ITEM NUMBERS SHOWN HEREON CORRESPOND TO STEWART TITLE OF CALIFORNIA, INC. ORDER NO. 361792, DATED FEBRUARY 24, 2011.

TAXES:

A. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2011 - 2012.
B. ASSESSMENTS, IF ANY, FOR COMMUNITY FACILITY DISTRICTS AFFECTING SAID LAND WHICH MAY EXIST BY VIRTUE OF ASSESSMENT MAPS OR NOTICES FILED BY SAID DISTRICTS. SAID ASSESSMENTS ARE COLLECTED WITH THE COUNTY TAXES.
C. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3. (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

EXCEPTIONS:

1. CONDITIONS AS CONTAINED IN THE USE PERMIT ISSUED FEBRUARY 11, 1993 BY THE PLANNING DEPARTMENT OF THE COUNTY OF MARIN, RECORDED MARCH 11, 1993 AS INSTRUMENT NO. 93-020905, MARIN COUNTY RECORDS.
2. NOTICE OF MERGER MERGING THE HEREIN DESCRIBED PROPERTY ISSUED BY THE MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY, RECORDED JANUARY 26, 2010 AS INSTRUMENT NO. 2010-0004111, OFFICIAL RECORDS.
3. ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS, WHICH MAY EXIST BY REASON OF OR REFLECTED BY THE FOLLOWING FACTS SHOWN ON THE SURVEY ENTITLED, "TOUSSIN SENIOR APARTMENTS ALTA/ASCM LAND TITLE SURVEY FOR THE COUNTY OF MARIN, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, KENTFIELD, COUNTY OF MARIN, CALIFORNIA: DATED JANUARY 8, 2010, AND REVISED JANUARY 21, 2010, BY STEVEN J. LAFRANCHI & ASSOCIATES, INC., CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS:
   (A) THE FACT THAT SAID SURVEY INDICATES NO VEHICULAR ACCESS FROM OR TO TOUSSIN AVENUE.
   (B) THE FACT THAT THERE ARE FENCE ENCROACHMENTS ALONG THE NORTHWESTERLY, SOUTHWESTERLY AND SOUTHEASTERLY PROPERTY LINES OF PARCELS ONE AND TWO DESCRIBED HEREIN.
   (C) THE FACT THAT THERE IS A GATE ACCESSING THE HEREIN DESCRIBED PROPERTY LOCATED IN THE CENTRAL PORTION OF THE SOUTHEASTERLY LINE OF PARCEL ONE DESCRIBED HEREIN.
   (D) THE FACT THAT THERE IS AN UNRECORDED EASEMENT FOR HOSE BIB AND 1" WATER PIPE AFFECTING THE NORTHERLY PORTION OF PARCEL ONE DESCRIBED HEREIN.
   (E) THE FACT THAT THERE IS AN UNRECORDED EASEMENT FOR POWER POLE AND LIGHT POLES AFFECTING THE NORTHERLY PORTION OF PARCEL TWO DESCRIBED HEREIN.
   (F) THE FACT THAT SIGNS ARE LOCATED IN THE NORTHERLY, CENTRAL AND SOUTHEASTERLY PORTIONS OF PARCEL ONE AND SOUTHERLY PORTION OF PARCEL TWO DESCRIBED HEREIN.
   (G) THE FACT THAT THERE IS A CONCRETE WALL AFFECTING THE NORTHERLY PORTION OF PARCEL ONE AND A CURB, WITH WHEEL STOPS AFFECTING THE SOUTHERLY PORTIONS OF PARCEL TWO DESCRIBED HEREIN.
   (H) THE FACT THAT THERE ARE BUILDING SETBACK LINES AFFECTING THE EXTERIOR BOUNDARIES OF PARCELS ONE AND TWO DESCRIBED HEREIN.
   (I) THE FACT THAT A GAP MAY EXIST BETWEEN THE PROJECT BOUNDARY AND THE ALTIMIRA SUBDIVISION LINE WHICH RESULTS IN LANDSCAPING, A GATE, CONCRETE PATIO WITH STAIRS AND A WOODEN GARAGE COULD POSSIBLE ENCROACH.
