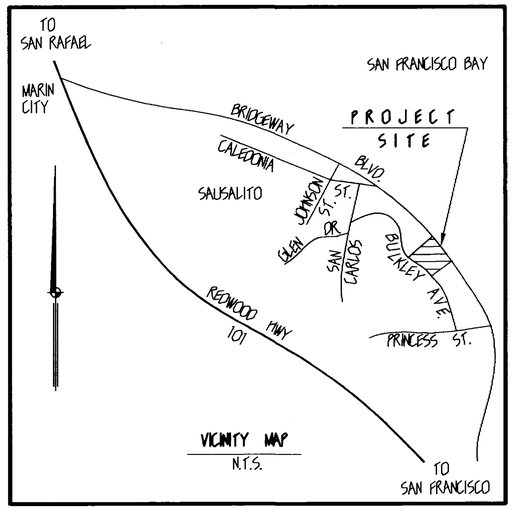


VICINTY MAP
N.T.S.

NOTES

1. 3 DEEDS 547 DOES NOT MATHEMATICALLY CLOSE: CLOSING COURSE = S 89° 17' 21" W 0.94'
2. 41 OR 19 DOES MATHEMATICALLY CLOSE.
3. 41 OR 492 DOES MATHEMATICALLY CLOSE
4. DOC. NO. 87-74751 DOES MATHEMATICALLY CLOSE.
5. DOC. NO. 91-058430 DOES NOT MATHEMATICALLY CLOSE: CLOSING COURSE = S 86° 31' 51" E 1.18'
6. DOC. NO. 92-057771 DOES NOT MATHEMATICALLY CLOSE: CLOSING COURSE = S 4° 15' 42" E 0.93'
7. DOC. NO. 93-015572 DOES NOT CLOSE MATHEMATICALLY: CLOSING COURSE = N 4° 15' 43" W 0.95'

REFERENCES (R)

1. UNRECORDED SURVEY ENTITLED "COPY OF SURVEY NO. 671 LOT 13-BLOCK 2 SAUSALITO, MARIN COUNTY, CALIF. SURVEYED FOR L.A. WEIDENMULLER JAN. 19, 1924. BY J.C. OGLESBY" ORDER NO. 3560.

2. UNRECORDED SURVEY ENTITLED "CONTOUR MAP OF PTN. LOT 13-BLOCKS 1,2, A, & B, SECTION MAP C SAUSALITO LAND AND FERRY CO., MARIN CO.,CALIF. FOR RICHARD F. WEBER BY J.C. OGLESBY. AUG. 1949. SUR NO. 9493.

2A. HARD COPY AND FIELD NOTES OF REFERENCE 2.

3. INDENTURE, SAUSALITO LAND AND FERRY COMPANY TO MARGARET JACKSON RECORDED NOVEMBER 18, 1848 IN BOOK 1 OF DEEDS AT PAGE 531, MARIN COUNTY RECORDS.

4. INDENTURE, SAUSALITO LAND AND FERRY COMPANY TO ROBERT BLUM RECORDED SEPTEMBER 6, 1886 IN BOOK 3 OF DEEDS AT PAGE 547, MARIN COUNTY RECORDS.

5. INDENTURE, SAUSALITO LAND AND FERRY COMPANY TO IGNACIA MORAIS RECORDED OCTOBER 7, 1886 IN BOOK 4 OF DEEDS AT PAGE 50, MARIN COUNTY RECORDS.

6. MARIN COUNTY ORDINANCE NO. 37 RECORDED JULY 26, 1886 IN BOOK A OF MISCELLANEOUS RECORDS AT PAGE 370, MARIN COUNTY RECORDS.

7. DEED, WEIDENMULLER TO SCHREIBER RECORDED FEBRUARY 1 1924 IN BOOK 41 OF OFFICIAL RECORDS AT PAGE 19, MARIN COUNTY RECORDS.

8. DEED, WEIDENMULLER TO BEAR RECORDED MARCH 29, 1924 IN BOOK 41 OF OFFICIAL RECORDS AT PAGE 492, MARIN COUNTY RECORDS.

9. PARCEL MAP RECORDED IN BOOK 20 OF PARCEL MAPS AT PAGE 79.

BOUNDARY RESOLUTION NARRATIVE

RACK 1 PULL 3

THE ORIGINAL SUBDIVISION OF THIS AREA WAS ACCOMPLISHED WITH THE FILING OF THE MAP ENTITLED "SUBDIVISIONS, OF BLOCKS 1,2,A AND B, FROM SECTION MAP C MAP OF LANDS OF THE SALSALITO LAND & FERRY COMPANY." BY CHAS. DRAYTON GIBBES, C.E. JANUARY 1884. THIS MAP WAS RECORDED APRIL 18, 1884 IN RACK 1 PULL 3, MARIN COUNTY RECORDS, AND CONSISTS OF UNDIMENSIONED LOTS AND STREETS. BEARINGS AND DISTANCES CAN BE OBTAINED FROM THE DESCRIPTION CONTAINED IN THE ORIGINAL CONVEYANCES FROM THE SALSALITO LAND AND FERRY COMPANY. DESCRIPTIONS CONTAINED IN THESE DEEDS APPEAR TO BE WRITTEN FROM ACTUAL FIELD SURVEYS WITH REFERENCES MADE TO "POSTS" SET IN THE GROUND. NONETHELESS THESE DEED DESCRIPTIONS DO NOT MATHEMATICALLY CLOSE.

WATER STREET

WATER STREET ORIGINALLY SHOWS ON THE UNRECORDED OFFICIAL MAP OF THE LANDS OF THE SALSALITO LAND AND FERRY COMPANY. WATER STREET SUBSEQUENTLY SHOWS ON RACK 1 PULL 3 AND IS REFERRED TO WITH DIMENSIONS IN THE ORIGINAL CONVEYANCES FROM THE SALSALITO LAND AND FERRY COMPANY. IN 1886 WATER STREET WAS REALIGNED IN PLACES AND OFFICIALLY ACCEPTED AS A PUBLIC ROAD AND HIGHWAY BY ORDINANCE NO. 37 RECORDED JULY 29, 1886 IN BOOK A OF MISCELLANEOUS RECORDS AT PAGE 370.

LOT 13

LOT 13 OF THIS MAP WAS ORIGINALLY DEEDED FROM THE SALSALITO LAND AND FERRY COMPANY TO ROBERT BLUM RECORDED SEPTEMBER 6, 1886 IN BOOK 3 OF DEEDS AT PAGE 547, MARIN COUNTY RECORDS. L.A. WEIDENMULLER OBTAINED TITLE TO LOT 13 FROM C.F. WHITESIDE PER DEED RECORDED JUNE 21, 1907 IN BOOK 103 OF DEEDS AT PAGE 335 AND PER DEED RECORDED SEPTEMBER 28, 1907 IN BOOK 111 OF DEEDS AT PAGE 118. IN JANUARY 1924 L.A. WEIDENMULLER HAD THE SOUTHWEST PORTION OF LOT 13 SURVEYED AND STAKED AS EVIDENCED BY THE UNRECORDED SURVEY BY J.C. OGLESBY ENTITLED "COPY OF SURVEY NO.671 LOT 13-BLOCK 2 SALSALITO MARIN COUNTY CALIF. SURVEYED FOR L.A. WEIDENMULLER JAN.19, 1924." ORDER NO. 3560. SUBSEQUENTLY L.A. WEIDENMULLER CONVEYED THE SOUTHWEST PORTION OF LOT 13 TO JOSEPHINE SCHREIBER BY DEED RECORDED FEBRUARY 1, 1924 IN BOOK 41 OF OFFICIAL RECORDS AT PAGE 19, MARIN COUNTY RECORDS. THE SOUTHEAST PORTION OF LOT 13 WAS LATER CONVEYED TO KATE BEAR BY DEED RECORDED MARCH 29, 1924 IN BOOK 41 OF OFFICIAL RECORDS AT PAGE 492. WEIDENMULLER RETAINED THE REMAINDER OF LOT 13 AND OBTAINED A PORTION OF WATER STREET FROM THE NORTHERLY LINE OF LOT 13 TO SOUTHWESTERLY LINE OF BRIDGEWAY BOULEVARD, " AS IT NOW EXISTS". FROM THE SALSALITO LAND AND FERRY COMPANY BY DEED RECORDED DECEMBER 27, 1948 IN BOOK 600 OF OFFICIAL RECORDS AT PAGE 470. WEIDENMULLER SUBSEQUENTLY CONVEYED THE REMAINDER OF LOT 13 AND THE PORTION OF WATER STREET TO RICHARD F. WEBER BY DEED RECORDED DECEMBER 27, 1948 IN BOOK 605 OF OFFICIAL RECORDS AT PAGE 89. IN AUGUST OF 1949 RICHARD F. WEBER HAD HIS LAND SURVEYED AND STAKED AS EVIDENCED BY THE UNRECORDED SURVEY BY J.C. OGLESBY ENTITLED "CONTOUR MAP OF PTN. LOT 13-BLOCKS 1,2,A, AND B. SECTION MAP C SAUS. LAND & FERRY CO., MARIN CO., CALIF FOR RICHARD F. WEBER AUG. 1949" SUR NO. 9493. THE LEGAL DESCRIPTION BASED ON DIMENSIONS SHOWN ON THIS SURVEY FIRST APPEARED IN THE DEED FROM FISK TO BERNARD/ LEWIS RECORDED NOVEMBER 23, 1959 IN BOOK 1326 OF OFFICIAL RECORDS AT PAGE 309, MARIN COUNTY RECORDS. ENSUING DEEDS INCORPORATED THIS DESCRIPTION.

RESOLUTION

THIS SURVEY IS BASED UPON THE FOLLOWING ASSUMPTIONS:

WHEN LOT 13 WAS SUBDIVIDED BY 41 OR 19 AND 41 OR 492 A SENIOR INTEREST WAS CREATED IN FAVOR OF THESE TWO PARCEL. A RESURVEY OF THE REMAINDER OF LOT 13 HAS TO YIELD TO THE SENIOR INTEREST OF THESE TWO PARCELS. THE J.C. OGLESBY SURVEY IN JANUARY 19, 1924 WAS COMMISSIONED TO ESTABLISH THE NORTHERLY LINE OF THE SUBDIVISION PRIOR TO THE WRITING OF THE DEED AND THAT THE LEGAL DESCRIPTION CONTAINED IN 41 OR 19 WAS WRITTEN FROM THAT SURVEY. ADDITIONALLY THE J.C. OGLESBY SURVEY COMMISSIONED IN 1949 BY WEBER ACKNOWLEDGED AND YIELDED TO THE SENIORITY OF THE DIVISION LINE AND IS THE BASIS FOR DIMENSIONS FOUND IN THE LEGAL DESCRIPTION CONTAINED IN 1329 OR 309 AND ENSUING DEEDS.

THEREFORE THIS SURVEY HAS RELIED UPON THE NOTES, HARD COPY AND MAP OF THE 1949 J.C. OGLESBY SURVEY AS THE BEST AVAILABLE EVIDENCE TO LOCATE THE LAND DESCRIBED IN DOCUMENT NO. 91-58430.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT AT THE REQUEST OF MR. CAPPE IN APRIL, 1995.

LICENSED LAND SURVEYOR
Richard F. Alspach
Exp. 3-31-98
No. 6135
STATE of CALIFORNIA

SIGNED: Richard F. Alspach
LS 6135 EXP 3-31-98

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYOR'S ACT THIS 16th DAY OF MAY, 1995.

MEHDI ~~MASSO~~ SADJADI
COUNTY SURVEYOR

SIGNED: [illegible]
DEPUTY

REGISTERED PROFESSIONAL ENGINEER
ROBERT DARRELL BEAUMONT
C 35212
Exp. 3-31-96
CIVIL
STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS 26th DAY OF MAY, 1995, AT 10:35 A.M.
IN BOOK 33 OF SURVEYS AT PAGE 84,
AT THE REQUEST OF THE DEPARTMENT OF PUBLIC WORKS.

