

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. 4701, 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.

LYCON DEVELOPMENT FUND V, L.P., A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER BY: LYCON PARTNERS, A CALIFORNIA LIMITED PARTNERSHIP AS GENERAL PARTNER

BY: [Signature] EXECUTIVE VICE PRESIDENT BY: William S. Lyons, Jr. ASSISTANT SECRETARY

STATE OF CALIFORNIA)) SS COUNTY OF Los Angeles)

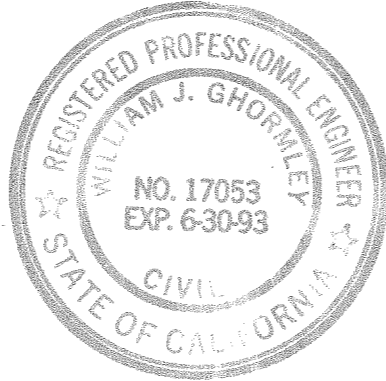
ON THIS 4TH DAY OF DECEMBER, IN THE YEAR 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DALE FRANCESCO, EXECUTIVE VICE PRESIDENT AND WILLIAM S. LYONS, JR., ASSISTANT SECRETARY, PERSONALLY KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT ON BEHALF OF THE PARTNERSHIPS THEREIN NAMED AND ACKNOWLEDGED TO ME THE PARTNERSHIPS EXECUTED IT.

Lillie L. Krant
NOTARY PUBLIC (print name) Lillie L. Krant
IN THE COUNTY OF Los Angeles
MY COMMISSION EXPIRES 4-26-94



ENGINEER'S STATEMENT

I, WILLIAM J. GHORMLEY, DO HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN JULY, 1990, 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.



[Signature] 9/19/90
WILLIAM J. GHORMLEY DATE
RCE 17053 EXP: 6/30/93

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4701, 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 12-7-90
Warren D. Smith
WARREN D. SMITH, LS 4842 EXP: 9/30/92
CITY SURVEYOR
CITY OF OXNARD

CITY TREASURER'S CERTIFICATE

I, DALE BELCHER, CITY TREASURER OF THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST TRACT NO. 4701 OR ANY PART THEREOF, FOR UNPAID MUNICIPAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS MUNICIPAL TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE. WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF OXNARD THIS 15th DAY OF JANUARY, 1991.



[Signature]
CITY TREASURER
CITY OF OXNARD

THE FOLLOWING SOILS REPORT AND/OR GEOLOGIC REPORT RELATING TO TRACT NO. 4701 HAS BEEN PREPARED:

DATE OF REPORT: DECEMBER 1989
TITLE OF REPORT: LOT 1, TRACT 4380, OXNARD SHORES OXNARD, CALIFORNIA
FIRM NAME: BUENA ENGINEERS, INC.
ENGINEER: CHARLES S. GRESSER, JR.
REGISTRATION NO: C 38183
LOCATION WHERE ON FILE: CITY OF OXNARD
FOR PUBLIC INSPECTION:

#91-18062

COUNTY RECORDER'S CERTIFICATE

RECORDED AT THE REQUEST OF THE OWNERS, LYCON PROPERTIES, INC., ON February 12, 1991, AT 10:35A.M. IN BOOK 121 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 56-57, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA
BY: [Signature]
DEPUTY COUNTY RECORDER

COUNTY 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: February 4, 1991
HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA
BY: [Signature]
DEPUTY COUNTY TAX COLLECTOR

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 4701, CONSISTING OF 2 SHEETS, IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF OXNARD OF VENTURA COUNTY, CALIFORNIA, AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 15th DAY OF January, 1991 FOR APPROVAL, SAID COUNCIL HEREBY APPROVES SAID MAP.

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 OXNARD TO BE AFFIXED HERETO THIS 15th DAY OF January, 1991.