4. TERMS AND PROVISIONS CONTAINED IN THAT CERTAIN UNRECORDED "DISPOSITION, DEVELOPMENT, AND LOAN AGREEMENT" DATED AUGUST 13, 2009, EXECUTED BY AND BETWEEN PETALUMA ECUMENICAL PROPERTIES, INC., A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION, AND THE COUNTY OF MARIN, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, AS DISCLOSED BY THAT CERTAIN MEMORANDUM OF DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT RECORDED FEBRUARY 5,2010 AS INSTRUMENT NO. 2010-006225, OFFICIAL RECORDS. ASSIGNMENT, ASSUMPTION AND CONTRIBUTION AGREEMENT EXECUTED BY PETALUMA ECUMENICAL PROPERTIES, INC., A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION, TO TOUSSIN SENIOR APARTMENTS, L.P., A CALIFORNIA LIMITED PARTNERSHIP, RECORDED FEBRUARY 5, 2010 AS INSTRUMENT NO. 2010-006226, OFFICIAL RECORDS. EXCLUDING SECTIONS 6.2, 6.3(A) AND 6.5 OF THE ABOVE REFERRED TO DISPOSITION, DEVELOPMENT, AND LOAN AGREEMENT, ALL OTHER PROVISIONS OF SAID AGREEMENT HAVE BEEN SUBORDINATED TO THE LIEN OR CHARGE OF THE DEED OF TRUST SHOWN IN ITEM 6 BELOW, BY THAT CERTAIN SUBORDINATION AGREEMENT RECORDED FEBRUARY 5,2010, AS INSTRUMENT NO. 2010-006232, OFFICIAL RECORDS.
5. COVENANTS AND AGREEMENTS AS CONTAINED IN THAT CERTAIN GRANT DEED DATED JANUARY 12,2010, EXECUTED BY AND BETWEEN THE COUNTY OF MARIN, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, AS GRANTOR AND TOUSSIN SENIOR APARTMENTS, L.P., A CALIFORNIA LIMITED PARTNERSHIP, AS GRANTEE, RECORDED FEBRUARY 5, 2010 AS INSTRUMENT NO. 2010-006227. OFFICIAL RECORDS.
6. DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY:
   AMOUNT : $3,000,000.00
   DATED: FEBRUARY 3, 2010
   TRUSTOR: TOUSSIN SENIOR APARTMENTS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
   TRUSTEE: STEWART TITLE OF CALIFORNIA, INC., A CALIFORNIA CORPORATION
   BENEFICIARY: MARIN COMMUNITY FOUNDATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION
   RECORDED: FEBRUARY 5, 2010, AS INSTRUMENT NO. 2010-006228, OFFICIAL RECORDS.
7. FINANCING STATEMENT EXECUTED BY TOUSSIN SENIOR APARTMENTS, L.P., A CALIFORNIA LIMITED PARTNERSHIP TO MARIN COMMUNITY FOUNDATION RECORDED FEBRUARY 5,2010, AS INSTRUMENT FILED NO. 2010-006229, OF OFFICIAL RECORDS.
8. TERMS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED, "REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS" DATED JANUARY 12, 2010 EXECUTED BY THE COUNTY OF MARIN AND THE TOUSSIN SENIOR APARTMENTS, L.P., A CALIFORNIA LIMITED PARTNERSHIP, RECORDED FEBRUARY 5, 2010, AS INSTRUMENT NO. 2010-006230, OF OFFICIAL RECORDS
9. DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY:
   AMOUNT: $365,087.00
   DATED: JANUARY 12, 2010
   TRUSTOR: TOUSSIN SENIOR APARTMENTS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
   TRUSTEE: STEWART TITLE OF CALIFORNIA, INC., A CALIFORNIA CORPORATION
   BENEFICIARY: COUNTY OF MARIN, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA
   RECORDED: FEBRUARY 5, 2010, AS INSTRUMENT NO. 201 0-00623 1, OFFICIAL RECORDS.
   LOAN NO.: AFFORDABLE HOUSING DIVISION
   THE ABOVE INSTRUMENT HAS BEEN SUBORDINATED TO ITEM 6 ABOVE BY THAT CERTAIN AGREEMENT RECORDED FEBRUARY 5. 2010. AS INSTRUMENT NO. 2010-006232, OFFICIAL RECORDS.
10. TERMS AND PROVISIONS OF HOME PROGRAM REGULATORY AGREEMENT RECORDED FEBRUARY 5,2010, AS INSTRUMENT NO. 20 10-006233, OFFICIAL RECORDS.
11. DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY:
   AMOUNT: $43 8,244.00
   DATED: JANUARY 12, 2010
   TRUSTOR: TOUSSIN SENIOR APARTMENTS, L.P.. A CALIFORNIA LIMITED PARTNERSHIP
   TRUSTEE: STEWART TITLE OF CALIFORNIA, INC.
   BENEFICIARY: COUNTY OF MARIN, STATE OF CALIFORNIA
   RECORDED: FEBRUARY 5, 2010,
   AS INSTRUMENT NO. 2010-006234, OFFICIAL RECORDS.
