OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 4549, SHOWN ON THIS MAP, THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID LAND, THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THE MAP.

MORNINGSTAR-SIMI, L.P., A CALIFORNIA LIMITED PARTNERSHIP, OWNER
BY: COLMER DEVELOPMENT CO., A CALIFORNIA LIMITED PARTNERSHIP,
ITS GENERAL PARTNER.
COLMER HOLDING CORPORATION, ITS GENERAL PARTNER.

Wayne Colmer — 2/25/96
WAYNE COLMER, PRESIDENT — DATE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES SS.

ON FEBRUARY 25, 1996 BEFORE ME, MYRNA B. CRAIG
PERSONALLY APPEARED WAYNE COLMER
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Myrna B. Craig — 2/25/96
NOTARY PUBLIC — DATE

NAME: MYRNA B. CRAIG
MY COMMISSION EXPIRES: JULY 15, 1997
MY PRINCIPAL PLACE OF BUSINESS
IS IN LOS ANGELES COUNTY.

MYRNA B. CRAIG
COMM. # 999800
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires JUL 15, 1997

NEW KENSINGTON PROPERTIES, L.L.C., AS BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 18, 1996 AS INSTRUMENT NO. 96-005961, OFFICIAL RECORDS.

SIGNATURE PRES. — 2/25/96
DATE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES SS.

ON FEBRUARY 25, 1996 BEFORE ME, MYRNA B. CRAIG
PERSONALLY APPEARED JAMES E. BILLINGSLEY
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Myrna B. Craig — 2/25/96
NOTARY PUBLIC — DATE

NAME: MYRNA B. CRAIG
MY COMMISSION EXPIRES: JULY 15, 1997
MY PRINCIPAL PLACE OF BUSINESS
IS IN LOS ANGELES COUNTY.

MYRNA B. CRAIG
COMM. # 999800
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires JUL 15, 1997

ENGINEER'S STATEMENT

I, FRED W. HAMMAR, DO HEREBY STATE THAT I AM A CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN OCTOBER, 1995, 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 CITY ENGINEER PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY STREET SYSTEM.

Fred W Hammar — 3-7-96
FRED W. HAMMAR R.C.E. 13765 — DATE
EXPIRATION DATE MARCH 31, 1997

REGISTERED PROFESSIONAL ENGINEER
FRED WILLIAM HAMMAR
No. 13765
CIVIL
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4549 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.

CITY OF SIMI VALLEY
DATE: 6-24-96

REGISTERED PROFESSIONAL ENGINEER
GEORGE T. BERG
No. 16804
EXP. 6-30-97
CIVIL
STATE OF CALIFORNIA

George Berg
GEORGE BERG
CITY ENGINEER — CITY OF SIMI VALLEY
R.C.E. 16804
EXPIRATION DATE 06-30-97

COUNTY 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.
DATE: 21st June, 1996

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE #96-091912

RECORDED AT THE REQUEST OF THE OWNER, ON July 5th, 1996, AT 8:00 A.M. IN BOOK 129 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 71-72, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA
BY: Yolanda Vizcarra
DEPUTY COUNTY RECORDER

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGICAL REPORT(S) RELATING TO TRACT NO. 4549 HAS/HAVE BEEN PREPARED:

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	REG. NO.
JANUARY 31, 1995	SOILS REPORT	GEOLABS-WESTLAKE VILLAGE	RONALD SHMERLING	R.C.E. 35444 EXP. 9-30-96

LOCATION ON FILE FOR PUBLIC INSPECTION: CITY OF SIMI VALLEY, CITY ENGINEER'S OFFICE

5/27/96 — Ronald Shmerling
DATE — SIGNATURE

RONALD SHMERLING
R.C.E. 35444
EXP. 9-30-96

CITY COUNCIL'S CERTIFICATE

THIS MAP ENTITLED TRACT NO. 4549, CONSISTING OF 2 SHEETS, IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF SIMI VALLEY, VENTURA COUNTY, STATE OF CALIFORNIA AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 24th DAY OF June, 1996 FOR APPROVAL, SAID COUNCIL APPROVES THIS MAP.

