OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 3045-1, 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 FOR _____ PURPOSES AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE.

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, 5 FEET WIDE PUBLIC SERVICE EASEMENT SHOWN ON THE 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 LOT 56 AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8, PARCEL B, IN FEE FOR WATER TANK PURPOSES, THE WATER PIPELINE EASEMENT AND THE ACCESS ROAD EASEMENT AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO VENTURA COUNTY FLOOD CONTROL DISTRICT LOT 49, IN FEE FOR STORM DRAIN PURPOSES AS SHOWN ON THIS MAP.

SOUTH HILLS 189, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ORA CALIFORNIA I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS EXECUTIVE MANAGER

BY: OLYMPIC REALTY ADVISORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: Melvin T. Andrews
MELVIN T. ANDREWS
ITS: EXECUTIVE VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF ~~VENTURA~~ LOS ANGELES) SS

ON July 7, 1997 BEFORE ME,
DIANA HAGEROTT
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MELVIN T. ANDREWS
~~AND~~
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) 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

Diana Hagerott
/NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/14/99
MY PLACE OF BUSINESS IS Los Angeles County, California

BY: RWR DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS OPERATING MANAGER

BY: R. William Rheinschild
R. WILLIAM RHEINSCHILD
ITS: MANAGER

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS

ON JUNE 27 1997 BEFORE ME,
KATHY ANDERSON
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED R. William Rheinschild
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) 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

Kathy Anderson
/NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/17/99
MY PLACE OF BUSINESS IS LOS ANGELES COUNTY

THE SIGNATURE OF JOHN H. RUNKLE ET AL., AS OWNER OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND MINERALS WITHOUT, HOWEVER, ANY RIGHT TO ENTER THE SURFACE OR WITHIN 500 FEET BENEATH THE SURFACE THEREOF, AS RESERVED BY DEED RECORDED DECEMBER 7, 1979, AS INSTRUMENT NO. 137405, IN BOOK 5556, PAGE 620 OF OFFICIAL RECORDS, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (A) (3) (C) OF SUBDIVISION MAP ACT.

SURVEYOR'S STATEMENT

I ALAN C. MEAD, DO HEREBY STATE THAT I AM A REGISTERED ENGINEER THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN MARCH 1997 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

DATED: 6/26 19 97

Alan C. Mead
R.C.E. NO. 25973 EXP 12-31-97

ALAN C. MEAD No. 25973 EXP. 12-31-97 STATE OF CALIFORNIA

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 3045-1, 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: 11/7 19 97

BY George Berg
GEORGE BERG
CITY ENGINEER
CITY OF SIMI VALLEY

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

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: April 2 19 98

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY Elsie Gilda
DEPUTY COUNTY TAX COLLECTOR

98-057983
COUNTY RECORDER'S CERTIFICATE

RECORDED AT THE REQUEST OF THE OWNER, SOUTH HILLS 189 LLC, A DELAWARE LIMITED COMPANY, ON April 16th 19 98 AT 8:00 A.M IN BOOK 133 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 66-77 RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY E. M. Kuney
DEPUTY COUNTY RECORDER

SOILS AND/OR GEOLOGIC REPORT(S)

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 3045-1 HAVE BEEN PREPARED:

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	REG. NO.
APRIL 17, 1987	PRELIM. GEOTECH. REPORT	PACIFIC SOILS ENGINEERING, INC.	DANIEL T. MARTINEZ	RGE 564
AUGUST 3, 1987	PRELIM. GEOTECH. REPORT (CUSTOM LOTS 184-206 INCL.)	PACIFIC SOILS ENGINEERING, INC.	DANIEL T. MARTINEZ	RGE 564
APRIL 24, 1987	PRELIM. EARTHWORK VOLUME CHANGE CHARACTERISTICS	PACIFIC SOILS ENGINEERING, INC.	DANIEL T. MARTINEZ	RGE 564
OCTOBER 5, 1989	GEOTECHNICAL INVESTIGATION	PACIFIC SOILS ENGINEERING, INC.	DANIEL T. MARTINEZ	RGE 564
NOVEMBER 6, 1989	SUBSURFACE INVESTIGATION & GEOTECH. DESIGN INPUT	PACIFIC SOILS ENGINEERING, INC.	DANIEL T. MARTINEZ	RGE 564
AUGUST 21, 1996	GEOTECHNICAL REVIEW OF 1"=40' SCALE GRADING PLANS	GEOSOILS INC.	KAREN L. MILLER	RGE 2257
JANUARY 30, 1997	RESPONSE TO THE CITY OF SIMI VALLEY D.P.W. ENGINEER GEO. AND SOILS REVIEW LETTER	GEOSOILS INC.	KAREN L. MILLER	RGE 2257

LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY ENGINEER'S OFFICE

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

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 3045-1, CONSISTING OF 12 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 17TH DAY OF November 19 97, FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP.

AND DOES HEREBY ACCEPT FOR PUBLIC USE THE RIGHT-OF-WAY OF ALL STREETS AND HIGHWAYS, 5' WIDE PUBLIC SERVICE EASEMENT SHOWN ON THE MAP, AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENT AS OFFERED OVER LOT 56 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 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 18TH DAY OF November 19 97.

ATTEST:

Lois K. Rebondo
CITY CLERK OF THE CITY OF SIMI VALLEY

Greg Stratton
MAYOR OF THE CITY OF SIMI VALLEY

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION TRUSTEE UNDER DEED OF TRUST RECORDED ON NOVEMBER 15 1996 AS INSTRUMENT NO. 96-154637

OFFICIAL RECORDS
BY Leonard E. Sumdahl
LEONARD E. SUMDAHL

BY: Jimmy E Ellis
JIMMY E ELLIS

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS

ON SEPTEMBER 23 1997 BEFORE ME,
DONNA HOSAKI-GRIFFIN
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LEONARD E. SUMDAHL
AND JIMMY E. ELLIS
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE 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.

Donna Hosaki-Griffin
/NOTARY PUBLIC

MY COMMISSION EXPIRES: 08/07/98
MY PLACE OF BUSINESS IS VENTURA COUNTY

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 ACCEPTANCE CERTIFICATE

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 HEREBY ACCEPTS THE WATER PIPELINE EASEMENT, AS SHOWN ON THE MAP AND ALSO ACCEPTS PARCEL B IN FEE FOR WATER TANK PURPOSES & THE ACCESS RD. EASEMENT 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.

DATE: 11/13/97

Michael Kleinbrodt
DISTRICT ENGINEER
VENTURA COUNTY WATERWORKS
DISTRICT NO. 8

This is to certify that Lot 49 offered hereon to the Ventura County Flood Control District, a governmental agency, is hereby accepted by the undersigned officer on behalf of said district pursuant to authority conferred by resolution of the Board of Supervisors of Ventura County adopted On May 5 1970
Dated

Arthur E Goulet Director
Public Works Agency
County of Ventura
State of California
by Paul W Rudin
Deputy Public Works Director

DATE: 11/17/97

TRACT NO. 3045-1

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

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY: CROSBY MEAD BENTON AND ASSOCIATES
6345 BALBOA BLVD., SUITE 140
ENCINO, CALIF. 91316

FEBRUARY 1996

SHEET 1 OF 12 SHEETS

SCALE: 1" = 1000'

0 1000' 2000' 3000'

