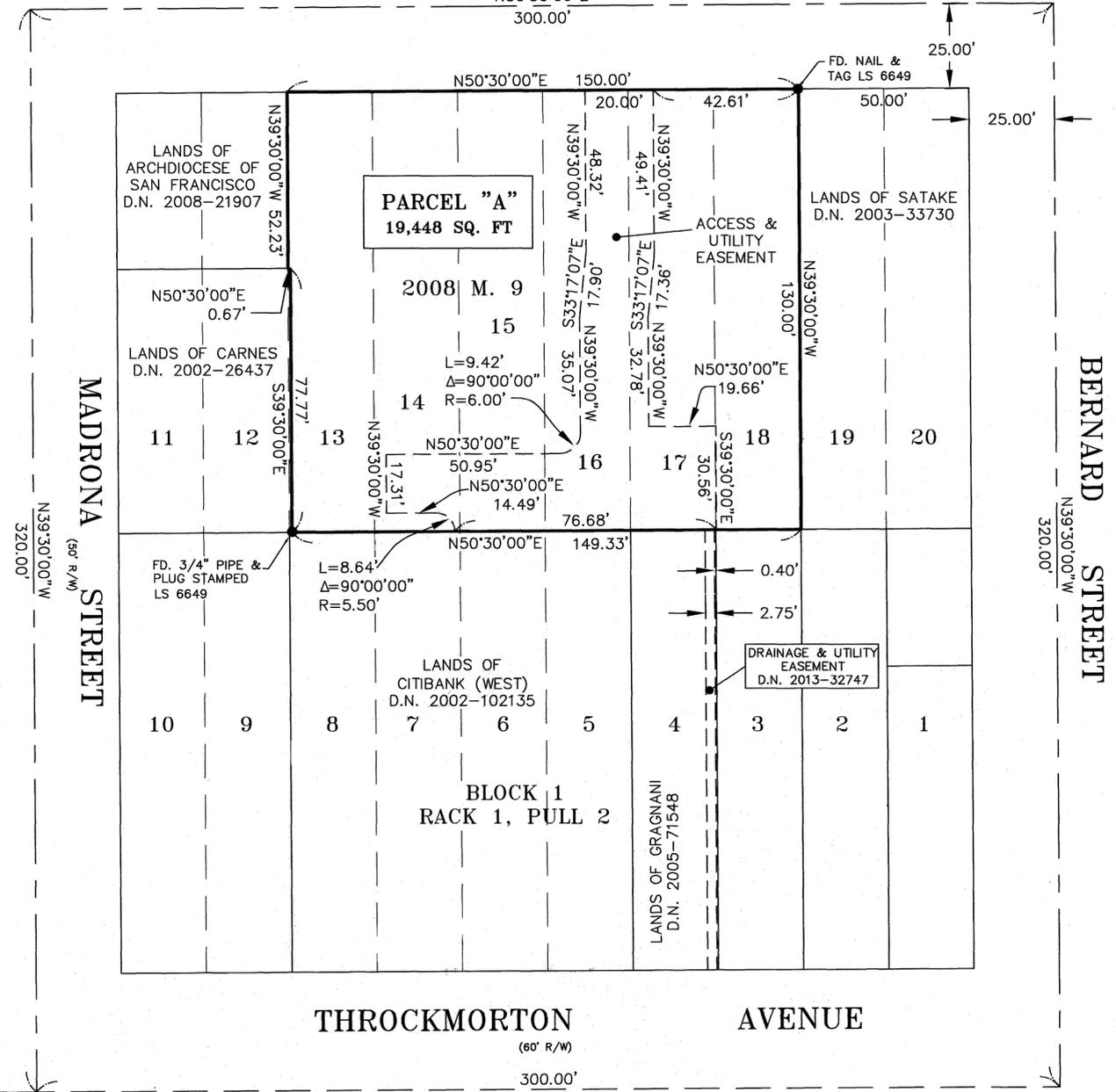


LOVELL AVENUE

(50' R/W)

N50°30'00"E
300.00'



LEGEND

- ⊙ FOUND STREET MONUMENT (Brass nail in a lead plug)
- FOUND AS NOTED

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS N76°30'00"E BETWEEN FOUND MONUMENTS ON THROCKMORTON AVENUE, PER 2008 M. 9.

