OWNER'S STATEMENT:

THE UNDERSIGNED, HEREBY STATE THAT THEY ARE THE OWNERS OF OR ARE INTERESTED IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARY OF THE SUBDIVISION AS SHOWN ON THIS MAP, THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID REAL PROPERTY, THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE. THEY HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS FOR PUBLIC USE THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THE MAP, AND THEY DO HEREBY ALSO OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS THE RESTRICTED USE EASEMENT, AND THEY DO HEREBY OFFER TO DEDICATE TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE AN ACCESS EASEMENT OVER AREA (A), AS SHOWN ON THE MAP.

OWNER(S) Wayne Colmer

HELGA TRAILS L.P., A CALIFORNIA LIMITED PARTNERSHIP
COLMER DEVELOPMENT COMPANY A CALIFORNIA LIMITED PARTNERSHIP
COLMER HOLDING CORPORATION., ITS GENERAL PARTNER
WAYNE COLMER, ITS PRESIDENT

PRESIDENT WAYNE COLMER SENIOR VICE PRESIDENT Bruce W Beck (BRUCE W. BECK)

INMC MORTGAGE HOLDING, INC., A DELAWARE CORPORATION, dba CONSTRUCTION LENDING CORPORATION OF AMERICA AS BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 19, 1997 AS INSTRUMENT NO. 97-104632 OF OFFICIAL RECORDS

OWNER(S)

NEWBURY OAKS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY
JIM BILLINGSLY, ITS MANAGING PARTNER AS BENEFICIARY UNDER DEED OF TRUST RECORDED NOVEMBER 28, 1997 AS INSTRUMENT NO. 97-159896 OF OFFICIAL RECORDS

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

ON FEB. 10, 1998 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 WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
NAME: MYRNA B. CRAIG
PRINCIPLE PLACE OF BUSINESS: LOS ANGELES COUNTY
MY COMMISION EXPIRES: 11-9-2001

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

ON FEB. 12, 1998 BEFORE ME, MYRNA B. CRAIG,
PERSONALLY APPEARED JIM BILLINGSLY
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
NAME: MYRNA B. CRAIG
PRINCIPLE PLACE OF BUSINESS: LOS ANGELES COUNTY
MY COMMISION EXPIRES: 11-9-2001

STATE OF CALIFORNIA
COUNTY OF Orange } S.S.

ON February 9, 1998 BEFORE ME, CONNIE Caspio, Notary Public,
PERSONALLY APPEARED Bruce W. Beck
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 HIS 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:

NOTARY PUBLIC
NAME: CONNIE Caspio
PRINCIPLE PLACE OF BUSINESS: Orange County
MY COMMISION EXPIRES: 7-5-2001

STATE OF CALIFORNIA
COUNTY OF _____ } S.S.

ON _____ BEFORE ME, _____,
PERSONALLY APPEARED _____
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:

NOTARY PUBLIC
NAME: _____
PRINCIPLE PLACE OF BUSINESS: _____
MY COMMISION EXPIRES: _____

SIGNATURES OMISSIONS

THE SIGNATURES 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:

DAVID T. FORD AND BEVERLY J. FORD, HUSBAND AND WIFE, ET AL. PRESENT OWNERS OF AN EASEMENT FOR ROAD AND UTILITIES, RECORDED IN BOOK 1854, PAGE 251 OF OFFICIAL RECORDS.

CALLEGUAS MUNICIPAL WATER DISTRICT, PRESENT OWNER OF AN EASEMENT FOR ACCESS AND APPURTENANT PURPOSES, RECORDED MAY 28, 1964 IN BOOK 2549, PAGE 456 OF OFFICIAL RECORDS.

CITY OF THOUSAND, A CALIFORNIA MUNICIPAL CORPORATION, EASEMENT FOR SANITARY SEWERS, STORM DRAINS, WATERLINES, PUBLIC UTILITIES, PUBLIC ROAD AND APPURTENANT PURPOSES, RECORDED MARCH 1, 1989 AS INSTRUMENT NO. 89-031897 OF OFFICIAL RECORDS.

CITY OF THOUSAND, A CALIFORNIA MUNICIPAL CORPORATION, AN EASEMENT FOR PIPELINES AND APPURTENANT PURPOSES, RECORDED OCTOBER 16, 1989 INSTRUMENT NO. 89-165529 OF OFFICIAL RECORDS.

FRANK H. KNIGHT EVA M. KNIGHT, AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, RECORDED MARCH 11, 1992 AS INSTRUMENT NO. 92-039239 OF OFFICIAL RECORDS.

