THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS 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.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AN ACCESS EASEMENT OVER THOSE STRIPS DESIGNATED AS (A) AND (B); AND THAT THEY DO HEREBY OFFER TO DEDICATE TO TRIUNFO COUNTY SANITATION DISTRICT THE SEWER EASEMENTS SHOWN ON THIS MAP.

FIRST CITY HOLDINGS (CALIFORNIA) INC., A CALIFORNIA CORPORATION,

VICE PRESIDENT
STEVEN L. ZIVEN

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION,

TRUSTEE UNDER DEED OF TRUST RECORDED ON NOVEMBER 29, 1985 AS INSTRUMENT No. 137240, OFFICIAL RECORDS OF VENTURA COUNTY.

ASST. VICE PRESIDENT
BROOKS RUSSELL

PARDEE CONSTRUCTION COMPANY, A CALIFORNIA CORPORATION,

OPTIONEE/BUYER UNDER MEMORANDUM OF AGREEMENT RECORDED DECEMBER 29, 1987 AS INSTRUMENT No. 87-205847, OFFICIAL RECORDS OF VENTURA COUNTY.

VICE PRESIDENT
THEODORE J. CULLEN

Asst. SECRETARY
PATRICIA COHEN

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss
ON THIS 10th **DAY OF** JANUARY, 1990 **BEFORE ME,** ROSEMARIE LORENTZEN, **A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED** STEVEN L. ZIVEN, **KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE** VICE **PRESIDENT AND PERSONALLY APPEARED** _____, **KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE** _____ **SECRETARY OF FIRST CITY HOLDINGS (CALIFORNIA) THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.**

NOTARY PUBLIC Rose Marie Lorentz
DATE COMMISSION EXPIRES 4/23/93
PRINCIPAL PLACE OF BUSINESS BEVERLY HILLS
COUNTY OF LOS ANGELES

STATE OF CALIFORNIA)
COUNTY OF VENTURA)ss
ON THIS 19th **DAY OF** JANUARY, 1990, **BEFORE ME,** Debie J. Fullington, **A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED** Brooks Russell, **KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE** Asst. Vice President **OF TICOR TITLE INSURANCE COMPANY OF CALIFORNIA THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS,AS TRUSTEE.**

NOTARY PUBLIC Debie J. Fullington
DATE COMMISSION EXPIRES August 10, 1993
PRINCIPAL PLACE OF BUSINESS Oxnard
COUNTY OF Ventura

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss
ON THIS 24th **DAY OF** JANUARY, 1990 **BEFORE ME,** MARY JO VALLERY, **A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED** Theodore J. Cullen, **KNOWN TO ME OR(PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE** VICE **PRESIDENT AND PERSONALLY APPEARED** Patricia Cohen, **KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE** Asst. **SECRETARY OF PARDEE CONSTRUCTION COMPANY THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS,AS OPTIONEE/BUYER.**

NOTARY PUBLIC Mary Jo Vallery
DATE COMMISSION EXPIRES MARCH 27, 1992
PRINCIPAL PLACE OF BUSINESS Los Angeles
COUNTY OF Los Angeles

I, Tom Stemnock, do hereby state that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in August, 1989, 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 centerline monuments shown hereon as set by me will be on file in the office of the County Surveyor prior to acceptance of the improvements into the county road system.

Date: 1-25, 1990.

Tom Stemnock
TOM STEMNOCK R.C.E. No. 18662
EXPIRATION DATE 6-30-93

REGISTERED PROFESSIONAL ENGINEER — TOM STEMNOCK — No 18662 Exp 6-30-93 — CIVIL ENGINEER — STATE OF CALIFORNIA

I hereby certify that I have examined the final map entitled TRACT NO. 4335-4, 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: MAY 22, 1990

ARTHUR E. GOULET
County Surveyor
County of Ventura
By Robert L. Chacon
Chief Deputy County Surveyor
ROBERT L. CHACON
L.S.5572 EXP. DATE 9-30-93

PROFESSIONAL LAND SURVEYOR — ROBERT L. CHACON — No. 5572 Exp. 9-30-93 — STATE OF CALIFORNIA

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: February 15, 1990
June 8, 1990

HAROLD S. PITTMAN
County Tax Collector
County of Ventura
By Cynthia M. Simmons
Deputy County Tax Collector

90-090859
Recorded at the request of the owner, June 18, 1990, at 9:54 A.M. in Book 120 of Miscellaneous Records (Maps) at Pages 15-17, records of Ventura County.