NOTES

- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

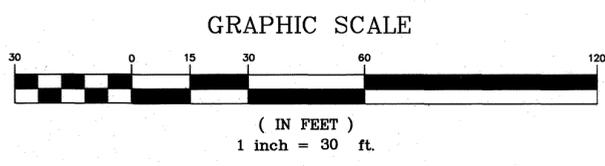


S50°30'00"W
244.98'

THROCKMORTON AVENUE

(60' R/W)

300.00'
60' r/w



THROCKMORTON VILLAGE CONDOMINIUMS

BEING THE LANDS OF C & F PROPERTIES, LLC,
D.N. 2008-52666 & D.N. 2011-45337,
BEING LOTS 14 -18 AND A PORTION OF
LOT 13, BLOCK 1, "TAMALPAIS LAND &
WATER CO., MAP NO. 5" RACK 1, PULL 2



MILL VALLEY MARIN COUNTY CALIFORNIA

LAWRENCE P. DOYLE

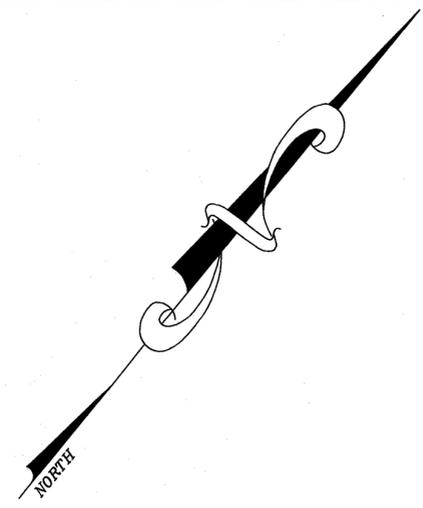
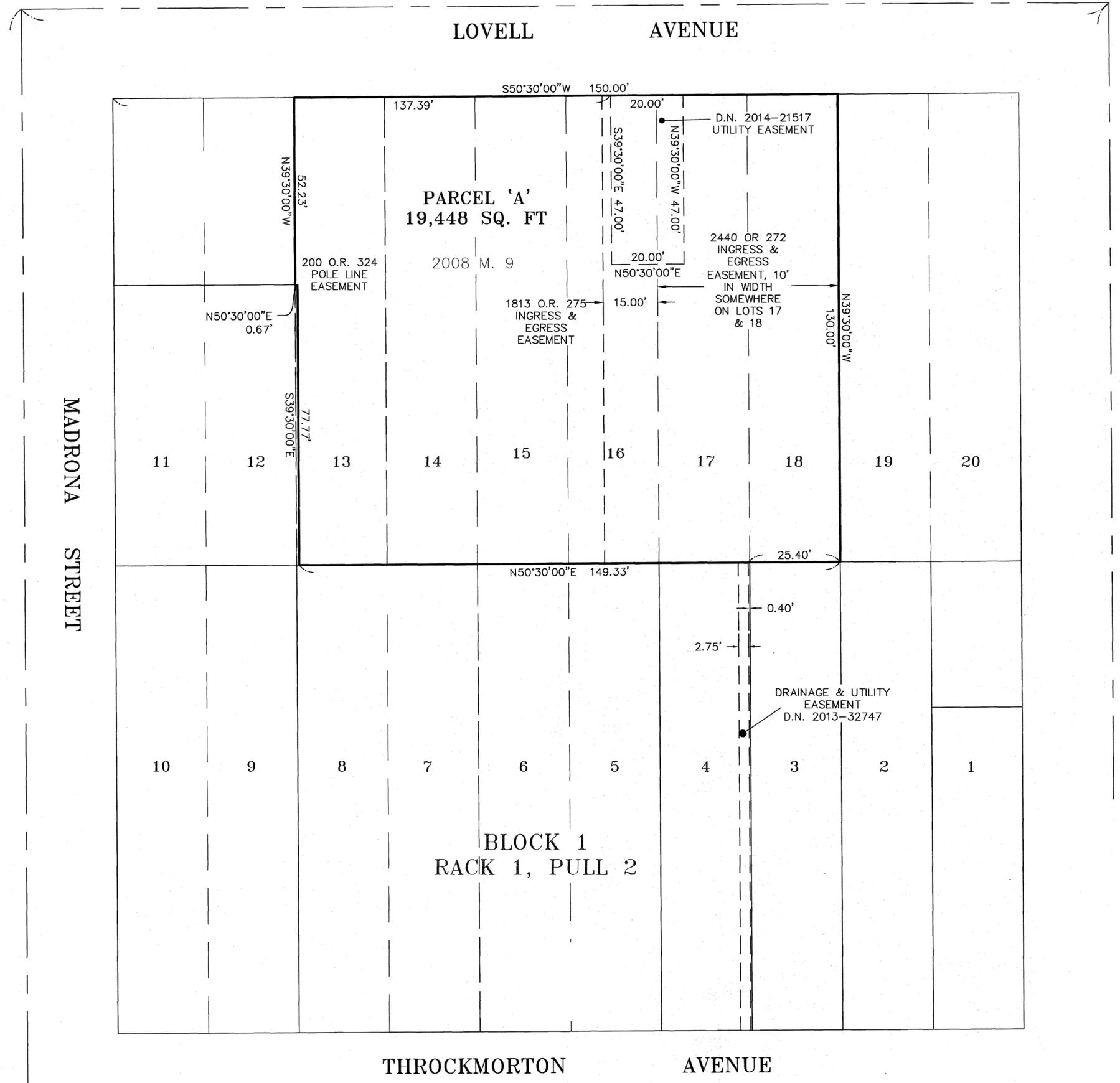
LAND SURVEYOR/CIVIL ENGINEER
100 HELENS LANE MILL VALLEY, CA 94941 (415) 388-9585

