OWNER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF, RECORD HOLDERS OF SECURITY INTERESTS THEREIN, OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION AND CONDOMINIUM PROJECT SHOWN ON THIS MAP WITHIN THE EXTERIOR BOUNDARY LINE AND THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION FOR CONDOMINIUM PURPOSES.

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.

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 1, ABUTTING LOS ANGELES AVENUE IN ORDER THAT THE OWNERS OF SAID LOT SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID LOS ANGELES AVENUE, EXCEPT THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY, AN EASEMENT FOR DRAINAGE, SANITARY SEWER AND PUBLIC UTILITIES PURPOSES AS SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY AN EASEMENT FOR ENRICHED PARKWAY AND SIDEWALK PURPOSES AS SHOWN ON THIS MAP.

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 AS SHOWN ON THIS MAP.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, OWNER

BY: _____
JOHN FRANKLIN, ASSISTANT SECRETARY

BY: _____
TAKASHI FUJII, ASSISTANT SECRETARY

STATE OF CALIFORNIA
COUNTY OF Ventura } SS.

ON August 29, 2000 BEFORE ME, Jennifer M. Denton, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN FRANKLIN AND TAKASHI FUJII, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Jennifer M. Denton

PRINT NAME JENNIFER M. DENTON

PRINCIPAL PLACE OF BUSINESS: Los Angeles COUNTY

COMMISSION NO.: 1200124

COMMISSION EXPIRATION DATE: October 30, 2002

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF AN EASEMENT SET FORTH MAY BE 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 SUCH SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

1. ELMER M. SHUNK, ET UX., OWNER OF AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES RECORDED DECEMBER 31, 1952 IN BOOK 1107, PAGE 304 OF OFFICIAL RECORDS.

NOTE: A PORTION OF THE ABOVE EASEMENT WAS QUITCLAIMED IN AN INSTRUMENT RECORDED JUNE 7, 1982 AS DOCUMENT NO. 82-52846 OF OFFICIAL RECORDS.

2. E. D. LAVENDER AND OPAL L. LAVENDER, OWNER OF AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES RECORDED MAY 6, 1958 IN BOOK 1613, PAGE 506 OF OFFICIAL RECORDS.

3. SIMI VALLEY COUNTY SANITATION DISTRICT, SUCCESSOR TO SANITATION INC., OWNER OF AN EASEMENT FOR SANITARY SEWER PIPELINES AND INCIDENTAL PURPOSES RECORDED OCTOBER 20, 1964 IN BOOK 2653, PAGE 480 AND ALSO RECORDED NOVEMBER 24, 1967 IN BOOK 3227, PAGE 308 OF OFFICIAL RECORDS.

4. SIMI VALLEY COUNTY SANITATION DISTRICT, OWNER OF AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES AS DEDICATED UPON THE MAP OF TRACT 3610-2 RECORDED IN BOOK 94, PAGE 6 OF MAPS.

5. PACIFIC TELEPHONE AND TELEGRAPH COMPANY, OWNER OF AN EASEMENT FOR OVERHEAD AND/OR UNDERGROUND ELECTRICAL AND COMMUNICATION SYSTEMS RECORDED APRIL 14, 1983 AS DOCUMENT NO. 83-36721 OF OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE)

6. GEORGE DOUGLAS LINCOLN AND ANN B. LINCOLN, OWNER OF AN EASEMENT FOR WATER PIPELINES AND HYDRANT LINES, UTILITY PURPOSES AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 4, 1987 AS DOCUMENT NO. 87-144322 OF OFFICIAL RECORDS.

7. CITY OF SIMI VALLEY, OWNER OF AN EASEMENT FOR PUBLIC ROAD AND/OR HIGHWAY PURPOSES RECORDED AUGUST 21, 1970 IN BOOK 3709, PAGE 152 OF OFFICIAL RECORDS.

THE SIGNATURE OF THE PARTY NAMED HEREINAFTER AS OWNER OF AN INTEREST SET FORTH MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a)(3)(C) OF THE SUBDIVISION MAP ACT.

ELMER M. SHUNK, OWNER OF AN UNDIVIDED 50% OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS IN, ON AND UNDER SAID LAND, RECORDED AUGUST 23, 1956 IN BOOK 1437, PAGE 22 OF OFFICIAL RECORDS.

E. M. SHUNK, OWNER OF ONE-HALF OF ALL OILS, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, WITHOUT THE RIGHT, HOWEVER, OF SURFACE ENTRY UPON SAID LAND FOR THE DEVELOPMENT OF SAID OILS AND MINERALS, RECORDED AUGUST 15, 1960 IN BOOK 1898, PAGE 503 OF OFFICIAL RECORDS.