TRACT NO. 3045-1

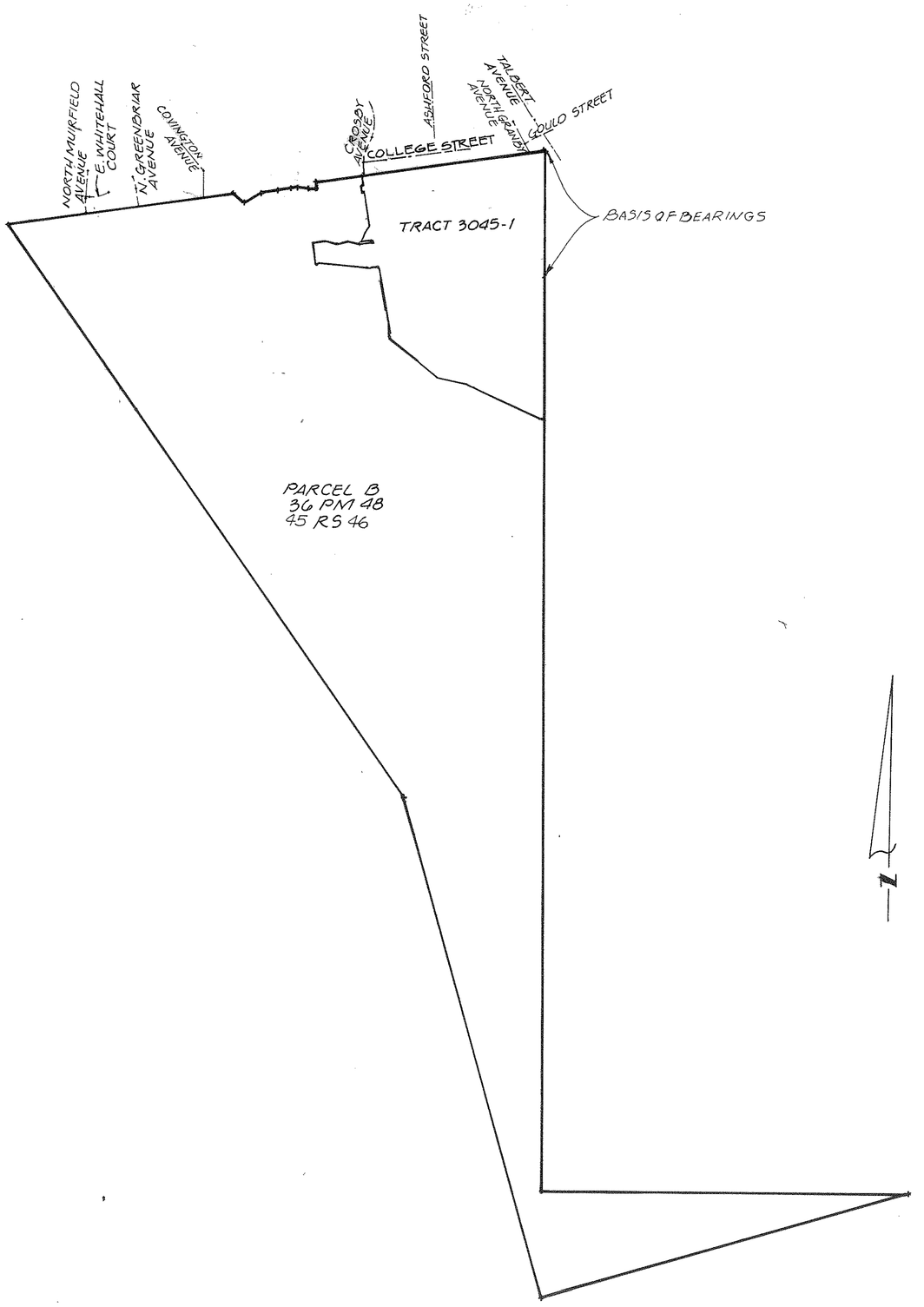
SHEET 2 OF 12 SHEETS

CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

FEBRUARY 1996



VICINITY MAP

NOTE: FOR BASIS OF BEARINGS SEE SHEET NO. 3

CROSBY MEAD BENTON & ASSOCIATES
6345 BALBOA BLVD. SUITE 140
ENCINO, CA 91316

133 MR 67

SCALE: 1" = 200'

0' 100' 200' 400' 600'

TRACT NO. 3045-1

SHEET 3 OF 12 SHEETS

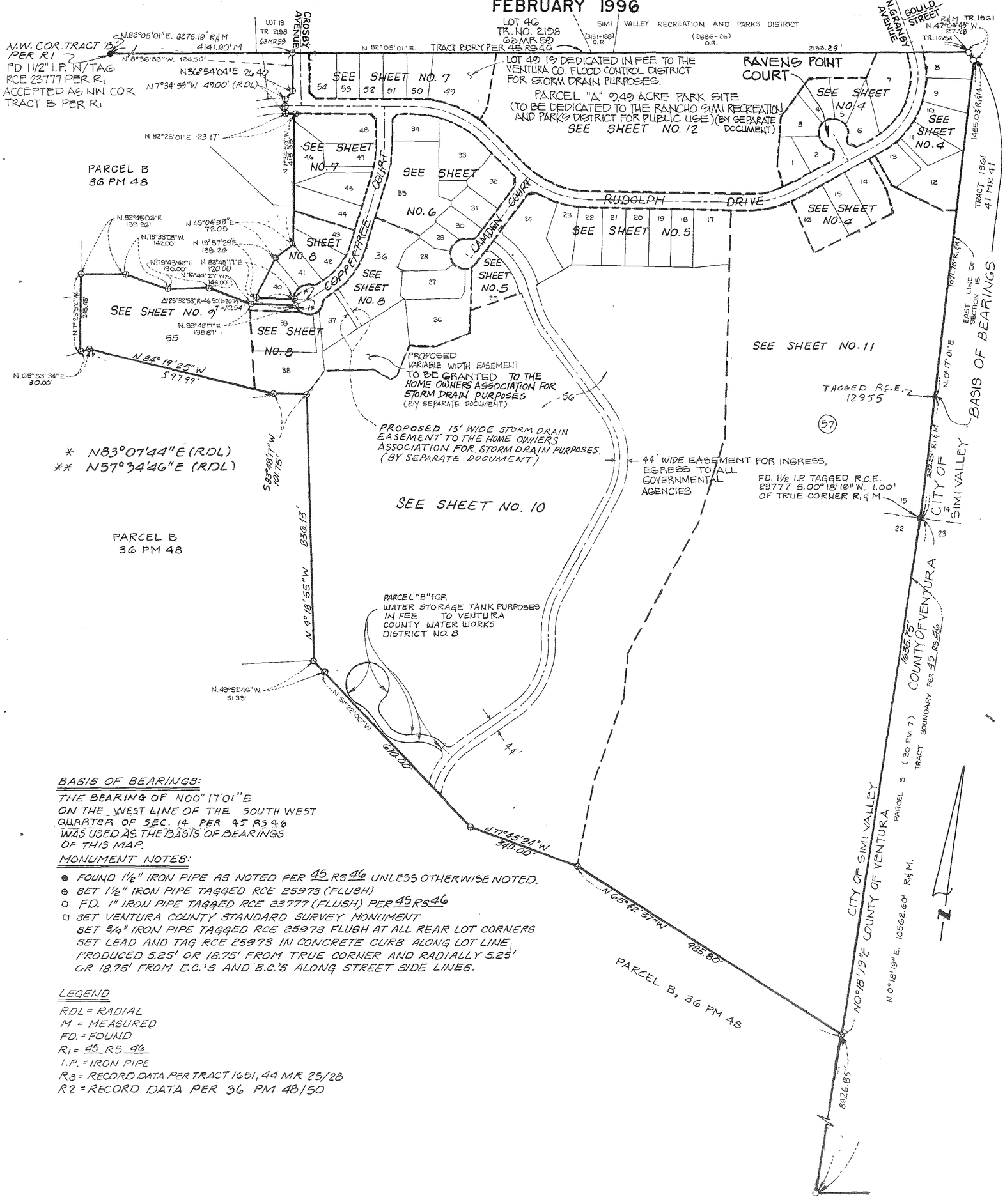
CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOTAL GROSS AREA = 118.70 ACRES

FEBRUARY 1996



BASIS OF BEARINGS:

THE BEARING OF N00° 17'01"E ON THE WEST LINE OF THE SOUTH WEST QUARTER OF SEC. 14 PER 45 RS 46 WAS USED AS THE BASIS OF BEARINGS OF THIS MAP.

MONUMENT NOTES:

- ● FOUND 1½" IRON PIPE AS NOTED PER 45 RS 46 UNLESS OTHERWISE NOTED.
- ⊕ SET 1½" IRON PIPE TAGGED RCE 25973 (FLUSH)
- ○ F.D. 1" IRON PIPE TAGGED RCE 23777 (FLUSH) PER 45 RS 46
- □ SET VENTURA COUNTY STANDARD SURVEY MONUMENT SET ¾" IRON PIPE TAGGED RCE 25973 FLUSH AT ALL REAR LOT CORNERS SET LEAD AND TAG RCE 25973 IN CONCRETE CURB ALONG LOT LINE PRODUCED 5.25' OR 18.75' FROM TRUE CORNER AND RADIALLY 5.25' OR 18.75' FROM E.C.'S AND B.C.'S ALONG STREET SIDE LINES.

LEGEND

RDL = RADIAL
M = MEASURED
FD. = FOUND
R1 = 45 RS 46
I.P. = IRON PIPE
R3 = RECORD DATA PER TRACT 1651, 44 MR 25/28
R2 = RECORD DATA PER 36 PM 48/50

CROSBY MEAD BENTON & ASSOCIATES
6345 BALBOA BLVD. ENCINO, CA. 91316

133 MR 68

SCALE: 1"= 40'

0' 10' 20' 40' 80' 120'

