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OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT ALL OF THE UNDERSIGNED ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN UPON THIS MAP, EXCLUSIVE OF STREETS ALREADY DEDICATED, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "MAP OF A CONDOMINIUM SUBDIVISION OF 106 AND 108 RODEO AVENUE, SAUSALITO, MARIN COUNTY, CALIFORNIA", COMPOSED OF 3 SHEETS. THE CITY OF SAUSALITO OR ANY OTHER MUNICIPAL CORPORATION OR DISTRICT SHALL HAVE THE RIGHT OF INGRESS AND EGRESS INTO AND UPON ALL PUBLIC UTILITY EASEMENTS FOR THE PURPOSE OF IMPROVING, MAINTAINING OR REPAIRING SAME. THAT THE SUBSCRIBERS TO THE STATEMENT ARE ALL WHO ARE NECESSARY TO PASS CLEAR TITLE TO THE LANDS SHOWN UPON THIS MAP EXCLUSIVE OF STREETS ALREADY DEDICATED.

OWNERS - SOL LANGSAM JACQUELINE A. LANGSAM

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF [illegible]

ON THIS 13th DAY OF February, 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED SOL LANGSAM AND JACQUELINE A. LANGSAM KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS OWNERS.

NOTARY PUBLIC, STATE OF CALIFORNIA
MY COMMISSION EXPIRES _____

SURVEYORS CERTIFICATE

I, JOHN A. ESTES, HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE SURVEYING AND CHECKING OF THE PROPERTY SUBDIVIDED AND SHOWN HEREON WAS DONE BY ME OR UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 1981, THAT THE SURVEY OF THIS MAP IS TRUE AND COMPLETE AS SHOWN AND THAT THE MONUMENTS ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS SHOWN ON THIS MAP, AND THAT A SURVEY OF THE PROPERTY CAN BE RETRACED FROM SAID MONUMENTS.

DATED THIS 12th DAY OF Feb, 1981

JOHN A. ESTES, L.S. 2897

COUNTY TAX COLLECTOR'S CERTIFICATE

I, JOSEPH A. COFFRINI, TAX COLLECTOR OF THE COUNTY OF MARIN, AND THE CITIES THEREIN, STATE OF CALIFORNIA, HEREBY CERTIFY 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.

DATED THIS 2nd DAY OF March, 1981.

JOSEPH A. COFFRINI, TAX COLLECTOR, COUNTY OF MARIN
BY DEPUTY Marguerite Bunnato

~~COUNTY~~ CLERK'S CERTIFICATE

I, ~~PETER MEYER, COUNTY CLERK~~ OF THE COUNTY OF MARIN, STATE OF CALIFORNIA EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS THEREOF, DO HEREBY CERTIFY 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 FILING 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 4th DAY OF March, 1981.

~~PETER MEYER~~, ~~COUNTY CLERK AND~~ EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN

CITY CLERK'S CERTIFICATE

I, JANET F. Tetz CLERK OF THE CITY COUNCIL OF THE CITY OF SAUSALITO, DO HEREBY CERTIFY THAT THE CITY COUNCIL DULY PASSED ON THE 11th DAY OF March, 1980, ITS RESOLUTION NO. ____ BY WHICH IT ADOPTS THIS MAP AS THE OFFICIAL "MAP OF A CONDOMINIUM SUBDIVISION OF 106 AND 108 RODEO AVENUE, SAUSALITO, MARIN COUNTY, CALIFORNIA", AND ACCEPTS THE RIGHTS OF INGRESS AND EGRESS. IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL OF THIS OFFICE.

SIGNED _____
CLERK OF THE CITY COUNCIL OF THE CITY OF SAUSALITO, CALIFORNIA

CITY PLANNING COMMISSION'S CERTIFICATE

APPROVED
CITY PLANNING COMMISSION OF THE CITY OF SAUSALITO, STATE OF CALIFORNIA.
DATED THIS 26th DAY OF February, 1981.
SIGNED _____
CHAIRMAN

CITY ENGINEER'S CERTIFICATE

I, NORMAN WOHLSCHLAEGER, CITY ENGINEER OF THE CITY OF SAUSALITO, CALIFORNIA, CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE ACT OF THE STATE OF CALIFORNIA KNOWN AS THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

SIGNED THIS 24th DAY OF February, 1981.
SIGNED _____
CITY ENGINEER, SAUSALITO, CALIFORNIA

COUNTY RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF CITY OF SAUSALITO
THIS 3rd DAY OF MARCH, 1981, AT 11:20 A.M. IN
VOLUME 18 OF MAPS AT PAGE 41, IN THE OFFICE OF THE
RECORDER OF THE COUNTY OF MARIN, STATE OF CALIFORNIA.
SERIAL NO. 9277 FEE $11.00
W. BRUCE SHAFER, COUNTY RECORDER, MARIN COUNTY.
Alice Lake
DEPUTY

MAP OF A CONDOMINIUM SUBDIVISION OF "106 AND 108 RODEO AVENUE SAUSALITO, MARIN Co., CALIFORNIA"

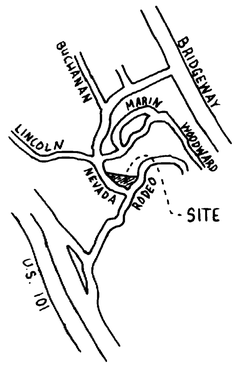
BEING A SUBDIVISION OF THE LANDS CONVEYED BY THE CITY OF SAUSALITO TO SOL LANGSAM BY DEED RECORDED 2580-O.R.-653, MARIN Co. RECORDS JANUARY 1981

ROEMER AND ESTES L.S. INC., 21 LOCUST AVE., MILL VALLEY, CA.

SHEET 1 OF 3

18 RM 41

Can. 4874



LOCATION SKETCH

SCALE 1" = 20'

429 OR 148 PARCEL 2
LANDS OF PG&E

(S 38°-29'W) 10.89
S 35-42 W

N 17-57E 52.20

RODEO AVE.

(S 35°-35'W)
S 35-37 W 244.32

N 15-03 W 56.13 calc. (56.15)

UNIT 1

UNIT 2

LOT 1
COMMON AREA AND P.U.E. - 6,069.3 SQ FT.

TIE - N 47-31 E 35.974

CONTROL POINT

R=235.0 Δ=21° 56'-44" L=90.01

N 04-33 W 4.126 calc (4.14)

S.W'ly line Lot 3 Blk 68 Map of Sausalito Land and Ferry Co. (Rack 1 Pull 9)

N 50-30 E 89.23

0.55

N 39-30 W

ST.

M-187

N 50-30 E 89.23
BASIS OF BEARING

0.55

NEVADA

M-107

0.55

(1.43)

N 39-30 W

most Sly. Corner Lot 3 Block 68

60'

GENERAL NOTES :

1. THIS PROJECT CONSISTS OF ALL THE LAND AND REAL PROPERTY INCLUDED WITHIN LOT 1 AS SHOWN, "LOT 1, COMMON AREA AND P.U.E.", TOGETHER WITH ALL IMPROVEMENTS THEREON, SHALL BE CONVEYED TO EACH OF THE CONDOMINIUM UNITS AS AN UNDIVIDED ONE-HALF (1/2) INTEREST, EXCEPT THOSE AIR SPACE PORTIONS SHOWN AND DEFINED HEREIN AS UNIT 1 AND UNIT 2.
2. THE BASIS OF BEARING FOR THIS SUBDIVISION ARE THOSE CITY OF SAUSALITO MONUMENTS INDICATED AS M10T AND M18T AND AS SHOWN ON THIS MAP.
3. THE BENCH MARK FOR ELEVATION DEFINITION FOR THIS SUBDIVISION IS THE CENTER OF THE TOP OF FRAME OF THE CITY OF SAUSALITO MONUMENT M-107 HAVING AN ELEVATION OF 207.94 M.L.L.W DATUM.
4. COVENANTS, CONDITIONS, AND RESTRICTIONS SHALL BE RECORDED FOR THIS SUBDIVISION, TOGETHER WITH A JOINT MAINTENANCE AGREEMENT FOR ALL COMMON FACILITIES.

LEGEND

◎ EXISTING CITY OF SAUSALITO MONUMENTS

——— TIES TO PROPERTY OR CONTROL POINT

● CONDOMINIUM UNIT CONTROL POINT

P.U.E. INDICATES PUBLIC UTILITY EASEMENT

MAP OF A CONDOMINIUM SUBDIVISION OF "106 AND 108 RODEO AVENUE SAUSALITO, MARIN Co., CALIFORNIA"

BEING A SUBDIVISION OF THE LANDS CONVEYED BY THE CITY OF SAUSALITO TO SOL LANGSAM BY DEED RECORDED 2580-O.R.-653, MARIN Co. RECORDS

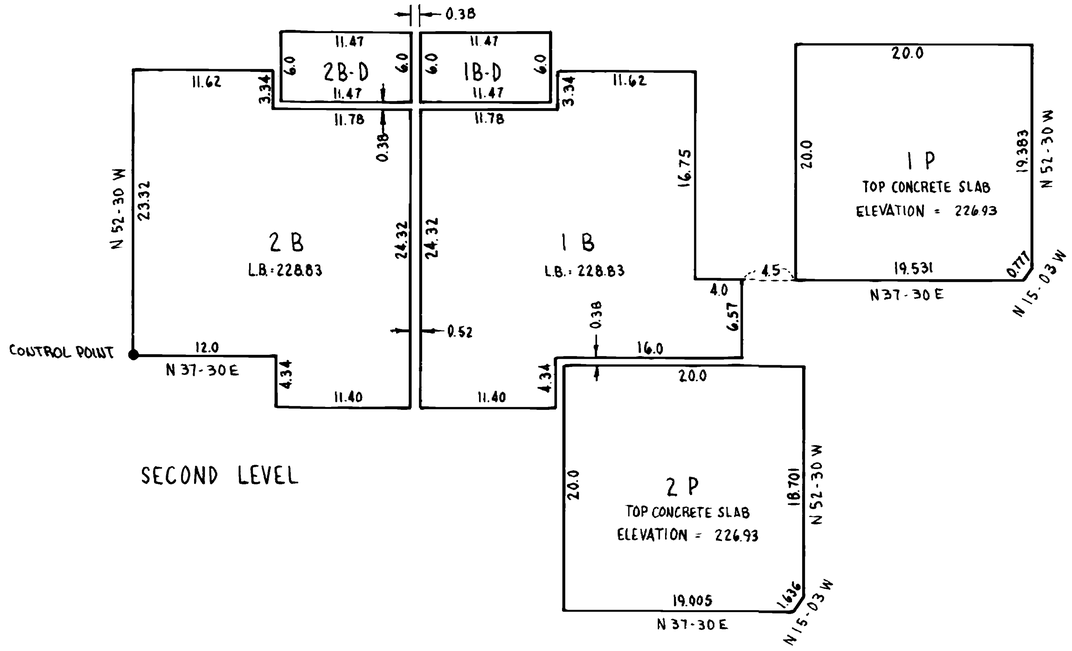
JANUARY 1981 SCALE 1" = 20'

ROEMER AND ESTES L.S. inc., 21 LOCUST AVE., MILL VALLEY, CA.

SHEET 2 OF 3

A.P. 64-334-43

Can 4874



SECOND LEVEL

NOTES AND DEFINITIONS :

1. Space 1A and 1B shall be a condominium unit and space 2A and 2B shall be a condominium unit. The boundaries of the units granted are the interior surfaces of the perimeter walls, floors, ceilings, windows, and doors thereof, and shall include the surfaces so described.

2. The following are not a part of a unit: bearing walls, columns, vertical supports, floors, roofs, foundations, beams, balcony or deck railings, pipes, ducts, flues, conduits, wires, and other utility installations, wherever located, except the outlets thereof when located within the unit.

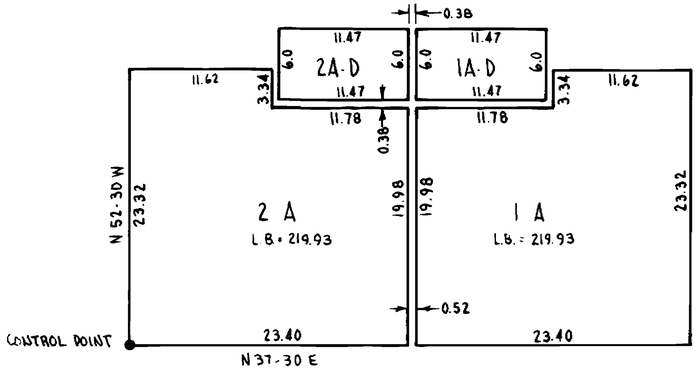
3. Each air space designated "D" shall be restricted common area for deck purposes and shall be assigned to the designated numbered unit. The boundaries of the space are the finished floor surface ; the surface of the perimeter walls, windows, doors, and railings bounding such space; and the upper boundary is a horizontal plane coincident in elevation with that typical of the particular floor.

4. Each air space designated "P" shall be restricted common area for vehicular and pedestrian access purposes and shall be assigned to the designated numbered unit. The boundaries of the space are the finished floor surfaces.

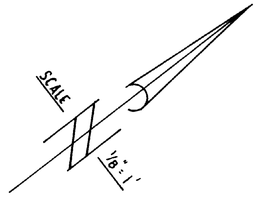
5. Lower boundary (L.B.) elevations shown pertain to all air spaces on that particular floor unless specifically otherwise designated.

6. All air space boundary lines intersect at right angles unless otherwise indicated.

7. All dimensions shown are indicated in feet and decimals thereof.



FIRST LEVEL



MAP OF A CONDOMINIUM SUBDIVISION OF
"106 AND 108 RODEO AVENUE
SAUSALITO, MARIN Co., CALIFORNIA"
BEING A SUBDIVISION OF THE LANDS CONVEYED BY THE CITY OF SAUSALITO TO SOL LANGSAM BY DEED RECORDED 2580-O.R.-653, MARIN Co. RECORDS
JANUARY 1981 SCALE 1/8" = 1'
ROEMER AND ESTES L.S. inc., 21 LOCUST AVE., MILL VALLEY, CA.

SHEET 3 OF 3

Can 4874