CITY COUNCIL HEREBY ACCEPTS 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 CITY CLERK OF THE CITY OF SIMI VALLEY AND THE CORPORATE SEAL OF SAID CITY OF SIMI VALLEY TO BE AFFIXED HERETO THIS 25th DAY OF June, 1996.

ATTEST: — MAYOR OF THE CITY OF SIMI VALLEY

Asst. CITY CLERK
CITY OF SIMI VALLEY

THE SIGNATURES OF THE FOLLOWING PRESENT OWNERS OF EASEMENTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

(A) OTIS WARMATH, ET AL., PRESENT OWNER OF AN EASEMENT FOR A PIPELINE AND PUBLIC UTILITY, RECORDED JULY 3, 1957 IN BOOK 1531, PAGE 136 OF OFFICIAL RECORDS.

(B) SOUTHERN CALIFORNIA EDISON COMPANY, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, RECORDED JULY 9, 1970 IN BOOK 3687, PAGE 319 OF OFFICIAL RECORDS.

(C) VENTURA COUNTY FLOOD CONTROL DISTRICT, PRESENT OWNER OF AN EASEMENT FOR INGRESS, EGRESS AND MAINTENANCE OF FLOOD CONTROL AND SERVICE ROAD FACILITIES, PER PARCEL MAP LD-S-464 FILED IN BOOK 52, PAGE 65 OF PARCEL MAPS.

(D) VENTURA COUNTY WATERWORKS DISTRICT NO. 3, PRESENT OWNER OF AN EASEMENT FOR PIPELINE, PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED JULY 7, 1961 IN BOOK 2020, PAGE 480, OFFICIAL RECORDS.

(E) VENTURA COUNTY WATERWORKS DISTRICT NO. 8, PRESENT OWNER OF AN EASEMENT FOR PIPELINE, PUBLIC UTILITIES, INGRESS AND EGRESS, PER PARCEL MAP LD-S-464, FILED IN BOOK 52, PAGE 65 OF PARCEL MAPS.

THE SIGNATURES OF THE FOLLOWING OWNERS OF INTERESTS IN OR RIGHTS TO OIL, GAS OR OTHER HYDROCARBON SUBSTANCES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(C) OF THE SUBDIVISION MAP ACT:

(A) JANSS INVESTMENT CORPORATION, OWNER OF AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND HYDROCARBON SUBSTANCES IN OR UNDERLYING SAID LAND WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY, AND WITHOUT THE RIGHT OF ENTRY IN AND TO THE SUBSURFACE THEREOF AT A DEPTH OF LESS THAN 500 FEET BENEATH THE SURFACE FOR THE PURPOSE OF EXTRACTING SUCH MINERALS, AS RESERVED BY DEED RECORDED IN BOOK 2195, PAGE 209 OF OFFICIAL RECORDS.