THE SIGNATURES OF THE FOLLOWING OWNERS OF INTEREST 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:

HELGA KELLY, PRESENT OWNER OF AN UNDIVIDED 51% OF ALL OIL, GAS OR OTHER HYDROCARBONS OR OTHER MINERALS EXCEPT WATER, WITHOUT, HOWEVER, ANY RIGHT OF SURFACE ENTRY AS RESERVED IN DEED RECORDED JULY 12, 1957 IN BOOK 1533, PAGE 76 OF OFFICIAL RECORDS.

SOILS AND/OR GEOLOGIC REPORT

THE FOLLOWING GEOLOGIC REPORT RELATING TO LD-668 HAS BEEN PREPARED:

DATE OF REPORT: JULY 16, 1997
TITLE OF REPORT: PRELIMINARY GEOLOGIC AND GEOTECHNICAL EVALUATION
LOTS 1 AND 2, LD 667 AND LOTS 1-3, LD 668
LOCATED ADJACENT TO HELGA COURT
NEWBURY PARK AREA
CITY OF THOUSAND OAKS, CALIFORNIA
FIRM NAME: GORIAN & ASSOCIATES
GEOTECHNICAL ENGINEER: RUDY M. PACAL, REGISTRATION No. 660
GEOLOGIST: JAMES PATRICK QUINN, REGISTRATION No. EG 1508
LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY OF THOUSAND OAKS, OFFICE OF THE CITY ENGINEER.

REGISTERED PROFESSIONAL ENGINEER — RUDY M. PACAL — No. 660 — Exp. 9-30-2001 — GEOTECHNICAL — STATE OF CALIFORNIA

9-98

CONDITIONAL APPROVAL NOTE:

THIS MAP IS SUBJECT TO CONDITIONS, ORDINANCES, REGULATIONS, STANDARDS, AND POLICIES WHICH HAVE BEEN IMPOSED AS A CONDITION OF APPROVAL OF THE MAP. ADMINISTRATIVE APPROVAL FOR LD 668 GRANTED BY LETTER DATED 2-11-98, BY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPEMENT.

SURVEYORS STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HELGA TRAILS L.P. ON JULY, 1997. I HEREBY STATE THAT THIS PARCEL MAP SUBSTATIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, (OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR FROM THE FILING DATE OF THIS MAP); THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

BY: _____

RICHARD R. WIDMER L.S. 4848
LIC. EXPIRES 9-30-00

PROFESSIONAL LAND SURVEYOR — RICHARD WIDMER — Exp. 9/30/00 — No. 4848 — STATE OF CALIFORNIA

COUNTY RECORDER'S STATEMENT:

DOCUMENT NO. 98-049012
FILED THIS 2nd DAY OF April 1998
AT 8:00 A.M. IN BOOK 57 OF PARCEL MAPS
AT PAGE 24-25 AT THE REQUEST OF GEORGE E. DIXON

BY E.M. Pressey
DEPUTY COUNTY RECORDER

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

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.

DATED: March 27, 1998 BY: Eclese Childs

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED PARCEL MAP NO. LD 668, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. I HEREBY STATE THAT THE OFFER TO DEDICATE THE RIGHT OF WAY FOR STREETS AND HIGHWAYS AND THE RESTRICTED USE EASEMENTS ARE HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS AND ALSO ACCEPTS THE ACCESS EASEMENT AS SHOWN ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION NO.89-325.

REGISTERED PROFESSIONAL ENGINEER — G.R. PABLEO — No. 27221 — Exp. 3-31-01 — CIVIL — STATE OF CALIFORNIA

DATED: 3-25-98 BY: G.R. Pableo

G. R. PABLEO RCE 27221
CITY ENGINEER
CITY OF THOUSAND OAKS

PARCEL MAP No. LD 668

IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF
THE WEST 1/2 OF SECTION 13,
T1N, R20W, RANCHO EL CONEJO
(BOOK 1, PAGE 746 DEEDS)

JULY 1997

PREPARED BY:
PEAK SURVEYS INC.
2488 TOWNSGATE RD. SUITE D
WESTLAKE VILLAGE, CA 91361
(805)497-0102

N 89°58'53" W R1,R2 & M (874.70' R1 & CFR2) 874.37' M

SW CORNER OF PARCEL 2, 925 O.R. 130
ESTABLISHED BY INTERSECTION AND AT RECORD DISTANCE
PER R4, NOTHING FOUND OR SET.

