

# GENERAL APPLICATION FORM

## CITY OF SAUSALITO - COMMUNITY DEVELOPMENT DEPARTMENT

420 LITHO STREET • SAUSALITO, CA 94965 • (415) 289-4100

APPLICATION NO. \_\_\_\_\_

DATE RECEIVED \_\_\_\_\_

- Administrative Design Review
- Administrative Sign Permit
- Amended Final Map
- Amended Parcel Map
- Appeals
- Certificate of Compliance
- Conditional Use Permit
- Condominium Conversion CUP
- Condominium Subdivision
- Design Review
- Design Review Modification
- Determination of Use
- Encroachment Agreement
- General Plan Amendment
- Lot Line Adjustment
- Major Subdivision (5+ lots)

- Minor Subdivision (up to 4 lots)
- Minor Use Permit
- Nonconformity Permit
- Parking Determination
- Revised Parcel Map
- Revised Tentative Map
- Specific Plan Amendment
- Subdivision Extension
- Variance
- Vesting Tentative Map
- Zoning Administrator \*
- Zoning Ordinance Amendment
- Zoning Permit
- Environmental Review \_\_\_\_\_
- Other: \_\_\_\_\_

RE: 10.64.050 A - I This application conforms to Zoning Administrator Approval

ADDRESS 91/93 Filbert and 222 Cazneau Ave for Lot Line Adj DATE BUILDING CONSTRUCTED N/A

ASSESSOR'S PARCEL # 064-203-38 and 064-203-46 ZONING DISTRICT: R2 - R2.5

1. Owner(s) Name: KEG Enterprises, LLC and Graves Family Trust

Address: 91/93 Filbert and 222 Cazneau City: Sausalito State: CA

Zip: 94965 Phone: 610 608-3088 Fax: \_\_\_\_\_

Email: mickgraves@comcast.net

2. Applicant(s) Name: Michan Graves

Address: 222 Cazneau Ave City: Sausalito State: CA

Zip: 94965 Phone: 610 608-3088 Fax: \_\_\_\_\_

Email: mickgraves@comcast.net

3. Primary Point of Contact: Email mickgraves@comcast.net

Owner  Buyer \_\_\_\_\_ Agent \_\_\_\_\_ Architect \_\_\_\_\_

4. Existing Use(s): \*Per 10.64.050 A. - I. This application follows guidelines allowing Zoning Admin Approval \*

5. Proposed Construction:  
N/A

If new or additional construction is proposed, complete the following in addition to the attached Zoning Permit Application:

6. Will grading be required? Yes  Cubic Yards (cut/fill) \_\_\_\_\_ No

7. How will water be supplied? MMWD  Individual Well(s)  N/A

8. Will any trees be removed? Yes  No   
If yes, what types? \_\_\_\_\_

9. Other proposed improvements:  
Landscaping  Dredging  Parking  Exterior Lighting

**VARIANCES ONLY (ATTACH ADDITIONAL LETTER OF JUSTIFICATION)**

Describe the proposed Variance:

Variance from Section(s):

**SUBDIVISION INFORMATION ONLY**

Number of Lots: \_\_\_\_\_ Condominium: Yes  No

**LOT LINE ADJUSTMENT INFORMATION ONLY**

Describe the Proposed Lot Line Adjustment:

To allow Parcel A to acquire contiguous Parcel B which is a "dog leg" portion of Parcel C

Parcel A is Parcel 1. Parcel C is Parcel 2

Existing Parcel Size(s): Parcel 1: A 6333 Parcel 2: e 10,571  
Adjusted Parcel Size(s): Parcel 1: A 7089 Parcel 2: e 9815

**PARCEL ONE**

Michael Graves, TTEE  
Owner's Signature  
5/4/2020  
Date  
Graves Family Trust, Arthur and Michan Graves, TTEE  
Owner's Name (Please Print)  
064-203-46  
Assessor's Parcel Number

**PARCEL TWO**

Michael Graves, Manager  
Owner's Signature  
5/4/2020  
Date  
KEG Enterprises, LLC  
Owner's Name (Please Print)  
064-203-38  
Assessor's Parcel Number

\* If there are more than two affected property owners, please attach separate letters of authorization

**REZONING OR TEXT AMENDMENT ONLY**

The applicant wishes to amend Section \_\_\_\_\_ of the Sausalito Municipal Code Title 10 (Zoning).

The applicant wishes to Rezone parcel \_\_\_\_\_ from the \_\_\_\_\_ Zoning District to \_\_\_\_\_

**GENERAL OR SPECIFIC PLAN AMENDMENT ONLY**

Please describe the proposed amendment:

**CERTIFICATION AND SIGNATURES**

I, the property owner, do hereby authorize the applicant designated herein to act as my representative during the review process by City staff and agencies.

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

I, the applicant, do hereby declare under penalty of perjury that the facts and information contained in this application, including any supplemental forms and materials, are true and accurate to the best of my knowledge.

Michael Graves, TTEE 5/4/2020  
Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_  
Michael Graves, Manager

**COPYRIGHT MATERIALS RELEASE**

To the extent that your application submittal packet includes plans or drawings prepared by a licensed, registered or certified professional, as defined pursuant to the California Health and Safety Code Section 19851 or Business and Professions Code Section 5536.25, such as a licensed engineer, architect or other design professional, the City must first obtain the signature release and permission of said professional prior to publication or reproduction of any such plans or drawings. Such drawings and plans may also be protected by copyright laws. The City of Sausalito hereby requests permission to reproduce and publish plans and drawings submitted with your application packet for purposes of more effectively and efficiently facilitating the entitlement review process, including making plans and drawings available on the City's website for public review and providing electronic reproductions to the City's review boards and commissions. The purpose of this request is limited solely to the purpose of facilitating the timely review of this application, and the plans and drawings will not be utilized by the City for other purposes. To assist the City in this process, please provide below the signatures of all of those who have prepared plans and drawings to be submitted with this application agreeing to publication or reproduction of any such plans or drawings by the City.

~~Engineer~~ Name: GJ Harmina, PLS Phone: 415-827-6370 Email Address: gj@1031survey.com



\_\_\_\_\_  
SIGNATURE AUTHORIZING PUBLICATION OR REPRODUCTION OF PLANS/DRAWINGS

Architect Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

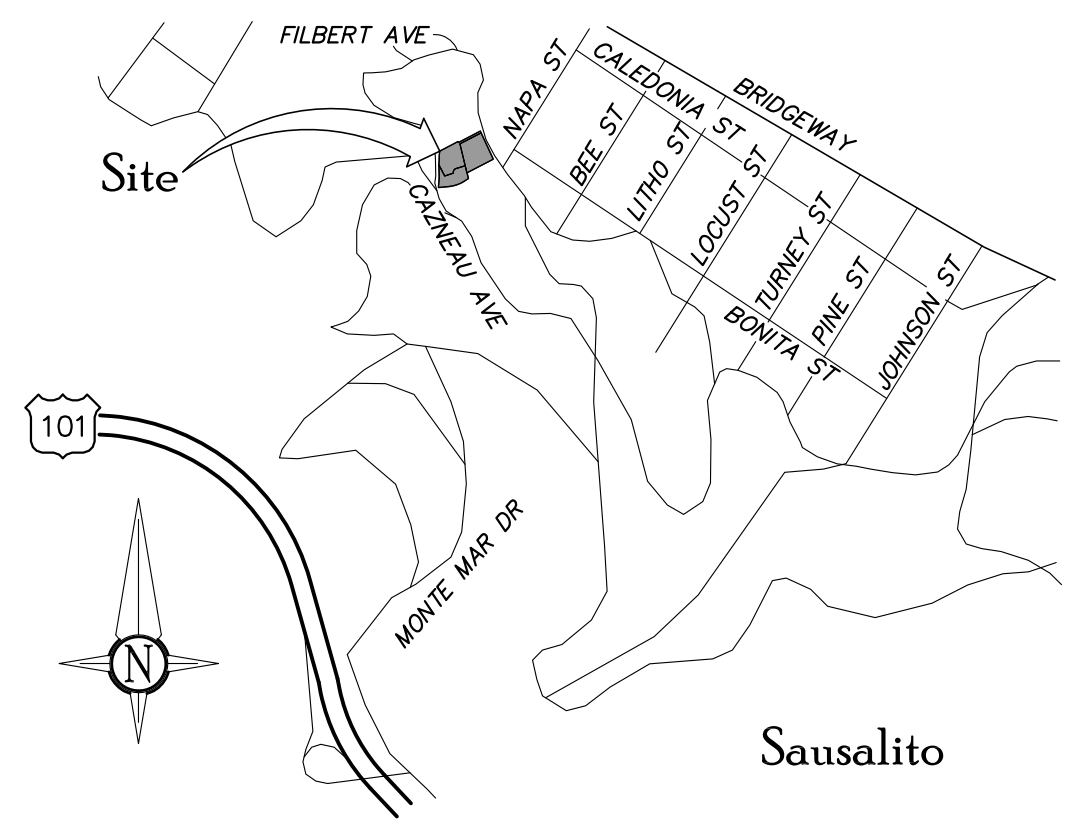
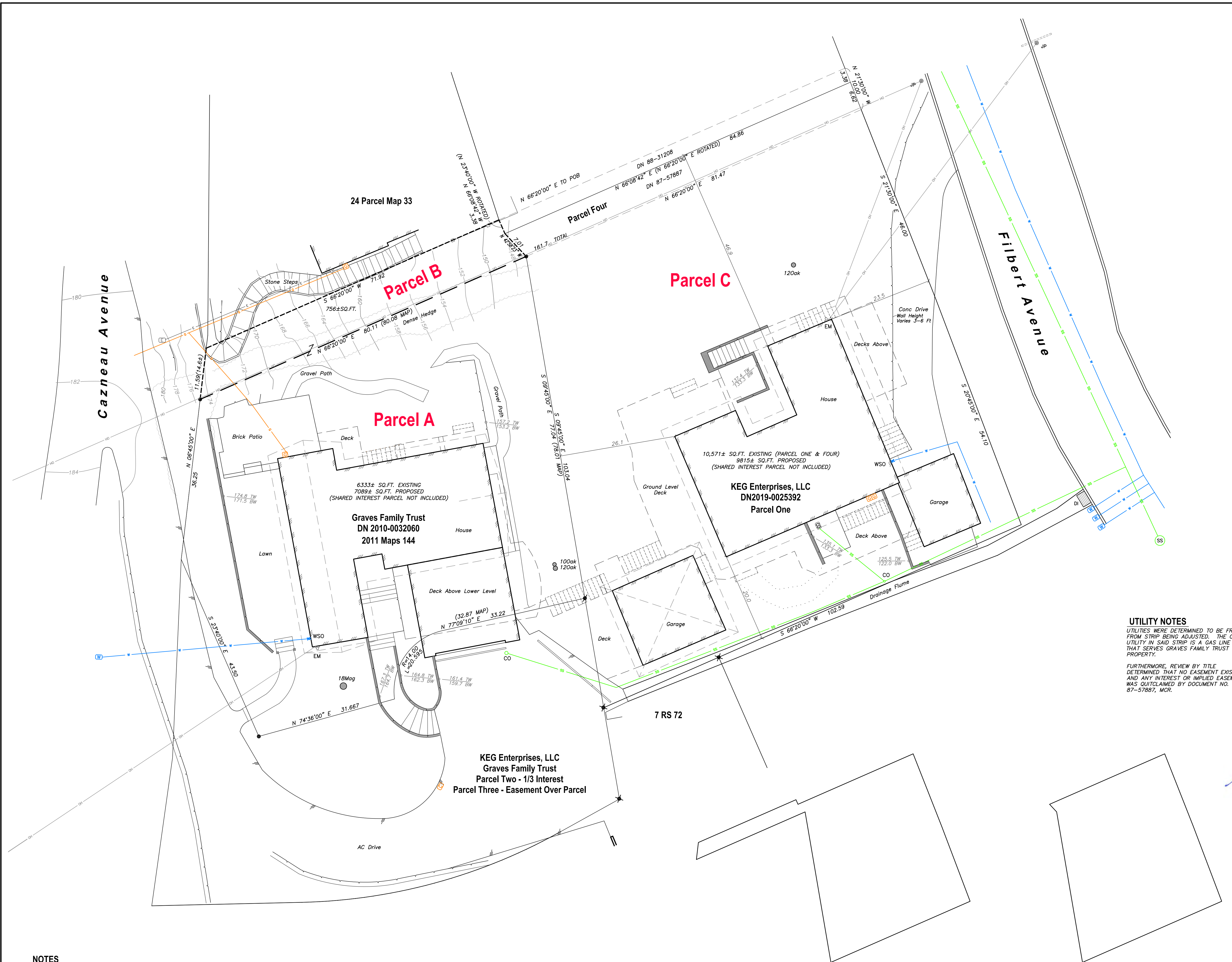
ARCHITECT/DESIGNER'S SIGNATURE AUTHORIZING PUBLICATION OR REPRODUCTION OF PLANS/DRAWINGS

\_\_\_\_\_

Landscape Architect Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

LANDSCAPE ARCHITECT/DESIGNER SIGNATURE AUTHORIZING PUBLICATION OR REPRODUCTION OF PLANS/DRAWINGS

\_\_\_\_\_



VICINITY MAP  
NTS

LEGEND

- BUILDING
- FENCE, WOOD
- RETAINING WALL, WOOD
- RETAINING WALL, CONCRETE
- GAS SERVICE LINE
- OVERHEAD UTILITIES
- WATER LINE
- EXISTING BOUNDARY LINE TO BE REMOVED
- PROPOSED NEW BOUNDARY LINE
- PGE PULL BOX
- WATER METER
- COMMUNICATIONS BOX
- WATER SHUT OFF
- GAS METER
- ELECTRIC METER
- DRIVELINE OF HEDGE
- R1 RECORD OF SURVEY, 2011 MAPS 114, MARIN COUNTY RECORDS
- FOUND 5/8-INCH REBAR WITH YELLOW CAP, PLS 7053 PER R1
- SET 5/8-INCH REBAR WITH YELLOW CAP, PLS 7950 IN GROUND BELOW STAIRS WITH BRASS NAIL & TAG, PLS 7053 PER R1
- FOUND BRASS NAIL & TAG, RCE 24059

OWNERS

GRAVES FAMILY TRUST  
MICHAN & ART GRAVES, TRUSTEES  
222 CAZNEAU AVENUE  
APN 064-203-46  
610-608-3088

KEG ENTERPRISES, LLC  
MICHAN & ART GRAVES, MANAGER  
91 & 93 FILBERT AVENUE  
APN 064-203-38 AND 47  
610-608-3088

ZONING: R-2-2.5  
LAND USE: SINGLE RES

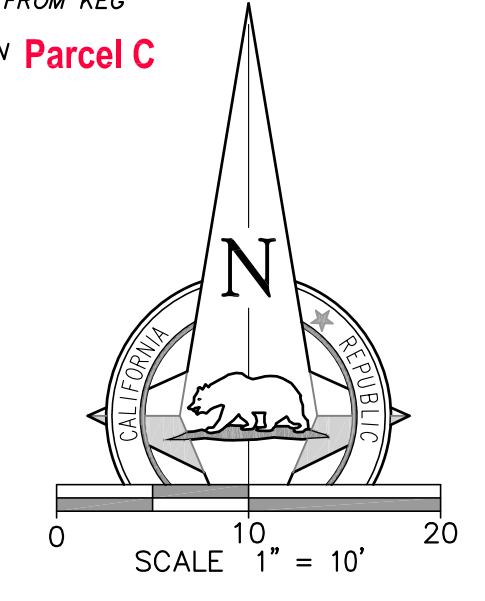
ZONING: R-2-2.5  
LAND USE: MULTIPLE RES

LOT LINE ADJUSTMENT

A PORTION OF KEG ENTERPRISES, LLC, PARCEL FOUR OF DN 2019-0025392 BEING SHOWN AS **Parcel B** TO BE COMBINED WITH GRAVES FAMILY TRUST OF DN 2010-0032060, BEING **Parcel A** PARCEL B SHALL BE REMOVED FROM KEG ENTERPRISES, LLC RESULTING IN **Parcel C**

UTILITY NOTES

UTILITIES WERE DETERMINED TO BE FREE FROM STRIP BEING ADJUSTED. THE ONLY UTILITY IN SAID STRIP IS A GAS LINE THAT SERVES GRAVES FAMILY TRUST PROPERTY. FURTHERMORE, REVIEW BY TITLE DETERMINED THAT NO EASEMENT EXISTS AND ANY INTEREST OR IMPLIED EASEMENT WAS OUTCLAIMED BY DOCUMENT NO. 87-57887, MCR.



LANDS OF GRAVES TRUST & KEG ENTERPRISES, LLC  
222 CAZNEAU AVE & 91/93 FILBERT AVE  
APN 064-203-46 & APN 064-203-38 & 47  
SAUSALITO, MARIN COUNTY, CALIFORNIA

Lot Line Adjustment

1031Survey, Inc.

HIGH DEFINITION SURVEYING  
1857 Rainier Circle, Petaluma, California 94954  
415-827-6370 www.1031survey.com

DATE: 2020.07.31 SURVEY DATE: MARCH 2020  
SCALE: 1" = 10' SHEET: 1 OF 1  
FILE: 19161LLA

NOTES  
1. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF 1031SURVEY, INC. UNAUTHORIZED USE, COPYING, DISCLOSURE OR PUBLICATION BY ANY METHOD IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF 1031SURVEY, INC. 1031SURVEY, INC. ASSUMES NO RESPONSIBILITY FOR ANY UNAUTHORIZED DUPLICATION OF INFORMATION THAT MAY APPEAR ON ANOTHER PLAN OR MAP.

EXISTING PARCEL- KEG ENTERPRISES, LLC

PROPOSED PARCEL- KEG ENTERPRISES, LLC

# CORNER RECORD

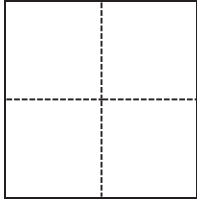
Agency Index DPW#20-

Document Number APN 064-203-46

City of Sausalito County of Marin, California

Brief Legal Description As shown on that Record of Survey filed in Book 2011 of Maps, at Page 144

### CORNER TYPE



- Government Corner
- Meander
- Rancho
- Control
- Property
- Other

Date of Survey August 7, 2019

### COORDINATES (Optional)

N. \_\_\_\_\_ E. \_\_\_\_\_

Elevation \_\_\_\_\_

Units  Metric  U.S. Survey Foot

Horizontal Datum \_\_\_\_\_

Zone \_\_\_\_\_ Epoch Date \_\_\_\_\_

Vertical Datum \_\_\_\_\_

Complies with Public Resources Code §§8801-8819

Complies with Public Resources Code §§8890-8902

PLS Act Ref.:  8765(d)  8771  8773  Other:

Corner/Monument:  Left as found  Established  Rebuilt  Pre-Construction

Found and tagged  Reestablished  Referenced  Post-Construction

Narrative of corner identified and monument as found, set, reset, replaced, or removed:

See sheet #2 for description(s):

Found (3) existing rebar with yellow cap, PLS 7053 and brass nail & tag in wooden staircase. Owner removed stair tread so new rebar with yellow cap, PLS 7950 could be set in the ground below. Owner then replaced step in same location.

### SURVEYOR'S STATEMENT

This Corner Record was prepared by me or under my direction in conformance with the Professional Land Surveyors' Act on February 10, 2020.

