

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY, PRELIMINARY REPORT FILE NO.: FMNA-6011801591W0, WITH AN EFFECTIVE DATE OF JUNE 20, 2019.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MILL VALLEY, COUNTY OF MARIN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

ALL OF SUBDIVISIONS 1 AND 2 OF LOT 77, AS SHOWN UPON THAT CERTAIN MAP ENTITLED TAMALPAIS LAND AND WATER COMPANY MAP 5, MILL VALLEY, MARIN COUNTY, CALIFORNIA", FILED FOR RECORD MARCH 3, 1898 IN RACK 1 OF MAPS, AT PULL 2, MARIN COUNTY RECORDS.

EXCEPTING THEREFROM THE NORTHWESTERLY 50 FEET OF SAID SUBDIVISION 2, BEING THAT PORTION OF SUCH LOT WHICH LIES NORTHWESTERLY OF A LINE DRAWN PARALLEL WITH AND 50 FEET SOUTHEASTERLY (MEASURED AT RIGHT ANGLES) TO THE NORTHWESTERLY LINE OF SAID SUBDIVISION 2.

PARCEL TWO:

PORTION OF LOT 78, AS SHOWN UPON THAT CERTAIN MAP ENTITLED TAMALPAIS LAND AND WATER COMPANY MAP 5, MILL VALLEY, MARIN COUNTY, CALIFORNIA", FILED FOR RECORD MARCH 3, 1898 IN RACK 1 OF MAPS, AT PULL 2, MARIN COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF MILLER AVENUE WHERE SAME INTERSECTS THE LINE DIVIDING LOTS 77 AND 78, AS SHOWN ON THE ABOVE MENTIONED MAP; THENCE ALONG SAID LINE OF MILLER AVENUE, SOUTH 41° 41' EAST 72.50 FEET TO THE CORNER COMMON TO LOTS 78 AND 79; THENCE ALONG THE LINE DIVIDING SAID LOTS SOUTH 48° 19' WEST 77 FEET, THENCE CROSSING LOT 78, NORTH 49° 41' WEST 73.21 FEET TO THE NORTHWESTERLY LINE OF LOT 78; THENCE ALONG SAID LINE NORTH 48° 19' EAST 87.18 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 78, AS SHOWN UPON THAT CERTAIN MAP ENTITLED TAMALPAIS LAND AND WATER COMPANY MAP 5, MILL VALLEY, MARIN COUNTY, CALIFORNIA", FILED FOR RECORD MARCH 3, 1898 IN RACK 1 OF MAPS, AT PULL 2, MARIN COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: RUNNING THENCE NORTH 48° 19' EAST 46.03 FEET; THENCE NORTH 49° 41' WEST 73.21 FEET; THENCE SOUTH 48° 19' WEST 68.92 FEET TO A POINT ON ETHEL AVENUE; THENCE SOUTHERLY ALONG ETHEL AVENUE, SOUTH 75° 44' EAST 37.15 FEET; THENCE SOUTH 55° 44' EAST 43.11 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT 78 TAMALPAIS LAND AND WATER COMPANY MAP NO. 5.

PARCEL FOUR:

A PORTION OF A TEN (10) FOOT LANE LYING BETWEEN SUBDIVISION 1 AND 2 OF LOT 77, AS SHOWN UPON THAT CERTAIN MAP ENTITLED TAMALPAIS LAND AND WATER COMPANY MAP 5, MILL VALLEY, MARIN COUNTY, CALIFORNIA", FILED FOR RECORD MARCH 3, 1898 IN RACK 1 OF MAPS, AT PULL 2, MARIN COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON CORNER OF SAID SUBDIVISION 1 AND 10 FOOT LANE ON THE SOUTHWESTERLY LINE OF MILLER AVENUE;
1. THENCE LEAVING SAID MILLER AVENUE AND ALONG THE NORTHWESTERLY LINE OF SAID SUBDIVISION 1 SOUTH 48° 19' 00" WEST 69 FEET;
2. THENCE LEAVING NORTHWESTERLY LINE NORTH 41° 41' 00" WEST 10 FEET TO THE SOUTHEASTERLY LINE OF SUBDIVISION 2;
3. THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 48° 19' 00" EAST 69 FEET TO SAID MILLER AVENUE;
4. THENCE ALONG MILLER AVENUE SOUTH 41° 41' 00" EAST 10 FEET TO THE POINT OF BEGINNING.

NOTES CORRESPONDING TO SCHEDULE B

- 5 SAID LAND IS LOCATED WITHIN THE BOUNDARIES OF THE ENERGY INDEPENDENCE PROGRAM IN ACCORDANCE WITH SECTION 5898.22 OF CHAPTER 29 OF PART 3 OF DIVISION 7 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, AS SHOWN ON A MAP RECORDED RECORDING DATE: 08/28/2015 RECORDING NO.: 2015-0041880, OF OFFICIAL RECORDS (DOCUMENT NOT PROVIDED)
- 7 RESERVATION OF WATER AND WATER RIGHTS AS CONTAINED IN THE DEEDS RECORDED DECEMBER 8, 1890 IN BOOK 14 OF DEEDS, PAGE 141 AND OCTOBER 29, 1891 IN BOOK 14 OF DEEDS, PAGE 227. (DOCUMENT NOT PROVIDED)
- 8 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION OF CESSION ANDRETROCESSION OF LEGISLATIVE JURISDICTION DATED: AUGUST 4, 2009 EXECUTED BY: CALIFORNIA STATE LANDS COMMISSION RECORDING DATE: AUGUST 18, 2009 RECORDING NO.: 2009-47780 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AFFECTS, NOTHING TO PLOT)
- 13 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF MILL VALLEY PURPOSE: PEDESTRIAN EASEMENT RECORDING DATE: NOVEMBER 20, 2018 RECORDING NO.: 2018-39953 AFFECTS: A PORTION OF SAID LAND, CORRECTIVE EASEMENT RECORDED JUNE 20, 2019 AS INSTRUMENT NO. 2019-0021370 (AFFECTS, AS SHOWN)
- 14 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF MILL VALLEY, A MUNICIPLE CORPORATION PURPOSE: PUBLIC PEDESTRIAN WALKWAY RECORDING DATE: JUNE 20, 2019 RECORDING NO.: 2019-0021370 AFFECTS: A PORTION OF SAID LAND (AFFECTS, AS SHOWN)
- 15 AN EASEMENT TO MAINTAIN, OPERATE, REMOVE OR RENEW ANY EXISTING PUBLIC UTILITIES AND PUBLIC SERVICE FACILITIES AS RESERVED IN THE RESOLUTION ORDERING THE VACATION OF A CERTAIN RIGHT OF WAY, RESOLUTION NO. 09-31, RECORDED JUNE 20, 2019 AS INSTRUMENT NO. 2019-0021371. AFFECTS: PARCEL FOUR (AFFECTS, AS SHOWN)

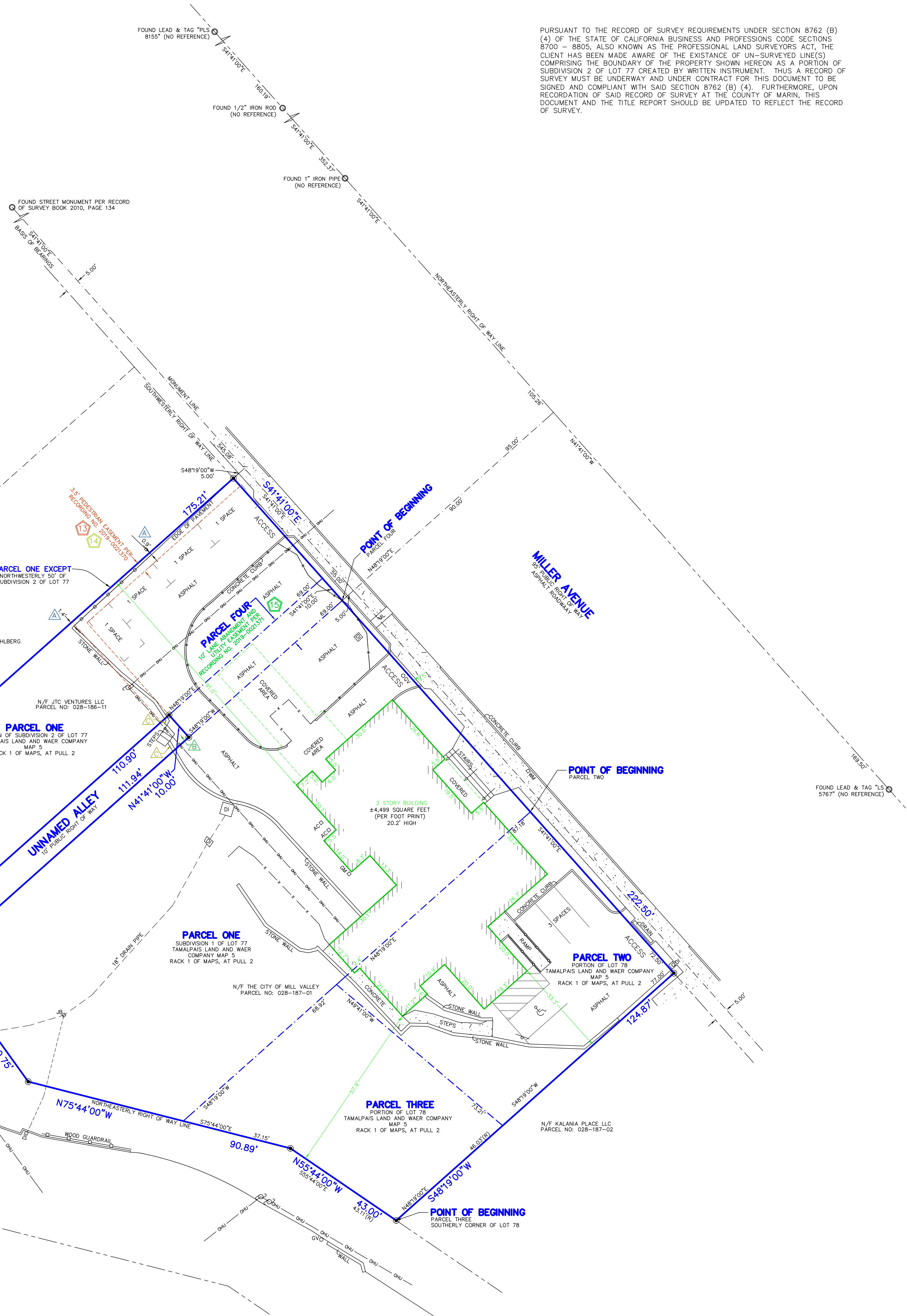
STATEMENT OF ENCROACHMENTS

- ▲ FENCE CROSSES ONTO SUBJECT PROPERTY BY AT MOST 1.4'.
▲ ASPHALT CROSSES OFF OF SUBJECT PROPERTY.
▲ WALLS CONTINUE INTO ALLEYWAY.



LEGEND

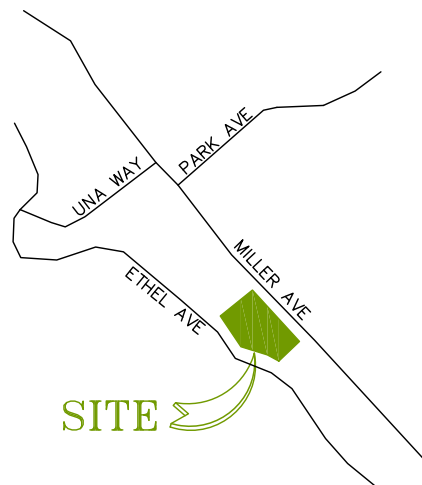
SQ.FT.	SQUARE FEET	CM	GAS METER
CONCRETE SURFACE	CONCRETE SURFACE	DI	DRAINAGE INLET
NO PARKING AREA	NO PARKING AREA	S	SANITARY MANHOLE
HANDICAP PARKING SPACE	HANDICAP PARKING SPACE	CO	UTILITY POLE
PARKING SPACE(S)	PARKING SPACE(S)	Y	GUY ANCHOR
PS	PEDESTRIAN SIGN	HY	FIRE HYDRANT
GV	GAS VALVE	—OHU—	OVERHEAD UTILITY LINE
AC	AIR CONDITIONER	x	WOOD RAIL FENCE
JB	JUNCTION BOX	—P—	PANEL FENCE
ML	METAL LID	—O—	METAL RAILING
●	PROPERTY CORNER (NOT FOUND OR SET)	(R)	RECORD
○	FOUND CORNER AS SHOWN		



PURSUANT TO THE RECORD OF SURVEY REQUIREMENTS UNDER SECTION 8762 (B) (4) OF THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTIONS 8700 – 8805, ALSO KNOWN AS THE PROFESSIONAL LAND SURVEYORS ACT, THE CLIENT HAS BEEN MADE AWARE OF THE EXISTANCE OF UN-SURVEYED LINE(S) COMPRISING THE BOUNDARY OF THE PROPERTY SHOWN HEREON AS A PORTION OF SUBDIVISION 2 OF LOT 77 CREATED BY WRITTEN INSTRUMENT. THUS A RECORD OF SURVEY MUST BE UNDERWAY AND UNDER CONTRACT FOR THIS DOCUMENT TO BE SIGNED AND COMPLIANT WITH SAID SECTION 8762 (B) (4). FURTHERMORE, UPON RECORDATION OF SAID RECORD OF SURVEY AT THE COUNTY OF MARIN, THIS DOCUMENT AND THE TITLE REPORT SHOULD BE UPDATED TO REFLECT THE RECORD OF SURVEY.

VICINITY MAP

NOT TO SCALE



SHEET 1 OF 1

LAND AREA

35,479± SQUARE FEET
0.814± ACRES

PARKING

REGULAR= 7
HANDICAP= 1
TOTAL= 8

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X", "SHADED X", AND "AE" ON FLOOD INSURANCE RATE MAP NUMBER 06041C0468F, WHICH BEARS AN EFFECTIVE DATE OF 03/16/2016 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE MONUMENT LINE OF MILLER AVENUE BEING S41°41'00"E PER RECORD OF SURVEY BOOK 2010, PAGE 134.

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO MILLER AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB # 403440
270 MILLER AVENUE

MARIN COUNTY

MILL VALLEY, CA

SITE PICTURE



COORDINATED BY:

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: QUATTRO MILL VALLEY LLC; KEYSTONE REAL ESTATE INCOME TRUST, LLC; FIDELITY NATIONAL TITLE; AND GUIDEPOST A LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/20/2019. DATE OF PLAT OR MAP: 06/26/2019.



REGISTERED SURVEYOR: ERIC S. CANTRELL
PROFESSIONAL LAND SURVEYOR NO.: 7163
STATE OF CALIFORNIA

6/28/19
DATED

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
05/14/19	CLIENT COMMENTS	UB	403440
06/26/19	REVISED TITLE	UB	SCALE: 1" = 20'
			DRAWN BY: KFO
			APPROVED BY: ESC