

OWNER'S STATEMENT:

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNERS OF AND HAVE THE RIGHT, TITLE AND INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP ENTITLED "37 & 39 CRESCENT AVENUE, A 2 UNIT RESIDENTIAL CONDOMINIUM PROJECT", AND ARE THE ONLY PERSON(S) WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY AND THAT WE HEREBY CONSENT TO PREPARATION AND RECORDING OF SAID MAP HEREON.

OWNER: CRESCENT COURT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Michael Mamone

BY: MICHAEL MAMONE
MANAGING MEMBER OF CRESCENT COURT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

OWNER'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)
ON 6/21/2021

BEFORE ME, SURINDER KUMAR, NOTARY PUBLIC, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: MICHAEL MAMONE
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Surinder Kumar
SIGNATURE:

SURINDER KUMAR # 2252423
PRINTED NAME: COMMISSION # OF NOTARY:

OCT 2, 2022 SAN FRANCISCO
COMMISSION EXPIRES: PRINCIPAL COUNTY OF BUSINESS:

COUNTY TAX COLLECTOR'S STATEMENT:

I, THE UNDERSIGNED, ON BEHALF OF AND ACCORDING TO THE RECORDS OF THE COUNTY TAX COLLECTOR OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, HEREBY STATE THAT THERE ARE NO LIENS AGAINST THE SUBDIVISION OR ANY PART THEREOF FOR UNPAID TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE. MY ESTIMATE OF TAXES AND SPECIAL ASSESSMENT COLLECTED AS TAXES NOT YET PAYABLE IS \$ 49,915.91. THE LAND IN SAID SUBDIVISION IS NOT SUBJECT TO A SPECIAL ASSESSMENT OR BOND WHICH MAY BE PAID IN FULL SECURITY REQUIRED (IF ANY) PURSUANT TO GOVERNMENT CODE SECTION 66493(A) AND (C) IS HERBY ACCEPTED AND APPROVED.

SIGNED THIS 30th DAY OF JUNE, 2021

TAX COLLECTOR
COUNTY OF MARIN
STATE OF CALIFORNIA.

BY: Stacy Moe 1969
DEPUTY

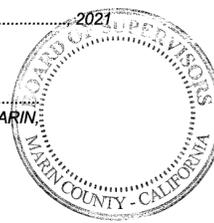


CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

I, THE UNDERSIGNED, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, DO HEREBY STATE THAT ALL BONDS, MONEY OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN FILED WITH AND APPROVED BY THE COUNTY OF MARIN FOR THE PURPOSE OF SECURING PAYMENT OF ALL STATE, COUNTY, MUNICIPAL, AND LOCAL TAXES. AND THE CURRENT INSTALLMENT OF PRINCIPAL AND INTEREST OF ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME THE PARCEL MAP IS RECORDED ARE A LIEN AGAINST THE SUBDIVISION OR ANY PART THEREOF, BUT WHICH IS NOT YET PAYABLE; NAMELY BONDS UNDER GOVERNMENT CODE SECTION 66493(A) AND (C) IN THE SUM OF \$.....

WITNESS MY HAND AND SEAL THIS 30th DAY OF JUNE, 2021

SIGNED: [Signature]
CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN,
STATE OF CALIFORNIA



CITY PLANNING COMMISSION'S STATEMENT:

I, LILLY WHALEN, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF SAUSALITO CALIFORNIA, DO HEREBY CERTIFY THAT THE CITY OF SAUSALITO PLANNING COMMISSION APPROVED THE SUBDIVISION OF THESE LANDS IN THE MANNER THEREIN DELINEATED.

SIGNED THIS 6th DAY OF July, 2021

SIGNED [Signature]
LILLY WHALEN, SECRETARY OF THE PLANNING COMMISSION
CITY OF SAUSALITO, CALIFORNIA

CITY CLERK CERTIFICATE:

I, HEIDI SCOBLE, THE UNDERSIGNED CITY CLERK OF THE CITY COUNCIL OF THE CITY OF SAUSALITO, COUNTY OF MARIN, STATE OF CALIFORNIA, HEREBY STATE THAT DURING THE COURSE OF ITS

COUNCIL MEETING ON THE 22nd DAY OF June, 2021,

SAID CITY COUNCIL, BY ITS ADOPTION OF RESOLUTION NO. 6049 APPROVED THIS

PARCEL MAP ENTITLED "PARCEL MAP 37 & 39 CRESCENT AVENUE, A 2 UNIT RESIDENTIAL CONDOMINIUM PROJECT".