TRACT NO. 3045-1

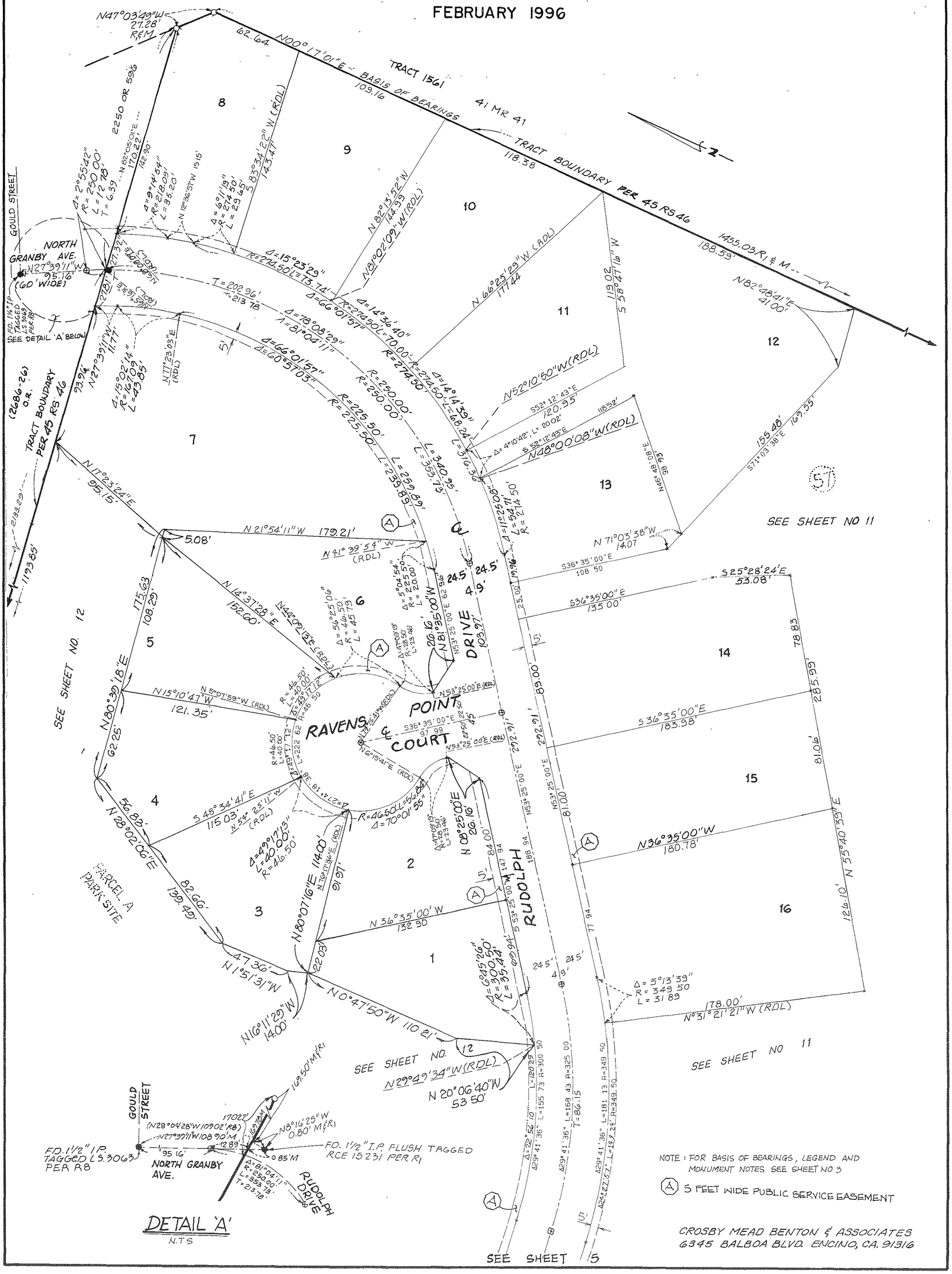
SHEET 4 OF 12 SHEETS

CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FEBRUARY 1996



NOTE: FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES SEE SHEET NO 3

(A) 5 FEET WIDE PUBLIC SERVICE EASEMENT

CROSBY MEAD BENTON & ASSOCIATES
6345 BALBOA BLVD. ENCINO, CA. 91316

133 MR 69

SCALE: 1" = 40'

0' 10' 20' 40' 80' 120'

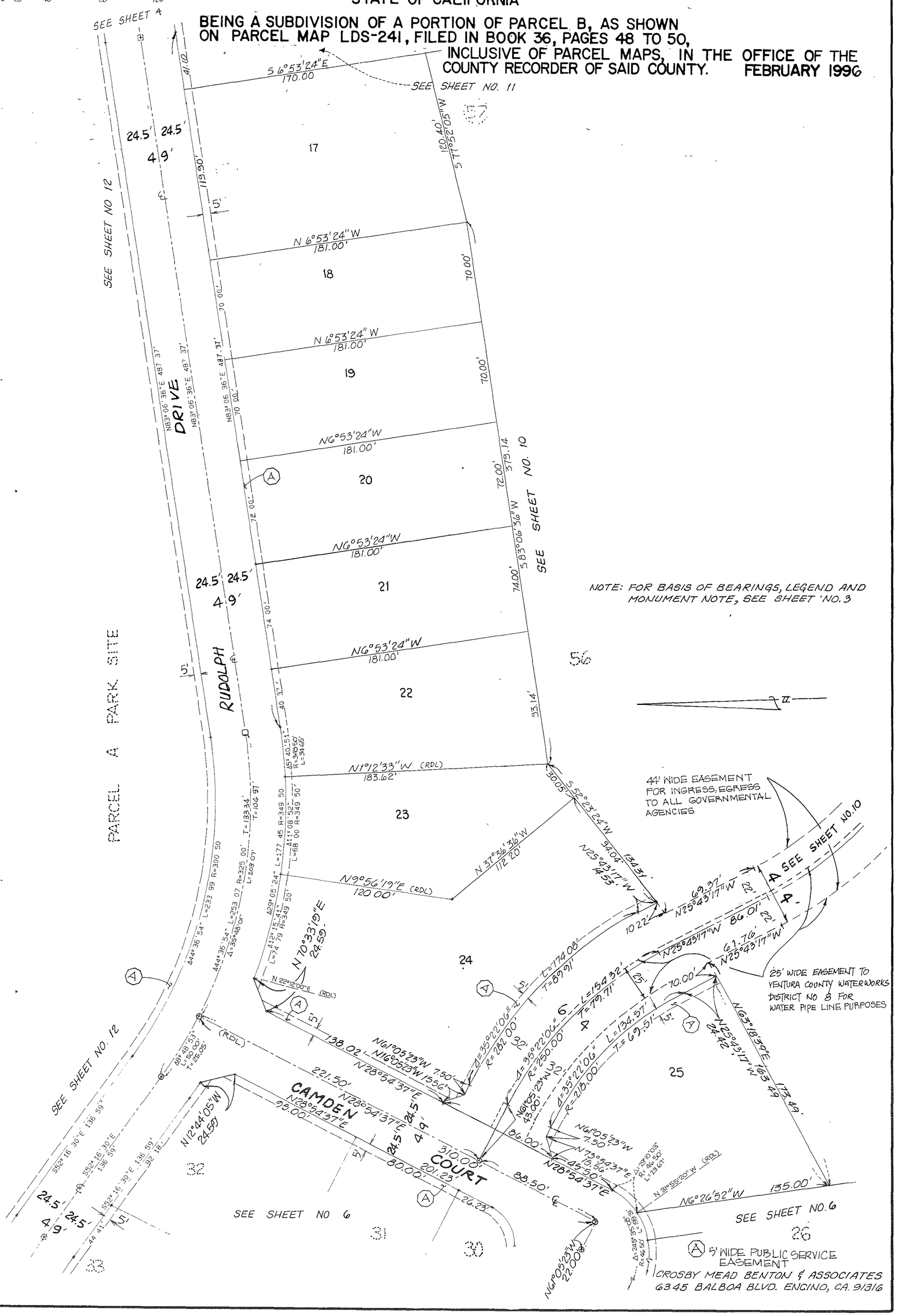
TRACT NO. 3045-1

SHEET 5 OF 12 SHEETS

CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. FEBRUARY 1996



NOTE: FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTE, SEE SHEET NO. 3

133 MR 70

SCALE: 1" = 40'

0' 10' 20' 40' 80' 120'

