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. 4174 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 TO DEDICATE TO THE CITY OF MOORPARK FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THE MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK THE EASEMENTS FOR PUBLIC SERVICE SHOWN ON THE MAP AND ALL USES INCIDENTAL THERETO, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE WESTERLY LINE OF LOTS 1 AND 9, INCLUSIVE, ABUTTING PECAN AVENUE IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID PECAN AVENUE, EXCEPT THE GENERAL RIGHT-OF-WAY WHICH BELONGS TO THE WHOLE PUBLIC AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK THE EASEMENT FOR LANDSCAPING AND DRAINAGE MAINTENANCE PURPOSES OVER LOTS 6 THROUGH 9, INCLUSIVE AS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO THE CITY OF MOORPARK, THE EASEMENT FOR LANDSCAPE PURPOSES AS SHOWN ON THIS MAP.

Wayne Colmer
WAYNE COLMER, PRESIDENT.

MORNINGSTAR - CAMPUS HILLS, L.L.C.,
BY: COLMER DEVELOPMENT CO., A CALIFORNIA CORPORATION ITS MANAGING MEMBER
BY: COLMER HOLDING CORPORATION ITS GENERAL PARTNER
BY: WAYNE COLMER, PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) S.S.

ON August 7, 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(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.

WITNESS MY HAND

Myrna B. Craig
NOTARY PUBLIC

NOTARY NAME (PRINT) MYRNA B. CRAIG
MY COMMISSION EXPIRES: JULY 15, 1997
COUNTY OF PRINCIPLE PLACE OF BUSINESS LOS ANGELES

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

ENGINEER'S STATEMENT

I, ROBERT E. WARREN, DO HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN MARCH 1996, 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 UPON ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY STREET SYSTEM.

DATE: 8/6/96, 19 ___.

R E Warren
ROBERT E. WARREN R.C.E. 19268
EXPIRES: 9-30-97

REGISTERED PROFESSIONAL ENGINEER
Robert Edwards Warren
No. 19268
Exp. 9-30-97
CIVIL
STATE OF CALIFORNIA

CITY ENGINEERS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4174, THAT THE SUBDIVISION AS SHOWN, 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: 9-16, 19 96

D L Winslow
DON WINSLOW R.C.E. 14214
EXPIRES:
CITY OF MOORPARK

REGISTERED PROFESSIONAL ENGINEER
DONALD R. WINSLOW
No. 14214
Exp. 3/31/97
CIVIL
STATE OF CALIFORNIA

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: October 22, 19 96

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: Cynthia M Simmons
DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE 96-148673

RECORDED AT THE REQUEST OF THE OWNER, COLMER DEVELOPMENT, ON Nov. 13th, 1996 AT 8 A.M. IN BOOK 130 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 18-19, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: Leticia R Mendoza
DEPUTY COUNTY RECORDER

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 4174, CONSISTING OF 2 SHEETS, IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF MOORPARK OF VENTURA COUNTY, CALIFORNIA, AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 16 DAY OF October, 1996 FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP, AND DOES HEREBY ACCEPT FOR PUBLIC USE, SUBJECT TO IMPROVEMENT, THE RIGHT OF WAY FOR ALYSSAS COURT, AND ALSO HEREBY ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON, AND ALSO HEREBY ACCEPTS THE EASEMENT FOR PUBLIC SERVICE PURPOSES AS SHOWN ON THIS MAP AND DOES HEREBY REJECT THE EASEMENT FOR LANDSCAPE AND DRAINAGE MAINTENANCE PURPOSES OVER LOTS 6 THROUGH 9, AS SHOWN HEREON, AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR LANDSCAPE PURPOSES AS SHOWN ON THIS MAP.

IN WITNESS WHEREOF, SAID CITY COUNCIL HAS CAUSED THE CERTIFICATE TO BE SIGNED BY THE MAYOR AND ATTESTED TO BY THE CITY CLERK OF SAID CITY AND THE CORPORATE SEAL OF SAID CITY OF MOORPARK TO BE AFFIXED HERETO THIS 16 DAY OF October, 1996

Lillian E Hare
CITY CLERK OF THE CITY OF MOORPARK

Paul W Lawrence
MAYOR OF THE CITY OF MOORPARK

THE SIGNATURE 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.

SOUTHERN CALIFORNIA EDISION COMPANY, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, RECORDED MAY 27, 1983 AS INSTRUMENT NO. 83-055527, OFFICIAL

PACIFIC BELL, PRESENT OWNER OF EASEMENTS FOR PUBLIC UTILITIES, RECORED AUGUST 26, 1983 AS INTRUMENT NO. 83-094246, OFFICIAL RECORDS; AND RECORDED AUGUST 26, 1983 AS INSTRUMENT NO. 83-094247, OFFICIAL RECORDS.

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.

