

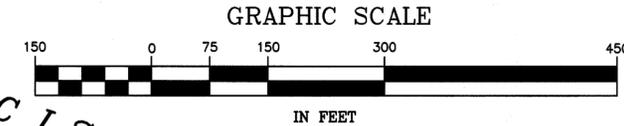
All distances are in feet and decimals thereof.

**TIDE LANDS SURVEY/RANCHO CORTE MADERA DEL PRESIDIO  
RETRACEMENT NOTES (SEE ADDITIONAL NOTES ON SHEET 7)**

The easterly boundary of the Belvedere Nominee Trust (Grace) property is along the common boundary of the Rancho Corte Madera del Presidio property and the Tide Lots shown on Map No. 1 Salt Marsh and Tide Lands situated in the County of Marin. Normally, the boundary is considered ambulatory, unless the shoreline is no longer in its natural state. When fill and rock rip rap was placed along the shore of San Francisco Bay the shoreline was no longer in its natural state and requires the boundary to be fixed in its last known natural state. The last surveyed natural state that we are aware of was conducted by G.F. Allardt, Chief Engineer of the Tide Land Survey of the Meanders of the line of ordinary high tide between Raccoon Straits and California City ( ) 3 between May 1868 & December 1871.

The best available evidence for retracing the Tide Lands Survey (TLS) map approved on 5/10/1871, a portion of which is the easterly line of the Grace boundary between Post 575 and Post 591 was per the 'Field Book 'Tide Lands Survey, Topographical Party, Meanders No. 4 dated 7/28/1870 to 9/2/1870' ( ) 5.

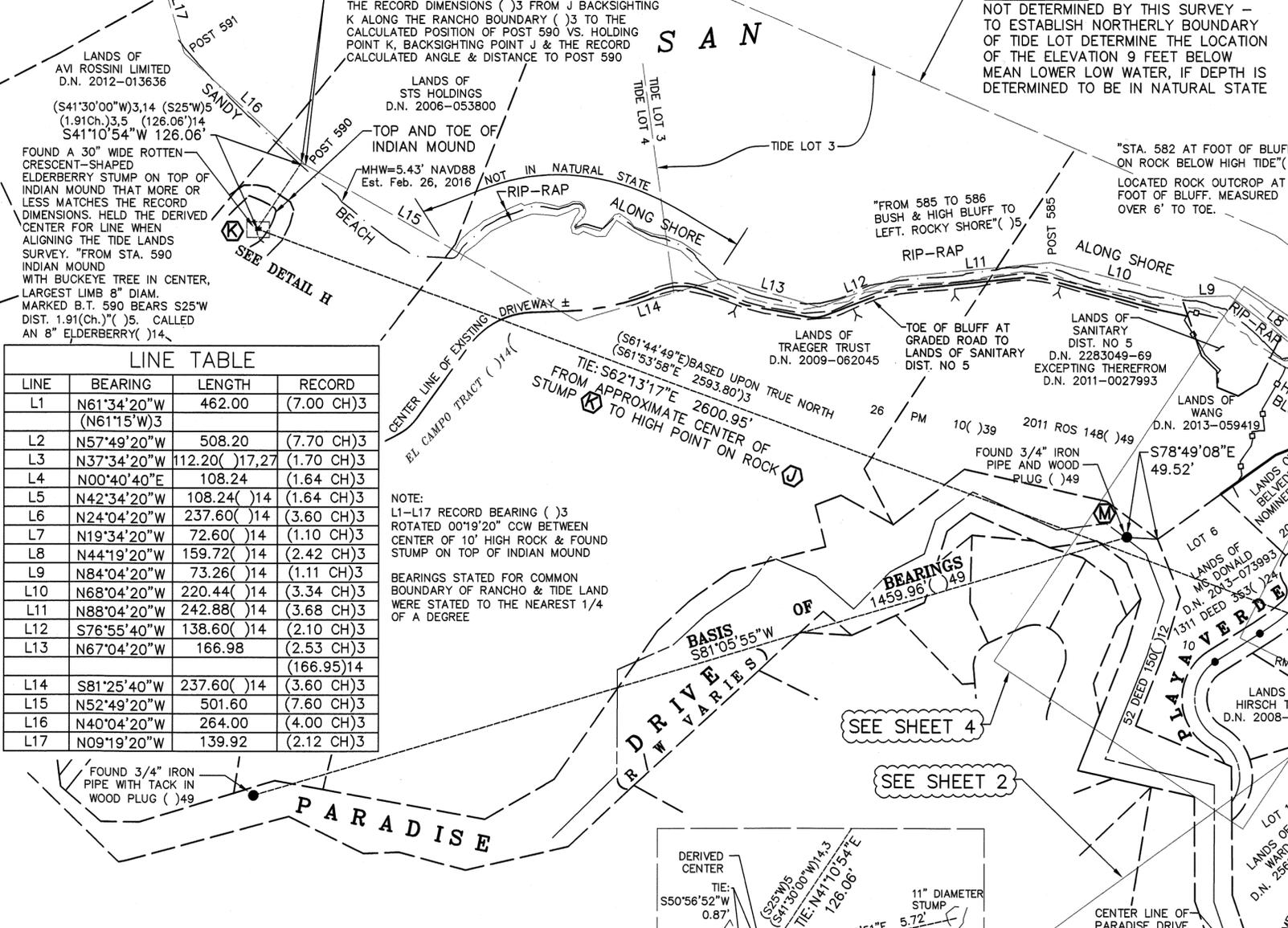
We also mapped the current MHW elevation of 5.34' North American Vertical Datum of 1988 (NAVD88) along the shoreline between Point J and Point K. Where we believe the natural shoreline exists, the MHW matches the geometry of the TLS survey meander line within reasonable error given that it has been almost 150 years. The shoreline for Lot 4, 10 RM 104, Grace Parcel, is all artificial fill and no longer in a natural state. As such we mapped the Mean High water elevation to the southeast of the Grace parcel and found it to be consistent with the TLS.



**BASIS OF BEARINGS**

The Basis of Bearings of this survey is N81°05'55"E between found 3/4" Iron Pipes with Wood Plugs and Tacks per 2011 ROS 148 and shown hereon. These monuments were not located this survey but common control points were checked into as shown on Sheet 4.

