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. 4583-12, 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 AND 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.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTHERLY LINE OF LOT 512 ABUTTING LONG CANYON ROAD, IN ORDER THAT THE OWNERS OF SAID LOT 512, 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, OWNER

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: _____ ITS: Pres.

STEPHEN GUNTHER — PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS

ON APRIL 22, 1999 BEFORE ME, CECIL O. UY, 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.

C. D. Uy — SIGNATURE - NOTARY PUBLIC

OCTOBER 23, 2002 — MY COMMISSION EXPIRES

CECIL O. UY — PRINT NAME - NOTARY PUBLIC

520 BROADWAY, #100 SANTA MONICA, 90401 LOS ANGELES — PRINT PLACE OF BUSINESS COUNTY

COMMISSION #1199344
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXPIRES OCT. 23, 2002

SIGNATURE OMMISSIONS:

THE SIGNATURE OF THE CITY OF SIMI VALLEY, PRESENT OWNER OF AN EASEMENT FOR SIDEWALK AND INGRESS-EGRESS PURPOSES, AS DISCLOSED BY DEED RECORDED MARCH 24, 1999 AS DOCUMENT NO. 99-057521 OF OFFICIAL RECORDS HAS 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 FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT No. 4583-12 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.

AUGUST 23, 1999
DATE

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

REGISTERED PROFESSIONAL ENGINEER — GEORGE T. BERG — No. 16804 — Exp. 6/2001 — 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.

August 23, 1999
DATE

Michael Kleinbrodt
DISTRICT ENGINEER

REGISTERED PROFESSIONAL ENGINEER — MICHAEL KLEINBRODT — No. 20293 — EXP. 9-30-01 — CIVIL — STATE OF CALIFORNIA

CITY COUNCIL'S CERTIFICATE

THIS MAP ENTITLED TRACT NO. 4583-12 CONSISTING OF 5 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 23rd DAY OF August, 1999, 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 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 25th DAY OF August, 1999.

ATTEST:

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

Bree Davis — 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.

15 Sept 99
DATE

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY TAX COLLECTOR

99-178627

COUNTY RECORDER'S CERTIFICATE:

RECORDED AT THE REQUEST OF THE OWNER, BAINBURY PARTNERS, L.P. ON Sept. 20, 1999, AT 8:00 A.M. IN BOOK 139 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 47-51, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: _____
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: 5/24/99

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. 4583-12 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: 8.41 ACRES

TRACT NO. 4583-12

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 PLATE E-4 REVISION D, 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