RICHARD D DEAN
County Recorder
County of Ventura
By Francisca Campf
Deputy County Recorder

The following soils report(s) and/or geological report(s) relating to TRACT NO. 4335-4 has/have been prepared:

Date of Report	Title of Report	Firm Name	Engineer	Reg. No.
DECEMBER 12, 1987	GEOTECHNICAL INVESTIGATION AND GRADING PLAN REVIEW TRACT 4335 - FORMERLY LOTS 10-14 TRACT 3803 COUNTY OF VENTURA, CALIFORNIA	GEOLABS WESTLAKE VILLAGE	RONALD E. SCHMERLING	RCE No. 35444 CEG No. 1047

Location where on file for public inspection: VENTURA COUNTY DEPARTMENT OF PUBLIC WORKS

This map, entitled TRACT NO. 4335-4, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 5th day of June, 1990, for approval; said Board hereby approves said map.

AND DOES HEREBY ACCEPT THE ACCESS EASEMENTS OVER PARCELS (A) AND (B) FOR ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE AS OFFERED HEREON AND SHOWN ON THIS MAP.

In witness whereof, said Board has caused this certificate to be signed by its Chair and attested to by its Clerk and the Official Seal of said Board affixed hereto this 5th day of June 1990.

ATTEST:

Richard Allison
CLERK OF SAID BOARD

BOARD OF SUPERVISORS
COUNTY OF VENTURA
STATE OF CALIFORNIA

Ronald L. Stark
CHAIR OF SAID BOARD

COUNTY OF VENTURA — CALIFORNIA

THE TRIUNFO COUNTY SANITATION DISTRICT HEREBY ACCEPTS THE SANITARY SEWER EASEMENTS AS OFFERED.

ATTEST:

DATE: December 27, 1989
TRIUNFO COUNTY SANITATION DISTRICT

Sherrill Smith
DEPUTY CLERK OF SAID BOARD
SHERRILL SMITH

Ronald Stark
CHAIRMAN OF SAID BOARD
RONALD STARK

THE SIGNATURES OF DANA LATHAM, AUSTIN H. PECK, JR. AND ROBERT M. SUTTON, TRUSTEES UNDER THE WILL OF FRED S. ALBERTSON, DECEASED PURSUANT TO THE DECREE OF DISTRIBUTION OF HIS ESTATE, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK 3095, PAGE 274, DANA LATHAM, AUSTIN H. PECK, JR. AND ROBERT M. SUTTON TRUSTEES UNDER THE FRED S. ALBERTSON TRUST NO 2, FRED S. ALBERTSON TRUST NO. 3, HAZEL H. ALBERTSON TRUST NO. 1, AND HAZEL H. ALBERTSON TRUST NO. 2, THE ALBERTSON FOUNDATION; AUSTIN H. PECK, JR., ROBERT M. SUTTON AND JAMES W. Z. TAYLOR, TRUSTEES UNDER TRUST I THROUGH VII UNDER THE WILL OF HAZEL H. ALBERTSON, DECEASED, PURSUANT TO THE DECREE OF DISTRIBUTION OF HER ESTATE, A CERTIFIED COPY OF WHICH HAS RECORDED IN BOOK 4322, PAGE 385, BOTH OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY, PRESENT OWNERS OF AN INTEREST IN ALL OIL, GAS AND MINERALS AND ALL OIL, GAS AND MINERAL RIGHTS UPON AND UNDER SAID LAND, WITHOUT ANY RIGHT TO ENTER UPON, POSSESS OR USE ANY PART OF THE SURFACE OF SAID LAND OR ANY PART OF THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3) (C) OF THE SUBDIVISION MAP ACT.