WITNESS MY HAND AND SEAL THIS 2nd DAY OF July, 2021

SIGNED [Signature]

HEIDI SCOBLE, CLERK OF THE CITY COUNCIL OF THE CITY OF SAUSALITO
COUNTY OF MARIN, STATE OF CALIFORNIA.

CITY ENGINEER'S STATEMENT:

I, KEVIN MCGOWAN, CITY ENGINEER OF THE CITY OF SAUSALITO, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP, AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF CHAPTER TWO OF THE SUBDIVISION MAP ACT AND ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

SIGNED THIS 2nd DAY OF July, 2021

[Signature]

KEVIN MCGOWAN, CITY ENGINEER OF THE CITY OF SAUSALITO, CALIFORNIA

R.C.E. 45967

NOTES:

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:

"CONDITIONAL CERTIFICATE OF COMPLIANCE"
RECORDED ON SEPTEMBER 4, 1990
DOC. 90-52020

SURVEYOR'S 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 MICHAEL MAMONE IN MARCH, 2009. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



[Signature]
FREDERICK T. SEHER, PLS
LICENSE NO. 6216

DATE: 06-21-21

CONSULTING SURVEYOR'S STATEMENT:

I, LINDA A. CARRUTHERS, CONSULTING SURVEYOR FOR THE CITY OF SAUSALITO, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ON BEHALF OF THE CITY OF SAUSALITO, STATE OF CALIFORNIA, AND AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

SIGNED THIS 6 DAY OF July, 2021

[Signature]
LINDA A. CARRUTHERS, PLS 7053



RECORDER'S STATEMENT:

FILED THIS 23rd DAY OF July, 2021, AT 8:00 A.M. IN BOOK 2021 OF MAP, AT PAGE(S) 136, REQUEST OF CITY OF SAUSALITO

SERIAL NO. 2021-0047570

FEE \$86-

[Signature]
COUNTY RECORDER

[Signature]
DEPUTY

PARCEL MAP
37 & 39 CRESCENT AVENUE
A 2 UNIT RESIDENTIAL CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MAY 18, 2007, DOCUMENT NUMBER 2007-0031053, MARIN COUNTY RECORDS

ALSO BEING PORTIONS OF LOTS 99 & 100, BLOCK 30, "MAP NO. 3 OF THE PROPERTY OF THE SAUSALITO BAY LAND COMPANY", 3 MAPS 86

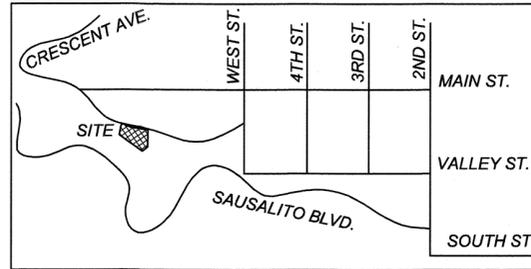
CITY OF SAUSALITO, COUNTY OF MARIN
SCALE AS NOTED

CALIFORNIA
JUNE, 2021



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET ONE OF TWO SHEETS



VICINITY MAP NOT TO SCALE

SURVEY NOTES:

BEARINGS AND DISTANCES ARE PER 2000 MAPS 14, UNLESS OTHERWISE NOTED.

RECORD EQUALS MEASURED, UNLESS OTHERWISE NOTED.

THIS SURVEY ACCEPTED THE SUBJECT PARCEL BOUNDARY AS SURVEYED BY 2000 MAPS 14 AND MONUMENTED BY CORNER RECORD "APN 065-252-64", AS SHOWN.