DATE: 11/2014
SCALE: 1" : 30'

SHEET 2 OF 3

A.P. 028-056-17
JOB No. 1996-13

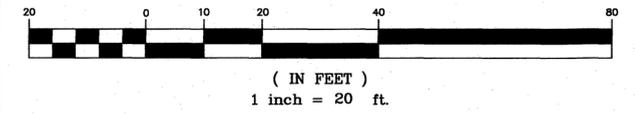
11



NOTES

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

GRAPHIC SCALE



THROCKMORTON VILLAGE CONDOMINIUMS

BEING THE LANDS OF C & F PROPERTIES, LLC,
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MILL VALLEY MARIN COUNTY CALIFORNIA

LAWRENCE P. DOYLE

LAND SURVEYOR/CIVIL ENGINEER
100 HELENS LANE MILL VALLEY, CA 94941 (415) 388-9585

DATE: 10/2013 SHEET 3 OF 3 A.P. 028-056-12, 13
SCALE: 1" : 20' JOB No. 1996-13



11

OWNER'S STATEMENT

The undersigned are the only persons having any record title interest in the land subdivided and shown on this Map, do hereby consent to the preparation and recording of this Map, and are all who are necessary to pass clear title to the land subdivided and shown hereon.

OWNER: C & F PROPERTIES, LLC, a California Limited Liability Company

By: Richard T. Franceschini
Richard T. Franceschini, Member
C & F Properties, LLC

NOTARY 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.

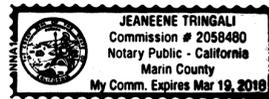
State of California } ss.
County of Marin

On January 6, 2015 before me, Jeaneene Tringali Notary Public, personally appeared Richard T. Franceschini who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to be 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.

Signature [Signature]



BENEFICIARY'S STATEMENT

We, ALTA PACIFIC BANK, the beneficiary under that Deed of Trust recorded in the office of the County Recorder by deed dated May 16, 2013 and recorded under Document Number 0033944, Marin County Records, against the tract of land hereon shown, hereby consent to the making and filing of this plan.

