE SIGNATURE OF LARWIN COMPANY, A CORPORATION, AS THE PRESENT OWNER OF AN EASEMENT (BLANKET IN NATURE) FOR A COMMUNITY CABLE TELEVISION SYSTEM, RECORDED 12-8-69 IN BOOK 3500 PAGE 477 OF OFFICIAL RECORDS, HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (a) (1) OF THE SUBDIVISION MAP ACT, AS SAID EASEMENT CANNOT RIPEN INTO A FEE TITLE.

THE SIGNATURE OF BERYLWOOD - SIMI COMPANY, A CORPORATION, AS THE PRESENT OWNER OF AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, OIL RIGHTS, MINERALS AND MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS AND MINERALS BY WHATSOEVER NAME KNOWN, WHETHER METALLIC OR NON-METALLIC THAT MAY BE WITHIN OR UNDER SAID PROPERTY, WITHOUT HOWEVER THE RIGHT TO DRILL, MINE, EXPLORE OR OPERATE THROUGH THE SURFACE OF THE UPPER 500 FEET OF THE SUBSURFACE OF SAID REAL PROPERTY, HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (a) (3) OF THE SUBDIVISION MAP ACT.

I, J.C. CHAVEZ, do hereby certify that I am a Licensed Surveyor, that this map correctly represents a survey made under my direction in JANUARY 1979, 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 approval of this tract map by the City Council), 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 road system.

Date: Nov. 22, 1979

J.C. Chavez — J. C. CHAVEZ L.S. 3428

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2874-3, or any part thereof for unpaid state, county, municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments not yet due and payable.

Date: Dec. 18 1980

ROBERT G. BRANCH
Treasurer - Tax Collector
County of Ventura
By Catherine E. Johnston
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 2874-3, 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 and that I am satisfied that the map is technically correct.

Date: December 22 1980

Ronald C. Coons
Ronald C. Coons
City Engineer
City of Simi Valley

I certify that all provisions of the Subdivision Map Act of the State of California and of any local ordinance pertaining to deposits, required at the time of the approval by the City Council of the map entitled TRACT NO. 2874-3, have been complied with

Date: January 9 1981

ROBERT L. HAMM
County Clerk
County of Ventura
By Joann C. Dench
Deputy County Clerk

The following soil reports have been prepared on TRACT NO. 2874-3

Date of Report	Title of Report	Firm Name	Engineer	Reg. No
AUG. 1, 1977	SOIL ENGINEERING INVESTIGATION, TENTATIVE TRACT NO. 2874	GORIAN & ASSOCIATES	GERALD GORIAN	R.C.E. 14698

This map entitled TRACT NO. 2874-3, is presented to the city council of the city of Simi Valley, Ventura County, California, at the meeting of said council held on the 22nd day of December, 1980, for approval; said council hereby approves said map and does hereby accept for public use the right of way for all streets and highways as shown on this map.

In witness whereof said city council has caused this certificate to be signed by the mayor and attested to by the city clerk of said city, and the corporate seal of the city of Simi Valley, to be affixed hereto this 8th day of January, 1981.

ATTEST:

Suzanne Harris — Clerk and Ex officio Clerk of the City Council of the City of Simi Valley

Elton Gallegly — Mayor of the City of Simi Valley

THE SIMI VALLEY COUNTY SANITATION DISTRICT HEREBY ACCEPTS FOR PUBLIC USE THE SANITARY SEWER EASEMENTS DELINEATED AND DESIGNATED ON THE MAP, PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION SD-30.

Felix B. Wantiez — District Engineer — 12.24.80 Date
SIMI VALLEY COUNTY SANITATION DISTRICT

THIS IS TO CERTIFY THAT FLOWAGE EASEMENT OFFERED HEREON TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT, A GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF SAID DISTRICT PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF VENTURA COUNTY ADOPTED ON MAY 5, 1970.