Rotation Angle -0°28'28" at point D N.T.S. See Detail "G" on Sheet 3



**LINE TABLE**

LINE	BEARING	LENGTH	RECORD
L1	N61°34'20"W (N61°15'W)3	462.00	(7.00 CH)3
L2	N57°49'20"W	508.20	(7.70 CH)3
L3	N37°34'20"W	112.20( )17,27	(1.70 CH)3
L4	N00°40'40"E	108.24	(1.64 CH)3
L5	N42°34'20"W	108.24( )14	(1.64 CH)3
L6	N24°04'20"W	237.60( )14	(3.60 CH)3
L7	N19°34'20"W	72.60( )14	(1.10 CH)3
L8	N44°19'20"W	159.72( )14	(2.42 CH)3
L9	N84°04'20"W	73.26( )14	(1.11 CH)3
L10	N68°04'20"W	220.44( )14	(3.34 CH)3
L11	N88°04'20"W	242.88( )14	(3.68 CH)3
L12	S76°55'40"W	138.60( )14	(2.10 CH)3
L13	N67°04'20"W	166.98	(2.53 CH)3 (166.95)14
L14	S81°25'40"W	237.60( )14	(3.60 CH)3
L15	N52°49'20"W	501.60	(7.60 CH)3
L16	N40°04'20"W	264.00	(4.00 CH)3
L17	N09°19'20"W	139.92	(2.12 CH)3

NOTE:  
L1-L17 RECORD BEARING ( ) 3  
ROTATED 00°19'20" CCW BETWEEN  
CENTER OF 10' HIGH ROCK & FOUND  
STUMP ON TOP OF INDIAN MOUND  
  
BEARINGS STATED FOR COMMON  
BOUNDARY OF RANCHO & TIDE LAND  
WERE STATED TO THE NEAREST 1/4  
OF A DEGREE

**COUNTY SURVEYOR'S STATEMENT**

This map has been examined in accordance with Section 8766 of the Professional Land Surveyor's Act this 28 day of March, 2018.

Tracy Parks, PLS 8176, County Surveyor

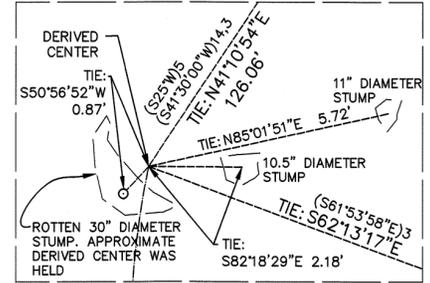
By Deputy *Steven Mendenhall*



**SURVEYOR'S STATEMENT**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act at the request of Basil Plastiras, Attorney & Jun Qin in January 26, 2017.

Lawrence A. Stevens, PLS 6649 Date



NOTE:  
N.T.S.  
THE EASTERLY SIDE OF THE EXISTING STUMP IS ROTTEN AWAY, AND THE REMAINING PORTION IS CONCAVE EASTERLY. THE DERIVED CENTER IS APPROXIMATE AND IS BASED ON THESE FINDINGS.

**RECORDER'S STATEMENT**

Filed this 6 day of APRIL, 2018 at 8:00 A.M. in Book 2018 of Maps, Pages 66, at the request of Marin County Surveyor.

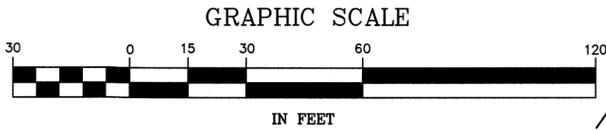
Serial No. 2018-0012169 Fee: \$96.00  
*Richard N. Benson* County Recorder  
*A.R. Dubeto* Deputy Recorder

**RECORD OF SURVEY**

BEING A PORTION OF  
LANDS OF  
PLAYA VERDE NOMINEE TRUST  
(Lot 4, 10 RM 104) (DN 2017-0013272)  
&  
LANDS OF  
BELVEDERE NOMINEE TRUST  
(Lot 5, 10 RM 104) (DN 2002-0068252)

TIBURON  
COUNTY OF MARIN STATE OF CALIFORNIA  
AUGUST 2017 SCALE: 1" = 150'  
**L.A. Stevens & Associates, Inc.**  
Professional Land Surveyors \* (415) 382-7713  
7 Commercial Blvd. Suite 1 \* Novato, California 94949

All distances are in feet and decimals thereof.



