

OWNER'S STATEMENT

WE THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE SOLE OWNERS OF AND HAVE THE RIGHT, TITLE AND INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP AND ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO THE SAID PROPERTY, AND WE CONSENT TO THE MAKING AND FILING OF SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE BORDER LINES.

BINFORD ROAD LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Trevor Ham
TREVOR HAM, LLC MANAGING MEMBER

Glynis Mariani
GLYNIS MARIANI, LLC MANAGING MEMBER

OWNER'S ACKNOWLEDGEMENT

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 MARIN

ON 9/1/23 BEFORE ME Andrew Holzbaur PERSONALLY APPEARED Trevor Ham WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON (S) WHOSE NAME (S) 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 TO PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL,

SIGNATURE Andrew Holzbaur
COMMISSION NO. 2437319
EXPIRES 3/5/2027
PRINT NAME Andrew Holzbaur
MARIN COUNTY

OWNER'S ACKNOWLEDGEMENT

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 MARIN

ON 9/1/23 BEFORE ME Andrew Holzbaur PERSONALLY APPEARED Glynis Mariani WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON (S) WHOSE NAME (S) 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 TO PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL,

SIGNATURE Andrew Holzbaur
COMMISSION NO. 2437319
EXPIRES 3/5/2027
PRINT NAME Andrew Holzbaur
MARIN COUNTY

COUNTY TAX COLLECTOR'S CERTIFICATE

I, THE UNDERSIGNED, ON BEHALF OF THE TAX COLLECTOR OF THE COUNTY OF MARIN AND CITIES THEREIN, STATE OF CALIFORNIA, HEREBY STATE THAT THERE ARE NO LIENS FOR UNPAID TAXES, COUNTY OR CITY, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE AGAINST THE TRACT OF SUBDIVISION OF LAND SHOWN HEREON OR ANY PART THEREOF.

SIGNED THIS 17th DAY OF SEPTEMBER 2023.

TAX COLLECTOR
COUNTY OF MARIN
STATE OF CALIFORNIA

BY: DEPUTY



STEWART TITLE GUARANTY COMPANY
GUARANTEE NO. G-367727548

TRUSTEE'S STATEMENT

THE UNDERSIGNED AS TRUSTEE UNDER DEED OF TRUSTS RECORDED AUGUST 31, 2016 AS DOCUMENT NUMBER 2016-0039234 AND AS DOCUMENT NUMBER 2016-0039235, MARIN COUNTY RECORDS, DOES HEREBY CONSENT TO THE FILING OF THIS PARCEL MAP.

STEWART TITLE INSURANCE COMPANY

BY: Joany Knopk, President/CEO
PRINT NAME & TITLE

SIGNATURE DATE 9/15/23

TRUSTEE'S ACKNOWLEDGEMENT

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 MARIN

ON 9/15/23 BEFORE ME Patricia Campy Rivera PERSONALLY APPEARED Anna Karpuk WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON (S) WHOSE NAME (S) 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 TO PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL,

SIGNATURE Patricia Campy Rivera
COMMISSION NO. 2419929
EXPIRES 10/08/2026
PRINT NAME Patricia Campy Rivera
NAPA COUNTY

EASEMENT CERTIFICATE

SIGNATURES OF OWNERS OF THE FOLLOWING EASEMENTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66445 OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CAN NOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

Table with 3 columns: NAME, RECORDED, NATURE OF INTEREST. Lists various easements including Leveroni Et. Al., Columbia Broadcasting Systems, Inc., Pacific Gas & Electric Company, Rancho Del Pantano, Inc., and Marin County Flood Control and Water Conservation District.

