## LEGAL DESCRIPTION (CONT'D):

PARCEL 4: (525-0-053-175)

THAT PORTION OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 19 WEST, IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, BEING A PORTION OF J. EDWARDS TRACT NO. 1, MAP OF PARTITION SURVEY OF RANCHO EL CONEJO, RECORDED IN BOOK 1 PAGE 746 OF DEEDS IN THE OFFICE OF SAID COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY TERMINUS OF THE COURSE SHOWN AS "NORTH 69° 17' 03" EAST 780.00 FEET" ON THE SOUTHEASTERLY BOUNDARY OF TRACT NO. 1630-2, RECORDED IN BOOK 46 PAGE 37 OF MISCELLANEOUS RECORDS OF SAID COUNTY; THENCE, SOUTH 27° 28' 41" EAST 170.92 FEET TO AN ANGLE POINT THEREON; THENCE, SOUTH 45° 38' 46" EAST 104.23 FEET TO THE TRUE POINT OF BEGINNING; THENCE, CONTINUING

1ST: SOUTH 45° 38' 46" EAST 76.00 FEET; THENCE LEAVING THE BOUNDARIES OF TRACT 1630-2,

2ND: SOUTH 28° 18' 26" WEST 419.59 FEET; THENCE,

3RD: SOUTH 73° 00' 00" WEST 479.48 FEET TO THE NORTHEASTERLY LINE OF VILLAGE LANE (84 FEET WIDE) AS DESCRIBED IN DOCUMENT NO. 27307, RECORDED IN BOOK 2769 PAGE 403 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHEASTERLY LINE,

4TH: NORTH 33° 36' 58" WEST 135.00 FEET; THENCE AT RIGHT ANGLES,

5TH: NORTH 56° 22' 02" EAST 813.58 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE LANDS DESCRIBED IN DEED RECORDED MAY 23, 1972 AS DOCUMENT NO. 35170, IN BOOK 3959 PAGE 494, OF OFFICIAL RECORDS.

PARCEL 5: (525-0-060-115)

ALL OF THE IMPROVEMENTS, STRUCTURES AND FACILITIES WHICH CONSTITUTE THE CIVIC ENTER COMPLEX OF THE CITY OF THOUSAND OAKS, INCLUDING, BUT NOT LIMITED TO THE TWO ONE-STORY GOVERNMENT OFFICE BUILDING (37,00 SQ. FT. AND 17,200 SQ. FT.), THE FRAME AND STUCCO GARAGE (700 SQ. FT.) AND ALL PARKING, ACCESS WAY, ROADS AND LIGHTING IMPROVEMENTS LOCATED ON THE REAL PROPERTY DESCRIBED AS FOLLOWS:

THE PORTION OF LOT 1 OF TRACT NO. 1630-2, IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF, RECORDED IN BOOK 46 PAGE 37 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY TERMINUS OF THE COURSE SHOWN AS "N 42° 30' 00" E. 350.00 FEET" ON THE SOUTHEASTERLY BOUNDARY OF LOT 1 OF TRACT NO. 1630-2; THENCE ALONG THE BOUNDARIES OF SAID LOT 1,

1STA; NORTH 42° 30' 00" EAST 350.00 FEET TO AN ANGLE POINT THEREON; THENCE,

2ND: NORTH 30° 19' 04" EAST 44.18 FEET; THENCE LEAVING THE BOUNDARY LINE OF SAID LOT 1,

3RD: NORTH 29° 00' 00" WEST 545.74 FEET TO A POINT ON THE CURVED SOUTHEASTERLY LINE OF WEST MC CLOUD AVENUE (60.00 FEET WIDE) SAID LAST MENTIONED POINT IS THE NORTHEASTERLY TERMINUS F THE CURVE SHOWN AS HAVING A RADIUS OF 270.00 FEET AND A LENGTH OF 150.26 FEET ON THE MAP OF SAID LOT 1 OF TRACT NO. 1630-2; THENCE, ALONG THE SOUTHEASTERLY LINE OF MC CLOUD AVENUE,

4TH: SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 53' 11" AN ARC DISTANCE OF 150.26 FEET; THENCE TANGENT TO SAID CURVE,

5TH: 48° 37' 56" WEST 293.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 330.00 FEET; THENCE,

6TH: SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 33' 11" AN ARC DISTANCE OF 60.78 FEET; THENCE TANGENT TO SAID CURVE,

7TH: SOUTH 59° 11' 07" WEST 40.00 FEET; THENCE LEAVING THE BOUNDARIES OF MC CLOUD AVENUE,

8TH: SOUTH 44° 00' 51" EAST 638.68 FEET TO THE POINT OF BEGINNING.