GROSS ACRES = 2.58 ACRES

TRACT NO. 4549

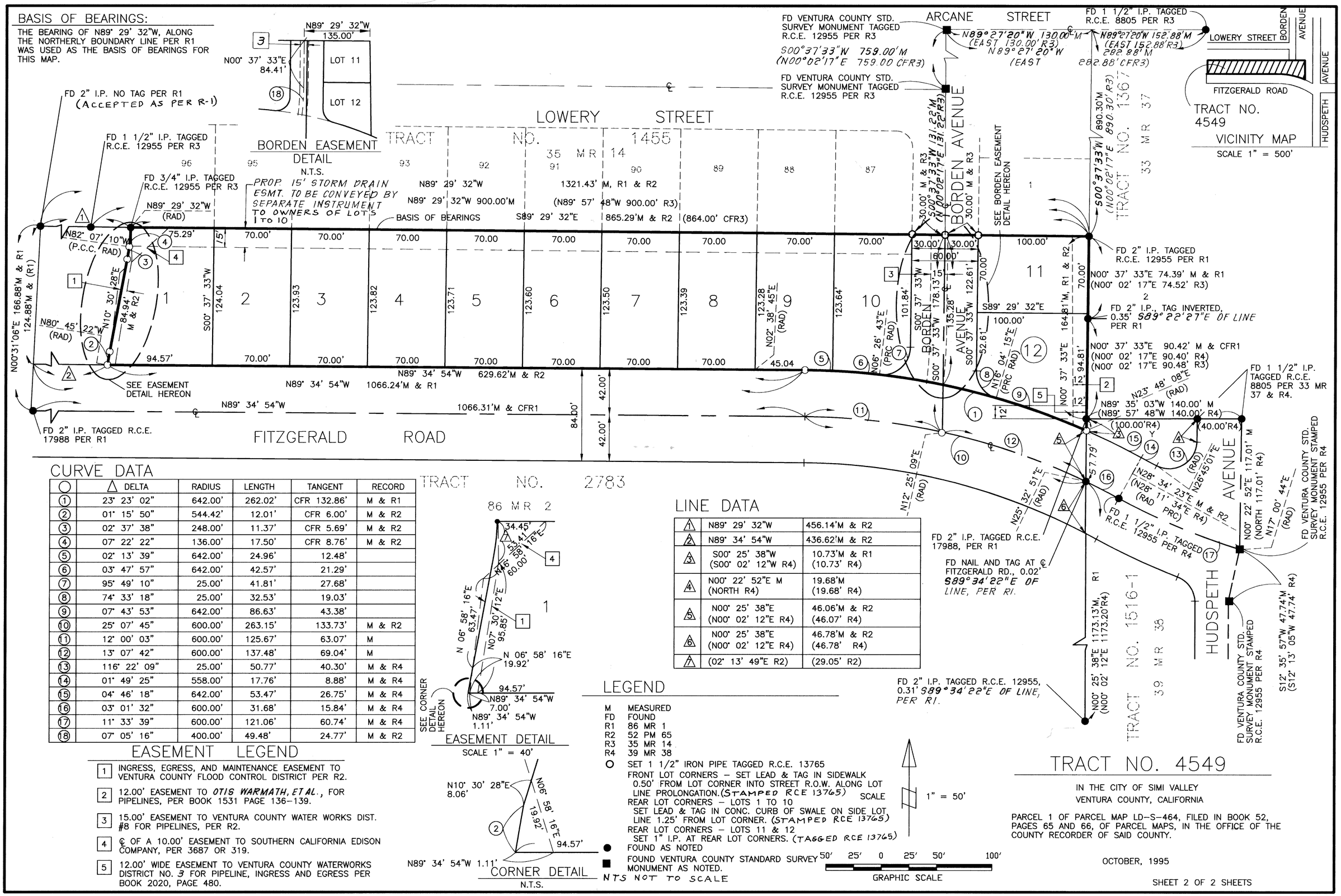
IN THE CITY OF SIMI VALLEY
VENTURA COUNTY, CALIFORNIA

PARCEL 1 OF PARCEL MAP LD-S-464, FILED IN BOOK 52, PAGES 65 AND 66, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OCTOBER, 1995

BASIS OF BEARINGS:

THE BEARING OF N89° 29' 32"W, ALONG THE NORTHERLY BOUNDARY LINE PER R1 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.