   LOAN NO. : FEDERAL GRANTS DIVISION-HOME PROGRAM
   THE ABOVE INSTRUMENT HAS BEEN SUBORDINATED TO ITEM 6 ABOVE BY THAT CERTAIN AGREEMENT RECORDED FEBRUARY 5, 2010 AS INSTRUMENT NO. 20 10-006235, OFFICIAL RECORDS.
12. DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY:
   AMOUNT: $196,337.00
   DATED: JANUARY 12, 2010
   TRUSTOR: TOUSSIN SENIOR APARTMENTS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
   TRUSTEE: STEWART TITLE OF CALIFORNIA, INC.
   BENEFICIARY: COUNTY OF MARIN, STATE OF CALIFORNIA
   RECORDED: FEBRUARY 5,2010, AS INSTRUMENT NO. 2010-006236, OFFICIAL RECORDS.
   LOAN NO.: FEDERAL GRANTS DIVISION-COMMUNITY DEVELOPMENT BLOCK GRANT DIVISION
   THE ABOVE INSTRUMENT HAS BEEN SUBORDINATED TO ITEM 6 ABOVE BY THAT CERTAIN AGREEMENT RECORDED FEBRUARY 5,20 10 AS INSTRUMENT NO. 20 10-006237, OFFICIAL RECORDS.
13. TERMS AND CONDITIONS AS CONTAINED IN THAT CERTAIN UNRECORDED "RIGHT OF FIRST REFUSAL AND OPTION AGREEMENT" DATED FEBRUARY 1, 2010, BY AND BETWEEN TOUSSIN SENIOR APARTMENTS L.P., A CALIFORNIA LIMITED PARTNERSHIP, OWNER, AND PETALUMA ECUMENICAL PROPERTIES, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, GRANTEE, AS DISCLOSED BY THAT CERTAIN "MEMORANDUM OF RIGHT OF FIRST REFUSAL AND OPTION", RECORDED FEBRUARY 5,20 10 AS INSTRUMENT NO. 20 10-00623 8, OFFICIAL RECORDS.
   THE ABOVE INSTRUMENT HAS BEEN SUBORDINATED TO ITEM 6 ABOVE BY THAT CERTAIN AGREEMENT RECORDED FEBRUARY 5, 2010 AS INSTRUMENT NO. 20 10-006239, OFFICIAL RECORDS.
14. TERMS AND CONDITIONS AS CONTAINED IN REGULATORY AGREEMENT EXECUTED BY CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE ("TCAC") AND TOUSSIN SENIOR APARTMENTS, L.P., A CALIFORNIA LIMITED PARTNERSHIP RECORDED JUNE 18,2010 AS INSTRUMENT 2010-0029266 OF OFFICIAL RECORDS.
15. DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY:
   AMOUNT: $45 1,616.00
   DATED: JUNE 18,2010
   TRUSTOR: TOUSSIN SENIOR APARTMENTS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
   TRUSTEE: STEWART TITLE OF CALIFORNIA, INC.
   BENEFICIARY: CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA
   RECORDED: JUNE 1 8,20 10 AS INSTRUMENT 2010-0029267 OF OFFICIAL RECORDS
   LOAN NO. : NOT SHOWN
16. TERMS AND CONDITIONS AS CONTAINED IN SUBORDINATION AND INTERCREDITOR AGREEMENT EXECUTED BY CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA ("JUNIOR LENDER") AND MARIN COMMUNITY FOUNDATION ("SENIOR LENDER") RECORDED JUNE 18,20 10 AS INSTRUMENT 2010-0029268 OF OFFICIAL RECORDS.
17. AN EASEMENT TO CONSTRUCT, RECONSTRUCT, INSTALL, INSPECT, MAINTAIN, REPLACE, REMOVE, AND USE FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM AND RIGHTS INCIDENTAL THERETO IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION AND PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION, DBA AT&T CALIFORNIA AS SET FORTH IN A DOCUMENT RECORDED JANUARY 6,2011 AS INSTRUMENT 20 11-0001070 OF OFFICIAL RECORDS, AFFECTS NORTHERLY PORTION, 15 FEET IN WIDTH. SAID EASEMENT INCLUDES THE RIGHT TO TRIM TREES ALONG THE ROUTE THEREOF. CONDITIONS CONTAINED THEREIN.
18. ANY LIEN, OR CLAIM OF LIEN, FOR SERVICES, LABOR OR MATERIALS ARISING BY REASON OF A WORK OF IMPROVEMENT, AS DISCLOSED BY A NOTICE OF COMPLETION RECORDED JANUARY 3 1,201 1 AS INSTRUMENT NO. 2011-0007186, OFFICIAL RECORDS.

