OWNERS STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT No. 4583-5, 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 ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AN ACCESS EASEMENT OVER ALL PRIVATE STREETS.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENTS FOR SANITARY SEWER PURPOSES AND ALL USES INCIDENTAL THERETO OVER ALL THE PRIVATE STREETS AS SHOWN ON THE MAP.

AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENTS FOR STORM DRAINAGE PURPOSES AND ALL USES INCIDENTAL THERETO OVER ALL THE PRIVATE STREETS.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 8, THE WATER PIPELINE EASEMENTS OVER ALL THE PRIVATE STREETS AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENTS FOR PUBLIC SERVICE OVER ALL PRIVATE STREETS AND AS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE NORTHERLY LINE OF LOT 222 ABUTTING LONG CANYON ROAD IN ORDER THAT THE OWNERS OF SAID LOT 222 SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID LONG CANYON ROAD, EXCEPT THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC.

BAINBURY PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP,

BY: NUWI BAINBURY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: NEW URBAN WEST, INC., A CALIFORNIA CORPORATION, ITS MANAGING MEMBER

BY: Stephen Gunther ITS: Pres.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

ON November 11, 1997 BEFORE ME, Cynthia M. Jolivette, Notary Public
PERSONALLY APPEARED STEPHEN GUNTHER,
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.

Cynthia M. Jolivette MAR 25, 2001
SIGNATURE - NOTARY PUBLIC MY COMMISSION EXPIRES

Cynthia M. Jolivette 520 Broadway SM Los Angeles
PRINT NAME - NOTARY PUBLIC PRINT PLACE OF BUSINESS COUNTY

COMMISSION #1131303
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. MAR 25, 2001

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT No. 4583-5 AND 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.

MARCH 16, 1998 George T. Berg
DATE GEORGE T. BERG R.C.E. 16804

WATERWORKS DISTRICT ACCEPTANCE CERTIFICATE

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 HEREBY ACCEPTS THE WATER PIPELINE EASEMENTS AS SHOWN ON THIS MAP AND IN WITNESS THEREOF HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY THE DISTRICT ENGINEER PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION NO. WWD-20 OF THE BOARD OF DIRECTORS OF SAID DISTRICT.

Feb. 3, 1998
DATED:

Michael Wilcock
DISTRICT ENGINEER
VENTURA COUNTY WATERWORKS DISTRICT NO.8

CITY COUNCIL'S CERTIFICATE

THIS MAP ENTITLED TRACT NO. 4583-5 CONSISTING OF 6 SHEETS, IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF SIMI VALLEY, OF VENTURA COUNTY, CALIFORNIA, AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 16th DAY OF March, 1998, FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP,

AND DOES HEREBY ACCEPT THE ACCESS EASEMENT OVER ALL THE PRIVATE STREETS AS SHOWN ON THIS MAP ON BEHALF OF ALL GOVERNMENT AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE,

AND DOES HEREBY ACCEPT THE EASEMENTS FOR SANITARY SEWER PURPOSES OVER ALL THE PRIVATE STREETS AS SHOWN ON THIS MAP, AND DOES HEREBY ACCEPT THE EASEMENTS FOR PUBLIC SERVICE OVER ALL PRIVATE STREETS AND AS SHOWN ON THIS MAP, AND HEREBY REJECTS THE EASEMENTS FOR STORM DRAINAGE PURPOSES,

AND DOES HEREBY ACCEPT ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON.

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 SAID CITY OF SIMI VALLEY TO BE AFFIXED HERETO THIS 17th DAY OF March, 1998.

ATTEST:

Alice K. Redondo, Asst.
CITY CLERK OF THE CITY OF SIMI VALLEY

Greg A. Stratton
MAYOR OF THE CITY OF SIMI VALLEY

TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL CERTIFICATES AND SECURITY REQUIRED BY THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT HAVE BEEN FILED AND DEPOSITED WITH ME.

