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 recordation of this map, and are all who are necessary to pass clear title to the land subdivided and shown hereon.

The undersigned hereby irrevocably offer for dedication to public use Drainage Easements (D.E.), Sanitary Sewer Easements (S.S.E.) Public Utility Easements (P.U.E.) as shown hereon. The easements hereinbefore offered for dedication shall be kept open and free from permanent buildings and structures of any kind. The local agency or any other municipal corporation, agency, public utility company, or district shall have the right of access into and upon all such easements for the purpose of improving, maintaining, or repairing such easements and facilities within them; however, said right shall not impose upon said local agency, corporation, agency, company, or district the obligation of maintenance, improvement, or repair.

The undersigned do hereby consent to the recording of this condominium plan pursuant to Chapter 1, title 6, Part 4 Division Second of the Civil Code of the State of California (Section 1350 and following).

No change or alterations, except for routine maintenance and repairs, may be made to improvements or landscaping in the Common Area without the written consent of the Community Development Director of the City of Novato.

IGNACIO PLACE, A joint venture General Partnership, Owner.

Joseph Grippi, General Partner — Mark Parode, General Partner — Greenblat Associates, Ltd., A California Limited Partnership, General Partner

Continental Auxiliary Company, A California Corporation

D Mason — David J. Reber

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Marin) ss

On this 30th, day of July in the year 1984, before me Myra G. Hardwick a Notary Public in and for said County and State, personally appeared Joseph Grippi and Mark Parode personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument on behalf of the partnership therein named and acknowledged to me that the partnership executed it.

In Witness whereof, I have hereunto set my hand and affixed my official seal in the County of Marin the day and year in this certificate first above written.

MYRA G. HARDWICK NOTARY PUBLIC-CALIFORNIA MARIN County My Commission Expires June 25, 1986

Myra G. Hardwick
Notary Public in and for said County of Marin
and State of California. My Commission expires 6-25-86

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Sonoma) ss

On this 25TH day of July, in the year 1984 before me P. GORDON, a Notary Public in and for said County and State, personally appeared D. MASON and DAVID J. REBER personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as ASSISTANT SECRETARY and ASSISTANT VICE PRESIDENT on behalf of the corporation therein named and acknowledged to me that the corporation executed it.

P. Gordon
Notary Public in and for said County of Sonoma
and State of California. My Commission expires NOV. 1, 1985.

SOIL REPORT CERTIFICATE

A soil report dated January 6, 1984, and the addendum dated April 4, 1984, prepared by Donald Herzog & Associates, Inc., specifically for this subdivision, has been filed with the local agency's Department of Community Development.

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 31st day of July, 1984.

Tax Collector
County of Marin and Cities therein
State of California

By Sophia K. Eliopoulos
Deputy

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 inure to the benefit of said County of Marin and is conditioned for the payment of all taxes, which may be at the time of recording of this map a lien against the tract or subdivision of land shown hereon or any part thereof, but not yet payable.

Witness my hand and seal this 31ST day of July, 1984.

BOARD OF SUPERVISORS · COUNTY, CALIFORNIA

Signed Van Gillespie
Clerk of the Board of Supervisors of the County of Marin,
State of California.

SURVEYOR'S CERTIFICATE

I, John G. Stuber certify that I am a licensed Land Surveyor under the laws of 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 March, 1984; that the survey is true and complete as shown; that the monuments are of the character and occupy the positions shown on this map, and that a survey of the property can be retraced from said monuments.

Signed this 1st day of AUG., 1984.

John G. Stuber, L.S. #3303

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Marin) ss

On this 30th, day of July, in the year 1984, before me Myra G. Hardwick, a Notary Public in and for said County and State, personlly appeared Merle S. Greenblat, (or proved to me on the basis of satisfactory evidenence) to be the General Partner of Greenblat Associates, Ltd., a limited partnership, said partnership being known to me to be one of the partners of Ignacio Place, the partnership that executed the within instrument and acknowledged to me that they executed the samed as partner of the partnership first above named, that said partnership executed the same as a partner of Ignacio Place, and that said last named partnership executed the same.

MYRA G. HARDWICK NOTARY PUBLIC-CALIFORNIA Principal Office in Marin County My Commission Expires June 25, 1986

Myra G. Hardwick
Notary Public in and for said County of Marin
and State of California. My Commission expires 6 25 86

CITY CLERK'S CERTIFICATE

The City Council of the City of Novato, State of California, at a regular meeting held on the 7th day of August, 19 84. examined the Map of Ignacio Place and the City Council by Resolution ~~84-84~~ duly passed at the meeting aforesaid, approved this map and, on behalf of the public, rejected the offer of dedication of all easements.

Signed this 14th day of August, 19 84.

City Clerk of the City of Novato, State of California

CITY ENGINEER'S CERTIFICATE

I, the undersigned, City Engineer of the City of Novato, State of California, hereby certify that I have examined this final map, that the subdivision as shown hereon is substantially the same as it appeared on the Tentative Map and any approved alterations thereof, that all provisions of CHapter 2 of the Subdivision Map Act and any local ordinances applicable at the time of approval of the Tentative Map have been complied with and I am satisfied that said map is technically correct.

Signed this 15TH day of AUGUST, 1984.

REGISTERED PROFESSIONAL ENGINEER · THOMAS J. HOLAN · No. 14858 · STATE OF CALIF. · CIVIL

Thomas J. Nolan R.G.E. #14858
City Engineer, City of Novato, State of California.

RECORDER'S CERTIFICATE

Filed this 16th day of AUG, 1984, at 8:00 in Volume 19 of Maps at Page 26 at the request of the City of Novato.