TRACT NO. 3045-1

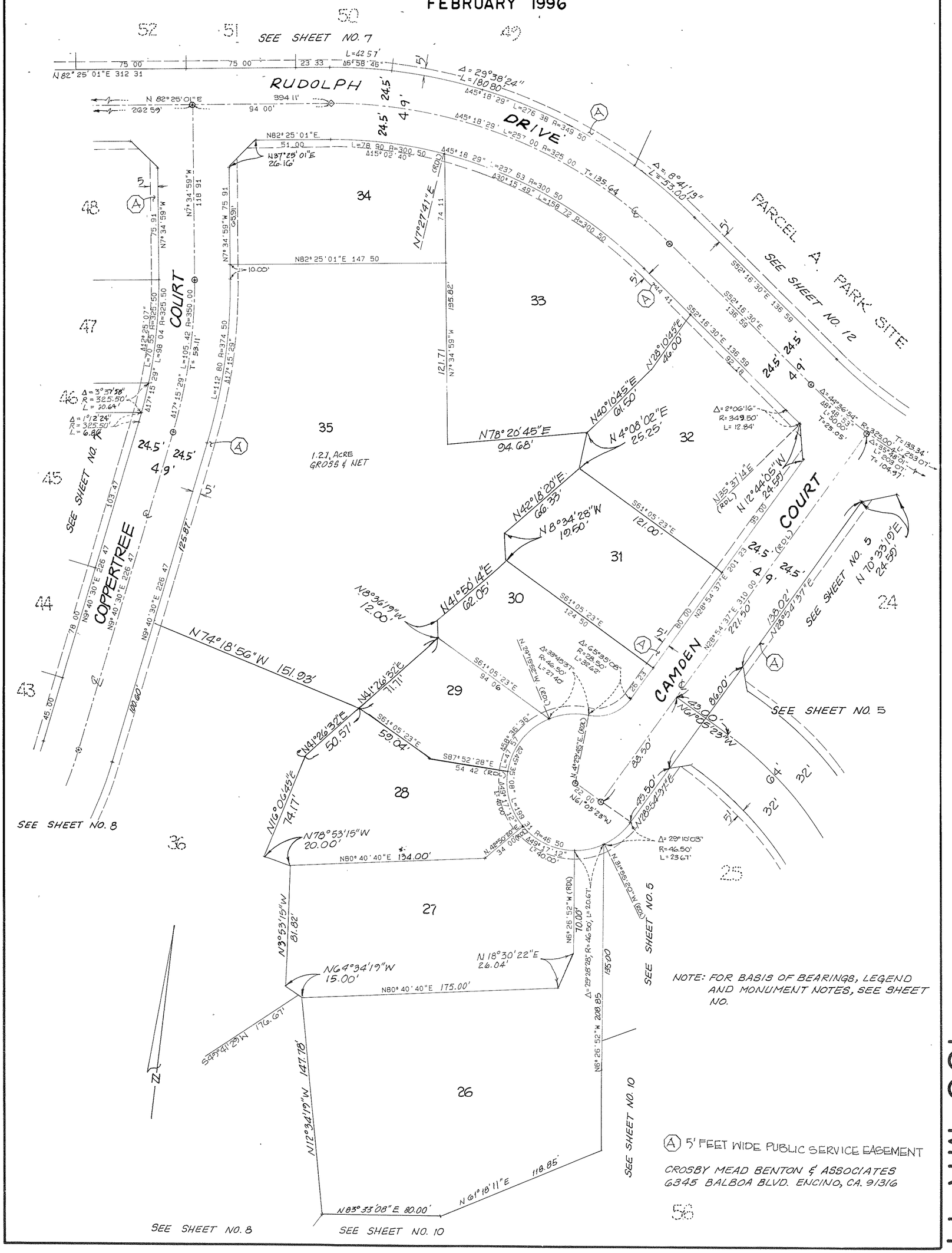
CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

SHEET 6 OF 12 SHEETS

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FEBRUARY 1996



NOTE: FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES, SEE SHEET NO.

(A) 5' FEET WIDE PUBLIC SERVICE EASEMENT

CROSBY MEAD BENTON & ASSOCIATES
6345 BALBOA BLVD. ENCINO, CA. 9/3/16

133 MR 71

SCALE: 1" = 40'

0' 10' 20' 40' 80' 120'

TRACT NO. 3045-1

SHEET 7 OF 12 SHEETS

CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FEBRUARY 1996

PARK SITE PARCEL SEE SHEET NO 12

1193.85'

S 2°05'01"W 165.00'

S 17°37'23"W 59.05'

N 29°02'11"E (RDL)

Δ=8°41'19" L=53.00

LOT 49, IN FEE TO VENTURA COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES

5'

49

N82°05'01"E 2133.29

200.68'

Δ=29°38'24" R=349.50 L=180.80'

445°18'29" L=276.38 R=349.50 T=135.64

445°18'29" L=257.00 R=325.00

445°18'29" L=237.63 R=300.50

430°15'49" L=158.72 R=300.50

SEE SHEET NO. 6

3

A

N0°36'13"W 149.61' (RDL)

24.5' 24.5'

49

50

L=42.57' 86°58'46"

DRIVE

5'

N7°34'59"W 145.43'

51

N82°25'01"E 51.00'

N 37°25'01"E 26.16'

35

N7°34'59"W 75.91'

R=374.50' Δ=17°15'29" L=112.80'

SEE SHEET NO. 6

N9°40'30"E 226.47'

COPPERTREE COURT

N7°34'59"W 118.91'

24.5' 24.5'

49

Δ=17°15'29" R=350.00' L=105.42' T=53.11

N7°34'59"W 144.99'

52

RUDOLPH

N7°34'59"W 79.91'

R=325.50' Δ=12°25'01" L=70.55'

Δ=17°15'29" L=98.04'

N 52°34'59"W 26.16'

N9°40'30"E 103.47'

Δ=1°12'24" R=325.50' L=6.86'

N9°40'30"E 226.47'

24.5' 24.5'

49

5'

78.00'

TRACT BOUNDARY PER 45 RS 46

75.00'

N7°34'59"W 144.55'

53

72.00'

N82°25'01"E 402.37'

N82°25'01"E 262.59'

48

47

45

N82°25'01"E (RDL) 167.00'

N 85°09'52" W (RDL) 154.00'

Δ=3°31'58" R=325.50' L=20.64'

N 81°31'52" W (RDL)

N82°25'01"E 148.93'

5'

20'

N7°34'59"W 144.14'

54

87.79'

67.03'

24.5' 24.5'

49

N82°25'01"E 257.11' 242.20'

S 11°58'53"E 70.21

S61°03'08"E 116.61'

N 61°11'30"E 106.29'

46

44

SEE SHEET NO 8

S80°19'30"E 225.50'

S80°19'30"E 201.27'

COLLEGE STREET

P.R. 2156; 63 MR 59

N 53°05'56"W 25.93'

5'

N8°36'53"W 125.48'

CROSBY AVE.

26.50'

26.5'

53

N8°36'53"W 191.85' 168.00'

30'

SEE DETAIL "B"

N8°36'53"W 124.50'

45.78'

25.00'

N7°34'59"W 197.90'

N7°34'59"W 413.33'

81.68'

TRACT BOUNDARY

N 36°54'04"E 26.40

24.50' 24.50'

N7°34'59"W 49.00' (RDL)

N 82°25'01"E 23.17'

PARCEL B 36 PM 48

NOTE: FOR BASIS OF BEARING, LEGEND AND MONUMENT NOTES, SEE SHEET NO. 3

(A) 5' FEET WIDE PUBLIC SERVICE EASEMENT

CROSBY MEAD BENTON & ASSOCIATES
6345 BALBOA BLVD. ENCINO, CA. 91316

DETAIL "B"

N.T.S.

N84°32'24"W (RDL) M (N84°52'31"W (RDL) PER 63 MR 59)

S82°10'06"W M (RDL)

30.19' PER 63 MR 59

COLLEGE STREET

Δ=14°04'29" R=500.00' L=122.83' T=61.72'

(N8°10'05"W M)

TRACT BDRY

CROSBY AVENUE

N8°36'53"W 168.00'

191.85' M

60' 30'

30'

FLUSH

23.85' M

Δ=0°26'59" L=6.83' T=3.42'

FD 1/2" IRON PIPE TAGGED RCE 15231 (PER 63 MR 59)

Δ=19°17'30" L=159.98 R=475.92 (M)
Δ=19°17'34" L=160.00 R=475.92 (M)
(PER 63 MR 59)

133 MR 72

SCALE: 1"= 40'

0' 10' 20' 40' 80' 120'

