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. 4583-10, 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 AS SHOWN ON THE MAP,

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.

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: President

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS

ON Aug 26, 1998 BEFORE ME Cynthia M. Jakobe, 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. Jakobe MAR 25, 2001
SIGNATURE - NOTARY PUBLIC MY COMMISSION EXPIRES

Cynthia M. Pilvak Los Angeles
PRINT NAME - NOTARY PUBLIC PRINT PLACE OF BUSINESS COUNTY

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT No. 4583-10 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.

9/29/98
DATE

George T. Berg
GEORGE T. BERG R.C.E. 16804

REGISTERED PROFESSIONAL ENGINEER GEORGE T. BERG No. 16804 Exp. 6/30/01 CIVIL STATE OF CALIFORNIA

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.

Sept. 28, 1998
DATE

Michael Kuhn
DISTRICT ENGINEER
VENTURA COUNTY WATERWORKS DISTRICT NO.8

CITY COUNCIL'S CERTIFICATE

THIS MAP ENTITLED TRACT NO. 4583-10 CONSISTING OF 7 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 28th DAY OF September, 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 AND PUBLIC SERVICE PURPOSES OVER ALL THE PRIVATE STREETS AS SHOWN ON THIS MAP.

AND DOES HEREBY ACCEPT THE EASEMENTS FOR PUBLIC SERVICE SHOWN ON THIS MAP.

AND HEREBY REJECTS THE EASEMENTS FOR STORM DRAINAGE PURPOSES.

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 28th DAY OF October, 1998.

ATTEST:

Alicia K. Redondo
Asst. CITY CLERK OF THE CITY OF SIMI VALLEY

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.

November 4, 1998
DATE

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY:
DEPUTY COUNTY TAX COLLECTOR

#98-205643

COUNTY RECORDER'S CERTIFICATE:

RECORDED AT THE REQUEST OF THE OWNER, BAINBURY PARTNERS, L.P. ON NOVEMBER 23, 1998, AT 10:15 A.M. IN BOOK 136 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 76-82, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: Mary E. Baker
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: 9/3/98
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. 4583-10 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.

TOTAL GROSS AREA: 20.84 ACRES

TRACT NO. 4583-10

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.

JULY , 1997

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

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

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

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)

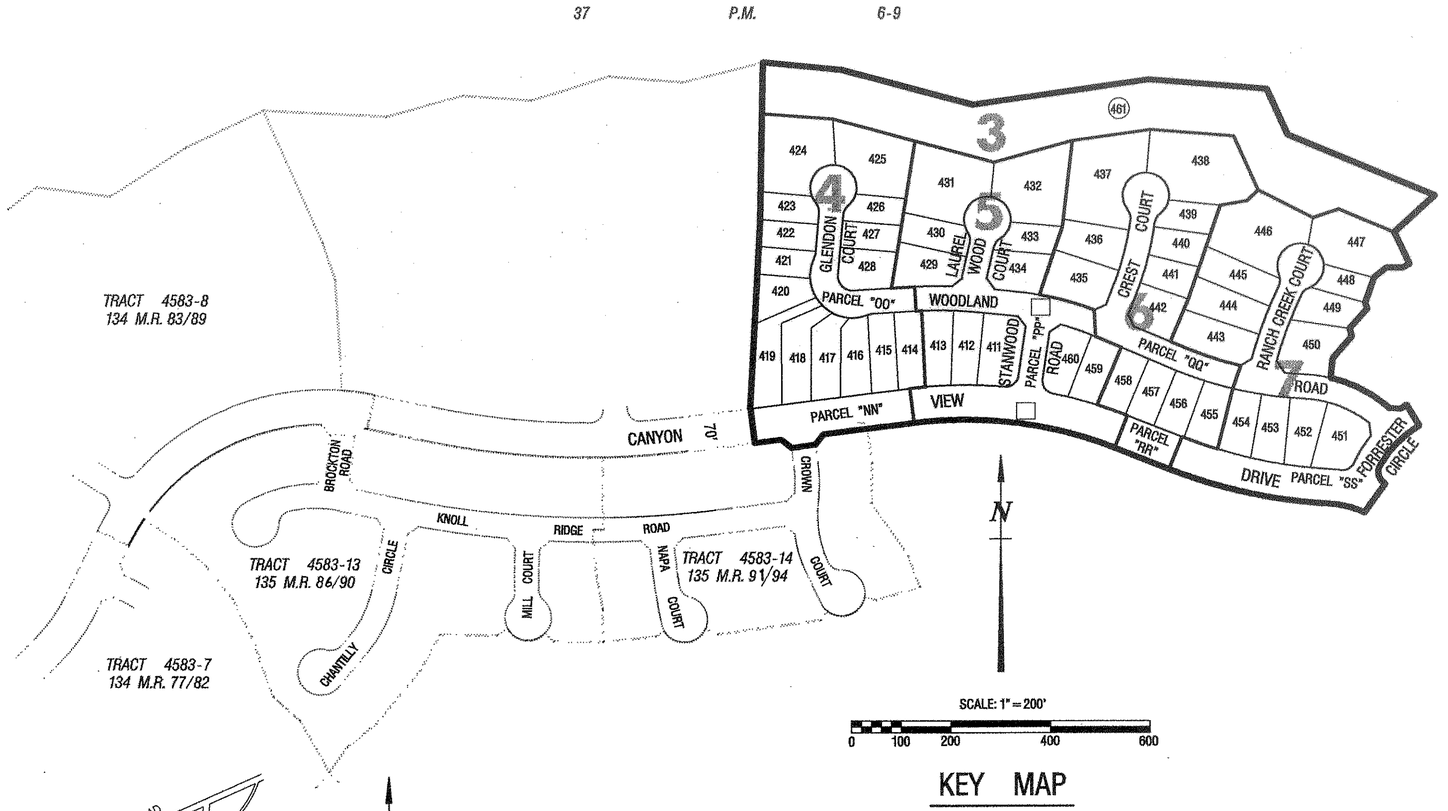
M	=	MEASURED
FD	=	FOUND
(RAD)	=	RADIAL
CF	=	CALCULATED FROM
(PCC)	=	POINT OF COMPOUND CURVE
(PRC)	=	POINT OF REVERSE CURVE
P.S.E.	=	PUBLIC SERVICES EASEMENT