UNION OIL COMPANY OF CALIFORNIA, A CORPORATION, PRESENT OWNER OF ALL THE COAL, LIGNITE, COAL OIL, PETROLEUM, NAPHTHA, ASPHALT, MALTHA, BREA, NATUREAL GAS, AND ALL KINDRED OR SIMILAR MINERALS OR MINERAL SUBSTANCES WHICH NOW EXIST OR AT ANY TIME HEREAFTER MAY EXIST UPON, IN OR UNDER SAID LANDS, AS RESERVED BY SIMI LAND AND WATER COMPANY IN DEED RECORDED NOVEMBER 16, 1889, IN BOOK 29, PAGE 314 OF DEEDS, WITHOUT, HOWEVER, THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF, AS QUITCLAIMED BY LIMITED QUITCLAIM OF RIGHTS OF ENTRY RECORDED JULY 18, 1980 IN BOOK 5689, PAGE468 OF OFFICIAL RECORDS, AND AMENDMENT OF LIMITED QUITCLAIM OF RIGHTS OF ENTRY RECORDED DECEMBER 31, 1980 IN BOOK BOOK 5805, PAGE 859 OF OFFICIAL RECORDS.

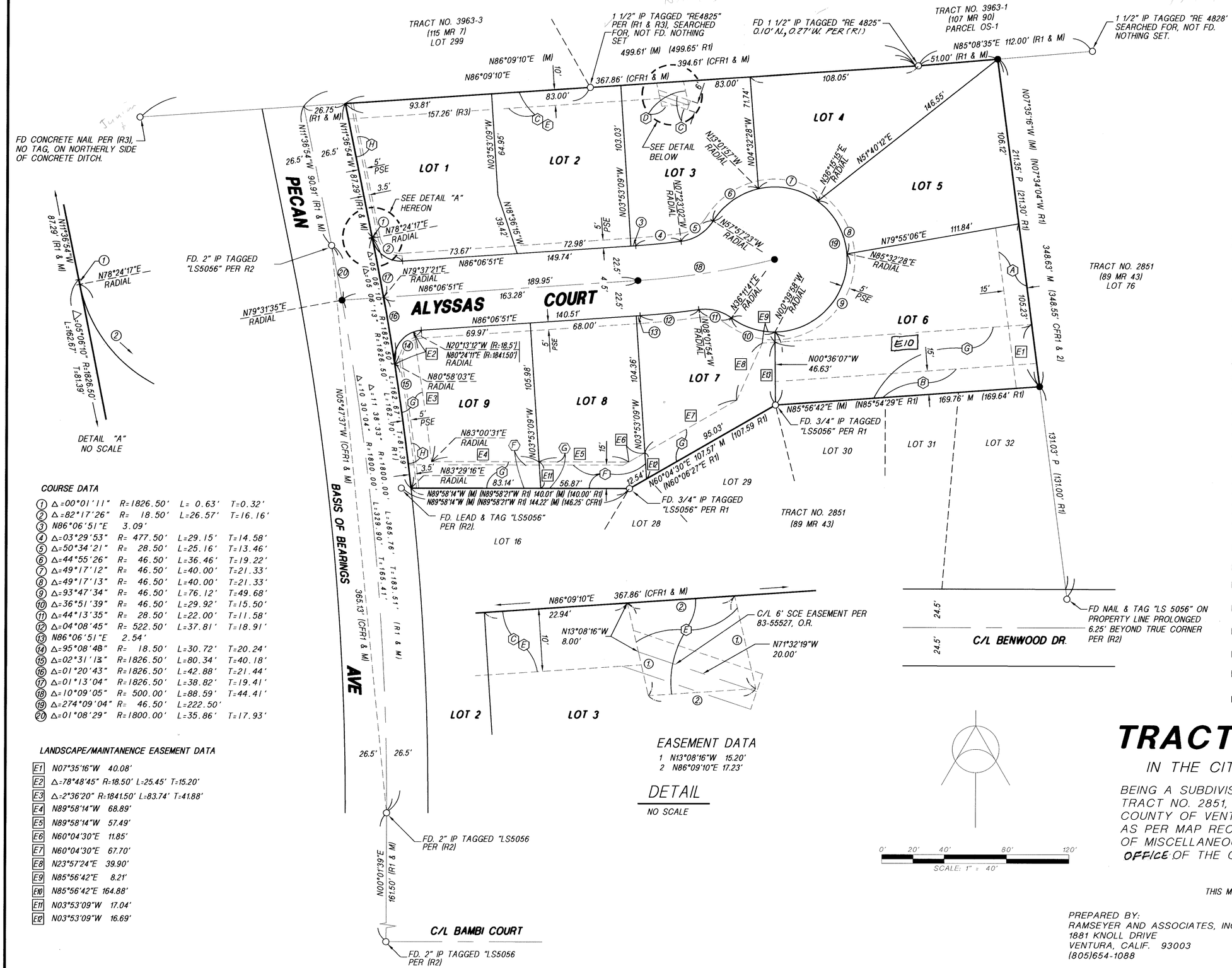
TRACT NO. 4174

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOTS 74 AND 75 OF TRACT NO. 2851, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 89, PAGE 43 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CALIF. 93003
(805)654-1088