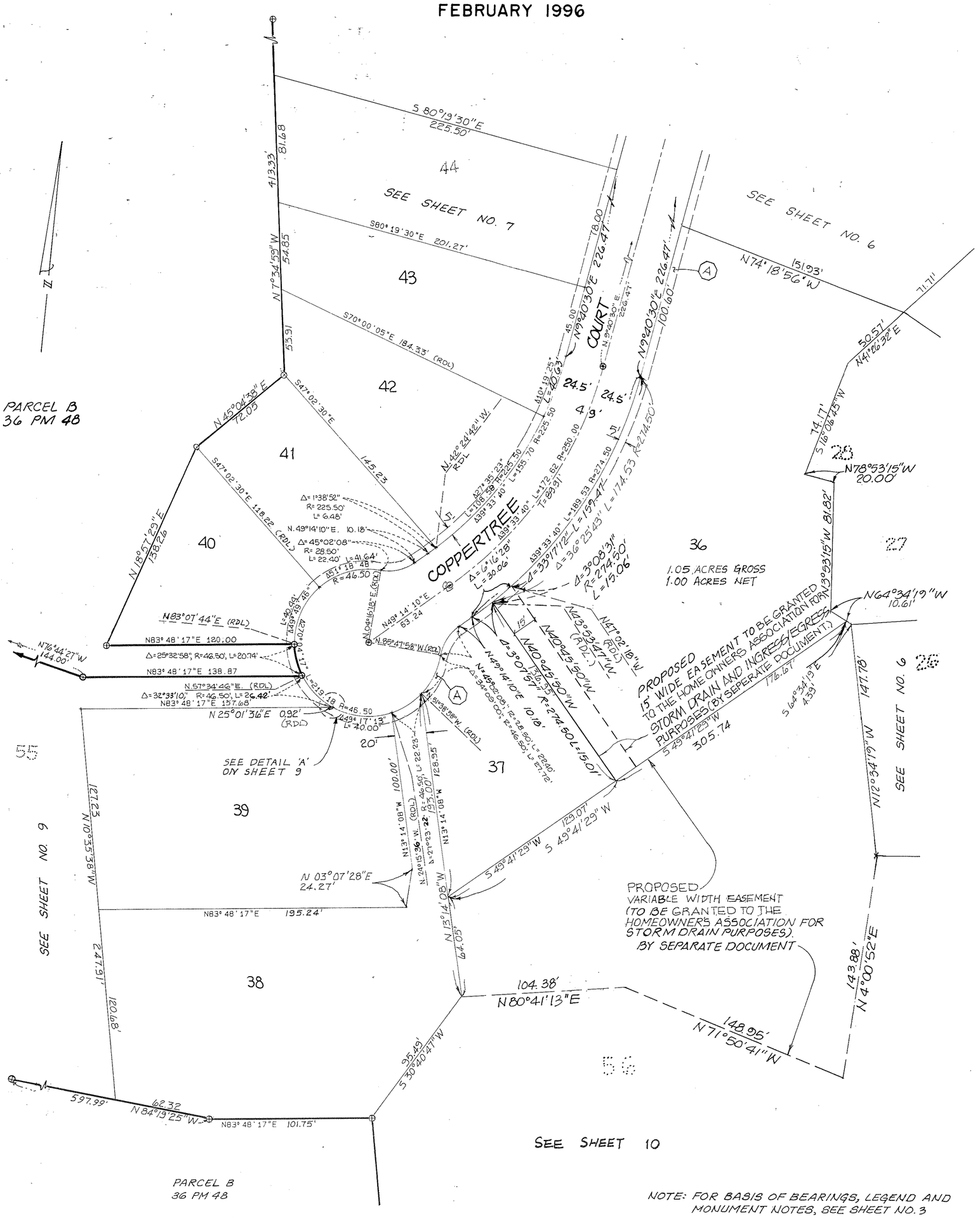
TRACT NO. 3045-1

CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FEBRUARY 1996


S 80°19'30"E 225.50'
44
SEE SHEET NO. 7
S80°19'30"E 201.27'
43
S70°00'05"E 184.33' (RDL)
42
N 7°54'59"W 54.85
413.33'
81.68
53.91
N 45°04'38"E 72.05
S47°02'30"E
41
145.23
N 18°57'29"E 138.26
40
S47°02'30"E 118.22 (RDL)
Δ=1°38'52" R=225.50' L=6.48'
N.49°14'10"E. 10.18'
Δ=45°02'08" R=28.50' L=22.40'
L=41.64' R=46.50
N.04°16'18"E.(RDL)
L=40.41' Δ=49°46'46" R=46.50
N83°07'44"E (RDL)
N83° 48' 17"E 120.00
N16°44'27"W 144.00'
Δ=25°32'58", R=46.50', L=20.74'
N83° 48' 17"E 138.87
N.57°34'46"E. (RDL)
Δ=32°33'10", R=46.50', L=26.42'
N83° 48' 17"E 157.68'
N 25°01'36"E 0.92' (RDL)
Δ=49°17'13" R=46.50 L=40.00'
SEE DETAIL 'A' ON SHEET 9
20'
37
39
38
N 03°07'28"E 24.27'
N83° 48' 17"E 195.24'
127.23' N 10°35'38"W
247.91'
120.68'
597.99'
62.32 N 84°19'25"W
N83° 48' 17"E 101.75'
95.49' S 30°40'47"W
104.38' N80°41'13"E
64.05' N 13°14'08"W
129.07' S 49°41'29"W
S 49°41'29"W 305.74
PROPOSED 15' WIDE EASEMENT TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION FOR STORM DRAIN AND INGRESS/EGRESS PURPOSES (BY SEPERATE DOCUMENT)
PROPOSED VARIABLE WIDTH EASEMENT (TO BE GRANTED TO THE HOMEOWNER'S ASSOCIATION FOR STORM DRAIN PURPOSES). BY SEPARATE DOCUMENT
148.95' N71°50'41"W
143.88' N 4°00'52"E
N12°34'19"W
147.78'
SEE SHEET NO. 9
SEE SHEET NO. 6
SEE SHEET 10
PARCEL B 36 PM 48
COPPERTREE
COURT
N9°40'30"E 226.47'
N9°40'30"E 100.60'
N9°40'30"E 226.47'
18.00
45.00
L=20.63 R=225.50 Δ10°19'25"
24.5'
24.5'
43'
L=108.58 R=225.50 Δ27°35'23"
L=155.70 R=225.50 Δ39°33'40"
L=172.62 R=250.00 Δ39°33'40"
L=189.53 R=274.50 Δ39°33'40"
L=174.53 R=274.50' Δ36°25'43"
L=159.47' Δ33°17'12"
L=15.06' Δ3°08'31" R=274.50'
L=30.06' Δ6°16'28"
N.49°14'10"E 63.24
N.04°16'18"E.(RDL)
N.85°47'58"W(RDL)
N49°14'10"E 10.18'
Δ=3°07'57" R=274.50 L=15.01'
N40°42'50"W 136.35'
N43°53'47"W (RADL.)
N43°53'47"W (RDL)
N40°42'50"W
15'
Δ=34°09'00" R=46.50' L=27.72'
Δ=38°38'38"W (RDL)
L=28.90' R=46.50' L=28.40'
L=22.28'
100.00'
128.95'
N13°14'08"W
N13°14'08"W (RDL)
N.24°15'36"W.
L=21°03'22" R=46.50' L=17.00'
N74°18'56"W 151.93'
71.71'
50.57' N41°26'32"E
14.17' S 18°06'45"W
N78°53'15"W 20.00'
N78°53'15"W 81.82'
N64°34'19"W 10.61'
S 64°34'19"E 4.39'
176.67'
S 64°34'19"E
A
A
A

SCALE: 1" = 40'

0' 10' 20' 40' 80' 120'

TRACT NO. 3045-1

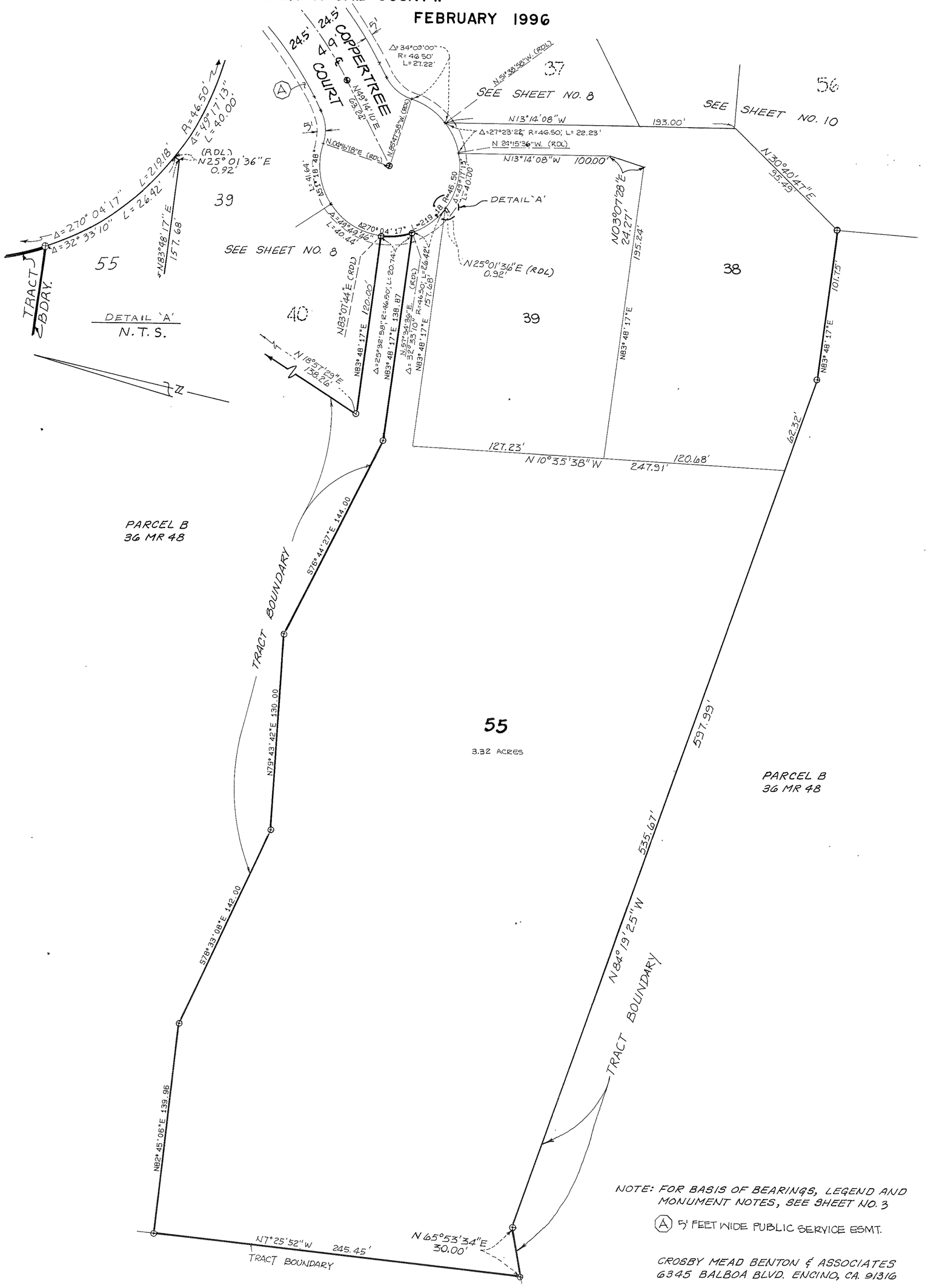
SHEET 9 OF 12 SHEETS

CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FEBRUARY 1996



NOTE: FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES, SEE SHEET NO. 3

Ⓐ 5' FEET WIDE PUBLIC SERVICE ESMT.

CROSBY MEAD BENTON & ASSOCIATES
6345 BALBOA BLVD. ENCINO, CA. 91316

133 MR 74

SCALE: 1"=100'

0' 50' 100' 200' 300'

TRACT NO. 3045-1

CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

SHEET 10 OF 12 SHEETS

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FEBRUARY 1996

SEE SHEET NO. 5

SEE SHEET NO. 6

SEE SHEET NO. 9

SEE SHEET NO. 11

CAMDEN COURT

COPPERTREE COURT

SEE SHT. NO. 8

PARCEL B
36 MR 48

PARCEL "B"

PARCEL 'B' WATER STORAGE TANK TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8. IN FEE.

PARCEL "B" WATER STORAGE TANK IN FEE TO VENTURA COUNTY WATER WORKS DISTRICT № 8

44' WIDE EASEMENT FOR INGRESS, EGRESS TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

PROPOSED VARIABLE WIDTH EASEMENT (TO BE GRANTED TO THE HOMEOWNER'S ASSOCIATION FOR STORM DRAIN PURPOSES) BY SEPARATE DOCUMENT

25' WIDE EASEMENT TO VENTURA COUNTY WATER WORKS DISTRICT NO. 8 FOR WATER PIPE LINE PURPOSES.

25' & VAR. WIDTH EASEMENT TO VENTURA COUNTY WATER WORKS DISTRICT NO. 8 FOR WATER PIPE LINE PURPOSES

56

NET: 37.28 ACRES
GROSS: 40.46 ACRES

DETAIL
SCALE: 1" = 40'

NOTE: FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES, SEE SHEET NO. 3

CROSBY MEAD BENTON & ASSOCIATES
6345 BALBOA BLVD. ENCINO, CA. 91316

133 MR 75

SCALE: 1" = 200'

0' 100' 200' 400' 600'

TRACT NO. 3045-1

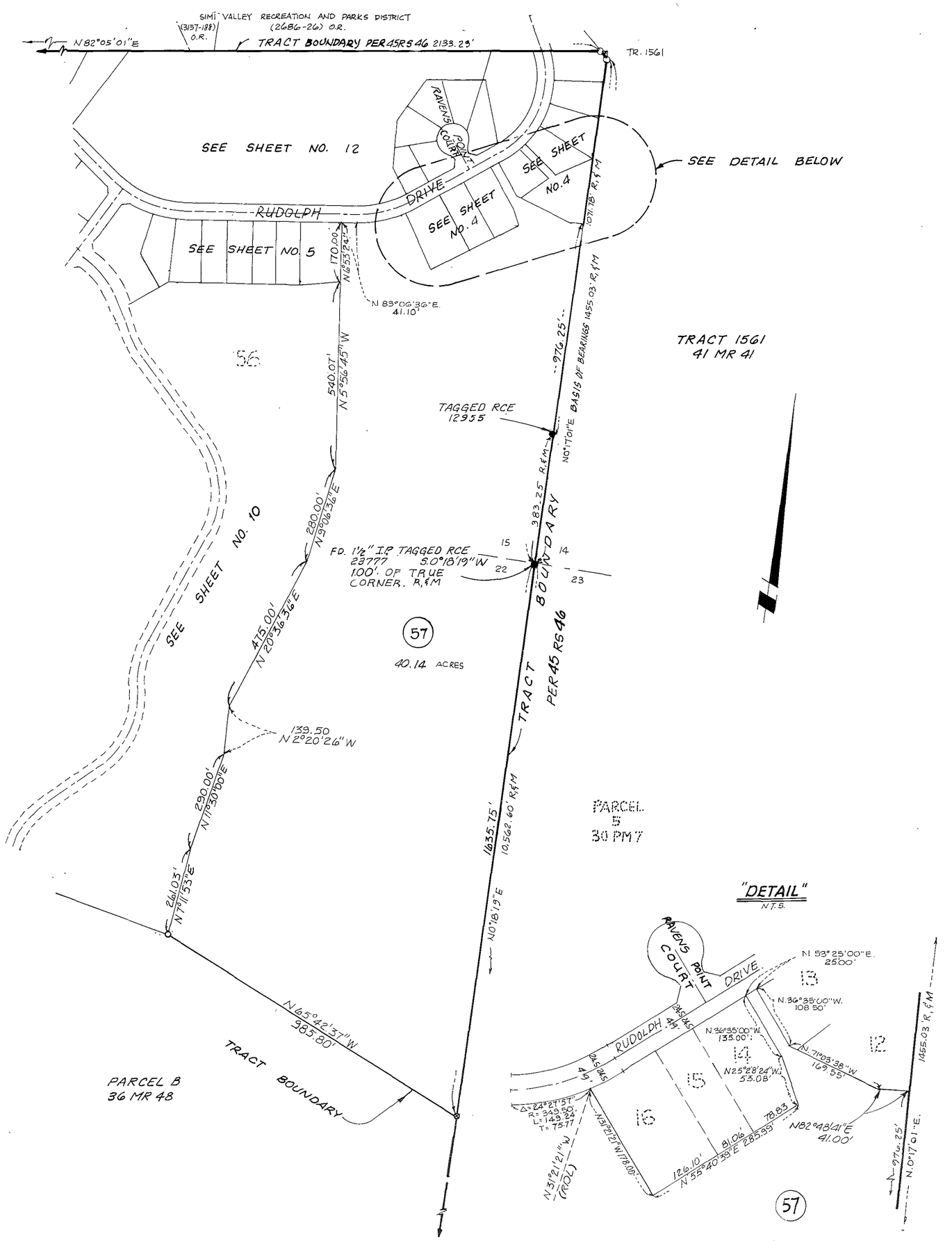
SHEET 11 OF 12 SHEETS

CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FEBRUARY 1996



NOTE: FOR BASIS OF BEARINGS, LEGEND AND MONUMENTS NOTES, SEE SHEET NO. 3

CROSBY MEAD BENTON & ASSOCIATES
6345 BALBOA BLVD. ENCINO, CA. 91316

133 MR 76

SCALE: 1" = 50'

0' 50' 100' 150'

TRACT NO. 3045-1

SHEET 12 OF 12 SHEETS

CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FEBRUARY 1996

SEE SHEET NO. 4

N17°23'24"E 95.15'

5.08'

170.54'

N80°36'18"E

4

3

2

1

Δ=6°45'26" R=300.50' L=35.44'

24.5' 24.5' 4.9'

Δ=29°41'36" T=80.15' L=148.43' R=325.00'

Δ=29°41'36" R=300.50'

L=155.73'

Δ=22°56'12" T=80.96' L=120.29'

N20°06'40"W 53.50'

N29°49'34"W RDL

N28°02'06"E 132.49'

47.36' N1°51'31"W

N0°47'50"W 110.21'

N16°11'29"W 14.00'

SEE SHEET NO. 11

2133.29'

PARCEL A

PROPOSED
9.49 ACRE PARK SITE
(TO BE DEDICATED TO THE RANCHO SIMI RECREATION AND PARKS DISTRICT FOR PUBLIC USE)
BY SEPARATE DOCUMENT

TRACT BOUNDARY PER 45 RS 46

RANCHO SIMI RECREATION AND PARKS DISTRICT

N 82° 05' 01" E.

1193.69'

(2680-269) O.R.

SIMI VALLEY

1

(3957-188) O.R.

LOT 46 - TRACT 2198 63 MR 89

RUDOLPH DRIVE

N.183°03'36"E.

481.37'

N83°06'36"E 481.37'

24.5' 24.5' 4.9'

Δ=44°36'54" R=300.50' L=233.99' T=123.29'

Δ=35°48'01" R=325.00' L=203.07' T=104.91

Δ=44°36'54" R=325.00' L=253.01' T=133.34

Δ=9°18'53" L=30.00' T=25.05

CAMDEN COURT

24.5' 24.5'

136.59'

N32°16'30"W

N32°16'30"W 136.59'

N.32°16'30" W.

24.5' 24.5' 4.9'

Δ=8°41'19" R=349.50' L=53.00'

N29°02'11"E (RDL)

N02°05'01"E 165.00'

N17°37'23"E 59.03'

SEE SHEET NO. 7

SEE SHEET NO. 5

SEE SHEET NO. 6

NOTE: FOR BASIS OF BEARINGS, LEGEND AND MONUMENTS NOTES, SEE SHEET NO. 3

CROSBY MEAD BENTON & ASSOCIATES
6345 BALBOA BLVD. ENCINO, CA. 91316

133 MR 77

Recording requested by:

When recorded return to:
City of Simi Valley
Attn: City Clerk
2929 Tapo Canyon Road
Simi Valley, CA 93063

Ventura, County Recorder
RICHARD D. DEAN
DOC- 2000-0056752-00
Check Number 832
REQD BY TAKOUHI BEDROSSIAN
Monday, APR 03, 2000 12:07:38
Tel Pd $9.00 Nbr-0000130131
KLH/C4/1-1

AFFIDAVIT
CERTIFICATE OF CORRECTION

Change the street name from Camden Court to Camden Vista Court as shown on Tract 3045-1 recorded as Instrument No. 98-057983, Book 133, Pages 66-77 of Miscellaneous Records in County Recorders Office, Ventura County, State of California.

The current fee owners of the property affected by this correction or omission are:

South Hills 189, LLC, A Delaware Limited Liability Company
Ora California 1, LLC

REGISTERED PROFESSIONAL ENGINEER
BERTON R. BRADLEY
13853
CIVIL
STATE OF CALIFORNIA

Berton R Bradley
Berton R. Bradley, RCE 13853

1-24-00
Date

I hereby certify that the changes hereon are authorized by Section 66469 of the Subdivision Map Act of the State of California.

1-24-00
Date

George Berg
George Berg
City Engineer
City of Simi Valley

Recording requested by:

Berton R. Bradley
Crosby Mead Benton & Associates
6345 Balboa Blvd., Suite 140, Bldg. II
Encino, CA 91316

When recorded return to:

City Clerk's Office
City of Simi Valley
2929 Tapo Canyon Road
Simi Valley, CA 93063

Ventura, County Recorder
RICHARD D. DEAN
DOC- 2002-0071787-00
Acct 89-SIMI - City of Simi Valley
Monday, MAR 25, 2002 08:02:00
Ttl Pd $0.00 Nbr-0000693358
LGP/RP/1-7

AFFIDAVIT
CERTIFICATE OF CORRECTION

This certificate is to correct an error in the width of the 44 for wide easement for ingress and egress purposes within Lot 56, Tract No. 3045–1 as shown on sheet 10 of 12, per Book 133, Pages 66 through 77 of Miscellaneous Records of the County of Ventura. Said easement for ingress and egress purposes will now be 30 feet in width as described in Exhibits "A" and "B" attached herewith.

The current fee owners of the property affected by this correction or omission are:

William L. Morris JR., Trustees of the William L. Morris JR. and Jean C. Morris Family Trust, U/D/T November 27, 1995
APN 643-0-030-145

Frank J. Sobecki, PLS 5975
Exp. 12/31/04

LICENSED LAND SURVEYOR
FRANK J. SOBECKI
No. PLS 5975
Exp. 12/31/04
STATE OF CALIFORNIA

By: Cheri K. Pelander

"NO FEE REQUIRED"
(Govt Code Sec 6103 & 27383)
Recorded For The Benefit
Of City Of Simi Valley

I hereby certify that the changes hereon are authorized by section 66469 of the Subdivision Map Act of the State of California.

REGISTERED PROFESSIONAL ENGINEER
VAN W. LAURN
No. 28524
Exp. 3/31/02
CIVIL
STATE OF CALIFORNIA

Van W. Laurn
Principal
Engineer/Development
City of Simi Valley

By: _____
Date: 3/13/02

EXHIBIT "A"
ACCESS ROAD EASEMENT
LEGAL DESCRIPTION

THAT PORTION OF LOT 56, TRACT 3045-1 IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA AS SHOWN ON THE FINAL MAP RECORDED IN BOOK 133, PAGE 66 OF MISCELLANEOUS RECORDS, OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "N 28°54'37"E 45.50'" ALONG THE NORTHWESTERLY SIDE OF LOT 25 OF SAID TRACT; THENCE, NORTH 28°54'37" EAST 45.50 FEET TO THE **TRUE POINT OF BEGINNING**;

1ST THENCE, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF CAMDEN COURT (49.00 FEET WIDE) NORTH 28°54'37" EAST 86.00 FEET;

2ND THENCE, ALONG THE SOUTHWESTERLY SIDE OF LOT 24 OF SAID TRACT, THE FOLLOWING FOUR COURSES, SOUTH 16°05'23" EAST 15.56 FEET;

3RD THENCE, SOUTH 61°05'23" EAST 7.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 282.00 FEET;

4TH THENCE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°22'06", AN ARC DISTANCE OF 174.08 FEET;

5TH THENCE, SOUTH 25°43'17" EAST 14.53 FEET;

6TH THENCE, SOUTH 52°23'24" WEST 10.22 FEET;

7TH THENCE, SOUTH 25°43'17" EAST 110.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 242.00 FEET;

8TH THENCE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°37'06", AN ARC DISTANCE OF 78.64 FEET;

9TH THENCE, SOUTH 44°20'23" EAST 261.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 258.00 FEET;

10TH THENCE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°21'17", AN ARC DISTANCE OF 294.29 FEET;

11TH THENCE, SOUTH 21°00'54" WEST 353.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 242.00 FEET;

12TH THENCE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°23'29", AN ARC DISTANCE OF 141.04 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 258.00 FEET;

13TH THENCE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°26'28", AN ARC DISTANCE OF 267.66 FEET;

14TH THENCE, SOUTH 47°03'53" WEST 188.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 228.00 FEET;

15TH THENCE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°55'02", AN ARC DISTANCE OF 162.82 FEET;

16TH THENCE, SOUTH 06°08'51" WEST 13.30 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 56;

17TH THENCE, ALONG SAID SOUTHWESTERLY LINE, NORTH 51°22'00" WEST 17.58 FEET TO THE NORTHERLY TERMINUS OF THE CENTERLINE OF A 30 FOOT WIDE ACCESS EASEMENT PER TRACT 3045-5 AS SHOWN IN BOOK 138 PAGE 79 OF MISCELLANEOUS RECORDS, FROM SAID POINT A RADIAL BEARING BEARS NORTH 81°41'14" WEST;

18TH THENCE, CONTINUING ALONG SAID SOUTHWESTERLY LINE NORTH 51°22'00" WEST 17.20;

19TH THENCE, NORTH 10°11'25" EAST 23.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 272.00 FEET;

20TH THENCE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°04'03", AN ARC DISTANCE OF 66.78 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 18.50 FEET;

21ST THENCE, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°06'38", AN ARC DISTANCE OF 25.54 FEET TO THE SOUTHEASTERLY LINE OF PARCEL "B" PER SAID TRACT;

22ND THENCE, ALONG SAID SOUTHEASTERLY LINE NORTH 35°08'50" EAST 24.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 18.50 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 35°08'50" WEST;

23RD THENCE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°58'24", AN ARC DISTANCE OF 27.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 272.00 FEET;

24TH THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°53'27", AN ARC DISTANCE OF 27.97 FEET;

25TH THENCE, NORTH 47°03'53" EAST 193.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 228.00 FEET;

26TH THENCE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°26'28", AN ARC DISTANCE OF 236.54 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 272.00 FEET;

27TH THENCE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°23'29", AN ARC DISTANCE OF 158.52 FEET;

28TH THENCE, NORTH 21°00'54" EAST 353.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 228.00 FEET;

29TH THENCE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°21'17", AN ARC DISTANCE OF 260.07 FEET;

30TH THENCE, NORTH 44°20'23" WEST 305.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 272.00 FEET;

31ST THENCE, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°37'06", AN ARC DISTANCE OF 88.39 FEET;

32ND THENCE, NORTH 25°43'17" WEST 61.76 FEET;

33RD THENCE, SOUTH 63°18'39" WEST 10.00 FEET TO THE MOST EASTERLY CORNER OF LOT 25 OF SAID TRACT;

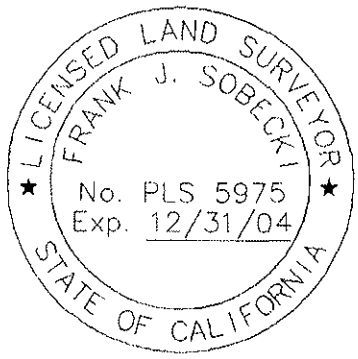
34TH THENCE, ALONG THE NORTHEASTERLY SIDE OF LOT 25 OF SAID TRACT, THE FOLLOWING FOUR COURSES, NORTH 25°43'17" WEST 24.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 218.00 FEET;

35TH THENCE, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°22'06", AN ARC DISTANCE OF 134.57 FEET;

36TH THENCE, NORTH 61°05'23" WEST 7.50 FEET;

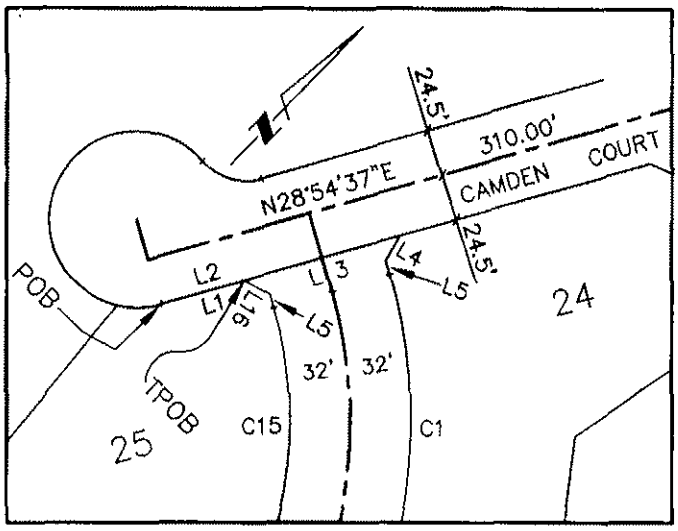
37TH THENCE, SOUTH 73°54'37" WEST 15.56 FEET TO THE **TRUE POINT OF BEGINNING**.