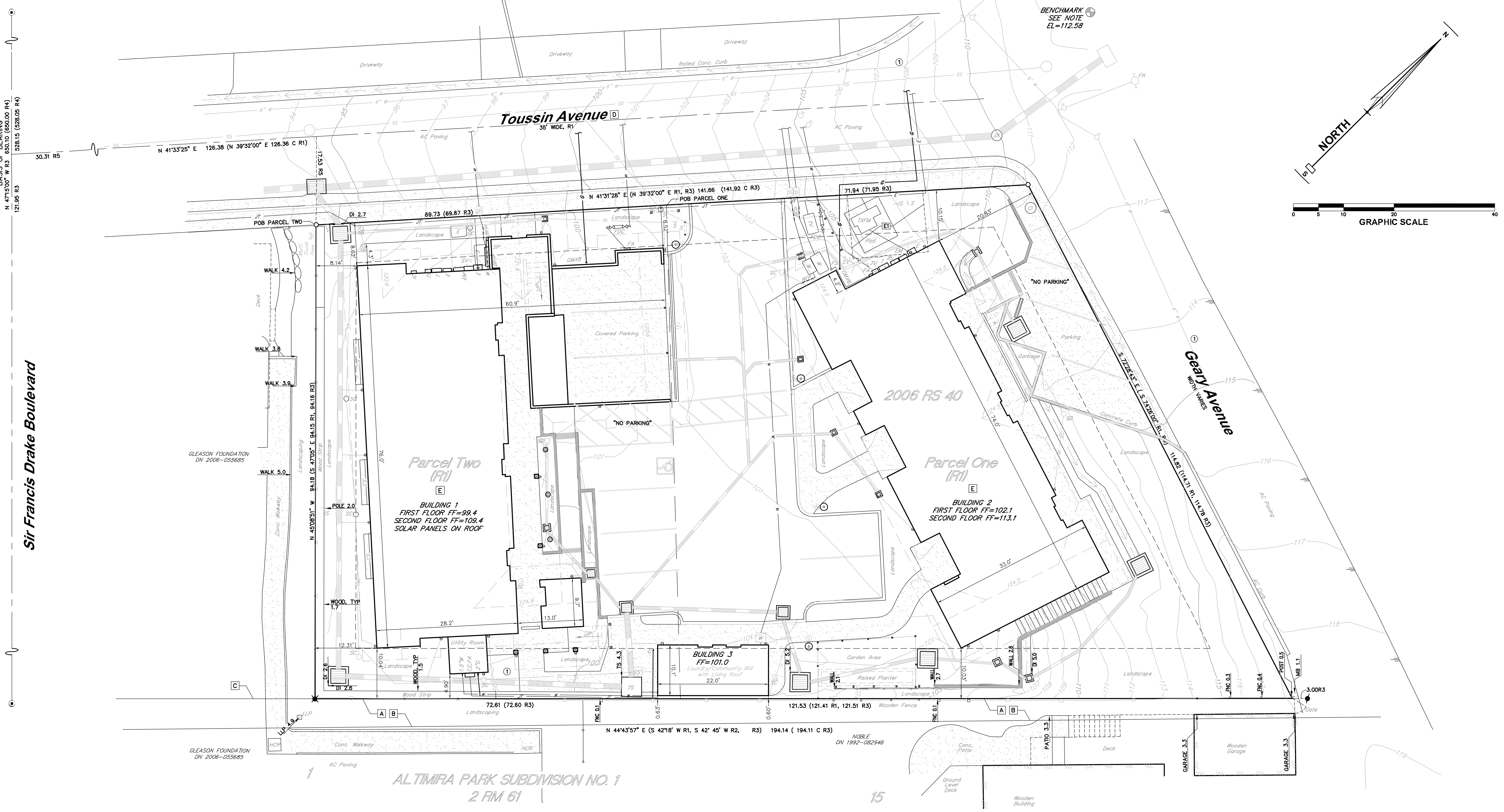
GENERAL NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. IN MARCH, 2011.
2. VERTICAL DATUM: ASSUMED, SEE BENCHMARK NOTE BELOW.
3. SOURCE FOR ZONING, SETBACKS, HEIGHT & BULK RESTRICTIONS IS THE COUNTY OF MARIN PLANNING DEPARTMENT.
4. ROOF PEAK ELEVATIONS ARE SHOWN WHERE AVAILABLE.
5. NO EVIDENCE WAS FOUND THAT THIS SITE WAS USED AS A DUMP, SUMP, OR SANITARY LANDFILL.
6. SUBJECT PARCEL IS LOCATED WITHIN ZONE X, SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM ANNUAL CHANCE FLOOD) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) PER F.E.M.A. FLOOD INSURANCE RATE MAP MAP NUMBER 06041C0458D, EFFECTIVE DATE MAY 4, 2009.
7. TREES WERE NOT SHOWN ON THIS SURVEY EXCEPT FOR THOSE THAT ARE LOCATED WITHIN FIVE FEET OF THE PROJECT BOUNDARY. TREES WERE MEASURED AT BREAST HEIGHT ABOVE THE GROUND WHERE PRACTICAL. IT IS RECOMMENDED THAT AN ARBORIST REPORT BE OBTAINED TO DETERMINE TREE SPECIES, HEALTH AND HERITAGE STATUS.
8. STEWART TITLE OF CALIFORNIA, INC. PRELIMINARY TITLE REPORT ORDER NUMBER 361792, TITLE UNIT NUMBER 7931, DATED FEBRUARY 24, 2011 WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING.
9. UNDERGROUND UTILITIES WERE PLOTTED USING SURFACE EVIDENCE, AS-BUILT AND RECORD INFORMATION. RECORD INFORMATION WAS DERIVED FROM CIVIL IMPROVEMENT PLANS FOR TOUSSIN SENIOR APARTMENTS, PREPARED BY LSDI LAND DEVELOPMENT SOLUTIONS, INC., DATED JULY 27, 2009, AND UPDATED BY MIDSTATE AFTER CONSTRUCTION AS SHOWN ON THE AS-BUILT COPY OF SHEET C6, DATED, REVISED 2/8/2011. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES MAY NOT BE LOCATED AS SHOWN HEREON. LACKING EXCAVATION, THE EXACT LOCATION OF THE UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. NO SUBDRAIN CLEANOUTS ARE SHOWN. WHERE AS-BUILT DRAWINGS DIFFER FROM THE VISIBLE SURFACE FEATURES, THE UNDERGROUND LOCATION OF THE UTILITIES ARE SHOWN PER THE AS-BUILT DRAWING.
10. A SOLAR SUB-PANEL EXISTS ON SITE THAT IS NOT SHOWN ON THE UTILITY PLAN. SOLAR SOLAR COLLECTOR PANELS ARE LOCATED ON THE ROOF TOP OF BUILDING 1.
11. THIS SURVEY FOUND TWO EXISTING MONUMENTS AS SHOWN ON THE SOUTHEAST LINE, TWO NEW MONUMENTS WERE SET ALONG TOUSSIN AVENUE AND A CORNER RECORD IS IN THE PROCESS OF BEING FILED WITH THE COUNTY SURVEYOR.

NOTES

1. ALL DISTANCES AND DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS SHOWN OTHERWISE.
3. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF STEVEN J. LAFRANCHI AND ASSOCIATES, INC. UNAUTHORIZED USE, COPYING, DISCLOSURE OR PUBLICATION BY ANY METHOD IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF STEVEN J. LAFRANCHI AND ASSOCIATES, INC. STEVEN J. LAFRANCHI AND ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ANY UNAUTHORIZED DUPLICATION OF INFORMATION THAT MAY APPEAR ON ANOTHER PLAN OR MAP.
4. STEWART TITLE OF CALIFORNIA, INC. PRELIMINARY TITLE REPORT ORDER NUMBER 361792, TITLE UNIT NUMBER 7931, DATED FEBRUARY 24, 2011 WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING.
5. THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

J:\PEP-ToussinSrApts\dwg\ALTA\101365ALTA2-Post.dwg, 4/11/2011 2:09:02 PM, Eric



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF MARIN, UNINCORPORATED AREA, AND DESCRIBED AS FOLLOWS:

PARCEL ONE:
BEGINNING AT A POINT ON THE EASTERLY LINE OF A 35 FOOT RIGHT OF WAY, DISTANT FROM THE SOUTHERLY CORNER OF LOT CONVEYED BY DAVID PORTER TO JOHN F. GEARY, BY DEED RECORDED IN BOOK "I" OF DEEDS AT PAGE 455, MARIN COUNTY RECORDS, THE FOLLOWING COURSES AND DISTANCES: N 47° 15' WEST 438.77 FEET AND NORTH 39° 32' EAST 165.67 FEET AND RUNNING THENCE FROM SAID POINT OF BEGINNING, NORTH 39° 32' EAST 71.95 FEET; THENCE SOUTH 74° 26' EAST 114.71 FEET TO THE LINE OF ALTIMIRA PARK AND THENCE SOUTH 42° 18' WEST 121.41 FEET AND THENCE NORTH 48° 52' WEST 98.08 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:
BEGINNING AT THE MOST NORTHERLY CORNER OF THE PARCEL CONVEYED FROM ALICE S. MCKNIGHT TO HARRY T. H. WHITE, ET UX, BY DEED RECORDED NOVEMBER 28, 1944 IN BOOK 478 OF OFFICIAL RECORDS AT PAGE 17, MARIN COUNTY RECORDS AND RUNNING THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, SOUTH 47° 05' EAST 94.15 FEET TO THE NORTHERLY LINE OF ALTIMIRA PARK SUBDIVISION NO. 1, FILED IN VOLUME 2 OF MAPS AT PAGE 61, MARIN COUNTY RECORDS; THENCE ALONG SAID NORTHERLY LINE, NORTH 42° 45' EAST 72.61 FEET TO THE MOST SOUTHERLY CORNER OF THE PARCEL CONVEYED FROM HELENE HARTMANN TO LOUIS J. VALLE, ET UX, BY DEED RECORDED MARCH 13, 1937 IN BOOK 336 OF OFFICIAL RECORDS AT PAGE 247, MARIN COUNTY RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID VALLE PARCEL, NORTH 48° 52' WEST 98.08 FEET TO THE SOUTHEASTERLY LINE OF TOUSSIN STREET; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 39° 32' WEST 69.67 FEET TO THE POINT OF BEGINNING.