**BOUNDARY RESOLUTION NOTES**

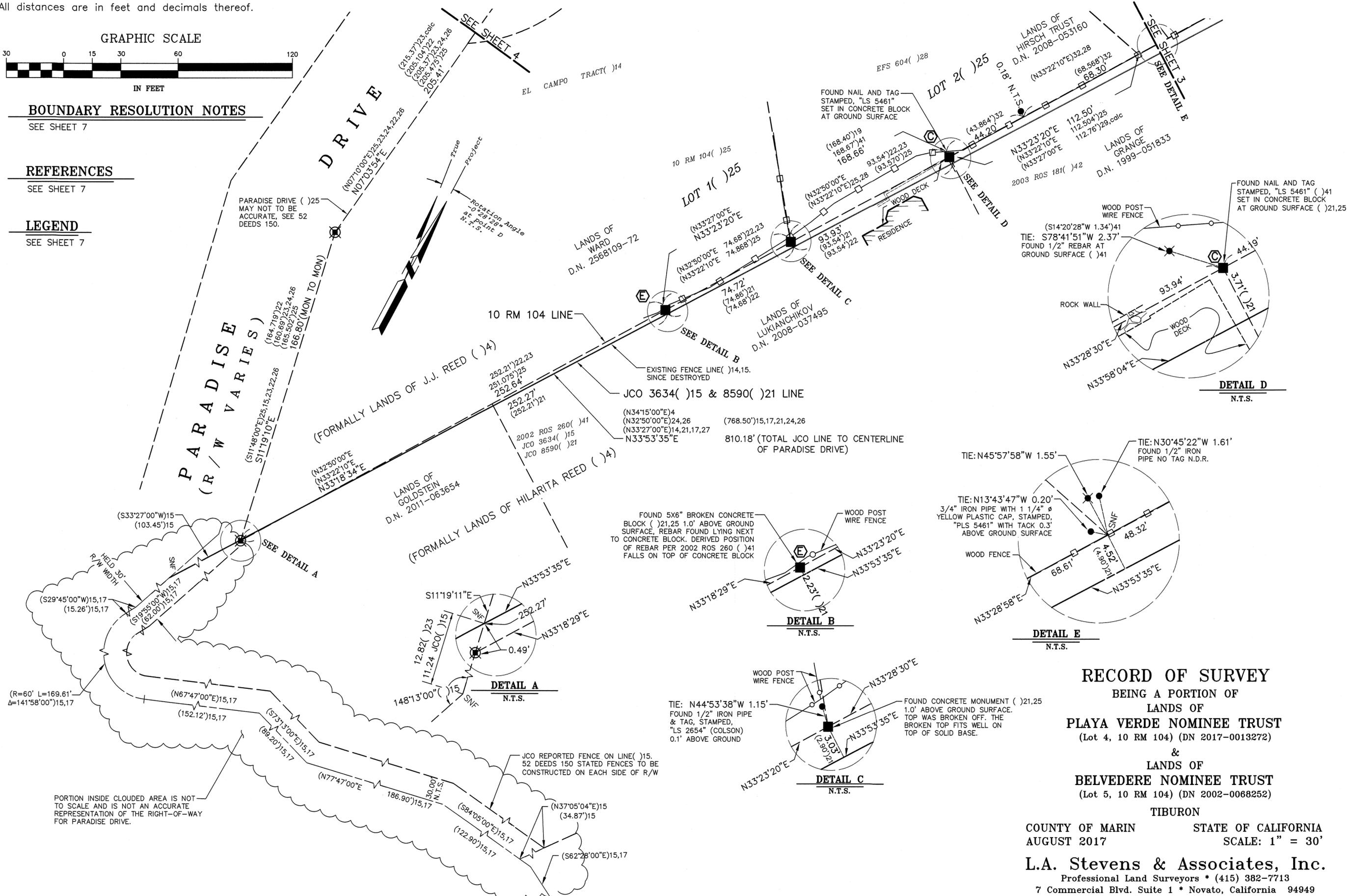
SEE SHEET 7

**REFERENCES**

SEE SHEET 7

**LEGEND**

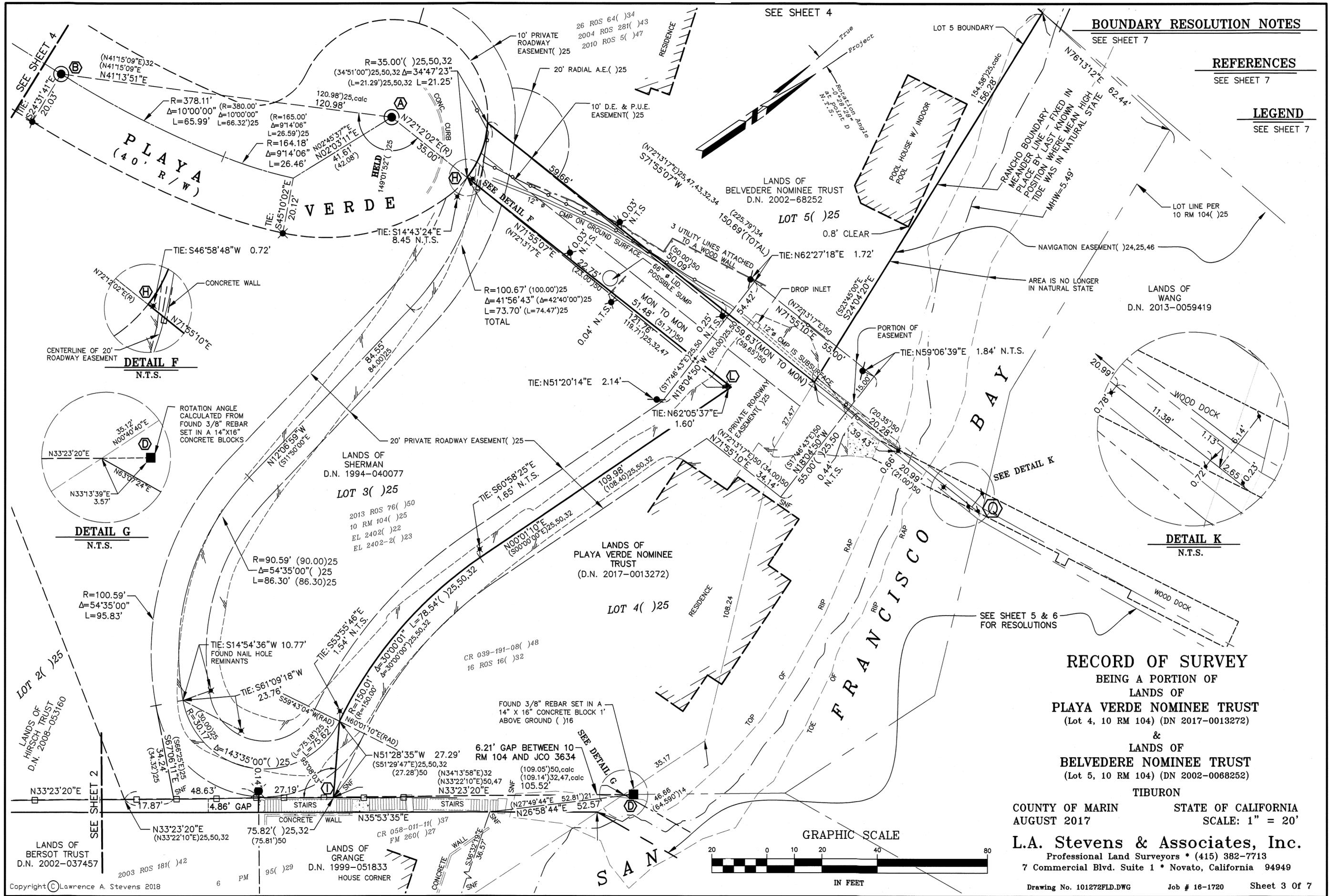
SEE SHEET 7



**RECORD OF SURVEY**

BEING A PORTION OF  
LANDS OF  
**PLAYA VERDE NOMINEE TRUST**  
(Lot 4, 10 RM 104) (DN 2017-0013272)  
&  
LANDS OF  
**BELVEDERE NOMINEE TRUST**  
(Lot 5, 10 RM 104) (DN 2002-0068252)  
TIBURON

COUNTY OF MARIN STATE OF CALIFORNIA  
AUGUST 2017 SCALE: 1" = 30'  
**L.A. Stevens & Associates, Inc.**  
Professional Land Surveyors \* (415) 382-7713  
7 Commercial Blvd. Suite 1 \* Novato, California 94949