COUNTY RECORDER'S CERTIFICATE

FILED THIS 5th DAY OF OCTOBER 2023. AT 9:45 AM. IN BOOK 2552 OF MAPS, AT PAGE 185, AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

SERIAL NO. 2552-0025094
FEE: \$92.-
COUNTY RECORDER
DEPUTY COUNTY RECORDER

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 A GOOD AND SUFFICIENT BOND APPROVED BY AND IN THE AMOUNT FIXED BY SAID BOARD OF SUPERVISORS HAS BEEN FILED WITH SAID BOARD AND THAT SAID BOND BY ITS TERMS IS MADE TO INSURE TO THE BENEFIT OF SAID COUNTY OF MARIN AND IS CONDITIONED FOR THE PAYMENT OF ALL TAXES, WHICH MAY BE AT THE TIME OF RECORDING OF THIS MAP A LIEN AGAINST THE TRACT OR SUBDIVISION OF LAND SHOWN HEREON OR ANY PART THEREOF, BUT NOT YET PAYABLE.

WITNESS MY HAND AND SEAL THIS 20th DAY OF OCTOBER 2023.

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



COUNTY SURVEYOR'S STATEMENT

I, THE UNDERSIGNED, COUNTY SURVEYOR OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THE WITHIN PARCEL MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

SIGNATURE Tracy W. Park
DATE 9/20/23
TRACY W. PARK, P.L.S. 8176
COUNTY SURVEYOR



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 TREVOR HAM IN MAY 2023. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL MONUMENTS SHOWN HEREON WILL BE SET PER CITY STANDARDS WITHIN 18 MONTHS FROM THE DAY OF FILING OF THIS MAP AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

SIGNATURE Steven J. Klein
DATE 8/3/23
STEVEN J. KLEIN, PLS 8155



PARCEL MAP

BEING A SUBDIVISION OF THE LANDS OF BINFORD ROAD, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN DOCUMENT NUMBER 2001-34725, MARIN COUNTY RECORDS

COUNTY OF MARIN STATE OF CALIFORNIA
47.17± ACRES 3 LOTS
APN 125-190-21, 65 & 66



MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING + LAND SURVEYING
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HEALDSBURG, CA 95448
(707) 395-0968

CERTIFICATE SHEET
JOB NO. 87-23 JULY 2023 SHEET 1 OF 5

COMMUNITY DEVELOPMENT AGENCY DIRECTOR'S STATEMENT

APPROVED BY THE COMMUNITY DEVELOPMENT AGENCY, PLANNING DIVISION OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, THIS 16 DAY OF September, 2023.


COMMUNITY DEVELOPMENT AGENCY DIRECTOR

BY DEPUTY

SOILS REPORT STATEMENT

A GEOTECHNICAL INVESTIGATION REPORT DATED JANUARY 29, 2021 PREPARED BY SMITH-EMERY SAN FRANCISCO SPECIFICALLY FOR THIS SUBDIVISION HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT AGENCY, PLANNING DIVISION, OF THE COUNTY OF MARIN.

CLERK OF THE BOARD OF SUPERVISORS' FOR THE MARIN COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT'S STATEMENT

THE BOARD OF SUPERVISORS FOR THE MARIN COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, AT A REGULAR MEETING HELD ON THE 19 DAY OF SEPT., 2023 EXAMINED THIS PARCEL MAP, AND SAID BOARD BY RESOLUTION NO. 2023-105 DULY PASSED AT THE MEETING AFORESAID, APPROVED THIS MAP ON BEHALF OF THE PUBLIC. PURSUANT TO THE PROVISIONS OF SECTION 66445(j) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP CONSTITUTES THE ABANDONMENT OF THE EASEMENTS DESCRIBED AS "EASEMENT AND RIGHT OF WAY FOR PURPOSES OF INGRESS AND EGRESS FOR DISTRICT MAINTENANCE VEHICLES" PER DOCUMENTS RECORDED JUNE 29, 1976 IN BOOK 3051 OF OFFICIAL RECORDS AT PAGES 663 AND 668, MARIN COUNTY RECORDS, NOT SHOWN ON THIS MAP.