TRACT NO. 4335-4

IN THE UNINCORPORATED TERRITORY OF VENTURA COUNTY, CALIFORNIA

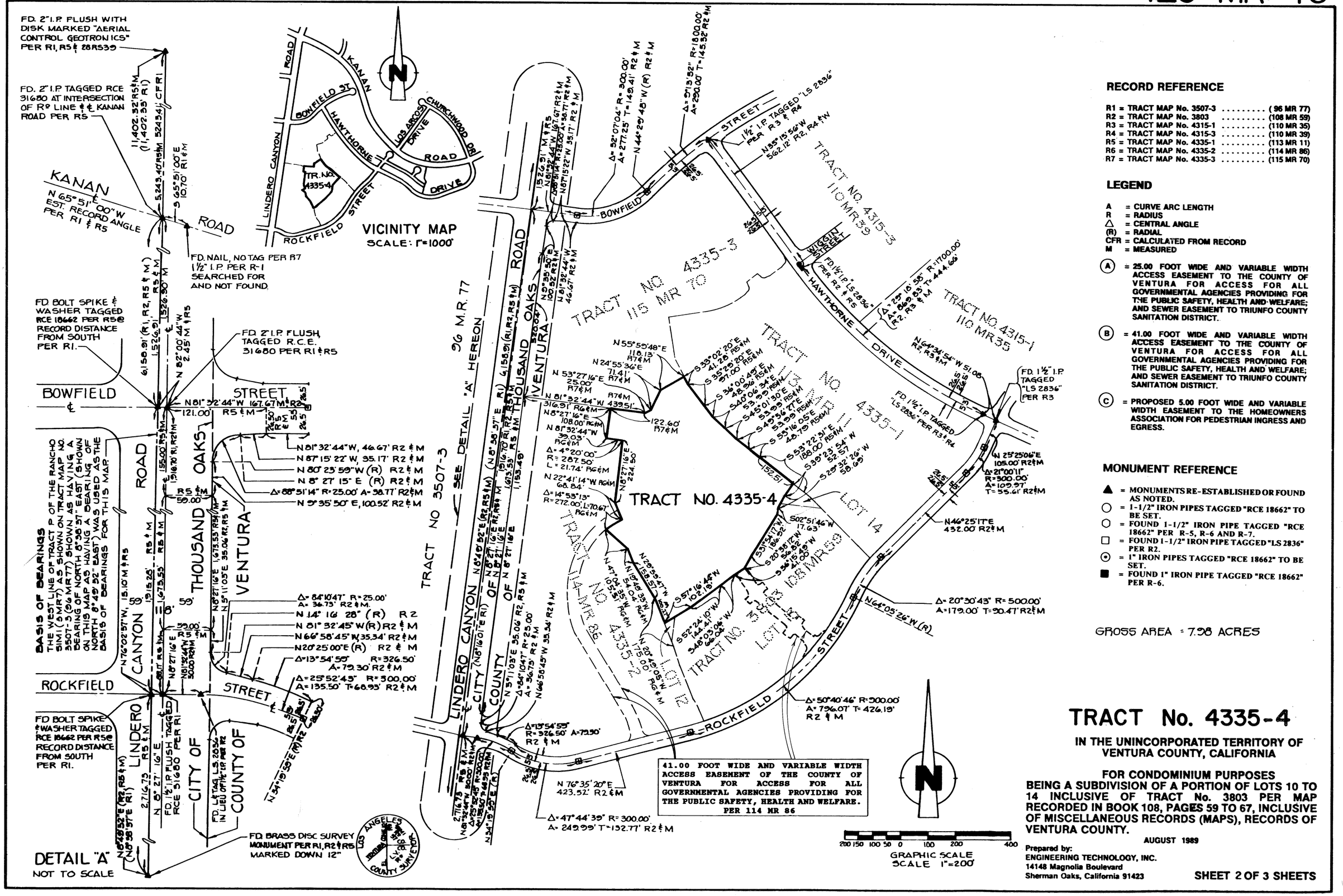
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOTS 10 TO 14, INCLUSIVE, OF TRACT No. 3803 PER MAP RECORDED IN BOOK 108, PAGES 59 TO 67, INCLUSIVE, OF MISCELLANEOUS RECORDS (MAPS), RECORDS OF VENTURA COUNTY.