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

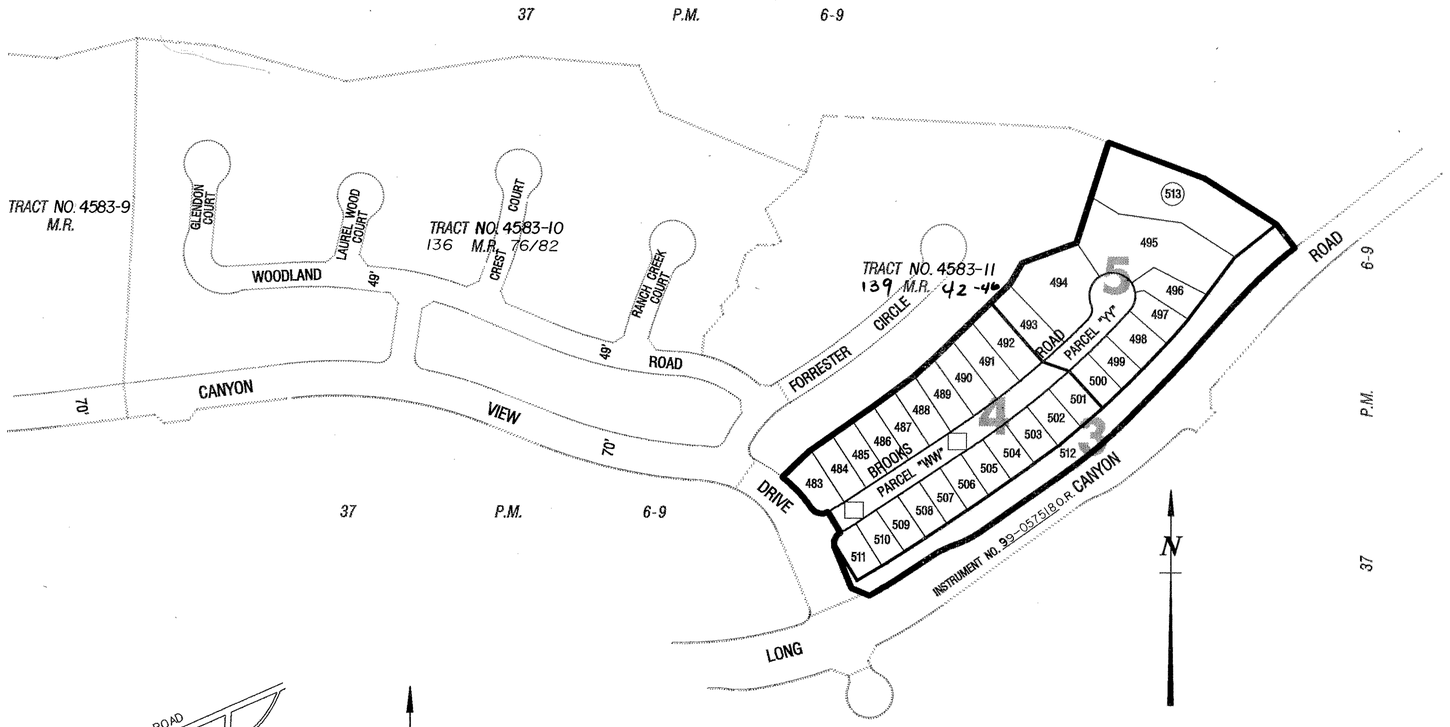
2" I.P. & TAG L.S. 5000 SET AT ALL RIGHT OF WAY CENTERLINE, BC/EC AND ANGLE POINTS, UNLESS OTHERWISE NOTED

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 FROM TRUE CORNER)

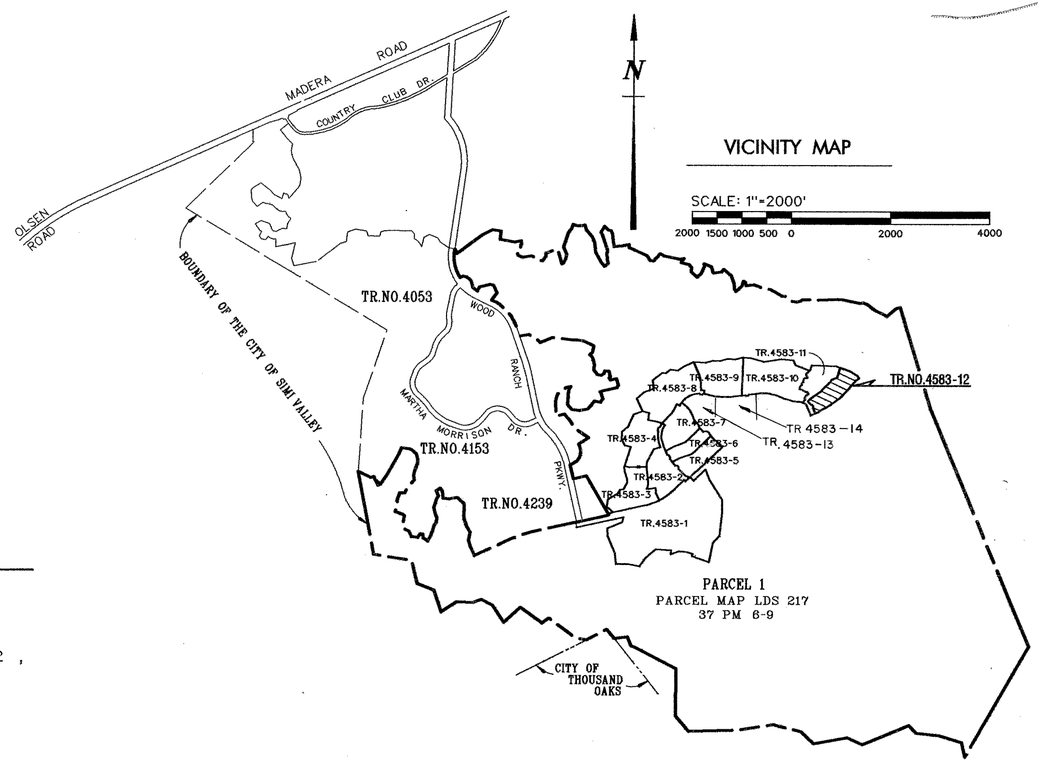
M	=	MEASURED
FD	=	FOUND
(RAD)	=	RADIAL
CF	=	CALCULATED FROM
(PCC)	=	POINT OF COMPOUND CURVE
(PRC)	=	POINT OF REVERSE CURVE
P.S.E.	=	PUBLIC SERVICES EASEMENT TO THE CITY OF SIMI VALLEY
H.O.A.	=	HOME OWNERS ASSOCIATION