PARCEL 5A: (525-0-060-115)(LAND)

THE PORTION OF LOT 1 OF TRACT NO. 1630-2, IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF, RECORDED IN BOOK 46 PAGE 37 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY TERMINUS OF THE COURSE SHOWN AS "N 42° 30' 00" E. 350.00 FEET" ON THE SOUTHEASTERLY BOUNDARY OF LOT 1 OF TRACT NO. 1630-2; THENCE ALONG THE BOUNDARIES OF SAID LOT 1,

1STA; NORTH 42° 30' 00" EAST 350.00 FEET TO AN ANGLE POINT THEREON; THENCE,

2ND: NORTH 30° 19' 04" EAST 44.18 FEET; THENCE LEAVING THE BOUNDARY LINE OF SAID LOT 1,

3RD: NORTH 29° 00' 00" WEST 545.74 FEET TO A POINT ON THE CURVED SOUTHEASTERLY LINE OF WEST MC CLOUD AVENUE (60.00 FEET WIDE) SAID LAST MENTIONED POINT IS THE NORTHEASTERLY TERMINUS F THE CURVE SHOWN AS HAVING A RADIUS OF 270.00 FEET AND A LENGTH OF 150.26 FEET ON THE MAP OF SAID LOT 1 OF TRACT NO. 1630-2; THENCE, ALONG THE SOUTHEASTERLY LINE OF MC CLOUD AVENUE,

4TH: SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 53' 11" AN ARC DISTANCE OF 150.26 FEET; THENCE TANGENT TO SAID CURVE,

5TH: 48° 37' 56" WEST 293.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 330.00 FEET; THENCE,

6TH: SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 33' 11" AN ARC DISTANCE OF 60.78 FEET; THENCE TANGENT TO SAID CURVE,

7TH: SOUTH 59° 11' 07" WEST 40.00 FEET; THENCE LEAVING THE BOUNDARIES OF MC CLOUD AVENUE,

8TH: SOUTH 44° 00' 51" EAST 638.68 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERALS OF ALL KINDS WHETHER LIKE OR UNLIKE HYDROCARBONS BELOW A DEPTH OF 500 FEET OF THE SURFACE OF THE REAL PROPERTY WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OF THE REAL PROPERTY WITHOUT, HOVER, RIGHT TO ENTER UPON THE SURFACE OF SUCH REAL PROPERTY, AS RESERVED BY JANESS DEVELOPMENT CO., A PARTNERSHIP, IN DEED RECORDED IN BOOK 3842 PAGE 785, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OF THE IMPROVEMENTS, STRUCTURES AND FACILITIES WHICH CONSTITUTE THE CIVIC ENTER COMPLEX OF THE CITY OF THOUSAND OAKS, INCLUDING, BUT NOT LIMITED TO THE TWO ONE-STORY GOVERNMENT OFFICE BUILDING (37,00 SQ. FT. AND 17,200 SQ. FT.), THE FRAME AND STUCCO GARAGE (700 SQ. FT.) AND ALL PARKING, ACCESS WAY, ROADS AND LIGHTING IMPROVEMENTS.

PARCEL 6: (525-0-060-125)

LOT 3, TRACT NO. 1630-2, IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 46, PAGE 37 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION GRANTED TO THE CITY OF THOUSAND OAKS, PER THE TERMS AND CONDITIONS IN THE DEED RECORDED DECEMBER 31, 1968, IN BOOK 3601, PAGE 562 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY TERMINUS OF THE COURSE SHOWN AS "N. 42° 30' 00" EAST 350.00 FEET" ON THE WESTERLY BOUNDARY OF SAID LOT 3 OF TRACT NO. 1630-2; THENCE, ALONG AFOREMENTIONED COURSE OF SAID WESTERLY BOUNDARY SOUTH 42° 30' 00" WEST 70.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID COURSE,