WITNESS MY HAND AND SEAL THIS 20 DAY OF OCTOBER, 2023.

SIGNED: 
CLERK OF THE BOARD OF SUPERVISORS OF THE MARIN COUNTY FLOOD CONTROL AND CONSERVATION DISTRICT



PARCEL MAP

BEING A SUBDIVISION OF THE LANDS OF BINFORD ROAD, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN DOCUMENT NUMBER 2001-34725, MARIN COUNTY RECORDS

COUNTY OF MARIN STATE OF CALIFORNIA

47.17± ACRES 3 LOTS

APN 125-190-21, 65 & 66



MCE
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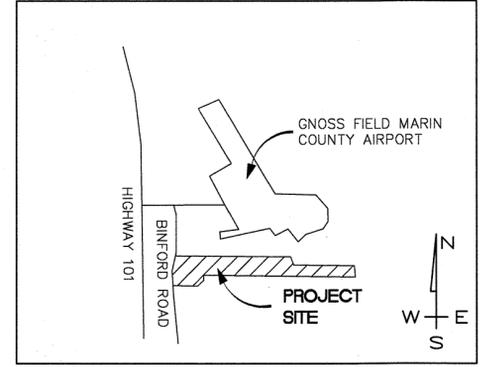
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CERTIFICATE SHEET