ABANDONMENT CERTIFICATE:

THIS IS TO CERTIFY THAT PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING EASEMENTS OWNED BY THE CITY OF SIMI VALLEY, LYING WITHIN THE EXTERIOR BOUNDARY OF THIS SUBDIVISION AND NOT SHOWN ON THIS MAP.

1. EASEMENT FOR SANITARY SEWER PIPELINES AND INCIDENTAL PURPOSES RECORDED OCTOBER 20, 1964 IN BOOK 2653, PAGE 480 OF OFFICIAL RECORDS AND ALSO RECORDED NOVEMBER 24, 1967 IN BOOK 3227, PAGE 308 OF OFFICIAL RECORDS.

2. EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, OVER STRIPS OF LAND 12 FEET IN WIDTH WITHIN PORTIONS OF LOTS 4 AND 5 AS DEDICATED UPON THE MAP OF TRACT 3610-2 RECORDED IN BOOK 94, PAGE 6 OF MAPS.

3. EASEMENT FOR PUBLIC ROAD AND/OR HIGHWAY PURPOSES RECORDED AUGUST 21, 1970 IN BOOK 3709, PAGE 152 OF OFFICIAL RECORDS.

DATE: 10/17/00

_____
MIKE J. SEDELL, CITY MANAGER, CITY OF SIMI VALLEY

ENGINEER'S STATEMENT:

I, BRUCE K. SCHOFIELD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN JANUARY, 1998, THAT THIS 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.

DATE: MARCH 3, 2000

Bruce K. Schofield
BRUCE K. SCHOFIELD P.L.S. 3927

PROFESSIONAL LAND SURVEYOR — BRUCE K. SCHOFIELD — No. 3927 — Exp. 6-30-2004 — STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5089, 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.

DATE: September 28, 2000

_____
JOHN F. KNIPE, ACTING CITY ENGINEER, CITY OF SIMI VALLEY
R.C.E. NO. 27088
EXP. 3/31/01

REGISTERED PROFESSIONAL ENGINEER — JOHN F. KNIPE — No. 27088 Exp. 3-31-01 — CIVIL — STATE OF CALIFORNIA

CITY COUNCIL'S CERTIFICATE:

THIS MAP, ENTITLED TRACT NO. 5089, CONSISTING OF 2 SHEETS, IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF SIMI VALLEY, VENTURA COUNTY, CALIFORNIA AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 16th DAY OF October, 2000 FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP.

AND DOES HEREBY ACCEPT FOR PUBLIC USE, THE RIGHT OF WAY FOR ALL STREETS AND HIGHWAYS AS SHOWN ON THIS MAP.

AND DOES HEREBY ACCEPT ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE NORTHERLY LINE OF LOT 1 ABUTTING LOS ANGELES AVENUE.

AND DOES HEREBY ACCEPT THE EASEMENT FOR DRAINAGE, SANITARY SEWER AND PUBLIC UTILITIES PURPOSES AS SHOWN ON THIS MAP.

AND DOES HEREBY ACCEPT THE EASEMENT FOR ENRICHED PARKWAY AND SIDEWALK PURPOSES AS SHOWN ON THIS MAP.

AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENT OVER ALL PRIVATE STREETS ON THIS MAP ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

IN WITNESS WHEREOF, SAID CITY COUNCIL HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY ITS 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 18th DAY OF October, 2000.

ATTEST:

_____
MAYOR OF THE CITY OF SIMI VALLEY

_____
CITY CLERK OF THE CITY OF SIMI VALLEY

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: 11/15, 2000

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY _____
~~DEPUTY COUNTY CLERK~~
COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE: Doc #2000-0183687

RECORDED AT THE REQUEST OF THE OWNER, SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP ON November 20, 2000, AT 8:02 A.M. IN BOOK 142 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 59 & 60, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY Lupe D. Perez
DEPUTY COUNTY RECORDER

SOILS REPORTS:

THE FOLLOWING SOILS REPORTS RELATING TO TRACT NO. 5089 HAVE BEEN PREPARED:

DATE OF REPORT: DECEMBER 23, 1997

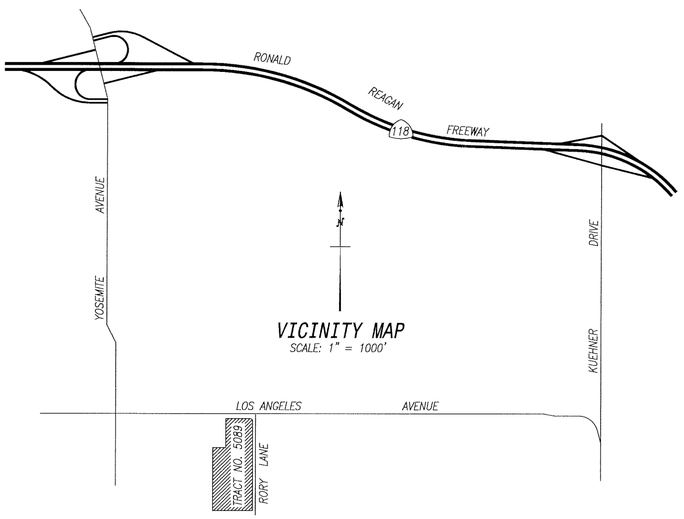
TITLE OF REPORT: UPDATED GEOTECHNICAL ENGINEERING AND DEWATERING STUDY, PD-S-816, MODIFICATION NO. 1, TR. NO. 5089, SIMI VALLEY, CA.

FIRM NAME: GEO SOILS, INC., 6634 VALJEAN AVE., VAN NUYS, CA.

ENGINEER (OR GEOLOGIST): WILLIAM A. CIRIDON

REGISTRATION NO.: GE 217, EXP. 3/31/2000

LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY OF SIMI VALLEY DEPARTMENT OF PUBLIC WORKS



VICINITY MAP
SCALE: 1" = 1000'

