NOTES

THIS SURVEY IS BASED ON RECORD AND FIELD INFORMATION AS SHOWN. DUE TO DISCREPANCIES IN THE LOCATION OF WATER STREET, BRIDGEWAY BLVD., AND BULKLEY AVENUE, LINES OF OCCUPATION, RECORD MAPS ON BRIDGEWAY BLVD., AND MISC. UNRECORDED MAPS WERE UTILIZED TO DETERMINE THE BOUNDARY SHOWN HEREON. AREAS OF UNCERTAINTY COULD BE RESOLVED BY BOUNDARY AGREEMENTS BETWEEN PROPERTY OWNERS.

PROPERTY LINES WERE RESOLVED AS FOLLOWS:

1. SOUTHERLY LINE OF BULKLEY WAS PLOTTED UTILIZING THE SURVEY BY ROEMER AND ESTES, SURVEY NO. S-9237-M-89 ENTITLED "DETAIL OF EXISTING IMPROVEMENTS ADJACENT TO AP 65-063-13, SAUSALITO, MARIN CO., CA". THIS MAP STATES "THE NORTHERLY LINE OF BULKLEY AVE. AS DETERMINED FROM A COMPARISON OF DEED CALLS AND LINES OF OCCUPATION ON PARCELS TO THE NORTHWEST OF THE LANDS OF MCFARLAND(CURRENTLY BULLMAN).

2. THE EASTERLY LINE OF BULLMAN IS BASED ON THE ABOVE SURVEY, A SURVEY OF THE LANDS OF MCFARLAND PREPARED BY ENGINEERING FIELD SERVICES, AND EXISTING OCCUPATION AS SHOWN HEREON. ACCORDING TO 33 OS 84 THE EASTERLY LINE OF LAND OF BULLMAN IS ENCROACHING INTO THE SIX FOOT EASEMENT. THIS LINE IS UNCERTAIN AND WOULD BE BEST RESOLVED BY A BOUNDARY LINE AGREEMENT.

3. THE WESTERLY LINE OF BULLMAN WAS DETERMINED UTILIZING AN EXISTING OLD GRAPE STAKE FENCE AND A ROCK WALL WHICH IS SHOWN ON THE ABOVE MAPS TO BE ON LINE.

4. THERE IS A DISCREPANCY BETWEEN THE NORTHERLY LINE OF BULLMAN AND THE SOUTHERLY LINE OF CAPPE. THERE IS A GAP, OR AREA OF UNCERTAINTY, BETWEEN THE SURVEY FILED IN BOOK 33 OS 84, LANDS OF CAPPE, AND THE SURVEY BY ROEMER AND ESTES FOR MCFARLAND. THIS DISCREPANCY IS MOST LIKELY DUE TO UNCERTAINTY OF THE LOCATION OF THE SOUTHERLY LINE OF BULKLEY AS CALLED FOR IN THE DEEDS. A BOUNDARY LINE AGREEMENT HAS BEEN RECORDED FOR THIS LINE AND IS SHOWN ON THE MAP HEREON.

5. THE ORIGINAL DESCRIPTION FOR LOT 13 IS RECORDED IN BOOK 3 OF DEEDS AT PAGE 547. THIS DEED SAVES AND EXCEPTS A THREE FOOT WIDE BY ONE HUNDRED FOOT LONG STRIP LYING ALONGSIDE OF AND SOUTHWESTERLY FROM THE SOUTHEASTERLY BOUNDARY OF LOT 13. THIS DEED GO ON TO DESCRIBE THE PURPOSE OF THE STRIP, BEING FOR DRAINAGE AND WALKWAY PURPOSES, WHICH COULD BE INTENDED TO BE AN EASEMENT INSTEAD OF FEE TITLE. THE LATER DEEDS EXCEPTS OUT THE THREE FOOT STRIP WITHOUT STATING ITS PURPOSE. THIS DISCREPANCY COULD BE RESOLVED BY QUIET TITLE ACTION.

6. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

DOCUMENT REFERENCES

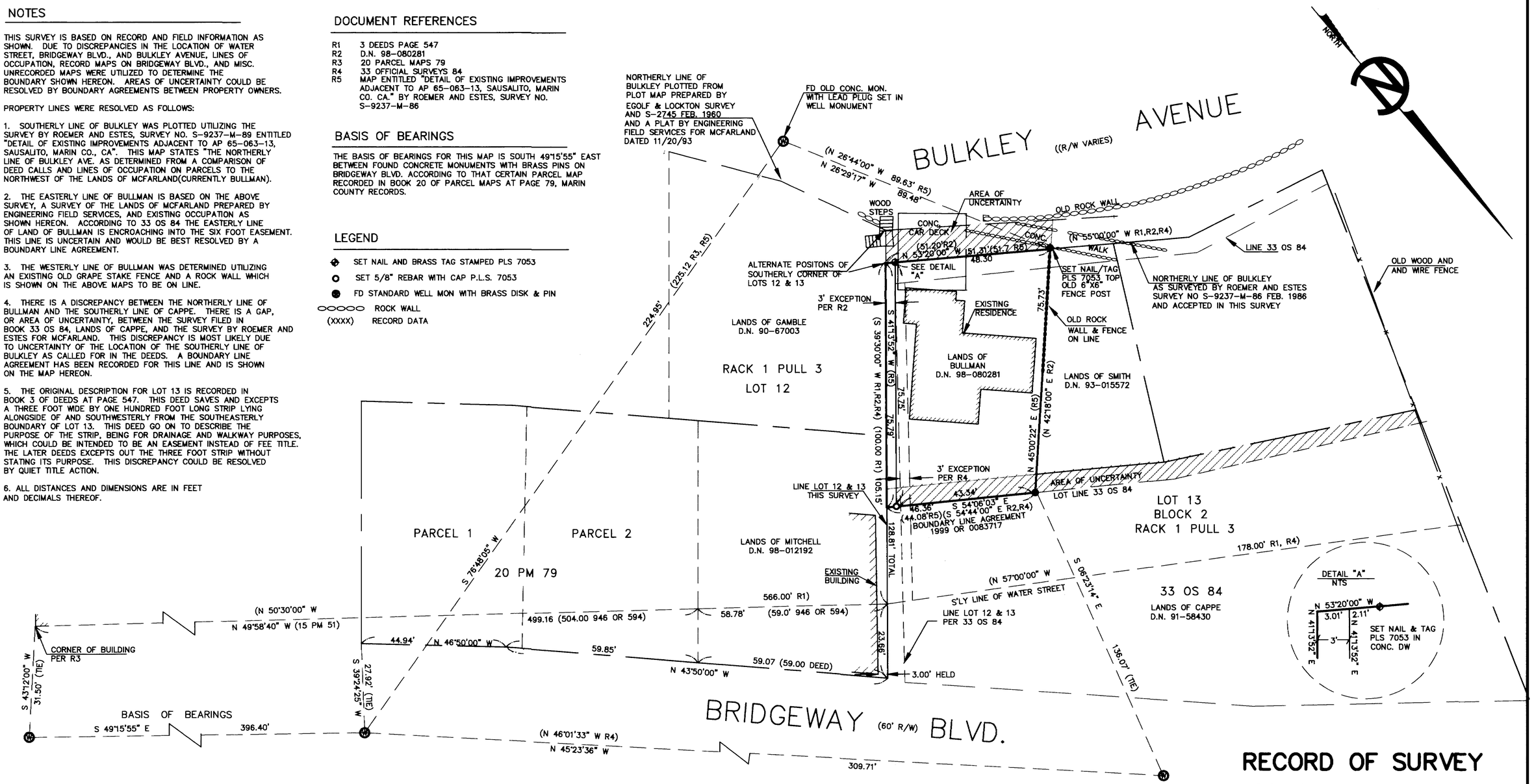
R1 3 DEEDS PAGE 547
R2 D.N. 98-080281
R3 20 PARCEL MAPS 79
R4 33 OFFICIAL SURVEYS 84
R5 MAP ENTITLED "DETAIL OF EXISTING IMPROVEMENTS ADJACENT TO AP 65-063-13, SAUSALITO, MARIN CO. CA." BY ROEMER AND ESTES, SURVEY NO. S-9237-M-86

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS SOUTH 49°15'55" EAST BETWEEN FOUND CONCRETE MONUMENTS WITH BRASS PINS ON BRIDGEWAY BLVD. ACCORDING TO THAT CERTAIN PARCEL MAP RECORDED IN BOOK 20 OF PARCEL MAPS AT PAGE 79, MARIN COUNTY RECORDS.

LEGEND

- SET NAIL AND BRASS TAG STAMPED PLS 7053
- SET 5/8" REBAR WITH CAP P.L.S. 7053
- FD STANDARD WELL MON WITH BRASS DISK & PIN
- ROCK WALL
- (XXXX) RECORD DATA



RECORD OF SURVEY

LANDS OF BULLMAN & KELLY
D.N. 98-080281
BEING A PORTION OF
LOT 13 BLOCK 2
"SUBDIVISION OF BLOCKS 1-2 A-B
FROM SECTION MAP C OF THE SAUSALITO
LAND AND FERRY CO."
FILED APRIL 14, 1884 RACK 1 PULL 3
MARIN COUNTY RECORDS
SAUSALITO MARIN COUNTY CALIFORNIA

SURVEYORS STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE REQUEST OF CLAUDIA KELLY IN NOV. 1999

LICENSED LAND SURVEYOR — Linda Anne Carruthers — Exp. 12-31-02 — No. 7053 — STATE OF CALIFORNIA

LINDA A. CARRUTHERS P.L.S. 7053
LICENSE EXPIRES 12/31/02

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS ACT THIS 7TH DAY OF DECEMBER 1999.

HEHDI HADJD SADJADI
COUNTY SURVEYOR

BY DEPUTY

RECORDER'S STATEMENT

FILED THIS 8TH DAY OF DECEMBER 1999, AT 2:14 P.M. IN BOOK 1999 OF MAPS AT PAGE 240 AT THE REQUEST OF THE COUNTY OF MARIN DEPARTMENT OF PUBLIC WORKS SERIAL NO. 1999-0086380 FEE 47.00

COUNTY RECORDER

BY DEPUTY

CARRUTHERS LAND SURVEYING
P.O. BOX 6243 SAN RAFAEL, CA 94903
(415)388-2438

SCALE: 1"=20' JOB NO. 99-258
DATE: NOV. 1999 SHEET 1 OF 1 A.P.N. 065-063-13

CAN No. 1999M240