FOUND LEAD & TAG PLS 7053 PER ③ ON LINE EXTENDED 5.50', DESTROYED BY CONSTRUCTION AS OF MAY 2021. SET RIVET & TAG LS 6216 IN NEW GUTTER ON LINE EXTENDED 5.00'. EL=154.87

FOUND LEAD & TAG PLS 7053 PER ③ ON LINE EXTENDED 5.00', DESTROYED BY CONSTRUCTION AS OF MAY 2021. SET RIVET & TAG LS 6216 IN NEW GUTTER ON LINE EXTENDED 4.00'. EL=138.99

LEGEND:

- FOUND CITY OF SAUSALITO MONUMENT, BRASS DISK WITH PUNCH IN WELL
- FOUND LEAD AND TAG PLS 7053 PER ④
- ✖ FOUND 5/8" REBAR AND CAP PLS 7053 PER ③, UNLESS OTHERWISE NOTED
- SET RIVET & TAG LS 6216 IN NEW CONCRETE GUTTER
- () DENOTES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- EL ELEVATION

P.U.E. PUBLIC UTILITIES EASEMENT

BOUNDARY NOTES:

ALL DISTANCES ARE MEASURED UNLESS SHOWN OTHERWISE.
ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

BASIS OF BEARINGS:

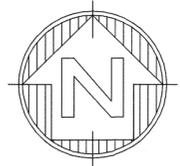
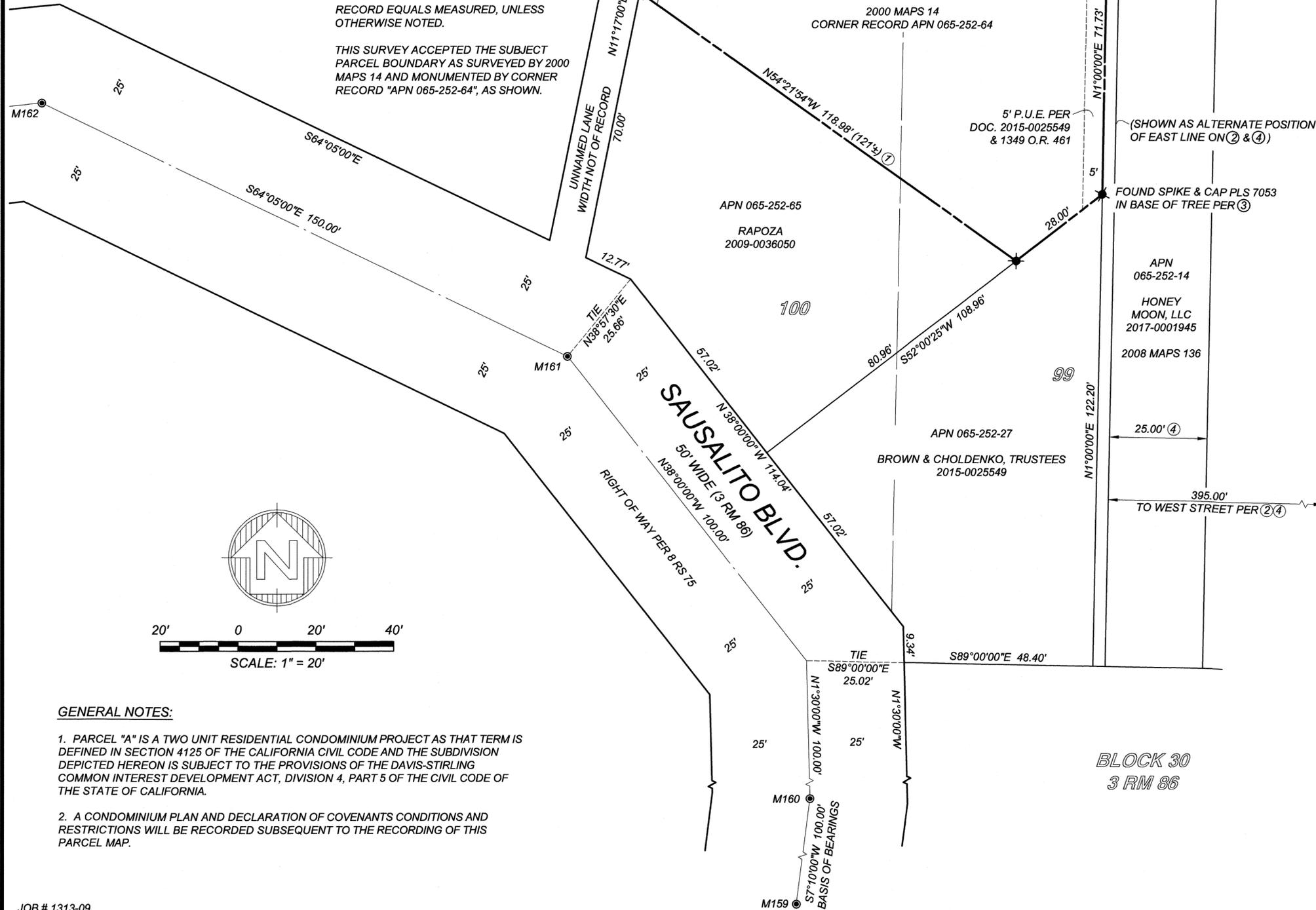
THE BEARING SOUTH 7°10'00" WEST OF THE CENTERLINE OF SAUSALITO BOULEVARD BETWEEN TWO CITY MONUMENTS M159 & M160, AS SHOWN ON THAT RECORD OF SURVEY FILED ON JUNE 23, 1970, IN BOOK 9 OF SURVEYS, AT PAGE 32, MARIN COUNTY RECORDS, WAS TAKEN AND USED AS THE BASIS OF BEARINGS SHOWN HEREON.