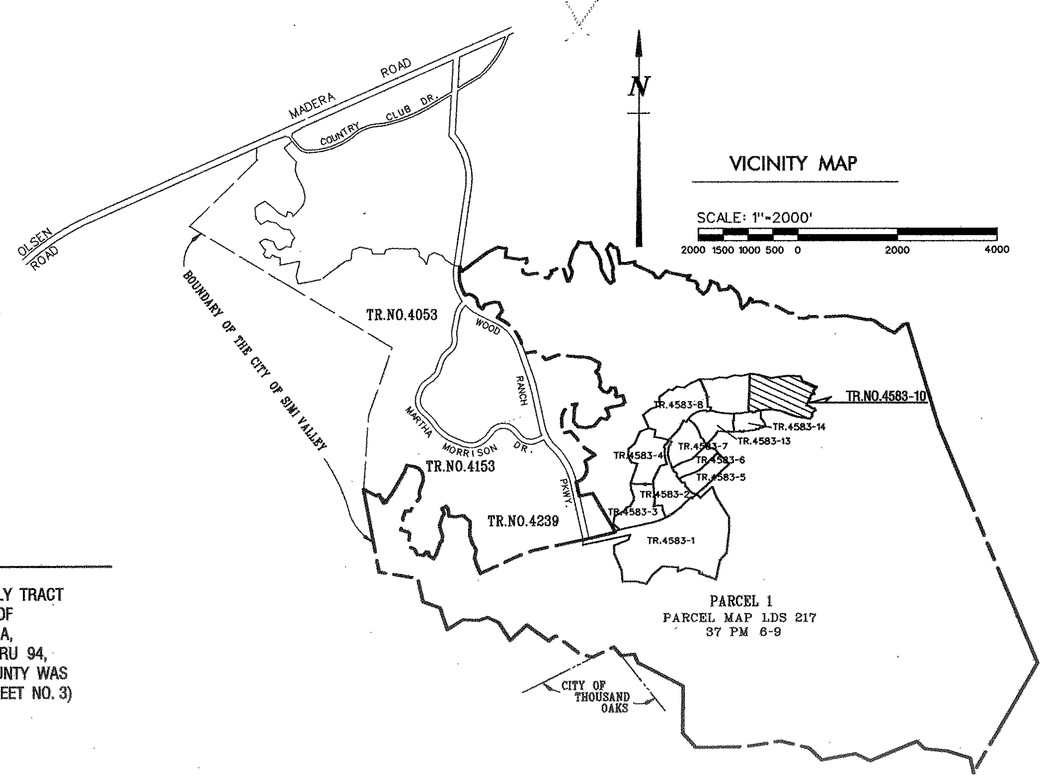
REFERENCES:

R1 = TRACT NO. 4583-14, 135 M.R. 91/94

BASIS OF BEARINGS:

THE BEARING NORTH 82°54'25" EAST ALONG THE NORTHERLY TRACT BOUNDARY OF TRACT No. 4583-14 AS SHOWN ON THE MAP OF SAID TRACT, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED IN BOOK 135, PAGES 91 THRU 94, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS) OF SAID COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP. (SEE SHEET NO. 3)





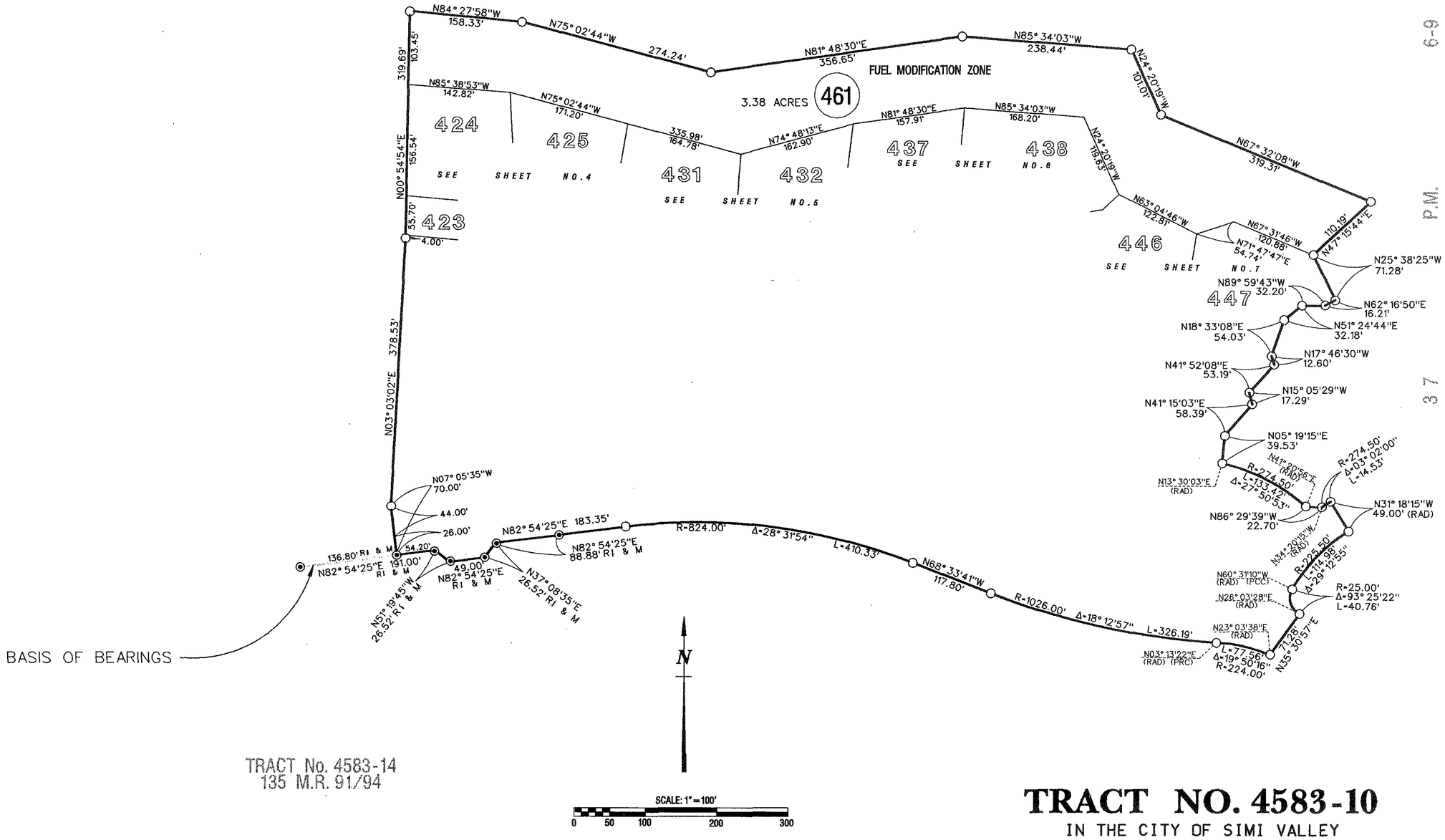
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JULY , 1997