AUGUST, 1989

Prepared by:
ENGINEERING TECHNOLOGY, INC.
14148 Magnolia Boulevard
Sherman Oaks, California 91423

SHEET 1 OF 3 SHEETS



RECORD REFERENCE

R1 = TRACT MAP No. 3507-3 ..... (96 MR 77)
R2 = TRACT MAP No. 3803 ..... (108 MR 59)
R3 = TRACT MAP No. 4315-1 ..... (110 MR 35)
R4 = TRACT MAP No. 4315-3 ..... (110 MR 39)
R5 = TRACT MAP No. 4335-1 ..... (113 MR 11)
R6 = TRACT MAP No. 4335-2 ..... (114 MR 86)
R7 = TRACT MAP No. 4335-3 ..... (115 MR 70)

LEGEND

A = CURVE ARC LENGTH
R = RADIUS
Δ = CENTRAL ANGLE
(R) = RADIAL
CFR = CALCULATED FROM RECORD
M = MEASURED

(A) = 25.00 FOOT WIDE AND VARIABLE WIDTH ACCESS EASEMENT TO THE COUNTY OF VENTURA FOR ACCESS FOR ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE; AND SEWER EASEMENT TO TRIUNFO COUNTY SANITATION DISTRICT.

(B) = 41.00 FOOT WIDE AND VARIABLE WIDTH ACCESS EASEMENT TO THE COUNTY OF VENTURA FOR ACCESS FOR ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE; AND SEWER EASEMENT TO TRIUNFO COUNTY SANITATION DISTRICT.

(C) = PROPOSED 5.00 FOOT WIDE AND VARIABLE WIDTH EASEMENT TO THE HOMEOWNERS ASSOCIATION FOR PEDESTRIAN INGRESS AND EGRESS.

MONUMENT REFERENCE

▲ = MONUMENTS RE-ESTABLISHED OR FOUND AS NOTED.
○ = 1-1/2" IRON PIPES TAGGED "RCE 18662" TO BE SET.
○ = FOUND 1-1/2" IRON PIPE TAGGED "RCE 18662" PER R-5, R-6 AND R-7.
□ = FOUND 1-1/2" IRON PIPE TAGGED "LS 2836" PER R2.
⊙ = 1" IRON PIPES TAGGED "RCE 18662" TO BE SET.
■ = FOUND 1" IRON PIPE TAGGED "RCE 18662" PER R-6.

