Owners Statement

The undersigned are the only persons having any record title interest in the land subdivided and shown on this map, do hereby consent to the preparation and recordation of this map, and are all who are necessary to pass clear title to the land subdivided and shown hereon. The undersigned hereby irrevocably offer for public use the Open Space, Public Access and Floating Pedestrian Path and Pedestrian Bridge Easement for use as Open Space, Public Access and Pedestrian Path and Pedestrian Bridge purposes;

Grant Avenue Right of Way		To use for Public Street
All "Public Utility Easements"	(P.U.E.)	To use for Public Utilities
All "Sanitary Sewer Easements"	(S.S.E.)	To use for Sanitary Sewer
All "Storm Drainage Easements"	(S.D.E.)	To use for Storm Drainage
All "Emergency Vehicle Access Easements"	(E.V.A.)	To use for Emergency Vehicles

As Shown Hereon. The Easements hereinbefore offered for dedication shall be kept open and free from permanent buildings and structures of any kind. The local agency or any other municipal corporation, agency, public utility company, or district shall have the right of access into and upon all such easements for the purpose of improving, maintaining or repairing such easements and facilities within them; However, said right shall not impose upon said local agency, corporation, agency, company, or district the obligation of improvement, maintainance, or repair. No changes or alterations, except for routine maintenance and repairs, may be made to improvements or landscaping in the Common Area without written consent of the Community Development Director of the City of Novato.

Frank A. Fonseca, Owner — Maria Fonseca, Owner

Owners Acknowledgement

State of California
County of Marin } ss

On 6/17/96, before me, the undersigned, a Notary Public in and for said State personally appeared Frank A Fonseca and Maria Fonseca personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this statement first above written.

#1089682 — 3/6/2000
Notary Public in and for said County and State — My commission expires.

City Clerk's Statement

The City Council of the City of Novato, State of California, at a regular meeting, held on the 25th day of March, 1997, examined the Map of Creekside Housing Condominium and the City Council by Resolution No. 40-97 duly passed at the meeting aforesaid, approved this map, and on behalf of the Public conditionally accepts the offers of Dedication of Grant Avenue Right of Way for use as a Public Street and rejected all other offers of dedication; except the Public Open Space and Access Easement and Floating Pedestrian Path and Pedestrian Bridge Easement are hereby accepted.

Signed this 22nd day of May 1997

Shirley Gremmels
Clerk of the City of Novato, State of California

Trust Deed Holder's Statement

Westamerica Bank, A California Corporation, as holder of the Deed of Trust Recorded January 21, 1997, under Instrument No. 97-002999 of Official Records of Marin County Records in the office of the Recorder of Marin County, do hereby join in and consent to the foregoing owner's statement.

By: Clyde L. Miller V.P.

A California Corporation — A California Corporation

Trust Deed Holder's Acknowledgement

State of California
County of Marin } ss

On JAN 30, 1997 before me, the undersigned, a Notary Public in and for said State, personally appeared Clyde L. Miller ~~and~~ Ds personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this statement first above written.

Janie Brom #1054944 — April 6, 1999
Notary Public in and for said County and State — My commission expires

City Engineer's Statement

I, the undersigned, City Engineer of the City of Novato, State of California, hereby state that I have examined this final map, that the subdivision as shown hereon is substantially the same as it appeared on the Tentative Map and any approved alterations thereof, that all provisions of Chapter 2 of the Subdivision Map Act and any local ordinances applicable at the time of the approval of the Tentative Map have been complied with and I am satisfied that said map is technically correct.

Signed this 22nd day of MAY 1997

Thomas J. Nolan — 14888 R.C.E. No.
City Engineer, City of Novato, State of California

REGISTERED PROFESSIONAL ENGINEER THOMAS J. NOLAN No. 14888 Exp. 3-31-98 CIVIL STATE OF CALIFORNIA

Surveyor's Statement

I, James E. McNamara, state that I am a Licensed Land Surveyor, under the laws of the State of California, that the surveying and checking of the map shown hereon was done by me or under my direction during the month of May 1994; that the survey is true and complete as shown; that the monuments are of the character and occupy or will occupy the positions shown on this map by June 1997, and that a survey of the property can be retraced from said monuments.