MARCH 1996



COURSE DATA

(1)	Δ=00°01'11"	R=1826.50'	L= 0.63'	T=0.32'
(2)	Δ=82°17'26"	R= 18.50'	L=26.57'	T=16.16'
(3)	N86°06'51"E	3.09'		
(4)	Δ=03°29'53"	R= 477.50'	L=29.15'	T=14.58'
(5)	Δ=50°34'21"	R= 28.50'	L=25.16'	T=13.46'
(6)	Δ=44°55'26"	R= 46.50'	L=36.46'	T=19.22'
(7)	Δ=49°17'12"	R= 46.50'	L=40.00'	T=21.33'
(8)	Δ=49°17'13"	R= 46.50'	L=40.00'	T=21.33'
(9)	Δ=93°47'34"	R= 46.50'	L=76.12'	T=49.68'
(10)	Δ=36°51'39"	R= 46.50'	L=29.92'	T=15.50'
(11)	Δ=44°13'35"	R= 28.50'	L=22.00'	T=11.58'
(12)	Δ=04°08'45"	R= 522.50'	L=37.81'	T=18.91'
(13)	N86°06'51"E	2.54'		
(14)	Δ=95°08'48"	R= 18.50'	L=30.72'	T=20.24'
(15)	Δ=02°31'13"	R=1826.50'	L=80.34'	T=40.18'
(16)	Δ=01°20'43"	R=1826.50'	L=42.88'	T=21.44'
(17)	Δ=01°13'04"	R=1826.50'	L=38.82'	T=19.41'
(18)	Δ=10°09'05"	R= 500.00'	L=88.59'	T=44.41'
(19)	Δ=274°09'04"	R= 46.50'	L=222.50'	
(20)	Δ=01°08'29"	R=1800.00'	L=35.86'	T=17.93'

LANDSCAPE/MAINTANENCE EASEMENT DATA

E1	N07°35'16"W 40.08'
E2	Δ=78°48'45" R=18.50' L=25.45' T=15.20'
E3	Δ=2°36'20" R=1841.50' L=83.74' T=41.88'
E4	N89°58'14"W 68.89'
E5	N89°58'14"W 57.49'
E6	N60°04'30"E 11.85'
E7	N60°04'30"E 67.70'
E8	N23°57'24"E 39.90'
E9	N85°56'42"E 8.21'
E10	N85°56'42"E 164.88'
E11	N03°53'09"W 17.04'
E12	N03°53'09"W 16.69'

RECORD REFERENCES

R1 = TRACT NO. 2851 (89 MR 43)
R2 = 83-108176, OR (CERTIFICATE OF CORRECTION)
R3 = TRACT NO. 3963-3 (115 MR 7)

BASIS OF BEARINGS

THE BEARING OF N05°47'37"W CALCULATED AS THE CHORD BEARING FOR THE CENTERLINE CURVE SHOWN ON TRACT NO. 2851 (89 MR 43) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

LEGEND

○ = FOUND MONUMENT AS NOTED
● = SET 1 1/2" IP TAGGED "RCE 19268"

FRONT LOT CORNERS - SET LEAD AND TAG "RCE 19268" IN CONCRETE SIDEWALK ALONG LOT LINE PROLONGED 3.0' BEYOND TRUE CORNER

REAR LOT CORNER - SET 3/4" IP TAGGED "RCE 19268"

FD = FOUND
M = MEASURED
P = PRORATED
CF = CALCULATED FROM
PSE = PUBLIC SERICE EASEMENT

(A) 15' STORM DRAINAGE EASEMENT IN FAVOR OF LOT 5
(B) 15' STORM DRAINAGE EASEMENT IN FAVOR OF LOT 7
(C) EXIST. SCE EASEMENT PER 83-55527, O.R.
(D) EXIST PACIFIC TEL. & TEL. CO. EASEMENT PER 83-94246, O.R.
(E) EXIST PACIFIC TEL. & TEL. CO. EASEMENT PER 83-94247, O.R.
(F) 15' STORM DRAINAGE EASEMENT (PROPOSED)
(G) IRREVOCABLE OFFER OF LANDSCAPE AND DRAINAGE MAINTENANCE EASEMENT TO THE CITY OF MOORPARK
(H) 3.5' LANDSCAPE EASEMENT TO THE CITY OF MOORPARK

TRACT NO. 4174

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOTS 74 AND 75 OF TRACT NO. 2851, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 89, PAGE 43 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID

THIS MAP CONTAINS 2.18 ACRES

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MARCH 1996