

**OWNER'S STATEMENT**

We, the undersigned, hereby state that we are the owners of or have some right, title or interest in and to the real property shown on this map entitled "505 Miller Avenue"; that we are the only persons whose consent is necessary to pass clear title to said real property and that we hereby consent to the preparation and recording of said map, and hereby dedicate to public use the "Public Access Easement", "Public Access and Creek Maintenance Easement", "Public Utility Easement" (for gas, electric/cable TV & telephone only) and "Public Sidewalk Easement" as shown hereon.

The real property within "Parcel A" of this subdivision will be subject to the "Condominium Plan" and "Declaration of Covenants, Conditions & Restrictions" to be recorded subsequent to the recording of this final map.

Owner: Skyline Miller House HP7 LLC, a California Limited Liability Company

by R. Michael House

**BENEFICIARY'S STATEMENT**

We First Republic Bank, a Division of Merrill Lynch Bank & Trust Co. FSB, the Beneficiary under that Deed of Trust recorded in the office of the County Recorder by deed recorded November 20, 2007 under Document Number 2007-0066163, Marin County Records, against the tract of land hereon shown, hereby consent to the making and filing of this map.

by [Signature] by [Signature]

**STATE OF CALIFORNIA  
COUNTY OF MARIN San Francisco**

On 2/22/2010 before me, Lisa McNabb a  
Notary Public, personally appeared Stephen R. Towle

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal  
my commission expires 4/17/2011

Lisa McNabb  
Notary Public Signature

**STATE OF CALIFORNIA  
COUNTY OF MARIN**

On 2-23-2010 before me, J. Aurelio a  
Notary Public, personally appeared R. Michael House

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal  
my commission expires 10/05/10

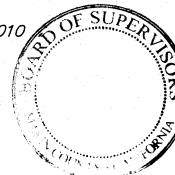
J. Aurelio  
Notary Public Signature

**STEWART TITLE OF CALIFORNIA, INC.**

**COUNTY CLERK'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 inure 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 by hand and seal this 26<sup>th</sup> day of February, 2010  
Signed [Signature]  
Clerk of the Board of Supervisors of the County  
of Marin, State of California

**TAX COLLECTOR'S STATEMENT**

According to the records in the office of the undersigned, there are no liens against this subdivision, or any part thereof, for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes not yet payable. My estimate of taxes and special assessments collected as taxes and not yet payable is \$ 88,833.00. The land in said subdivision is not subject to a special assessment or bond which may be paid in full. Security required pursuant to Government Code Sections 66493(a) and 66493(c) are hereby approved and accepted.

Dated: 2/26/10

[Signature]  
Tax Collector County of Marin,  
State of California

**SURVEYOR'S STATEMENT**

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Rick Ronald in July 2007. I hereby state that this subdivision map substantially conforms to the conditionally approved tentative map, if any, and that all monuments are of the character and occupy the positions indicated, and are sufficient to enable the survey to be retraced.

Dated: 2-18-10  
Signed [Signature]  
Paul M. Brown, PLS 5087  
my license expires 6/30/11



Signatures of the owners of the following easements have been Omitted under the provisions of Section 66436 of the Subdivision Map Act. Their interest is such that it cannot ripen in to a fee Title and such signatures are not required by the governing body.

Owner	Document	Purpose
City of Mill Valley	486 OR 51	Access & Maintenance of Drainage Canal
Tamalpais Land and Water Company (apparently does not apply to this site)	917 OR 302	Water Rights
Pacific Gas & Electric	2235 OR 92	Construct & Maintain facilities
Marin Municipal Water District	DN 2008-0005383	Non-Exclusive Public Water System

**CITY ENGINEER'S STATEMENT**

I, Jill Barnes, Acting City Engineer in and for the City of Mill Valley, State of California, hereby state that I have examined this map, and that all provisions of Chapter 2 of the Subdivision Map Act and all applicable local ordinances have been complied with. Any improvements as enumerated on the Certificate of Approval of the map are required, and reject the "Public Access Easement", "Public Access and Creek Maintenance Easement", "Public Utility Easement" (for gas, electric/cable TV & telephone only) and "Public Sidewalk Easement" as shown hereon.