Serial No. 84-39644 Fee $8.00

W. Bruce Shafer
County Recorder

Alice Lake
Deputy

MAP OF IGNACIO PLACE

A CONDOMINIUM

Rec. Ser. No. 83-62726

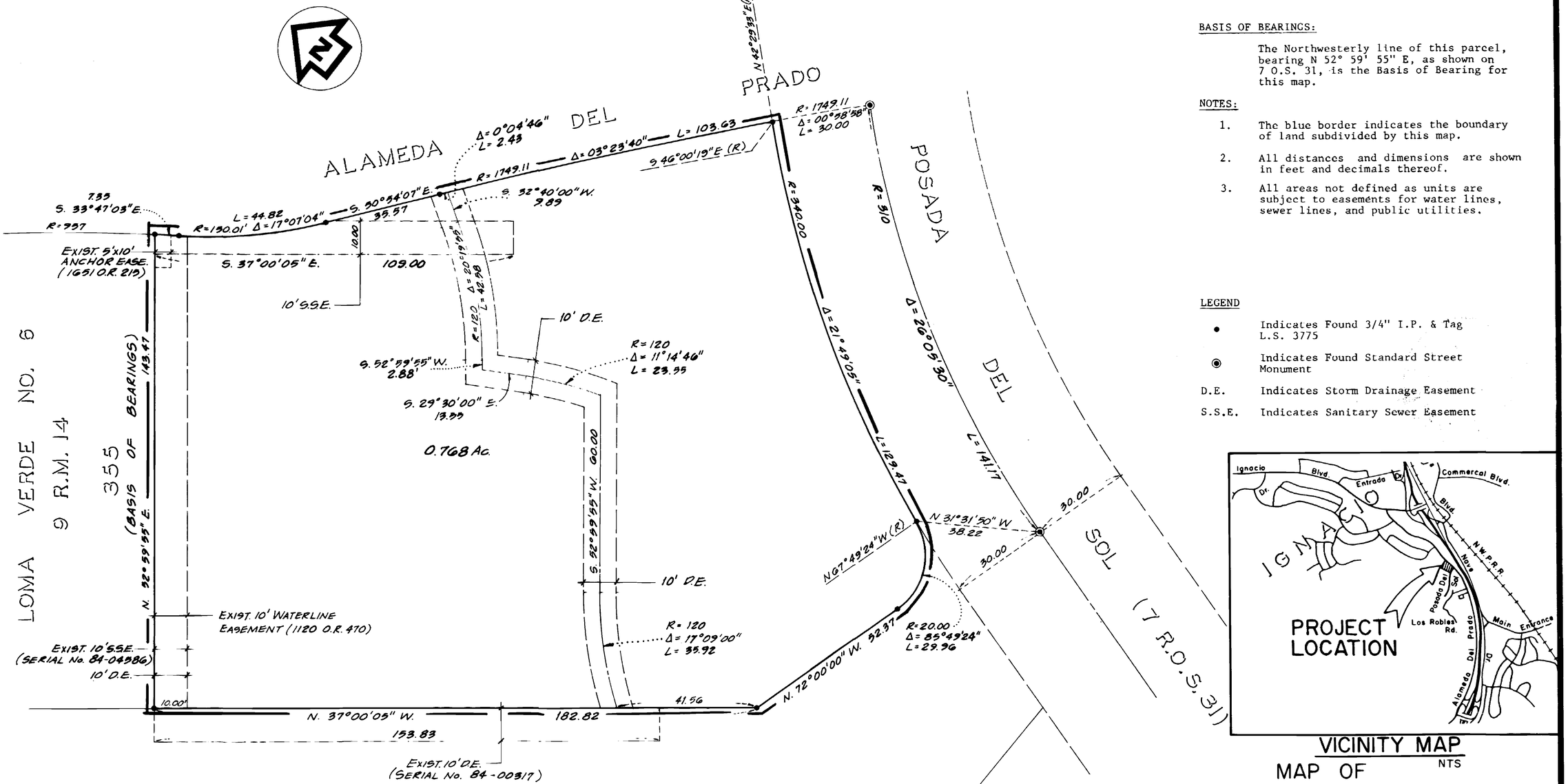
NOVATO, APRIL, 1984 — COUNTY OF MARIN — CALIFORNIA NO SCALE

[St]² STUBER-STROEH ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
90 DeLong Ave. Suite 7, Novato, CA. 94947 415-892-4763

SHEET 1 OF 2 SHEETS

80-908 File: 326-010

Can 5552



BASIS OF BEARINGS:

The Northwesterly line of this parcel, bearing N 52° 59' 55" E, as shown on 7 O.S. 31, is the Basis of Bearing for this map.

NOTES:

1. The blue border indicates the boundary of land subdivided by this map.
2. All distances and dimensions are shown in feet and decimals thereof.
3. All areas not defined as units are subject to easements for water lines, sewer lines, and public utilities.

LEGEND

- ● Indicates Found 3/4" I.P. & Tag L.S. 3775
- ◉ Indicates Found Standard Street Monument
- D.E. Indicates Storm Drainage Easement
- S.S.E. Indicates Sanitary Sewer Easement

VICINITY MAP
NTS

MAP OF IGNACIO PLACE

A CONDOMINIUM

Rec. Ser. No. 83-62726

NOVATO, APRIL, 1984 — COUNTY OF MARIN — CALIFORNIA
SCALE: 1" = 20'

LADERA VISTA SUBDIVISION
19 R.M 6

[St]2 STUBER-STROEH ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
790 DeLong Ave Suite 7, Novato, CA 94947 415-892-4763

SHEET 2 OF 2 SHEETS

80-908 File: 326-010

Can 55-52