APN: 071-122-02, &-03

SURVEY CERTIFICATION

VERSION DATE: APRIL 11, 2011
THIS SURVEY IS MADE FOR THE BENEFIT OF:

COUNTY OF MARIN
MARIN COMMUNITY FOUNDATION
MERRITT COMMUNITY CAPITAL FUND XIII, O.P. AND ITS SUCCESSORS AND ASSIGNS
TOUSSIN LP
STEWART TITLE OF CALIFORNIA INC.
STEWART TITLE GUARANTY COMPANY:

I HEREBY CERTIFY TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), MARIN COMMUNITY FOUNDATION, MCCC, LLC, AND ITS SUCCESSORS AND ASSIGNS, STEWART TITLE OF CALIFORNIA INC., TOUSSIN LP, AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED AT 10 TOUSSIN AVENUE IN THE TOWN OF KENTFIELD, MARIN COUNTY, THE FIELD WORK WAS COMPLETED ON MARCH 9, 2011. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MDE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7C, 8, 9, 11A, 13, 14, 18, 20A, 20B OF TABLE A THEREOF.

DATE: ______________________

G J HARMINA III ______________________
REGISTRATION NO. PLS 7950

PROFESSIONAL LAND SURVEYOR — G J HARMINA, III — NO. 7950 — EXP: 12-31-11 — PLS — STATE OF CALIFORNIA

GENERAL INFORMATION

ADDRESS:	10 TOUSSIN AVENUE
PARCEL AREA:	±16,565 SQUARE FEET (±0.38 ACRES)
FLOOD ZONE:	ZONE X SHADED, AREAS OF 0.2% ANNUAL CHANCE OF FLOOD, AREAS OF 1% CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAT ONE SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% CHANCE OF FLOOD
ZONING:	RMP-20
LAND USE:	MF4
SETBACKS:	FRONT YARD (TOUSSIN AVENUE) 8 FEET SIDE YARD 8 FEET SIDE YARD (GEARY AVENUE) 10 FEET REAR YARD 10 FEET
UTILITIES:	BASED ON SURFACE INDICATORS FROM FIELD SURVEY AND RECORD DRAWINGS ALL UTILITIES ENTERING THE PROPERTY DO SO THROUGH AN EASEMENT OR PUBLIC RIGHT-OF-WAY. MARIN MUNICIPAL WATER DISTRICT (415) 945-1455 PACIFIC GAS AND ELECTRIC (P.G.& E.) (707) 579-6464 AT&T (800) 288-2020 COMCAST (707) 773-2636 SANITARY DISTRICT NO.1 OF MARIN COUNTY (707) 259-2949
PARKING:	1 ADA; 7 REGULAR; 3 COVERED - TOTAL 11 PARKING STALLS
BUILDINGS:	3 BUILDINGS
ENCROACHMENTS:	MAILBOX LOCATED AT THE EASTERLY CORNER; FENCELINES ARE LOCATED ON THE PARCEL LINES UNLESS OTHERWISE SHOWN
HEIGHT AND BULK RESTRICTIONS:	MAXIMUM HEIGHT SHALL BE 35 FEET AS MEASURED FROM THE FINISH GRADE TO THE AVERAGE ROOF HEIGHT (MIDPOINT BETWEEN THE PRIMARY RIDGE AND EAVES OF THE ROOF LINE)

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BFP	BACKFLOW PREVENTOR
BLD	BUILDING
CI	CURB INLET
CS	CONCRETE STEPS
DI	DROP INLET
E	ELECTRICITY
EM	ELECTRIC METERS
FA	FIRE ALARM
FDC	FIRE DEPARTMENT CONNECTION
FNC	FENCE
FS	FIRE SUPPRESSION PIPE
G	GAS SUPPLY
GMX	GAS METER (METER COUNT)
IC	IRRIGATION CONTROL PANEL
IS	IRRIGATION SENSOR
JT	JOINT TRENCH
MB	MAILBOX
MCR	MARIN COUNTY RECORDS
S	SIGN
SC	SEWER CLEANOUT
SD	STORM DRAIN CLEANOUT
SO	SIDE OPENING
SP	SOLAR SUB-PANEL
SV	SEWER VENT
T	TELEPHONE
TS	TURNING STRUCTURE, WOODEN LID
TXFM	TRANSFORMER
TV	TELEVISION
W	WATER LINE/METER
WS	WHEEL STOP