Signed this 8 day of March, 2010

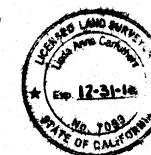
Jill Barnes  
Jill Barnes, RCE 59957,  
(my license expires 06/30/2010))  
City Engineer for the City of Mill Valley,  
State of California

**LICENSED LAND SURVEYOR FOR THE CITY**

I, Linda A. Carruthers, P.L.S. 7053, do hereby state that I have examined the map of this subdivision on behalf of the City of Mill Valley, and I am satisfied that this map is technically correct.

Signed this 2 day of March, 2010

Linda A. Carruthers  
Linda A. Carruthers, P.L.S. 7053  
my license expires 12/31/10

**SOILS REPORT**

A soils report has been prepared for this project by Purcel, Rhoades, and Associates, Inc. dated August 2007.

**RECORDER'S STATEMENT**

Filed this 6<sup>th</sup> day of MARCH, 2010, at 10:19 A.M.  
in Book 2010 of Maps at pages 42 at the  
request of the County Clerk.

Signed Jean C. Mayor [Signature]  
County Recorder Deputy

Fee Paid: \$25.00  
Doc. No. 2610-0012132

# Map of 505 Miller Avenue City of Mill Valley

**A 27 Unit Mixed Use Planned Unit Development**  
Division Of The Lands Of Skyline Miller House HP7 LLC, A California Limited Liability Company As Described By Deed Recorded November 30, 2005 Under Document Number 2005-0090816, Marin County Records  
In The City of Mill Valley, County of Marin, State of California



Adobe 1220  
Associates, Inc. N. Dutton Ave  
Civil Engineering, Santa Rosa,  
Land Surveying & CA 95401  
Land Development 707 541 2300  
Services Fax: 707 541 2301

Order No. CL 532657A Dated: February 11, 2010

APN 030-091-05, 09, 018

Job No. 06121

sheet 1 of 7

## Parcel B Common Area

Non-Exclusive Private Access, Private Parking, Private Sanitary Sewer, Public Emergency Vehicle Access, Private Drainage, and Public Utility Easement (for gas, electric/cable TV telephone only) for the benefit of Lots 1-12 & Parcel A

## Parcel A

A 15 Unit Mixed Use Condominium Parcel

Non-Exclusive Private Access, Private Parking, Private Sanitary Sewer, Public Emergency Vehicle Access, and Public Utility Easement (for gas, electric/cable TV & telephone only) for the benefit of Lots 1-12

Lead & Tag LS 6234 not found, Set Lead & Tag, LS 5087

Miller Avenue

### LEGEND:

- Found Monument As Shown
- Set 3/4" Iron Pipe tagged LS 5087
- ☆ Set Lead & Tag, LS 5087

OR/DN Official Records/Document Number

— M — book of Record Maps at page

Distances Are Shown In Feet & Decimals Thereof

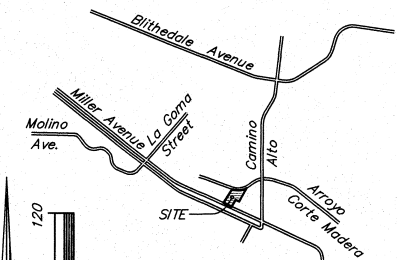
Ties are perpendicular and/or radial, unless otherwise noted.

Bearings not shown are Parallel or Perpendicular to adjacent lines, (N 52°44'00" W or S 37°16'00" W)

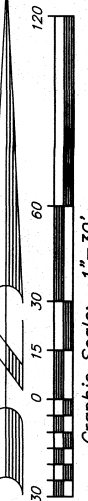
### BASIS OF BEARINGS:

S 37°16'00" W, being the bearing of the monumented southeasterly line of lands depicted on that Corner Record filed in the office of the Marin County Surveyor's office in May 1997 under APN 30-191-05, 09, 18

- |                                       |                                      |  |                                       |
|---------------------------------------|--------------------------------------|--|---------------------------------------|
| 1 R=44.00'<br>D=22°28'49"<br>L=17.26' | 4 N 37°26'00" E 5.30'                | 9 R=3.00'<br>D=85°31'05"<br>L=4.48'    | 13 R=2.00'<br>D=81°59'51"<br>L=2.86'  |
| 2 R=50.00'<br>D=44°52'53"<br>L=39.17' | 5 S 52°44'00" E 4.50'                | 10 R=44.75'<br>D=59°44'19"<br>L=46.66' | 14 R=7.00'<br>D=81°59'51"<br>L=10.02' |
| 3 R=2.00'<br>D=112°24'03"<br>L=3.92'  | 6 N 37°26'00" E 7.70'                | 11 S 78°30'46" E 7.85'                 | 15 R=2.00'<br>D=90°00'00"<br>L=3.14'  |
|                                       | 7 R=2.00'<br>D=78°40'19"<br>L=2.75'  | 12 R=6.00'<br>D=64°13'14"<br>L=6.73'   | 16 N 86°20'00" W 6.00'                |
|                                       | 8 R=44.00'<br>D=11°19'41"<br>L=8.70' |  |                                       |



Location Map  
not to scale



### REFERENCE DOCUMENTS:

- R-1 "Record of Survey" filed November 6, 1967 in Book 6 of Surveys, Page 101
- R-2 "Parcel Map" filed August 5, 1975 in Book 11 of Parcel Maps, Page 64
- R-3 "Parcel Map" filed March 3, 1978 in Book 15 of Parcel Maps, Page 3
- CR-1 Corner Record filed May 1997 for APN 30-191-05, 09, 18
- D-1 Document Number 2005-0090816 recorded November 30, 2005, to Skyline Miller House HP7 LLC

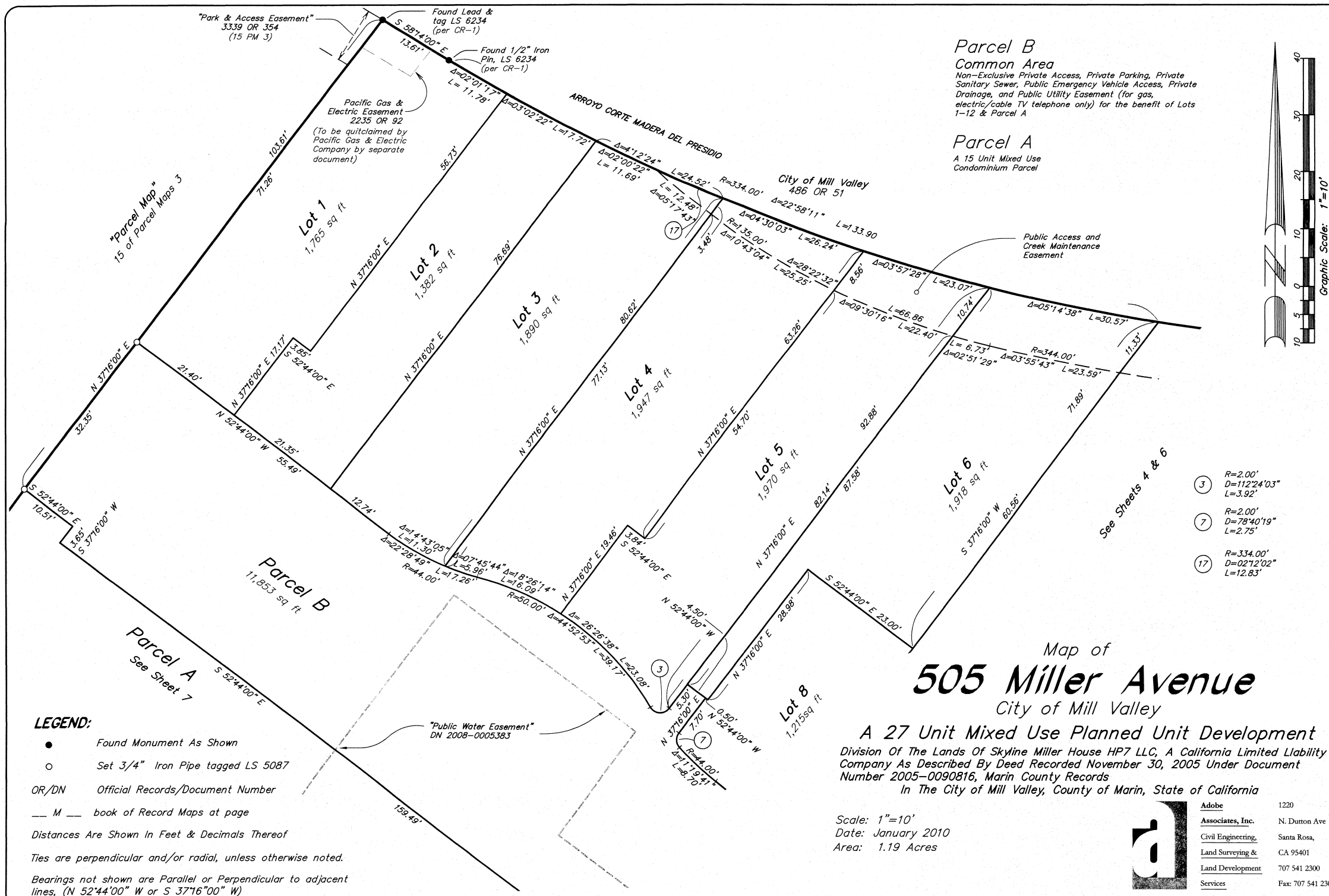
## Map of 505 Miller Avenue City of Mill Valley

