

Surveyor's Note
 The vesting deed (Instr. 2003-0025366) for Parcel 3 of the Title Report describes, in part, the Northerly 25' of Lot 20. Based upon the lines of occupation, the deed for the adjacent parcel (APN 141-282-03, Instr. 95-033554), and the Assessor's Map, it is my judgement that this portion of the lands should be described generally as the Southeastery 25' of Lot 20. The Title Company has revised the legal description contained in their report to reflect this condition, and that revised legal description is shown hereon. Recorded documents indicate a conflict in the chain of title. Interested parties should further investigate this matter to their satisfaction.

General Notes

- 1) The boundary and related information shown hereon is based upon the Preliminary Report prepared by Old Republic Title Company as order number 0436004598-MK and dated August 11, 2006 (third amended report). The exceptions to coverage outlined therein are discussed as follows:
 - a) Items 1 through 4 - Taxes, Assessments, and Lien of Supplemental Taxes. Not addressed on this map.
 - b) Items 5 and 6 - Covenants, Conditions and Restrictions. Not addressed on this map.
 - c) Items 7 and 8 - Deeds of Trust. Not addressed on this map.
 - d) Item 9 - Description of Land within the Downtown Novato Redevelopment Project. Not addressed on this map.
 - e) Item 10 - Financing Statement. Not addressed on this map.
 - f) Item 11 - Deed of Trust. Not addressed on this map.
 - g) Item 12 - Hazardous Substance Certificate. Not addressed on this map.
 - h) Item 13 - Facts, Rights, Interests or claims which an accurate survey would show. Matters of survey shown hereon.
 - i) Item 14 - Rights and claims of parties in possession. Not addressed on this map.
 - j) Item 15 - Mechanic's, Contractor's, or Materialmen's liens. Not addressed on this map.
 - k) Item 16 - Facts rights, interests, or claims not shown by public records but which could be ascertained by making an inquiry of the adjacent land owners and those in possession thereof. Not addressed on this map.
 - l) Items 17 through 19 - Various requirements of Old Republic Title Company. Not addressed on this map.
- 2) All features shown hereon represent conditions of the project area that were compiled from an aerial survey on July 13, 2006 and supplemental field surveys shortly thereafter. No attempt has been made to determine the extent or existence of underground utilities. Only major surface features (e.g. buildings, carports, walkways, and paved parking areas) are depicted within the interior portion of the site.
- 3) Surveyor found no record or visual evidence that the subject site is or was used as a cemetery or burial ground.
- 4) There are no easements affecting the subject parcel disclosed in the preliminary title report.

Table of Encroachments and/or Structures Adjacent to Property Line

- 1 Building on adjacent parcel 0.1' inside property - see building corner detail.
- 2 Electrical box 1.6' outside property.
- 3 Cable TV box 2.1' outside property.
- 4 Back of curb at back of sidewalk 0.2' outside property. Back of curb at edge of pavement straddles property line - see detail.
- 5 Bollards and chain across driveway 1.0' inside property.
- 6 Sign post 0.6' outside property.
- 7 Concrete parking island 0.3' outside property.
- 8 Building corner 0.3' outside property - see building corner detail.
- 9 PG&E box 4.2' outside property.
- 10 Building corner 0.3' north and 0.1' east of property corner - see building corner detail.
- 11 PG&E box 2.0' outside property.
- 12 Cable TV box 2.4' outside property.
- 13 Rain water collection box 0.1' outside property.
- 14 Building corner 1.0' inside property.
- 15 Building corner 0.2' inside property.
- 16 Concrete step 0.2' outside property.
- 17 Concrete step 1.2' outside property.
- 18 Sign post 1.1' outside property.
- 19 Asphalt ramp 2.1' outside and sliding access door 0.4' outside property.
- 20 2 water meters 0.1' inside property.
- 21 Chain link fence 1.3' inside property.
- 22 Building line 0.2' inside property.
- 23 Masonry trash enclosure 1.7' inside property.
- 24 Bollards and chain across driveway varies 0.2' to 0.8' inside property.
- 25 Sanitary Sewer box 0.2' inside property.
- 26 Rough broken pavement edge meanders property line.
- 27 Back of curb 0.1' inside property.
- 28 Back of curb on property line. Building corner 0.1' outside property.
- 29 Awning mounted to building extends 1.5' outside property in "rolled up" position. Unable to verify fully extended position.

Table of Encroachments and/or Structures Adjacent to Property Line (cont)

- 30 Neon sign mounted to building extends 8± outside property.
- 31 Building overhang 1± outside property.
- 32 4" utility conduit mounted to face of building 0.3' outside property at this location. Conduit runs southerly along building wall.
- 33 2 4" utility conduits mounted to face of building straddle property line.
- 34 Rain water collection box 0.5' outside property.
- 35 Security light mounted to building 0.8' outside property.

Legal Description

PARCEL ONE:
 Beginning at a point on the southerly line of Grant Avenue, distant hereon North 75°31' West 40.002 feet from the northwest corner of that certain tract of land conveyed from Julia V. Thayer to Gladys Radani, by Deed recorded August 1, 1939 in Volume 383 of Official Records, at Page 396, Marin County Records; and running thence along said Avenue line North 75°31' West 200 feet; thence leaving Grant Avenue South 14°29' West 135 feet, to the Northerly line of a 25 foot lane, thence along said line South 75° 31' East 186.012 feet; thence on a curve to the left whose center bears North 14° 29' East and whose radius is 15 feet, an arc distance of 23.688 feet; thence North 14°00' East 119.878 feet to the point of beginning.