GROSS AREA = 7.98 ACRES

TRACT No. 4335-4

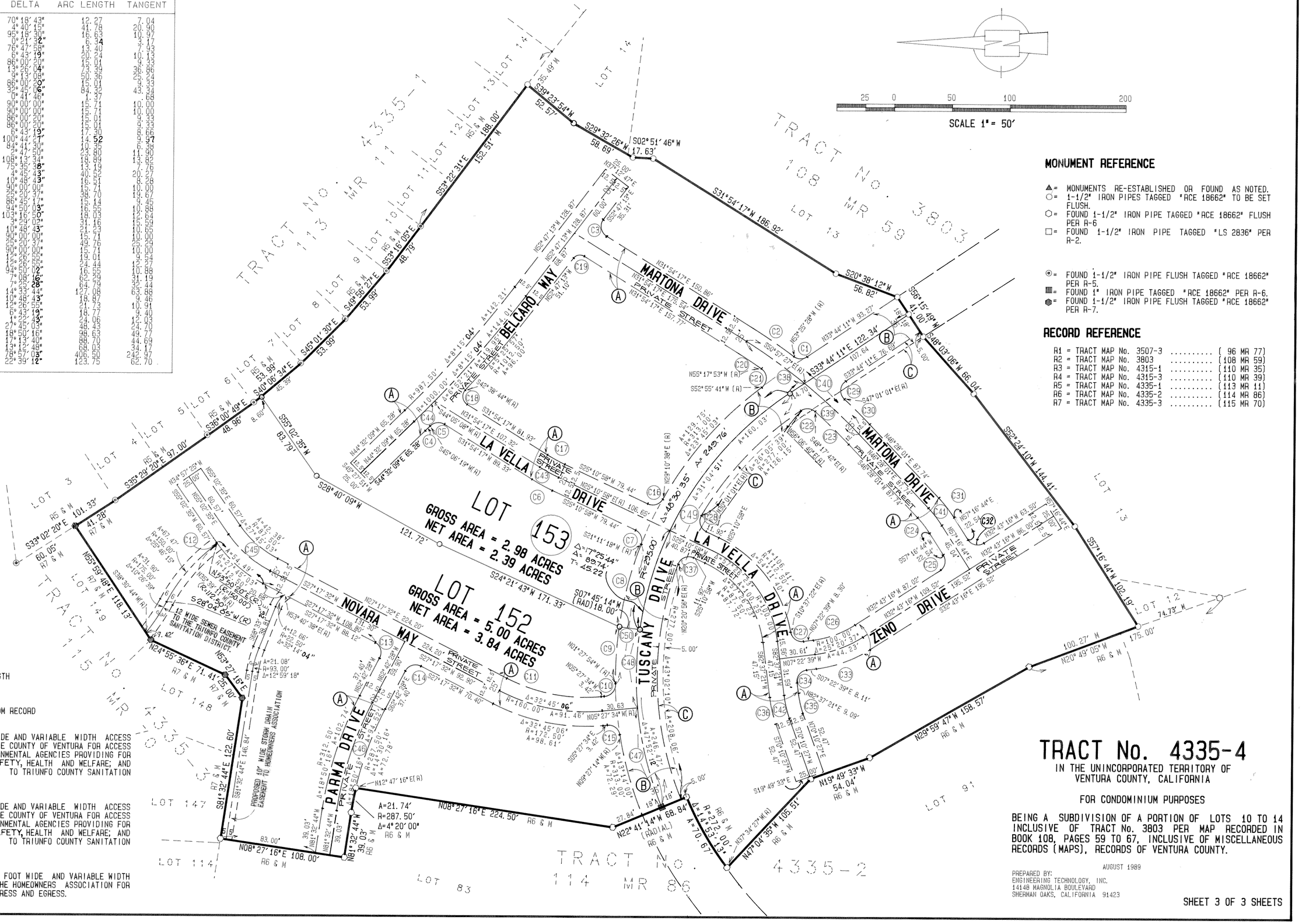
IN THE UNINCORPORATED TERRITORY OF VENTURA COUNTY, CALIFORNIA

FOR CONDOMINIUM PURPOSES
BEING A SUBDIVISION OF A PORTION OF LOTS 10 TO 14 INCLUSIVE OF TRACT No. 3803 PER MAP RECORDED IN BOOK 108, PAGES 59 TO 67, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), RECORDS OF VENTURA COUNTY.

AUGUST 1989

Prepared by:
ENGINEERING TECHNOLOGY, INC.
14148 Magnolia Boulevard
Sherman Oaks, California 91423