1564.44' CFR4 & M

(N 89°06'13" W R6) 1595 O.R. 377 N 89°58'53" W R3, R4, R8 & M 883.47' M (883.74' R5)
450.00' R3, R4 & M

FD. LEAD & TAG L.S.4848 IN CONC. DRIVE PER R7

PCL 1 P. M. LD-667 R7

FD.1-1/2"IP TAG L.S.4848 PER R7

1779 O.R. 15

1564.42' R6, CFR7 & M

FD. 1-1/4" IP PER R1, R2 & R6 FLUSH UNDER IRON FENCE ACCEPTED AS TRUE CORNER PER R1

20.00' R7 & M

10.00' R7 & M

544.43' M (544.70' R3)

243.47' R7 & M

339.04' R3, R8 & M (339.05' R6)

110.96' M

123.78'

160.00' R7 & M

147.18'

233.47'

SET LEAD & TAG L.S.4848 IN CONC. DRIVE

SEE DETAIL "A"

FD. LEAD & TAG RCE 28522 IN COCNC. V-DITCH PER R4 & R6, ACCEPTED AS TRUE CORNER

N00°18'30"E 50.10'

N00°18'30"E 50.20'

10.00'

N00°18'30"E 50.30'

ESTABLISHED BY INTERSECTION FROM EASTERLY PROD OF THE SOUTHERLY LINE OF 1595 O.R. 377

40' 20' 20'

D=57°12'57" R=220.00' L=219.69'

D=57°12'57" R=200.00' L=199.72' T=109.08'

D=57°12'57" R=180.00' L=179.75'

EASEMENT NOTES

1. 20' WIDE EASEMENT FOR ROAD AND UTILITY PURPOSES PER 1854 O.R. 251(TO FORD)
2. 10' WIDE EASEMENT FOR WATER AND WASEWATER PURPOSES PER DOC.# 89-165529 O.R. (TO THE CITY OF THOUSAND OAKS)
3. 20' WIDE EASEMENT FOR ACCESS PURPOSES PER 2549 O.R. 466 (TO CALLEGUAS MUNICIPAL WATER DISTRICT)
4. NOT USED
5. 40' WIDE EASEMENT FOR MAINTENANCE, REPAIR, REMOVAL, RECONSTRUCTION AND OPERATION OF SANITARY SEWERS, STORM DRAINS, WATERLINES,PUBLIC UTILITIES AND A PUBLIC ROAD PER 89-031897 O.R. (TO THE CITY OF THOUSAND OAKS)
6. EASEMENT FOR INGRESS, EGRESS & UTILITIES PER 92-039239 O.R. (TO KNIGHT)
7. 20 WIDE EASEMENT FOR WATER AND WASTE WATER PURPOSES PER DOC #89-165529 O.R (TO THE CITY OF THOUSAND OAKS)

1571 O.R. 81

PARCEL 1
GROSS AREA = 1.17 ACRES
NET AREA = 1.04 ACRES

PARCEL 2
GROSS AREA = 1.19 ACRES
NET AREA = 1.15 ACRES

PARCEL 3
GROSS AREA = 1.30 ACRES
NET AREA = 1.27 ACRES

N 00°18'30" E R2, R8 & M 2252.00' M (2252.63' R2)
(688.14 R8, 688.19 R6, 687.60 R9) 687.56' R7 & M

N 00°01'30" W R3, R8 & M (325.00' R3 & R8) 325.03' R6 & M

243.65'

N 09°11'34" W 163.10'

N 00°01'07" E 51.00'

41.36'

40.02'

N 78°48'58" W 73.14'

N 73°27'24" E 81.38'

N 57°12'50" W 84.77'

N 57°52'16" W 212.65'

RESTRICTED USE EASEMENT TO THE CITY OF THOUSAND OAKS

N 89°58'36" W 139.22'

N 47°49'42" W 59.62'

44.68'

N04°37'21"W

329.76'

41.20'

105.17'

178.02'

36.65'

23.88'

301.15'

(325.00' R3) 325.03' R6 & M

1889.45' R3 & M 2414.54' M (2414.97' R1, CFR2) BASIS OF BEARINGS

N 00°01'30" W R1,R2,R3 & M 2414.54' M

4627 O.R. 559

FD. 2"IP, TAG LS3949, NO REF. IN LIEU OF 1-1/2" IP PER R6 UP 0.3', ACCEPTED AS TRUE CORNER PER (SENIOR DEED) R8

FD. 60d NAIL ,NO REF. IN LIEU OF VEN.CO.STD. MON. PER R6 ESTABLISHED FROM CENTER LINE TIES FOR LYNN RD. CITY OF THOUSAND OAKS DWG 82-8A.

NORTHERLY LINE OF HELGA COURT PER DOC.# 88-177392 O.R.