FEE $13.00
SERIAL NO. 95-24357

Joan C. Thayer
COUNTY RECORDER

Karen Imalo
DEPUTY

RECORD OF SURVEY

LANDS OF CAPPE
DOC NO. 91-58430

BEING A PORTION OF LOT 13, BLOCK NO. 2
PER THE MAP ENTITLED "SUBDIVISIONS
OF BLOCKS 1, 2, A AND B, FROM SECTION
MAP C, MAP OF LANDS OF THE
SAUSALITO LAND AND FERRY COMPANY"
RACK 1, PULL 3, MARIN COUNTY RECORDS
855 BRIDGEWAY BLVD., SAUSALITO, MARIN CO., CALIFORNIA
SCALE: AS NOTED DATE: 4/1/95

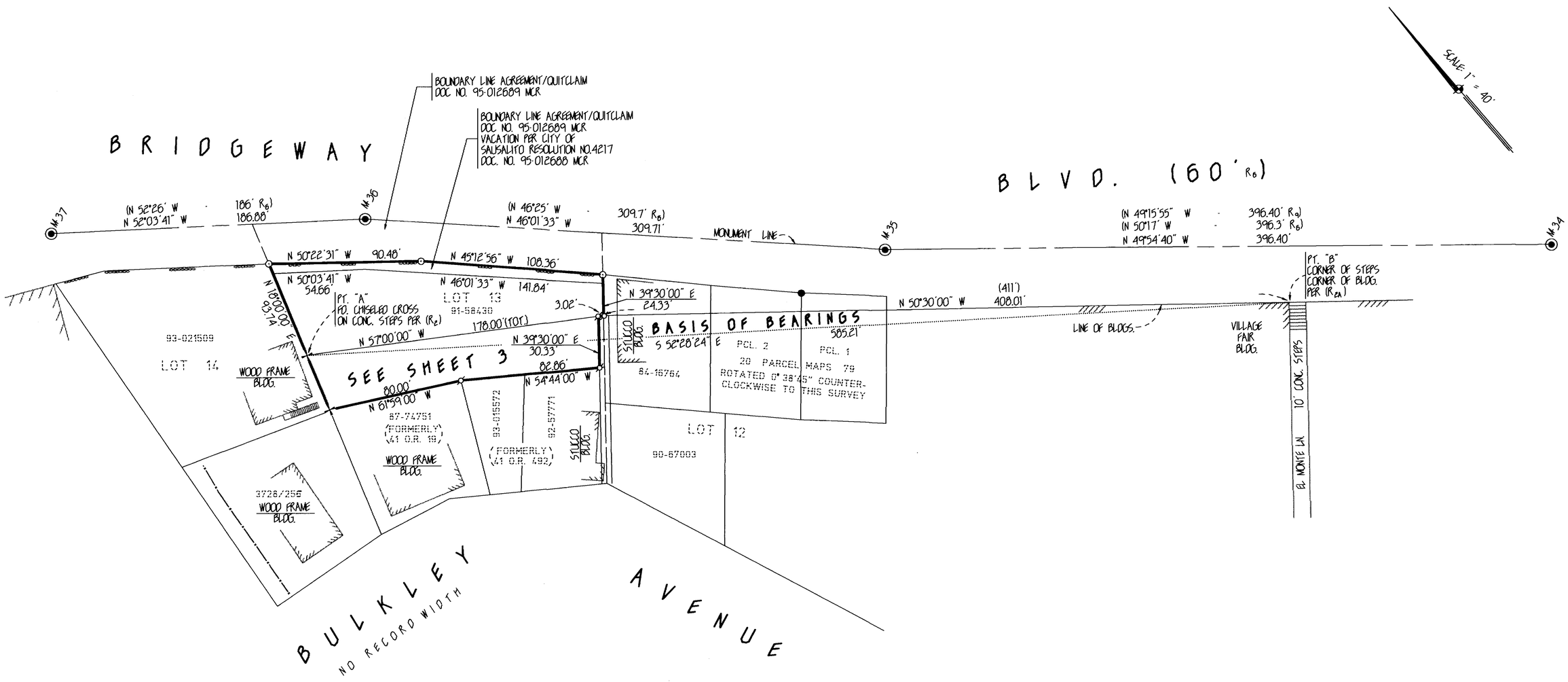
RICHARD F. ALSPACH LAND SURVEYOR
SAN RAFAEL CALIFORNIA

CAD FILE: CAPPE-01.DWG JOB NO. 94-199

AP NO. 65-063-12

SHEET 1 OF 3 SHEET

LAN # 7691



RECORD OF SURVEY

LANDS OF CAPPE

DOC NO. 91-58430

BEING A PORTION OF LOT 13, BLOCK NO. 2
PER THE MAP ENTITLED "SUBDIVISIONS
OF BLOCKS 1, 2, A AND B, FROM SECTION
MAP C, MAP OF LANDS OF THE
SAUSALITO LAND AND FERRY COMPANY"
RACK 1, PULL 3, MARIN COUNTY RECORDS
855 BRIDGEWAY BLVD., SAUSALITO, MARIN CO., CALIFORNIA
SCALE: 1" = 40' DATE: 4/1/95