Signed \_\_\_\_\_ P.L.S. or R.C.E. No. 7950

### COUNTY SURVEYOR'S STATEMENT

This Corner Record was received \_\_\_\_\_

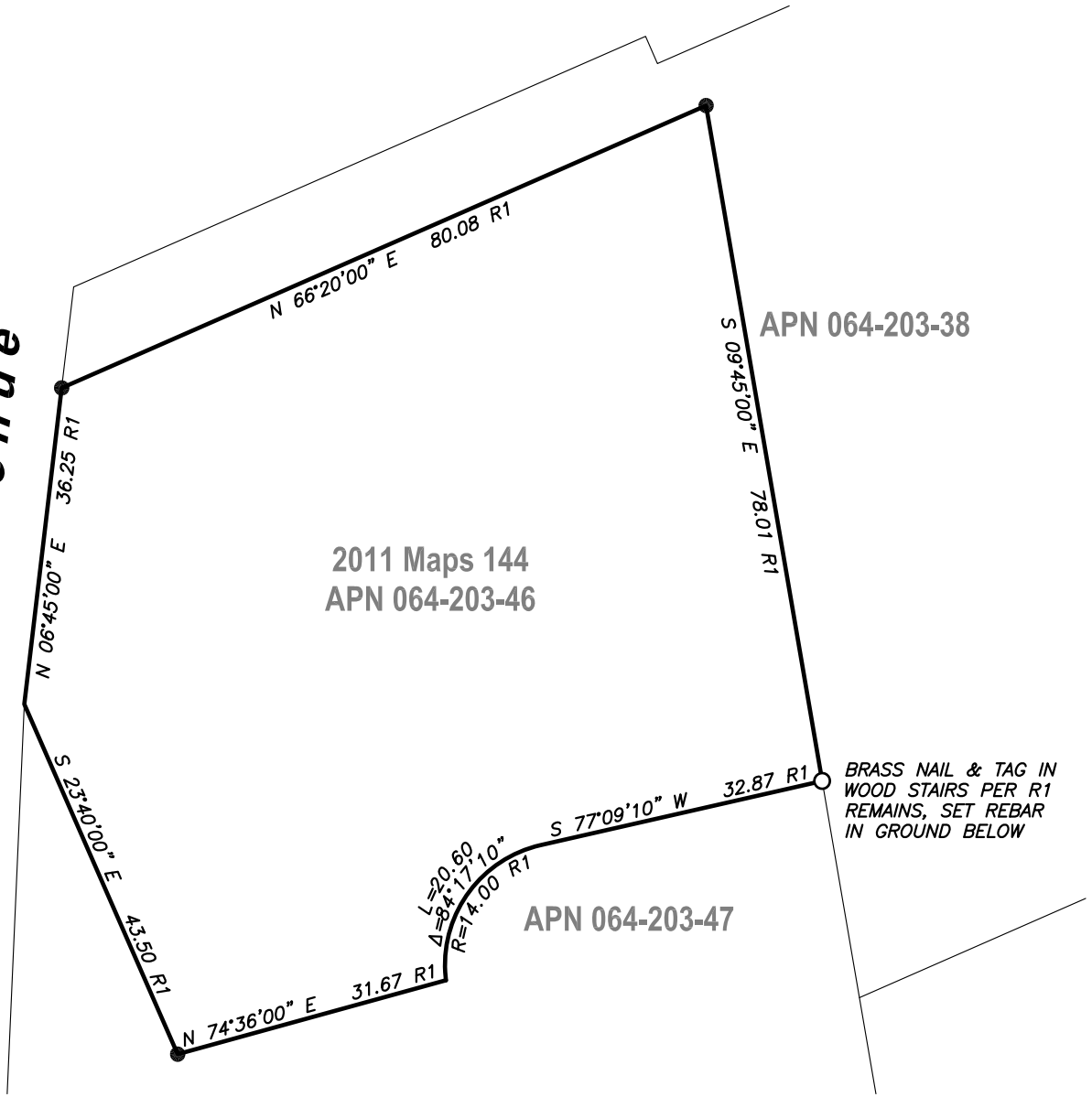
and examined and filed \_\_\_\_\_.

Signed \_\_\_\_\_ P.L.S. or R.C.E. No. \_\_\_\_\_

Title \_\_\_\_\_

### County Surveyor's Comment

**Cazneau Avenue**

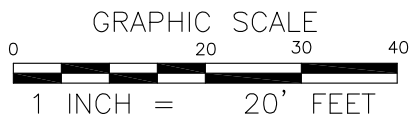
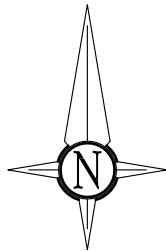


2011 Maps 144  
APN 064-203-46

APN 064-203-47

**LEGEND**

- FOUND 5/8-INCH REBAR, YELLOW CAP, PLS 7053
- SET 5/8-INCH REBAR, YELLOW CAP, PLS 7950
- R1 "RECORD OF SURVEY" 2011 MAPS 144, MCR
- MCR MARIN COUNTY RECORDS



J:\19161-Graves-Cazneau\Dwg\19161CR.dwg

**1031Survey, Inc.**

HighDefinitionSurveying  
1857 Rainier Circle, Petaluma, California, 94954  
415-827-6370

RECORDING REQUESTED BY &  
WHEN RECORDED MAIL TO:

Michan & Arthur Graves  
222 Cazneau Avenue  
Sausalito, CA 94965

APNs: 064-203-38; 064-203-46

THIS SPACE FOR RECORDER'S USE ONLY

### GRANT OF STAIRWAY EASEMENT & AGREEMENT

This Grant of Stairway Easement and Agreement (this "Easement Agreement"), dated for reference as of December \_\_, 2019, is made and entered into by and between ARTHUR C. GRAVES and MICHAN P. GRAVES, Trustees of The Graves Family Trust -2010, u/t/a dated May 27, 2010 (hereinafter, "Grantor") and KEG ENTERPRISES LLC, a California limited liability company (hereinafter, collectively "Grantee"), each a "party" and collectively, the "parties."

#### RECITALS

A. Grantor is the owner of that certain real property and improvements thereon located at 222 Cazneau Avenue, Sausalito, California; Assessor Parcel No. 064-203-46, a legal description of which is attached hereto as Exhibit A (hereinafter, "Grantor's Property").

B. Grantee is the owner of that certain real property and improvements thereon located at 220 Cazneau Avenue (aka 91/93 Filbert Avenue), Sausalito, California; Assessor Parcel No. 064-203-38, a legal description of which is attached hereto as Exhibit B (hereinafter, "Grantee's Property").

C. Grantor and Grantee are co-owners of a parcel of land assigned Assessor Parcel No. 064-203-47 adjacent to their properties improved with a driveway, parking area and other improvements and landscaping, the use of which is shared among the co-owners (the "Co-Owned Parcel"). There is an existing exterior stairway running from Grantee's Property up to the Co-Owned Parcel (the "Stairway"). A portion of the Stairway is located on Grantor's Property.

D. Subject to the terms and conditions set forth in this Easement Agreement, Grantor desires and intends to grant a Stairway Easement (as defined in Section 1 below) to Grantee in favor of Grantee's Property on and over that certain portion of Grantor's Property upon which the Stairway encroaches.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Stairway Easement: Subject to the provisions set forth herein, Grantor hereby grants, transfers and conveys to Grantee a nonexclusive stairway easement for pedestrian ingress and egress to and from Grantee's Property and the Co-Owned Parcel, in favor of and appurtenant to Grantee's Property and the Owners thereof, as dominant tenement, on and over that certain portion of Grantor's Property upon which the Stairway is located (hereinafter, the "Stairway Easement"). The portion of Grantor's Property on which the Stairway is located and which is subject to the Stairway Easement granted herein is referred to as the "Easement Area."

2. Use of Stairway Easement. The Stairway Easement may be used by the Owners of Grantee's Property and their respective successors, assigns, agents, tenants, guests and invitees for the following purposes: (i) pedestrian ingress and egress to and from Grantee's Property and the Co-Owned Parcel; and (ii) access to, use, maintenance and repair of the Stairway.

3. Term of Easement. The Stairway Easement granted herein shall continue in existence until such time that the Stairway and/or the garage/carport located on the Co-Owned Property are replaced, rebuilt, destroyed or otherwise becomes unsafe or impractical for continued use, at which time the Stairway Easement shall automatically terminate and be of no further force or effect. In the event the Stairway and/or the garage/carport located on the Co-Owned Property are replaced, rebuilt, destroyed or otherwise become unsafe or impractical for continued use, the Stairway shall be relocated so that no portion of the Stairway is located on Grantor's Property.

4. Maintenance. The Owners of Grantee's Property, at their sole cost and expense, shall maintain the Stairway and all components thereof in a good and safe condition at all times.

5. Insurance. The Owners of Grantee's Property shall maintain at all times (as part of such Owner's homeowner's insurance coverage or otherwise) customary liability and property damage insurance, in such amount and in such form and with such endorsements as is commercially reasonable, insuring against all liability, including property damage and injury to or death of any person or persons, arising out of or in any way connected to such Owner's and the Owner's successors, assigns, agents, tenants, guests and invitees use, maintenance and repair of the Stairway Easement or otherwise relating to this Agreement. Upon execution of this Agreement, and thereafter within ten (10) days after written request by Grantor, the Owners of Grantee's Property shall provide Grantor with a certificate of insurance evidencing the insurance required to be carried under this Section.

6. Indemnification. Grantee agrees and shall indemnify, defend and hold harmless Grantor and Grantor's successors, assigns, agents, tenants, guests and invitees (each, an "Indemnified Party") from and against any and all claims, demands, liabilities, actions, proceedings, losses, damages, liens (including mechanics liens), costs and expenses including court costs and reasonable attorneys fees, of any nature whatsoever, at law or in equity, to the extent arising out of Grantee's use of, or exercise of any rights under, the Stairway Easement or otherwise relating to this Easement Agreement.

7. Limitation of Easement. The Stairway Easement granted herein does not include any incidental or other rights besides those expressly enumerated in this Easement Agreement. In exercising the rights granted by this Easement Agreement, Grantee shall use reasonable care and comply with all applicable laws, and shall not by any methods or means increase the burden on, or unreasonably interfere with the use of Grantor's Property or any improvements located thereon.

8. Easement Runs with Land. This Easement Agreement, and the Stairway Easement created by this Easement Agreement, is a covenant and equitable servitude which shall run with the land and be appurtenant to both of Grantor's Property and Grantee's Property, and shall be binding upon and shall inure to the benefit of the heirs, executors, administrators and successors of Grantor and Grantee, and all parties having or acquiring any right, title or interest in Grantor's Property or Grantee's Property, or any part thereof.

9. Recordation. Upon execution by all of the parties, this Easement Agreement shall be recorded in the Official Records of the County of Marin. The cost of recording this Easement



Agreement, including documentary transfer tax (if any), shall be paid by Grantee.

10. Attorneys' Fees. If any arbitration, legal action or legal proceeding arising out of or relating to this Easement Agreement is initiated by any party, the prevailing party shall be entitled to recover from the other party the reasonable attorneys' fees and costs incurred by the prevailing party in connection with such arbitration, legal action or other legal proceeding.

11. Mediation of Disputes. In the event of any dispute or claim in law or equity arising out of this Easement Agreement, or the interpretation, breach or enforcement of this Easement Agreement, the owners of Grantor's Property and Grantee's Property shall mediate such dispute or claim prior to the initiation of any legal proceedings. If the owners cannot agree on a mediator, any owner may petition the Superior Court of the County of Marin to appoint a mediator, which Court shall be authorized to do so. The owners shall cooperate to promptly schedule the mediation. The mediator may conduct more than one session and all owners who are parties to the dispute shall pay fees equally. Matters that are within the jurisdiction of the small claims court are excluded from mediation. In the event an owner pursues legal action of any kind (including litigation, arbitration or otherwise) without first attempting to participate in mediation in good faith, that owner shall not be entitled to recover prevailing party attorneys' fees or costs pursuant to Section 10 above.

12. Arbitration. Any dispute or claim in law or equity arising out of this Easement Agreement, or the interpretation, breach or enforcement of its terms, shall be decided by neutral binding arbitration in accordance with the California Arbitration Act (California Code of Civil Procedure sections 1280 *et seq.*) and not by court action, except as provided by California law for judicial review of arbitration proceedings. Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction and either party may record an abstract of the judgment, which may become a lien on the applicable party's property. The parties will have the right to discovery in accordance with California Code of Civil Procedure § 1283.05. If the parties cannot agree on an arbitrator within thirty (30) days from the date of a party's written request for arbitration, then either party may petition the Marin County Superior Court for the appointment of an arbitrator pursuant to Code of Civil Procedure § 1281.6.

13. Amendment. This Easement Agreement may be amended or otherwise modified only by a writing executed by Grantor and Grantee, or their respective heirs, executors, administrators and successors, and recorded in the Official Records of the County of Marin.

14. California Law. This Easement Agreement shall be construed under and governed by the laws of the State of California.

15. Waiver. No waiver of any provision of this Easement Agreement shall be binding unless executed in writing by the party making the waiver. No waiver of any provision of this Easement Agreement shall be deemed to constitute a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver unless the written waiver so specifies.

16. Severability. If any term or provision of this Easement Agreement is ever determined to be invalid or unenforceable for any reason, that term or provision shall be severed from this Easement Agreement without affecting the validity or enforceability of the remainder of this Easement Agreement.

17. Entire Agreement. This Easement Agreement, including all recitals and exhibits to this Easement Agreement, constitutes the entire agreement among the parties with respect to the subject matter hereof, and supersedes any prior or contemporaneous understandings, representations and agreements, oral or written, by or between the parties, with respect to the

subject matter of hereof.

18. Notices. Any notice permitted or required by this Easement Agreement shall be considered received on the date the notice is personally delivered to the recipient or forty-eight (48) hours after the notice is deposited in the United States mail, first-class, registered or certified mail, postage prepaid and addressed to the recipient at the address provided to all the other owners for receipt of notice, or if no such address has been provided, at the street address of the Property owned by such owner.

19. Additional Documents and Acts. Grantor and Grantee, and their respective heirs, executors, administrators and successors, shall execute and deliver to the other parties such additional documents and instruments, and perform such additional acts, as may be necessary or appropriate to effectuate, carry out and perform all of the terms, provisions and conditions of this Easement Agreement and the transactions contemplated hereby.

20. Non-Exclusive Easement. The Easement granted herein is non-exclusive, and Grantor retains the right to make any use of the Easement Area that does not interfere with the use of the Stairway Easement granted by this Easement Agreement for the purposes set forth herein.

21. Separate Counterparts. This Easement Agreement may be executed in separate counterparts, all of which taken together shall constitute one and the same instrument. The signature page of this Easement Agreement may be detached from and added to any counterpart of this Easement Agreement identical in form hereto.

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;  
SIGNATURE PAGE FOLLOWS.**



City of Sausalito  
c/o Michan Graves

Order: 0457019214

To Whom It May Concern,

We have researched the property at 91 & 93 Filbert Avenue, Sausalito and have issued a preliminary report and a policy of title insurance without mention of a "10" and intended easement per 26 Deeds 287" as shown on the Parcel Map recorded in Book 24 of Parcel Maps page 33. We feel this "intended easement" was never properly created in deeds and does not exist.

OLD REPUBLIC TITLE COMPANY

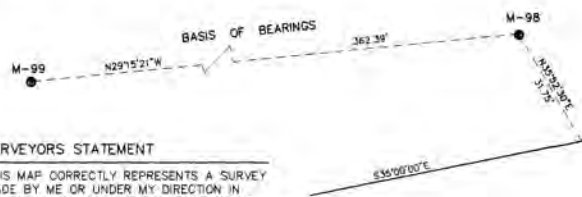
A handwritten signature in black ink, appearing to read 'Bill Raines', is written over the printed name.

Bill Raines  
Vice President

630 3<sup>RD</sup> STREET  
SANTA ROSA, CA 95404  
PHONE 707-566-4204 FAX 707-544-9042

**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 29°15'21" WEST BETWEEN FOUND CITY OF SAUSALITO MONUMENTS M-99 & M-98 ACCORDING TO THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 7 OF SURVEYS AT PAGE 72, MARIN COUNTY RECORDS.



**SURVEYORS STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF MICKEY GRAVES IN MARCH 2011

*Linda A. Carruthers*  
LINDA A. CARRUTHERS P.L.S. 7053  
LICENSE EXPIRES 12/31/12



**COUNTY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS ACT, THIS 18TH DAY OF OCTOBER, 2011

*Craig Tackabery*  
CRAIG TACKABERY, COUNTY SURVEYOR



**RECORDER'S STATEMENT**

FILED THIS 21 DAY OF OCTOBER 2011 AT 9:02 A.M. IN BOOK 2011 OF MAPS AT PAGE 144 AT THE REQUEST OF THE COUNTY OF MARIN DEPARTMENT OF PUBLIC WORKS SERIAL NO. 201-005308 FEE \$10-

*Richard E. Benson*  
COUNTY RECORDER  
BY DEPUTY *Don Uffie*

**DOCUMENT REFERENCES**

- R1 SAUSALITO DEL MAR UNIT NO 3 14 RM 15
- R2 RECORD OF SURVEY 7 DS 72
- R3 LANDS OF GRAVES D.N. 2010-0032060

- 1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- 2. TOPOGRAPHIC FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES.

14 RM 15

7 DS 72  
LANDS OF WILLIS  
D.N. 89-11697

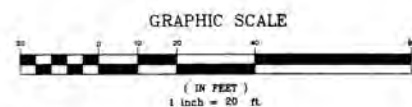
LANDS OF LANGSAM  
D.N. 95-034056

RACK 1 PULL 9  
LOT 4 BLOCK 28

LANDS OF SEASHORE  
D.N. 2007-0022172

1 RM 82

24 PM 33



- LEGEND**
- FD STANDARD CITY OF SAUSALITO WELL MONUMENT
  - SET 5/8" REBAR WITH CAP P.L.S. 7053
  - ◆ SET NAIL AND BRASS TAG STAMPED PLS 7053
  - (XXXX) RECORD DATA
  - (NTS) NOT TO SCALE

**RECORD OF SURVEY**  
LANDS OF GRAVES  
D.N. 2010-0032060  
BEING A PORTION OF  
LOT 4 BLOCK 28

"OFFICIAL MAP OF SAUSALITO LAND AND FERRY COMPANY"  
FILED APRIL 26, 1869, RACK 1 PULL 9  
MARIN COUNTY RECORDS  
CITY OF SAUSALITO MARIN COUNTY CALIFORNIA



LINDA A. CARRUTHERS & ASSOCIATES  
2015 BRIDGEWAY, STE. 301D, SAUSALITO, CA 94965  
(415) 332-3912  
SCALE: 1"=20'  
DATE: DEC. 2010 SHEET 1 OF 1 JOB NO. 10-731RS  
APN 064-203,46,47

19161CC.txt

Parcel name: PARCELB

North: 5146.1040	East : 10084.2387
Line Course: S 66-20-00 W	Length: 80.11
North: 5113.9466	East : 10010.8663
Line Course: N 06-45-00 E	Length: 11.60
North: 5125.4662	East : 10012.2297
Line Course: N 66-20-00 E	Length: 71.92
North: 5154.3360	East : 10078.1010
Line Course: S 23-40-00 E	Length: 3.38
North: 5151.2402	East : 10079.4578
Line Course: S 42-58-23 E	Length: 7.01
North: 5146.1112	East : 10084.2362

Perimeter: 174.02 Area: 756 sq. ft. 0.02 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0077 Course: N 19-35-46 W  
Error North: 0.00724 East : -0.00258  
Precision 1: 22,600.00



OWNER'S CERTIFICATE

The undersigned are the only persons having any record title interest in the land subdivided and shown on this map, do hereby consent to the preparation and recording of this map, and are all who are necessary to pass clear title to the land subdivided and shown hereon. The undersigned do hereby consent to the recording of this condominium plan pursuant to Chapter 1, Title 5, Part 4 Division Second of the Civil Code of the State of California (Section 1250 and following).

OWNERS

John Christian Bell

Wayne Stuehl

Ken Spafford

Karen Spafford

BENEFICIARY

Robert Baker Foster  
Emergreen Properties, A California  
General Partnership

NOTARY ACKNOWLEDGMENT

State of California ) ss  
County of Marin )

On this 6th day of September, 1988, before me, the undersigned, a Notary Public in and for said State and County, personally appeared JOHN CHRISTIAN BELL and WAYNE STUEHL, known to me to be the persons whose names are subscribed to the within and foregoing instrument and they acknowledged to me that they executed the same as owners.



NOTARY ACKNOWLEDGMENT

State of California ) ss  
County of Marin )

On this 6th day of September, 1988, before me, the undersigned, a Notary Public in and for said State and County, personally appeared JOHN CHRISTIAN BELL and WAYNE STUEHL, known to me to be the persons whose names are subscribed to the within and foregoing instrument and they acknowledged to me that they executed the same as owners.



NOTARY ACKNOWLEDGMENT

State of California ) ss  
County of Marin )

On this 1st day of September, 1988, before me, the undersigned, a Notary Public in and for said State and County, personally appeared Robert Backer, known to me to be the person whose name is subscribed to the within and foregoing instrument and he acknowledged to me that he executed the same on behalf of said Partnership as Beneficiary.