DATED: 12-19-80

ARTHUR E. GOULET
DIRECTOR
PUBLIC WORK AGENCY, COUNTY OF VENTURA, STATE OF CALIFORNIA

BY: Donald B. Ferry
DEPUTY PUBLIC WORKS DIRECTOR

#3144

Recorded at the request of the owner, JANUARY 12, 1981, at 2:35 P.M. in Book 90 of Miscellaneous Records (Maps) at Pages 63 & 64, records of Ventura County

ROBERT L HAMM
County Recorder
County of Ventura
By William Powers
Deputy County Recorder

TRACT NO. 2874-3

FOR CONDOMINIUM PURPOSES

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI, IN THE CITY OF SIMI VALLEY, AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, MISCELLANEOUS RECORDS OF VENTURA COUNTY.

VENTURA COUNTY, CALIFORNIA

JOEL SILVERMAN & ASSOCIATES
13400 RIVERSIDE DRIVE · SHERMAN OAKS · CALIFORNIA · 91423
JANUARY · 1979

TRACT NO. 2874-1

81 M.R. 28/32

CURVE TABLE (R1) & (M)

NO	DELTA	RADIUS	ARC LGT	TAN
1	90°01'07"	25.00'	39.28'	25.01'
2	95°07'00"	25.00'	41.50'	27.34'
3	19°38'02"	270.00'	92.52'	46.72'
4	3°58'00"	650.00'	45.00'	22.51'
5	8°14'08"	300.00'	43.12'	21.60'
6	12°32'54"	300.00'	65.70'	32.98'
7	3°58'00"	608.00'	42.03'	21.05'

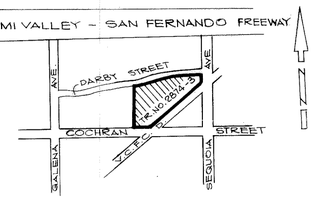
BASIS OF BEARINGS:

THE BEARING N 89°58'51"W OF THE CENTERLINE OF COCHRAN STREET AND THE SOUTHERLY LINE OF SECTION 2, T 2 N, R 18 W, RANCHO SIMI, AS SHOWN ON MAP OF TRACT NO. 2874-1, RECORDED IN BOOK 81 PAGES 28 TO 32, INCLUSIVE, OF MISCELLANEOUS RECORDS, VENTURA COUNTY WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

MONUMENT NOTES:

- ● - FOUND MONUMENT AS NOTED.
- o - SET 1½" I.P. W/TAG "L.S. 3428"
- - REAR LOT CORNERS - SET ¾" I.P. W/TAG "L.S. 3428"
- - FRONT LOT CORNERS - CHISELED "X" IN CONC. WALK ALONG LOT LINE PRODUCED 8" BEYOND TRUE CORNER AND AND 6" RADIALLY INTO STREET R/W FROM E.C.'S AND B.C.'S ALONG STREET SIDELINES UNLESS OTHERWISE NOTED.

SIMI VALLEY - SAN FERNANDO FREEWAY



VICINITY MAP
SCALE: 1"=1000'

LEGEND

(R1) = TRACT NO. 2874-1, 81 M.R. 28-32.
(R2) = TRACT NO. 2874-2, 87 M.R. 77-78.

GRAPHIC SCALE

0 10 20 30 40 50 100 150

SCALE: 1"=50'

TRACT NO. 2200-1
59 M.R. 74/79

TRACT NO. 2874-2
87 M.R. 77-78

TRACT NO. 2874-3
FOR CONDOMINIUM PURPOSES
IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI, IN THE CITY OF SIMI VALLEY, AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, MISCELLANEOUS RECORDS OF VENTURA COUNTY.

VENTURA COUNTY, CALIFORNIA

JOEL SILVERMAN & ASSOCIATES
13400 RIVERSIDE DRIVE · SHERMAN OAKS · CALIFORNIA · 91423
JANUARY · 1979

SHEET 2 OF 2 SHEETS

TRACT NO. 2628 70 M.R. 23/25