THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, RECORD HOLDERS OF SECURITY INTEREST 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 THE COUNTY OF VENTURA, THE EASEMENTS FOR LANDSCAPE MAINTENANCE PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO; AND 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 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

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.

Brooks Russell
ASST. VICE PRESIDENT

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.

Theodore J. Cullen
VICE PRESIDENT

Patricia Cohen
ASST. SECRETARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
ON THIS 26th DAY OF APRIL, 1990, BEFORE ME, ROSE MARIE LORENTZEN, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVEN I. 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 Lorentzen
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 11th DAY OF MAY, 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 Ventura
COUNTY OF Ventura

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
ON THIS 7th DAY OF MARCH, 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 November, 1987, 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: 5-15-90, 19____.

TOM STEMNOCK R.C.E. No. 18662
ENGINEERING TECHNOLOGY, INC.
EXPIRATION DATE 6-30-93

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

I hereby certify that I have examined the final map entitled TRACT NO. 4335-5, 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: NOVEMBER 5, 19 90

ARTHUR E. GOULET
County Surveyor
County of Ventura
By _____
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: November 13, 1990

HAROLD S. PITTMAN
County Tax Collector
County of Ventura
By _____
Deputy County Tax Collector

#90-176162

Recorded at the request of the owner, November 27, 1990, at 8:51 A.M. in Book 121 of Miscellaneous Records (Maps) at Pages 40-42, records of Ventura County.

RICHARD D DEAN
County Recorder
County of Ventura
By _____
Deputy County Recorder

The following soils report(s) and/or geological report(s) relating to TRACT NO. 4335-5 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 Z. 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. 4335-5, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 6th day of November, 1990, for approval; said Board hereby approves said map.

AND DOES HEREBY ACCEPT THE EASEMENTS FOR LANDSCAPE MAINTENANCE PURPOSES, AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENT 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 8th day of November 1990.

ATTEST:

CLERK OF SAID BOARD

BOARD OF SUPERVISORS
COUNTY OF VENTURA
STATE OF CALIFORNIA

CHAIR OF SAID BOARD

COUNTY OF VENTURA CALIFORNIA

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

ATTEST:

DATE: August 29, 1990
TRIUNFO COUNTY SANITATION DISTRICT

~~DEPUTY~~ CLERK OF SAID BOARD

CHAIRMAN OF SAID BOARD

THE SIGNATURES OF THE COUNTY OF VENTURA, HOLDER OF A PUBLIC SERVICE EASEMENT, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) 3A OF THE SUBDIVISION MAP ACT AS SAID EASEMENT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

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 TRUSTS 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 WAS 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 SUBSECTION 66436 (a) (3) (c) OF THE SUBDIVISON MAP ACT.