CURVE	RADIUS	DELTA	ARC LENGTH	TANGENT
C1	10.00	70° 18' 43"	12.27	7.04
C2	512.50	4° 40' 15"	41.78	20.90
C3	10.00	95° 18' 30"	16.63	10.97
C4	1012.50	0° 21' 32"	6.34	3.17
C5	10.00	76° 47' 58"	13.40	7.93
C6	172.50	6° 33' 19"	20.24	10.13
C7	10.00	86° 00' 20"	15.01	9.33
C8	313.00	13° 26' 04"	73.39	36.86
C9	313.00	9° 13' 08"	50.36	25.24
C10	10.00	86° 00' 20"	15.01	9.33
C11	147.50	32° 45' 06"	84.32	43.34
C12	112.50	0° 41' 46"	1.37	.68
C13	10.00	90° 00' 00"	15.71	10.00
C14	10.00	90° 00' 00"	15.71	10.00
C15	10.00	86° 00' 20"	15.01	9.33
C16	10.00	86° 00' 20"	15.01	9.33
C17	147.50	6° 43' 19"	17.30	8.66
C18	8.26	100° 44' 27"	14.52	9.97
C19	7.00	84° 41' 30"	10.35	6.38
C20	48.50	24° 47' 50"	23.80	11.90
C21	10.00	108° 13' 34"	18.89	13.82
C22	10.00	75° 35' 38"	13.19	7.76
C23	487.50	4° 45' 43"	40.52	20.27
C24	87.50	10° 48' 43"	16.51	8.28
C25	10.00	90° 00' 00"	15.71	10.00
C26	87.50	25° 20' 37"	38.70	19.67
C27	10.00	86° 46' 17"	15.14	9.45
C28	10.00	94° 50' 03"	16.55	10.88
C29	10.00	103° 16' 50"	18.03	12.64
C30	512.50	3° 29' 02"	31.16	15.59
C31	112.50	10° 48' 43"	21.23	10.65
C32	10.00	90° 00' 00"	15.71	10.00
C33	112.50	25° 20' 37"	49.76	25.29
C34	10.00	86° 00' 00"	15.01	10.00
C35	87.50	12° 26' 55"	19.01	9.54
C36	112.50	12° 26' 55"	24.44	12.27
C37	10.00	94° 50' 02"	16.55	10.88
C38	500.00	7° 08' 16"	62.29	31.19
C39	500.00	7° 25' 28"	64.79	32.44
C40	500.00	14° 33' 44"	127.06	63.88
C41	100.00	10° 48' 43"	18.87	9.46
C42	100.00	12° 26' 55"	21.73	10.91
C43	160.00	6° 43' 19"	18.77	9.40
C44	1000.00	1° 22' 43"	24.06	12.03
C45	100.00	27° 45' 03"	48.43	24.70
C46	300.00	18° 50' 16"	98.63	49.77
C47	295.00	17° 13' 40"	88.70	44.69
C48	295.00	13° 12' 48"	68.03	34.17
C49	295.00	78° 57' 03"	406.50	242.97
C50	313.00	22° 39' 12"	123.75	62.70