REFERENCES:

R1 = TRACT NO. 4583-10, 136 M.R. 76/82
R2 = TRACT NO. 4583-11, 139 M.R. 42-46
R3 = LONG CANYON ROAD, INSTRUMENT NO. 99-057518, O.R.



KEY MAP



VICINITY MAP

BASIS OF BEARINGS:

THE BEARING NORTH 68°33'41" WEST OF THE CENTERLINE OF THE CANYON VIEW DRIVE, A PRIVATE STREET, AS SHOWN ON THE MAP OF TRACT NO. 4583-10, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED IN BOOK 136 , PAGES 76 THRU 82 , INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS) OF SAID COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP. (SEE SHEET NO. 3)

TRACT NO. 4583-12

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

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TRACT 4583-10
136 MR 79/82

TRACT 4583-11
139 MR 42-46

CANYON VIEW DRIVE

CURVE DATA

NO.	R	Δ	L
①	25.00'	56° 42'50"	24.75'
②	25.00'	26° 41'33"	11.65'

DETAIL "A"
NOT TO SCALE

3 7 P.M. 6-9

TRACT 4583-10
136 MR 76/82

BASIS OF BEARINGS

SEE DETAIL "A"

TRACT 4583-11
139 MR 42-46

SEE SHEET NO. 4

SEE SHEET NO. 5

ALL OF LOT 512 IS ACCESS FOR THE BENEFIT OF CONTIGUOUS FUEL MODIFICATION ZONES, AND PER DOCUMENT NO. 99-057521, O.R. A SIDEWALK AND INGRESS-EGRESS EASEMENT TO THE CITY OF SIMI VALLEY

INSTRUMENT NO. 99-057518, O.R.

SEE SHEET 485 FOR LONG CANYON ROAD DATA

SCALE: 1" = 100'
0 50 100 200 300

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. 4583-12

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

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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

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

CURVE DATA

NO.	R	Δ	L	T
①	650.00'	04° 00'54"	45.55'	22.78'
②	650.00'	04° 00'59"	45.56'	22.79'
③	650.00'	08° 01'53"	91.11'	45.63'

TRACT NO. 4583-11
139 M.R. 42-46

SEE SHEET NO. 5

PARCEL "W"

ROAD

PARCEL "WW"

(PRIVATE STREET)

CANYON VIEW (PRIVATE DRIVE STREET)

BROOKS CANYON

LONG CANYON

PARCEL "TT"

ALL OF LOT 512 IS ACCESS FOR THE BENEFIT OF LOT 513 (CONTIGUOUS FUEL MODIFICATION ZONES)

SEE EASEMENT OF THE CITY OF SIMI VALLEY FOR SIDEWALK AND INGRESS EGRESS PURPOSES PER 99-057521, O.R.

PROPOSED LANDSCAPE AREA TO H.O.A. BY SEPARATE DOCUMENTS

INSTRUMENT NO. 99-05718 O.R.

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

TRACT NO. 4583-12

IN THE CITY OF SIMI VALLEY
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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

CURVE DATA

NO.	R	Δ	L	T
①	1725.00'	02° 19'09"	69.82'	34.91'
②	113.18'	37° 30'17"	74.09'	38.43'
③	1749.50'	00° 39'18"	20.00'	
④	1749.50'	01° 34'17"	47.98'	

Ⓢ 20' WIDE EASEMENT TO THE CITY OF SIMI VALLEY FOR SANITARY SEWER PURPOSE

TRACT NO. 4583-12

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

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SHEET 5 OF 5 SHEETS