TRACT NO. 4335-5

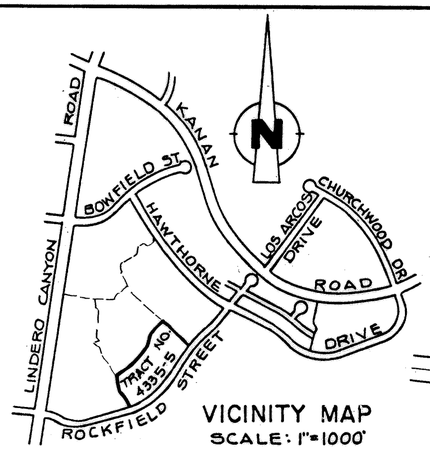
IN THE UNINCORPORATED TERRITORY OF VENTURA COUNTY, CALIFORNIA

FOR CONDOMINIUM PURPOSES

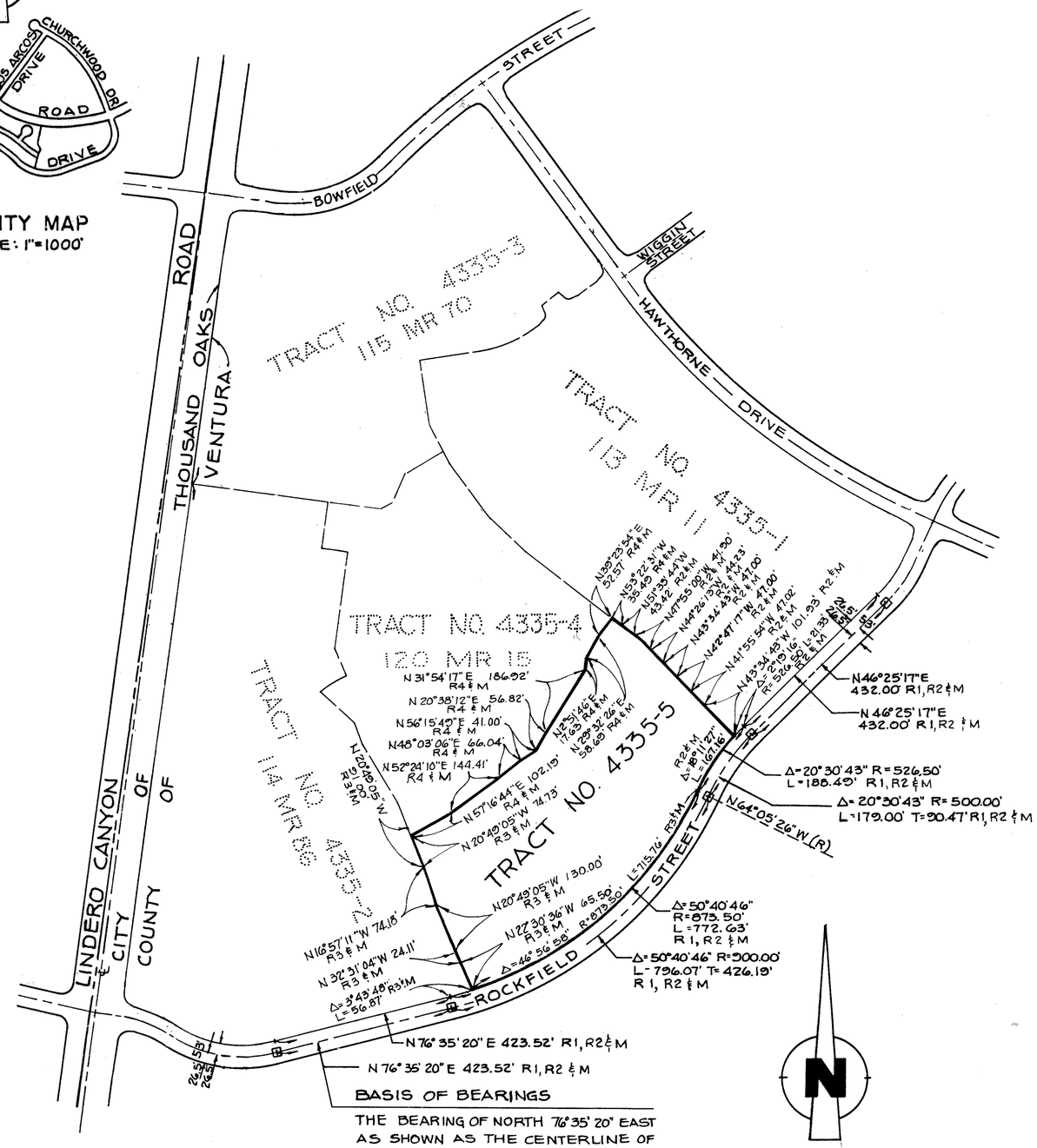
BEING A SUBDIVISION OF A PORTION OF LOTS 12 TO 14, INCLUSIVE, OF TRACT No. 3803 PER MAP RECORDED IN BOOK 108, PAGES 59 TO 67, INCLUSIVE, OF MISCELLANEOUS RECORDS (MAPS), RECORDS OF VENTURA COUNTY.