MAP AND DEED REFERENCES:

- ① GRANT DEED RECORDED MAY 18, 2007, DOCUMENT NUMBER 2007-0031053, MARIN COUNTY RECORDS
- ② RECORD OF SURVEY FILED JANUARY 24, 2000, IN BOOK 2000 OF MAPS AT PAGE 14, MARIN COUNTY RECORDS
- ③ CORNER RECORD FILED JULY 31, 2001, DOCUMENT NUMBER "APN 065-252-64", MARIN COUNTY SURVEYOR'S OFFICE
- ④ RECORD OF SURVEY FILED JULY 16, 2008, IN BOOK 2008 OF MAPS AT PAGE 136, MARIN COUNTY RECORDS

BENCHMARK:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY ELEVATION REFERENCE MARK "RM 10", A 2 INCH BRONZE DISK WITH PUNCH IN TRIANGLE, STAMPED "CITY OF SAUSALITO OFFICIAL BENCHMARK - RM10", LOCATED NEAR THE SOUTHEASTERLY CORNER OF SECOND STREET AND VALLEY STREET, AT THE BACK OF A CONCRETE SIDEWALK ON THE SOUTH SIDE OF VALLEY STREET, 10' EASTERLY OF THE EAST CURB LINE OF SECOND STREET. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC DATUM OF 1929. INFORMATION PROVIDED BY CITY OF SAUSALITO DEPARTMENT OF PUBLIC WORKS. BENCHMARK ELEVATION = 41.90



SCALE: 1" = 20'

GENERAL NOTES:

1. PARCEL "A" IS A TWO UNIT RESIDENTIAL CONDOMINIUM PROJECT AS THAT TERM IS DEFINED IN SECTION 4125 OF THE CALIFORNIA CIVIL CODE AND THE SUBDIVISION DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE DAVIS-STIRLING COMMON INTEREST DEVELOPMENT ACT, DIVISION 4, PART 5 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA.

2. A CONDOMINIUM PLAN AND DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS WILL BE RECORDED SUBSEQUENT TO THE RECORDING OF THIS PARCEL MAP.

**PARCEL MAP
37 & 39 CRESCENT AVENUE
A 2 UNIT RESIDENTIAL CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MAY 18, 2007, DOCUMENT NUMBER 2007-0031053, MARIN COUNTY RECORDS

ALSO BEING PORTIONS OF LOTS 99 & 100, BLOCK 30, "MAP NO. 3 OF THE PROPERTY OF THE SAUSALITO BAY LAND COMPANY", 3 MAPS 86

CITY OF SAUSALITO, COUNTY OF MARIN
SCALE AS NOTED

CALIFORNIA
JUNE, 2021



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SHEET TWO OF TWO SHEETS

APN 065-252-64 37 & 39 CRESCENT AVENUE, SAUSALITO