

OWNER'S STATEMENT

WE, THE UNDERSIGNED, 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 PERSON(S) WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO THE SAID PROPERTY, AND WE CONSENT TO THE MAKING AND FILING OF SAID MAP OF THE SUBDIVISION SHOWN HEREIN.

Michele P. Tsuchiya, trustee
BY: MICHELE P. TSUCHIYA, TRUSTEE
TSUCHIYA FAMILY REVOCABLE TRUST DATED 7-18-2002

Michelle Penon Tsuchiya, trustee
BY: MICHELE PENON TSUCHIYA, TRUSTEE
JACQUELINE A. PENON LIVING TRUST, DATED AUGUST 14, 1995

Thomas Remahl, Trustee *Nicole R. Remahl, Trustee*
BY: THOMAS REMAHL, TRUSTEE BY: NICOLE R. REMAHL, TRUSTEE
THOMAS REMAHL AND NICOLE R. REMAHL REVOCABLE INTER VIVOS TRUST DATED AUGUST 4, 2000

Michael Stephen Penon, Trustee *Loretta Ann Penon, Trustee*
BY: MICHAEL STEPHEN PENON, TRUSTEE LORETTA ANN PENON, TRUSTEE
THE MICHAEL AND LORETTA PENON FAMILY REVOCABLE TRUST, U/D/T DATED OCTOBER 20, 2017

Alfred Marty, by Joyce Marty, attorney-in-fact
ALFRED MARTY, BY JOYCE MARTY, HIS ATTORNEY-IN-FACT
at attorney in fact

Nicole Penon
NICOLE PENON

OWNER'S 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)
COUNTY OF SANTA CLARA)
ON 4-10-2023 BEFORE ME, CHRIS STORIE, NOTARY PUBLIC
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED MICHELE P. TSUCHIYA AKA MICHELE PENON TSUCHIYA
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 *[Signature]*

COMM. # 2419154
EXP. 10-1-2026

COUNTY TAX COLLECTOR'S CERTIFICATE

I, THE UNDERSIGNED, ON BEHALF OF AND ACCORDING TO THE RECORDS OF THE COUNTY TAX COLLECTOR OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, HEREBY STATE THAT THERE ARE NO LIENS AGAINST THE SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE.

SIGNED THIS 16th DAY OF MAY, 2023.

TAX COLLECTOR
COUNTY OF MARIN
STATE OF CALIFORNIA

BY: *[Signature]* STIGEN WTD MAP 2000
DEPUTY

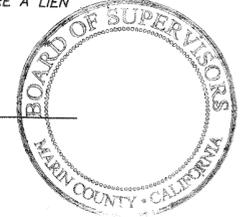


CLERK OF THE BOARD OF SUPERVISORS' STATEMENT

I, THE UNDERSIGNED, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT ALL BONDS, MONEY OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN FILED WITH AND APPROVED BY THE COUNTY OF MARIN FOR THE PURPOSE OF SECURING PAYMENT OF ALL STATE, COUNTY, MUNICIPAL AND LOCAL TAXES, AND THE CURRENT INSTALLMENT OF PRINCIPAL AND INTEREST OF ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME THE PARCEL MAP IS RECORDED ARE A LIEN AGAINST THE SUBDIVISION OR ANY PART THEREOF, BUT WHICH ARE NOT YET PAYABLE.

WITNESS MY HAND AND SEAL THIS 16th DAY OF May, 2023.

SIGNED: *[Signature]*
CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN
STATE OF CALIFORNIA



COUNTY RECORDER'S STATEMENT

FILED FOR RECORD THIS 19th DAY MAY, 2023, AT 8:00 A.M. IN BOOK 2023 OF PARCEL MAPS AT PAGE 102, MARIN COUNTY RECORDS AT THE REQUEST OF THE COUNTY OF MARIN.
SERIAL NO. 2023-0012650 FEE: \$90

[Signature]
SHELLY SCOTT
COUNTY RECORDER
DEPUTY COUNTY RECORDER

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 MICHELE TSUCHIYA IN NOVEMBER OF 2021. 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 ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]
G. HARMINA, III PLS 7950
DATED: APRIL 5, 2023



CITY ENGINEER'S STATEMENT

I, JULIAN SKINNER, CITY ENGINEER FOR THE CITY OF LARKSPUR, MARIN COUNTY, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND FOUND THAT THE SUBDIVISION SHOWN HEREON SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP AND ANY ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

SIGNED THIS 11th DAY OF APRIL, 2023.

[Signature]
BY: JULIAN SKINNER, RCE 69802

CITY SURVEYOR'S STATEMENT

I, JOHN L. MOE, HEREBY STATE THAT I HAVE EXAMINED THIS MAP ON BEHALF OF THE CITY OF LARKSPUR AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

SIGNED THIS 11th DAY OF April, 2023.

[Signature]
BY: JOHN L. MOE, PLS 8400



PARCEL MAP

OF THE LANDS OF:
MICHELE P. TSUCHIYA, TRUSTEE OF THE TSUCHIYA FAMILY REVOCABLE TRUST DATED 7-18-2002 AS DESCRIBED BY DN 2017-0031530;
THOMAS REMAHL AND NICOLE R. REMAHL, TRUSTEES OF THE THOMAS REMAHL AND NICOLE R. REMAHL REVOCABLE INTER VIVOS TRUST, DATED AUGUST 2, 2000 AS DESCRIBED BY DN 2000-0041786;
MICHAEL STEPHEN PENON AND LORETTA ANN PENON, TRUSTEES OF THE MICHAEL AND LORETTA PENON FAMILY REVOCABLE TRUST, U/D/T DATED OCTOBER 20, 2017 AS DESCRIBED BY DN 2017-0045165;
ALFRED MARTY AND JOYCE MARTY, HUSBAND AND WIFE, AS TENANTS IN COMMON AS DESCRIBED BY THAT DECREE OF DISTRIBUTION RECORDED IN BOOK 3280, PAGE 646, MARIN COUNTY RECORDS

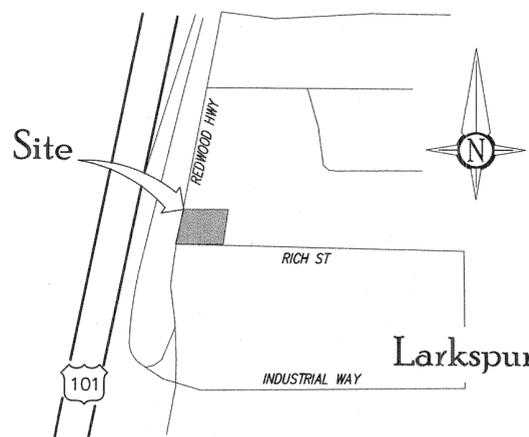
CITY OF LARKSPUR COUNTY OF MARIN STATE OF CALIFORNIA
NOVEMBER 2022
APN 023-031-16 & 17

1031Survey, Inc.
High Definition Surveying

1857 Rainier Circle, Petaluma, California 94954

415-827-6370

DATE: 2023.04.04 FILE: 21365PM PAGE: 1 OF 4



VICINITY MAP
NTS

OWNER'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)
ON 4-10-2023 BEFORE ME, CHRIS STORLIE, NOTARY PUBLIC
(ININSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED THOMAS REMAHL
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
Comm # 2419154
Exp. 10-1-2026

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STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)
ON 4-10-2023 BEFORE ME, CHRIS STORLIE, NOTARY PUBLIC
(ININSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED NICOLE R. REMAHL AND NICOLE PENSION
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.

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STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)
ON 4-10-2023 BEFORE ME, CHRIS STORLIE, NOTARY PUBLIC
(ININSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED MICHAEL STEPHEN PENSION
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.

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STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)
ON 4-10-2023 BEFORE ME, CHRIS STORLIE, NOTARY PUB
(ININSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED LORETTA ANN PENSION
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.

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STATE OF CALIFORNIA)
COUNTY OF SONOMA)
ON APRIL 11, 2023 BEFORE ME, S. Zavala, notary public
(ININSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED Joyce Marty
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.

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WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE
Comm. # 2370158
Exp: 9-4-2025

PARCEL MAP

OF THE LANDS OF:
MICHELE P. TSUCHIYA, TRUSTEE OF THE TSUCHIYA FAMILY REVOCABLE TRUST DATED 7-18-2002 AS DESCRIBED BY DN 2017-0031530;

THOMAS REMAHL AND NICOLE R. REMAHL, TRUSTEES OF THE THOMAS REMAHL AND NICOLE R. REMAHL REVOCABLE INTER VIVOS TRUST, DATED AUGUST 2, 2000 AS DESCRIBED BY DN 2000-0041786;

MICHAEL STEPHEN PENSION AND LORETTA ANN PENSION, TRUSTEES OF THE MICHAEL AND LORETTA PENSION FAMILY REVOCABLE TRUST, U/D/T DATED OCTOBER 20, 2017 AS DESCRIBED BY DN 2017-0045165;

ALFRED MARTY AND JOYCE MARTY, HUSBAND AND WIFE, AS TENANTS IN COMMON AS DESCRIBED BY THAT DECREE OF DISTRIBUTION RECORDED IN BOOK 3280, PAGE 646, MARIN COUNTY RECORDS

CITY OF LARKSPUR COUNTY OF MARIN STATE OF CALIFORNIA
NOVEMBER 2022
APN 023-031-16 & 17

1031Survey, Inc.

High Definition Surveying
1857 Rainier Circle, Petaluma, California 94954
415-827-6370

DOCUMENT REFERENCES

- R1 SUBJECT GRANT DEED TO X RECORDED UNDER DN X, MCR
- R2 JOINT TENANCY DEED, RECORDED IN BOOK 524, PAGE 342, MCR (R1 DEED REFERENCE)
- R3 GRANT DEED TO LARKSPUR RV PARK, LLC RECORDED AS DN 2018-0042807, MCR
- R4 GRANT DEED TO NAUGHTY CUR PROPERTIES, LLC RECORDED AS DN 2008-0033439, MCR
- R5 JC OGLESBY, RCE 3230 JOB#4911, ENTITLED "MAP SHOWING PORTION HUGH PORTER PROP" DATED FEB 1941, OGLESBY COLLECTION, MARIN COUNTY FREE LIBRARY
- R6 LICENSED SURVEY MAP OF SUBDIVISION OF HUGH PORTER PROP. FILED IN BOOK 2 OF LICENSED SURVEYS, PAGE 93, MCR
- R7 PARCEL MAP, FILED IN BOOK 3 OF PARCEL MAPS, AT PAGE 67, MCR
- R8 PARCEL MAP, FILED IN BOOK 4 OF PARCEL MAPS, AT PAGE 6, MCR
- R9 RECORD OF SURVEY, FILED IN BOOK 7 OF SURVEYS, AT PAGE 26, MCR
- R10 RECORD OF SURVEY, FILED IN BOOK 17 OF SURVEYS, AT PAGE 25, MCR
- R11 CALTRANS RIGHT OF WAY RECORD MAPS, R-92B.7 & R-92B.8, ROTATED COUNTER-CLOCKWISE 1'18'40" TO MATCH RECORD BEARINGS

EASEMENT DOCUMENT REFERENCES

- STRIP EASEMENTS ALONG HIGHWAY FRONTAGE ROAD ARE SHOWN AS THEY RELATE TO THE SUBJECT PARCEL AND MAY EXTEND BEYOND
- E1 10 FEET WIDE GAS LINE IFO PG&E, RECORDED IN BOOK 382, PAGE 322, MCR (DOES NOT ENCUMBER SUBJECT PROPERTY)
 - E2 FOR INGRESS & EGRESS, RECORDED IN BOOK 410, PAGE 332, MCR, (DOES NOT ENCUMBER SUBJECT PROPERTY)
 - E3 30 FEET WIDE FOR ROADWAY, RECORDED IN BOOK 516, PAGE 295 & BOOK 524, PAGE 342, MCR AND LISTED AS PARCEL 3 PER R1
 - E4 10 FEET WIDE RIGHT OF WAY IFO PACIFIC TELEPHONE & TELEGRAPH (PT&T), RECORDED IN BOOK 600, PAGE 34, MCR
 - E5 10 FEET WIDE FOR SANITARY SEWER IFO SANITARY DISTRICT NO. 2 (SD2), RECORDED IN BOOK 634, PAGE 138, MCR
 - E6 10 FEET WIDE RIGHT OF WAY FOR WATER PIPELINE IFO MARIN MUNICIPAL WATER DISTRICT (MMWD), RECORDED IN BOOK 688, PAGE 333, MCR
 - E7 VARIOUS EASEMENTS (INCLUDED IN THE ABOVE REFERENCED EASEMENT DOCUMENTS), RECORDED IN BOOK 719, PAGE 425, MCR
 - E8 20 FEET WIDE GAS PIPELINE EASEMENT IFO PGE ACROSS R1, RECORDED IN BOOK 946, PAGE 62, MCR
 - E9 22 FEET WIDE FOR TRANSMISSION & COMMUNICATION IFO PG&E ACROSS R1, RECORDED IN BOOK 1242, PAGE 589, MCR