LEGEND

CENTER LINE
BUILDING SETBACK LINE
FENCE, WOOD
EDGE OF PAVEMENT
STORM DRAIN
4" STORM DRAIN
SANITARY SEWER
6" WATER SERVICE
ELECTRIC SUPPLY
GASLINE
JOINT TRENCH UTILITIES
WATERLINE
FLOWLINE
RETAINING WALL
N XX°XX'XX" E XXX.XX' R1 — HELD RECORD BEARING OR DISTANCE
FOUND NAIL AND BRASS TAG, STAMPED RCE 18200, GOOD CONDITION
FOUND 3/4" REBAR WITH YELLOW CAP, TAGGED RCE 18200, GOOD CONDITION
FOUND 2 1/2" BRASS DISC, WITH PUNCH, STAMPED "COUNTY OF MARIN, DEPARTMENT OF PUBLIC WORKS"
SET BRASS TACK & TAG, PLS 7950 IN LEAD PLUG
CONCRETE
FNC 0.4 ON — ARROW INDICATES FEATURE AND DISTANCE TO BOUNDARY LINE. ARROW IS ON SAME SIDE OF BOUNDARY LINE AS FEATURE
DROP INLETS, ACTUAL SIZE
STREET LAMP, CONCRETE BASE
RAINWATER DOWNSPOUT

BASIS OF BEARING

THE BEARING NORTH 47°15'00" WEST AS MEASURED BETWEEN FOUND COUNTY WELL MONUMENTS AS SHOWN ON R5, ALL BEARINGS SHOWN HEREON ARE RELATED THERETO

BENCHMARK

FOUND PK NAIL IN TOUSSIN AVENUE PER TOPOGRAPHIC SURVEY BY DOUG MATTESON, AS SHOWN ON CIVIL IMPROVEMENT PLANS FOR TOUSSIN SENIOR HOUSING PROJECT PREPARED BY LAND DEVELOPMENT SOLUTIONS INC., DATED JULY 27, 2009, ELEVATION=100.00, ASSUMED DATUM-DESTROYED BY CONSTRUCTION. ELEVATION WAS PERPETUATED TO A SET MAGNAIL AND SHINER STAMPED "SJLA CONTROL" LOCATED AT THE NORTHERLY EDGE OF THE ROADWAY AT THE INTERSECTION OF TOUSSIN AVE AND GEARY AVE. ELEVATION = 112.58 ASSUMED DATUM

BOUNDARY KEYNOTES

[A] BOUNDARY SHOWN HEREON AS A HEAVY LINE IS BASED UPON FOUND MONUMENTS IN THE GROUND AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED IN BOOK 2006 OF MAPS, AT PAGE 40, MARIN COUNTY RECORDS, AND IS LABELED HEREON AS "PROJECT BOUNDARY."

CONSTRUCTION HAS DESTROYED ALL MONUMENTS ON TOUSSIN AVE. AND BOTH MONUMENTS THAT MARKED THE COMMON LINE BETWEEN PARCEL 1 AND PARCEL 2. THIS SURVEY HAS FOUND THE MONUMENTS AT THE SOUTH AND EAST CORNERS IN GOOD CONDITION PER R3. THE NORTH AND WEST CORNERS WERE RESET PER R3 AND A CORNER RECORD IS CURRENTLY IN REVIEW AT THE COUNTY OFFICES.

THE SOUTHEASTERLY LINE OF THE SUBJECT DEED AND THE ADJOINING PROPERTY ALONG TOUSSIN AVENUE BOTH CALL TO THE BOUNDARY OF ALTIMIRA PARK AS THE BOUNDARY LINE, WITHOUT CONFLICT. THE POSITION OF THE SUBDIVISION BOUNDARY FOR ALTIMIRA PARK IS SHOWN IN MULTIPLE LOCATIONS PER MULTIPLE RECORD MAPS ON FILE IN THE PUBLIC RECORD AND THUS A GAP MAY EXIST BETWEEN THE PROJECT BOUNDARY AND SAID RECORDED SURVEY MAPS. THE TRUE LOCATION OF THE SUBDIVISION LINE IS IN CONFLICT.

ALL PROJECT IMPROVEMENTS, SETBACKS, STAKING AND DESIGN WERE PREPARED BASED UPON THE PROJECT BOUNDARY.