RICHARD F. ALSPACH LAND SURVEYOR
SAN RAFAEL CALIFORNIA

LEGEND

- ⊙ SET LEAD & TAG LS 6135
- ⌀ SET 1/2" REBAR & CAP LS 6135
- ● FOUND NAIL & TAG LS 2897
- ✢ FOUND CHISELED CROSS
- ◉ FOUND STREET MONUMENT, PIN IN CONCRETE
- ( ) DEED DIMENSIONS
- (R) DIMENSIONS AS REFERENCED

BASIS OF BEARINGS

PT. "A" TO PT. "B" AS S. 52°28'24" E. BEING A CALCULATED BEARING PER HARD COPY DATA OF THE UNRECORDED SURVEY ENTITLED "CONTOUR MAP OF PTN. LOT 13, BLOCKS 1, 2, A & B, SECTION MAP C, SAUSALITO LAND & FERRY CO., MARIN CO., CALIFORNIA FOR RICHARD F. WEBBER" BY J. C. OGLESBY DATED AUGUST 1949, SURVEY NO. 9493.

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

CAD FILE: CAPPE-02.DWG JOB NO. 94-199

AP NO. 65-063-12

RECORD OF SURVEY

LANDS OF CAPPE

DOC NO. 91-58430

BEING A PORTION OF LOT 13, BLOCK NO. 2 PER THE MAP ENTITLED "SUBDIVISIONS OF BLOCKS 1, 2, A AND B, FROM SECTION MAP C, MAP OF LANDS OF THE SAUSALITO LAND AND FERRY COMPANY" RACK 1, PULL 3, MARIN COUNTY RECORDS