BOUNDARY NOTES

MONUMENTS FOUND IN RICH STREET WERE HELD. IT HAS BEEN DETERMINED THAT ALL THE SURROUNDING PARCELS OF LAND ARE UTILIZING THESE MONUMENTS THUS ALL PARCELS AND EASEMENTS ARE IN AGREEMENT. BECAUSE OF THIS THEY ARE CONSIDERED AS THE BEST AVAILABLE EVIDENCE FOR THIS BOUNDARY RESOLUTION.

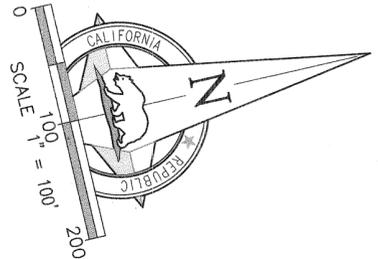
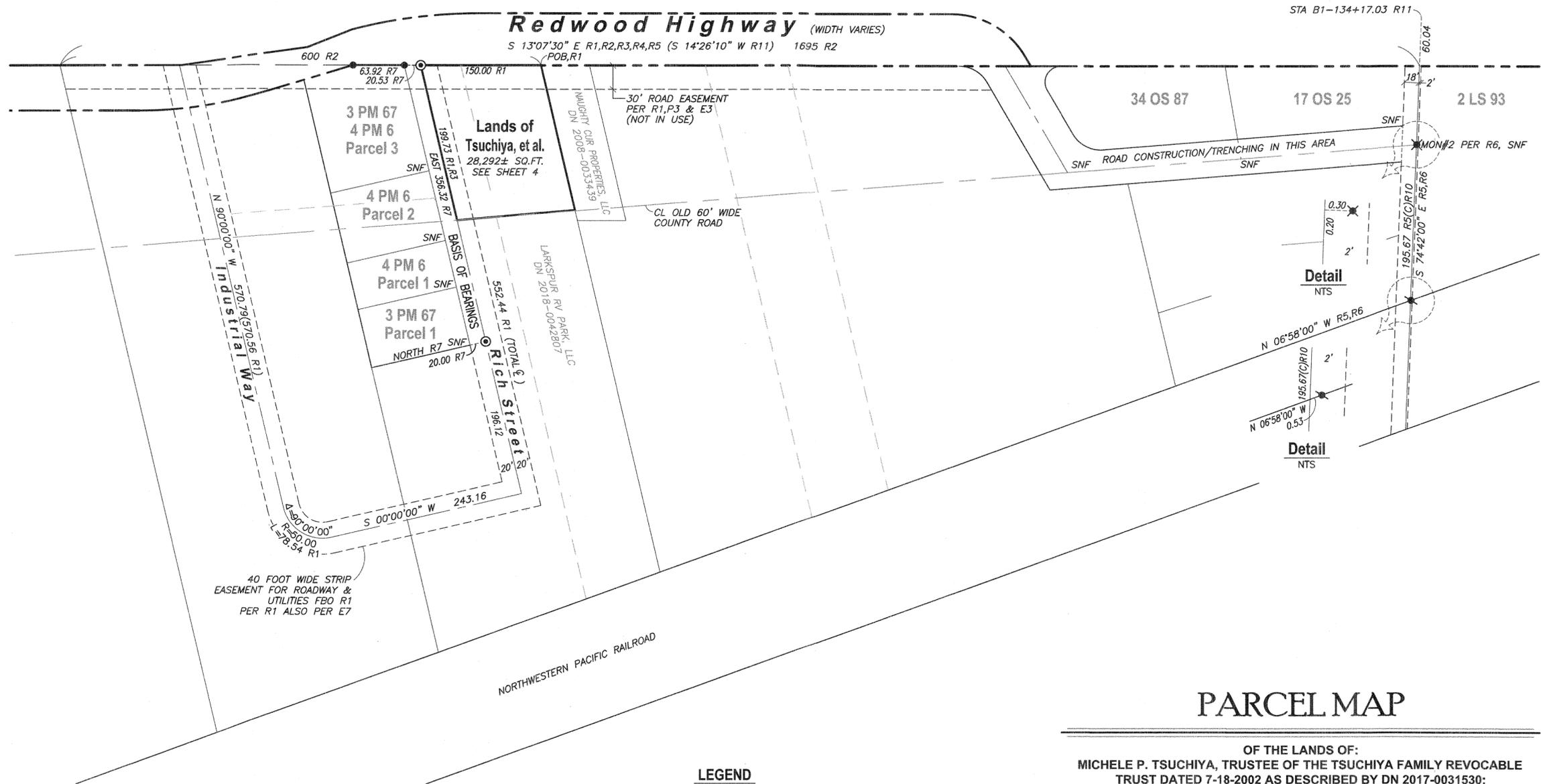
THIS SURVEY ATTEMPTS TO RETRACE THE HIGHWAY STATION B1 134+17.03 PER R11 AS IT IS THE POINT OF COMMENCEMENT FOR NUMEROUS DEEDS AND EASEMENTS IN THIS AREA. FOUND MONUMENTS ALONG THE STATION LINE EXTENDED SOUTHWESTERLY ARE SHOWN OUT OF POSITION IN RELATION TO THE FOUND MONUMENTS THAT ESTABLISH THE BASIS OF BEARINGS OF THIS SURVEY.