**BOUNDARY RESOLUTION NOTES**

SEE SHEET 7

**REFERENCES**

SEE SHEET 7

**LEGEND**

SEE SHEET 7

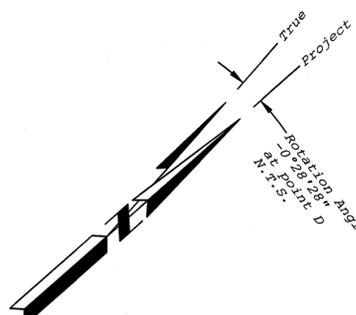
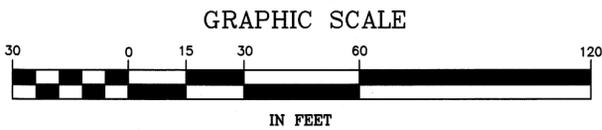
**RECORD OF SURVEY**

BEING A PORTION OF  
 LANDS OF  
**PLAYA VERDE NOMINEE TRUST**  
 (Lot 4, 10 RM 104) (DN 2017-0013272)  
 &  
 LANDS OF  
**BELVEDERE NOMINEE TRUST**  
 (Lot 5, 10 RM 104) (DN 2002-0068252)  
 TIBURON

COUNTY OF MARIN STATE OF CALIFORNIA  
 AUGUST 2017 SCALE: 1" = 20'

**L.A. Stevens & Associates, Inc.**  
 Professional Land Surveyors \* (415) 382-7713  
 7 Commercial Blvd. Suite 1 \* Novato, California 94949

All distances are in feet and decimals thereof.

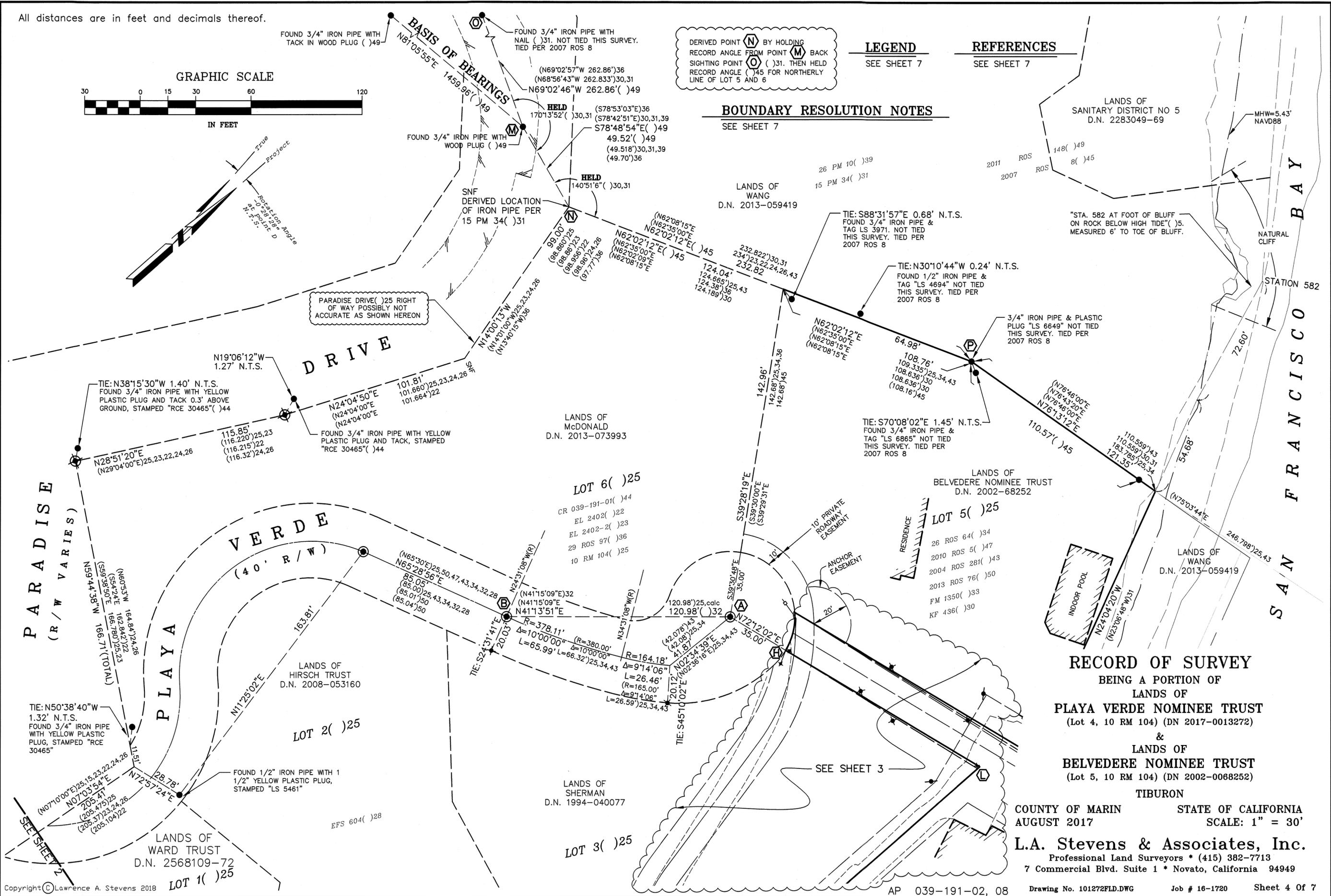


DERIVED POINT (N) BY HOLDING RECORD ANGLE FROM POINT (M) BACK SIGHTING POINT (O) ( ) 31. THEN HELD RECORD ANGLE ( ) 45 FOR NORTHERLY LINE OF LOT 5 AND 6

LEGEND SEE SHEET 7

REFERENCES SEE SHEET 7

BOUNDARY RESOLUTION NOTES SEE SHEET 7



RECORD OF SURVEY BEING A PORTION OF LANDS OF PLAYA VERDE NOMINEE TRUST (Lot 4, 10 RM 104) (DN 2017-0013272) & LANDS OF BELVEDERE NOMINEE TRUST (Lot 5, 10 RM 104) (DN 2002-0068252) TIBURON

COUNTY OF MARIN STATE OF CALIFORNIA AUGUST 2017 SCALE: 1" = 30' L.A. Stevens & Associates, Inc. Professional Land Surveyors \* (415) 382-7713 7 Commercial Blvd. Suite 1 \* Novato, California 94949