PARCEL TWO:
 The Easterly 1/2 of Lot 21, between parallel lines, as shown upon the map entitled "Map of Meyers Subdivision, Unit One, Novato, Marin County, California", filed July 1, 1946 in Map Book 6, at page 12 in the Office of the County Recorder of the County of Marin, State of California.

Assessor's Parcel Number 141-282-07

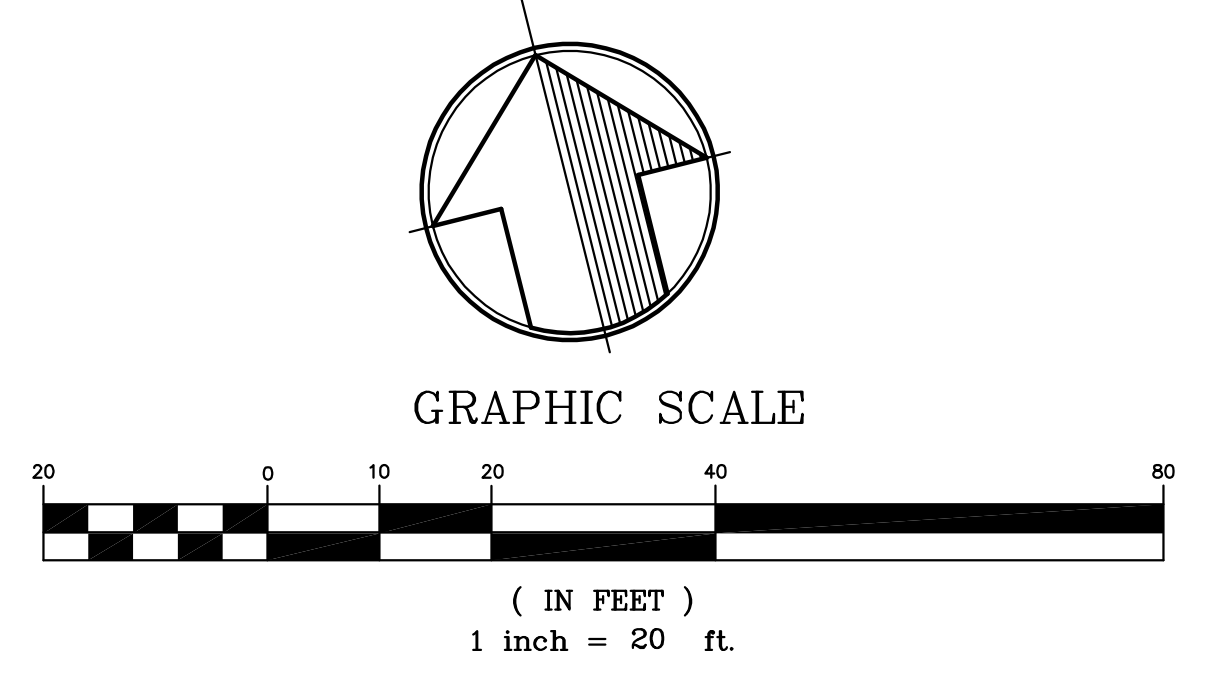
PARCEL THREE:
 Lot 20 and the Northwesterly 25 feet (front and rear measurements) of Lot 21, Map of Meyers Subdivision Unit One, Filed July 1, 1946 in Book 6 of Maps, Page 12.

EXCEPTING THEREFROM, that portion of Lot 20 contained in deed to Walter H. Koelsch and Carl W. Penrow recorded January 25, 1947 in Book 538, Page 479, Marin County Records.

Assessor's Parcel Number 141-282-04

Legend and References

- Boundary Line
- - - - - Building Line
- - - - - Centerline
- Curb & Gutter
- Fenceline
- Tree Drip Line
- Found Monument as Noted
- catv Cable TV
- Catch Basin
- e Electrical
- ⊛ Electrolier
- ⊕ Fire Hydrant
- Manhole
- ss Sanitary Sewer
- ① See Table of Encroachments and/or Structures Adjacent to Property Line
- Sign
- Trash Enclosure
- Utility Pole
- Utility Box as Noted
- ⊠ Utility Vault as Noted
- ∇ Valve
- w Water
- R-1 Old Republic Title Company Preliminary Report No. 0436004598-MK, Dated May 9, 2006.
- R-2 Map of Meyers Subdivision - Book 6 of Maps, Page 12.
- R-3 Book 14 of Surveys, Page 93



Basis of Bearings

Bearings shown hereon are based upon the monumented centerline of Mirabella Avenue as shown in Book 6 of Maps, at Page 12 and Book 14 of Surveys at Page 93. Said bearing taken as North 75°31'00" West.

Surveyor's Certificate

To: Old Republic Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes no items from Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of California, the Relative Position Accuracy of this survey does not exceed that which is specified therein.

By: Charles M. Weakley, L.S. 6421 Expires 12/31/06

This certification is provided in accordance with, and within the meaning of, State of California Business and Professions Code Section 8770.6.

Mountain Pacific Surveys
 Land Surveying • Mapping • Planning
 PH (707) 425-8234
 1505 W. Texas Street
 Fairfield, CA 94533
 FAX (707) 425-1969

APPROVED _____ DATE _____
 REV. _____ DATE _____
 BY _____

ALTA/ACSM Land Title Survey
 Pini Building, L.L.C.
 1107, 1111, and 1119 Grant Avenue
 Novato California

DATE July, 2006
 SCALE 1" = 20'
 DRAWN CMW
 CHECKED _____
 JOB NO. 506078
 SHEET NO. 1
 OF 1