JANUARY, 1990

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



VICINITY MAP
SCALE: 1"=1000'



BASIS OF BEARINGS

THE BEARING OF NORTH 76°35'20" EAST AS SHOWN AS THE CENTERLINE OF ROCKFIELD STREET ON TRACT MAP NO. 3803 (108 MR 59), WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

200 150 100 50 0 100 200 400
GRAPHIC SCALE
SCALE: 1"=200'

MONUMENT REFERENCE

- ○ = 1-1/2" IRON PIPES TAGGED "RCE 18662" TO BE SET FLUSH.
- ⬡ = FOUND 1-1/2" IRON PIPE TAGGED "RCE 18662" FLUSH PER R-3
- □ = FOUND 1-1/2" IRON PIPE TAGGED "LS 2836" PER R-1.
- ● = FOUND 1-1/2" IRON PIPE FLUSH TAGGED "RCE 18662" PER R-4
- ⊙ = FOUND 1-1/2" IRON PIPE FLUSH TAGGED "RCE 18662" PER R-2.

RECORD REFERENCE

R1 = TRACT MAP No. 3803 ..... (108 MR 59)
R2 = TRACT MAP No. 4335-1 ..... (113 MR 11)
R3 = TRACT MAP No. 4335-2 ..... (114 MR 86)
R4 = TRACT MAP No. 4335-4 ..... (120 MR 15)

LEGEND

L = 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.

(D) { CSA = 6.50 FOOT WIDE AND VARIABLE WIDTH EASEMENT TO THE COUNTY OF VENTURA FOR LANDSCAPE MAINTENANCE PURPOSES.
PSE1 = EXISTING 6.50 FOOT WIDE PUBLIC SERVICE EASEMENT TO THE COUNTY OF VENTURA ADJOINING THE STREET RIGHT-OF-WAY PER TRACT NO. 3803 (108 MR 59), AND PROPOSED 6.50 FOOT WIDE EASEMENT TO THE HOMEOWNERS ASSOCIATION FOR LANDSCAPE PURPOSES PER TRACT NO. 3803 (108 MR 59).

GROSS AREA = 7.24 ACRES

TRACT No. 4335-5

IN THE UNINCORPORATED TERRITORY OF VENTURA COUNTY, CALIFORNIA

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOTS 12 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.

JANUARY, 1990

PREPARED BY:
ENGINEERING TECHNOLOGY, INC.
14148 MAGNOLIA BOULEVARD
SHERMAN OAKS, CALIFORNIA 91423

2304-100 (3)

LEGEND

L = 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.

(D) CSA = 6.50 FOOT WIDE AND VARIABLE WIDTH EASEMENT TO THE COUNTY OF VENTURA FOR LANDSCAPE MAINTENANCE PURPOSES.