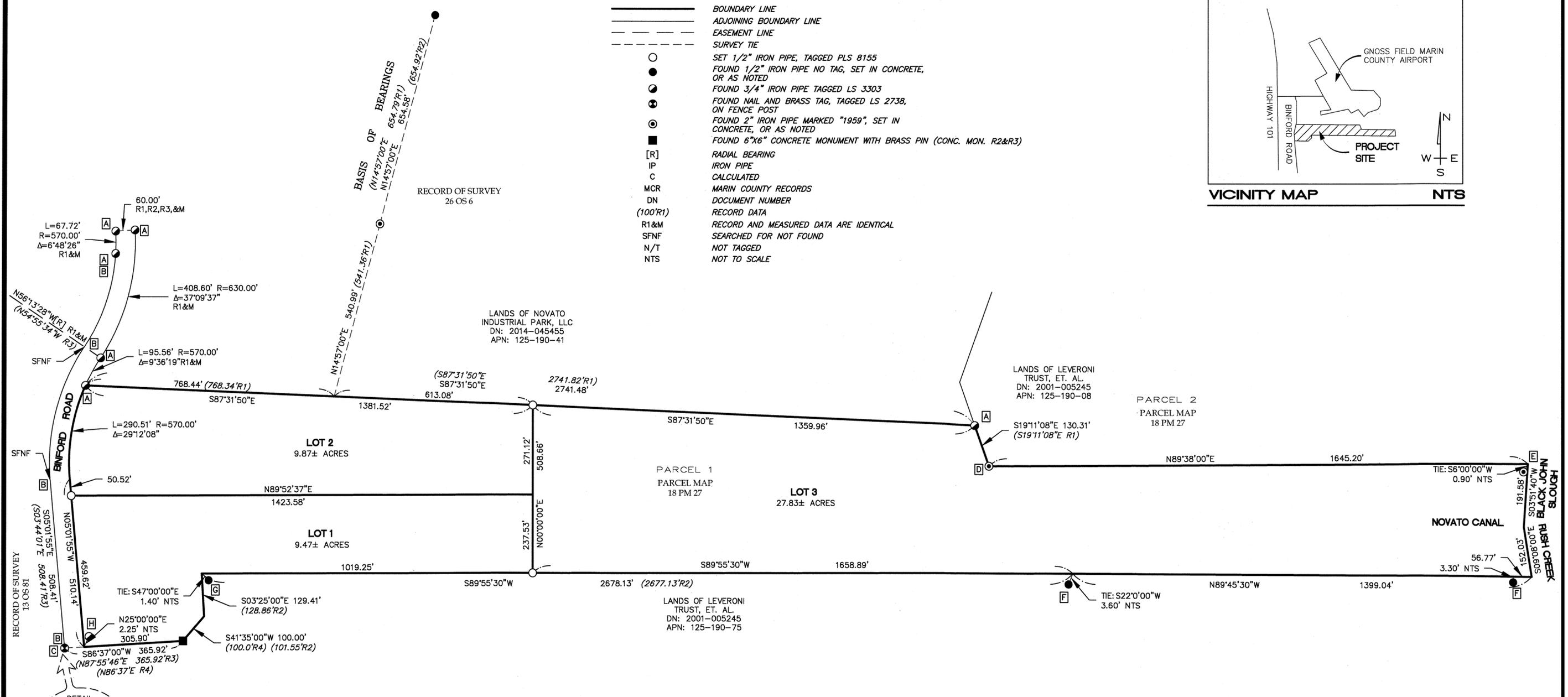
JOB NO. 87-23 JULY 2023 SHEET 2 OF 5

LEGEND

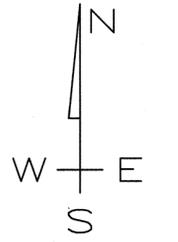
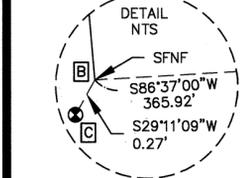
- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- EASEMENT LINE
- - - SURVEY TIE
- SET 1/2" IRON PIPE, TAGGED PLS 8155
- FOUND 1/2" IRON PIPE NO TAG, SET IN CONCRETE, OR AS NOTED
- FOUND 3/4" IRON PIPE TAGGED LS 3303
- FOUND NAIL AND BRASS TAG, TAGGED LS 2738, ON FENCE POST
- FOUND 2" IRON PIPE MARKED "1959", SET IN CONCRETE, OR AS NOTED
- FOUND 6"x6" CONCRETE MONUMENT WITH BRASS PIN (CONC. MON. R2&R3)
- [R] RADIAL BEARING
- IP IRON PIPE
- C CALCULATED
- MCR MARIN COUNTY RECORDS
- DN DOCUMENT NUMBER
- (100'R1) RECORD DATA
- R1&M RECORD AND MEASURED DATA ARE IDENTICAL
- SFNF SEARCHED FOR NOT FOUND
- N/T NOT TAGGED
- NTS NOT TO SCALE



VICINITY MAP NTS



RECORD OF SURVEY 13 06 81



SCALE: 1" = 200'

MONUMENT NOTES

- A 3/4" IRON PIPE W/YELLOW PLUG LS3303 (R1)
- B (3/4" IRON PIPE TAGGED LS 3049 R3) SFNF
- C NAIL & TAG LS 2738 IN TOP OF 6" DIA FENCE POST
- D 1-1/4" IRON PIPE IN 6" PIPE (1-1/2" IRON PIPE IN 6" PIPE WITH COVER R1)(1-1/4" IRON PIPE R2)
- E 2" IRON PIPE DISTURBED (BENT)
- F 1/2" IRON PIPE (BENT), NOT ACCEPTED AS THE 3/4" PIPE TAGGED RCE 10759 PER R2
- G 1/2" IRON PIPE (BENT), NOT ACCEPTED AS THE 3/4" PIPE PER R2
- H 3/4" IRON PIPE, NO RECORD

REFERENCE INDEX

REFERENCE TITLE	RECORDING DATA
R1 RECORD OF SURVEY	26 SURVEYS 6, MCR
R2 PARCEL MAP	19 PARCEL MAPS 27, MCR
R3 RECORD OF SURVEY	13 SURVEYS 81, MCR
R4 GRANT DEED	386 O.R. 423, MCR

BASIS OF BEARINGS

NORTH 14°55'00" WEST BETWEEN A FOUND 2" IRON PIPE MONUMENT IN CONCRETE AND A 1/2" IRON PIPE MONUMENT IN CONCRETE AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 26 OF SURVEYS AT PAGE 6, MARIN COUNTY RECORDS.

NOTES:
 1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 2. ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS SHOWN OTHERWISE.

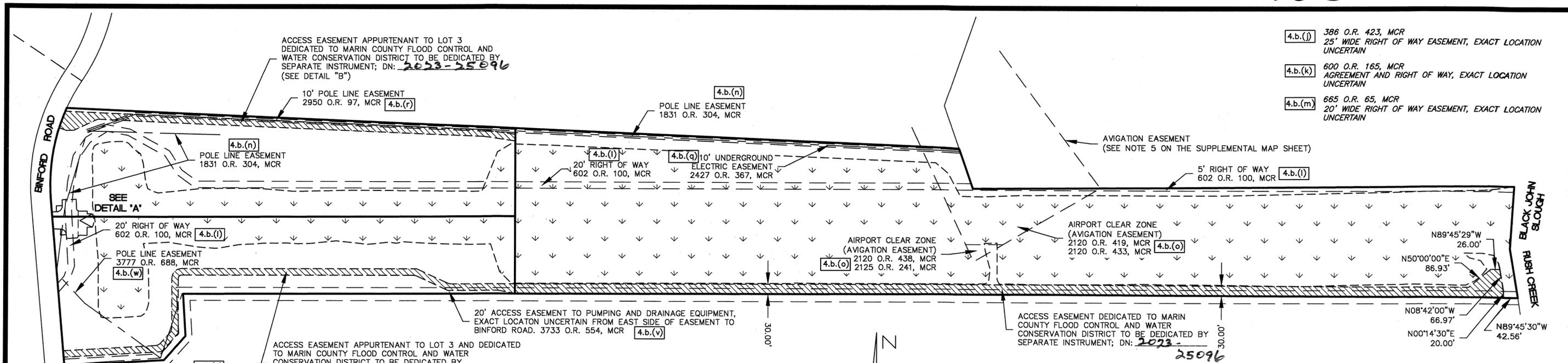
PARCEL MAP

BEING A SUBDIVISION OF THE LANDS OF BINFORD ROAD, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN DOCUMENT NUMBER 2001-34725, MARIN COUNTY RECORDS
 COUNTY OF MARIN STATE OF CALIFORNIA
 47.17± ACRES 3 LOTS
 APN 125-190-21, 65 & 66



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SEE SHEET 4 FOR EASEMENTS AND DEDICATIONS
 SEE SHEET 5 FOR SUPPLEMENTAL INFORMATION



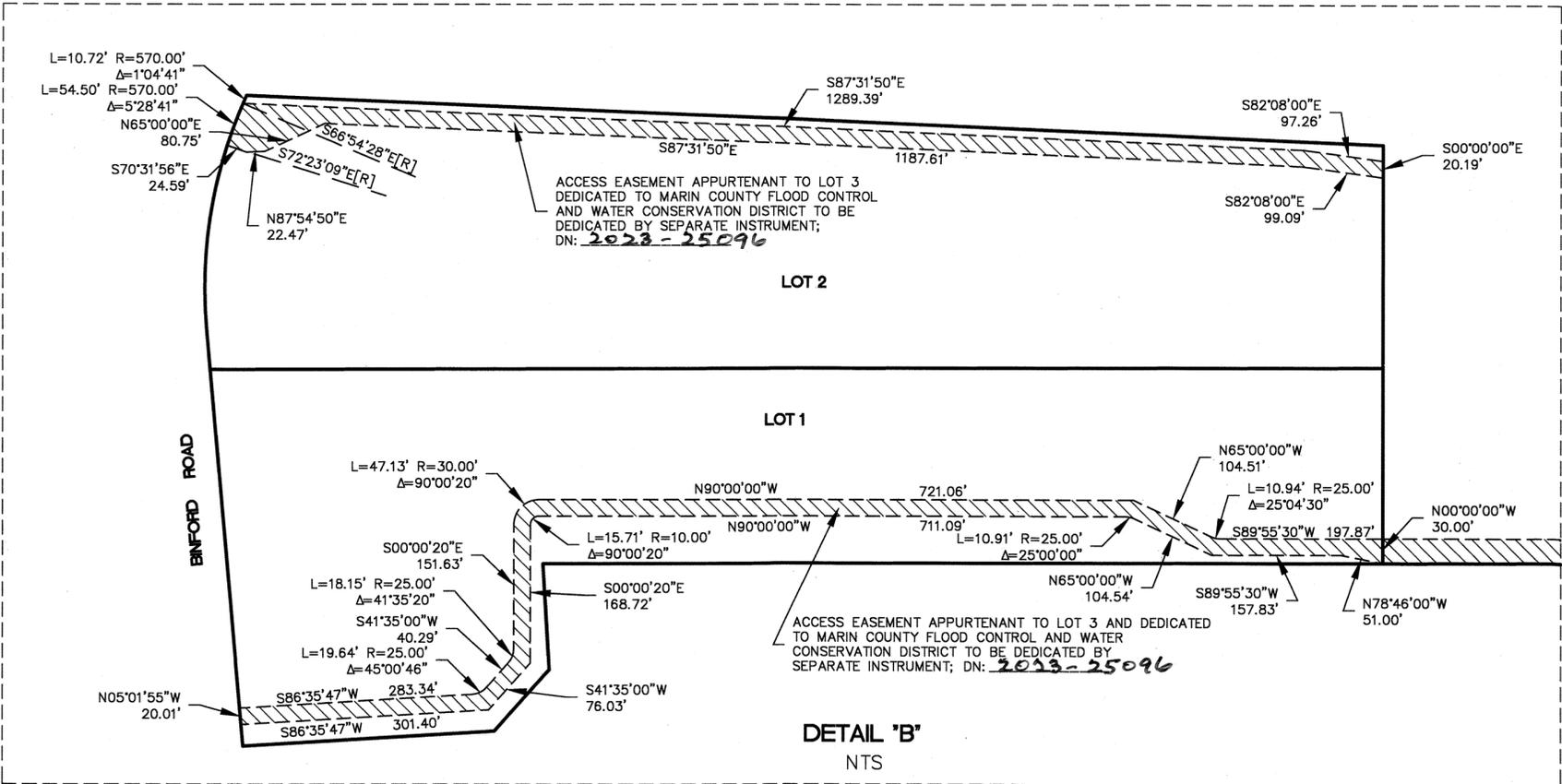
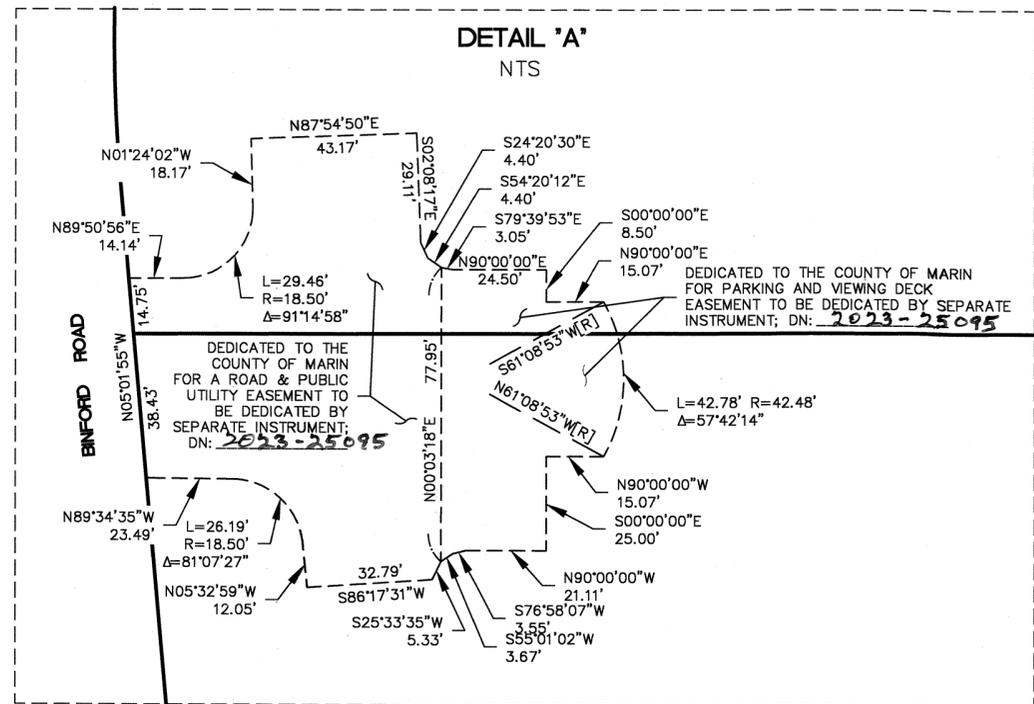
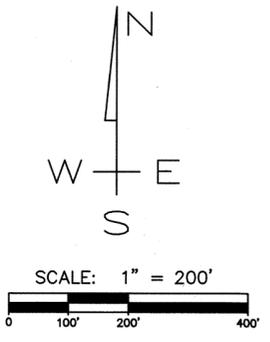
- 4.b.(j) 386 O.R. 423, MCR
25' WIDE RIGHT OF WAY EASEMENT, EXACT LOCATION UNCERTAIN
- 4.b.(k) 600 O.R. 165, MCR
AGREEMENT AND RIGHT OF WAY, EXACT LOCATION UNCERTAIN
- 4.b.(m) 665 O.R. 65, MCR
20' WIDE RIGHT OF WAY EASEMENT, EXACT LOCATION UNCERTAIN

NOTES:

1. ALL EASEMENTS OF RECORD ARE SHOWN HEREON.
2. PURSUANT TO THE PROVISIONS OF SECTION 6645(j) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP CONSTITUTES THE ABANDONMENT OF THE EASEMENTS DESCRIBED AS "EASEMENT AND RIGHT OF WAY FOR PURPOSES OF INGRESS AND EGRESS FOR DISTRICT MAINTENANCE VEHICLES" PER DOCUMENTS RECORDED JUNE 29, 1976 IN BOOK 3051 OF OFFICIAL RECORDS AT PAGES 663, AND 668, MARIN COUNTY RECORDS, NOT SHOWN ON THIS MAP

LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT LINE
MCR	MARIN COUNTY RECORDS
O.R.	OFFICIAL RECORDS
DN	DOCUMENT NUMBER
NTS	NOT TO SCALE
[R]	RADIAL BEARING
---	AREA BELOW ORDINARY HIGH TIDE LINE SUBJECT TO OPEN SPACE PRESERVATION
4.b.(j)	NUMBER OF SCHEDULE B, CONDITION OF TITLE GUARANTEE STEWART TITLE GUARANTY COMPANY GUARANTEE NO.367727548, AUGUST 23, 2021



PARCEL MAP

BEING A SUBDIVISION OF THE LANDS OF BINFORD ROAD, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN DOCUMENT NUMBER 2001-34725, MARIN COUNTY RECORDS