Notary Public in and for said State and County  
My Commission Expires January 3, 1990

CLERK OF THE BOARD OF SUPERVISORS

I, the undersigned, Clerk of the Board of Supervisors of the County of Marin, State of California, do hereby certify 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 insure to the benefit of said County of Marin and is a conditional fee 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 my hand and seal this 2nd day of September, 1988.

Signed: Margaret J. ...  
Clerk of the Board of Supervisors of the County of Marin  
State of California

COUNTY TAX COLLECTOR'S CERTIFICATE

I, the undersigned, on behalf of the Tax Collector of the County of Marin and 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 8th day of September, 1988.

Tax Collector  
County of Marin and Cities therein  
State of California  
By: ...  
Deputy

CITY CLERK'S CERTIFICATE

The City Council of the City of Sausalito, State of California, at a meeting held on the 15th day of September, 1988, examined the Map of Parcel 28 of Block 28 of the Sausalito Land and Ferry Company and the City Council by Resolution duly passed at the meeting aforesaid, approved this map.

Signed this 9th day of September, 1988.  
City Clerk of the City of Sausalito, State of California

CITY PLANNING COMMISSION CERTIFICATE

The Planning Commission of the City of Sausalito, State of California, did review this map for conformance to City ordinances and approve this map.

Signed this 9th day of September, 1988.  
Chairman, Sausalito Planning Commission

RECORDER'S CERTIFICATE

Filled this 21st day of September, 1988, at 4:08 P.M. in Book 24 at the request of ...

Sausalito  
Serial No. 11-51260 Fee: \$10.00  
County Recorder

CITY ENGINEER'S CERTIFICATE

This map conforms with the requirements and local ordinance.

Dated: 9-8-88  
Surveyor's Certificate of the State of California

I, ... certify that I am a Licensed Land Surveyor in the State of California, that the surveying and checking of the map shown hereon was done by me or under my direction during the month of July, 1988, that the measurements on the survey are true and complete as shown; that the measurements on the map by ... 1988, and that a survey of the property can be retraced from said monuments.

Signed this 8 day of September, 1988.  
L.S. No. 4402



NOTES

- 1. This condominium project consists of air space units and common area.
2. Each unit consists of air space and is numbered hereon.
3. The boundaries of each unit shall be the following:
The interior unfinished surfaces (exclusive of joint, paper, wax, tile, enamel or other finishes) of the floors, ceiling, interior beams and columns, perimeter walls, doors and door frames or lines as designated on the plan.
The unit shall include the air space so encompassed by solid boundaries, excluding all bearing walls and all walls containing any utility conduit to the unfinished surfaces of any such walls.
4. All building and air space angles are 90 degrees unless otherwise noted.
5. Covenants, conditions, and restrictions shall be recorded for this Subdivision, together with a Joint Maintenance Agreement for all common facilities and shall supersede these Notes to the extent that such declaration is inconsistent thereof.
6. All those areas included within the boundary lines of this Map which are not units are common area.
7. Common area is subject to access easements, public utility easements, drainage easements, sanitary sewer easements and water line easements.
8. All distances and dimensions are shown in feet and decimals thereof.
9. The blue border indicates the boundaries of this condominium.
10. Basis of bearing found monuments as indicated on Sheet 2.

A CONDOMINIUM
PARCEL MAP
230 CAZNEAU AVENUE
& 97 FILBERT AVENUE

BEING ALL OF LOT "J"
BLOCK 28 OF "OFFICIAL MAP OF
THE SAUSALITO LAND AND FERRY COMPANY
I.R.M. 82

SAUSALITO MARIN COUNTY CA
ANRIG - DOYLE
LICENSED LAND SURVEYORS
165 HELLEN LANE, MILL VALLEY, CA
JOB NO. 87-1732
SHEET 1 OF 3

AP 64-152-08

Note 1, add Lands of Authur C. Graves and Michan P. Graves, Trustees of the Graves Family Trust - 2010 u/t/a dated May 27, 2010 recorded July 6, 2010 under document number 2010-0032060, Marin County Records, (Fully describe ownership to match deed)

**Exhibit "A"**  
**Legal Description**  
**Lot Line Adjustment**  
**KEG Enterprises, LLC to Graves Family Trust**

SITUATE IN THE CITY OF SAUSALITO, COUNTY OF MARIN, STATE OF CALIFORNIA.

BEING A PORTION OF <sup>July, 19, 2019</sup> PARCEL FOUR OF THE LANDS OF KEG ENTERPRISES, LLC AS DESCRIBED BY DEED RECORDED AS DOCUMENT NUMBER 2019-0025392, MARIN COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT** A FOUND 5/8-INCH REBAR WITH YELLOW CAP, PLS 7053 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY OF THE LANDS OF GRAVES, FILED IN BOOK 2011 OF MAPS, AT PAGE 144, MARIN COUNTY RECORDS, SAID POINT BEING THE NORTHEAST CORNER OF ~~THE~~ <sup>see note 1</sup> LANDS OF GRAVES ALSO BEING THE NORTHWEST CORNER OF PARCEL ONE OF ~~THE~~ <sup>said Lands</sup> LANDS OF KEG ENTERPRISES, LLC, THENCE SOUTHERLY ALONG THE NORTHERLY LINE OF GRAVES <sup>said lands of Graves</sup> SOUTH 66°20'00" EAST, 80.11 TO A POINT ON THE EASTERLY LINE OF CAZNEAU AVENUE; THENCE <sup>14.6' per...</sup> ALONG SAID AVENUE NORTH 60°45'00" EAST, 11.60 FEET TO THE SOUTHERLY CORNER OF THAT CERTAIN CONDOMINIUM PARCEL MAP FILED IN BOOK 24 OF PARCEL MAPS, AT PAGE 33, MARIN COUNTY RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID MAP, NORTH 66°20'00" EAST, 71.92 FEET TO THE NORTHWEST CORNER OF THE STRIP OF LAND AS DESCRIBED IN DOCUMENT <sup>fully describe 88-31208 see note 1 provide doc.</sup> NUMBER 88-31208, MARIN COUNTY RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID DOCUMENT, SOUTH 23°40'00" EAST (SOUTH 23°51'18" EAST, DOCUMENT) 3.38 FEET TO THE SOUTHWESTERLY CORNER THEREOF, THENCE SOUTH 45°58'23" EAST, 7.01 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 756 SQUARE FEET, MORE OR LESS.

BASIS OF BEARING OF THIS DESCRIPTION IS THE ABOVEMENTIONED RECORD OF SURVEY.

<sup>Exhibit B attached</sup>

<sup>said</sup> THE PURPOSE OF THIS DEED IS FOR A LOT LINE ADJUSTMENT FOR THE COMBINATION OF A PORTION OF THE LANDS OF KEG ENTERPIRSES, LLC AS DESCRIBED IN DEED RECORDED UNDER DOCUMENT NO. 2019-0025392, MARIN COUNTY RECORDS (APN 064-203-38) WITH THE LANDS OF GRAVES FAMILY TRUST AS DESCRIBED IN DEED RECORDED UNDER DOCUMENT NO. 2010-0032060, MARIN COUNTY RECORDS (APN 064-203-46). IT IS THE EXPRESS INTENT OF THE SIGNATORIES HERETO THAT THE RECORDATION OF THIS DEED EXTINGUISHES ANY UNDERLYING PARCELS OR PORTIONS OF PARCELS. <sup>said</sup>

  
GJ HARMINA, III PLS 7950

08/25/2020  
DATE

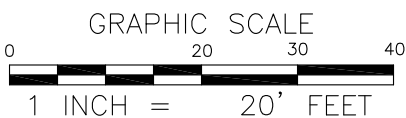
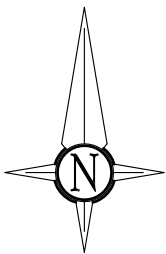
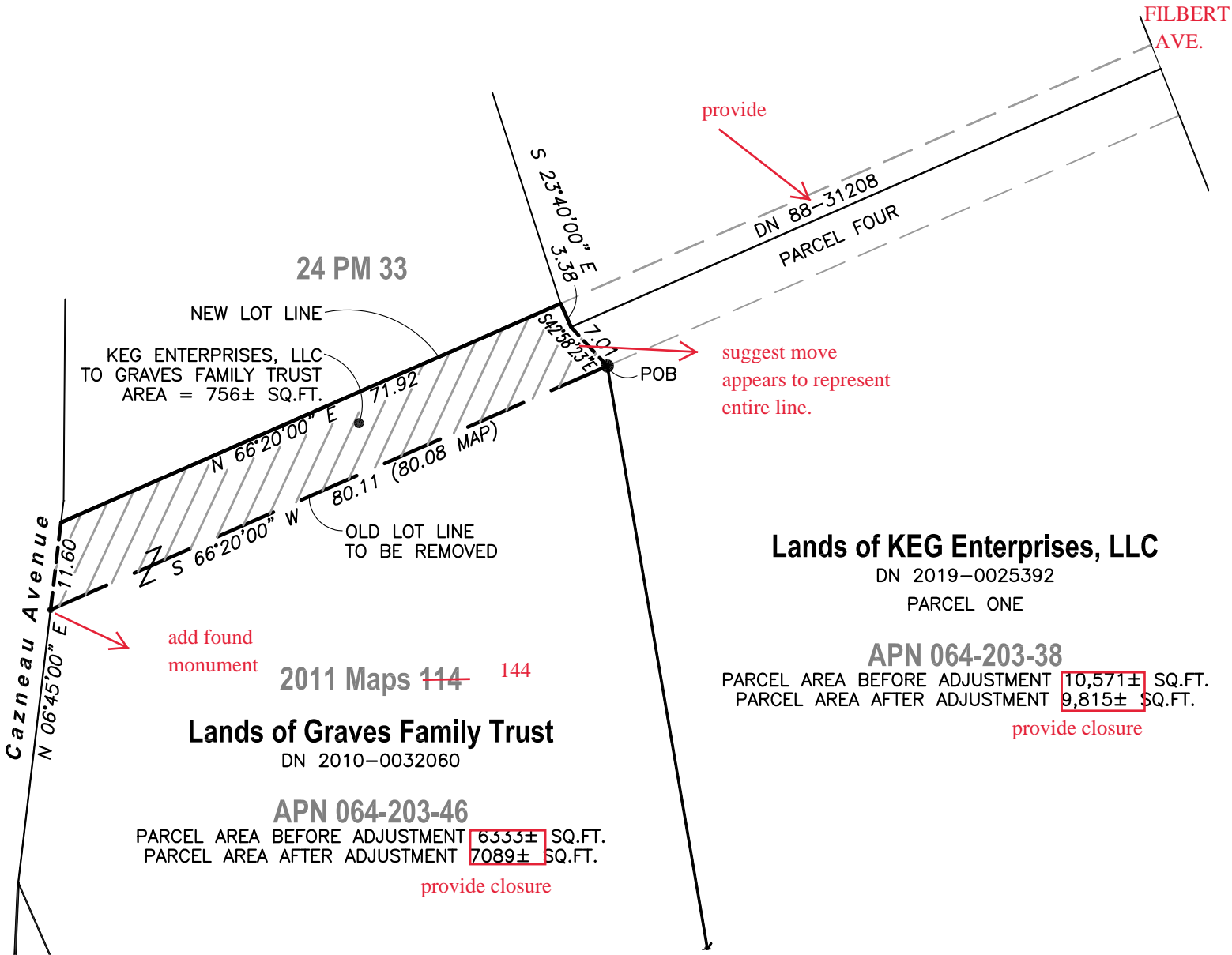




**EXHIBIT "B"** Update with correct scale

**KEG ENTERPRISES, LLC TO GRAVES FAMILY TRUST**

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION—FOR GRAPHIC ILLUSTRATION AND INFORMATIVE PURPOSES ONLY  
 ANY ERRORS OR OMISSIONS ON THIS EXHIBIT SHALL NOT AFFECT THE DEED DESCRIPTION



does not scale

**LEGEND**

- FOUND 5/8-INCH REBAR, YELLOW CAP PLS 7053
- ↗ TOGETHER WITH
- POB POINT OF BEGINNING

**1031Survey, Inc.**

HIGH DEFINITION SURVEYING  
 1857 Rainier Circle, Petaluma, California 94954  
 415-827-6370 www.1031survey.com

**EXHIBIT "A"**  
**Legal Description – Parcel B**

SITUATE IN THE CITY OF SAUSALITO, COUNTY OF MARIN, STATE OF CALIFORNIA.

BEING A PORTION OF PARCEL FOUR OF THE LANDS OF KEG ENTERPRISES, LLC AS DESCRIBED BY DEED RECORDED AS DOCUMENT NUMBER 2019-0025392, MARIN COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT** A FOUND 5/8-INCH REBAR WITH YELLOW CAP, PLS 7053 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY OF THE LANDS OF GRAVES, FILED IN BOOK 2011 OF MAPS, AT PAGE 144, MARIN COUNTY RECORDS, SAID POINT BEING THE NORTHEAST CORNER OF THE LANDS OF GRAVES ALSO BEING THE NORTHWEST CORNER OF PARCEL ONE OF THE LANDS OF KEG ENTERPRISES, LLC, THENCE SOUTHERLY ALONG THE NORTHERLY LINE OF GRAVES SOUTH 66°20'00" EAST, 80.11 TO A POINT ON THE EASTERLY LINE OF CAZNEAU AVENUE; THENCE ALONG SAID AVENUE NORTH 60°45'00" EAST, 11.60 FEET TO THE SOUTHERLY CORNER OF THAT CERTAIN CONDOMINIUM PARCEL MAP FILED IN BOOK 24 OF PARCEL MAPS, AT PAGE 33, MARIN COUNTY RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID MAP, NORTH 66°20'00" EAST, 71.92 FEET TO THE NORTHWEST CORNER OF THE STRIP OF LAND AS DESCRIBED IN DOCUMENT NUMBER 88-31208, MARIN COUNTY RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID DOCUMENT, SOUTH 23°40'00" EAST (SOUTH 23°51'18" EAST, DOCUMENT) 3.38 FEET TO THE SOUTHWESTERLY CORNER THEREOF, THENCE SOUTH 45°58'23" EAST, 7.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 756 SQUARE FEET, MORE OR LESS.

BASIS OF BEARING OF THIS DESCRIPTION IS THE ABOVEMENTIONED RECORD OF SURVEY.

THE PURPOSE OF THIS DEED IS FOR A LOT LINE ADJUSTMENT FOR THE COMBINATION OF A PORTION OF THE LANDS OF KEG ENTERPRISES, LLC AS DESCRIBED IN DEED RECORDED UNDER DOCUMENT NO. 2019-0025392, MARIN COUNTY RECORDS (APN 064-203-38) WITH THE LANDS OF GRAVES FAMILY TRUST AS DESCRIBED IN DEED RECORDED UNDER DOCUMENT NO. 2010-0032060, MARIN COUNTY RECORDS (APN 064-203-46). IT IS THE EXPRESS INTENT OF THE SIGNATORIES HERETO THAT THE RECORDATION OF THIS DEED EXTINGUISHES ANY UNDERLYING PARCELS OR PORTIONS OF PARCELS.

  
GJ HARMINA, III PLS 7950

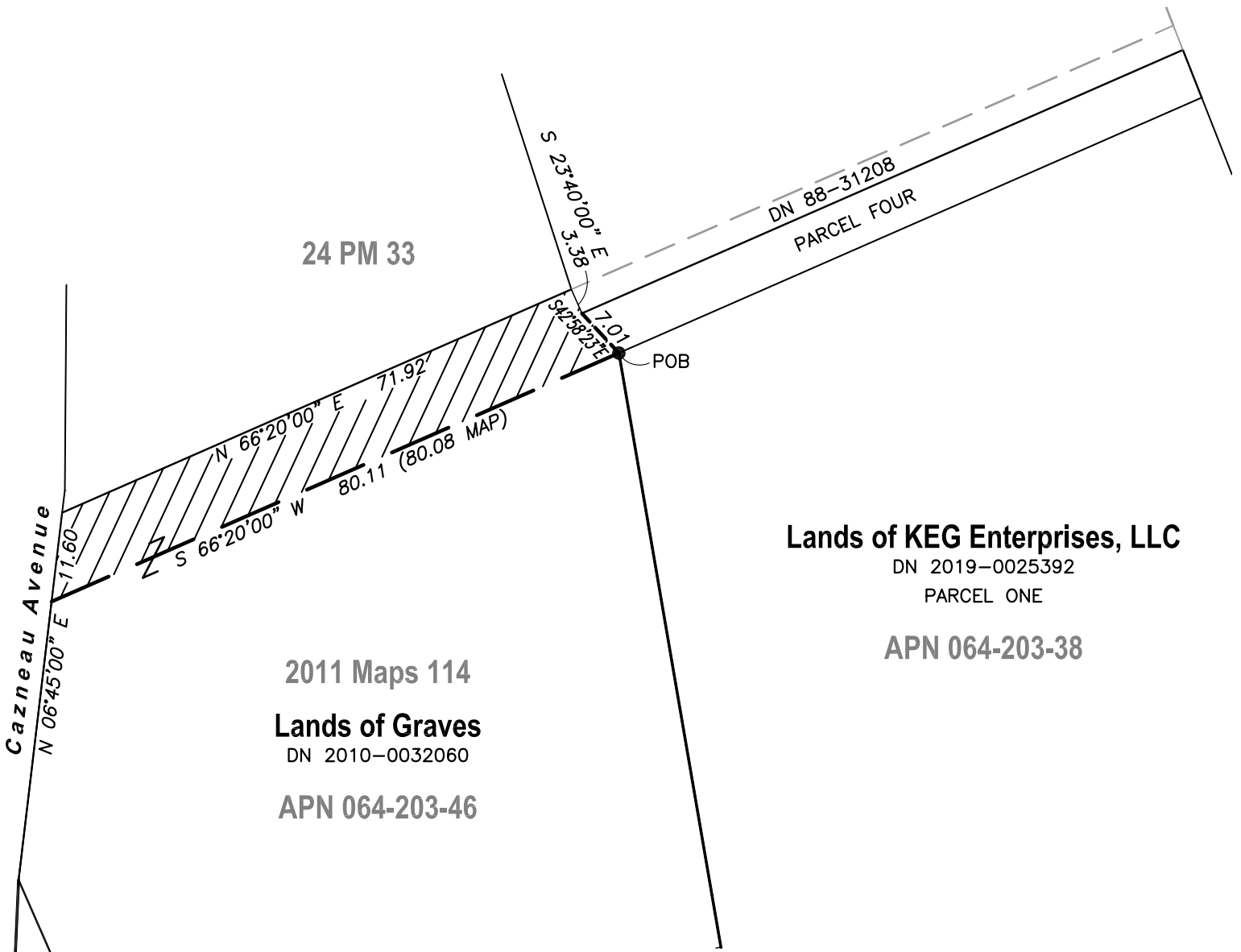
05/04/2020  
DATE



**EXHIBIT "B"**

**LOT LINE ADJUSTMENT - PARCEL B**

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION—FOR GRAPHIC ILLUSTRATION AND INFORMATIVE PURPOSES ONLY  
ANY ERRORS OR OMISSIONS ON THIS EXHIBIT SHALL NOT AFFECT THE DEED DESCRIPTION



**Lands of KEG Enterprises, LLC**

DN 2019-0025392

PARCEL ONE

**APN 064-203-38**

**2011 Maps 114**

**Lands of Graves**

DN 2010-0032060

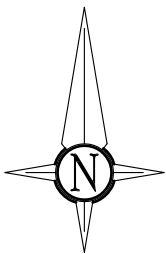
**APN 064-203-46**

**LEGEND**

● FOUND 5/8-INCH REBAR,  
YELLOW CAP PLS 7053

↗ TOGETHER WITH

POB POINT OF BEGINNING



GRAPHIC SCALE

0 20 30 40

1 INCH = 20' FEET

**1031Survey, Inc.**

HIGH DEFINITION SURVEYING

1857 Rainier Circle, Petaluma, California 94954

415-827-6370 www.1031survey.com

**EXHIBIT "A"**  
**Legal Description – Parcel C**

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF MARIN, CITY OF SAUSALITO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL ONE**

BEGINNING AT A POINT ON THE WESTERLY LINE OF FILBERT AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF LOT 4, BLOCK 26, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP SAUSALITO LAND AND FERRY COMPANY", FILED FOR RECORD APRIL 26, 1869 IN RACK 1 OF MAPS AT PULL 9, MARIN COUNTY RECORDS; RUNNING THENCE ALONG THE SAID LINE OF FILBERT AVENUE, SOUTH 21° 30' EAST, 46.0 FEET, SOUTH 20° 45' EAST, 54.1 FEET; THENCE LEAVING SAID AVENUE, SOUTH 66° 20' WEST, 101.76 FEET; NORTH 9° 45' WEST, 103.04 FEET TO THE NORTHERLY LINE OF SAID LOT 4; NORTH 66° 20' EAST, 81.47 FEET TO THE POINT OF BEGINNING.

**PARCEL TWO**

AN UNDIVIDED 1/3 INTEREST IN AND TO THE FOLLOWING DESCRIBED PARCEL. BEGINNING AT A POINT ON THE EASTERLY LINE OF CAZNEAU AVENUE, DISTANT SOUTH 6° 45' WEST, 36.25 FEET FROM THE NORTHWESTERLY CORNER OF LOT 4, BLOCK 28, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP SAUSALITO LAND AND FERRY COMPANY", FILED FOR RECORD APRIL 26, 1869 IN RACK 1 OF MAPS AT PULL 9, MARIN COUNTY RECORDS; AND RUNNING THENCE SOUTH 23° 40' EAST, 43.5 FEET, NORTH 74° 36' EAST, 31.667 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 82° 52' EAST AND WHOSE RADIUS IS 14.0 FEET, DISTANT 20.595 FEET; THENCE NORTH 77° 09' 10" EAST, 33.22 FEET; THENCE SOUTH 9° 45' EAST, 46.0 FEET, SOUTH 61° WEST 15.72 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 29° WEST AND WHOSE RADIUS IS 125.0 FEET, DISTANCE 60.365 FEET; THENCE SOUTH 88° 40' 10" WEST, 33.83 FEET TO THE AFORESAID LINE OF CAZNEAU AVENUE; THENCE ALONG SAID AVENUE LINE, NORTH 8° EAST, 33.66 FEET AND NORTH 2° 30' EAST, 44.67 FEET TO THE POINT OF BEGINNING.

**PARCEL THREE**

AN EASEMENT FOR ROADWAY PURPOSES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF CAZNEAU AVENUE, DISTANT SOUTH 6° 45' WEST, 36.25 FEET FROM THE NORTHWESTERLY CORNER OF LOT 4, BLOCK 28, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP SAUSALITO LAND AND FERRY COMPANY", FILED FOR RECORD APRIL 26, 1869 IN RACK 1 OF MAPS AT PULL 9, MARIN COUNTY RECORDS; RUNNING THENCE SOUTH 23° 40' EAST, 43.5 FEET, NORTH 74°36' EAST, 31.667 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 82° 52' EAST AND WHOSE RADIUS IS 14.0 FEET, DISTANT 20.595 FEET; THENCE NORTH 77° 09' 10" EAST, 33.22 FEET; THENCE SOUTH 9° 45' EAST, 46.0 FEET, SOUTH 61° WEST 15.72 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 29° WEST AND WHOSE RADIUS IS 125.0 FEET, DISTANCE 60.365 FEET; THENCE SOUTH 88° 40' 10" WEST, 33.83 FEET TO THE AFORESAID LINE OF CAZNEAU AVENUE; THENCE ALONG SAID AVENUE LINE, NORTH 8° EAST, 33.66 FEET AND NORTH 2° 30' EAST, 44.67 FEET TO THE POINT OF BEGINNING.

**PARCEL FOUR**

BEING ALL THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED FROM SAUSALITO LAND AND FERRY COMPANY, A CORPORATION, TO RICHARD SEASHORE RECORDED AUGUST 27, 1987, AS INSTRUMENT NO. 87-57887, MARIN COUNTY RECORDS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT J IN BLOCK NUMBER 28, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "RESUBDIVISION OF BLOCK NO. 28, OFFICIAL MAP OF THE SAUSALITO LAND AND FERRY COMPANY", FILED FOR RECORD OCTOBER 18, 1895 IN VOLUME 1 OF MAPS AT PAGE 82, MARIN COUNTY RECORDS; RUNNING THENCE SOUTH 6° 45' WEST, 14.6 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT 4, BLOCK 28 AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP SAUSALITO LAND AND FERRY COMPANY, FILED FOR RECORD APRIL 26, 1869 IN RACK 1 OF MAPS, AT PULL 9, MARIN COUNTY RECORDS; RUNNING THENCE NORTH 66° 20' EAST 161.7 FEET TO THE NORTHEASTERLY CORNER OF LOT 4, BLOCK 28, MAP HEREINABOVE REFERRED TO; RUNNING THENCE NORTH 21° 30' WEST, 10 FEET TO THE SOUTHEASTERLY CORNER OF LOT J IN BLOCK 28; RUNNING THENCE SOUTH 66° 20' WEST IN A DIRECT LINE TO THE POINT OF BEGINNING.

**EXCEPTING THEREFROM**, THAT PORTION DESCRIBED IN THAT CERTAIN DEED RECORDED JUNE 14, 1988 AS INSTRUMENT NO. 88-31208, MARIN COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING A PORTION OF A 10 FOOT WIDE LOT DESCRIBED IN A QUITCLAIM DEED FROM SAUSALITO LAND AND FERRY COMPANY, A CORPORATION, TO RICHARD SEASHORE RECORDED AUGUST 27, 1987, AS INSTRUMENT NO. 87-57887, MARIN COUNTY RECORDS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT J, IN BLOCK 28 AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "RESUBDIVISION OF BLOCK NO. 28, OFFICIAL MAP OF THE SAUSALITO LAND AND FERRY COMPANY", FILED FOR RECORD OCTOBER 18, 1895 IN VOLUME 1 OF MAPS, AT PAGE 82, MARIN COUNTY RECORDS; RUNNING THENCE SOUTH 66° 08' 42" WEST (DELINEATED AS SOUTH 66° 20' 00" WEST ON SAID MAP), 85.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT J, THENCE LEAVING SAID LOT J, SOUTH 23° 51' 18" EAST, 3.38 FEET; THENCE NORTH 66° 08' 42" EAST, 84.86 FEET TO THE WESTERLY LINE OF FILBERT AVENUE, THENCE NORTH 21° 30' 00" WEST, 3.38 FEET ALONG SAID AVENUE TO THE POINT OF BEGINNING.

**EXHIBIT "A"**  
**Legal Description – NEW Graves Family Trust**

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF MARIN, CITY OF SAUSALITO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL ONE**

BEGINNING AT A POINT ON THE EASTERLY LINE OF CAZNEAU AVENUE; SAID POINT BEING THE NORTHWEST CORNER OF LOT 4, BLOCK 28, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP OF SAUSALITO LAND AND FERRY COMPANY", RECORDED APRIL 26, 1869 ON RACK 1 OF MAPS, PULL 9, MARIN COUNTY RECORDS; THENCE RUNNING ALONG SAID AVENUE LINE, SOUTH 6° 45' WEST 36.25 FEET; THENCE LEAVING SAID AVENUE LINE SOUTH 23° 40' EAST 43.5 FEET, NORTH 74° 36' EAST 31.667 FEET; ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 77° 09' 10" EAST 33.22 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED BY PLANT BROS., INC., A CORPORATION TO MANUEL SANTIAGO DEVESA, ET UX BY DEED RECORDED AUGUST 17, 1949 IN BOOK 619 OF OFFICIAL RECORDS, AT PAGE 286, MARIN COUNTY RECORDS; RUNNING THENCE NORTH 9° 45' WEST ALONG SAID LAST NAMED 77.04 FEET TO THE MOST NORTHWESTERLY CORNER OF THE PARCEL SO CONVEYED TO DEVESA ABOVE REFERRED TO; RUNNING THENCE SOUTH 66° 20' WEST 80.11 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH:**

A PORTION OF PARCEL FOUR OF THE LANDS OF KEG ENTERPRISES, LLC AS DESCRIBED BY DEED RECORDED AS DOCUMENT NUMBER 2019-0025392, MARIN COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT** A FOUND 5/8-INCH REBAR WITH YELLOW CAP, PLS 7053 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY OF THE LANDS OF GRAVES, FILED IN BOOK 2011 OF MAPS, AT PAGE 144, MARIN COUNTY RECORDS, SAID POINT BEING THE NORTHEAST CORNER OF THE LANDS OF GRAVES ALSO BEING THE NORTHWEST CORNER OF PARCEL ONE OF THE LANDS OF KEG ENTERPRISES, LLC, THENCE SOUTHERLY ALONG THE NORTHERLY LINE OF GRAVES SOUTH 66°20'00" EAST, 80.11 TO A POINT ON THE EASTERLY LINE OF CAZNEAU AVENUE; THENCE ALONG SAID AVENUE NORTH 60°45'00" EAST, 11.60 FEET TO THE SOUTHERLY CORNER OF THAT CERTAIN CONDOMINIUM PARCEL MAP FILED IN BOOK 24 OF PARCEL MAPS, AT PAGE 33, MARIN COUNTY RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID MAP, NORTH 66°20'00" EAST, 71.92 FEET TO THE NORTHWEST CORNER OF THE STRIP OF LAND AS DESCRIBED IN DOCUMENT NUMBER 88-31208, MARIN COUNTY RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID DOCUMENT, SOUTH 23°40'00" EAST (SOUTH 23°51'18" EAST, DOCUMENT) 3.38 FEET TO THE SOUTHWESTERLY CORNER THEREOF, THENCE SOUTH 45°58'23" EAST, 7.01 FEET TO THE **POINT OF BEGINNING**.

**PARCEL TWO**

AN UNDIVIDED 1/3 INTEREST IN AND TO THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT ON THE EASTERLY LINE OF CAZNEAU AVENUE, DISTANT SOUTH 6° 45' WEST 36.25 FEET FROM THE NORTHWESTERLY CORNER OF LOT 4, BLOCK 28, AS SHOWN ON "OFFICIAL MAP OF SAUSALITO LAND AND FERRY COMPANY", FILED APRIL 26, 1869 IN RACK 1 OF MAPS, PULL 9, MARIN COUNTY RECORDS; AND RUNNING THENCE SOUTH 23° 40' EAST 43.5 FEET, NORTH 74° 36' EAST 31.667 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 82° 52' EAST AND WHOSE RADIUS IS 14.0 FEET, DISTANT 20.595 FEET; THENCE NORTH 77° 09' 10" EAST 33.22 FEET; THENCE SOUTH 9° 45' EAST 46.0 FEET, SOUTH 61° WEST 15.72 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 29° WEST AND WHOSE

RADIUS IS 125.0 FEET, DISTANCE 60.365 FEET; THENCE SOUTH 88° 40' 10" WEST 33.83 FEET TO THE AFORESAID LINE OF CAZNEAU AVENUE; THENCE ALONG SAID AVENUE LINE NORTH 8° EAST 33.66 FEET AND NORTH 2° 30' EAST 44.67 FEET TO THE POINT OF BEGINNING. BEING A PORTION OF LOT 4, BLOCK 28, MAP HEREINABOVE REFERRED TO.

**PARCEL THREE**

AN EASEMENT FOR ROADWAY PURPOSES, BUT RESERVING THE RIGHT OF DEDICATION BY DEED TO CITY OF SAUSALITO FOR PUBLIC USE, OVER THE FOLLOWING AREA:

BEGINNING ON THE EASTERLY LINE OF CAZNEAU AVENUE, DISTANT SOUTH 6° 45' WEST 36.25 FEET FROM THE NORTHWESTERLY CORNER OF LOT 4, BLOCK 28, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP OF SAUSALITO LAND AND FERRY COMPANY", FILED FOR RECORD APRIL 26, 1869 IN RACK 1 OF MAPS, PULL 9, MARIN COUNTY RECORDS AND RUNNING THENCE SOUTH 23° 40' EAST 43.5 FEET, NORTH 74° 36' EAST 31.667 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 82° 52' EAST AND WHOSE RADIUS IS 14.0 FEET, DISTANCE 20.595 FEET; THENCE NORTH 77° 09' 10" EAST 33.22 FEET; THENCE PAGE 2 OF 2 SOUTH 9° 45' EAST 46.0 FEET, SOUTH 61° WEST 15.72 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 29° WEST AND WHOSE RADIUS IS 125.0 FEET, DISTANCE 60.365 FEET; THENCE SOUTH 88° 40' 10" WEST 33.83 FEET TO THE AFORESAID LINE OF CAZNEAU AVENUE; THENCE ALONG SAID AVENUE LINE NORTH 8° EAST 33.66 FEET AND NORTH 2° 30' EAST 44.67 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "A"**  
**Legal Description – New KEG, Enterprises, LLC**

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF MARIN, CITY OF SAUSALITO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL ONE**

BEGINNING AT A POINT ON THE WESTERLY LINE OF FILBERT AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF LOT 4, BLOCK 26, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP SAUSALITO LAND AND FERRY COMPANY", FILED FOR RECORD APRIL 26, 1869 IN RACK 1 OF MAPS AT PULL 9, MARIN COUNTY RECORDS; RUNNING THENCE ALONG THE SAID LINE OF FILBERT AVENUE, SOUTH 21° 30' EAST, 46.0 FEET, SOUTH 20° 45' EAST, 54.1 FEET; THENCE LEAVING SAID AVENUE, SOUTH 66° 20' WEST, 101.76 FEET; NORTH 9° 45' WEST, 103.04 FEET TO THE NORTHERLY LINE OF SAID LOT 4; NORTH 66° 20' EAST, 81.47 FEET TO THE POINT OF BEGINNING.

**PARCEL TWO**

AN UNDIVIDED 1/3 INTEREST IN AND TO THE FOLLOWING DESCRIBED PARCEL BEGINNING AT A POINT ON THE EASTERLY LINE OF CAZNEAU AVENUE, DISTANT SOUTH 6° 45' WEST, 36.25 FEET FROM THE NORTHWESTERLY CORNER OF LOT 4, BLOCK 28, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP SAUSALITO LAND AND FERRY COMPANY", FILED FOR RECORD APRIL 26, 1869 IN RACK 1 OF MAPS AT PULL 9, MARIN COUNTY RECORDS; AND RUNNING THENCE SOUTH 23° 40' EAST, 43.5 FEET, NORTH 74° 36' EAST, 31.667 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 82° 52' EAST AND WHOSE RADIUS IS 14.0 FEET, DISTANT 20.595 FEET; THENCE NORTH 77° 09' 10" EAST, 33.22 FEET; THENCE SOUTH 9° 45' EAST, 46.0 FEET, SOUTH 61° WEST 15.72 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 29° WEST AND WHOSE RADIUS IS 125.0 FEET, DISTANCE 60.365 FEET; THENCE SOUTH 88° 40' 10" WEST, 33.83 FEET TO THE AFORESAID LINE OF CAZNEAU AVENUE; THENCE ALONG SAID AVENUE LINE, NORTH 8° EAST, 33.66 FEET AND NORTH 2° 30' EAST, 44.67 FEET TO THE POINT OF BEGINNING.

**PARCEL THREE**

AN EASEMENT FOR ROADWAY PURPOSES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF CAZNEAU AVENUE, DISTANT SOUTH 6° 45' WEST, 36.25 FEET FROM THE NORTHWESTERLY CORNER OF LOT 4, BLOCK 28, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP SAUSALITO LAND AND FERRY COMPANY", FILED FOR RECORD APRIL 26, 1869 IN RACK 1 OF MAPS AT PULL 9, MARIN COUNTY RECORDS; RUNNING THENCE SOUTH 23° 40' EAST, 43.5 FEET, NORTH 74° 36' EAST, 31.667 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 82° 52' EAST AND WHOSE RADIUS IS 14.0 FEET, DISTANT 20.595 FEET; THENCE NORTH 77° 09' 10" EAST, 33.22 FEET; THENCE SOUTH 9° 45' EAST, 46.0 FEET, SOUTH 61° WEST 15.72 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 29° WEST AND WHOSE RADIUS IS 125.0 FEET, DISTANCE 60.365 FEET; THENCE SOUTH 88° 40' 10" WEST, 33.83 FEET TO THE AFORESAID LINE OF CAZNEAU AVENUE; THENCE ALONG SAID AVENUE LINE, NORTH 8° EAST, 33.66 FEET AND NORTH 2° 30' EAST, 44.67 FEET TO THE POINT OF BEGINNING.

**PARCEL FOUR**

BEING ALL THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED FROM SAUSALITO LAND AND FERRY COMPANY, A CORPORATION, TO RICHARD SEASHORE RECORDED AUGUST 27, 1987, AS INSTRUMENT NO. 87-57887, MARIN COUNTY RECORDS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:



BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT J IN BLOCK NUMBER 28, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "RESUBDIVISION OF BLOCK NO. 28, OFFICIAL MAP OF THE SAUSALITO LAND AND FERRY COMPANY", FILED FOR RECORD OCTOBER 18, 1895 IN VOLUME 1 OF MAPS AT PAGE 82, MARIN COUNTY RECORDS; RUNNING THENCE SOUTH 6° 45' WEST, 14.6 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT 4, BLOCK 28 AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP SAUSALITO LAND AND FERRY COMPANY, FILED FOR RECORD APRIL 26, 1869 IN RACK 1 OF MAPS, AT PULL 9, MARIN COUNTY RECORDS; RUNNING THENCE NORTH 66° 20' EAST 161.7 FEET TO THE NORTHEASTERLY CORNER OF LOT 4, BLOCK 28, MAP HEREINABOVE REFERRED TO; RUNNING THENCE NORTH 21° 30' WEST, 10 FEET TO THE SOUTHEASTERLY CORNER OF LOT J IN BLOCK 28; RUNNING THENCE SOUTH 66° 20' WEST IN A DIRECT LINE TO THE POINT OF BEGINNING.

**EXCEPTING THEREFROM**, THAT PORTION DESCRIBED IN THAT CERTAIN DEED RECORDED JUNE 14, 1988 AS INSTRUMENT NO. 88-31208, MARIN COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING A PORTION OF A 10 FOOT WIDE LOT DESCRIBED IN A QUITCLAIM DEED FROM SAUSALITO LAND AND FERRY COMPANY, A CORPORATION, TO RICHARD SEASHORE RECORDED AUGUST 27, 1987, AS INSTRUMENT NO. 87-57887, MARIN COUNTY RECORDS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT J, IN BLOCK 28 AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "RESUBDIVISION OF BLOCK NO. 28, OFFICIAL MAP OF THE SAUSALITO LAND AND FERRY COMPANY", FILED FOR RECORD OCTOBER 18, 1895 IN VOLUME 1 OF MAPS, AT PAGE 82, MARIN COUNTY RECORDS; RUNNING THENCE SOUTH 68° 08' 42" WEST (DELINEATED AS SOUTH 66° 20' 00" WEST ON SAID MAP), 85.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT J, THENCE LEAVING SAID LOT J, SOUTH 23° 51' 18" EAST, 3.38 FEET; THENCE NORTH 66° 08' 42" EAST, 84.86 FEET TO THE WESTERLY LINE OF FILBERT AVENUE, THENCE NORTH 21° 30' 00" WEST, 3.38 FEET ALONG SAID AVENUE TO THE POINT OF BEGINNING.

**ALSO EXCEPTING THEREFROM**, A PORTION OF THE AFOREMENTIONED PARCEL FOUR AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH REBAR WITH YELLOW CAP, PLS 7053 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY OF THE LANDS OF GRAVES, FILED IN BOOK 2011 OF MAPS, AT PAGE 144, MARIN COUNTY RECORDS, SAID POINT BEING THE NORTHEAST CORNER OF THE LANDS OF GRAVES ALSO BEING THE NORTHWEST CORNER OF PARCEL ONE OF THE LANDS OF KEG ENTERPRISES, LLC, THENCE SOUTHERLY ALONG THE NORTHERLY LINE OF GRAVES SOUTH 66°20'00" EAST, 80.11 TO A POINT ON THE EASTERLY LINE OF CAZNEAU AVENUE; THENCE ALONG SAID AVENUE NORTH 60°45'00" EAST, 11.60 FEET TO THE SOUTHERLY CORNER OF THAT CERTAIN CONDOMINIUM PARCEL MAP FILED IN BOOK 24 OF PARCEL MAPS, AT PAGE 33, MARIN COUNTY RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID MAP, NORTH 66°20'00" EAST, 71.92 FEET TO THE NORTHWEST CORNER OF THE STRIP OF LAND AS DESCRIBED IN DOCUMENT NUMBER 88-31208, MARIN COUNTY RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID DOCUMENT, SOUTH 23°40'00" EAST (SOUTH 23°51'18" EAST, DOCUMENT) 3.38 FEET TO THE SOUTHWESTERLY CORNER THEREOF, THENCE SOUTH 45°58'23" EAST, 7.01 FEET TO THE POINT OF BEGINNING.



2019-0025392

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 0457017985

APN: 064-203-38, 064-203-47

When Recorded Mail Document and Tax Statements to:

KEG Enterprises, LLC, a California limited liability company  
222 Cazneau Avenue  
Sausalito, CA 94965

Recorded		REC FEE	23.00
Official Records		TAX	1397.00
County of Marin		SURVEY MONUME	10.00
SHELLY SCOTT			
Assessor-Recorder			
County Clerk			
		JM	
07:51AM 19-Jul-2019		Page 1 of 4	

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

### Grant Deed

Exempt from fee per GC27388.1(a)(2); document is subject to the imposition of documentary transfer tax

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$1,397.00

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area:  City of Sausalito

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Kimberly Holmes Seashore, a married woman, as her sole and separate property and Seashore Rebecca May, a married woman, as her sole and separate property hereby GRANT(S) to KEG Enterprises, LLC, a California limited liability company

that property in City of Sausalito, Marin County, State of California, described as: See "Exhibit A" attached hereto and made a part hereof.

Date: July 12, 2019

Kimberly M Seashore  
Kimberly Holmes Seashore

Seashore  
Seashore Rebecca May

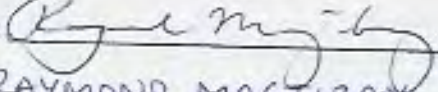
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA  
County of ALAMEDA

On JULY 17, 2019, before me, RAYMOND MAGTIBAY a Notary Public, personally appeared KIMBERLY HOLMES SEASHORE & SEASHORE REBECCA MAY, 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.

Signature:   
Name: RAYMOND MAGTIBAY  
(Typed or Printed)



(Seal)

**EXHIBIT A**

The land referred to is situated in the County of Marin, City of Sausalito, State of California, and is described as follows:

**PARCEL ONE:**

Beginning at a point on the Westerly line of Filbert Avenue, said point being the Northeast corner of Lot 4, Block 26, as shown upon that certain Map entitled, "Official Map Sausalito Land and Ferry Company", filed for record April 26, 1869 in Rack 1 of Maps at Pull 9, Marin County Records; running thence along the said line of Filbert Avenue, South 21° 30' East, 46.0 feet, South 20° 45' East, 54.1 feet; thence leaving said Avenue, South 66° 20' West, 101.76 feet; North 9° 45' West, 103.04 feet to the Northerly line of said Lot 4; North 66° 20' East, 81.47 feet to the point of beginning.

**PARCEL TWO:**

An undivided 1/3 interest in and to the following described Parcel.

Beginning at a point on the Easterly line of Cazneau Avenue, distant South 6° 45' West, 36.25 feet from the Northwesterly corner of Lot 4, Block 28, as shown upon that certain Map entitled, "Official Map Sausalito Land and Ferry Company", filed for record April 26, 1869 in Rack 1 of Maps at Pull 9, Marin County Records; and running thence South 23° 40' East, 43.5 feet, North 74° 36' East, 31.667 feet; thence on a curve to the right whose center bears North 82° 52' East and whose radius is 14.0 feet, distant 20.595 feet; thence North 77° 09' 10" East, 33.22 feet; thence South 9° 45' East, 46.0 feet, South 61° West 15.72 feet; thence on a curve to the right whose center bears North 29° West and whose radius is 125.0 feet, distance 60.365 feet; thence South 88° 40' 10" West, 33.83 feet to the aforesaid line of Cazneau Avenue; thence along said Avenue line, North 8° East, 33.66 feet and North 2° 30' East, 44.67 feet to the point of beginning.

**PARCEL THREE:**

An easement for roadway purposes described as follows:

Beginning at a point on the Easterly line of Cazneau Avenue, distant South 6° 45' West, 36.25 feet from the Northwesterly corner of Lot 4, Block 28, as shown upon that certain Map entitled, "Official Map Sausalito Land and Ferry Company", filed for record April 26, 1869 in Rack 1 of Maps at Pull 9, Marin County Records; running thence South 23° 40' East, 43.5 feet, North 74° 36' East, 31.667 feet; thence on a curve to the right whose center bears North 82° 52' East and whose radius is 14.0 feet, distant 20.595 feet; thence North 77° 09' 10" East, 33.22 feet; thence South 9° 45' East, 46.0 feet, South 61° West 15.72 feet; thence on a curve to the right whose center bears North 29° West and whose radius is 125.0 feet, distance 60.365 feet; thence South 88° 40' 10" West, 33.83 feet to the aforesaid line of Cazneau Avenue; thence along said Avenue line, North 8° East, 33.66 feet and North 2° 30' East, 44.67 feet to the point of beginning.

PARCEL FOUR:

Being all that certain real property described in that certain Deed from Sausalito Land and Ferry Company, a Corporation, to Richard Seashore recorded August 27, 1987, as Instrument No. 87-57887, Marin County Records, as more particularly described as follows:

Beginning at the Southwesterly corner of Lot J in Block Number 28, as shown upon that certain Map entitled, "Resubdivision of Block No. 28, Official Map of the Sausalito Land and Ferry Company", filed for record October 18, 1895 in Volume 1 of Maps at Page 82, Marin County Records; running thence South  $6^{\circ} 45'$  West, 14.6 feet to a point, said point being the Northwesterly corner of Lot 4, Block 28 as shown upon that certain Map entitled, "Official Map Sausalito Land and Ferry Company, filed for record April 26, 1869 in Rack 1 of Maps, at Pull 9, Marin County Records; running thence North  $66^{\circ} 20'$  East 161.7 feet to the Northeasterly corner of Lot 4, Block 28, Map hereinabove referred to; running thence North  $21^{\circ} 30'$  West, 10 feet to the Southeasterly corner of Lot J in Block 28; running thence South  $66^{\circ} 20'$  West in a direct line to the point of beginning.

EXCEPTING THEREFROM, that portion described in that certain Deed recorded June 14, 1988 as Instrument No. 88-31208, Marin County Records, and more particularly described as follows:

Being a portion of a 10 foot wide Lot described in a Quitclaim Deed from Sausalito Land and Ferry Company, a Corporation, to Richard Seashore recorded August 27, 1987, as Instrument No. 87-57887, Marin County Records, as more particularly described as follows:

Beginning at the Southeasterly corner of Lot J, in Block 28 as shown upon that certain Map entitled, "Resubdivision of Block No. 28, Official Map of the Sausalito Land and Ferry Company", filed for record October 18, 1895 in Volume 1 of Maps, at Page 82, Marin County Records; running thence South  $66^{\circ} 08' 42''$  West (delineated as South  $66^{\circ} 20' 00''$  West on said Map), 85.00 feet along the Southerly line of said Lot J, thence leaving said Lot J, South  $23^{\circ} 51' 18''$  East, 3.38 feet; thence North  $66^{\circ} 08' 42''$  East, 84.86 feet to the Westerly line of Filbert Avenue, thence North  $21^{\circ} 30' 00''$  West, 3.38 feet along said Avenue to the point of beginning.

APN: 064-203-38 and 47



**OLD REPUBLIC**  
TITLE COMPANY

524 Gibson Drive  
Roseville, CA 95678  
316) 781-4100 Fax: (916) 784-3563

Date : August 17, 2019

To: KEG Enterprises, LLC  
222 Cazneau Avenue  
Sausalito, CA 94965

Order No. : 0457017985-RB

In accordance with instructions contained in the above Order, we are enclosing the documents indicated below. Recorded documents will be mailed to you by the County Recorder after processing.

We are pleased to have had the opportunity to handle this transaction for you, and would appreciate your requesting the services of Old Republic Title Company on all your future title and escrow needs.

Enclosures:

Policy of Title Insurance

Yours Truly,

Old Republic Title Company

Enclosures

# CLTA INTERIM BINDER

ISSUED BY



## OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Old Republic Title Company  
524 Gibson Drive  
Roseville, CA 95678

**Date of Binder:** July 19th, 2019 at 7:51:00 AM

**Fee: \$** 2,787.00  
**No.** 0457017985-RB  
**Policy No.** A04039-BDRA-162854

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, hereby agrees that:

1. Upon request, it will issue, as of the date shown above, its Standard policy of title insurance with a liability not exceeding \$ 1,270,000.00, insuring title to the estate or interest described to be vested in the vestee named in Schedule A subject only to the exceptions shown in Schedule B and to all of the provisions of said policy; or
2. Alternatively, if a valid and sufficient instrument from the vestee named in Schedule A, creating an insurable estate, interest or lien in favor of a grantee or lender is executed, delivered and recorded, within a binder period of 730 days from the date shown above, and on request, the Company will issue its policy in favor of the grantee or lender as of the date of recording the instrument, insuring the estate, interest or lien subject only to the aforesaid exceptions and provisions of the policy and to any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the date shown above and the date of recording the instrument, including those matters affecting title which may attach as a result of recording.

This Interim Binder is not a policy of title insurance. It is an agreement to issue a policy as provided in the alternatives set forth above. This Interim Binder terminates when a policy is issued under one of the above alternatives. A policy must be issued prior to submission of any claim.

Capitalized terms in this Interim Binder shall have the same meaning as those terms are defined in the form of policy referenced in paragraph 1 above.

July 19th, 2019 at 7:51:00 AM

Old Republic Title Company  
524 Gibson Drive  
Roseville, CA 95678

### OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Corporation  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

Countersigned:

By

Validating Officer

By

President

Attest

Secretary

## SCHEDULE A

No. 0457017985-RB

1. The estate or interest in the Land described or referred to herein is:

Fee as to Parcel(s) One, Two and Four and an Easement as to Parcel(s) Three

2. Title to the estate or interest covered hereby at the date hereof is vested in:

KEG Enterprises, LLC, a California limited liability company

3. The Land referred to herein is situated in the County of Marin, City of Sausalito, State of California, and is described as follows:

### PARCEL ONE:

Beginning at a point on the Westerly line of Filbert Avenue, said point being the Northeast corner of Lot 4, Block 26, as shown upon that certain Map entitled, "Official Map Sausalito Land and Ferry Company", filed for record April 26, 1869 in Rack 1 of Maps at Pull 9, Marin County Records; running thence along the said line of Filbert Avenue, South 21° 30' East, 46.0 feet, South 20° 45' East, 54.1 feet; thence leaving said Avenue, South 66° 20' West, 101.76 feet; North 9° 45' West, 103.04 feet to the Northerly line of said Lot 4; North 66° 20' East, 81.47 feet to the point of beginning.

### PARCEL TWO:

An undivided 1/3 interest in and to the following described Parcel.

Beginning at a point on the Easterly line of Cazneau Avenue, distant South 6° 45' West, 36.25 feet from the Northwesterly corner of Lot 4, Block 28, as shown upon that certain Map entitled, "Official Map Sausalito Land and Ferry Company", filed for record April 26, 1869 in Rack 1 of Maps at Pull 9, Marin County Records; and running thence South 23° 40' East, 43.5 feet, North 74° 36' East, 31.667 feet; thence on a curve to the right whose center bears North 82° 52' East and whose radius is 14.0 feet, distant 20.595 feet; thence North 77° 09' 10" East, 33.22 feet; thence South 9° 45' East, 46.0 feet, South 61° West 15.72 feet; thence on a curve to the right whose center bears North 29° West and whose radius is 125.0 feet, distance 60.365 feet; thence South 88° 40' 10" West, 33.83 feet to the aforesaid line of Cazneau Avenue; thence along said Avenue line, North 8° East, 33.66 feet and North 2° 30' East, 44.67 feet to the point of beginning.

### PARCEL THREE:

An easement for roadway purposes described as follows:

Beginning at a point on the Easterly line of Cazneau Avenue, distant South 6° 45' West, 36.25 feet from the Northwesterly corner of Lot 4, Block 28, as shown upon that certain Map entitled, "Official Map Sausalito Land and Ferry Company", filed for record April 26, 1869 in Rack 1 of Maps at Pull 9, Marin County Records; running thence South 23° 40' East, 43.5 feet, North 74° 36' East, 31.667 feet; thence on a curve to the right whose center bears North 82° 52' East and whose radius is 14.0 feet, distant 20.595 feet; thence North 77° 09' 10"

Page 2 of 5 Pages



East, 33.22 feet; thence South 9° 45' East, 46.0 feet, South 61° West 15.72 feet; thence on a curve to the right whose center bears North 29° West and whose radius is 125.0 feet, distance 60.365 feet; thence South 88° 40' 10" West, 33.83 feet to the aforesaid line of Cazneau Avenue; thence along said Avenue line, North 8° East, 33.66 feet and North 2° 30' East, 44.67 feet to the point of beginning.

**PARCEL FOUR:**

Being all that certain real property described in that certain Deed from Sausalito Land and Ferry Company, a Corporation, to Richard Seashore recorded August 27, 1987, as Instrument No. 87-57887, Marin County Records, as more particularly described as follows:

Beginning at the Southwesterly corner of Lot J in Block Number 28, as shown upon that certain Map entitled, "Resubdivision of Block No. 28, Official Map of the Sausalito Land and Ferry Company", filed for record October 18, 1895 in Volume 1 of Maps at Page 82, Marin County Records; running thence South 6° 45' West, 14.6 feet to a point, said point being the Northwesterly corner of Lot 4, Block 28 as shown upon that certain Map entitled, "Official Map Sausalito Land and Ferry Company, filed for record April 26, 1869 in Rack 1 of Maps, at Pull 9, Marin County Records; running thence North 66° 20' East 161.7 feet to the Northeasterly corner of Lot 4, Block 28, Map hereinabove referred to; running thence North 21° 30' West, 10 feet to the Southeasterly corner of Lot J in Block 28; running thence South 66° 20' West in a direct line to the point of beginning.

EXCEPTING THEREFROM, that portion described in that certain Deed recorded June 14, 1988 as Instrument No. 88-31208, Marin County Records, and more particularly described as follows:

Being a portion of a 10 foot wide Lot described in a Quitclaim Deed from Sausalito Land and Ferry Company, a Corporation, to Richard Seashore recorded August 27, 1987, as Instrument No. 87-57887, Marin County Records, as more particularly described as follows:

Beginning at the Southeasterly corner of Lot J, in Block 28 as shown upon that certain Map entitled, "Resubdivision of Block No. 28, Official Map of the Sausalito Land and Ferry Company", filed for record October 18, 1895 in Volume 1 of Maps, at Page 82, Marin County Records; running thence South 66° 08' 42" West (delineated as South 66° 20' 00" West on said Map), 85.00 feet along the Southerly line of said Lot J, thence leaving said Lot J, South 23° 51' 18" East, 3.38 feet; thence North 66° 08' 42" East, 84.86 feet to the Westerly line of Filbert Avenue; thence North 21° 30' 00" West, 3.38 feet along said Avenue to the point of beginning.

APN: 064-203-38 and 47

**SCHEDULE B  
EXCEPTIONS:**

No. 0457017985-RB

**PART I**

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;  
(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

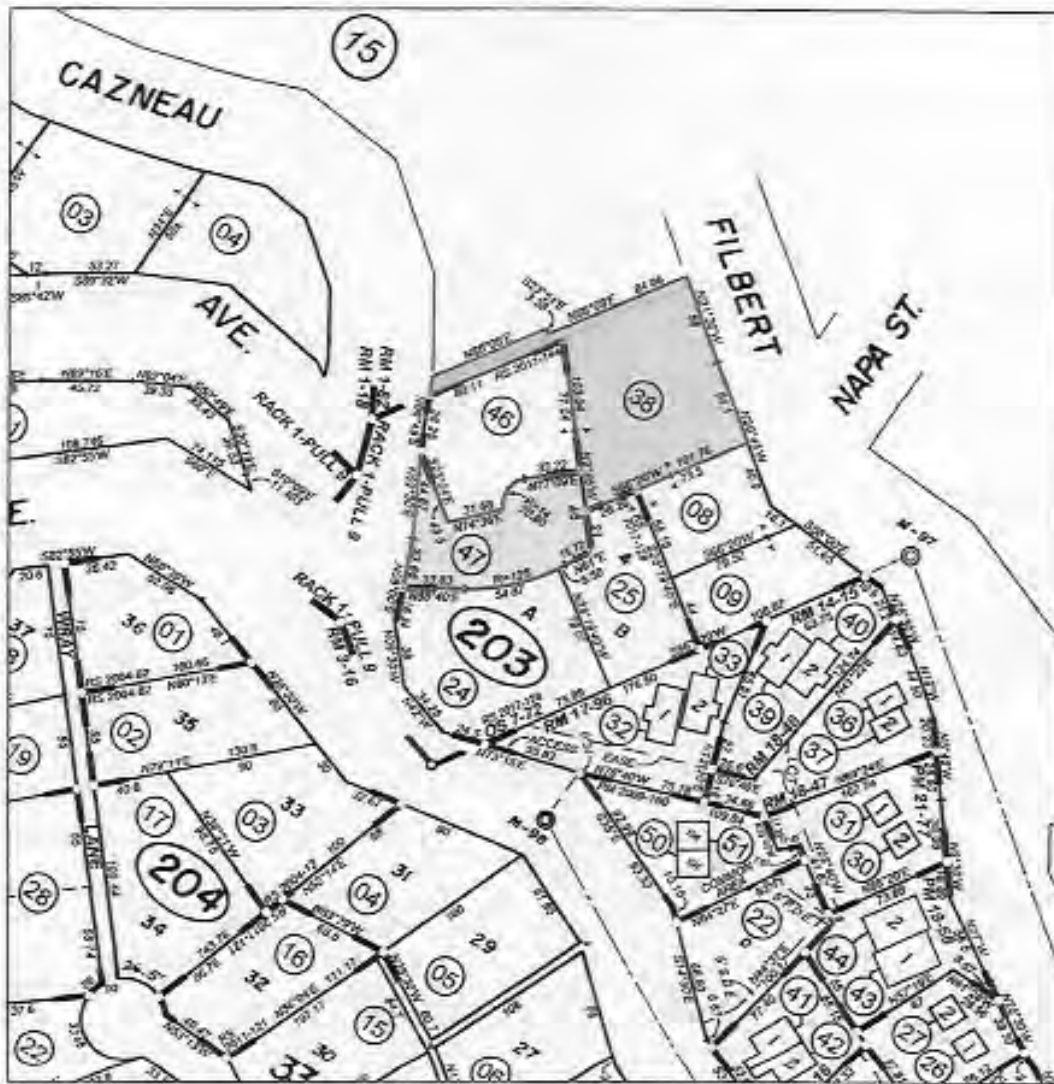
**Part II**

1. Taxes and assessments, general and special, for the fiscal year 2019 - 2020, a lien, but not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.  
  
PAID CURRENT TO THE DATE OF THIS POLICY
3. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of Filbert Avenue.
4. Rights or claims of easements not recorded in the public records.

5. Terms and provisions as contained in an instrument,


Entitled : Grant of at Will License Agreement To Use Real Property For Limited Purpose  
Executed By : Kent Spafford et al and Arthur C. Graves et al  
Dated : June 3, 2019  
Recorded : July 2, 2019 in Official Records under Recorder's Serial Number 2019-0023019

Standard Scale 1 : 1  
 0 1 2



**LEGEND**

- Parcel One (Fee, Property in Question)
- Parcel Two (An undivided 1/3 interest)
- Parcel Three (Easement)
- Parcel Four (Fee, Property in Question)

 <p><b>Old Republic Title Company</b>          501 Redwood Hwy., Suite 3150          Mill Valley, CA 94941          (415) 388-8740 Fax: (415) 383-0416</p>	<p>Title Order No. 045701798S-RE, Preliminary report dated as of June 28, 2019</p> <p>Reference:</p> <p>Property: 91 &amp; 93 Filbert Avenue also known as 220 Cazneau Avenue, Sausalito, CA 94965</p>	<p>Drawing Date: 07/09/2019</p> <p>Date:</p> <p>Assessor's Parcel No. 064-203-004          064-203-47</p>
<p><i>"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated herein with reference to streets and other land. No liability is assumed by reason of any reliance hereon."</i></p>	<p>Sheet 1 of 1          Archive #</p>	
<p>NOTE: Easements depicted herein are provided as a courtesy only and no representation is made as to the accuracy or completeness thereof. The Company assumes no liability for any loss occurring by reason of reliance thereon. It is recommended that a survey be obtained from a licensed professional to determine actual boundaries.</p>		

RECORDING REQUESTED BY

RECORDED AT REQUEST OF

87 57887

ORDER #

AS SHOWN

APN

1987 AUG 27 AM 8 00

WHEN RECORDED MAIL TO

OFFICIAL RECORDS  
MARIN COUNTY CALIFORNIA  
JAMES J. DAL BON

Name  
Street  
Address  
City &  
State

Richard P. Seashore  
91 Filbert  
Sausalito, CA  
94965

5.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Quitclaim Deed

ALL  
PTN.  
  