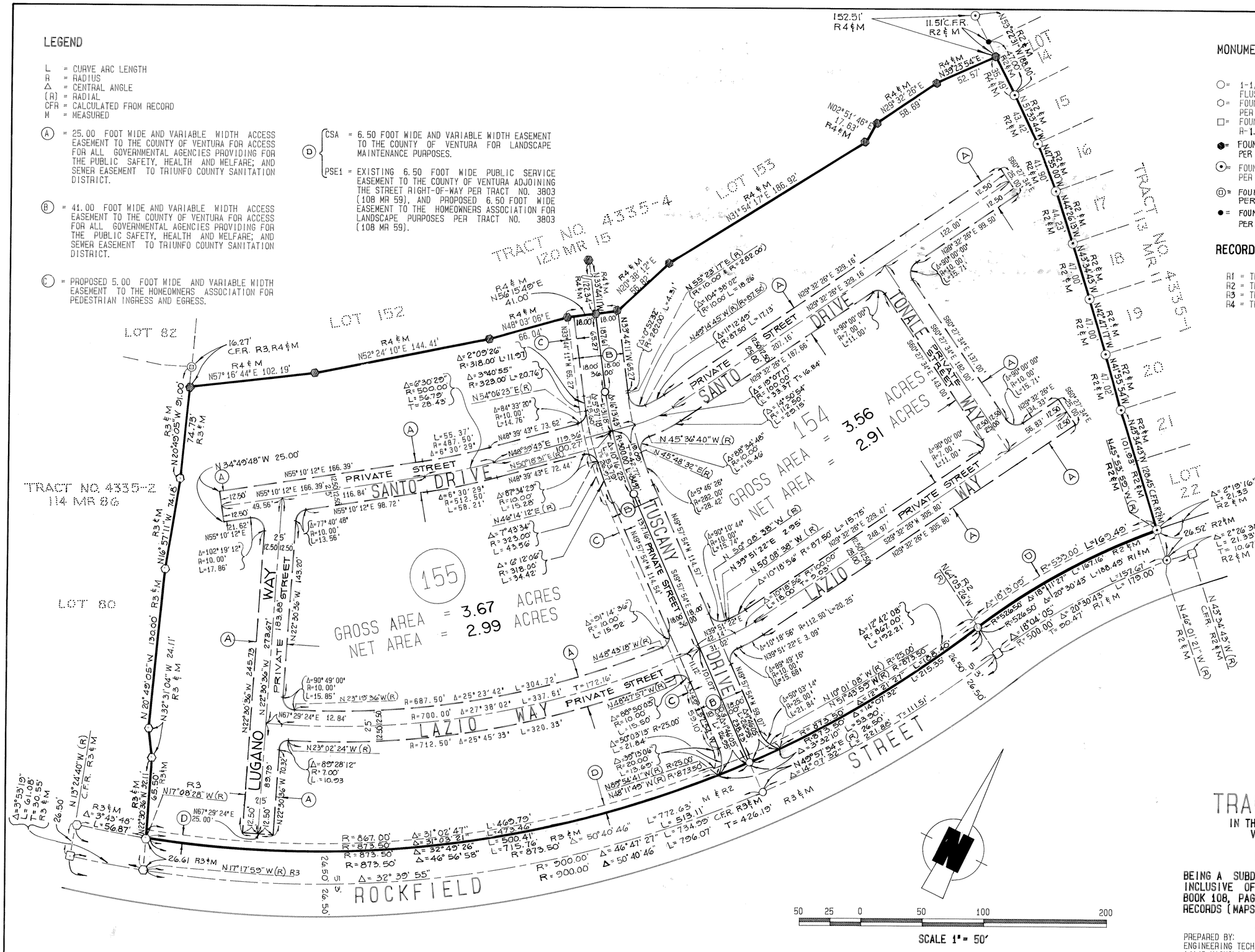
(D) PSE1 = EXISTING 6.50 FOOT WIDE PUBLIC SERVICE EASEMENT TO THE COUNTY OF VENTURA ADJOINING THE STREET RIGHT-OF-WAY PER TRACT NO. 3803 (108 MR 59), AND PROPOSED 6.50 FOOT WIDE EASEMENT TO THE HOMEOWNERS ASSOCIATION FOR LANDSCAPE PURPOSES PER TRACT NO. 3803 (108 MR 59).

MONUMENT REFERENCE

○ = 1-1/2" IRON PIPES TAGGED "RCE 18662" TO BE SET FLUSH.
⬡ = FOUND 1-1/2" IRON PIPE TAGGED "RCE 18662" FLUSH PER R-3.
□ = FOUND 1-1/2" IRON PIPE TAGGED "LS 2836" PER R-1.
⬢ = FOUND 1-1/2" IRON PIPE FLUSH TAGGED "RCE 18662" PER R-4.
⊙ = FOUND 1-1/2" IRON PIPE FLUSH TAGGED "RCE 18662" PER R-2.
◎ = FOUND 1" IRON PIPE FLUSH TAGGED "RCE 18662" PER R-3.
● = FOUND 3/4" IRON PIPE FLUSH TAGGED "RCE 18662" PER R2.

RECORD REFERENCE

R1 = TRACT MAP No. 3803 ..... (108 MR 59)
R2 = TRACT MAP No. 4335-1 ..... (113 MR 11)
R3 = TRACT MAP No. 4335-2 ..... (114 MR 86)
R4 = TRACT MAP No. 4335-4 ..... (120 MR 15)



TRACT No. 4335-5

IN THE UNINCORPORATED TERRITORY OF VENTURA COUNTY, CALIFORNIA

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOTS 12 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.

JANUARY, 1990

PREPARED BY:
ENGINEERING TECHNOLOGY, INC.
14148 MAGNOLIA BOULEVARD
SHERMAN OAKS, CALIFORNIA 91423

SHEET 3 OF 3 SHEETS

2304-10(E)