**BOUNDARY RESOLUTION NOTES**

SEE SHEET 7

**BOUNDARY RESOLVE TO DETERMINE SOUTHEAST CORNER OF LOT 5, 10 RM 104( )25**

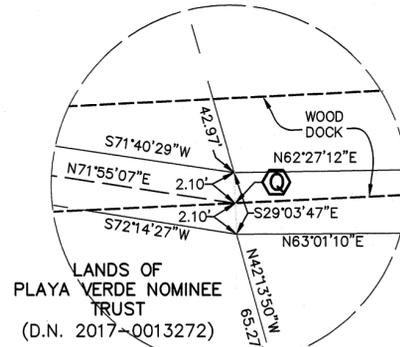
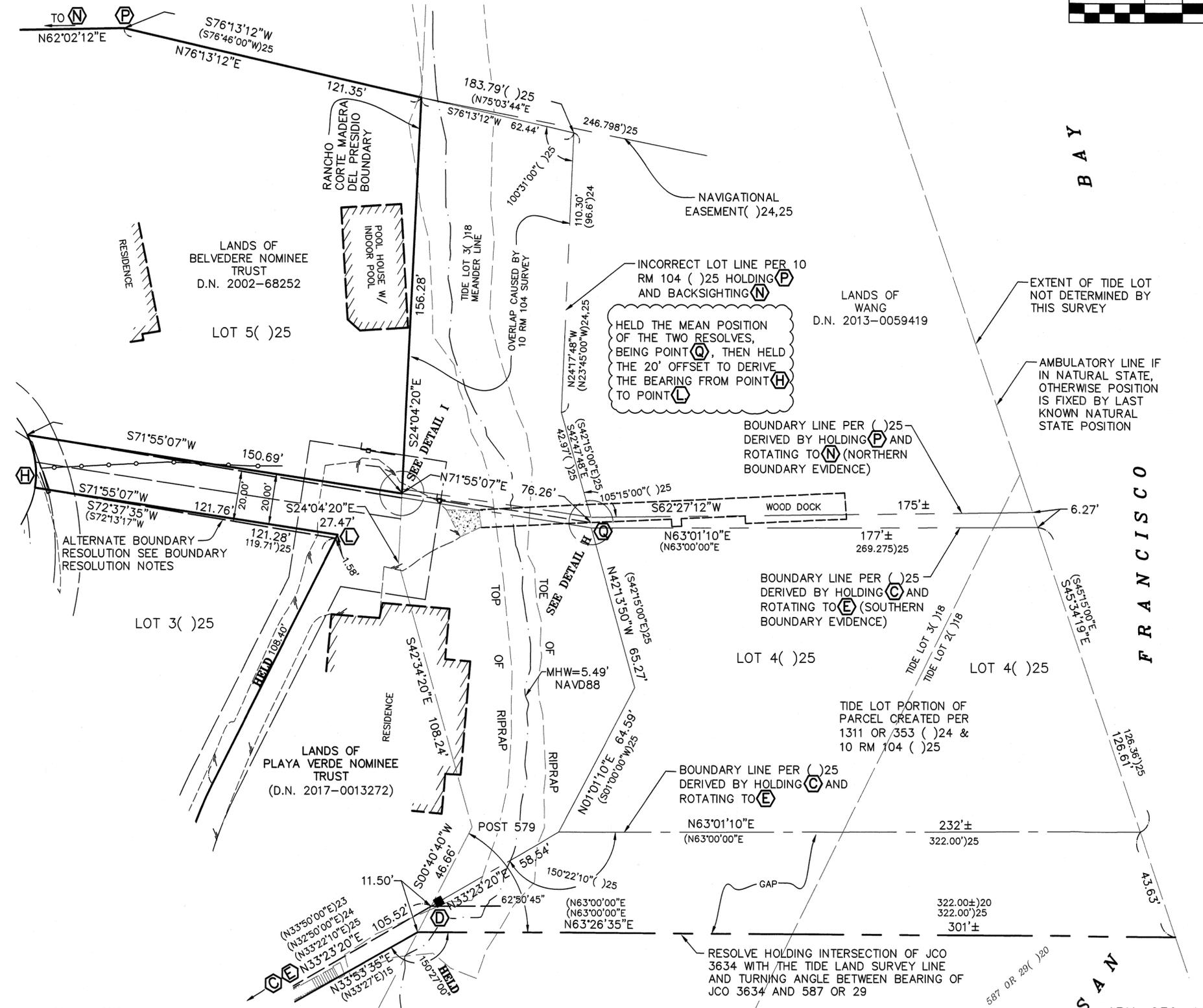
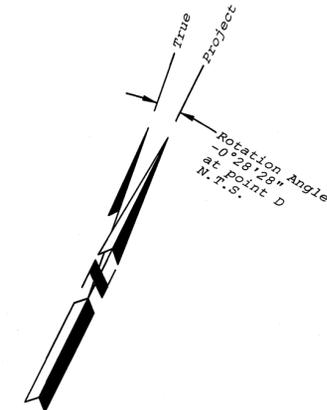
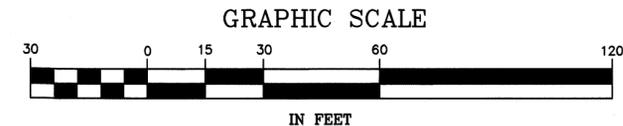
SEE SHEET 3 FOR FOUND MONUMENTS IN VICINITY.

**REFERENCES**

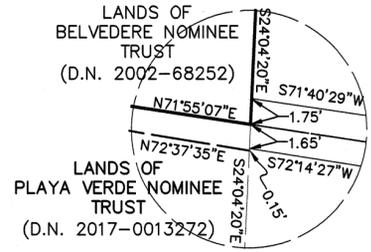
SEE SHEET 7

**LEGEND**

SEE SHEET 7



**DETAIL H**  
N.T.S.



**DETAIL I**  
N.T.S.

**RECORD OF SURVEY**  
BEING A PORTION OF  
LANDS OF  
**PLAYA VERDE NOMINEE TRUST**  
(Lot 4, 10 RM 104) (DN 2017-0013272)  
&  
LANDS OF  
**BELVEDERE NOMINEE TRUST**  
(Lot 5, 10 RM 104) (DN 2002-0068252)  
TIBURON

COUNTY OF MARIN STATE OF CALIFORNIA  
AUGUST 2017 SCALE: 1" = 30'  
**L.A. Stevens & Associates, Inc.**  
Professional Land Surveyors \* (415) 382-7713  
7 Commercial Blvd. Suite 1 \* Novato, California 94949