NOTES

1. ALL DISTANCES & DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. ALL TIES SHOWN ARE 90° UNLESS OTHERWISE NOTED.
3. MEASURED EQUALS RECORD UNLESS OTHERWISE SHOWN.
4. DISTURBED MONUMENTS ARE LOCATED AT THE TOP OF THE MONUMENT UNLESS OTHERWISE NOTED.
5. UNRECORDED SURVEYS ARE AVAILABLE AT THE ANNE T. KENT CALIFORNIA ROOM, MARIN COUNTY FREE LIBRARY.

CAL LAND TITLE COMPANY
ORDER No. 00505505-PH

California State Highway Route 101



BASIS OF BEARINGS
THE BEARING EAST AS MEASURED BETWEEN FOUND 2" BRASS DISKS WITH PUNCH, RCE 10057 AS SHOWN ON R8, ALL BEARINGS HEREIN MENTIONED ARE RELATED THERETO

- LEGEND**
- SET 5/8" REBAR, YELLOW CAP PLS 7950
 - ⊙ FOUND MONUMENT WELL, 2" BRASS DISK WITH PUNCH, RCE 10057 PER RB
 - FOUND 3/4" IRON PIPE, NO TAG, PER R7
 - ✦ FOUND 2" ID IP, NAIL & TAG, ILLEGIBLE AND UNDERWATER PER R10
 - ✦ FOUND RAILROAD SPIKE & PUNCH, PER R10
 - () RECORD DATA
 - (C) CALCULATED
 - (C&M) CALCULATED & MEASURED
 - DN DOCUMENT NUMBER
 - E# EASEMENT REFERENCE
 - FBO FOR THE BENEFIT OF
 - FD FOUND
 - ID INSIDE DIAMETER
 - IFO IN FAVOR OF
 - ILL ILLEGIBLE
 - IP IRON PIPE
 - LS LICENSED SURVEYS
 - M-M MONUMENT TO MONUMENT
 - NT NO TAG
 - NTS NOT TO SCALE
 - OS OFFICIAL SURVEYS
 - P# PARCEL REFERENCE PER R1
 - POB POINT OF BEGINNING
 - R# DOCUMENT REFERENCE
 - RB REBAR
 - MCR MARIN COUNTY RECORDS
 - SNF SEARCHED FOR, NOT FOUND

PARCEL MAP

OF THE LANDS OF:
MICHELE P. TSUCHIYA, TRUSTEE OF THE TSUCHIYA FAMILY REVOCABLE TRUST DATED 7-18-2002 AS DESCRIBED BY DN 2017-0031530;
THOMAS REMAHL AND NICOLE R. REMAHL, TRUSTEES OF THE THOMAS REMAHL AND NICOLE R. REMAHL REVOCABLE INTER VIVOS TRUST, DATED AUGUST 2, 2000 AS DESCRIBED BY DN 2000-0041786;
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ALFRED MARTY AND JOYCE MARTY, HUSBAND AND WIFE, AS TENANTS IN COMMON AS DESCRIBED BY THAT DECREE OF DISTRIBUTION RECORDED IN BOOK 3280, PAGE 646, MARIN COUNTY RECORDS

CITY OF LARKSPUR COUNTY OF MARIN STATE OF CALIFORNIA
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