KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AND SHOWN ENCLOSED WITHIN THE BOUNDARY LINE ON THIS MAP DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED " MAP OF WATERVIEW HOUSE" COMPRISING 4 SHEETS.

OWNER:
CALIFORNIA LAND TITLE COMPANY, A CALIFORNIA CORPORATION.

BY: _____
CHARLES BENNETT, ASSISTANT SECRETARY OF SAID CORPORATION

DATED THIS ____ DAY OF _____ 1973

STATE OF CALIFORNIA }ss
COUNTY OF MARIN }

ON THIS ____ DAY OF _____, 1973, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHARLES BENNETT KNOWN TO ME TO BE THE DULY APPOINTED ASSISTANT SECRETARY, OF CALIFORNIA LAND TITLE COMPANY, AND THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, ON BEHALF OF THE CORPORATION NAMED HEREIN, AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS OWNER.
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY OF MARIN, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

BENEFICIARY:
CENTRAL BANK, FORMERLY CENTRAL VALLEY NATIONAL BANK, A NATIONAL BANKING CORPORATION.

BY: _____

J. ARTHUR DE BOER, VICE PRESIDENT OF SAID CORPORATION

DATED THIS 8th DAY OF June, 1973.

STATE OF CALIFORNIA }ss
COUNTY OF Marin }

ON THIS 8th DAY OF June, 1973, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED J. ARTHUR DE BOER KNOWN TO ME TO BE THE DULY APPOINTED VICE PRESIDENT OF CENTRAL BANK, FORMERLY CENTRAL VALLEY NATIONAL BANK, AND THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION NAMED HEREIN, AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS OWNER.
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY OF Marin, THE DAY AND YEAR IN THIS CERTIFICATE FIRST FIRST ABOVE WRITTEN.

Nancy R. Brewer
NOTARY PUBLIC

MY COMMISSION EXPIRES April 7, 1976

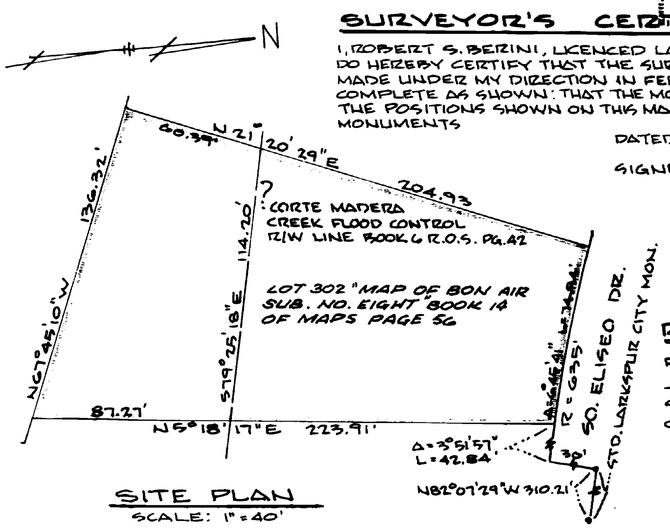
OFFICIAL SEAL
NANCY R. BREWER
NOTARY PUBLIC CALIFORNIA
COUNTY OF MARIN
My Commission Expires April 7, 1976

SURVEYOR'S CERTIFICATE

I, ROBERT S. BERINI, LICENCED LAND SURVEYOR OF THE STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN ON THIS MAP WAS MADE UNDER MY DIRECTION IN FEBUARY 1973; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN: THAT THE MONUMENTS ARE OF THE CHARACTER AND DO OCCUPY THE POSITIONS SHOWN ON THIS MAP AND THE SURVEY CAN BE RETRACED FROM SAID MONUMENTS

DATED THIS 5TH DAY OF APRIL 1973

SIGNED: Robert S. Berini
ROBERT S. BERINI L.S. 3010



SITE PLAN
SCALE: 1"=40'

RECORDER'S CERTIFICATE

FILED THIS 20th DAY OF JUNE 1973, AT 9:00 AM, IN BOOK 15 OF MAPS AT PAGE 71 SERIAL NO. 23651 FEE $11.00 AT THE REQUEST OF THE CITY OF LARKSPUR.