**BOUNDARY RESOLUTION NOTES**

SEE SHEET 7

**ALTERNATE BOUNDARY RESOLVE PER 8762(b)(3) TO DETERMINE  
A PORTION OF TIDE LOT PER LOCKTON M-2402-2**

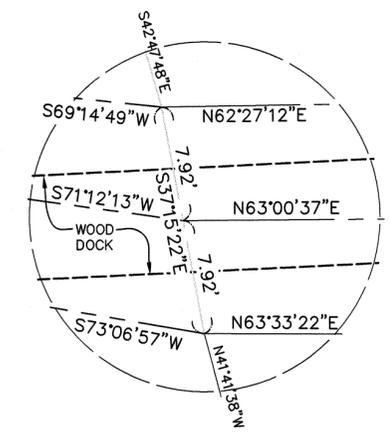
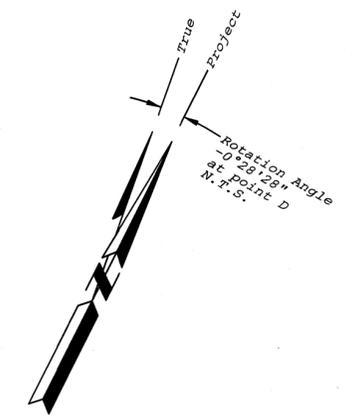
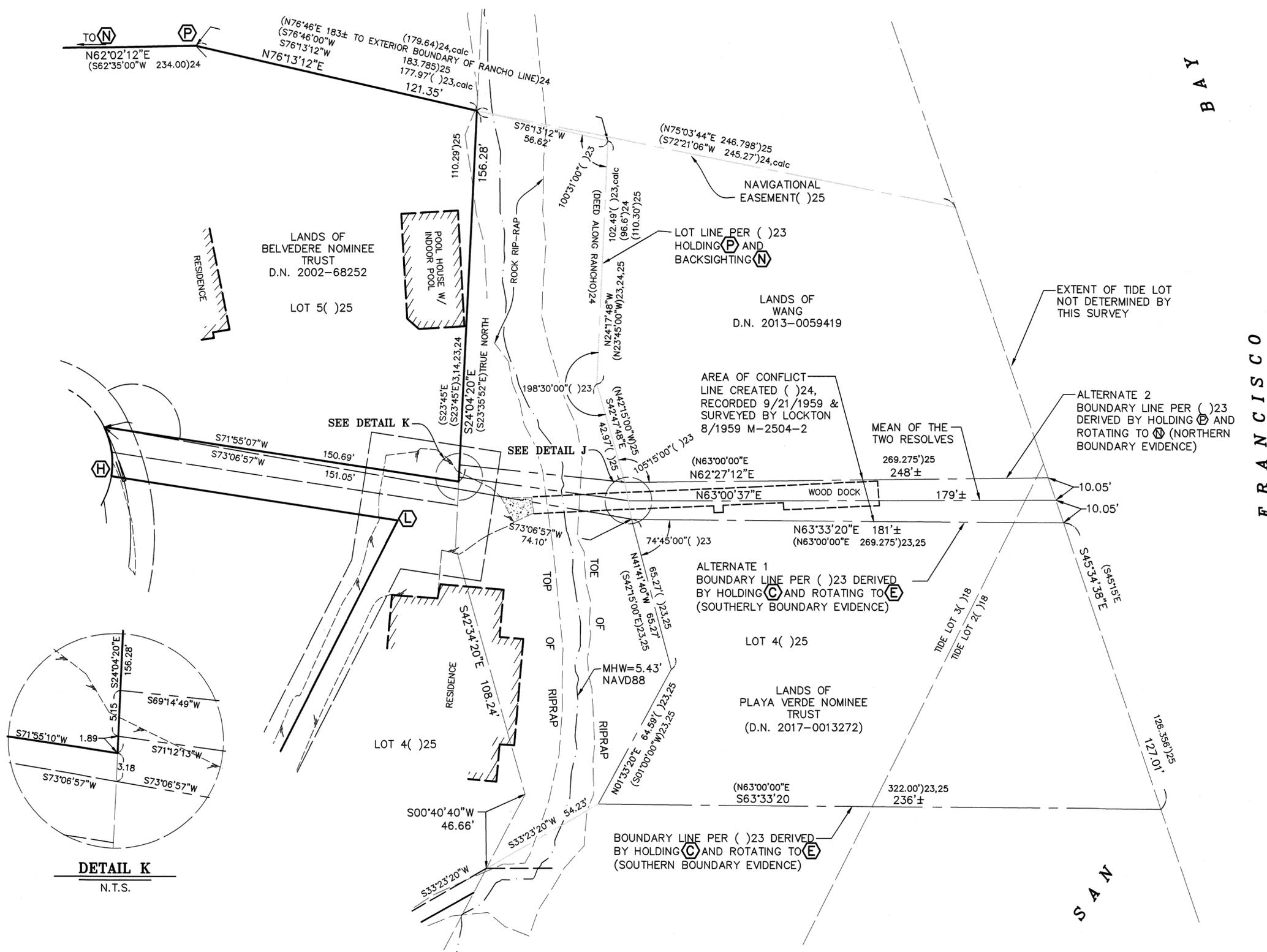
**REFERENCES**

SEE SHEET 7

**LEGEND**

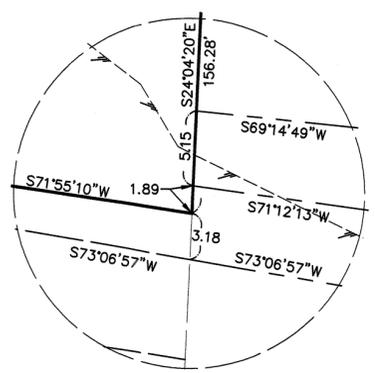
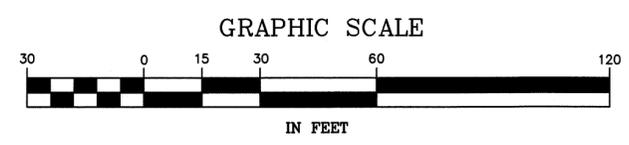
SEE SHEET 7

POSSIBLE BOUNDARY RESOLVES OF THE NORTHWEST LINE OF THE TIDE LOT PORTION OF LOT 4, 10 RM 104( )25, ALSO SURVEYED BY LOCKTON M-2402-2( )23 IN 8/1959 AND DESCRIBED PER 1311 DEED 353( )24 RECORDED 9/21/1959 SEE SHEET 3 FOR FOUND MONUMENTS IN VICINITY.