22 June, 1998
DATE

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: [signature]
DEPUTY COUNTY TAX COLLECTOR

98-1-3711

COUNTY RECORDER'S CERTIFICATE:

RECORDED AT THE REQUEST OF THE OWNER, BAINBURY PARTNERS, L.P. ON June 24th, 1998, AT 8:00 A.M. IN BOOK 134 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 66-71, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: Edith Dorsey
DEPUTY COUNTY RECORDER

SURVEYOR'S STATEMENT:

I, WILLIAM S. KISH, DO HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN JANUARY 1991, 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.

William S. Kish DATED: 10/20/97
WILLIAM S. KISH L.S. 5000
MY LICENSE EXPIRES 12/31/2001

LICENSED LAND SURVEYOR WILLIAM S. KISH L.S. 5000 STATE OF CALIFORNIA

THE FOLLOWING SOILS AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 4583-5 HAVE BEEN PREPARED BY : GEOSOILS, INC.
DATE OF REPORT: JUNE 13,1996
TITLE : GEOTECHNICAL REVIEW OF 40-SCALE GRADING PLANS TRACT 4583

FIRM NAME: GEOSOILS, INC.
ENGINEER : DEL YOAKUM
REGISTRATION NO : GE 918

THE SOILS REPORTS ARE ON FILE AT THE CITY OF SIMI VALLEY, PUBLIC WORKS DEPARTMENT, FOR PUBLIC INSPECTION.

NAME : 11/25/97
DATE AND TITLE

TOTAL GROSS AREA: 7.62 ACRES

TRACT NO. 4583-5

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LD-S-217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES, 6 THROUGH 9, INCLUSIVE, OF PARCEL MAPS RECORDS OF SAID COUNTY.

PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

MARCH , 1997

SHEET 1 OF 6 SHEETS

LEGEND AND MONUMENT NOTES

- ○ INDICATES 2" I.P. SET W/TAG L.S. 5000, FLUSH
- □ INDICATES VENTURA COUNTY STANDARD SURVEY MONUMENT PER STANDARD DESIGN NO. 90-3 SET, TAGGED L.S. 5000
- ● FOUND 2" I.P. TAGGED L.S. 5000 PER R1
- ⊙ FOUND 2" I.P. TAGGED L.S. 5000 PER R2
- ◪ FOUND VENTURA COUNTY STANDARD SURVEY MONUMENT, TAGGED L.S. 5000 PER R2
- ⊡ FOUND VENTURA COUNTY STANDARD SURVEY MONUMENT, TAGGED L.S. 5000 PER R1

1/ 2" I.P. & TAG L.S. 5000 SET AT ALL LOT CORNERS, BC/EC AND ANGLE POINTS NOT ON RIGHT OF WAY LINE

2" I.P. & TAG L.S. 5000 SET AT ALL RIGHT OF WAY CENTERLINE, BC/EC AND ANGLE POINTS, UNLESS OTHERWISE NOTED

SET L.T. & TAG L.S. 5000 ON TOP OF CURB ON LOT LINES PRODUCED TO 0.25 FT. FROM FACE OF CURB (6.25' O/S)

M = MEASURED
FD = FOUND
(RAD) = RADIAL
CF = CALCULATED FROM
(PRC) = POINT OF REVERSE CURVE
(PCC) = POINT OF COMPOUND CURVE
P.S.E. = PUBLIC SERVICES EASEMENT
H.O.A. = HOME OWNERS ASSOCIATION