ATTEST:
[Signature] CITY CLERK OF THE CITY OF OXNARD
[Signature] MAYOR OF THE CITY OF OXNARD



SIGNATURE OMISSIONS

THE SIGNATURES OF SOUTHERN CALIFORNIA EDISON COMPANY, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED OCTOBER 31, 1989 AS INSTRUMENT NO. 89-174601 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 A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

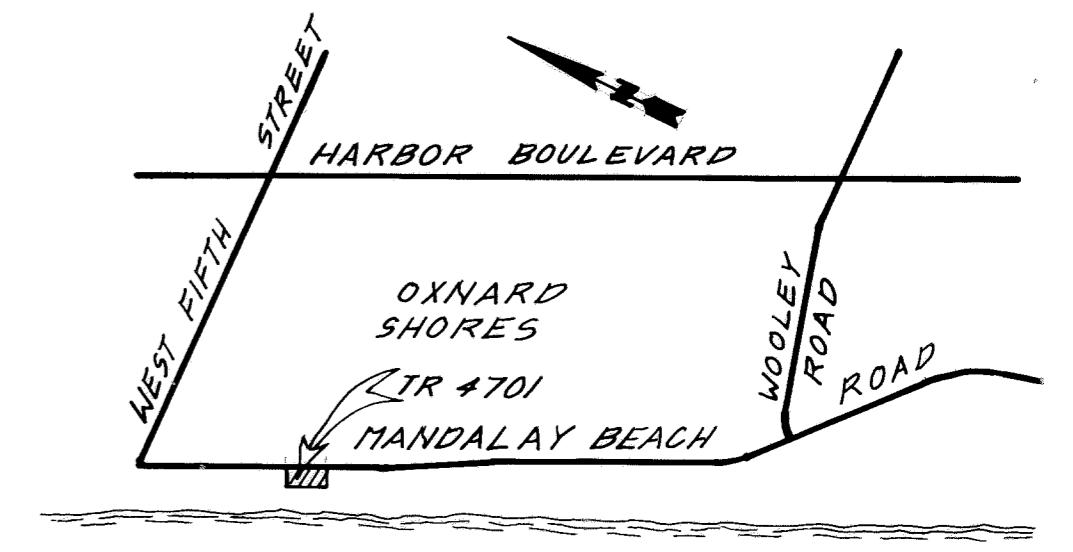
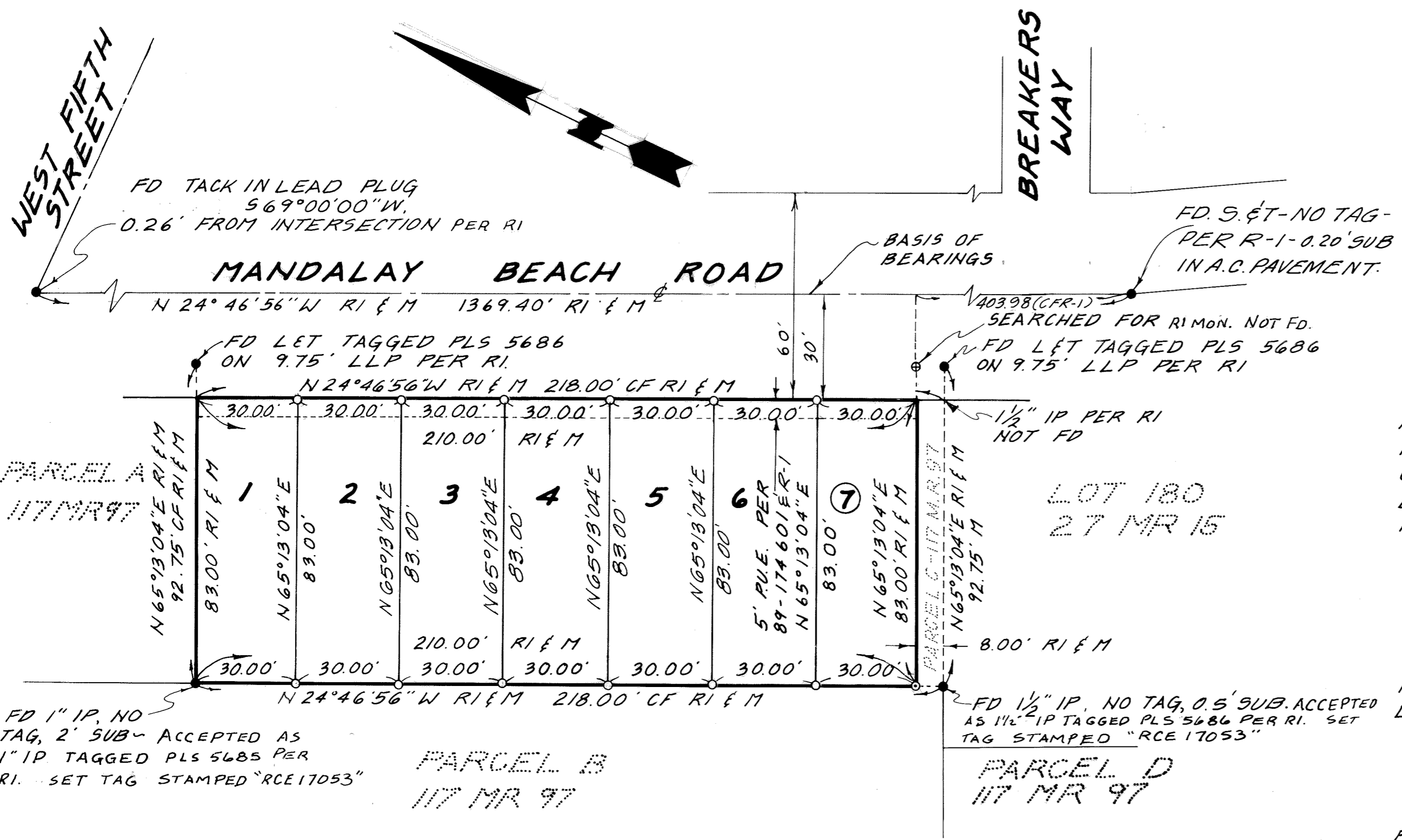
THE SIGNATURES OF JOHN FRANCIS MCGRATH AND ELIZABETH E. MCGRATH, AS TRUSTEES OF THE MCGRATH AND ELIZABETH E. MCGRATH TRUST, DATED OCTOBER 29, 1982, ET AL., OWNERS OF ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERALS AND FISSIONABLE SUBSTANCES IN OR UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND OR TO A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, AS RECORDED MAY 28, 1959 IN BOOK 1739, PAGES 209 AND 219 OF OFFICIAL RECORDS, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3) (C) OF THE SUBDIVISION MAP ACT.