**DETAIL J**  
N.T.S.

**F R A N C I S C O**



**DETAIL K**  
N.T.S.

**RECORD OF SURVEY**  
BEING A PORTION OF  
LANDS OF  
**PLAYA VERDE NOMINEE TRUST**  
(Lot 4, 10 RM 104) (DN 2017-0013272)  
&  
LANDS OF  
**BELVEDERE NOMINEE TRUST**  
(Lot 5, 10 RM 104) (DN 2002-0068252)  
TIBURON

COUNTY OF MARIN STATE OF CALIFORNIA  
AUGUST 2017 SCALE: 1" = 30'

**L.A. Stevens & Associates, Inc.**  
Professional Land Surveyors \* (415) 382-7713  
7 Commercial Blvd. Suite 1 \* Novato, California 94949

BOUNDARY RESOLUTION NOTES

REFERENCES

- (1) Field Notes "The Obsolete Survey of the Rancho Corte Madera del Presidio", by R.C. Matthewson Deputy Surveyor dated 9/22/1858
(2) "Plat of the Rancho Corte de Madera del Presidio", by R.C. Matthewson Deputy Surveyor, dated 10/1858
(3) Field Notes "Transcribed Original Filed Notes of the Official Survey of Salt Marsh and Tide Lands" by G.F. Allardt, dated from 5/1868 to 12/1871
(4) G Deeds Page 270 to 280, "Partition of a Portion of the Rancho Corte Madera Del Presidio between Juan F. Reed party thereto of the first part, Hilarita Reed party thereto of the second part, and Inez Reed Deffebach & Thomas Deffebach party thereto of the third part" executed 2/12/1869, recorded 4/29/1869.
(5) Field Book "Tide Lands Survey, Topographical Party, Meanders No. 4" Lines from Station 518 to Station 710, dated from 7/28/1870 to 9/2/1870
(6) "Map No. 1 of Salt Marsh and Tide Lands Situate in the County of Marin" Prepared by Order of the Board of Tide Land Commissioners, Surveyed under the Direction of G.F. Allardt, Approved 5/10/1871, Surveyed April, May, June & July 1870
(7) "The Unofficial Survey of the Rancho Corte Madera del Presidio" Field Notes, by Allardt Symington Ranson, dated 11/1873
(8) "Field Notes of the Official Survey of the Rancho El Corte de Madera del Presidio" by Leander Ransom and R.B. Symington, dated 1/31/1883
(9) "Plat of the Rancho Corte Madera del Presidio", by Leander Ransom and GF Allardt, dated 4/19/1884
(10) US Government Patent, "Patent from the United States of America to Heirs of Juan Reed; John, Hilarita and Ynez Reed" recorded 2/25/1885
(11) Field Book of Centerline of Paradise Drive Surveyed per G.L. Richardson, Field Book R7 Pages 99-139. Per 18 OS 95. Not Used This Survey
(12) 52 Deeds 150, "John Reed to Marin County", executed date 7/13/1898, recorded 8/2/1898
(13) 51 Deeds 363, "Benjamin F. Lyford to Marin County", executed 7/13/1898, recorded 8/2/1898
(14) "El Campo Tract Part of Rancho Corte Madera del Presidio" by C.H. Towle, Job # T-356, Surveyed for Harrison A. Jones, dated 2/14/1925
(15) Un-filed Survey by JCO, Entitled "Survey of Ptn. Deffebach Prop. N.W. of U.S. Coaling Sta. Marin County, Cal., Surveyed for R.O. Kramer," Survey No. 3634, dated 8/1938
(16) JCO Field Notes for Job No. 3634, Book 255 Pages 43-45, No Date, Job Log Book dated 8/18/1938
(17) 363 OR 309, "Deed from Deffebach to R.O. Kramer, executed 9/2/1938, recorded on 9/13/1938
(18) 419 OR 26, "Deed from UR Company Granted to Thomas Crowley", executed 8/6/1941, recorded 8/11/1941
(19) JCO Field Notes for Job No. 8590, Book 338 Page 49, dated 6/1/1948
(20) 587 OR 29, "Deed From Bay Cities Transportation Co. grants to San Rafael Land Title Company", executed 5/20/1948, recorded 5/25/1948
(21) Un-Filed Survey by JCO, Job No. 8590, Surveyed for Crowley & Laffin, dated 6/1948, See ( )19 for Relevant Field Notes
(22) Un-Filed Survey by Eugene Lockton, Job No. S-2402, dated 2/1959, revised 4/28/1959
(23) Un-Filed Survey by Eugene Lockton, Job No. M-2402-2, dated 8/1959
(24) 1311 Deed 353, "Deed from Paradise Park Investment Company to Vernon S. Dallman", executed 9/18/1959, recorded 9/21/1959
(25) 10 RM 104, by Whitlow, Hoffman & Albritton, recorded 4/24/1961
(26) Book 1461 Page 355, recorded 4/25/1961, Declaration of CC&R
(27) Un-Filed Survey by Frost Meglio, "Topographic Map Lands of Mr Stanley Weigel", Job No. 260, dated 12/1969
(28) Un-Filed Survey by Engineering Field Services, "Map of survey Lot 2, Paradise Acres", Job No. 604, dated 6/1971
(29) 6 PM 95, by Frost & Meglio, filed 3/16/1972
(30) Un-Filed Survey by Frost & Meglio, Job No. 436, for Neill Smith, dated 1/1978 through 3/1978
(31) 15 PM 34, by Frost & Meglio, filed 6/8/1978
(32) 16 ROS 16, by Eugene Lockton, filed 12/12/1979
(33) Un-Filed Survey by Frost Meglio, Job No. 1350, for Ebrahim Nana, dated 7/1980
(34) 26 ROS 64, by Rhodes & Gardner, filed 11/15/1989
(35) 1990-45349, Lands of Grange", executed 7/9/1990, recorded 8/2/1990
(36) 29 ROS 97, by David Harp, filed 1/29/1992
(37) CR 058-011-11, by D.L. Cramer, filed 1/6/1993
(38) 1994-040077, "Lands of Sherman", executed 5/4/1994, recorded 5/10/1994
(39) 26 PM 10, by Lawrence P. Doyle, filed 5/14/1996
(40) 2002-0068252, "Lands of Belvedere Nominee Trust", executed date 7/25/2002, recorded 8/6/2002
(41) 2002 ROS 260, by Bracken & Keane, filed 12/20/2002
(42) 2003 ROS 181, by Bay Area Land Surveying, filed 8/4/2003
(43) 2004 ROS 281, by Gary Terwilliger, filed 11/15/2004
(44) CR 039-191-01, by J.L. Hallberg, filed 3/29/2005
(45) 2007 ROS 8, by L.A. Stevens & Associates, filed 1/9/2007
(46) 2017-0013272, "Playa Verde Nominee Trust" executed 3/22/2017, recorded 3/31/2017
(47) 2010 ROS 5, by ILS Associates, filed 1/8/2010
(48) CR 039-191-08, by M.S. Lemke, filed 2/24/2011
(49) 2011 ROS 148, by L.A. Stevens & Associates, filed 11/4/2011
(50) 2013 ROS 76, by Bay Area Land Surveying, filed 6/20/2013
(51) 2013-059419, "Lands of Wang", executed 8/27/2013, recorded 9/10/2013