SIGNED: N.T. GIACOMINI
COUNTY OF MARIN RECORDER

BY: Alice Lake
DEPUTY COUNTY RECORDER

CITY ENGINEER'S CERTIFICATE

I, ROY H. HOFFMAN, CITY ENGINEER OF THE CITY OF LARKSPUR, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP: THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF. THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF RECORDATION HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

SIGNED THIS 18th DAY OF June 1973. SIGNED: Roy H. Hoffman
ROY H. HOFFMAN, CITY ENGINEER OF THE CITY OF LARKSPUR, STATE OF CALIFORNIA

REGISTERED ENGINEER — ROY H. HOFFMAN — No. 8389 — STATE OF CALIFORNIA

COUNTY CLERK'S CERTIFICATE

I, GEORGE H. GNOSS, COUNTY CLERK OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, AND 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 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, AT THE TIME OF FILING THIS MAP, BE A LIEN AGAINST THE TRACT OR SUBDIVISION OF LAND SHOWN ON THIS MAP, OR ANY PART THEREOF, BUT NOT YET PAYABLE

SIGNED THIS 15th DAY OF June 1973. SIGNED: John J. Mooney Asst. County Clerk
for GEORGE H. GNOSS, COUNTY CLERK & EX-OFFICIO OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN, STATE OF CALIFORNIA

COUNTY REDEMPTION OFFICER'S CERTIFICATE

I, STANLEY J. FONTEZ, REDEMPTION OFFICER 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

SIGNED THIS 15 DAY OF JUNE 1973. SIGNED: Stanley J. Fontez By Frances Cerini deputy
STANLEY J. FONTEZ, REDEMPTION OFFICER OF THE COUNTY OF MARIN AND THE CITIES THEREIN, STATE OF CALIFORNIA.

CITY CLERK'S CERTIFICATE

I, KENT B. BATHURST, CITY CLERK OF THE CITY OF LARKSPUR, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE SAID CITY COUNCIL DULY PASSED ON THE 18th DAY OF April 1973, ITS RESOLUTION NO. 1737 BY WHICH IT APPROVES AND ADOPTS THIS MAP AS THE OFFICIAL MAP OF WATERVIEW HOUSE, A CONDOMINIUM, LARKSPUR, MARIN COUNTY, CALIFORNIA

SIGNED THIS 24th DAY OF April 1973. SIGNED: Kent B. Bathurst
KENT B. BATHURST, CITY CLERK OF THE CITY OF LARKSPUR, STATE OF CALIFORNIA

CITY PLANNING COMMISSION

I, LEONARD RUBIN, CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF LARKSPUR, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE CITY OF LARKSPUR PLANNING COMMISSION APPROVED THE SUBDIVISION OF THESE LANDS IN THE MANNER THEREIN DELINEATED.

SIGNED THIS 10 DAY OF APRIL 1973. SIGNED: Leonard Rubin
LEONARD RUBIN, CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF LARKSPUR, STATE OF CALIF.

MAP OF WATERVIEW HOUSE

A CONDOMINIUM

BEING LOT 302, "MAP OF BON AIR SUB. NO. EIGHT", BOOK 14 OF MAPS, PAGE 56

LARKSPUR, MARIN COUNTY, CALIFORNIA

FEBUARY, 1973

SITE ENGINEERING, INC.
SAN RAFAEL CALIFORNIA

SHEET 1 OF 4
3800-73

2950

GENERAL CONDOMINIUM NOTES

1. EACH OF THE UNITS NO. 1A THRU 3A, 1B THRU 3B, 1C THRU 3C, 4 & 5 CONSISTS OF THE FOLLOWING AIR SPACES, AS DESIGNATED ON THIS MAP;

UNIT NO.	AIR SPACES WITHIN UNIT
1A	1A, 1AD, 1AE
2A	2A, 2AD, 2AE
3A	3A, 3AD, 3AE
1B	1B, 1BE
2B	2B, 2BE
3B	3B, 3BE

UNIT NO.	AIR SPACES WITHIN UNIT
1C	1C, 1CD, 1CE
2C	2C, 2CD, 2CE
3C	3C, 3CD, 3CE
4	4, 4A, 4B, 4C
5	5, 5A, 5B, 5C

2. EACH OF THE AIR SPACES DESIGNATED ON THIS MAP AS 1A THRU 3A, 1B THRU 3B, 1C THRU 3C, 4 & 5 IS AN APARTMENT. THE BOUNDARIES OF EACH SUCH APARTMENT ARE THE INTERIOR FINISHED SURFACES OF ITS PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS, WINDOW FRAMES, DOORS, DOOR FRAMES AND TRIM, AND, EXCEPT AS PROVIDED IN NOTE 6. BELOW, SUCH APARTMENT INCLUDES THE SURFACES SO DESCRIBED, THE PORTIONS OF THE APARTMENT BUILDING LYING WITHIN SAID BOUNDARIES AND THE AIR SPACE SO ENCOMPASSED.