01  
203  
64

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 82.50

- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at time of sale.
- Unincorporated area: (XX) City of Sausalito
- Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sausalito Land and Ferry Company, a corporation

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

Richard Seashore

that property in the City of Sausalito, Marin  
as:

County, State of California, described

ALL THAT CERTAIN real property situate in the City of Sausalito, County of Marin, more particularly described as follows:

BEGINNING at the southwesterly corner of Lot J in Block Number 28, as shown on a map of Resubdivision of Block No. 28, Official Map of the Sausalito Land and Ferry Company filed October 18, 1895 in Book 1 of Maps at Page 82, Marin County Records; running thence South 6° 45' West 14.6 feet to a point, said point being the northwesterly corner of Lot 4, Block 28, Official Map Sausalito Land and Ferry Company, recorded April 26, 1869 in Rack 1 of Maps Pull 9, Marin County Records; running thence North 66° 20' East 161.7 feet to the northeasterly corner of Lot 4, Block 28, Map hereinabove referred to; running thence North 21° 30' West 10 feet to the Southeasterly corner of Lot J in Block 28; running thence South 66° 20' West in a direct line to the point of beginning

Sausalito Land and Ferry Company, a corporation

By: Lawrence D. Dunham  
Lawrence D. Dunham, President

By: D. O. Chambers  
D. O. Chambers, Secretary

(Corporation)

STATE OF CALIFORNIA }  
COUNTY OF San Francisco } ss.

On August 26, 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared Lawrence D. Dunham, personally known to me (or proved to me on the basis of satisfactory evidence) to be the X President, and D.O. Chambers

known to me to be X Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors

WITNESS my hand and official seal

Signature: Roxanne L. Hogan  
Roxanne L. Hogan  
Name (Typed or Printed)



This Form Furnished by Founders Title Company

OPC-2058

ITG-4408

MAIL TAX STATEMENTS AS DIRECTED ABOVE

## EXHIBIT A

The land referred to is situated in the County of Marin, City of Sausalito, State of California, and is described as follows:

### PARCEL ONE:

Beginning at a point on the Easterly line of Cazneau Avenue; said point being the Northwest corner of Lot 4, Block 28, as shown on that certain Map entitled, "Official Map of Sausalito Land and Ferry Company", recorded April 26, 1869 on Rack 1 of Maps, Pull 9, Marin County Records; thence running along said Avenue line, South 6° 45' West 36.25 feet; thence leaving said Avenue line South 23° 40' East 43.5 feet, North 74° 36' East 31.667 feet; on a curve to the right whose center bears North 77° 09' 10" East 33.22 feet to a point on the Westerly line of that certain parcel of land conveyed by Plant Bros., Inc., a corporation to Manuel Santiago Devesa, et ux by Deed recorded August 17, 1949 in Book 619 of Official Records, at Page 286, Marin County Records; running thence North 9° 45' West along said last named 77.04 feet to the most Northwesterly corner of the parcel so conveyed to Devesa above referred to; running thence South 66° 20' West 80.11 feet to the point of beginning.

APN: 064-203-46

### PARCEL TWO:

An undivided 1/3 interest in and to the following described parcel:

Beginning at a point on the Easterly line of Cazneau Avenue, distant South 6° 45' West 36.25 feet from the Northwesterly corner of Lot 4, Block 28, as shown on "Official Map of Sausalito Land and Ferry Company", filed April 26, 1869 in Rack 1 of Maps, Pull 9, Marin County Records; and running thence South 23° 40' East 43.5 feet, North 74° 36' East 31.667 feet; thence on a curve to the right whose center bears North 82° 52' East and whose radius is 14.0 feet, distant 20.595 feet; thence North 77° 09' 10" East 33.22 feet; thence South 9° 45' East 46.0 feet, South 61° West 15.72 feet; thence on a curve to the right whose center bears North 29° West and whose radius is 125.0 feet, distance 60.365 feet; thence South 88° 40' 10" West 33.83 feet to the aforesaid line of Cazneau Avenue; thence along said Avenue line North 8° East 33.66 feet and North 2° 30' East 44.67 feet to the point of beginning.

Being a portion of Lot 4, Block 28, Map hereinabove referred to.

APN: 064-203-47

### PARCEL THREE:

An Easement for Roadway purposes, but reserving the right of dedication by Deed to City of Sausalito for Public Use, over the following area:

Beginning on the Easterly line of Cazneau Avenue, distant South 6° 45' West 36.25 feet from the Northwesterly corner of Lot 4, Block 28, as shown on that certain Map entitled, "Official Map

of Sausalito Land and Ferry Company", filed for Record April 26, 1869 in Rack 1 of Maps, Pull 9, Marin County Records and running thence South 23° 40' East 43.5 feet, North 74° 36' East 31.667 feet; thence on a curve to the right whose center bears North 82° 52' East and whose radius is 14.0 feet, distance 20.595 feet; thence North 77° 09' 10" East 33.22 feet; thence South 9° 45' East 46.0 feet, South 61° West 15.72 feet; thence on a curve to the right whose center bears North 29° West and whose radius is 125.0 feet, distance 60.365 feet; thence South 88° 40' 10" West 33.83 feet to the aforesaid line of Cazneau Avenue; thence along said Avenue line North 8° East 33.66 feet and North 2° 30' East 44.67 feet to the point of beginning.



591 Redwood Hwy., Suite 3150  
Mill Valley, CA 94941  
(415) 388-8740 Fax: (415) 383-0416

## PRELIMINARY REPORT

1st AMENDED REPORT

222 Cazneau  
Sausalito, CA 94965

Our Order Number 0457019212-RB

Attention: MICHAN GRAVES

When Replying Please Contact:

Retie Brown  
RBrown@ortc.com  
(415) 388-8740

Property Address:

222 Cazneau Avenue, Sausalito, CA 94965

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of March 9, 2020, at 7:30 AM

**OLD REPUBLIC TITLE COMPANY**  
For Exceptions Shown or Referred to, See Attached

Page 1 of 6 Pages



OLD REPUBLIC TITLE COMPANY  
ORDER NO. 0457019212-RB  
1st AMENDED REPORT

The form of policy of title insurance contemplated by this report is:

CLTA Standard Coverage Policy -1990; AND ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee as to Parcel(s) One and Two and an Easement as to Parcel(s) Three

Title to said estate or interest at the date hereof is vested in:

Arthur C. Graves and Michan P. Graves, Trustees of the Graves Family Trust - 2010, u/t/a dated May 27, 2010

The land referred to in this Report is situated in the County of Marin, City of Sausalito, State of California, and is described as follows:

PARCEL ONE:

Beginning at a point on the Easterly line of Cazneau Avenue; said point being the Northwest corner of Lot 4, Block 28, as shown on that certain Map entitled, "Official Map of Sausalito Land and Ferry Company", recorded April 26, 1869 on Rack 1 of Maps, Pull 9, Marin County Records; thence running along said Avenue line, South 6° 45' West 36.25 feet; thence leaving said Avenue line South 23° 40' East 43.5 feet, North 74° 36' East 31.667 feet; on a curve to the right whose center bears North 77° 09' 10" East 33.22 feet to a point on the Westerly line of that certain parcel of land conveyed by Plant Bros., Inc., a corporation to Manuel Santiago Devesa, et ux by Deed recorded August 17, 1949 in Book 619 of Official Records, at Page 286, Marin County Records; running thence North 9° 45' West along said last named 77.04 feet to the most Northwesterly corner of the parcel so conveyed to Devesa above referred to; running thence South 66° 20' West 80.11 feet to the point of beginning.

APN: 064-203-46

PARCEL TWO:

An undivided 1/3 interest in and to the following described parcel:

Beginning at a point on the Easterly line of Cazneau Avenue, distant South 6° 45' West 36.25 feet from the Northwesterly corner of Lot 4, Block 28, as shown on "Official Map of Sausalito Land and Ferry Company", filed April 26, 1869 in Rack 1 of Maps, Pull 9, Marin County Records; and running thence South 23° 40' East 43.5 feet, North 74° 36' East 31.667 feet; thence on a curve to the right whose center bears North 82° 52' East and whose radius is 14.0 feet, distant 20.595 feet; thence North 77° 09' 10" East 33.22 feet; thence South 9° 45' East 46.0 feet, South 61° West 15.72 feet; thence on a curve to the right whose center bears North 29° West and whose radius is 125.0 feet, distance 60.365 feet; thence South 88° 40' 10" West 33.83 feet to the aforesaid line of Cazneau Avenue; thence along said Avenue line North 8° East 33.66 feet and North 2° 30' East 44.67 feet to the point of beginning.

Being a portion of Lot 4, Block 28, Map hereinabove referred to.

OLD REPUBLIC TITLE COMPANY  
ORDER NO. 0457019212-RB  
1st AMENDED REPORT

APN: 064-203-47

PARCEL THREE:

An Easement for Roadway purposes, but reserving the right of dedication by Deed to City of Sausalito for Public Use, over the following area:

Beginning on the Easterly line of Cazneau Avenue, distant South 6° 45' West 36.25 feet from the Northwesterly corner of Lot 4, Block 28, as shown on that certain Map entitled, "Official Map of Sausalito Land and Ferry Company", filed for Record April 26, 1869 in Rack 1 of Maps, Pull 9, Marin County Records and running thence South 23° 40' East 43.5 feet, North 74° 36' East 31.667 feet; thence on a curve to the right whose center bears North 82° 52' East and whose radius is 14.0 feet, distance 20.595 feet; thence North 77° 09' 10" East 33.22 feet; thence South 9° 45' East 46.0 feet, South 61° West 15.72 feet; thence on a curve to the right whose center bears North 29° West and whose radius is 125.0 feet, distance 60.365 feet; thence South 88° 40' 10" West 33.83 feet to the aforesaid line of Cazneau Avenue; thence along said Avenue line North 8° East 33.66 feet and North 2° 30' East 44.67 feet to the point of beginning.

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2020 - 2021, a lien, but not yet due or payable.
2. Taxes and assessments, general and special, for the fiscal year 2019 - 2020, as follows:

Assessor's Parcel No	:	064-203-46	
Bill No.	:	19-1042753	
Code No.	:	009-000	
1st Installment	:	\$6,326.41	Marked Paid
2nd Installment	:	\$6,326.41	NOT Marked Paid
Land Value	:	\$412,292.00	
Imp. Value	:	\$528,400.00	
Exemption	:	(\$7,000.00)	Homeowner's

Affects Parcel One

3. Taxes and assessments, general and special, for the fiscal year 2019 - 2020, as follows:

Assessor's Parcel No	:	065-203-047	
Code No.	:	009-000	
1st Installment	:	\$97.62	Marked Paid
2nd Installment	:	\$97.62	NOT Marked Paid
Land Value	:	\$146.00	

Affects Parcel Two

OLD REPUBLIC TITLE COMPANY  
**ORDER NO.** 0457019212-RB  
1st AMENDED REPORT

4. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

5. The herein described property lying within the proposed boundaries of a Community Facilities District, as follows:

District No : 2014-1  
For : Clean Energy  
Disclosed By : Assessment Map Book 2015, Page 124  
Recorded : [August 28, 2015 in Official Records under Recorder's Serial Number 2015-0041880](#)

Further information may be obtained by contacting:

6. An easement over the entire described Parcel Two for roadway purposes in common with others.

7. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Deed  
Granted To : City of Sausalito  
For : Public Use  
Recorded : [September 16, 1949 in Book 629 of Official Records, Page 33](#)  
Affects : All of Parcel Two

OLD REPUBLIC TITLE COMPANY  
**ORDER NO.** 0457019212-RB  
1st AMENDED REPORT

8. Terms and conditions contained in the Graves Family Trust - 2010, u/t/a dated May 27, 2010 as disclosed by Quitclaim Deed.

Dated : May 27, 2010  
Recorded July 6, 2010 in Official Records under Recorder's Serial Number 2010-0032060

The requirement that:

A Certification of Trust be furnished in accordance with Probate Code Section 18100.5; and

If the acting trustee is a successor trustee the additional requirement the Company is provided a complete copy of the trust, with all amendments and any intervening trustee is no longer acting in that capacity by providing copies of resignation letters, etc.

The Company reserves the right to make additional exceptions and/or requirements upon review of the above.

9. NOTE: Information in possession of this Company indicates the possibility of a division of land ownership. If such division is in fact contemplated, the transaction would appear to fall within the purview of the Subdivision Map Act (66410 et seq. Government Code). As a prerequisite to the Company's participation in land division transactions, compliance with one of the following provisions of the Subdivision Map Act will be required:
- a. The recording of a subdivision map in compliance with statutes or related local ordinances; or
  - b. The recording of a parcel map in compliance with statutes or related local ordinances; or
  - c. The recording of a Certificate of Compliance, as provided by statute; or
  - d. The recording of a waiver as provided by Government Code Section 66428; or
  - e. Submission of other satisfactory evidence of compliance with or non-violation of the Act.

----- **Informational Notes** -----

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 1.1 and 2.1.

OLD REPUBLIC TITLE COMPANY  
**ORDER NO.** 0457019212-RB  
1st AMENDED REPORT

- B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land a single family residence known as 222 Cazneau Avenue, Sausalito, CA 94965.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

NONE

- C. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument

Entitled : Quitclaim Deed  
By/From : Arthur Carpenter Graves and Michan Powrie Graves, Trustees of the Graves Family Trust established 4/15/92  
To : Arthur C. Graves and Michan P. Graves, Trustees of the Graves Family Trust - 2010, u/t/a dated May 27, 2010  
Dated : May 27, 2010  
Recorded : [July 6, 2010 in Official Records under Recorder's Serial Number 2010-0032060](#)

O.N.  
MV/sk

- D. March 23, 2020 The above 1st Amended Preliminary Report, has been modified for the following :

x Add taxes for Parcel Two and delete judgment.

**CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990 (11/09/18)**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses which arise by reason of:

1. (a) Any law, ordinance, or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the land;
  - (ii) the character, dimensions, or location of any improvement now or hereafter erected on the land;
  - (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or
  - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing-business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE**

**SCHEDULE B - PART I**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

Exhibit I

**AMERICAN LAND TITLE ASSOCIATION LOAN POLICY OF TITLE INSURANCE (06/17/06)**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

**SCHEDULE B - PART I**

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

**FACTS**
**WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?**

<b>Why?</b>	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
<b>What?</b>	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> <li>• Social Security number and employment information</li> <li>• Mortgage rates and payments and account balances</li> <li>• Checking account information and wire transfer instructions</li> </ul> <p>When you are no longer our customer, we continue to share your information as described in this notice.</p>
<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
<b>For our everyday business purposes</b> — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	<b>Yes</b>	<b>No</b>
<b>For our marketing purposes</b> — to offer our products and services to you	<b>No</b>	<b>We don't share</b>
<b>For joint marketing with other financial companies</b>	<b>No</b>	<b>We don't share</b>
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences	<b>Yes</b>	<b>No</b>
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness	<b>No</b>	<b>We don't share</b>
<b>For our affiliates to market to you</b>	<b>No</b>	<b>We don't share</b>
<b>For non-affiliates to market to you</b>	<b>No</b>	<b>We don't share</b>

**Questions**

 Go to [www.oldrepublictitle.com](http://www.oldrepublictitle.com) (Contact Us)



Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit <a href="http://www.OldRepublicTitle.com/newnational/Contact/privacy">http://www.OldRepublicTitle.com/newnational/Contact/privacy</a> .
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> <li>• Give us your contact information or show your driver's license</li> <li>• Show your government-issued ID or provide your mortgage information</li> <li>• Make a wire transfer</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes - information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for non-affiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.</p>

Definitions	
<b>Affiliates</b>	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</li> </ul>
<b>Non-affiliates</b>	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> <li>• Old Republic Title does not share with non-affiliates so they can market to you</li> </ul>
<b>Joint marketing</b>	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> <li>• Old Republic Title doesn't jointly market.</li> </ul>

## Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at [www.oldrepublictitle.com](http://www.oldrepublictitle.com) and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

## Affiliates Who May be Delivering This Notice

American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	National Title Agent's Services Company	Old Republic Branch Information Services, Inc.
Old Republic Diversified Services, Inc.	Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Trident Land Transfer Company, LLC

Updated: January 1, 2020

## Privacy Notice for California Consumers

This Privacy Notice for California Consumers supplements the information contained in the Master Privacy Notice for Old Republic Title and applies to consumers that reside in the State of California. The terms used in this Privacy Notice have the same meaning as the terms defined in the California Consumer Privacy Act (“CCPA”).

### What Personal Information We Collect

In accordance with the CCPA, personal information is information that identifies, relates to, describes, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household. Personal information does not include:

Information outside the scope of the CCPA such as:

- Health or medical information covered by the Health Insurance Portability Act of 1996 (HIPAA) and the California Confidentiality of Medical Information Act (CMIA).
- Personal Information covered by the Gramm-Leach-Bliley Act (GLBA), the Fair Credit Reporting Act (FCRA), the California Financial Information Privacy Act (FIPA), and the Driver’s Privacy Protection Act of 1994,
- Publicly available information that is available from federal, state, or local government records, and
- De-identified or aggregated consumer information.

Please see the chart below to learn what categories of personal information we may have collected about California consumers within the preceding twelve months, the sources of and business purposes for that collection and the third parties with whom the information is shared, if any.

Category	Examples	Collected	Sources	Business Purpose for Collection	Categories of Third Parties with Whom Information is Shared
Identifiers	Real name, alias, postal address, unique personal	Yes	Consumers, Lenders, Brokers, Attorneys,	Underwriting or providing other products or services, responding to	Service providers associated with the

	<p>identifier, online identifier, Internet protocol address, email address, account name, social security number, driver's license number, passport number or other similar identifiers</p>		<p>Real Estate Agents, and Title Agents associated with the transaction</p>	<p>policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.</p>	<p>transaction for a business purpose</p>
<p>Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e))</p>	<p>Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical</p>	<p>Yes</p>	<p>Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction</p>	<p>Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.</p>	<p>Service providers associated with the transaction for a business purpose</p>

	information, or health insurance information. "Personal information" does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records.				
Characteristics of protected classifications under California or federal law	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status,	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose

	or genetic information (including familial genetic information).				
Internet or other electronic network activity	Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Not Disclosed
Geolocation data	Geographic tracking data, physical location and movements	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Other audit or operational purposes.	Not Disclosed

## What Personal Information We Share and Why We Share It

The CCPA requires us to tell you what categories of personal information we “sell” or “disclose.” We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, including the personal information of persons under 16 years of age, as that term is defined by the CCPA. When it is necessary for a business purpose, we share or disclose your personal information with a service provider, and we enter a contract with the service provider that limits how the information may be used and requires the service provider to protect the confidentiality of the information.

In the preceding twelve months, we have disclosed the following categories of personal information for the following business purposes. Where the personal information is shared with third parties, as that term is defined in the CCPA, the category of the third party is indicated.

Category	Examples	Business Purpose for Disclosure	Categories of Third Parties with Whom Information is Shared
Identifiers	Real name, alias, postal address, unique personal identifier, online identifier, internet protocol address, email address, account name, social security number, driver’s license number, passport number or other similar identifiers	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Personal information described in California Customer	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver’s license or state	Underwriting or providing other products or services, responding to policyholder/consumer	Service providers associated with the transaction for a business

<p>Records statute (Cal. Civ. Code § 1798.80(e))</p>	<p>identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. "Personal information" does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records.</p>	<p>claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.</p>	<p>purpose</p>
<p>Characteristics of protected classifications under California or federal law</p>	<p>Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information).</p>	<p>Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.</p>	<p>Service providers associated with the transaction for a business purpose</p>
<p>Internet or other electronic network activity</p>	<p>Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.</p>	<p>To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or</p>	<p>Not Disclosed</p>



		operational purposes.	
Geolocation data	Geographic tracking data, physical location and movements	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Other audit or operational purposes.	Not Disclosed

We may also transfer to a third party the personal information of a consumer as an asset that is part of a merger, acquisition, bankruptcy, or other transaction in which the third party assumes control of all or part of the business.