ESTABLISHED BY INTERSECTION PER DOC. # 88-177392 O.R.

290.16' M

800.58' R6 & M

1-1/2" IP PER R6 NOT FOUND

(N 89°06'13" W R6) N 89°58'53" W R3 & M 544.43' M (544.70' R3 & R6)
(MONUMENTS SET PER 54 P.M. 87/89 WERE NOT FOUND)

PARCEL 4, 54 PM 87/89

PARCEL 1, 54 PM 87/89

HELGA COURT

N 56°54'27" W 181.61'

N 56°54'27" W 286.67'

N 56°54'27" W 194.66'

N 56°54'27" W 163.95'

20'

(N 0°51'17" E 168.30' R6) (69.28' R6) 69.55' M

(N 0°51'17" E 168.41' M

92.00' M

LYNN ROAD

510.42' M 141.03' M

N 33°05'53" E M (N 33°54'16" E R6)

54, 08, 54,

(369.24' R6) 369.39' M

525.09' M

WEST LINE OF SECTION 13, T1N, R20W RANCHO EL CONEJO

(N 34°59'53" E 241.38' R6) (S 34°07'W 241.40' R8) N 34°08'15" E 241.49' M

FD. 2"IP, TAG LS3949, NOREF. IN LIEU OF 1-1/2"IP PER R6 UP 0.3'

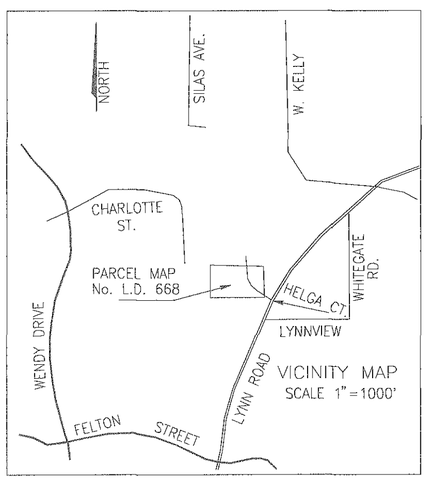
(N 52°41'10" E 264.00' R6) (S 51°48'30" W 264.00' R8) N 51°54'41" E 263.47' M

FD. 2" IP WITH STEEL CAP & PUNCH MARK PER R2 & 125 M.R. 57/59 UP 1.5' (UP 12" PER 125 M.R. 57/59) DUE TO SLOPE EROSION

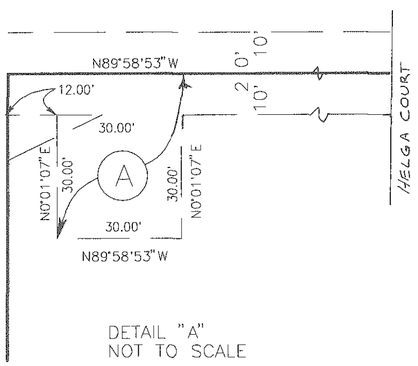
FD. VEN.CO.STD. MON. PER R6

FD. 1-1/4" IP PER R2 DOWN 2'

(A) ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.



VICINITY MAP
SCALE 1"=1000'



DETAIL "A"
NOT TO SCALE

LEGEND

R1	1174 O.R. 343
R2	16 R.S. 58/59
R3	DOC.# 82-004476 O.R. JAN.8,1982
R4	55 PM 90/91
R5	2040 O.R. 113
R6	54 P.M. 87/89
R7	LD-667 57 PM 22-23
R8	1571 O.R. 81
R9	47 R.S. 18
CF	CALCULATED FROM
M	MEASURED
D	CURVE DELTA
FD	FOUND
FTC	FROM TRUE CORNER
IP	IRON PIPE
S&W	SPIKE AND WASHER
●	FOUND MONUMENT AS DESCRIBED
○	SET 1-1/2" IP LS 4848, FLUSH SET 1" IP LS 4848, FLUSH AT ALL INTERIOR CORNERS

BASIS OF BEARINGS

THE BEARING OF N 00°01'30" W ALONG THE EAST LINE OF THE LAND OF WALTER AND HELGA KELLEY(R1) AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 16 AT PAGES 58 &59 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

GRAPHIC SCALE SCALE 1"=50'
0 50 100 150

TOTAL GROSS AREA = 4.06 ACRES

PARCEL MAP No. LD 668

IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 13, T1N, R20W, RANCHO EL CONEJO (BOOK 1, PAGE 746 DEEDS)

JULY 1997

PREPARED BY:
PEAK SURVEYS INC.
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