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6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
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6-9 P.M. 37

TRACT No. 4583-14
135 M.R. 91/94

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

NOTE :
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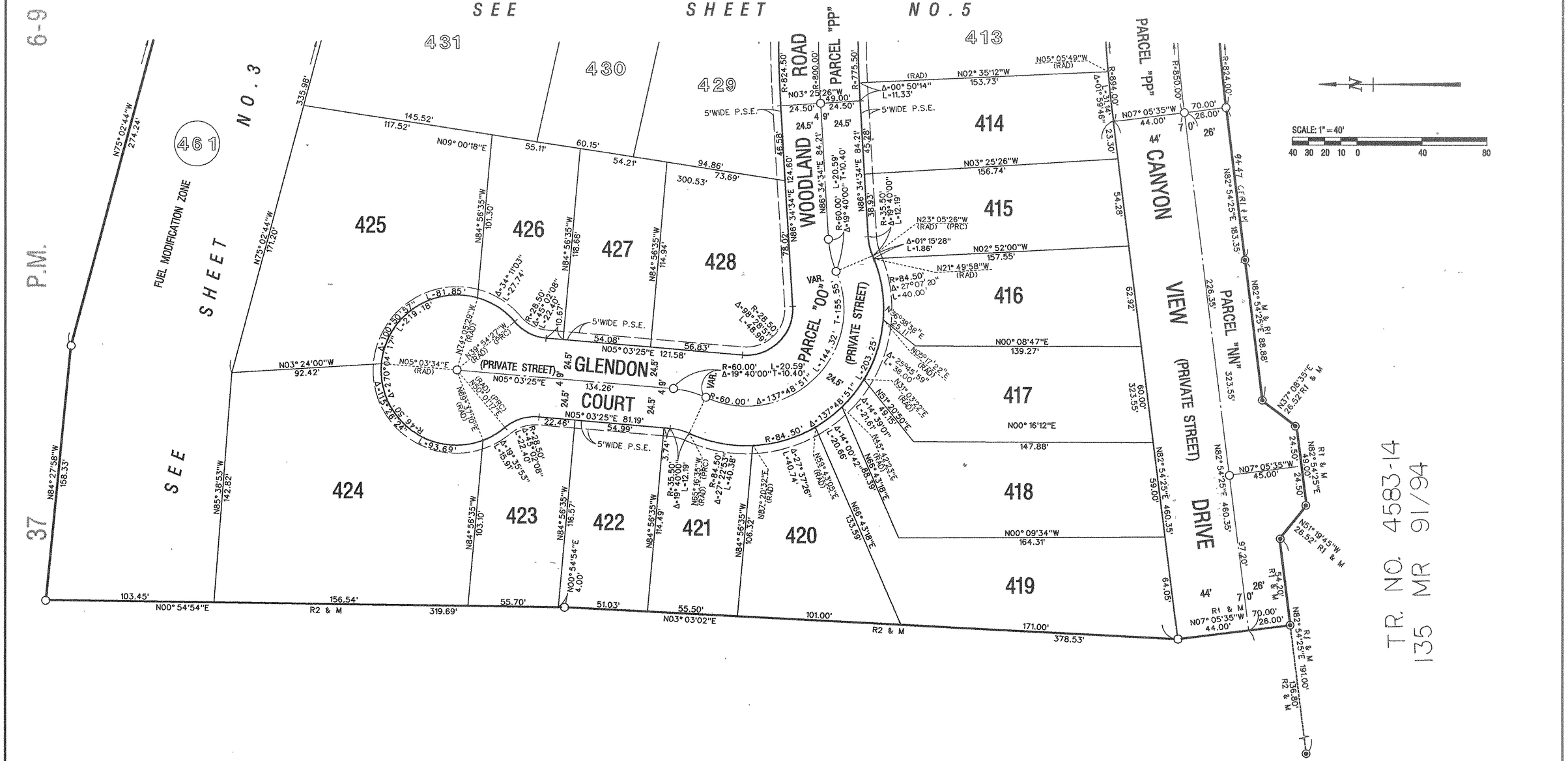