3. EACH OF THE AIR SPACES DESIGNATED ON THIS MAP AS 1,2,3AD & AE; 1,2,3BE; 1,2,3CD & CE; 4,5A & B IS A BALCONY OR TERRACE. THE BOUNDARIES OF EACH SUCH BALCONY OR TERRACE ARE AS FOLLOWS:

(A) THE LOWER VERTICAL BOUNDARY IS THE FINISHED SURFACE THEREOF;

(B) THE UPPER VERTICAL BOUNDARY IS THE HORIZONTAL PROJECTION OF THE FINISHED CEILING OF THE APARTMENT ADJOING SUCH BALCONY OR TERRACE;

(C) THE LATERAL BOUNDARIES ARE VERTICAL PLANES AT THE HORIZONTAL DIMENSIONS SHOWN HEREIN FOR EACH SUCH BALCONY OR TERRACE.

EACH SUCH BALCONY OR TERRACE INCLUDES, EXCEPT AS PROVIDED IN NOTE 6 BELOW, THE SURFACES SO DESCRIBED, THE PORTIONS OF THE APARTMENT BUILDING LYING WITHIN SAID BOUNDARIES AND THE AIR SPACE SO ENCOMPASSED.

4. THE AIR SPACES DESIGNATED ON THIS MAP AS 4C & 5C ARE PLANTERS. THE BOUNDARIES OF EACH SUCH PLANTER ARE THE SAME AS 3 (A)(B)(C) ABOVE.

EACH SUCH PLANTER INCLUDES, EXCEPT AS PROVIDED IN NOTE 6 BELOW, THE SURFACES SO DESCRIBED, THE PORTIONS OF THE APARTMENT BUILDING LYING WITHIN SAID BOUNDARIES AND THE AIR SPACE SO ENCOMPASSED.

5. EACH OF THE AIR SPACES DESIGNATED ON THIS MAP AS 1 THRU 7 & 9 THRU 15 IS A PARKING STALL. THE BOUNDARIES OF EACH SUCH PARKING STALL ARE AS FOLLOWS:

(A) THE LOWER VERTICAL BOUNDARY IS THE FINISHED SURFACE THEREOF;

(B) THE UPPER VERTICAL BOUNDARY IS THE FINISHED SURFACE THEREOF;

(C) THE LATERAL BOUNDARIES ARE VERTICAL PLANES AT THE HORIZONTAL DIMENSIONS SHOWN HEREIN FOR EACH SUCH PARKING STALL.

EACH OF THE AIR SPACES DESIGNATED ON THIS MAP AS 8 & 16 IS A PARKING STALL. THE BOUNDARIES OF EACH SUCH PARKING STALL ARE THE SAME AS 5 (A) & (C) ABOVE AND AS FOLLOWS;

(B) THE UPPER VERTICAL BOUNDARY IS THE HORIZONTAL PROJECTION OF THE FINISHED SURFACE OF THE PARKING STALL ADJOINING SUCH AIR SPACE.

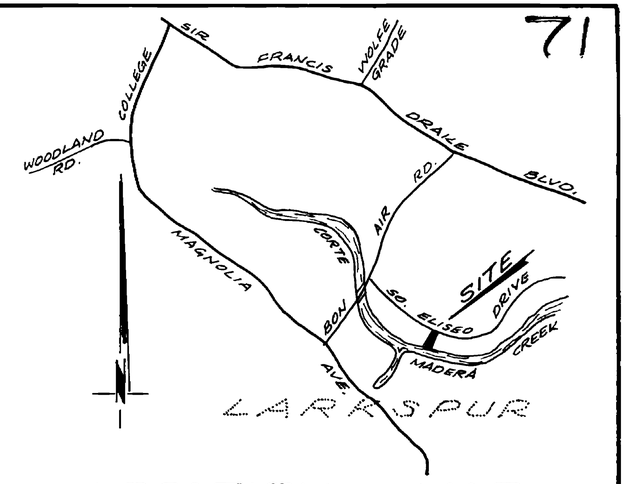
EACH SUCH PARKING STALL INCLUDES, EXCEPT AS PROVIDED IN NOTE 6 BELOW, THE SURFACES SO DESCRIBED, THE PORTIONS OF THE APARTMENT BUILDING LYING WITHIN SAID BOUNDARIES AND THE AIR SPACE SO ENCOMPASSED.

6. THE ENTIRE PROPERTY AND ALL BUILDINGS AND ALL OTHER IMPROVEMENTS AND STRUCTURES SHOWN ON THIS MAP, EXCEPT UNITS NO. 1A THRU 3A, 1B THRU 3B, 1C THRU 3C, 4 & 5 AND PARKING STALLS 1 THRU 16 AS DESCRIBED ABOVE, IS "COMMON AREA". THE COMMON AREA INCLUDES, BUT IS NOT LIMITED TO, THE REAL PROPERTY UPON WHICH THE APARTMENT BUILDING IS LOCATED; SIDEWALKS, WALKWAYS, ENTRANCE WAYS, GARDENS, SUNDECKS, LANDSCAPE AREA, SHRUBBERY AND OTHER PLANTINGS; ANY BALCONIES, TERRACES, PARKING STALLS OR STORAGE CLOSETS NOT COMPRISING PART OF ANY UNIT; LOBBIES, STAIRWELLS, STAIRWAYS AND LANDINGS; THE WATER SUPPLY SYSTEMS AND THE SEWERAGE DISPOSAL SYSTEM LOCATED IN THE PROJECT, INCLUDING PIPES, SEWERAGE LINES AND OTHER FACILITIES; THE FOUNDATIONS, COLUMNS, GIRDERS, BEAMS AND SUPPORTS, ROOFS, AND ALL BEARING WALLS OF THE APARTMENT BUILDING; THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND WINDOW FRAMES, DOORS AND DOOR FRAMES AND TRIM AROUND EACH UNIT, TO THE INTERIOR SURFACES THEREOF; ALL WALLS, FLOORS, CEILINGS, CORRIDORS, AND OTHER PARTS OF THE APARTMENT BUILDING WHICH ARE NOT WITHIN A UNIT; PIPES, DUCTS, FLUES, CHUTES, SHAFTS, CHIMNEYS, FIREPLACES, CONDUITS, WIRES AND ALL UTILITY INSTALLATIONS WHEREVER LOCATED, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN A UNIT; CENTRAL HEATING, AIR CONDITIONING AND REFRIGERATING EQUIPMENT; RESERVOIRS, TANKS, PUMPS AND OTHER CENTRAL SERVICES; ELEVATORS, ELEVATOR EQUIPMENT AND SHAFTS; ALL INSTALLATIONS OF POWER, LIGHTS, GAS AND WATER EXISTING FOR COMMON USE; AND ALL OTHER PARTS OF THE PROJECT NOT WITHIN A UNIT.

7. ALL RIGHT, TITLE AND INTEREST IN THE COMMON AREA IS VESTED EXCLUSIVELY IN THE OWNERS OF UNITS 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 4 & 5, AS TENANTS IN COMMON, EACH SUCH OWNER OWNING AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREA, AS SET FORTH ON THIS SHEET.

8. ALL AIR SPACE BOUNDARY LINES INTERSECT AT RIGHT ANGLES, UNLESS OTHERWISE NOTED.

9. THE EXISTING PHYSICAL BOUNDARIES OF EACH UNIT OR OF ANY UNIT RECONSTRUCTED IN SUBSTANCIAL ACCORDANCE WITH THE ORIGINAL PLANS THEREOF SHALL BE ITS BOUNDARIES, RATHER THAN THE METES AND BOUNDS EXPRESSED HEREIN, REGARDLESS OF VERTICAL OR LATERAL MOVEMENT OF THE APARTMENT BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES SHOWN HEREIN AND THOSE OF THE APARTMENT BUILDING.



LOCATION MAP
NO SCALE

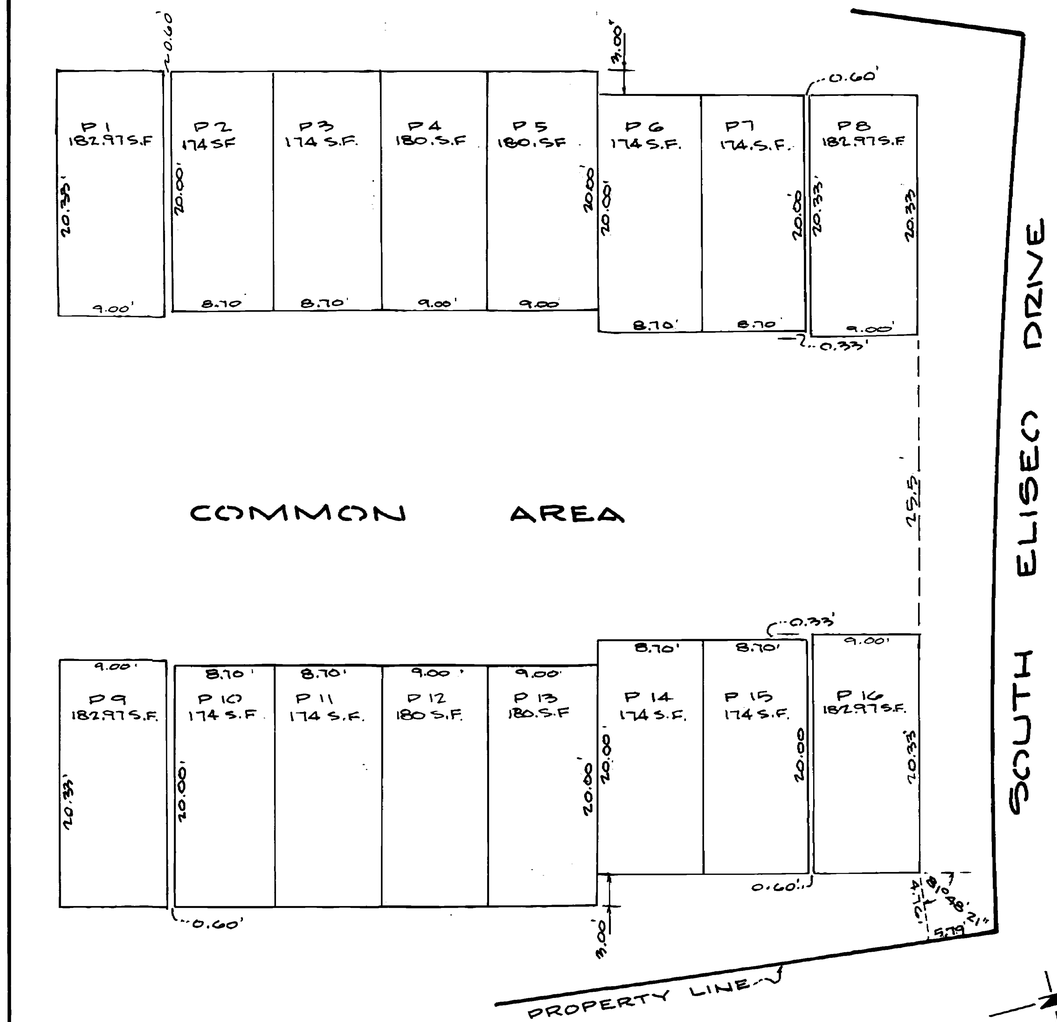
TABLE OF OWNERSHIP INTEREST IN COMMON AREA

UNIT NUMBER	% OF FRACTIONAL UNDIVIDED INTEREST AS TENANT IN COMMON OF COMMON AREA
1A	9.392 %
1C	9.392 %
2A	9.392 %
2C	9.392 %
3A	9.362 %
3C	9.362 %
1B	7.250 %
2B	7.250 %
3B	7.220 %
4	10.994 %
5	10.994 %

MAP OF WATERVIEW HOUSE
A CONDOMINIUM
BEING LOT 302, "MAP OF BON AIR SUB. NO. EIGHT", BOOK 14 OF MAPS, PAGE 56
LARKSPUR, MARIN COUNTY, CALIFORNIA
FEBUARY, 1973

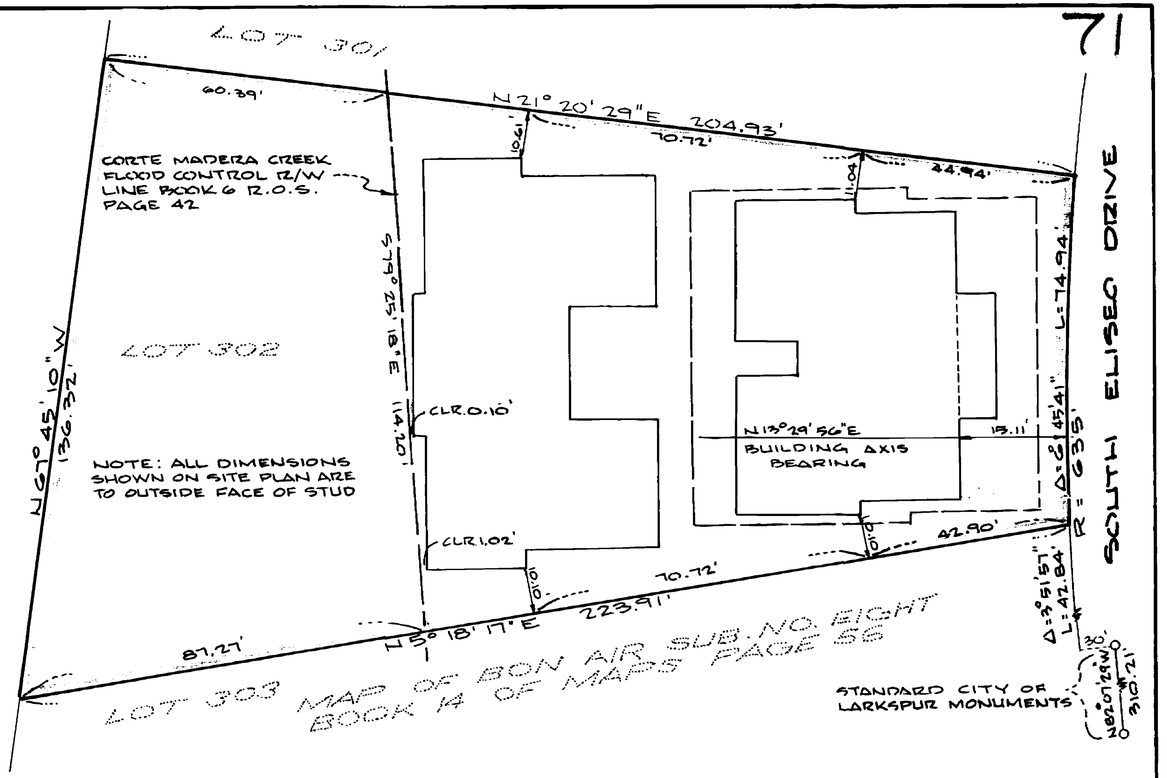
SITE ENGINEERING, INC.
SAN RAFAEL CALIFORNIA

3800-73
2950



PARKING

SCALE: 1/8" = 1'-0"



SITE PLAN

SCALE: 1" = 20'

SCALE: AS SHOWN

NOTES

THE BASIS OF BEARING IS N82°07'29"W BETWEEN THE TWO STANDARD STREET MONUMENTS MARKING THE CENTERLINE OF SOUTH ELISEO DRIVE.

THE BLUE BORDER INDICATES THE BOUNDARY OF THIS MAP.

VERTICAL PLANES ARE BASED UPON U.S.C.&G.S. 1929 S.L.D.

MAP OF WATERVIEW HOUSE A CONDOMINIUM

BEING LOT 302, "MAP OF BON AIR SUB. NO. EIGHT" BOOK 14 OF MAPS, PAGE 56

LARKSPUR, MARIN COUNTY, CALIFORNIA

SCALE: AS SHOWN FEBUARY 1973

SITE ENGINEERING, INC.
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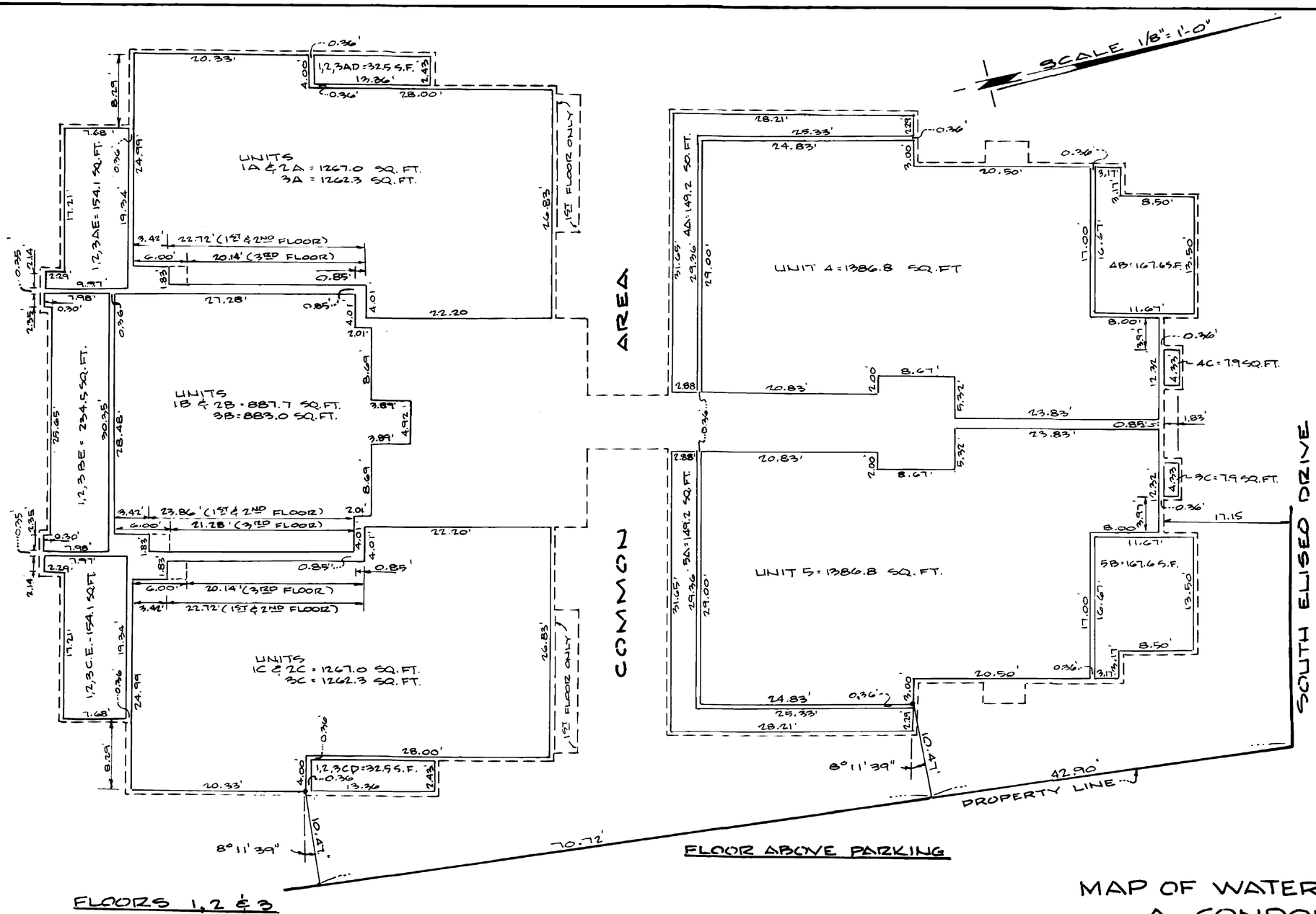
SCALE 1/8" = 1'-0"



UNIT	ELEVATIONS	
	FLOOR	CEILING
1A, 1B, 1C	11.60	19.68
2A, 2B, 2C	20.80	28.88
3A, 3B, 3C	30.00	38.08
4 & 5	21.80	29.88
P1 THRU P16	10.40	20.15

SEE NOTES SHEET 3

MAP OF WATERVIEW HOUSE
A CONDOMINIUM
BEING LOT 302, "MAP OF BON AIR SUB. NO. EIGHT", BOOK 14 OF MAPS, PAGE 56

LARKSPUR, MARIN COUNTY, CALIFORNIA

SCALE: 1/8" = 1'-0" FEBUARY 1973

SITE ENGINEERING, INC.
SAN RAFAEL CALIFORNIA

SHEET 4 OF 4

3800-73

2950