## Your Rights and Choices

The CCPA provides California consumers with certain rights regarding their personal information. This chart describes those rights and certain limitations to those rights.

Right	What This Means
Notice	At or before the time your personal information is collected, you will be given written notice of the categories of personal information to be collected and the purposes for which the categories of personal information will be used.
Access	At your verifiable request, but no more than twice in a twelve month period, we shall disclose to you: 1) the categories of personal information we have collected about you, 2) the categories of sources for the personal information we collected about you, 3) our business and commercial purpose for collecting or selling your personal information, 4) the categories of third parties with whom we share your personal information, 5) The specific pieces of information we have collected about you, 6) the categories of personal information disclosed for a business purpose, and 7) If we sold personal information, the categories of personal information sold and the categories of third parties to whom it was sold.

<p>Deletion</p>	<p>You have the right to request that we delete any of your personal information that we collected from you, subject to certain exceptions. Once we receive and verify your request, we will delete (and direct our service providers to delete) your personal information from our records unless an exception applies. We may deny your request if retention of the information is necessary for us or our service providers to:</p> <ul style="list-style-type: none"> <li>• Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.</li> <li>• Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.</li> <li>• Debug products to identify and repair errors that impair existing intended functionality.</li> <li>• Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.</li> <li>• Comply with the California Electronic Communications Privacy Act (Cal. Penal Code §1546 et seq.)</li> <li>• Engage in public or peer reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information’s deletion may likely render impossible or seriously impair the research’s achievement, if you previously provided informed consent.</li> <li>• Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.</li> <li>• Comply with a legal obligation.</li> <li>• Make other internal and lawful uses of that information that are compatible with the context in which you provided it.</li> <li>• Or if it is the type of personal information that falls outside the scope of the CCPA, (HIPAA, CIMA, GLBA, or publicly available information)</li> </ul>
<p>Opt-Out of Sale</p>	<p>With some limitations, you may direct a business that sells personal information to third parties not to sell the personal information to these third parties.</p> <p>A business may not sell the personal information of persons less than sixteen years of age without their affirmative consent, and in the case of those less than thirteen years of age, the consent must come from a parent.</p>
<p>Opt-In to Sale</p>	<p>Non-Discrimination</p> <p>We will not discriminate against you for exercising your rights under the CCPA. Unless otherwise permitted by the CCPA we will not:</p> <ul style="list-style-type: none"> <li>• Deny you goods or service</li> <li>• Charge you different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties</li> <li>• Provide a different level or quality of goods or services</li> <li>• Suggest that you will receive a different price or rate for goods or services or a different level or quality of goods or services</li> </ul>

## **To Exercise Your Rights**

### **To Opt-out of the Sale of Your Personal Information**

The CCPA gives consumers the right to direct a business that sells personal information about the consumer to third parties not to sell the consumer's personal information. We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, as that term is defined by the CCPA.

### **To Request Access to or Deletion of Your Personal Information**

To exercise your access or deletion rights described above, please submit a verifiable consumer request to us by either: Calling us at 1-855-557-8437 or contacting us through our website [CCPA Consumer Request](#).

Only you or your representative that you authorize to act on your behalf (Authorized Agent) can make a verifiable consumer request for your personal information. You may also make a request for your minor child. The verifiable request must provide enough information that allows us to reasonably verify you are the person about whom we collected personal information. We cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and to confirm the personal information relates to you.

We work to respond to a verifiable consumer request within 45 days of its receipt. If we require additional time, we will inform you of the extension period (up to an additional 45 days), and the reason for the extension in writing. If you have an account with us, we will deliver our response to that account. If you do not have an account with us, we will deliver our response by mail or electronically, depending on your preference. The response we provide will also explain any reasons why we cannot comply with a request.

You may only make a consumer request for access twice within a twelve-month period. Any disclosures we provide will apply to the twelve-month period preceding the consumer request's receipt.

## Contact Us

If you have any questions regarding our Privacy Notice or practices, please contact us via phone at 1-855-557-8437 or send your written request to: [CCPA@oldrepublictitle.com](mailto:CCPA@oldrepublictitle.com), or Old Republic Title c/o CCPA Consumer Request Group, 275 Battery Street, Suite1500, San Francisco, CA 94111-3334.

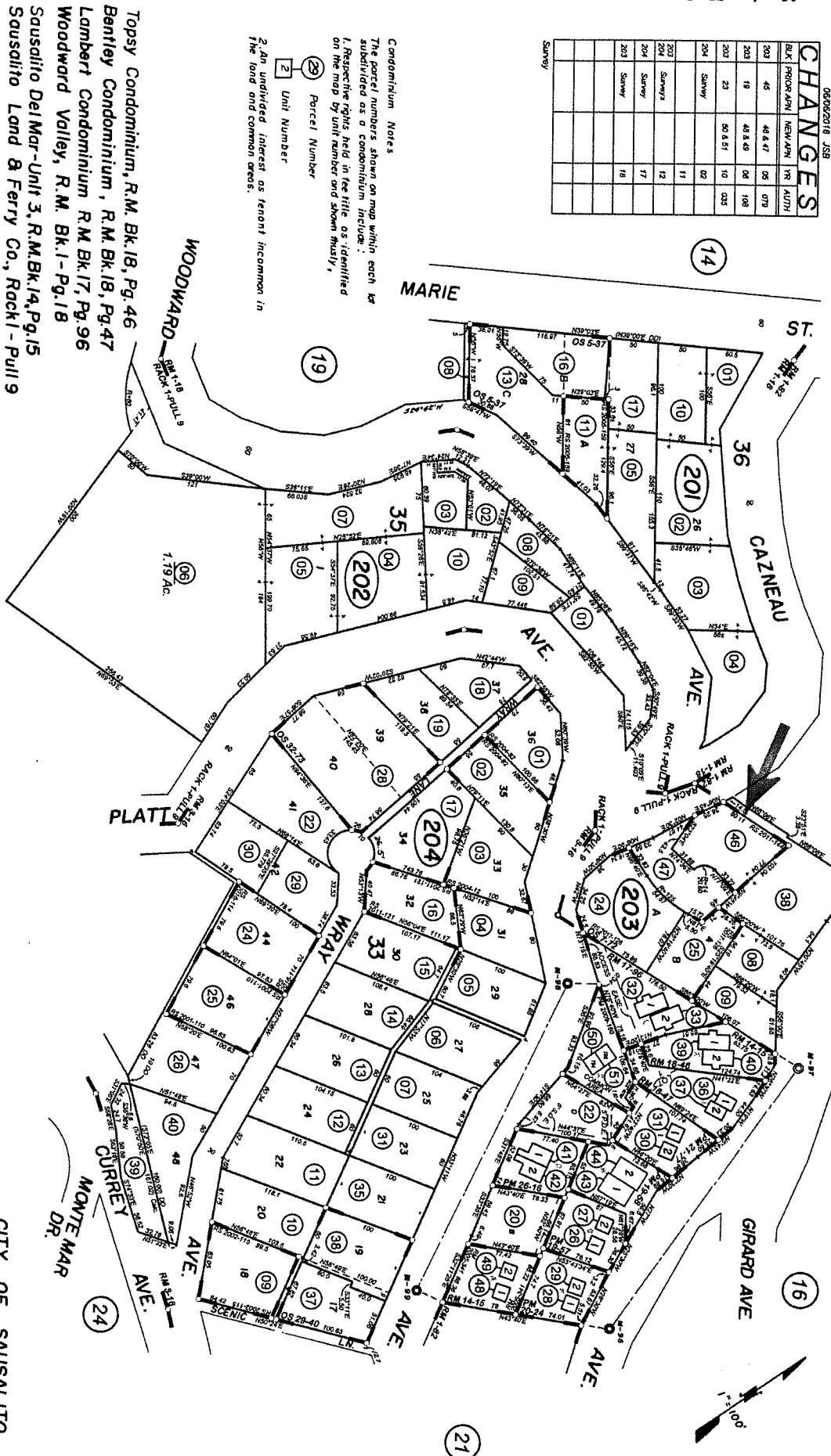
POR. SAUSALITO RANCHO

Tax Rate Area  
9-000  
64-20

Description: Marin, CA Assessor Map - Book Page 64.20 Page: 1 of 1  
Order: 0 Comment:

06/06/2016 JSB

BLK	PRIOR APN	NEW APN	YR	AUTN
200	46	46 & 47	06	079
200	10	48 & 49	06	068
200	23	50 & 51	10	035
204			02	
204			11	
204			12	
204			17	
203			16	
203				
203				
203				



**Condominium Notes**  
The parcel numbers shown on map within each lot subdivided as a condominium include:  
1. Respective rights held in fee title as identified on the map by unit number and shown mostly:  
29 Parcel Number  
2 Unit Number  
2. An undivided interest as tenant in common in the land and common areas.

- Topsy Condominium, R.M. Bk. 18, Pg. 46
- Bentley Condominium, R.M. Bk. 18, Pg. 47
- Lambert Condominium R.M. Bk. 17, Pg. 96
- Woodward Valley, R.M. Bk. 1 - Pg. 18
- Sausalito Del Mar - Unit 3, R.M. Bk. 14, Pg. 15
- Sausalito Land & Ferry Co., Rack 1 - Pull 9
- Sausalito Land & Ferry Co., Map M, R.M. Bk. 1 - Pg. 82
- Sausalito Land & Ferry Co., Map O, R.M. Bk. 3 - Pg. 16

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

CITY OF SAUSALITO  
Assessor's Map Bk. 64 - Pg. 20  
County of Marin, Calif.

NOTICE... This is neither a plat nor a survey, it is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon.

RECORDING REQUESTED BY  
and  
WHEN RECORDED MAIL TO:  
Myron S. Greenberg, Esq.  
700 Larkspur Landing Circle  
Suite 205  
Larkspur, CA 94939



2010-0032060

Recorded  
Official Records  
County of  
Marin  
JOAN C. THAYER  
Assessor-Recorder

REC FEE 24.00

11:55AM 06-Jul-2010 Page 1 of 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Mail Tax Statements to:  
Arthur C. Graves  
Michan P. Graves  
222 Cazneau Avenue  
Sausalito, California 94965  
APN: 064-203-45  
Property Address: 222 Cazneau Avenue  
Sausalito, CA 94965

Documentary Transfer Tax \$ None \*\*  
 Computed on the consideration or value of  
property conveyed; OR  
 Computed on the consideration or value less liens  
or encumbrances remaining at time of sale.

Signature of Declarant or Agent determining tax - firm  
name

\*\*This conveyance is exempt from transfer tax under R&T 11930. This is  a gift;  interspousal transfer;  
 transfer to grantors' revocable trust;  correction of title; or  other - describe \_\_\_\_\_

## QUITCLAIM DEED

FOR NO CONSIDERATION,

Arthur Carpenter Graves and Michan Powrie Graves, Trustees of The Graves Family Trust established  
4/15/92

do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

Arthur C. Graves and Michan P. Graves, Trustees of The Graves Family Trust - 2010, u/t/a  
dated May 27, 2010

all of their interest in the real property in the City of Sausalito, County of **Marin**, State of California, described  
as:

see property description set forth in Exhibit A attached hereto and made a part hereof

Dated: May 27, 2010

The Graves Family Trust established 4/15/91

By: Arthur Carpenter Graves  
Arthur Carpenter Graves, Trustee

By: Michan Powrie Graves  
Michan Powrie Graves, Trustee

Mail Tax Statements as Directed Above

CERTIFICATE OF ACKNOWLEDGMENT

State of California            )  
  ) ss.  
County of Marin                )

On May 27, 2010, before me, May Richards, a Notary Public, personally appeared Arthur C. Graves and Michan P. Graves, 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.

Signature May Richards  
May Richards



## EXHIBIT A

### DESCRIPTION

All that certain land situated in the State of California, County of **MARIN**, City of **SAUSALITO**, described as follows:

**ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SAUSALITO, COUNTY OF MARIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:**

#### PARCEL ONE:

BEGINNING AT A POINT ON THE EASTERLY LINE OF CAZNEAU AVENUE, SAID POINT BEING THE NORTHWEST CORNER OF LOT 4, BLOCK 28, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP OF SAUSALITO LAND AND FERRY COMPANY", FILED FOR RECORD APRIL 26, 1869 IN RACK 1 OF MAPS, PULL 9, MARIN COUNTY RECORDS; THENCE RUNNING ALONG SAID AVENUE LINE, SOUTH 6° 45' WEST 38.25 FEET; THENCE LEAVING SAID AVENUE LINE SOUTH 23° 40' EAST 43.5 FEET, NORTH 74° 36' EAST 31.667 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 82° 52' EAST AND WHOSE RADIUS IS 14.0 FEET, DISTANCE 20.595 FEET; THENCE NORTH 77° 09' 10" EAST 33.22 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED BY PLANT BROS., INC., A CORPORATION TO MANUEL SANTIAGO DEVEZA, ET UX, BY DEED RECORDED AUGUST 17, 1949 IN BOOK 619 OF OFFICIAL RECORDS, AT PAGE 286, MARIN COUNTY RECORDS; RUNNING THENCE NORTH 90° 45' WEST ALONG SAID LAST NAMED LINE 77.04 FEET TO THE MOST NORTHWESTERLY CORNER OF THE PARCEL SO CONVEYED TO DEVEZA ABOVE REFERRED TO; RUNNING THENCE SOUTH 66° 20' WEST 80.11 FEET TO THE POINT OF BEGINNING.

#### PARCEL TWO:

AN UNDIVIDED 1/3 INTEREST IN AND TO THE FOLLOWING DESCRIBED PARCEL :

BEGINNING AT A POINT ON THE EASTERLY LINE OF CAZNEAU AVENUE, DISTANT SOUTH 6° 45' WEST 36.25 FEET FROM THE NORTHWESTERLY CORNER OF LOT 4, BLOCK 28, AS SHOWN UPON "OFFICIAL MAP OF SAUSALITO LAND AND FERRY COMPANY", FILED FOR APRIL 26, 1869 IN RACK 1 OF MAPS, PULL 9, MARIN COUNTY RECORDS; AND RUNNING THENCE SOUTH 23° 40' EAST 43.5 FEET, NORTH 74° 36' EAST 31.667 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 82° 52' EAST AND WHOSE RADIUS IS 14.0 FEET, DISTANT 20.595 FEET; THENCE NORTH 77° 09' 10" EAST 33.22 FEET; THENCE SOUTH 9° 45' EAST 46.0 FEET, SOUTH 61° WEST 15.72 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 29° WEST AND WHOSE RADIUS IS 125.0 FEET, DISTANCE 60.365 FEET; THENCE SOUTH 88° 40' 10" WEST 33.83 FEET TO THE AFORESAID LINE OF CAZNEAU AVENUE; THENCE ALONG SAID AVENUE LINE NORTH 8° EAST 33.66 FEET AND NORTH 2° 30' EAST 44.67 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT 4, BLOCK 28, MAP HEREINABOVE REFERRED TO.

#### PARCEL THREE:

AN EASEMENT FOR ROADWAY PURPOSES, BUT RESERVING THE RIGHT OF DEDICATION BY DEED TO CITY AT SAUSALITO FOR PUBLIC USE, OVER THE FOLLOWING AREA:



BEGINNING ON THE EASTERLY LINE OF CAZNEAU AVENUE, DISTANT SOUTH ° 45' WEST 36.25 FEET FROM THE NORTHWESTERLY CORNER OF LOT 4, BLOCK 28, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP OF SAUSALITO LAND AND FERRY COMPANY", FILED FOR RECORD APRIL 26, 1869 IN RACK 1 OF MAPS, AT PULL 9, MARIN COUNTY RECORDS, AND RUNNING THENCE SOUTH 23° 40' EAST 43.5 FEET, NORTH 74° 36' EAST 31.667 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 82° 52' EAST AND WHOSE RADIUS IS 14.0 FEET, DISTANCE 20.595 FEET; THENCE NORTH 77° 09' 10" EAST 33.22 FEET; THENCE SOUTH 9° 45' EAST 46.0 FEET, SOUTH 61° WEST 15.72 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 29° WEST AND WHOSE RADIUS IS 125.0 FEET, DISTANCE 60.365 FEET; THENCE SOUTH 88° 40' 10" WEST 33.83 FEET TO THE AFORESAID LINE OF CAZNEAU AVENUE; THENCE ALONG SAID AVENUE LINE NORTH 8° EAST 33.66 FEET AND NORTH 2° 30' EAST 44.67 FEET TO THE POINT OF BEGINNING.

APN No: 064-203-46 & 064-203-47

Law Office of  
DAVID M. HELLMAN

851 Irwin St., Suite 205  
San Rafael, CA 94901-3343

Telephone: (415) 457-4411  
Facsimile: (415) 457-0356

August 15, 2019

Arthur and Michan Graves  
222 Cazneau Avenue  
Sausalito, CA 94965

Re: Original Grant of At Will License Agreement to Use Real Property for  
Limited Purpose and Notice of Termination of Prior Grant of At Will  
License Agreement to Use Real Property for Limited Purpose

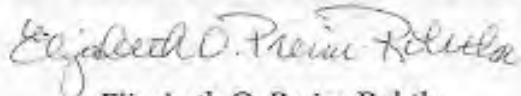
Dear Mr. and Mrs. Graves:

Enclosed is the original Grant of At Will License Agreement to Use Real Property  
for Limited Purpose and Notice of Termination of Prior Grant of At Will License  
Agreement to Use Real Property for Limited Purpose, which you should keep in a safe  
place.

Please feel free to call our office at (415) 457-4411 if you have any questions, or if  
there is anything else I can help you with.

Sincerely,

LAW OFFICE OF DAVID M. HELLMAN



Elizabeth O. Preim-Rohtla  
Secretary to  
David M. Hellman

:epr  
Enclosure

2-July-2019  
Aard Recorder's office  
Bottom of p 2 \* refer  
to doc 2019-0023019  
dated 02-July-2019  
KEG Plat, LLC above  
Grantor signatures

J. 27 52  
M.M.



2019-0025629

Recorded  
Notary Seal  
County of  
Marin  
SHELLEY SCOTT  
Assistant Recorder  
County Clerk  
12.00PM 2/24/2019

R.S.C. FEE 05.00  
CORPORATED COPY 0.00  
SEC. HOUSING 150.00  
PPH  
PAGE 3 OF 10

RECORDING REQUESTED BY AND )  
WHEN RECORDED RETURN TO )

David M. Hellman, Esq. )  
851 Irwin Street, Suite 205 )  
San Rafael, CA 94901-3343 )

A.P.NO. DOMINANT TENEMENT: )  
064-152-30 )  
A.P.NO. SERVIENT TENEMENT: )  
064-203-38 and 064-203-47 )

**GRANT OF AT WILL LICENSE AGREEMENT TO USE REAL PROPERTY  
FOR LIMITED PURPOSE and NOTICE OF TERMINATION OF PRIOR GRANT OF  
AT WILL LICENSE AGREEMENT TO USE REAL PROPERTY FOR LIMITED  
PURPOSE**

**Preamble**

This Agreement is made this 19 day of July, 2019 by and between KEG Enterprises, LLC, a California Limited Liability Company (hereinafter referred to as "Grantor"); Kent Spafford and Karan Spafford individually and as Trustees of the Spafford Family Real Estate Trust dated August 4, 2014 (hereinafter referred to as "Grantee"); and Arthur C. Graves and Michan P. Graves, Trustees of The Graves Family Trust-2010, u/t/a/ dated May 27, 2010 (hereinafter "Graves").