Signed this 14th day of June 1996

James E. McNamara L.S. 4176

LICENSED LAND SURVEYOR J. E. McNAMARA No. 4176 STATE OF CALIFORNIA

Recorder's Statement

Filed this 16th day of June 1997 at 11:55 a.m. in Volume 21 of Maps at Page 59 at the request of the City of Novato.

Serial No. 97-030484 — Fee $13.00

Joan C. Thayer — Florence Thomas By Deputy
County Recorder

Clerk of the Board of Supervisor's Statement

I, the undersigned, Clerk of the Board of Supervisors of the County of Marin, State of California, do hereby state 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 insure to the benefit of said County of Marin and is conditioned for the payment of all taxes, which may be at the time of recording 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 18 day of June 1996

Signed — Clerk of the Board of Supervisors, County of Marin, State of California

BOARD OF SUPERVISORS - MARIN COUNTY, CALIFORNIA -

County Tax Collector's Statement

I, the undersigned, on behalf of the Tax Collector of the County of Marin and Cities therein, State of California, hereby state 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.

Signed this 18th day of June 1996

Tax Collector, County of Marin and Cities therein
State of California
By: Sophia K. Eliopoulos
Deputy Tax Collector

Easement Statement

Signatures of owners of the following easements may be omitted under the provisions of Section 66436 (c) (1) of the Subdivision Map Act, if such signatures are not required by the governing body; their signature is such it cannot ripen into a fee.

Name	Recorded	Nature of Interest
The City of Novato	3756 O.R. 23	Roadway widening
The City of Novato	3756 O.R. 25	Public Utility Dedication and related purposes

Soils Report Statement

A soils report dated April 19, 1991, with supplemental reports dated March 31, 1994, May 13, 1994 and June 9, 1994 were prepared by Applied Earth Sciences Inc. specifically for this subdivision and have been filed with the City of Novato Community Development Dept.

Map of Creekside Housing Condominium

Being a Subdivision of a Portion of Lots 5 and 23 of that certain map entitled, "Map Sweetser Ranch Subdivision One," filed in Book 4 of Maps at Page 49, M.C.R. Lands of Fonseca per D.N. 3397074-78.

In City of Novato — County of Marin — California
May 1994

J. E. McNamara and Associates
Civil Engineering ~ Land Surveying
Petaluma — (707) 778-6611 — California
Job No. 412 — Sheet 1 of 3

A.P.N. 141-201-02, 39, 40, 41, 42

Can No. 8037

91-905

PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 0-7540

59

	41°53" W 42.31'	
	97.00' Δ= 8°24'09" L=12.74'	
	5.00' Δ= 98°24'09" L=8.59'	
	N 87°12'07" W 23.82'	
	S 02°47'53" W 17.00'	
	S 87°12'07" E 35.29'	
	S 18°42'07" E 52.14'	
)	R=78.00' Δ=21°30'00" L=29.27'	
)	S 02°47'53" W 30.10'	
9	R=68.00' Δ=47°39'48" L=56.57'	
11	R=32.50' Δ=271°40'24" L=154.10'	
12	R=20.00' Δ=63°45'21" L=22.26'	
13	R=92.00' Δ=19°42'44" L=31.65'	
14	N 02°47'53" E 30.10'	
15	R=102.00' Δ=21°30'00" L=38.27'	
16	N 18°42'07" W 38.95'	
17	S 87°12'07" E 71.09'	
18	R=3.00' Δ=90°00'00" L=4.71'	
19	S 87°12'07" E 4.83'	
20	N 02°47'53" E 18.00'	
21	N 87°12'07" W 88.94'	
22	R=63.00' Δ=16°32'52" L=18.19'	
23	N 02°47'53" E 42.31'	
24	N 87°12'07" W 24.00'	

P.V.A, S.D.E, S.S.E, P.U.E, E.V.A.

Hoyt Enterprises Inc. 6 R.O.S. 23
D.N. 93-075106

0' 40' 100'

Scale: 1" = 40'

25	S 29°14'30" W 20.00'	
26	R=50.00' Δ=27°51'10" L=24.74'	
27	R=32.50' Δ=61°59'45" L=35.17'	P.V.A, S.D.E,
28	R=20.00' Δ=4°11'03" L=1.46'	S.S.E, P.U.E.
29	R=28.00' Δ=37°00'00" L=18.08'	E.V.A.
30	R=13.43' Δ=63°40'48" L=14.92'	
31	R=32.50' Δ=22°05'47" L=12.53'	
32	R=68.00' Δ=10°05'13" L=11.97'	
33	R=35.00' Δ=49°40'23" L=30.34'	
34	R=50.00' Δ=37°00'00" L=32.29'	
35	N 24°27'35" E 79.00'	
36	N 03°38'11" E 105.93'	S.D.E.
37	N 18°42'07" W 43.39'	
38	R=32.50' Δ=19°13'44" L=10.91'	

P.M. Morion School 20 r.w. 84

Avenue

N 87°08'50" W 172.80'

Eighth St.

Grant

Stroupe D.N. 93-107113

S 2° 51' 10" W 213.30'

10.00'

10' P.U.E.

25'

10'

20.00'

172.87'

172.88'

Parcel 1 1.72 ac.

5' S.D.E. parallel

N 67°18'42" E 16.49'

N 53°44'30" E 46.00'

N 87°08'50" W 172.87'

S 31°31'48" W 52.71'

10' S.S.E.

A.E. D.N.

S.D.E.

S.S.E., P.U.E., E.V.A. (0.26 ac.)

P.V.A.

N 87°12'07" W 42.90'

6' S.D.E.

4' S.D.E.

Parcel C P.V.A, S.D.E, S.S.E, P.U.E, E.V.A (0.05ac.)

S 2° 47' 53" W 127.59'

10.00'

59.00'

T. & L. Investors D.N. 87-81229

N 11° 55' 09" E 49.17'

S 40° 02' 07" E 22.00'

S 29° 10' 44" W 259.48'

Parcel "B"
City of Novato Open Space Public Access & Floating Pedestrian Path and Pedestrian Bridge Easement

10' Right-of-Way Dedication to City of Novato

S 60° 49' 13" E 12.06'

114.33'

S 13° 28' 28" W 48.10'

City of Novato D.N. 2532631-71
Access Easement for M.C.F.C. & W.C.D.

68' Flood Control Esmt.

Weber-Cundy D.N. 19-01864

N 29° 10' 47" E 160.90'

N 89° 16' 11" E 20.34'

414.55'

139.32'

S 5° 00' 44" E 300.00'

4 R.O.S. 41

Novato Blvd.

S 5° 00' 44" E 114.42'

139.25'

15.69'

N 40° 45' 30" E 111.76'

5' S.D.E. parallel

S 77° 14' 13" E 12.50'

S 40° 45' 30" W 148.07'

S.D.E., P.V.A., S.S.E., P.U.E., E.V.A. (0.07ac.)

Point "C"

4' S.D.E. parallel

N 77° 35' 00" W 32.02'

14.00'

N 58° 40' 07" W 20.90'

N 34° 02' 40" W 61.40'

10' S.D.E. appurtenant to Parcel 1

R=65.00' Δ=32°16'20" L=36.61'

10' S.D.E. No. 1

Parcel D 1.10 acres

"B"

Marin County Flood Control and Water Conservation Dist. 17-030485

Dedication per D.N. House & patio easement as depicted herein.

R=135.00' Δ=31°25'00" L=74.02'

A.E.

See Detail "A"

Parcel C P.V.A, S.D.E, S.S.E, P.U.E, E.V.A (0.05ac.)

S 23° 13' 38" W 49.25'

T. & L. Investors D.N. 87-81229

S 40° 02' 07" E 22.00'

N 70° 38' 33" E 99.80'

R=82.00 Δ=27°52'13" L=38.91'

Patio Easement

S 54° 23' 47" W 74.70'

S 84° 12' 13" W 37.71'

Point "D"

Flood Control Easement

T. & L. Investors D.N. 87-81229

House Easement

City of Novato D.N. 341830-78

S 54° 09' 49" E 17.68'

"Parcel A" 0.71 ac.

Floating Pedestrian Path Easement D.N. 97-030485

S 20° 56' 01" E 27.50'

R=55.00 Δ=53°32'44" L=51.40'

R=110.00 Δ=14°15'04" L=31.20'

Point "B"

R=100.00 Δ=9°58'10" L=17.40'

S 35° 34' 13" E 50.00'

10' S.D.E. appurtenant to Parcel 1

N 80° 36' 43" E 64.40'

Point "A"

R=105.00 Δ=23°49'53" L=43.67'

20' Strip for Roadway Widening per 3756 O.R. 23

5' P.U.E. per 3756 O.R. 23

Parcel D - Parking Easement

E	S 22°47'53" W 5.93'
F	S 67°12'07" E 9.00'
G	S 22°47'53" W 2.90'
H	S 67°12'07" E 27.00'
I	N 22°47'53" E 2.90'
J	S 67°12'07" E 9.00'
K	N 22°47'53" E 14.31'

Parcel C
Access Esm't.
N 66°34'40" E 32.50'
D.N. 97-030485

Parcel C

A	S 22°47'53" W 17.22'
B	R=135.00' Δ=19°31'16" L=46.00'
C	N 22°47'53" E 8.84'
D	R=32.50' Δ=87°37'34" L=49.70'

Parcel D Parking Easement D.N. 97-030485

Detail "A"
1" = 40'

Legend

A.E.	Access Easement, M.C.F.C. & W.C.D.
S.D.E.	Storm Drainage Easement
S.S.E.	Sanitary Sewer Easement
P.U.E.	Public Utility Easement
P.V.A.	Private Vehicle Access Easement
E.V.A.	Emergency Vehicle Access Easement
●	Found 3/4" iron pipe and tag, "L.S. 3775"
○	Set 3/4" iron pipe and tag, "L.S. 4176"
⊙	Found Standard Street Monument
———	exterior boundary

Note
- The blue border indicates the boundary of land subdivided by this map.
- All distances shown are in feet and decimals thereof
- See Sheet 2 for Basis of Bearings
- The intent of easements is not to have them extend beyond the face of the structures.

Map of Creekside Housing Condominium

Being a Subdivision of a Portion of Lots 5 and 23 of that certain map entitled, "Map Sweetser Ranch Subdivision One," filed in Book 4 of Maps at Page 49, M.C.R.

Lands of Fonseca D.N. 3391074-78

In City of Novato County of Marin California
May 1994

J.E. McNamara and Associates
Civil Engineering ~ Land Surveying
Petaluma (707) 778-6611 California

A.P.N. 141-201-02, 39, 40, 41, 42. Job No. 412 Sheet 3 of 3

91-905

RECORDED BY NUMBER 3 MAP
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
3 of 3
21 Rm 59

Fd 3/4" I.P. and tag, "R.C.E. 32.30"

P.M. "Marion School" 20 P.M. 84

(N01° 09' 58"E rotated to this survey from Grant Ave. ℄ - N1° 20' 29"E

Meas. N1° 20' 16" E

Fd 3/4" open I.P., no tag

Re-established corner from R2 & R3 data

Eighth Street

Virginia Ave.

Grant Avenue

(343.01') R3 343.06'

(55.62') R3 55.62'

55.62', sets centerline of Grant Ave. for this survey

(N87° 09' 00"W 172.90') D1 & R4

(S87° 19' 21"E 955.74') R3 N87° 08' 50"W 955.72'

See Detail "A"

172.88' (273.41') R3 (682.33') R2 & R3 682.33'

35' 25'

(N87° 09' 00"W 611.52') R2

Benchmark: City of Novato 1975, Elev 40.25, Chisled square on South side of Bridge

See Detail "B"

(S2° 51' W 138.45') D1
(N2° 51' 00"E 137.85') R4
S2° 47' 53"W 137.59'

127.59'

223.43' R4

(96.0) D1, D2 & R4

(S2° 51' 00"W 270.93') R2 & R4 calculated
(S2° 51' W 271.65') D2

fence on line

Stroupe 24
D.N. 93-107113

(N2° 51' 00"E) D1
(N2° 51' E) D2

S2° 51' 10"W 270.93'

(109') D1 & D2 (N60° 49' 00"W 107.08') R4

Hoyth Enterprises Inc D.N. 93-075106

fence on line

23

6

15' Road Esmt.

T & L Investors D.N. 87-81269

City of Novato D.N. 341830-78

(N29° 11' 00"E 435.00') R4 & D1
N29° 10' 44"E 434.42'

5

(N60° 49' (W) 300.00') D1 & R4

(N60° 49' 00"W 300.00') D1 & R4 calculated
N60° 45' 30" E 300.00'

City of Novato D.N. 2523536-71

1988 O.R. 48

68' Flood Control Easement

S29° 10' 47"W 434.55'
(S29° 11' 00"W 435.00') D1 & R4

4

20' Access Easement

Weber - Curdy D.N. 91-01864

4 R.O.S. 41

(S59° 05' 52"E 630.24') R1
S60° 44' 02" E

(N60° 49' W) D1
630.51'

300.00'

6 R.O.S. 23

Basis of Bearings

(S60° 49' 00"E 748.00') R2

Novato Blvd.

(S59° 10' 30"E 829.91') R1

S60° 47' 54"E

829.81'

50'

30'

Seventh

42'

(N29° 11' 00"E 397.71') R2
N29° 11' 26"E 397.74' (M)

397.71'

(R 600.00 Δ = 15° 43' 00" L = 164.58' Ch. = 164.07'
Ch. Bearing = N6° 25' 06"E) R2

Meas. Ch. = 164.01'
Ch. Bearing = N6° 25' 57"E

(R 600.00 Δ = 30° 37' 24" L = 320.62' Ch. = 316.88'
Ch. Bearing = N13° 58' 18"E) R2

Meas. Ch. = 316.73'
Ch. Bearing = N13° 52' 38"E

(N29° 11' 00"E 233.73') R2
N29° 11' 26"E 233.76'

Tomalpais Ave.

On North South Line

(S2° 51' W 138.45') D1

(N29° 11' 00"E) D1

35' 25' 34.00'

Detail "A"
N.T.S.

N87° 08' 50" W
172.90'
172.88'
172.87'
10'
25'
96.00'
96.00'
96.00'

fd. I.P. 0.33' West of Line, disturbed

S2° 51' 10"W 213.39'

1.2'

Detail "B"
N.T.S.

Vicinity Map

Virginia Ave. | Eighth St. | Seventh St. | Grant Ave. | Novato Blvd. | Site

0' 100' 200'
Graphic Scale

Scale: 1" = 100'

Legend

- ◉ fd. Standard Street Monument
- ● fd. monument, type as shown
- ○ set 3/4" iron pipe and tag, "L.S. 4176"
- ● fd. 3/4" iron pipe and tag, "L.S. 3775"
- ( ) record data
- D1 3397 O.R. 74, M.C.R.
- D2 D.N. 93-107113, M.C.R.
- R1 Record of Survey 4 Surveys 41
- R2 Record of Survey 6 Surveys 23
- R3 P.M. "Marion School" 20 Maps 84
- R4 Unrecorded Map of Survey by Joe Grippi, Nov. 1976

Basis of Bearings: The bearing N1° 26' 24" W between the two found street monuments was taken as the basis of bearings per that certain Record of Survey recorded in Book 6 of Surveys of Page 23, Marin County Records.

Note: All distances shown are in feet and decimals thereof.
The blue border indicates the boundary of land subdivided by the map.

Map of Creekside Housing Condominium

Being a Subdivision of a Portion of Lots 5 and 23 of that certain map entitled, "Map Sweetser Ranch Subdivision One", filed in Book 4 of Maps at Page 49, M.C.R.
Lands of Fonseca per D.N. 3397074-78
In City of Novato County of Marin California
May 1994

J. E. McNamara and Associates
Civil Engineering ~ Land Surveying
Petaluma (707) 778-4611 California
Job No. 472 Sheet 2 of 3

A.P.N. 141-201-02, 39, 40, 41, 42.

91-905