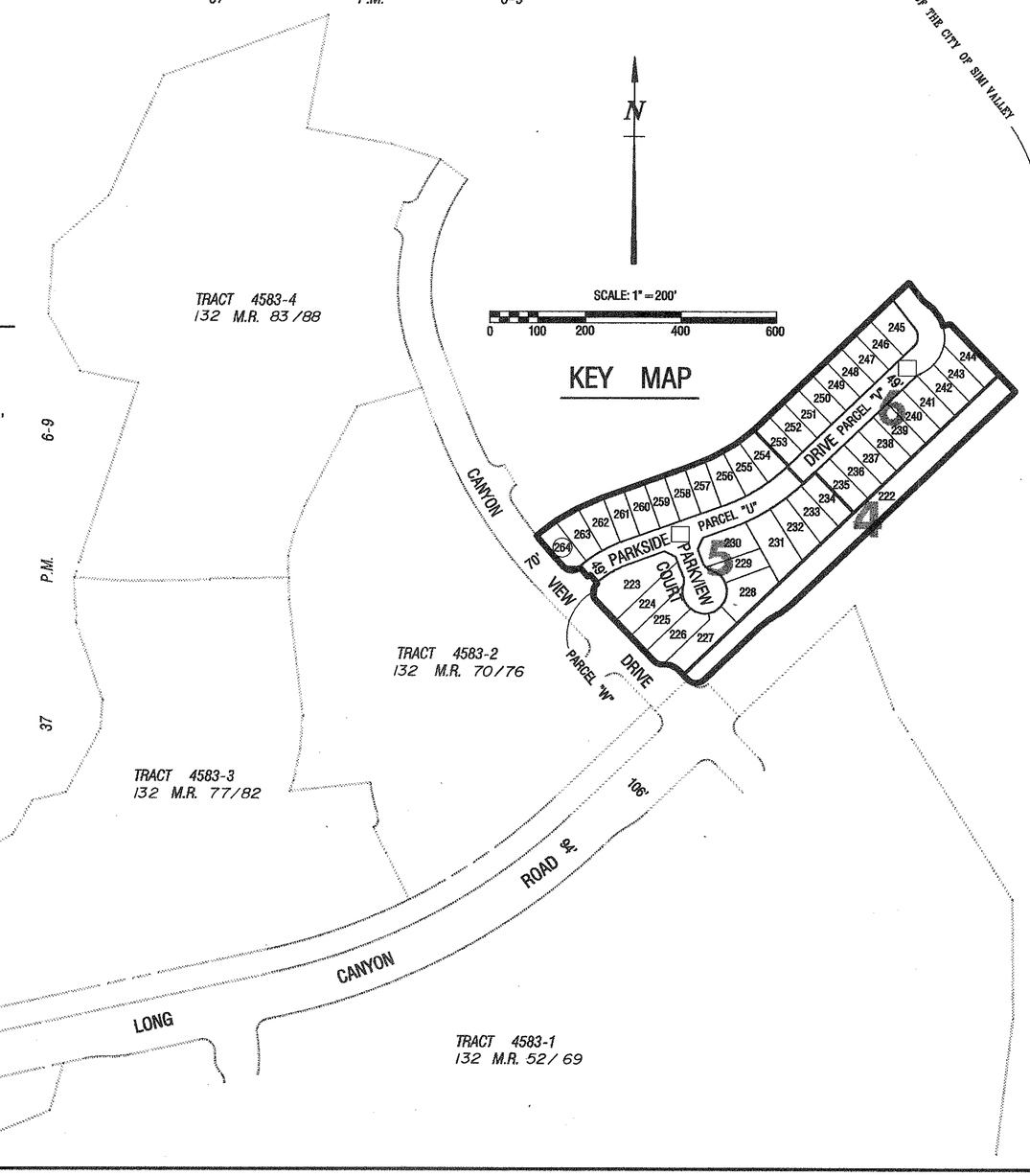
BASIS OF BEARINGS:

THE BEARING NORTH 43°57'34" WEST OF THE CENTERLINE OF THE CANYON VIEW DRIVE, A PRIVATE STREET, AS SHOWN ON THE MAP OF TRACT NO. 4583-2, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED IN BOOK 132 , PAGES 70 THRU 76 , INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS) OF SAID COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP. (SEE SHEET NO. 3)

REFERENCES:

R1 = TRACT NO. 4583-1, 132 M.R. 52/69
R2 = TRACT NO. 4583-2, 132 M.R. 70/76

37 P.M. 6-9



N

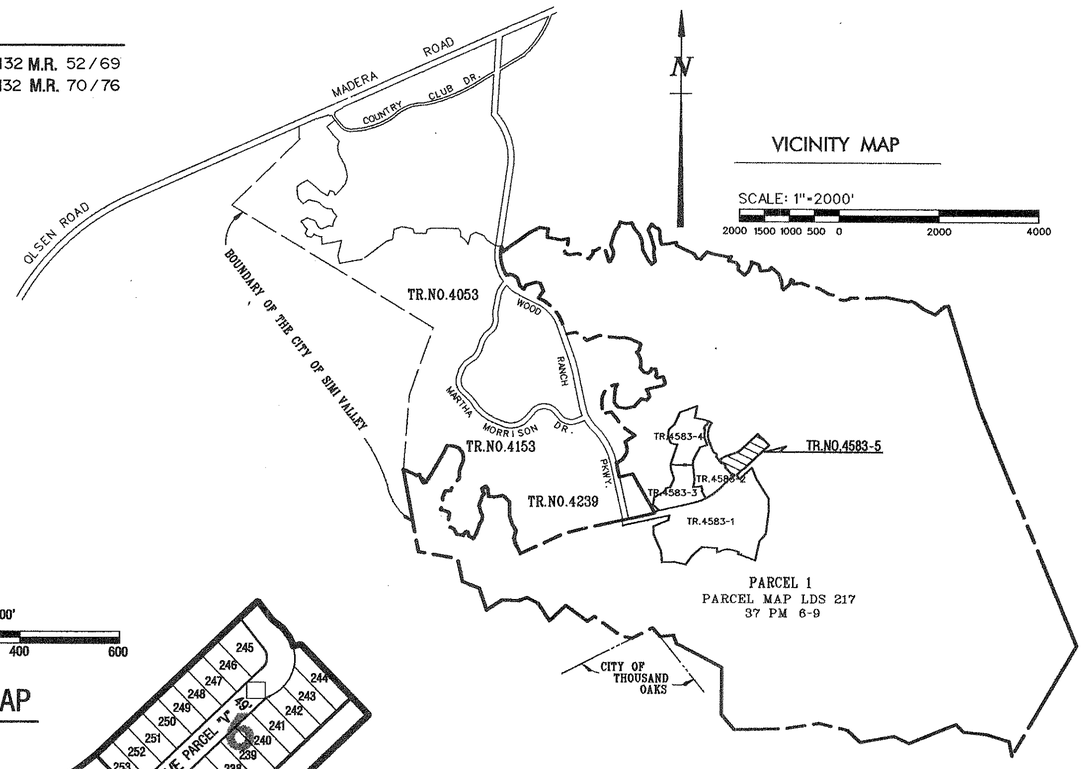
SCALE: 1" = 200'
0 100 200 400 600

KEY MAP

N

VICINITY MAP

SCALE: 1"=2000'
2000 1500 1000 500 0 2000 4000



PARCEL 1
PARCEL MAP LDS 217
37 PM 6-9