TRACT NO. 4701

LOT 1
OF TRACT NO. 4380
RECORDED IN BOOK 117
PAGE 97 OF MISCELLANEOUS
RECORDS (MAPS) IN THE
CITY OF OXNARD
COUNTY OF VENTURA
STATE OF CALIFORNIA
AUGUST 1990

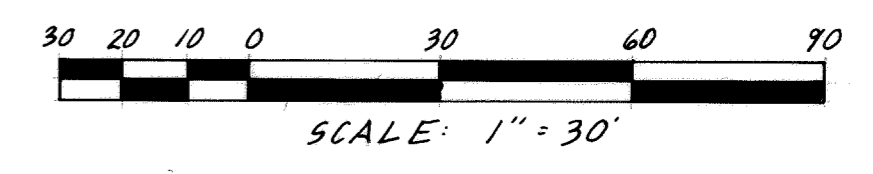
PREPARED BY:

WILLIAM J. GHORMLEY
CONSULTING CIVIL ENGINEERS, INC.
4567 TELEPHONE ROAD, SUITE 201
VENTURA, CALIFORNIA 93003



- LEGEND**
- FD FOUND
 - M MEASURED
 - CF CALCULATED FROM
 - LLP LOT LINE PRODUCED
 - RI TRACT No. 4380 (117 MR 97)
 - FOUND MONUMENT AS NOTED
 - SEARCHED FOR, NOTHING FD
 - SET 1/2" IRON PIPE TAGGED RCE 17053
 - SET 1/2" IRON PIPE TAGGED RCE 77053
 - IP IRON PIPE
 - LET LEAD & TACK
 - SET LET TAGGED RCE 17053 ON TOP OF CURB ON 9.75' PROLONGATION OF PROPERTY LINE.
 - RUE PUBLIC UTILITIES EASEMENT
 - S&T SPIKE & TAG

BASIS OF BEARINGS
 THE BEARING OF N 24° 46' 56" W AS SHOWN FOR CENTERLINE OF MANDALAY BEACH ROAD ON MAP OF TRACT 4380 (117 MR 97) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.



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 OF TRACT NO. 4380
 RECORDED IN BOOK 117
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 RECORDS (MAPS) IN THE
 CITY OF OXNARD
 COUNTY OF VENTURA
 STATE OF CALIFORNIA
 AUGUST 1990

PREPARED BY:
 WILLIAM J. GHORMLEY
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 4567 TELEPHONE ROAD, SUITE 201
 VENTURA, CALIFORNIA 93003
 805 / 644-1049