CURVE DATA

○	△ DELTA	RADIUS	LENGTH	TANGENT	RECORD
①	23° 23' 02"	642.00'	262.02'	CFR 132.86'	M & R1
②	01° 15' 50"	544.42'	12.01'	CFR 6.00'	M & R2
③	02° 37' 38"	248.00'	11.37'	CFR 5.69'	M & R2
④	07° 22' 22"	136.00'	17.50'	CFR 8.76'	M & R2
⑤	02° 13' 39"	642.00'	24.96'	12.48'	
⑥	03° 47' 57"	642.00'	42.57'	21.29'	
⑦	95° 49' 10"	25.00'	41.81'	27.68'	
⑧	74° 33' 18"	25.00'	32.53'	19.03'	
⑨	07° 43' 53"	642.00'	86.63'	43.38'	
⑩	25° 07' 45"	600.00'	263.15'	133.73'	M & R2
⑪	12° 00' 03"	600.00'	125.67'	63.07'	M
⑫	13° 07' 42"	600.00'	137.48'	69.04'	M
⑬	116° 22' 09"	25.00'	50.77'	40.30'	M & R4
⑭	01° 49' 25"	558.00'	17.76'	8.88'	M & R4
⑮	04° 46' 18"	642.00'	53.47'	26.75'	M & R4
⑯	03° 01' 32"	600.00'	31.68'	15.84'	M & R4
⑰	11° 33' 39"	600.00'	121.06'	60.74'	M & R4
⑱	07° 05' 16"	400.00'	49.48'	24.77'	M & R2

LINE DATA

1	N89° 29' 32"W	456.14'M & R2
2	N89° 34' 54"W	436.62'M & R2
3	S00° 25' 38"W (S00° 02' 12"W R4)	10.73'M & R1 (10.73' R4)
4	N00° 22' 52"E M (NORTH R4)	19.68'M (19.68' R4)
5	N00° 25' 38"E (N00° 02' 12"E R4)	46.06'M & R2 (46.07' R4)
6	N00° 25' 38"E (N00° 02' 12"E R4)	46.78'M & R2 (46.78' R4)
7	(02° 13' 49"E R2)	(29.05' R2)

EASEMENT LEGEND

1. INGRESS, EGRESS, AND MAINTENANCE EASEMENT TO VENTURA COUNTY FLOOD CONTROL DISTRICT PER R2.
2. 12.00' EASEMENT TO *OTIS WARMATH, ETAL.*, FOR PIPELINES, PER BOOK 1531 PAGE 136–139.
3. 15.00' EASEMENT TO VENTURA COUNTY WATER WORKS DIST. #8 FOR PIPELINES, PER R2.
4. ℄ OF A 10.00' EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, PER 3687 OR 319.
5. 12.00' WIDE EASEMENT TO VENTURA COUNTY WATERWORKS DISTRICT NO. 3 FOR PIPELINE, INGRESS AND EGRESS PER BOOK 2020, PAGE 480.

LEGEND

- M MEASURED
- FD FOUND
- R1 86 MR 1
- R2 52 PM 65
- R3 35 MR 14
- R4 39 MR 38
- ○ SET 1 1/2" IRON PIPE TAGGED R.C.E. 13765 FRONT LOT CORNERS – SET LEAD & TAG IN SIDEWALK 0.50' FROM LOT CORNER INTO STREET R.O.W. ALONG LOT LINE PROLONGATION. (STAMPED RCE 13765) REAR LOT CORNERS – LOTS 1 TO 10 SET LEAD & TAG IN CONC. CURB OF SWALE ON SIDE LOT LINE 1.25' FROM LOT CORNER. (STAMPED RCE 13765) REAR LOT CORNERS – LOTS 11 & 12 SET 1" I.P. AT REAR LOT CORNERS. (TAGGED RCE 13765)
- ● FOUND AS NOTED
- ■ FOUND VENTURA COUNTY STANDARD SURVEY MONUMENT AS NOTED.

NTS NOT TO SCALE

TRACT NO. 4549

IN THE CITY OF SIMI VALLEY
VENTURA COUNTY, CALIFORNIA

PARCEL 1 OF PARCEL MAP LD–S–464, FILED IN BOOK 52, PAGES 65 AND 66, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OCTOBER, 1995