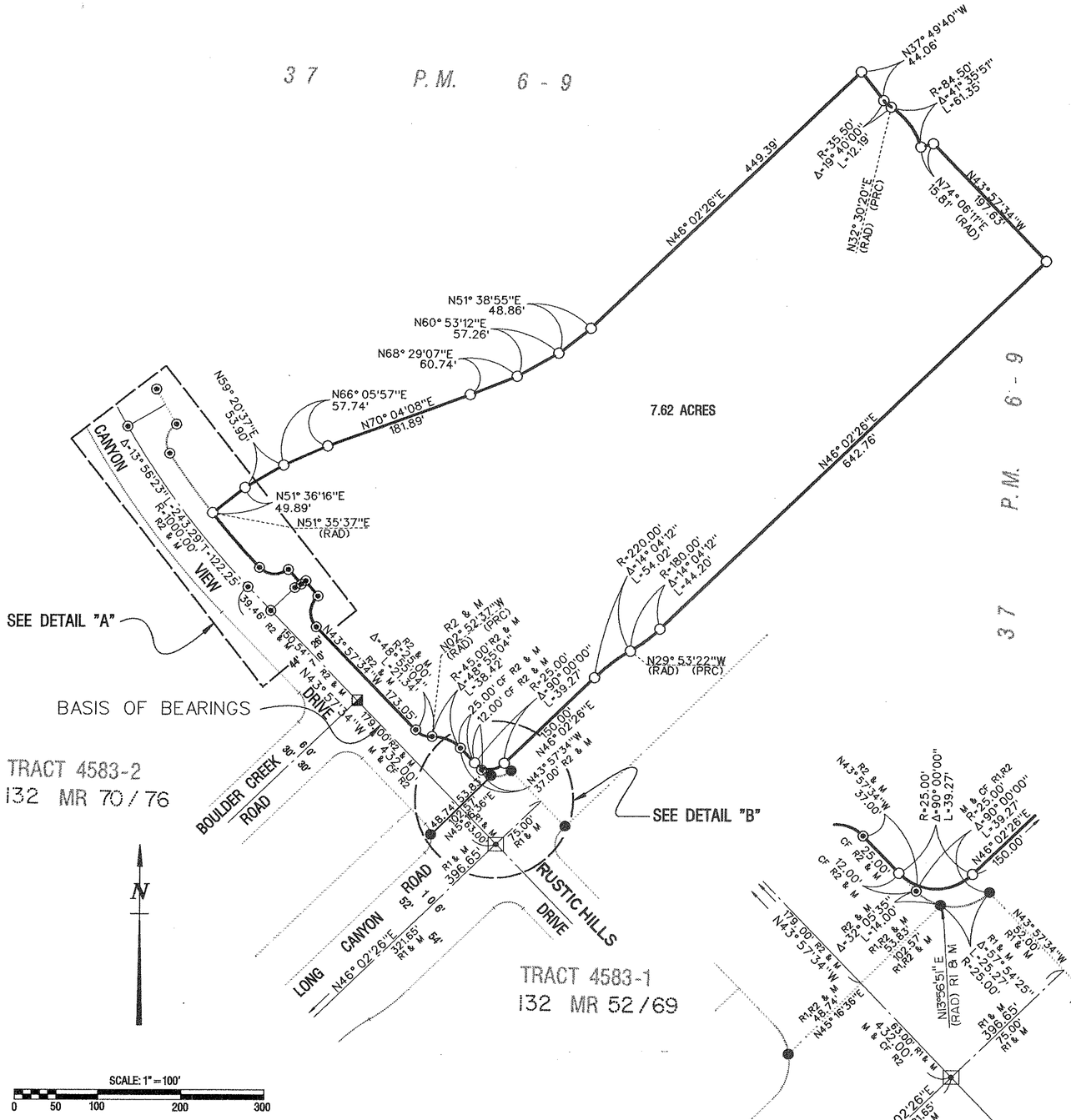
TRACT NO. 4583-5

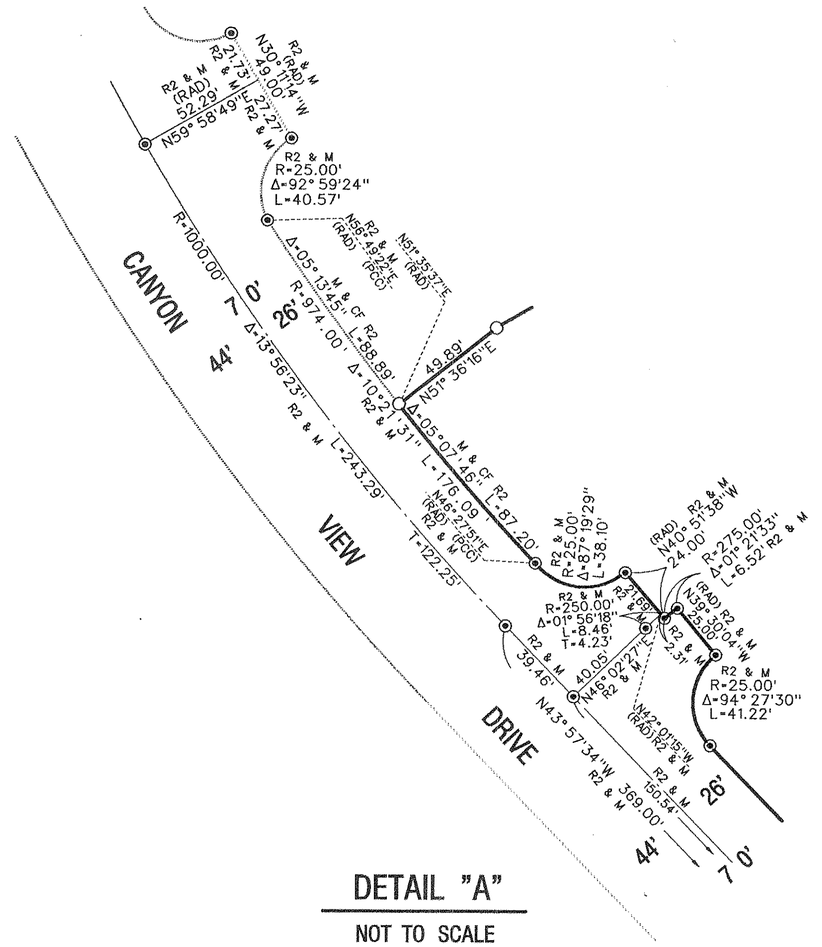
IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LD-S-217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES, 6 THROUGH 9, INCLUSIVE, OF PARCEL MAPS RECORDS OF SAID COUNTY.