855 BRIDGEWAY BLVD., SAUSALITO, MARIN CO., CALIFORNIA

SCALE: 1" = 20' DATE: 4/1/95

RICHARD F. ALSPACH LAND SURVEYOR

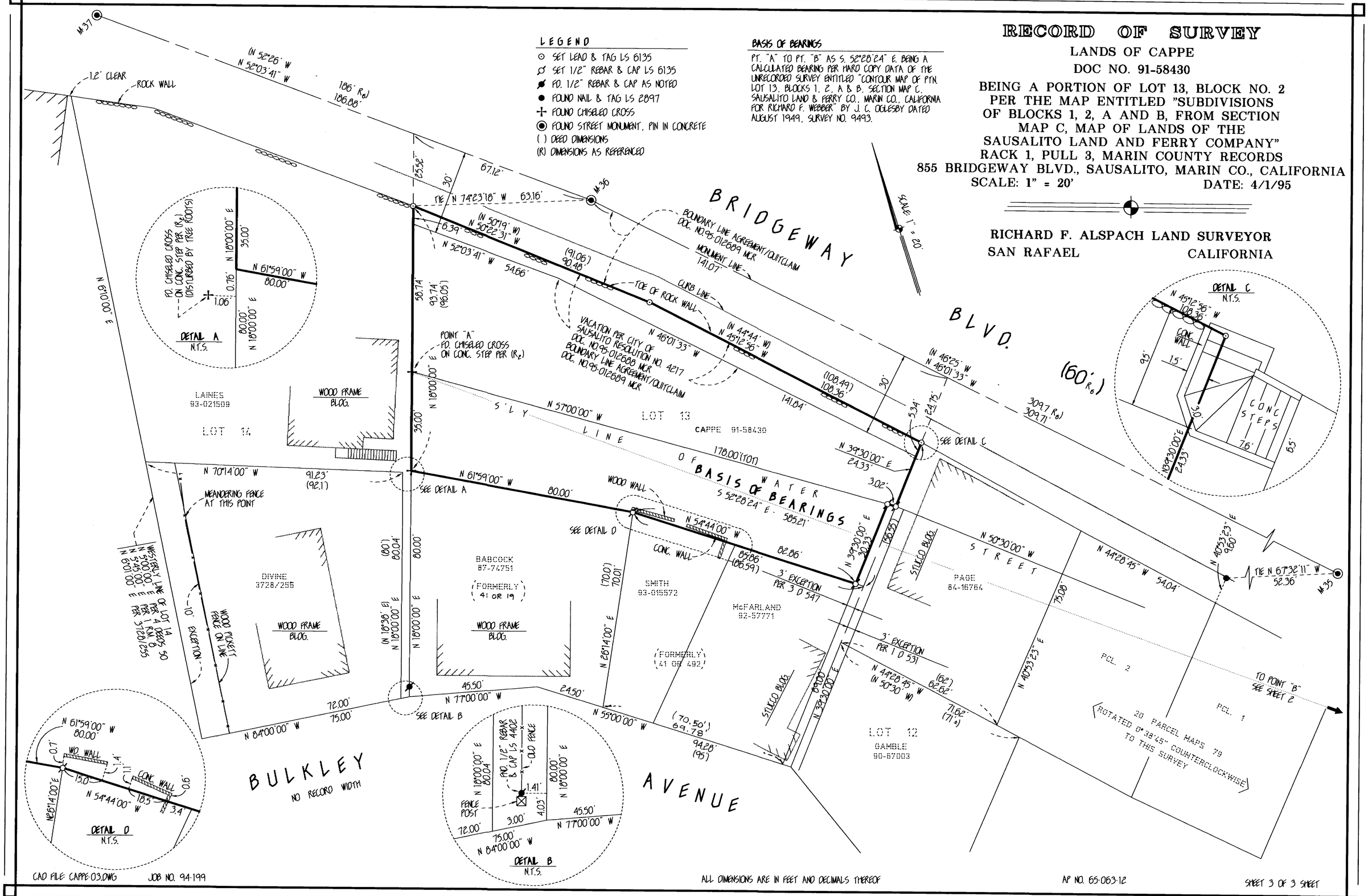
SAN RAFAEL CALIFORNIA

LEGEND

- SET LEAD & TAG LS 6135
- SET 1/2" REBAR & CAP LS 6135
- FD. 1/2" REBAR & CAP AS NOTED
- FOUND NAIL & TAG LS 2897
- FOUND CHISELED CROSS
- FOUND STREET MONUMENT, PIN IN CONCRETE
- ( ) DEED DIMENSIONS
- (R) DIMENSIONS AS REFERENCED

BASIS OF BEARINGS

PT. "A" TO PT. "B" AS S. 52°28'24" E. BEING A CALCULATED BEARING PER HARD COPY DATA OF THE UNRECORDED SURVEY ENTITLED "CONTOUR MAP OF PTN. LOT 13, BLOCKS 1, 2, A & B, SECTION MAP C, SAUSALITO LAND & FERRY CO., MARIN CO., CALIFORNIA FOR RICHARD F. WEBBER" BY J. C. OGLESBY DATED AUGUST 1949, SURVEY NO. 9493.



CAD FILE: CAPPE-03.DWG JOB NO. 94-199

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

AP NO. 65-063-12

SHEET 3 OF 3 SHEET