EXHIBIT "B": ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.



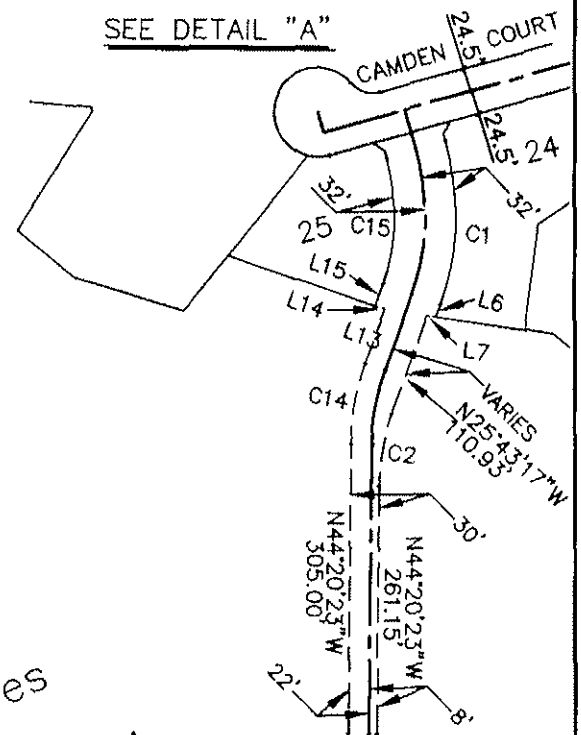
FRANK J. SOBECKI 4/13/2001
PLS 5975

EXHIBIT "B"



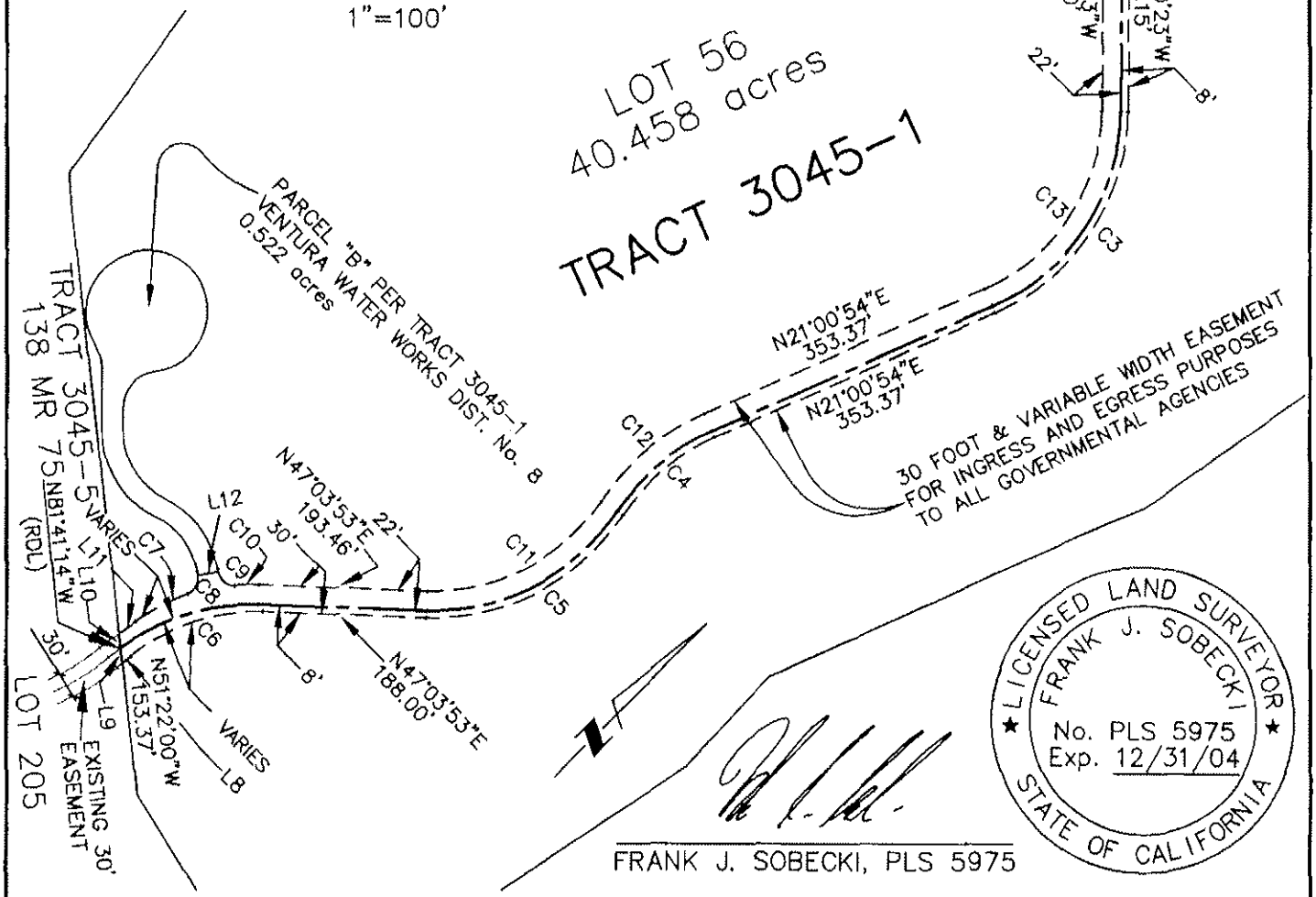
DETAIL "A"
1"=100'

SEE DETAIL "A"



LOT 56
40.458 acres

TRACT 3045-1



FRANK J. SOBECKI, PLS 5975

REV.	DATE	BY	CITY OF SIMI VALLEY ENGINEERING DIVISION		30' FOOT & VARIABLE WIDTH ACCESS EASEMENT WITHIN LOT 56 TRACT No. 3045-1 (133 MR 66)	DRDW. NO.
			DRAWN BY FJS	DATE 4/13/2001		FILED
			CHECKED BY	SCALE 1"=200'		
						SHT 1 OF 2
			DIRECTOR OF ENG. SERVICES	DATE		

C:\FJS\PDATA\00-040\AUTOCAD\EXHIBITS\TANK-ESMT.DWG

LINE TABLE		
LINE	LENGTH	BEARING
L1	45.50	N28°54'37"E
L2	45.50	N28°54'37"E
L3	86.00	N28°54'37"E
L4	15.56	N16°05'23"W
L5	7.50	N61°05'23"W
L6	14.53	N25°43'17"W
L7	10.22	N52°23'24"E
L8	13.30	N06°08'51"E
L9	17.58	N51°22'00"W
L10	17.20	N51°22'00"W
L11	23.63	N10°11'25"E
L12	24.00	N35°08'50"E
L13	61.76	N25°43'17"W
L14	10.00	N63°18'39"E
L15	24.42	N25°43'17"W
L16	15.56	N73°54'37"E

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	D=35°22'06"	174.08	282.00
C2	D=18°37'06"	78.64	242.00
C3	D=65°21'17"	294.29	258.00
C4	D=33°23'29"	141.04	242.00
C5	D=59°26'28"	267.66	258.00
C6	D=40°55'02"	162.82	228.00
C7	D=14°04'03"	66.78	272.00
C8	D=79°06'38"	25.54	18.50
C9	D=83°58'24"	27.11	18.50
C10	D=05°53'27"	27.97	272.00
C11	D=59°26'28"	236.54	228.00
C12	D=33°23'29"	158.52	272.00
C13	D=65°21'17"	260.07	228.00
C14	D=18°37'06"	88.39	272.00
C15	D=35°22'06"	134.57	218.00

REV.	DATE	BY	CITY OF SIMI VALLEY ENGINEERING DIVISION		30' FOOT & VARIABLE WIDTH ACCESS EASEMENT WITHIN LOT 56 TRACT No. 3045-1 (133 MR 66)	DRDW. NO.
			DRAWN BY FJS	DATE 4/13/2001		FILED
			CHECKED BY	SCALE		
						SHT 2 OF 2
			DIRECTOR OF ENG. SERVICES	DATE		

C:\FJS\PDATA\00-040\AUTOCAD\EXHIBITS\TANK-ESMT.DWG