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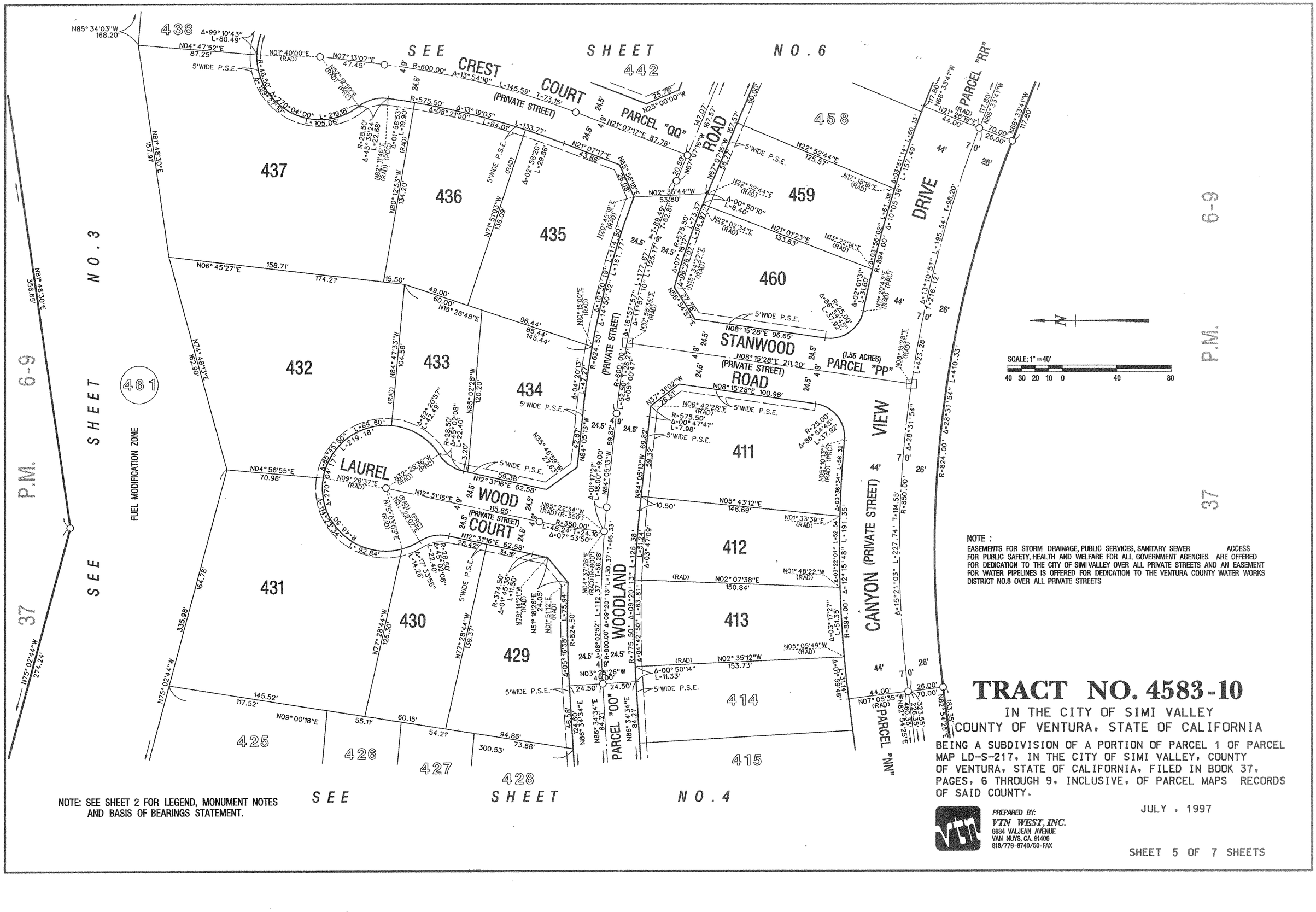
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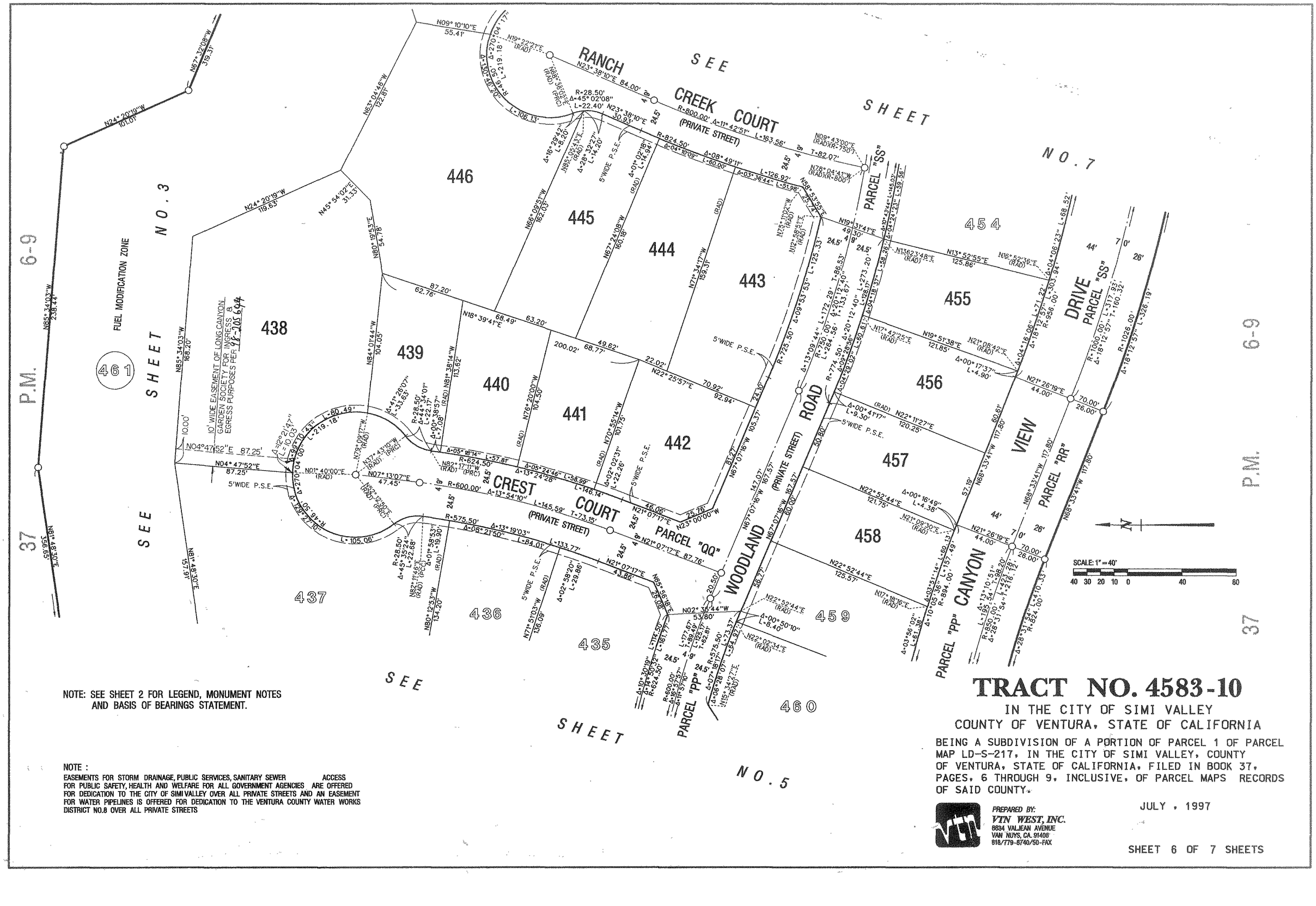
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37 P.M. 6-9

37 P.M. 6-9

37 P.M. 6-9

SEE SHEET NO. 3

SEE SHEET NO. 6

FUEL MODIFICATION ZONE

461

446

447

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445

RANCH CREEK COURT (PRIVATE STREET)

FORRESTER CIRCLE (PRIVATE STREET)

ROAD (PRIVATE STREET)

PARCEL "SS"

PARCEL "SS" (1.58 ACRES)

DRIVE

VIEW (PRIVATE STREET)

CANYON

WOODLAND PARCEL "QQ"

PARCEL "RR"

5'WIDE P.S.E.

SCALE: 1" = 40'

40 30 20 10 0 40 80

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

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SHEET 7 OF 7 SHEETS