MARCH , 1997

PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX





DETAIL "A"

NOT TO SCALE

DETAIL "B"

NOT TO SCALE

TRACT NO. 4583-5

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

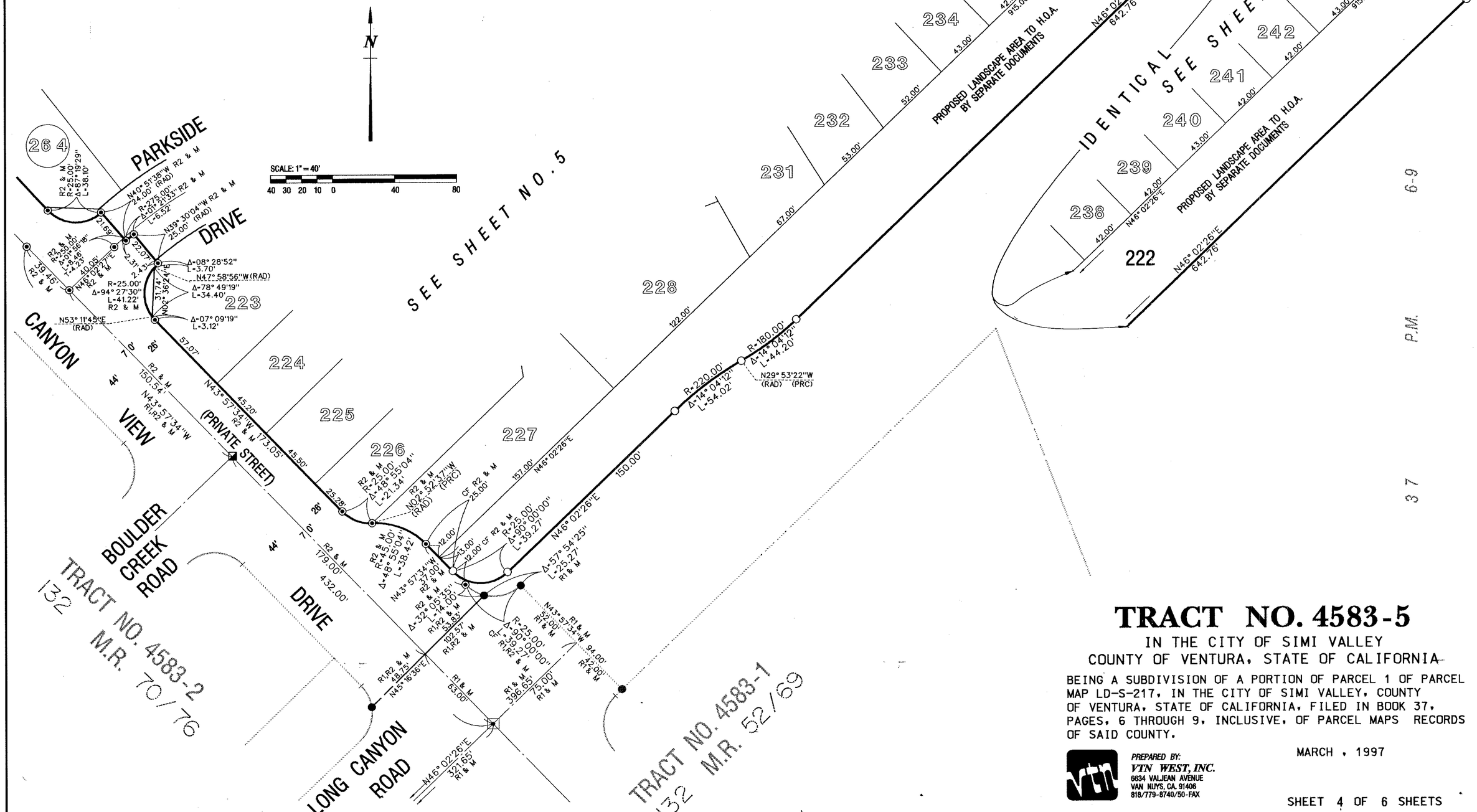
BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LD-S-217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES, 6 THROUGH 9, INCLUSIVE, OF PARCEL MAPS RECORDS OF SAID COUNTY.

PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

MARCH , 1997

NOTE: SEE SHEET 2 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS STATEMENT.

NOTE :
EASEMENTS FOR STORM DRAINAGE, PUBLIC SERVICES, SANITARY SEWER , ACCESS FOR PUBLIC SAFETY, HEALTH AND WELFARE FOR ALL GOVERNMENT AGENCIES ARE OFFERED FOR DEDICATION TO THE CITY OF SIMI VALLEY OVER ALL PRIVATE STREETS AND AN EASEMENT FOR WATER PIPELINES IS OFFERED FOR DEDICATION TO THE VENTURA COUNTY WATER WORKS DISTRICT NO.8 OVER ALL PRIVATE STREETS



TRACT NO. 4583-5

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LD-S-217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES, 6 THROUGH 9, INCLUSIVE, OF PARCEL MAPS RECORDS OF SAID COUNTY.

MARCH , 1997

PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

SEE SHEET NO. 6

SEE SHEET NO. 4

NOTE: SEE SHEET 2 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS STATEMENT.

NOTE :
EASEMENTS FOR STORM DRAINAGE, PUBLIC SERVICES, SANITARY SEWER ACCESS FOR PUBLIC SAFETY, HEALTH AND WELFARE FOR ALL GOVERNMENT AGENCIES ARE OFFERED FOR DEDICATION TO THE CITY OF SIMI VALLEY OVER ALL PRIVATE STREETS AND AN EASEMENT FOR WATER PIPELINES IS OFFERED FOR DEDICATION TO THE VENTURA COUNTY WATER WORKS DISTRICT NO.8 OVER ALL PRIVATE STREETS

SCALE: 1" = 40'
40 30 20 10 0 40 80

N

P.M. 6-9

37

DETAIL "A"
NOT TO SCALE

NOTE: PARCEL 'W' IS A PART OF PARKSIDE DRIVE (PRIVATE STREET)

TRACT NO. 4583-1
132 M.R. 52/69

TRACT NO. 4583-5

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LD-S-217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES, 6 THROUGH 9, INCLUSIVE, OF PARCEL MAPS RECORDS OF SAID COUNTY.