TIDE LANDS SURVEY (T.L.S) RETRACEMENT - SEE SHEET 1

The Tide Lands Survey was retraced by holding the record bearings and distances between post 576 and post 590 and aligning the record geometry between point (D) (tie to 7' high rock--we held the highest point on the rock) and point (K) (tie to Buckeye tree in center of Indian mound--we found a stump on an Indian Mound with bark features similar to a Buckeye tree. Reference ( )14 called the tree an 8" Elderberry which bears some resemblance to a Buckeye tree. We believe this tree is actually an Elderberry due to new foliage growing out of the stump.). The line thereby created matches the shoreline, where still in its natural state, as well as calls along the shoreline. The overall distance also matches the record between points (D) and (K) by 7' over a distance of 2600'. This is well within the expected accuracy for a retracement of a survey conducted in the 1870's. The mean high water line was also located along the shoreline and matches the derived location of the TLS Survey Meander Line within reasonable means.

REED PARTITION LINE - SEE SHEET 2

The southeast boundary of the Paradise Acres Subdivision was originally created and surveyed by Hiram Austin in 1869 ( )4 for the partition of the estate of John Reed, deceased, and granted in G Deeds 270, being the dividing line between John J. Reed's property and Hilarita Reed's property. In 1925, C.H. Towle surveyed the El Campo Tract ( )14 (formerly a portion of J.J. Reed's property) and found a fence line along said southeast boundary. In August of 1938 John C. Oglesby surveyed a portion of the Deffebach Property for R.O. Kramer, Job # 3634 ( )15 and found a fence line per the field notes ( )16 along the northwest line of the boundary (southeast boundary of El Campo Tract). In June of 1948, Oglesby returned to resurvey the property line between Crowley (formerly J.J. Reed's property) and Laffin (formerly Hilarita Reed's property) and discovered concrete monuments had been established that were not in agreement with his prior retracement survey. Those concrete monuments still exist today and were located by our survey to establish the original historical boundary between the J.J. Reed property and the Hilarita Reed property.

This survey was retraced by holding Point (E) and rotating to Point (C) ( )19. The distance between these two monuments matches record by 0.01' ( )41. Ties to these monuments can be seen on Sheet 2 in comparison with JCO 8590 ( )19.

POINT (E) DERIVATION (SHEETS 2 & 3)

Point (E) is a concrete block that the top possibly broke off with rebar lying beside it. No hole was found nor rebar remnants located on the concrete block. The color and shape matches the other concrete blocks located along this line. Held Point (C) and rotated 10 RM 104 ( )25 to Point (D) (shown on sheet 3) per 2002 ROS 260 ( )41. This derived location falls on said concrete block.

10 RM 104 SOUTHEASTERLY LINE RETRACEMENT

The Surveyors of 10 RM 104 ( )25 located the existing concrete monuments and held them for the southeasterly line of Paradise Acres, as shown on said Map, recorded 4/24/1961. This created a gap between 10 RM 104 and the JCO surveys by as much as 6.21' at the northeasterly extent of said line. In retracing the southeasterly line of 10 RM 104, these concrete monuments were held. They were also given weight in retracing the southeasterly line of Lot 5 ( )25 (see Sheet 5).

POINT (A) DERIVATION (SHEET 3)

Point (A) was held and 10 RM 104 ( )25 rotated to Point (B), then the record angle of 149°01'52" and distance of 35.00' ( )25 were held to derive Point (B), being the corner of Lot 4, 10 RM 104, and the edge of the Right of Way of Playa Verde.

POINT (D) DERIVATION (SHEETS 2 & 3)

Held record distance of 188.32' ( )25 from Point (C) along the bearing between Point (C) to Point (D)

POINT (D) DERIVATION (SHEET 3)

At Point (D), turned the record angle of 95°08'03" ( )25, then held record angles and distances per ( )25. Intersected the bearing thereby derived with the bearing from Point (B) holding the 20' offset from Point (D)

POINT (P) (SHEET 4)

Accepted as original boundary point Based on common points, the Survey 2007 ROS 8 ( )45 set a 3/4" Iron Pipe and Plastic Plug, Stamped "LS 6649", at the derived location of a Found Hub per the Survey performed by Kenneth Frost, Job No. 436 ( )30, in March 1978.

ALTERNATE BOUNDARY ALONG PANHANDLE. LANDS OF MMB FIRST MORTGAGE FUND LP (SHEET 5)

Held record dimensions from Point (D) and inverted between the endpoint of the resulting line and Point (B) to create the southerly line of the panhandle. Offset 20' to create the northerly line of the panhandle.

LEGEND

- Found Iron Pipe as Noted
Found 5/8" Rebar 1 1/4" Red Plastic Plug, Stamped "LS 7170" (U.N.O.)( )50
Found 5/8" Rebar 1 1/4" Yellow Plastic Plug, Stamped "LS 3602"( )48
Found Mag Nail & Washer, Stamped "LS 3602" (U.N.O.)( )48
Found Mag Nail & Washer, Stamped "LS 7170" (U.N.O.)( )50
Found Pin Set in Concrete inside a Concrete Hand Hole( )25
Found 1/2" Rebar Set in 6 x 6 Concrete Monument U.N.O.( )21
Found 1/2" Iron Pipe Set in a 5" Diameter Concrete Block at Ground Surface( )25
Set Mag Nail and 1 1/2" Brass Washer Stamped, "L.A. Stevens PLS 6649"

U.N.O. Unless Noted Otherwise

- Edge of Pavement
Wood Fence
Wood Post Wire Fence
Rock Wall
Wood Wall
or N.T.S. Not to Scale
(R) Radial Bearing
JCO J.C. Oglesby
CMP Corrugated Metal Pipe

All Ties Perpendicular U.N.O.

RECORD OF SURVEY

BEING A PORTION OF
LANDS OF
PLAYA VERDE NOMINEE TRUST
(Lot 4, 10 RM 104) (DN 2017-0013272)
&
LANDS OF
BELVEDERE NOMINEE TRUST
(Lot 5, 10 RM 104) (DN 2002-0068252)
TIBURON

COUNTY OF MARIN STATE OF CALIFORNIA
AUGUST 2017 SCALE: N/A

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