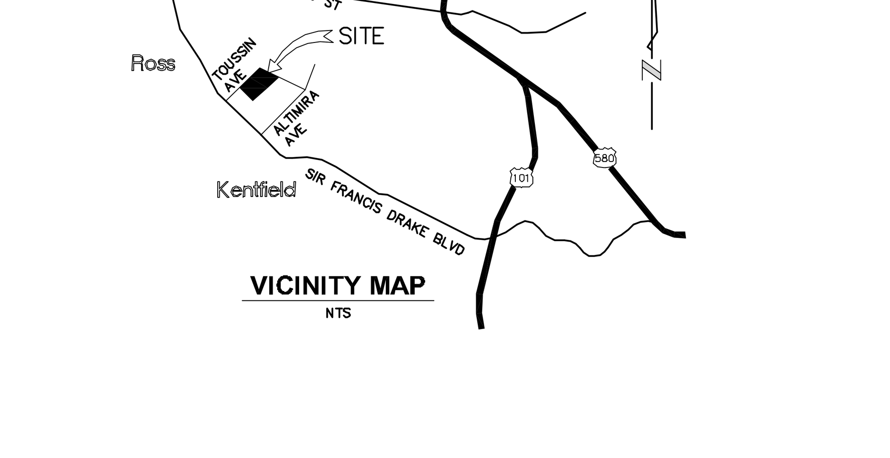
[B] THE BOUNDARY FOR ALTIMIRA PARK AS SHOWN HEREON IS BASED UPON THE SURVEYED LOCATION OF ALTIMIRA AVENUE BY MARIN COUNTY DEPARTMENT OF PUBLIC WORKS (MCDPW) AS SHOWN UPON THAT CERTAIN MAP, "RECORD OF SURVEY, NEW MONUMENTATION ON SIR FRANCIS DRAKE BLVD. COLLEGE AVENUE TO ROSS TOWN LIMITS," FILED IN BOOK 21 OF SURVEYS, AT PAGE 24, MCR, , WHICH IS BASED UPON A PREVIOUS MCDPW SURVEY FILED IN BOOK 11 OF SURVEYS, PAGE 31, MCR. RECORD BEARINGS AND DISTANCES AS SHOWN ON THE MAP OF "ALTIMIRA PARK," FILED IN BOOK 2 OF MAPS, AT PAGE 61, MCR, WERE HELD TO ESTABLISH THE NORTHEASTERLY BOUNDARY OF SAID SUBDIVISION.

MANY SURVEYS HAVE BEEN PERFORMED WITHIN THE ALTIMIRA PARK SUBDIVISION THAT CONFLICT WITH EACH OTHER INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING RECORD MAPS: 2000/M/180; 2000/M/100; 22/S/17; 2003/M/263.

[C] PER MCDPW MAP (11/S/31), THE SUBDIVISION LINE IS RESOLVED TO RESIDE UPON AN EXISTING FENCE THAT HAS SINCE BEEN REPLACED. A 2-INCH IRON PIPE WAS FOUND, CUT BELOW THE FINISHED GRADE WHICH IS BELIEVED TO BE THE REMNANTS OF THE ORIGINAL FENCE. SAID SURVEY IDENTIFIES THE RECORD BOUNDARY OF ALTIMIRA PARK ALONG SIR FRANCIS DRAKE BOULEVARD TO BE 4.58 FEET LONGER THAN RECORD.

[D] TOUSSIN AVENUE IS COUNTY MAINTAINED BUT A RECORDED DEDICATION HAS NOT BEEN FOUND. STREET RIGHT-OF-WAYS HELD PER R1.

[E] PARCEL ONE AND PARCEL TWO PER R1 ARE DEEMED MERGED PER NOTICE OF MERGER ISSUED BY THE MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY, RECORDED JANUARY 26, 2010 AS INSTRUMENT NO. 2010-0004111, OFFICIAL RECORDS.



VICINITY MAP
NTS

EASEMENT DESIGNATION

[E1] 15' WIDE EASEMENT PER DN 2011-001070, MCR FOR THE BENEFIT OF PG&E AND AT&T FOR ELECTRIC ENERGY AND COMMUNICATION PURPOSES, MAINTENANCE, AND ACCESS, SEE DOCUMENT FOR FULL DESCRIPTION

KEYNOTES

① UTILITY LOCATION APPROXIMATED FROM USA MARKINGS, EXACT LOCATION UNKNOWN, SEE GENERAL NOTE 9.

DOCUMENT REFERENCES

R1 SUBJECT GRANT DEED, DN 2003-106253, MCR
R2 MAP OF ALTIMIRA PARK, SUBDIVISION TWO, FILED IN BOOK 2 OF RECORD MAPS AT PAGE 70
R3 RECORD OF SURVEY, FILED IN BOOK 2006 OF SURVEYS AT PAGE 40, MCR
R4 RECORD OF SURVEY, FILED IN BOOK 21 OF SURVEYS AT PAGE 24, MCR

TOUSSIN SENIOR APARTMENTS

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

FOR

THE COUNTY OF MARIN
A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA
KENTFIELD COUNTY OF MARIN CALIFORNIA

10 TOUSSIN AVENUE

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
PETALUMA THEATRE SQUARE
140 SECOND STREET, SUITE 312
PETALUMA, CALIFORNIA 94952
707-762-3122 FAX 707-762-3239

MAP DATE: 03.21.2011 REVISION DATE: 04.11.2011 SHEET 1 OF 1
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