MARCH , 1997

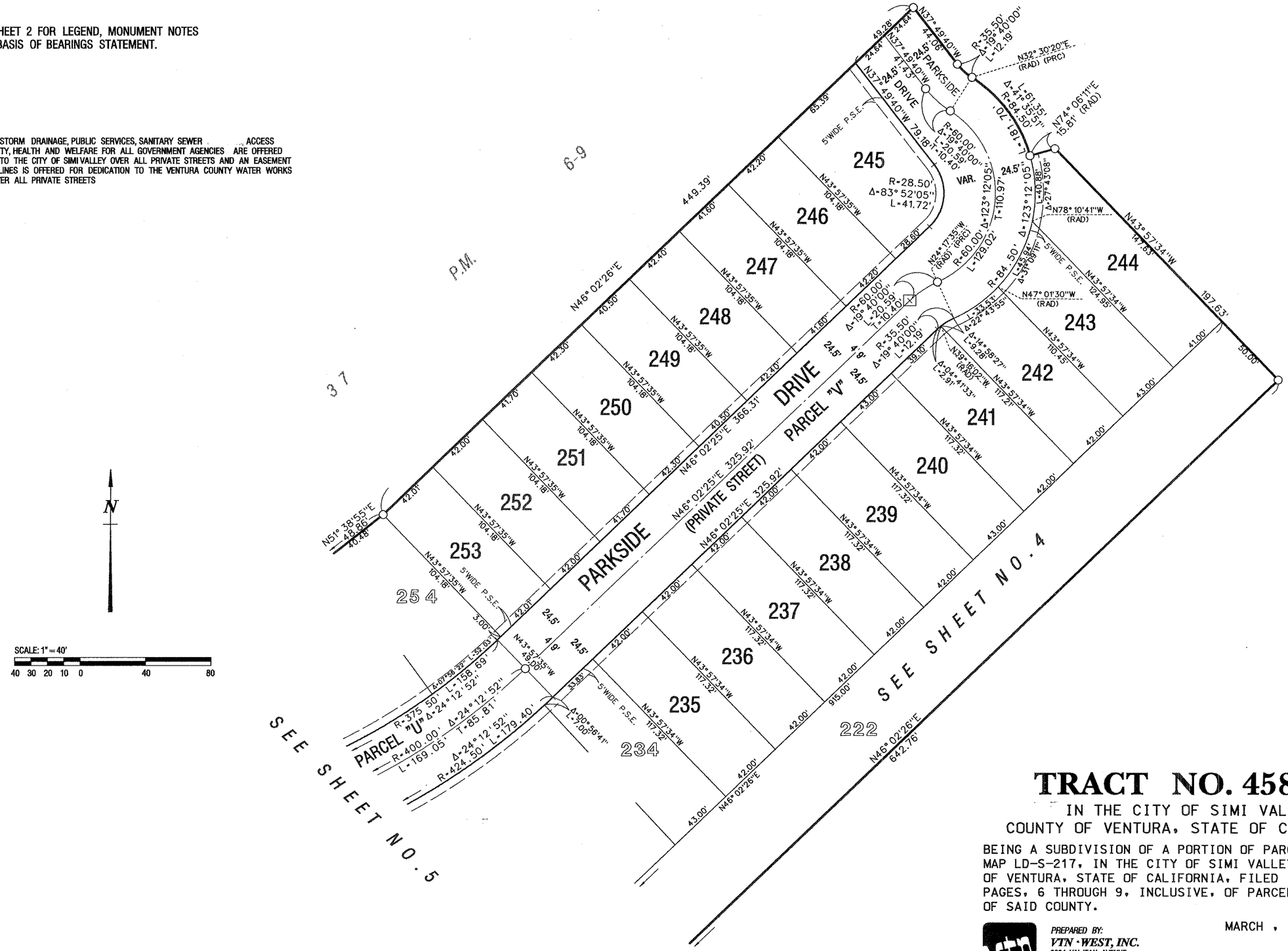
PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

SHEET 5 OF 6 SHEETS

TRACT NO. 4583-2
132 M.R. 70/76

NOTE: SEE SHEET 2 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS STATEMENT.

NOTE :
EASEMENTS FOR STORM DRAINAGE, PUBLIC SERVICES, SANITARY SEWER AND ACCESS FOR PUBLIC SAFETY, HEALTH AND WELFARE FOR ALL GOVERNMENT AGENCIES ARE OFFERED FOR DEDICATION TO THE CITY OF SIMI VALLEY OVER ALL PRIVATE STREETS AND AN EASEMENT FOR WATER PIPELINES IS OFFERED FOR DEDICATION TO THE VENTURA COUNTY WATER WORKS DISTRICT NO.8 OVER ALL PRIVATE STREETS



TRACT NO. 4583-5

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LD-S-217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES, 6 THROUGH 9, INCLUSIVE, OF PARCEL MAPS RECORDS OF SAID COUNTY.

PREPARED BY:
VTN · WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

MARCH , 1997