**Recitals**

WHEREAS: Grantor is in contract to become the owner of certain real property commonly known as 220 Cazneau Avenue also known as 91 Filbert Avenue, Sausalito, CA 94965 and described in Exhibit A attached hereto and incorporated herein by reference (hereinafter referred to as the "Servient Tenement");

WHEREAS: Grantee is the owner of certain real property commonly known as 230 Cazneau Avenue, Sausalito, CA 94965 and described in Exhibit B attached hereto and incorporated herein by reference (hereinafter referred to as the "Dominant Tenement");

WHEREAS: Graves is the owner of certain real property commonly known as 222 Cazneau Avenue, Sausalito, CA 94965 and described in Exhibit C attached hereto and incorporated herein by reference (hereinafter referred to as the "Graves Parcel");

WHEREAS: The parties described in paragraph 2 below previously entered into an agreement covering the same matters covered herein, but that agreement terminated

upon Grantor herein becoming record title holder of the Servient Tenement; and

WHEREAS: Grantee desires to re-acquire those rights in the Servient Tenement;

NOW, THEREFORE, in consideration of the premises and the terms hereinafter set forth, the parties are in agreement as follows:

#### Grant of License

1. Effective upon Grantor becoming record title owner of the Servient Tenement, Grantor grants to Grantee a revocable license which is part of Parcel Four described on Exhibit A. The license is for the ten foot wide strip of land on the Servient Tenement adjacent to the south side of the Dominant Tenement approximately 80 feet long starting at Cazneau Avenue and running east (hereinafter referred to as the "License Area").

The license granted is appurtenant to the Dominant Tenement.

The use of the License Area shall be for the sole purpose of maintaining the existing encroaching walkway and landscape maintenance. Access to the License Area by Grantee shall be from Grantee's property described in Exhibit B.

The use of the License Area by Grantee is non-exclusive and Graves, as the owners of the property at 222 Cazneau Avenue, Sausalito, CA 94965, are also granted access for maintenance purposes in the License Area as they determine necessary.

The Grantee shall maintain homeowner's liability insurance coverage on the License Area, and Grantee shall hold harmless, indemnify and defend Grantor from any and all liability arising on or from the License Area.

#### Termination of License

2. Grantor may terminate the License herein granted by sixty (60) days advance written notice to Grantee, with proof of delivery. Grantee may terminate the License herein granted by sixty (60) days advance written notice to Grantor with proof of delivery. This License Agreement shall automatically terminate upon the sale of either property by the Grantor or Grantee. Any notice of termination shall be recorded by the party providing the Notice.

This Agreement constitutes notice of termination of the prior agreement, <sup>\*</sup> as required therein, between Kimberly Holmes Seashore, a married woman as her sole and separate property with Seashore Rebecca May a married woman as her sole and separate property, as tenants in common ("Grantor"); Kent Spafford and Karan Spafford individually and as Trustees of the Spafford Family Real Estate Trust dated August 4, 2014 ("Grantee"); and Arthur C. Graves and Michan P. Graves, Trustees of The Graves Family Trust-2010, u/t/a/ dated May 27, 2010 ("Graves") because of the sale of the Servient Tenement by the foregoing Grantor mentioned above in this paragraph to the Grantor herein, KEG Enterprises, LLC. The prior agreement was recorded in Marin County Official Records in the chain of title for the Servient Tenement immediately prior to title of the Servient Tenement being transferred to the Grantor herein.

\* Document 2019-0023019 Dated 02 July 2019

**Entire Agreement**

3. This Agreement contains the entire agreement of the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this Agreement shall be of no force and effect. Any amendment must be in writing and signed by all parties.

**Attorney Fees and Mediation**

4. In the event of any controversy, claim, or dispute relating to this instrument or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees, and costs. Nothing shall preclude the parties from seeking or using mediation, which is the preferred manner of resolving disputes, and the costs of which shall be shared equally by the parties. The parties must engage in a minimum of four hours of mediation before any litigation may be commenced.

**Binding Effect**

5. This Agreement shall be binding upon and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of Grantor and Grantee.

**Recording**

6. This Agreement shall be recorded after signature and notarization of all parties, and Grantor become the record title holder of the Servient Tenement.

**Notice**

7. All notices which are to be given to either of the parties to this At Will License shall be sent by certified mail to the following addresses and are to be deemed given at the time such notices are deposited or places in the United States mail.

KEG Enterprises, LLC: 222 Cazneau Avenue, Sausalito, CA 94965

Spaffords: 2305 Gates Court, Morris Plains, NJ 07950

Graves: 222 Cazneau Avenue, Sausalito, CA 94965

In the event that a change in address is appropriate, notice of such shall be sent by certified mail to the other party. If no change in address is so made or noticed, then said party or parties expressly waive the right to claim at any time that one of the other did not receive a notice because a notice was sent to the wrong address.

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Executed on the date first hereinabove written at Sausalito, California.

GRANTOR KEG Enterprises, LLC GRANTEE  
By: Arthur C. Graves, Manager By: Kent Spafford, Trustee

By: Michan P. Graves, Manager By: Karan Spafford, Trustee

GRAVES  
By: Arthur C. Graves, Trustee By: Kent Spafford, Individually

By: Michan P. Graves, Trustee By: Karan Spafford, Individually

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California C.T.  
County of Marin Hartford

On June 3rd 2019, before me, Gerald Sullivan, a Notary Public, personally appeared Kent Spafford, 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.

Signature Gerald Sullivan (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of ~~California~~ <sup>C.T</sup>  
County of ~~Marin~~ <sup>Hartford</sup>

On June 3rd 2019, before me, Gerald Sullivan, a Notary Public, personally appeared Karan Spafford, 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~~ <sup>C.T</sup> that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

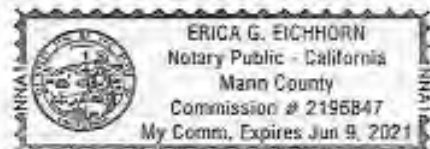
State of California  
County of Marin

On June 19, 2019, before me, Erica G. Eichhorn, a Notary Public, personally appeared Arthur C. Graves, 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.

Signature [Handwritten Signature] (Seal)



**A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document**

State of California  
County of Marin

On June 19, 2019, before me, Kyle Gilbert, a Notary Public, personally appeared **Michan P. Graves**, 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.

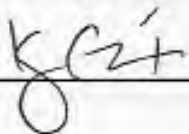
Signature  (Seal)





EXHIBIT A

ALL THAT CERTAIN REAL PROPERTY situate in the City of Sausalito, County of Marin, State of California, more particularly described as follows:

PARCEL ONE:

Beginning at a point on the Westerly line of Filbert Avenue, said point being the Northeast corner of Lot 4, Block 28, as shown upon that certain map entitled, "Official Map Sausalito Land and Ferry Company, filed for record April 26, 1869 in Rack 1 of Maps, at Pull 9, Marin County Records; running thence along the said line of Filbert Avenue, South 21°30' East, 46.0 feet, South 20°45' East, 54.1 feet; thence leaving said Avenue, South 66°20' West, 101.76 feet, North 9°45' West, 103.04 feet to the Northernly line of said Lot 4; North 66°20' East, 81.47 feet to the point of beginning.

PARCEL TWO:

An undivided 1/3 interest in and to the following described parcel:

Beginning at a point on the Easterly line of Cazneau Avenue, distant South 6°45' West, 36.25 feet from the Northwesternly corner of Lot 4, Block 28, as shown upon that certain map entitled, "Official Map Sausalito Land and Ferry Company, filed for record April 26, 1869 in Rack 1 of Maps, at Pull 9, Marin County Records; and running thence South 23°40' East, 43.5 feet, North 74°36' East, 31.667 feet; thence on a curve to the right whose center bears North 82°52' East and whose radius is 14.0 feet, distant 20.595 feet; thence North 77°09'10" East, 33.22 feet; thence South 9°45' East, 46.0 feet; South 61° West 15.72 feet; thence on a curve to the right whose center bears North 29° West and whose radius is 125.0 feet, distance 60.365 feet; thence South 88°40'10" West, 33.83 feet to the aforesaid line of Cazneau Avenue; thence along said Avenue line, North 8° East, 33.66 feet and North 2°30' East, 44.67 feet to the point of beginning.

PARCEL THREE:

An Easement for roadway purposes described as follows:

Beginning at a point on the Easterly line of Cazneau Avenue, distant South 6°45' West, 36.25 feet from the Northwesternly corner of Lot 4, Block 28, as shown upon that certain map entitled, "Official Map Sausalito Land and Ferry Company, filed for record April 26, 1869 in Rack 1 of Maps, at Pull 9, Marin County Records; and running thence South 23°40' East, 43.5 feet, North 74°36' East, 31.667 feet; thence on a curve to the right whose center bears North 82°52' East and whose radius is 14.0 feet, distant 20.595 feet; thence North 77°09'10" East, 33.22 feet; thence South 9°45' East, 46.0 feet; South 61° West 15.72 feet; thence on a curve to the right whose center bears North 29° West and whose radius is 125.0 feet, distance 60.365 feet; thence South 88°40'10" West, 33.83 feet to the aforesaid line of Cazneau Avenue; thence along said Avenue line, North 8° East, 33.66 feet and North 2°30' East, 44.67 feet to the point of beginning.

PARCEL FOUR:

Being all that certain real property described in that certain deed from Sausalito Land and Ferry Company, a Corporation, to Richard Seashore recorded August 27, 1987, as Instrument No. 87-57887, Marin County Records, as more particularly described as follows:

BEGINNING at the Southwesterly corner of Lot J in Block Number 28, as shown upon that certain map entitled, "Resubdivision of Block No. 28, Official Map of the Sausalito Land and Ferry Company", filed for record October 18, 1895 in Volume 1 of Maps, at Page 82, Marin County Records; running thence South 6°45' West, 14.6 feet to a point, said point being the Northwesternly corner of Lot 4, Block 28 as shown upon that certain map entitled, "Official Map Sausalito Land and Ferry Company, filed for record April 26, 1869 in Rack 1 of Maps, at Pull 9, Marin County Records; running thence North 66°20' East 161.7 feet to the Northeastly corner of Lot 4, Block 28, Map hereinabove referred to; running thence North 21°30' West, 10 feet to the Southeastly corner of Lot 4, Block 28; running thence South 66°20' West in a direct line to the point of beginning.

Excepting therefrom, that portion described in that certain deed recorded June 14, 1988 as Instrument No. 88-31208, Marin County Records, and more particularly described as follows:

Being a portion of a 10 foot wide lot described in a Quitclaim Deed from Sausalito Land and Ferry Company, a Corporation, to Richard Seashore recorded August 27, 1987 as Instrument No. 87-57887, Marin County Records and more particularly described as follows:

Beginning at the Southeastly corner of Lot J, in Block 28 as shown upon that certain map entitled, "Resubdivision of Block No. 28, Official Map of the Sausalito Land and Ferry Company", filed for record October 18, 1895 in Volume 1 of Maps, at Page 82, Marin County Records; thence South  $66^{\circ} 08' 42''$  West (delineated as South  $66^{\circ} 20' 00''$  West on said Map), 85.00 feet along the Southerly line of said Lot J, thence leaving said Lot J, South  $23^{\circ} 51' 18''$  East, 3.38 feet; thence North  $66^{\circ} 08' 42''$  East, 84.86 feet to the Westerly line of Fibert Avenue, thence North  $21^{\circ} 30' 00''$  West, 3.38 feet along said Avenue to the Point of Beginning.

EXHIBIT "B"

PARCEL ONE:

AN UNDIVIDED 50% INTEREST IN AND TO THAT CERTAIN REAL PROPERTY SHOWN UPON THAT CERTAIN MAP ENTITLED, "A CONDOMINIUM PARCEL MAP 230 CAZNEAU AVENUE & 97 FILBERT AVENUE, BEING ALL OF LOT "J" BLOCK 28 OF OFFICIAL MAP OF THE SAUSALITO LAND AND FERRY COMPANY FILED FOR RECORD IN BOOK 1 OF RECORDED MAPS AT PAGE 82, SAUSALITO, MARIN COUNTY, CA.", FILED FOR RECORD ON SEPTEMBER 21, 1988 IN VOLUME 24 OF PARCEL MAPS AT PAGE 33, MARIN COUNTY RECORDS.

EXCEPTING AND RESERVING THEREFROM

(A) UNITS 97 A-E AND 230 A-G AS SHOWN UPON THE ABOVE REFERRED TO MAP AND AS DEFINED AND LIMITED BY THAT CERTAIN DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS OF 97 FILBERT AND 230 CAZNEAU, SASALITO, A CONDOMINIUM, RECORDED SEPTEMBER 21, 1988, RECORDER'S SERIAL NO. 88 53591, MARIN COUNTY RECORDS.

(B) EXCLUSIVE EASEMENTS APPURTENANT TO INDIVIDUAL UNITS FOR DECKS AND PARKING.

PARCEL TWO:

UNIT 97 A-E AS SHOWN UPON THAT MAP ABOVE REFERRED TO.

PARCEL THREE:

AN EXCLUSIVE EASEMENT TO USE THE RESTRICTING COMMON AREA FOR PARKING SHOWN AND DEFINED AS P1 & P2 AND DECK AS SHOWN UPON THE ABOVE REFERRED TO MAP AND AS DEFINED AND LIMITED BY THAT CERTAIN DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS OF 97 FILBERT AND 230 CAZNEAU, SAUSALITO, A CONDOMINIUM, RECORDED SEPTEMBER 21, 1988, RECORDER'S SERIAL NO. 88 53591, MARIN COUNTY RECORDS.

PARCEL FOUR:

AN EXCLUSIVE EASEMENT FOR YARD AND MAINTENANCE PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY:

(A) BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT "J" IN BLOCK NUMBER 28, AS SHOWN UPON A MAP OF SUBDIVISION OF SAID BLOCK 28 FROM "OFFICIAL MAP OF THE LANDS OF THE SAUSALITO LAND AND FERRY COMPANY, PREPARED BY G. F. ALLARDT, C.E., OCTOBER 1887", RECORDED OCTOBER 18, 1895 IN VOLUME 1 OF MAPS AT PAGE 82, MARIN COUNTY RECORDS.

SAID CORNER BEING COMMON TO A 10 FOOT WAY AND FILBERT AVENUE; THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERLY LINE OF SAID LOT J, SOUTH 66° 08' 42" WEST (SOUTH 66° 20' 00" WEST OF RECORD) 85.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 19° 11' 07" WEST 55.79 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT "J"; THENCE NORTH 66° 41' 54" EAST (NORTH 66° 20' 00" EAST OF RECORD) 84.38 FEET TO NORTHEASTERLY CORNER OF SAID LOT "J" COMMON TO FILBERT AVENUE; THENCE SOUTH 15° 00' 00" EAST 14.67 FEET ALONG SAID FILBERT AVENUE; THENCE SOUTH 21° 30' 30" EAST 40.33 FEET TO THE POINT OF BEGINNING.

(B) BEING A PORTION OF A 10 FOOT WIDE LOT DESCRIBED IN A QUITCLAIM DEED FROM RICHARD SEASHORE TO JOHN C. BELZ AND MAYAN SHUEH, RECORDED JUNE 14, 1988 AS INSTRUMENT NO. 1988-0031208, MARIN COUNTY RECORDS.

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT J IN BLOCK NUMBER 28 AS SHOWN ON A MAP OF RESUBDIVISION OF BLOCK NO. 28, "OFFICIAL MAP OF THE SAUSALITO LAND AND FERRY COMPANY", FILED FOR RECORD OCTOBER 18, 1895 IN VOLUME 1 OF MAPS AT PAGE 82, MARIN COUNTY RECORDS AND SAID 10 FOOT LOT; THENCE SOUTH 66° 08' 42" WEST (DELINEATED AS SOUTH 66° 20' 00" WEST ON SAID MAP) 85.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT J; THENCE LEAVING SAID LOT J, SOUTH 23° 51' 18" EAST 3.38 FEET; THENCE NORTH 66° 08' 42" EAST 84.86 FEET TO THE WESTERLY LINE OF FILBERT AVENUE; THENCE NORTH 21° 30' 00" WEST 3.38 FEET ALONG SAID AVENUE TO THE POINT OF BEGINNING.

## EXHIBIT C

### DESCRIPTION

All that certain land situated in the State of California, County of MARIN, City of SAUSALITO, described as follows:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SAUSALITO, COUNTY OF MARIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

#### PARCEL ONE:

BEGINNING AT A POINT ON THE EASTERLY LINE OF CAZNEAU AVENUE, SAID POINT BEING THE NORTHWEST CORNER OF LOT 4, BLOCK 28, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP OF SAUSALITO LAND AND FERRY COMPANY", FILED FOR RECORD APRIL 26, 1869 IN RACK 1 OF MAPS, PULL 9, MARIN COUNTY RECORDS; THENCE RUNNING ALONG SAID AVENUE LINE, SOUTH 6° 45' WEST 38.25 FEET; THENCE LEAVING SAID AVENUE LINE SOUTH 23° 40' EAST 43.5 FEET, NORTH 74° 36' EAST 31.667 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 82° 52' EAST AND WHOSE RADIUS IS 14.0 FEET, DISTANCE 20.595 FEET; THENCE NORTH 77° 09' 10" EAST 33.22 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED BY PLANT BROS., INC., A CORPORATION TO MANUEL SANTIAGO DEVEZA, ET UX, BY DEED RECORDED AUGUST 17, 1949 IN BOOK 619 OF OFFICIAL RECORDS, AT PAGE 286, MARIN COUNTY RECORDS; RUNNING THENCE NORTH 90° 45' WEST ALONG SAID LAST NAMED LINE 77.04 FEET TO THE MOST NORTHWESTERLY CORNER OF THE PARCEL SO CONVEYED TO DEVEZA ABOVE REFERRED TO; RUNNING THENCE SOUTH 66° 20' WEST 80.11 FEET TO THE POINT OF BEGINNING.

#### PARCEL TWO:

AN UNDIVIDED 1/3 INTEREST IN AND TO THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT ON THE EASTERLY LINE OF CAZNEAU AVENUE, DISTANT SOUTH 6° 45' WEST 38.25 FEET FROM THE NORTHWESTERLY CORNER OF LOT 4, BLOCK 28, AS SHOWN UPON "OFFICIAL MAP OF SAUSALITO LAND AND FERRY COMPANY", FILED FOR APRIL 26, 1869 IN RACK 1 OF MAPS, PULL 9, MARIN COUNTY RECORDS; AND RUNNING THENCE SOUTH 23° 40' EAST 43.5 FEET, NORTH 74° 36' EAST 31.667 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 82° 52' EAST AND WHOSE RADIUS IS 14.0 FEET, DISTANT 20.595 FEET; THENCE NORTH 77° 09' 10" EAST 33.22 FEET; THENCE SOUTH 9° 45' EAST 46.0 FEET, SOUTH 61° WEST 15.72 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 29° WEST AND WHOSE RADIUS IS 125.0 FEET, DISTANCE 60.365 FEET; THENCE SOUTH 88° 40' 10" WEST 33.83 FEET TO THE AFORESAID LINE OF CAZNEAU AVENUE; THENCE ALONG SAID AVENUE LINE NORTH 8° EAST 33.66 FEET AND NORTH 2° 30' EAST 44.67 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT 4, BLOCK 28, MAP HEREIN ABOVE REFERRED TO.

#### PARCEL THREE:

AN EASEMENT FOR ROADWAY PURPOSES, BUT RESERVING THE RIGHT OF DEDICATION BY DEED TO CITY AT SAUSALITO FOR PUBLIC USE, OVER THE FOLLOWING AREA:

BEGINNING ON THE EASTERLY LINE OF CAZNEAU AVENUE, DISTANT SOUTH 6° 45' WEST 38.25 FEET FROM THE NORTHWESTERLY CORNER OF LOT 4, BLOCK 28, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP OF SAUSALITO LAND AND FERRY COMPANY", FILED FOR RECORD APRIL 26, 1869 IN RACK 1 OF MAPS, AT PULL 9, MARIN COUNTY RECORDS, AND RUNNING THENCE SOUTH 23° 40' EAST 43.5 FEET, NORTH 74° 36' EAST 31.667 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 82° 52' EAST AND WHOSE RADIUS IS 14.0 FEET, DISTANCE 20.595 FEET; THENCE NORTH 77° 09' 10" EAST 33.22 FEET; THENCE SOUTH 9° 45' EAST 46.0 FEET, SOUTH 61° WEST 15.72 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 29° WEST AND WHOSE RADIUS IS 125.0 FEET, DISTANCE 60.365 FEET; THENCE SOUTH 88° 40' 10" WEST 33.83 FEET TO THE AFORESAID LINE OF CAZNEAU AVENUE; THENCE ALONG SAID AVENUE LINE NORTH 8° EAST 33.66 FEET AND NORTH 2° 30' EAST 44.67 FEET TO THE POINT OF BEGINNING.