By: Jason D. Lorenz
Jason D. Lorenz
Senior Vice President

01/06/15
DATE

NOTARY 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 } ss.
County of Sonoma

On January 6, 2015 before me, Sara Kelley Notary Public, personally appeared Jason D. Lorenz 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.

Signature Sara Kelley



COUNTY TAX COLLECTOR'S STATEMENT

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 or subdivision of land shown hereon or any part thereof.

Signed this 7th day of JANUARY, 2015.

Tax Collector County of Marin and Cities therein State of California

By: [Signature] STEVEN WOO, MAP 1908 Deputy



CITY ENGINEER'S STATEMENT

I, the undersigned City Engineer in and for the City of Mill Valley, State of California, hereby state that I have examined this subdivision map, that the subdivision shown hereon is substantially the same as it appeared on the Tentative Map and any approved alterations thereof, that all provisions of Chapter Two of the Subdivision Map Act and any local ordinances applicable at the time of the approval of the tentative map have been complied with.

Signed this 13 day of January, 2015.

[Signature] Jill Barnes
City Engineer, City of Mill Valley, State of California

C59957 6/2016
License No. Expiration Date



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 this 7th day of January, 2015.

Signed [Signature] M. Ymel
Clerk of the Board of Supervisors of the County of Marin, State of California



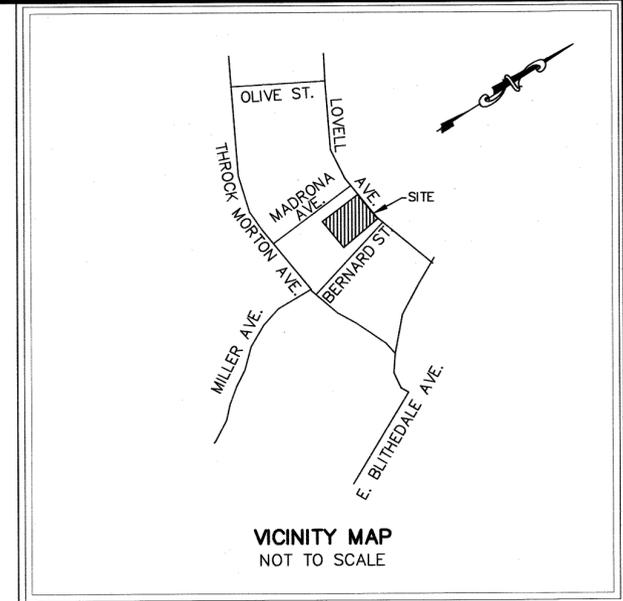
LICENSED LAND SURVEYOR FOR THE CITY

I, Linda A. Carruthers, P.L.S. 7053, do hereby state that I have examined the map of this subdivision on behalf of the City of Mill Valley, and I am satisfied that this map is technically correct.

Signed this 13 day of January, 2015.

[Signature] Linda A. Carruthers
Linda A. Carruthers

PLS 7053 12-31-16
License No. Expiration Date



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 ordinances at the request of C & F Properties LLC on October 7, 2013 and that this final map substantially conforms to the conditionally approved Tentative Map.

Signed this 5 day of JANUARY, 2015.

[Signature] Lawrence P. Doyle
Lawrence P. Doyle P.L.S. No. 4694 Exp. 9/30/2015



RECORDER'S STATEMENT

Filed this 16th day of JANUARY, 2015, at 8:00 AM in Book 2015 of Maps at Page 11, Marin County Records, at the request of the City of Mill Valley.

Serial No. 2015-1864 Fee: \$14
[Signature] Richard N. Benson
County Recorder Deputy



THROCKMORTON VILLAGE CONDOMINIUMS

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LAWRENCE P. DOYLE
LAND SURVEYOR/CIVIL ENGINEER
100 HELENS LANE MILL VALLEY, CA 94941 (415) 388-9585

DATE: 11/2014 SHEET 1 OF 3 A.P. 028-056-17
JOB No. 1996-13