### A 27 Unit Mixed Use Planned Unit Development

Division Of The Lands Of Skyline Miller House HP7 LLC, A California Limited Liability Company As Described By Deed Recorded November 30, 2005 Under Document Number 2005-0090816, Marin County Records  
In The City of Mill Valley, County of Marin, State of California

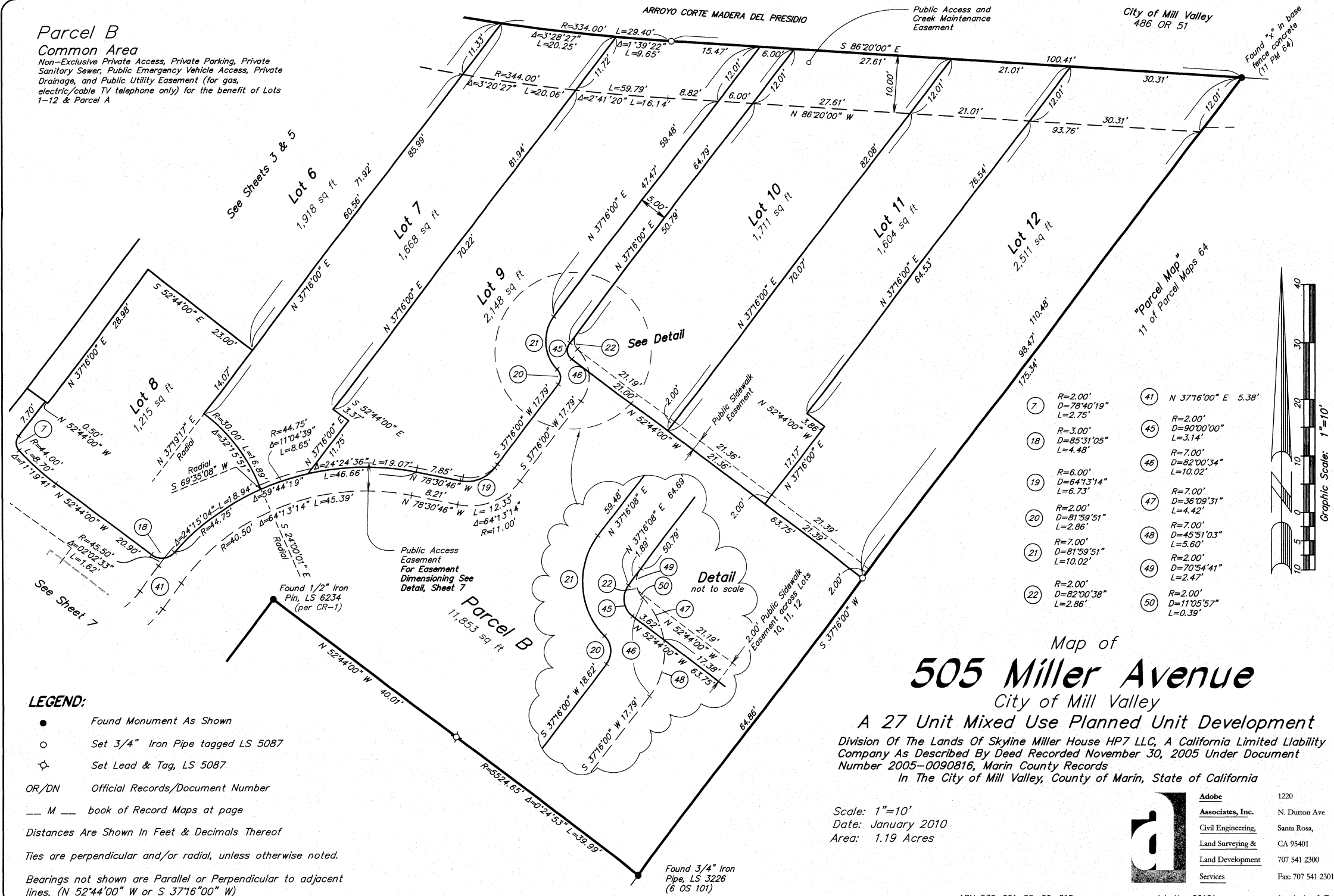
Scale: 1"=30'  
Date: January 2010  
Area: 1.19 Acres

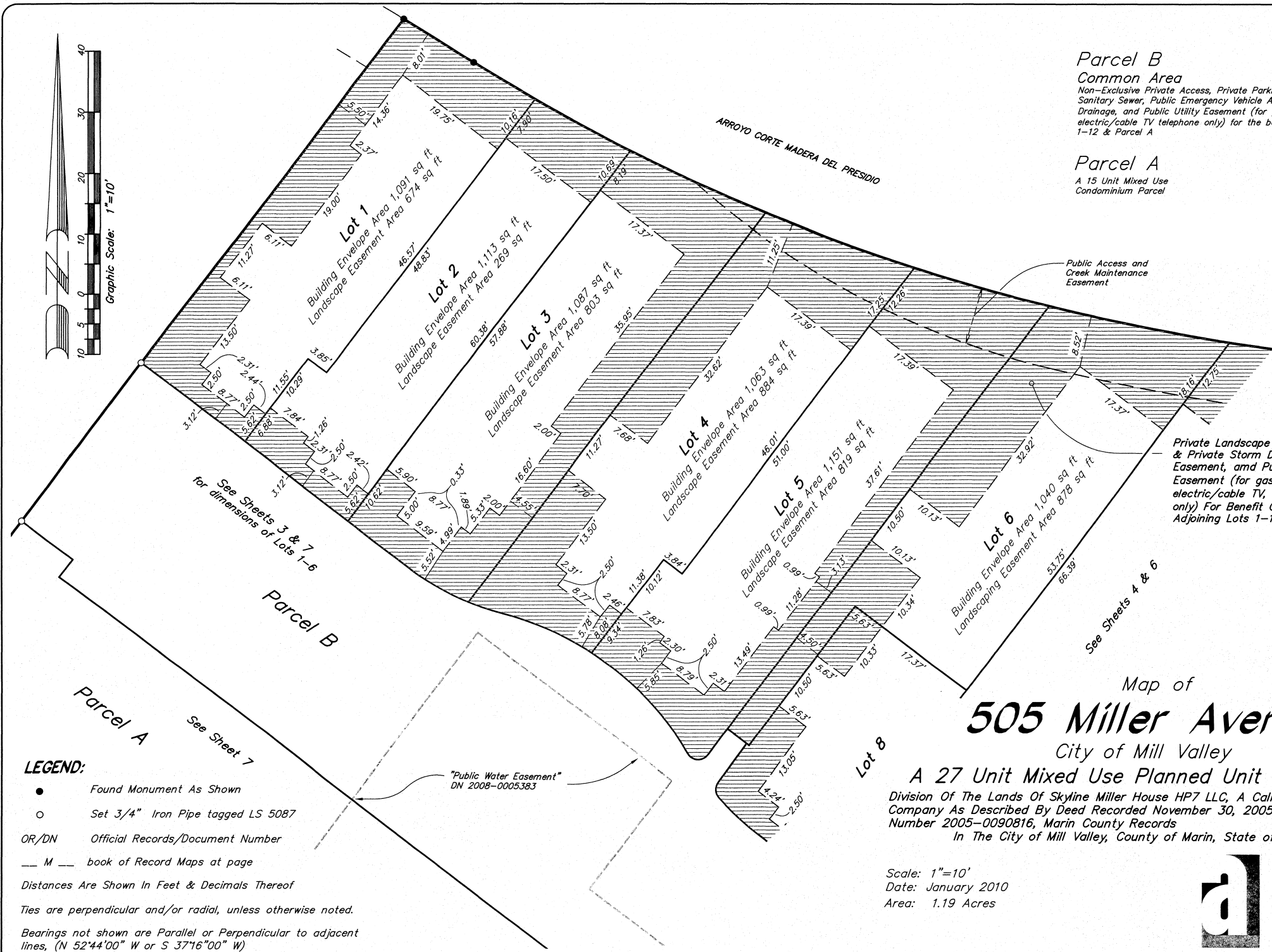
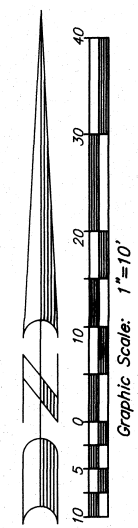
Adobe Associates, Inc.	1220 N. Dutton Ave
Civil Engineering	Santa Rosa,
Land Surveying &	CA 95401
Land Development	707 541 2300
Services	Fax: 707 541 2301



# Parcel B Common Area

Non-Exclusive Private Access, Private Parking, Private Sanitary Sewer, Public Emergency Vehicle Access, Private Drainage, and Public Utility Easement (for gas, electric/cable TV telephone only) for the benefit of Lots 1-12 & Parcel A





**Parcel B**  
**Common Area**  
 Non-Exclusive Private Access, Private Parking, Private Sanitary Sewer, Public Emergency Vehicle Access, Private Drainage, and Public Utility Easement (for gas, electric/cable TV telephone only) for the benefit of Lots 1-12 & Parcel A

**Parcel A**  
 A 15 Unit Mixed Use Condominium Parcel

Private Landscape Easement & Private Storm Drain Easement, and Public Utility Easement (for gas, electric/cable TV, Telephone only) For Benefit Of Adjoining Lots 1-12

Map of  
**505 Miller Avenue**  
 City of Mill Valley

A 27 Unit Mixed Use Planned Unit Development  
 Division Of The Lands Of Skyline Miller House HP7 LLC, A California Limited Liability Company As Described By Deed Recorded November 30, 2005 Under Document Number 2005-0090816, Marin County Records  
 In The City of Mill Valley, County of Marin, State of California

Scale: 1"=10'  
 Date: January 2010  
 Area: 1.19 Acres



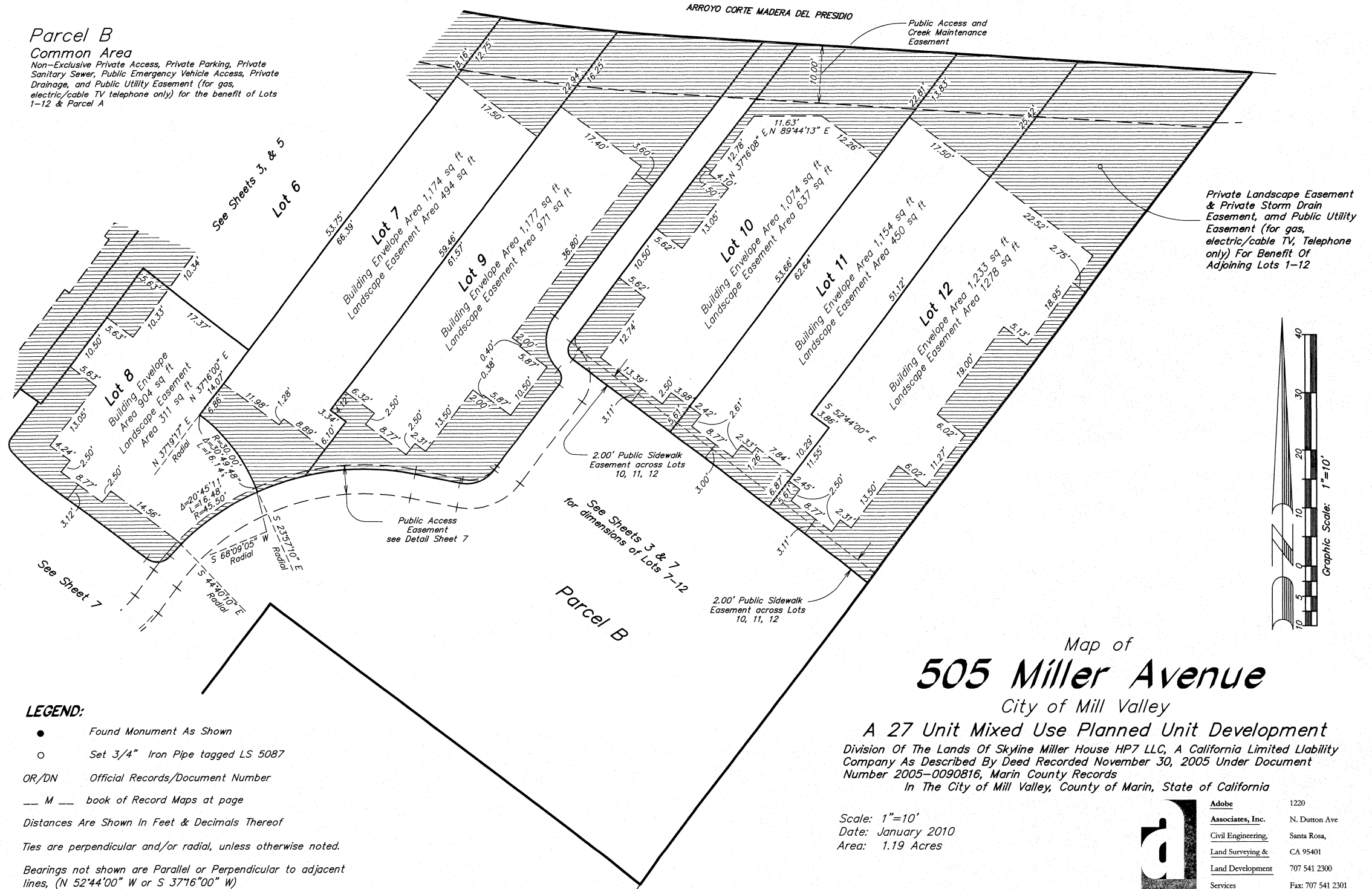
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 1220 N. Dutton Ave  
 Santa Rosa, CA 95401  
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**LEGEND:**  
 ● Found Monument As Shown  
 ○ Set 3/4" Iron Pipe tagged LS 5087  
 OR/DN Official Records/Document Number  
 — M — book of Record Maps at page

Distances Are Shown In Feet & Decimals Thereof  
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 Bearings not shown are Parallel or Perpendicular to adjacent lines, (N 52°44'00" W or S 37°16'00" W)

# Parcel B Common Area

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## LEGEND:

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## Map of 505 Miller Avenue City of Mill Valley

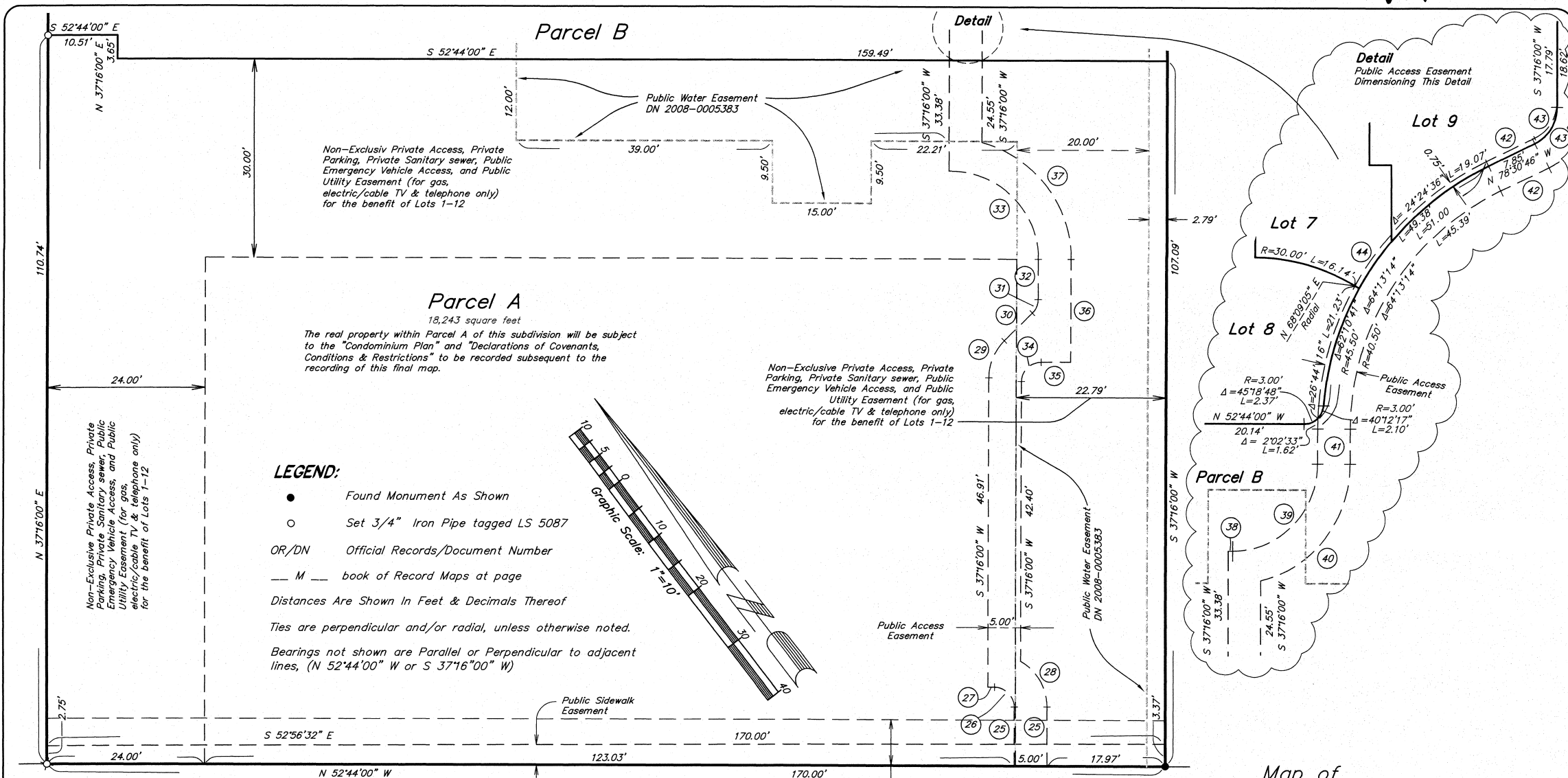
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- 24 R=18.00'  
D=90°00'00"  
L=28.27'
- 25 S 37°16'00" W 9.00'
- 26 R=3.00'  
D=90°00'00"  
L=4.71'
- 27 S 52°44'00" E 1.02'
- 28 R=8.00'  
D=60°11'59"  
L=8.41'
- 29 R=8.00'  
D=45°00'00"  
L=6.28'
- 30 N 82°16'00" E 6.05'

- 31 R=3.00'  
D=45°00'00"  
L=2.36'
- 32 S 37°16'00" W 6.12'
- 33 R=13.50'  
D=90°45'01"  
L=21.38'
- 34 R=3.00'  
D=90°00'00"  
L=4.71'
- 35 N 52°44'00" W 4.50'
- 36 S 37°16'00" W 15.74'
- 37 R=18.50'  
D=76°06'13"  
L=24.18'

- 38 S 52°44'00" E 0.68'
- 39 R=13.00'  
D=90°00'00"  
L=20.42'
- 40 R=18.00'  
D=76°06'13"  
L=23.91'
- 41 N 37°16'00" E 5.38'
- 42 N 78°30'46" W 8.21'
- 43 R=6.00'  
D=64°13'14"  
L=6.73'

- 44 R=45.50'  
D=110°4'39"  
L=8.65'

7.00' Public Utility Easement  
(for gas, electric/cable TV,  
telephone only)

Map of  
**505 Miller Avenue**  
City of Mill Valley

A 27 Unit Mixed Use Planned Unit Development  
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Company As Described By Deed Recorded November 30, 2005 Under Document  
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