1ST: SOUTH 42° 30' 00" WEST 280.00 FEET; THENCE,

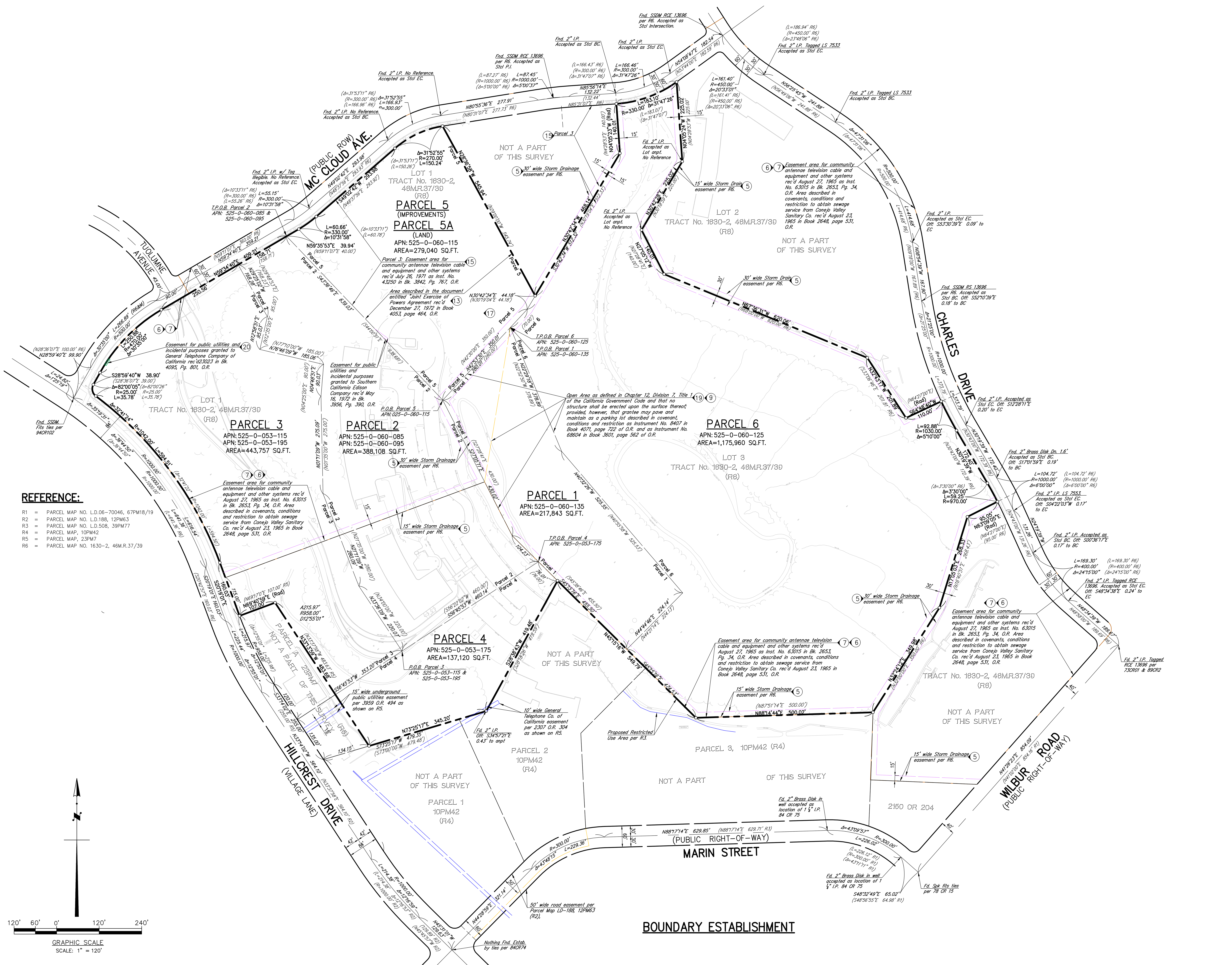
2ND: SOUTH 27° 28' 41 " EAST 430.00 FEET; THENCE,

3RD: SOUTH 45° 38' 46" EAST 455.50 FEET; THENCE, LEAVING SAID BOUNDARY OF LOT 3,

4TH: NORTH 44° 21' 14" EAST 224.13 FEET; THENCE,

5TH: NORTH 40° 55' 58" WEST 525. 53 FEET; THENCE,

6TH: NORTH 22° 52' 50" WEST 378.88 FEET TO THE POINT OF BEGINNING.




**REFERENCE:**

R1 = PARCEL MAP NO. L.D.06-70046, 67PM18/19
R2 = PARCEL MAP NO. L.D.188, 12PM63
R3 = PARCEL MAP NO. L.D.508, 39PM77
R4 = PARCEL MAP, 10PM42
R5 = PARCEL MAP, 23PM7
R6 = PARCEL MAP NO. 1630-2, 46M.R.37/39

SEAL: PROFESSIONAL LAND SURVEYOR — AARON P. TILLMANNS — No. 9584 — STATE OF CALIFORNIA

DESIGNED: A..S.W.
DRAFTED: A.S.W.
CHECKED: A.P.T.

| REV | DATE | DESCRIPTION | BY | APP'D |
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BENCHMARK: (SEE VERTICAL CONTROL NOTES ON SHEET 1)

ELEVATION ______ ADJUSTMENT ______

PATH/PLOT DATE: Plotted - 4/29/2026 11:07:53 AM :: Saved - 4/29/2026 11:07:29 AM :: J:\SC\1TH0080101\SURVEY\DESIGN\SHEETS\PL-OD501.dwg SHT2 :: alina.sanchez-wu

PSOMAS
865 South Figueroa Street, Suite 3200
Los Angeles, CA 90014
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

ALTA/NSPS LAND TITLE AND AERIAL SURVEY FOR:
# CITY OF THOUSAND OAKS
401-403 HILLCREST DRIVE
IN THE CITY OF THOUSAND OAKS COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: MARCH 24, 2026
SCALE: 1"=120'
PROJECT NUMBER: 1THO080101
SHEET 2 OF 13
REF: