OWNER'S ACKNOWLEDGEMENT

A NOTARY OF 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 February 19, 2026 BEFORE ME, Maureen Ferrara, A NOTARY PUBLIC

PERSONALLY APPEARED Michael F O'Mahony 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 SIGNATURES(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

NOTARY'S SIGNATURE: _____

NAME OF NOTARY (PLEASE PRINT): Maureen Ferrara

PRINCIPAL COUNTY OF BUSINESS: Marin

MY COMMISSION NUMBER: 2525576

MY COMMISSION EXPIRES: 7-30-2029

MAUREEN FERRARA
Notary Public - California
Marin County
Commission # 2525576
My Comm. Expires Jul 30, 2029

OWNER'S ACKNOWLEDGEMENT

A NOTARY OF 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 _____)

ON_____ BEFORE ME,_____, A NOTARY PUBLIC

PERSONALLY APPEARED _____, 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 SIGNATURES(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

NOTARY'S SIGNATURE: _____

NAME OF NOTARY (PLEASE PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

CSW ST2

504 Redwood Boulevard, #310
Novato, CA 94947
415.883.9850

CSWST2.com

Engineering
Landscape Architecture
Surveying
Urban Planning

OWNER'S ACKNOWLEDGEMENT

A NOTARY OF 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 _____)

ON_____ BEFORE ME,_____, A NOTARY PUBLIC

PERSONALLY APPEARED _____, 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 SIGNATURES(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

NOTARY'S SIGNATURE: _____

NAME OF NOTARY (PLEASE PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

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 INURE 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 ON THIS 9th DAY OF March, 2026.

SIGNED _____
DEREK JOHNSON
CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN
STATE OF CALIFORNIA

BOARD OF SUPERVISORS MARIN COUNTY CALIFORNIA

TRUSTEE'S STATEMENT

THE UNDERSIGNED TRUST DEED INVESTMENTS, INC., A CALIFORNIA CORPORATION, TRUSTEE UNDER THE CONSTRUCTION DEED OF TRUST RECORDED DECEMBER 17, 2024, SERIES NO. 2024-032877, OFFICIAL RECORDS OF MARIN COUNTY, CALIFORNIA, CONSENTS TO THE PREPARATION AND FILING OF THE MAP AND JOINS IN ALL OFFERS OF DEDICATION THEREON.

TRUST DEED INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____

PRINT NAME: Philip Goldstein

PRINT TITLE: President

TRUSTEE'S ACKNOWLEDGEMENT

A NOTARY OF 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 February 25, 2026 BEFORE ME, Maureen Ferrara, A NOTARY PUBLIC

FOR THE STATE OF CALIFORNIA

PERSONALLY APPEARED Philip Goldstein, 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 SIGNATURES(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

NOTARY'S SIGNATURE: _____

NAME OF NOTARY (PLEASE PRINT): Maureen Ferrara

PRINCIPAL COUNTY OF BUSINESS: Marin

MY COMMISSION NUMBER: 2525576

MY COMMISSION EXPIRES: 7-30-2029

MAUREEN FERRARA
Notary Public - California
Marin County
Commission # 2525576
My Comm. Expires Jul 30, 2029

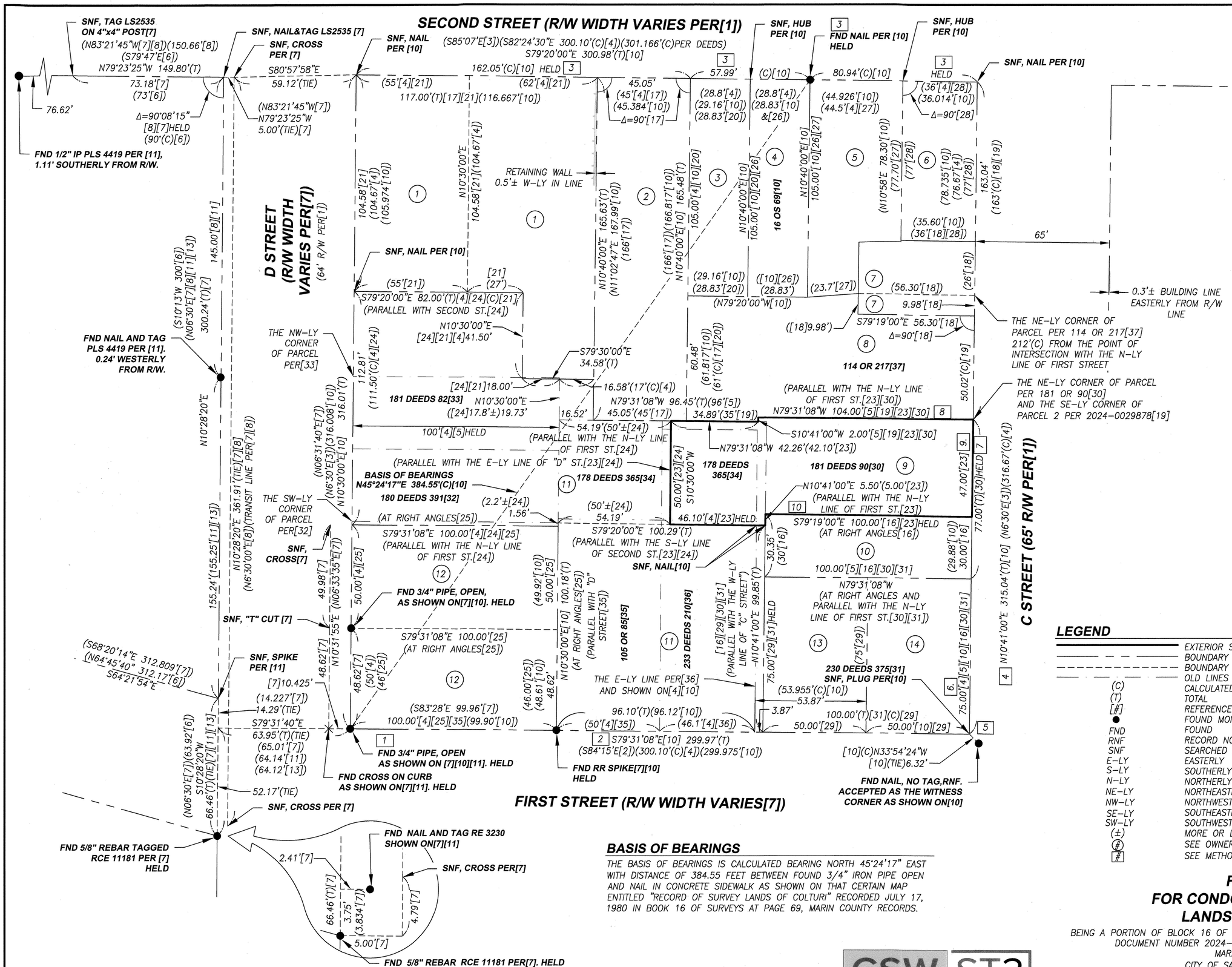
FINAL MAP
FOR CONDOMINIUM PURPOSES
LANDS OF MODLP, LLC

BEING A PORTION OF BLOCK 16 OF THE TOWNSITE OF SAN RAFAEL AND AS DESCRIBED IN DOCUMENT NUMBER 2024-0026294, RECORDED SEPTEMBER 27, 2024, MARIN COUNTY RECORDS.

CITY OF SAN RAFAEL, COUNTY OF MARIN,
STATE OF CALIFORNIA

A.P.N. 012-073-10
TS24-001

CSW|ST2 FILE: 2200280 DECEMBER 2025



Graphic Scale (in feet)

1 inch = 30 ft.

MAP REFERENCES

[1] 1 M 4 (10-14-1873)
[2] 1 M 20 (07-21-1871)
[3] 1 M 31 (06-07-1872)
[4] RA-927 (UNRECORDED, 1919)
[5] M-7_1A (UNRECORDED)
[6] L-3576 UNRECORDED SURVEY BY LOCKTON-FUTSCHER INC. (JULY 1962)
[7] 7 OS 78 (10-23-1968)
[8] 9 OS 24 (05-28-1970)
[9] 12 OS 29 (06-06-1974)
[10] 16 OS 69 (07-17-1980)
[11] 37 OS 2 (10-22-1997)
[12] 2001 M 167 (09-04-2001)
[13] 2018 M 132 (08-03-2018)
[14] 2020 M 284 (11-20-2020)

DEED REFERENCES

[16] 2007-0002229 (01-12-2007)
[17] 2010-0055944 (11-05-2010)
[18] 2012-0049067 (08-13-2012)
[19] 2024-0029878 (11-07-2024)
[20] 2014-0003821 (01-31-2014)
[21] 2014-0029077 (07-15-2014)
[22] 2017-0037793 (09-17-2017)
[23] 2024-0026294 (09-27-2024)
[24] 2019-0040318 (10-29-2019)
[25] 2025-0011571 (04-30-2025)
[26] 2021-0045125 (07-09-2021)
[27] 2021-0045126 (07-09-2021)
[28] 2021-0045127 (07-09-2021)
[29] 2015-0054351 (11-17-2015)
[30] 181 DEEDS 90 (07-31-1929)
[31] 230 DEEDS 375 (08-09-1921)
[32] 180 OR 391 (07-25-1929)
[33] 181 DEEDS 82 (07-24-1929)
[34] 178 DEEDS 365 (07-30-1929)
[35] 105 OR 85 (07-17-1926)
[36] 233 DEEDS 210 (10-25-1921)
[37] 114 OR 217 (04-18-1908)

LEGEND

———	EXTERIOR SUBDIVISION BOUNDARY
— — —	BOUNDARY ADJACENT
- - - - -	BOUNDARY TIES
— — — —	OLD LINES PER DEEDS
(C)	CALCULATED
(T)	TOTAL
[#]	REFERENCE MAP OR DEED
●	FOUND MONUMENT AS NOTED
FND	FOUND
RNF	RECORD NOT FOUND
SNF	SEARCHED NOT FOUND
E-LY	EASTERLY
S-LY	SOUTHERLY
N-LY	NORTHERLY
NE-LY	NORTHEASTERLY
NW-LY	NORTHWESTERLY
SE-LY	SOUTHEASTERLY
SW-LY	SOUTHWESTERLY
(±)	MORE OR LESS
(#)	SEE OWNER INFORMATION (SHEET 4)
[#]	SEE METHOD AND REASONING STATEMENT (SHEET 4)

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS CALCULATED BEARING NORTH 45°24'17" EAST WITH DISTANCE OF 384.55 FEET BETWEEN FOUND 3/4" IRON PIPE OPEN AND NAIL IN CONCRETE SIDEWALK AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY LANDS OF COLTURI" RECORDED JULY 17, 1980 IN BOOK 16 OF SURVEYS AT PAGE 69, MARIN COUNTY RECORDS.

FINAL MAP
FOR CONDOMINIUM PURPOSES
LANDS OF MODLP, LLC

BEING A PORTION OF BLOCK 16 OF THE TOWNSITE OF SAN RAFAEL AND AS DESCRIBED IN DOCUMENT NUMBER 2024-0026294, RECORDED SEPTEMBER 27, 2024, MARIN COUNTY RECORDS.
CITY OF SAN RAFAEL, COUNTY OF MARIN, STATE OF CALIFORNIA

CSW ST2

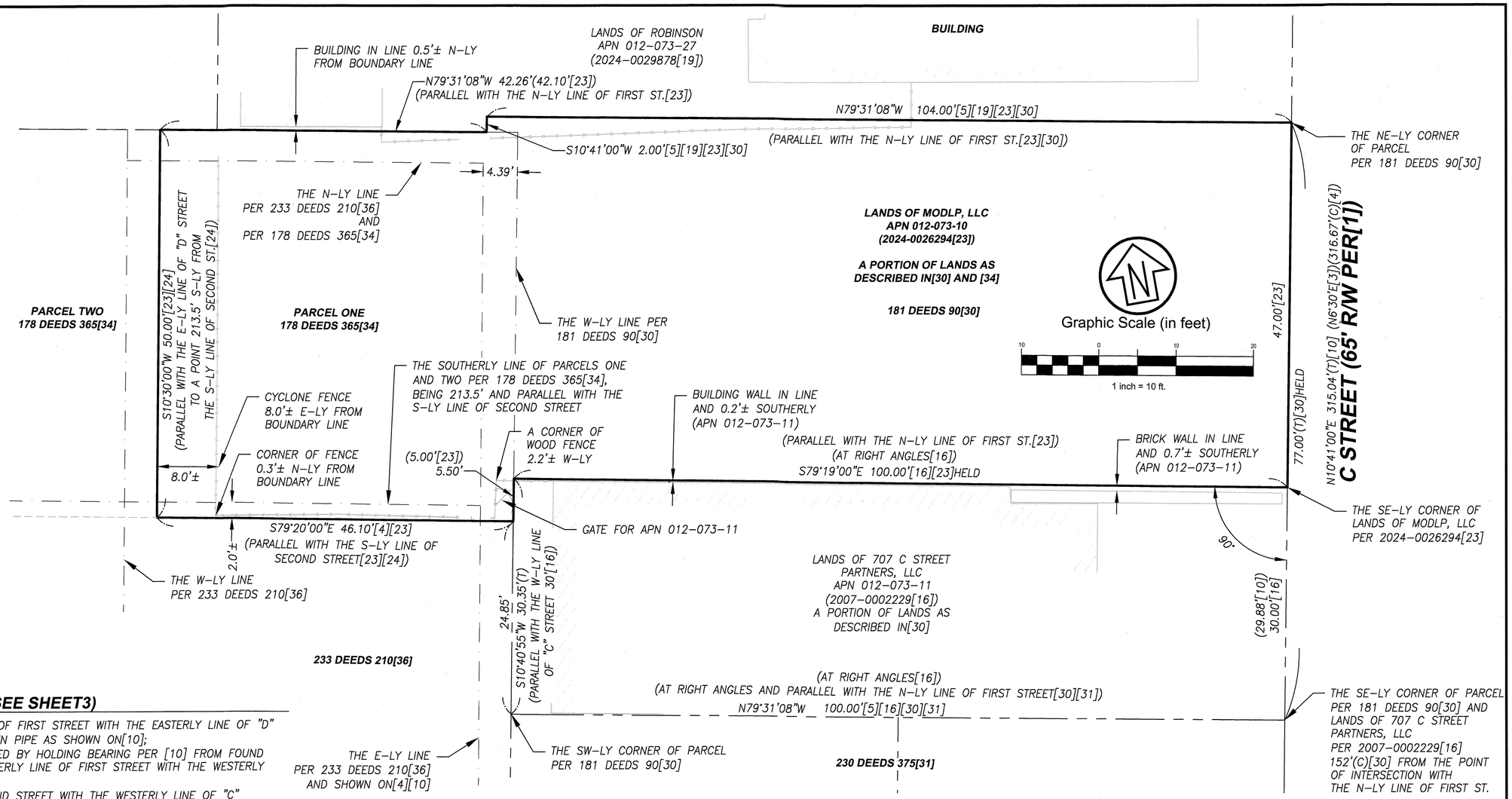
JOB #2200280 DECEMBER 2025

MAP REFERENCES

[1] 1 M 4 (10–14–1873)
[2] 1 M 20 (07–21–1871)
[3] 1 M 31 (06–07–1872)
[4] RA–927 (UNRECORDED, 1919)
[5] M–7_1A (UNRECORDED)
[6] L–3576 UNRECORDED SURVEY BY LOCKTON–FUTSCHER INC. (JULY 1962)
[7] 7 OS 78 (10–23–1968)
[8] 9 OS 24 (05–28–1970)
[9] 12 OS 29 (06–06–1974)
[10] 16 OS 69 (07–17–1980)
[11] 37 OS 2 (10–22–1997)
[12] 2001 M 167 (09–04–2001)
[13] 2018 M 132 (08–03–2018)
[14] 2020 M 284 (11–20–2020)

DEED REFERENCES

[16] 2007–0002229 (01–12–2007)
[17] 2010–0055944 (11–05–2010)
[18] 2012–0049067 (08–13–2012)
[19] 2024–0029878 (11–07–2024)
[20] 2014–0003821 (01–31–2014)
[21] 2014–0029077 (07–15–2014)
[22] 2017–0037793 (09–17–2017)
[23] 2024–0026294 (09–27–2024)
[24] 2019–0040318 (10–29–2019)
[25] 2025–0011571 (04–30–2025)
[26] 2021–0045125 (07–09–2021)
[27] 2021–0045126 (07–09–2021)
[28] 2021–0045127 (07–09–2021)
[29] 2015–0054351 (11–17–2015)
[30] 181 DEEDS 90 (07–31–1929)
[31] 230 DEEDS 375 (08–09–1921)
[32] 180 OR 391 (07–25–1929)
[33] 181 DEEDS 82 (07–24–1929)
[34] 178 DEEDS 365 (07–30–1929)
[35] 105 OR 85 (07–17–1926)
[36] 233 DEEDS 210 (10–25–1921)
[37] 114 OR 217 (04–18–1908)



DETAIL "A"

1 ' = 10"

METHOD AND REASONING STATEMENT (SEE SHEET3)

1. THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF FIRST STREET WITH THE EASTERLY LINE OF "D" STREET WAS ESTABLISHED BY HOLDING FOUND 3/4"OPEN PIPE AS SHOWN ON[10];
2. THE NORTHERLY LINE OF FIRST STREET WAS ESTABLISHED BY HOLDING BEARING PER [10] FROM FOUND OPEN IRON PIPE AT THE INTERSECTION OF SAID NORTHERLY LINE OF FIRST STREET WITH THE WESTERLY LINE OF "D" STREET;
3. THE INTERSECTIONS OF THE SOUTHERLY LINE OF SECOND STREET WITH THE WESTERLY LINE OF "C" STREET AND WITH EASTERLY LINE OF "D" STREET WERE ESTABLISHED BY HOLDING BEARING AND DISTANCES FROM FOUND NAIL IN CONCRETE SIDEWALK AS SHOWN ON[10] AND HOLDING A RECORD ANGLES PER[10];
4. THE WESTERLY LINE OF "C" STREET WAS ESTABLISHED HOLDING BEARING PER[10] FROM ESTABLISHED POINT OF INTERSECTION THE SOUTHERLY LINE OF SECOND STREET WITH THE WESTERLY LINE OF "C" STREET;
5. POINT INTERSECTION OF THE WESTERLY LINE OF "C" STREET AND THE NORTHERLY LINE OF FIRST STREET ACCEPTED AS THE SOUTHEASTERLY CORNER OF THE LANDS DESCRIBED IN BOOK 230 OF DEEDS PAGE 375, RECORDED 08–09–1921, MARIN COUNTY OFFICIAL RECORDS;
6. RECORD DISTANCE OF 75 FEET WAS HELD NORTHERLY ALONG THE WESTERLY LINE OF "C" STREET PER 230 DEEDS 375[31] TO ESTABLISH THE COMMON CORNER OF LANDS PER 181 DEEDS 90[30] AND 230 DEEDS 375[31].
7. RECORD DISTANCE OF 77 FEET WAS HELD NORTHERLY ALONG THE WESTERLY LINE OF "C" STREET TO ESTABLISH THE NORTHEASTERLY CORNER OF LANDS PER 181 DEEDS 90[30] (BEING THE SENIOR DEED FOR A PORTION OF LANDS OF MODLP, LLC AND ALL OF LANDS OF 707 C STREET PARTNERS LLC), BEING ALSO THE NORTHEASTERLY CORNER OF LANDS OF MODLP, LLC, AS DESCRIBED IN 2024–0026294[23];
8. A PORTION OF THE NORTHERLY LINE OF SAID LANDS MODLP, LLC WAS ESTABLISHED BY HOLDING CALLS PER [23][30] FROM THE NORTHEASTERLY CORNER: BEARING N79°31'08"W BEING PARALLEL WITH THE NORTHERLY LINE OF FIRST STREET A DISTANCE OF 104 FEET, THENCE S10°41'00"W BEING PARALLEL WITH "C" STREET AND A DISTANCE OF 2.00 FEET;
9. THE SOUTHEASTERLY CORNER OF LANDS OF MODLP, LLC WAS ESTABLISHED BY HOLDING RECORD DISTANCE 47 FEET[23] FROM THE NORTHEASTERLY CORNER OF SAID LANDS SOUTHERLY ALONG "C" STREET. SAID CORNER BEING ALSO COMMON CORNER OF LANDS OF 707 C STREET PARTNERS, LLC, AS DESCRIBED IN 2007–0002229[16];
10. A PORTION OF THE SOUTHERLY LINE OF LANDS OF MODLP, LLC WAS ESTABLISHED BY HOLDING RECORD DISTANCE 100 FEET[16][23] AND PERPENDICULARLY TO THE WESTERLY LINE OF "C" STREET PER[16]. SAID SOUTHERLY LINE IS 30 FEET[16] NORTHERLY AND PARALLEL WITH COMMON LINE OF LANDS DESCRIBED IN 181 DEEDS 90[30] AND 230 DEEDS 375[31] (THE LINE IS DESCRIBED AS PARALLEL TO THE NORTHERLY LINE OF FIRST STREET PER[23]). LINE OCCUPATION IS IN LINE WITH ESTABLISHED THE SOUTHERLY LINE OF SAID LANDS. SEE DETAIL "A" FOR ALL DETAILS.

OWNER`S INFORMATION (SEE SHEET 3)

1	FRENCH'S HITCHING POST,INC.	DN:2014–0029077[21]	APN:012–073–23
2	SAU VAN TRUONG / HAI THI CAO	DN:2010–0055944[17]	APN:012–073–03
3	RINA V. WILSON (GARL FAMILY TRUST)	DN:2014–0003821[20]	APN:012–073–04
4	BLUE ROCK HOLDINGS, LP	DN:2021–0045125[26]	APN:012–073–05
5	BLUE ROCK HOLDINGS, LP	DN:2021–0045126[27]	APN:012–073–06
6	BLUE ROCK HOLDINGS, LP	DN:2021–0045127[28]	APN:012–073–07
7	THE HEINTZELMAN FAMILY TRUST	DN:2012–0049067[18]	APN:012–073–24
8	RENEE ROBINSON	DN:2024–0029878[19]	APN:012–073–27
9	MODLP LLC	DN:2024–0026294[23]	APN:012–073–10
10	707 C STREET PARTNERS, LLC	DN:2007–0002229[16]	APN:012–073–11
11	SALONI KHARBANDA TRUST	DN:2019–0040318[24]	APN:012–073–28
12	WOODBROOK DEV, LLC	DN:2025–0011571[25]	APN:012–073–16
	WOODBROOK DEV, LLC	DN:2025–0011571[25]	APN:012–073–17
13	ARRUDA UNIFIED CREDIT SHELTER	DN:2015–0054351[29]	APN:012–073–13
14	FITZSIMMONS PATRICK AND LINDA	DEED NOT FOUND	APN:012–073–12

LEGEND

———	EXTERIOR SUBDIVISION BOUNDARY
——— – – ———	BOUNDARY ADJACENT
– – – – – – – – – – – –	BOUNDARY TIES
—— · —— · ——	OLD LINES PER DEEDS
(C)	CALCULATED
(T)	TOTAL
[#]	REFERENCE MAP OR DEED
●	FOUND MONUMENT AS NOTED
FND	FOUND
RNF	RECORD NOT FOUND
SNF	SEARCHED NOT FOUND
E–LY	EASTERLY
S–LY	SOUTHERLY
N–LY	NORTHERLY
NE–LY	NORTHEASTERLY
NW–LY	NORTHWESTERLY
SE–LY	SOUTHEASTERLY
SW–LY	SOUTHWESTERLY
(±)	MORE OR LESS

FINAL MAP
CONDOMINIUM SUBDIVISION
LANDS OF MODLP, LLC

BEING A PORTION OF BLOCK 16 OF THE TOWNSITE OF SAN RAFAEL AND AS DESCRIBED IN DOCUMENT NUMBER 2024–0026294, RECORDED SEPTEMBER 27, 2024, MARIN COUNTY RECORDS.

CITY OF SAN RAFAEL, COUNTY OF MARIN, STATE OF CALIFORNIA

CSW ST2

JOB #2200280 DECEMBER 2025