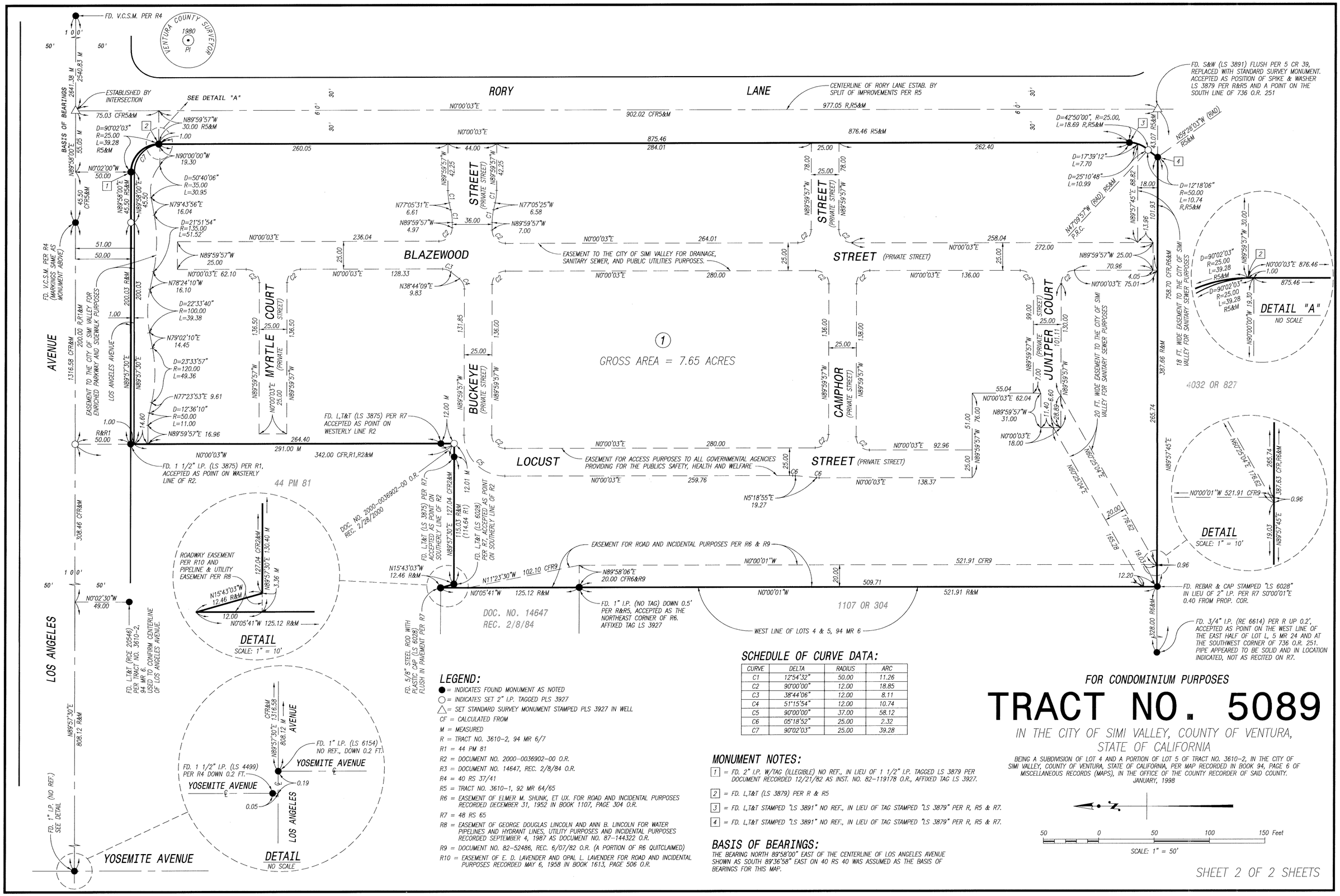
GROSS AREA = 7.65 ACRES

FOR CONDOMINIUM PURPOSES

TRACT NO. 5089

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

BEING A SUBDIVISION OF LOT 4 AND A PORTION OF LOT 5 OF TRACT NO. 3610-2, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 94, PAGE 6 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
JANUARY, 1998



SCHEDULE OF CURVE DATA:

CURVE	DELTA	RADIUS	ARC
C1	12°54'32"	50.00	11.26
C2	90°00'00"	12.00	18.85
C3	38°44'06"	12.00	8.11
C4	51°15'54"	12.00	10.74
C5	90°00'00"	37.00	58.12
C6	05°18'52"	25.00	2.32
C7	90°02'03"	25.00	39.28

LEGEND:

- ● = INDICATES FOUND MONUMENT AS NOTED
- ○ = INDICATES SET 2" I.P. TAGGED PLS 3927
- △ = SET STANDARD SURVEY MONUMENT STAMPED PLS 3927 IN WELL
- CF = CALCULATED FROM
- M = MEASURED
- R = TRACT NO. 3610-2, 94 MR 6/7
- R1 = 44 PM 81
- R2 = DOCUMENT NO. 2000-0036902-00 O.R.
- R3 = DOCUMENT NO. 14647, REC. 2/8/84 O.R.
- R4 = 40 RS 37/41
- R5 = TRACT NO. 3610-1, 92 MR 64/65
- R6 = EASEMENT OF ELMER M. SHUNK, ET UX. FOR ROAD AND INCIDENTAL PURPOSES RECORDED DECEMBER 31, 1952 IN BOOK 1107, PAGE 304 O.R.
- R7 = 48 RS 65
- R8 = EASEMENT OF GEORGE DOUGLAS LINCOLN AND ANN B. LINCOLN FOR WATER PIPELINES AND HYDRANT LINES, UTILITY PURPOSES AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 4, 1987 AS DOCUMENT NO. 87-144322 O.R.
- R9 = DOCUMENT NO. 82-52486, REC. 6/07/82 O.R. (A PORTION OF R6 QUITCLAIMED)
- R10 = EASEMENT OF E. D. LAVENDER AND OPAL L. LAVENDER FOR ROAD AND INCIDENTAL PURPOSES RECORDED MAY 6, 1958 IN BOOK 1613, PAGE 506 O.R.

MONUMENT NOTES:

1 = FD. 2" I.P. W/TAG (ILLEGIBLE) NO REF., IN LIEU OF 1 1/2" I.P. TAGGED LS 3879 PER DOCUMENT RECORDED 12/21/82 AS INST. NO. 82-119178 O.R., AFFIXED TAG LS 3927.

2 = FD. L,T&T (LS 3879) PER R & R5

3 = FD. L,T&T STAMPED "LS 3891" NO REF., IN LIEU OF TAG STAMPED "LS 3879" PER R, R5 & R7.

4 = FD. L,T&T STAMPED "LS 3891" NO REF., IN LIEU OF TAG STAMPED "LS 3879" PER R, R5 & R7.

BASIS OF BEARINGS:

THE BEARING NORTH 89°58'00" EAST OF THE CENTERLINE OF LOS ANGELES AVENUE SHOWN AS SOUTH 89°36'58" EAST ON 40 RS 40 WAS ASSUMED AS THE BASIS OF BEARINGS FOR THIS MAP.

FOR CONDOMINIUM PURPOSES

TRACT NO. 5089

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

BEING A SUBDIVISION OF LOT 4 AND A PORTION OF LOT 5 OF TRACT NO. 3610-2, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 94, PAGE 6 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JANUARY, 1998

50 0 50 100 150 Feet

SCALE: 1" = 50'

SHEET 2 OF 2 SHEETS

9-5