SCALE 1" = 50'
TRACT NO. 4335-1
113 MR 11
TRACT NO. 3803
108 MR 59
TRACT NO. 4335-2
114 MR 86
LOT 153
GROSS AREA = 2.98 ACRES
NET AREA = 2.39 ACRES
LOT 152
GROSS AREA = 5.00 ACRES
NET AREA = 3.84 ACRES
LA VELLA DRIVE
MARTONA DRIVE
TUSCANY DRIVE
NOVARA WAY
PARMA DRIVE
ZENO DRIVE
BELCARO WAY
PRIVATE STREET
12' WIDE SEWER EASEMENT TO THE TRIUNFO COUNTY SANITATION DISTRICT.
PROPOSED 10' WIDE STORM DRAIN EASEMENT TO HOMEOWNERS ASSOCIATION
S39° 23' 54" W 52.57'
S29° 32' 26" W 58.69'
S02° 51' 46" W 17.63'
S31° 54' 17" W 186.92'
S20° 38' 12" W 56.82'
S36° 15' 49" W 41.00'
S48° 03' 06" W 66.04'
S52° 24' 10" W 144.44'
S57° 16' 44" W 102.19'
S55° 02' 35" W 83.79'
S28° 40' 09" W
S24° 21' 43" W 171.33'
S07° 45' 14" W (RAD) 18.00'
N08° 27' 16" E 224.50'
N22° 41' 14" W 68.84' (RADIAL)
N47° 04' 35" W 105.51'
N29° 59' 47" W 158.57'
N19° 49' 33" W 54.04'
N20° 49' 05" W 100.27'
N24° 55' 36" E 71.41'
N55° 59' 48" E 118.13'
N39° 27' 16" E 25.00'
S91° 32' 44" E 122.60'
N08° 27' 16" E 108.00'
N81° 32' 44" W 39.03'
S40° 06' 34" E 48.96'
S35° 29' 20" E 97.00'
S33° 02' 20" E 101.33'
S36° 00' 49" E 53.99'
S45° 01' 30" E 53.99'
S49° 56' 27" E 53.99'
S53° 16' 05" E 48.79'
S55° 22' 31" E 152.51'
N39° 44' 11" E 122.34'
S33° 44' 11" E 76.68'
S47° 01' 01" E (R)
S32° 43' 16" W 86.00'
S57° 16' 44" E 74.73'
N32° 43' 16" E 195.52'
N07° 22' 39" W 8.30'
S10° 37' 22" E (R)
S82° 37' 21" W 47.15'
N82° 37' 21" E 9.09'
N07° 22' 39" W 31.59'
S70° 10' 27" W 52.47'
N70° 10' 27" E 52.47'
S19° 49' 33" E 25.00'
N81° 32' 44" W 39.03'
N44° 32' 09" W 65.28'
S44° 32' 09" E 65.28'
N55° 02' 35" E 60.57'
S55° 02' 35" W 60.57'
N34° 57' 25" W 25.00'
S25° 10' 58" W 79.44'
N25° 10' 58" E (R) 106.65'
N29° 10' 38" E (R)
S21° 11' 18" W (R)
N20° 10' 38" E
S25° 10' 58" E
N31° 54' 17" E 150.86'
N31° 54' 17" E 157.77'
N31° 54' 17" E 81.93'
N31° 54' 17" E 107.32'
S31° 54' 17" W 89.33'
S45° 06' 19" W (R)
N44° 32' 09" W (R)
S44° 05' 08" W (R)
N52° 47' 13" W 128.87'
S52° 47' 13" E 51.10'
N52° 47' 13" W 168.87'
N37° 12' 47" E 25.00'
S52° 47' 13" E 35.31'
N63° 25' 28" W (R)
S60° 57' 27" E (R)
N55° 17' 53" W (R)
S52° 55' 41" W (R)
N12° 47' 16" E (R)
S42° 38' 44" W (R)
N27° 17' 32" E 224.20'
S27° 17' 32" W 92.90'
S27° 17' 32" W 70.40'
S27° 17' 32" W 108.82'
N53° 40' 38" E (R)
S05° 27' 34" E 3.42'
N05° 27' 34" W (R) 3.42'
N05° 27' 34" W (R) 168.87'
N05° 27' 34" W (R) 51.10'
N05° 27' 34" W (R) 30.63'
S05° 27' 14" W (R) 168.87'
S05° 27' 14" W (R) 30.63'
N05° 27' 14" W (R) 168.87'
N05° 27' 14" W (R) 30.63'
S80° 30' 44" W (R)
S81° 32' 44" W 39.03'
N08° 27' 16" E 224.50'
A=21.74'
R=287.50'
Δ=4° 20' 00"
R6 & M
Δ=45° 30' 35"
A= 249.76'
R=315.00'
Δ=17° 25' 44"
A= 89.74'
T= 45.22
R=295.00'
Δ=32° 45' 06"
A=168.67'
R=295.00'
A=160.00'
R=272.00'
Δ=14° 53' 13"
A=70.67'
R=312.50'
Δ=18° 50' 16"
A=102.74'
R=287.50'
Δ=14° 30' 16"
A=72.78'
R=313.00'
Δ=13° 14' 00"
A=72.29'
R=175.00'
Δ=32° 45' 06"
A=100.06'
R=112.50'
Δ=12° 59' 18"
A=25.50'
R=112.50'
Δ=13° 20' 20"
A=26.19'
R=150.00'
Δ=25° 46' 15"
A=67.47'
R=150.00'
Δ=25° 46' 15"
A=67.47'
R=175.00'
Δ=10° 26' 39"
A=31.90'
R=175.00'
Δ=10° 26' 39"
A=31.90'
R=93.00'
Δ=12° 59' 18"
A=21.08'
R=112.50'
Δ=25° 46' 15"
A=50.59'
R=112.50'
Δ=25° 46' 15"
A=50.59'
R=112.50'
Δ=25° 46' 15"
A=50.59'
R=112.50'
Δ=25° 46' 15"
A=50.59'
R=112.50'
Δ=12° 59' 18"
A=25.50'
R=112.50'
Δ=12° 59' 18"
A=25.50'
R=112.50'
Δ=12° 59' 18"
A=25.50