COUNTY OF MARIN STATE OF CALIFORNIA

47.17± ACRES 3 LOTS

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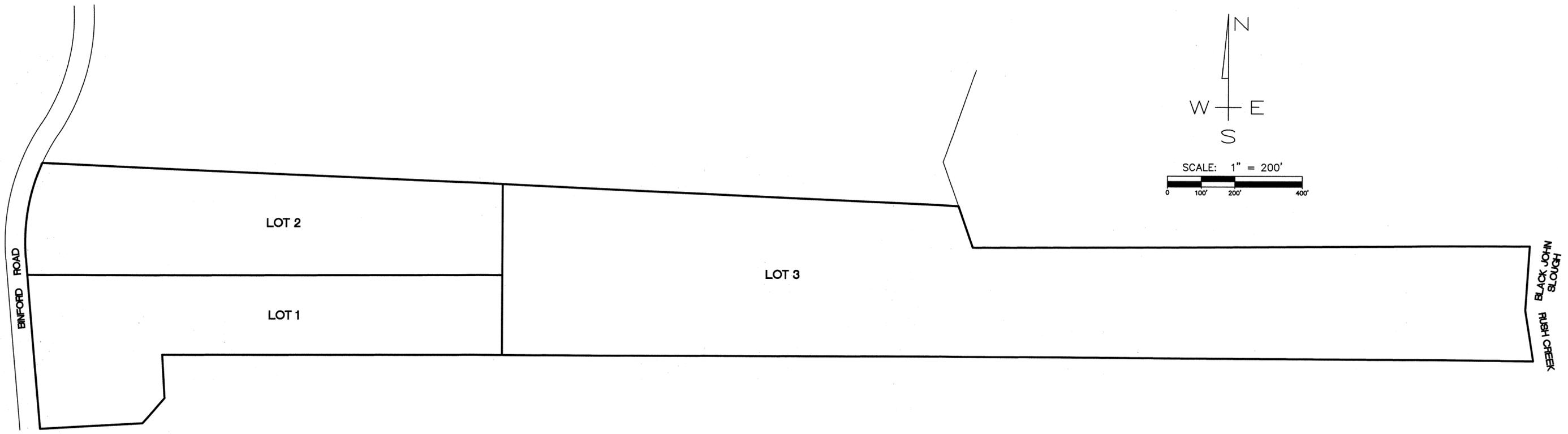


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- NOTES:**
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 2. ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS SHOWN OTHERWISE.



NOTES:

1. FURTHER DIVISION OF ANY PARCEL CREATED BY THIS LAND DIVISION SHALL NOT BE PERMITTED.
2. THE ENTIRE AREA OF LOT 3 SHALL BE PRESERVED AS OPEN SPACE.
3. THOSE AREAS LYING BELOW THE ORDINARY HIGH TIDE LINE ON LOTS 1 AND 2 AS DEPICTED ON SHEET 3 SHALL BE PRESERVED AS OPEN SPACE.
4. NO LESS THAN 12.35 ACRES OF PREVIOUSLY FILLED AREAS OF LOT 3 HAVE BEEN RESTORED AND COMPLETED AS TIDAL MARSH HABITAT COMPLEX.
5. THE AVIGATION EASEMENT AREA DEPICTED ON SHEET 3 SHALL BE USED EXCLUSIVELY FOR AIRBORNE OPERATIONS AND NAVIGATION OF AIRCRAFTS ABOVE 500' NAVD88. NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED IN THE AVIGATION EASEMENT AREA THAT WOULD UNREASONABLY OBSTRUCT OR CONSTITUTE A HAZARD TO THE OPERATION AND NAVIGATION OF AIRCRAFT.

- NOTES:
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 2. ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS SHOWN OTHERWISE.

SUPPLEMENTAL INFORMATION SHEET

NOTE: THIS SUPPLEMENTAL INFORMATION SHEET IS RECORDED ALONG WITH THE SUBJECT PARCEL MAP, AND IS BEING RECORDED WITH THE PARCEL MAP FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

PARCEL MAP

BEING A SUBDIVISION OF THE LANDS OF BINFORD ROAD, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN DOCUMENT NUMBER 2001-34725, MARIN COUNTY RECORDS

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SUPPLEMENTAL INFORMATION SHEET
 JOB NO. 87-23 JULY 2023 SHEET 5 OF 5