2505
BOOK 15 PAGE 2 SER. 39474
M 10/29/71

OWNERS' CERTIFICATE

We hereby certify that we are the owners of or have some right, title or interest, in and to the real property included within the subdivision shown upon this map and that we are the only persons whose consent is necessary to pass a clear title to said real property and we consent to the making of said map and subdivision as shown within the colored border lines; that said map constitutes and consists of a subdivision map and diagrammatic floor plans within the meaning of Section 1350 (i) and (ii) of the Civil Code of the State of California, and that we hereby consent to the making and recording of said map pursuant to Chapter 1, Title 6, Part 4, Division Second of the Civil Code of the State of California.

OWNERS:

CHARLES J. HENDRICKSON, an unmarried man

BANK OF MARIN, Beneficiary

MARIN TITLE GUARANTY CO., Trustee

STATE OF CALIFORNIA)
COUNTY OF MARIN) s.s.

On this ____ day of _____, in the year of One Thousand Nine Hundred and Seventy One, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same as Owner.

My Commission expires _____. Signed: _____
Notary Public in and for said County and State

WILLIAM A. McCONNELL
NOTARY PUBLIC CALIFORNIA
COUNTY OF MARIN

STATE OF CALIFORNIA)
COUNTY OF MARIN) s.s.

On this 11th day of October, in the year of One Thousand Nine Hundred and Seventy One, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared D. E. McCAY and _____, known to me to be the Executive Vice President and _____, of Bank of Marin, the corporation that executed the within instrument, and also known to me to be the persons who executed the same on behalf of such corporation and acknowledged to me that such corporation executed the same as Beneficiary.

My Commission expires _____. Signed: _____
Notary Public in and for said County and State

WILLIAM A. McCONNELL
NOTARY PUBLIC CALIFORNIA
COUNTY OF MARIN

STATE OF CALIFORNIA)
COUNTY OF MARIN) s.s.

On this ____ day of _____, in the year of One Thousand Nine Hundred and Seventy One, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared _____ and _____ known to me to be the _____ and _____ of Marin Title Guaranty Company, the corporation that executed the within instrument, and also known to me to be the persons who executed the same on behalf of such corporation and acknowledged to me that such corporation executed the same as Trustees.

My Commission expires _____. Signed: _____
Notary Public in and for said County and State

I, Orville L. Le Noue, Licensed Land Surveyor of the State of California and a member of the firm of Daniel Coleman Engineering Co., do hereby certify that the surveying of the property shown on this map was made under my direction during the month of July, 1971; that the survey is true and complete as shown; that the monuments are of the character and do occupy the positions shown on this map and the survey of this map can be retraced from said monuments.

Dated this 5th day of October, 1971. Signed: Orville L. Le Noue
Orville L. Le Noue, Licensed Land Surveyor No. 3783

CITY ENGINEER'S CERTIFICATE

I, Ely Caillouette, Jr., City Engineer of the City of San Rafael, California, do hereby certify that I have examined this map; that the subdivision shown hereon is substantially the same as it appeared on the Tentative Map and any approved alterations thereof, that all the provisions of the Subdivision Map Act of the State of California and any local ordinances applicable at the time of recordation have been complied with, and I am satisfied that this map is technically correct.

Signed this 20 day of October, 1971. Signed: Ely Caillouette
Ely Caillouette, Jr., City Engineer, City of San Rafael, State of California

COUNTY CLERK'S CERTIFICATE

I, George H. Gnoss, County Clerk of the County of Marin, State of California, and ex-officio Clerk of the Board of Supervisors thereof, do hereby certify that a good and sufficient bond approved by and in the amount fixed by said Board of Supervisors has been filed and that said bond, by its terms is made to inure to the benefit of said County of Marin, and is conditioned for the payment of all taxes which may, at the time of filing this map, be a lien against the tract or subdivision of land shown on this map, or any part thereof, but not yet payable.

Signed this 11th day of _____, 1971. Signed: _____
County Clerk and ex-officio of the Board of Supervisors of the County of Marin, State of California

COUNTY REDEMPTION OFFICER'S CERTIFICATE

I, Stanley J. Fontez, Redemption Officer of the County of Marin, and the Cities therein, State of California, hereby certify that there are no liens for unpaid taxes, County or City, or special assessments collected as taxes, except taxes or special assessments not yet payable against the Tract of Subdivision of land shown hereon or any part thereof.

Signed this 11th day of October, 1971. Signed: Stanley J. Fontez by Doyle Farrago, Deputy
Stanley J. Fontez, Redemption Officer of the County of Marin and the Cities therein, State of California

CITY CLERK'S CERTIFICATE

I, Marion Grady, Clerk of the City Council of the City of San Rafael, California, do hereby certify that the said City Council duly passed on the 18th day of October, 1971, its resolution No. 4116, by which it approves and adopts this map as the official map of "RIVIERA APARTMENTS, A Condominium Project, San Rafael, California".

Signed this 26th day of October, 1971. Signed: Marion G. Grady
Marion Grady, Clerk of the City Council of the City of San Rafael, State of California

CITY PLANNING COMMISSION

I, Joseph J. Garbarino, Chairman of the Planning Commission of the City of San Rafael, California, do hereby certify that the City of San Rafael Planning Commission approved the subdivision of these lands in the manner therein delineated.

Signed this 18th day of October, 1971. Signed: Joseph J. Garbarino
Joseph J. Garbarino, Chairman of the Planning Commission of the City of San Rafael, State of California

RECORDER'S CERTIFICATE

39474

Filed this 29 day of October 19 71 at 3:10 p.m. in Book 15 of MAPS at page 2 Serial No. 39474 Fee 11.00 at the request of City SAN RAFAEL (Vol 15-Pg. 2)

Signed N. T. GIACOMINI
County Recorder

H. Crumpley
Deputy Recorder

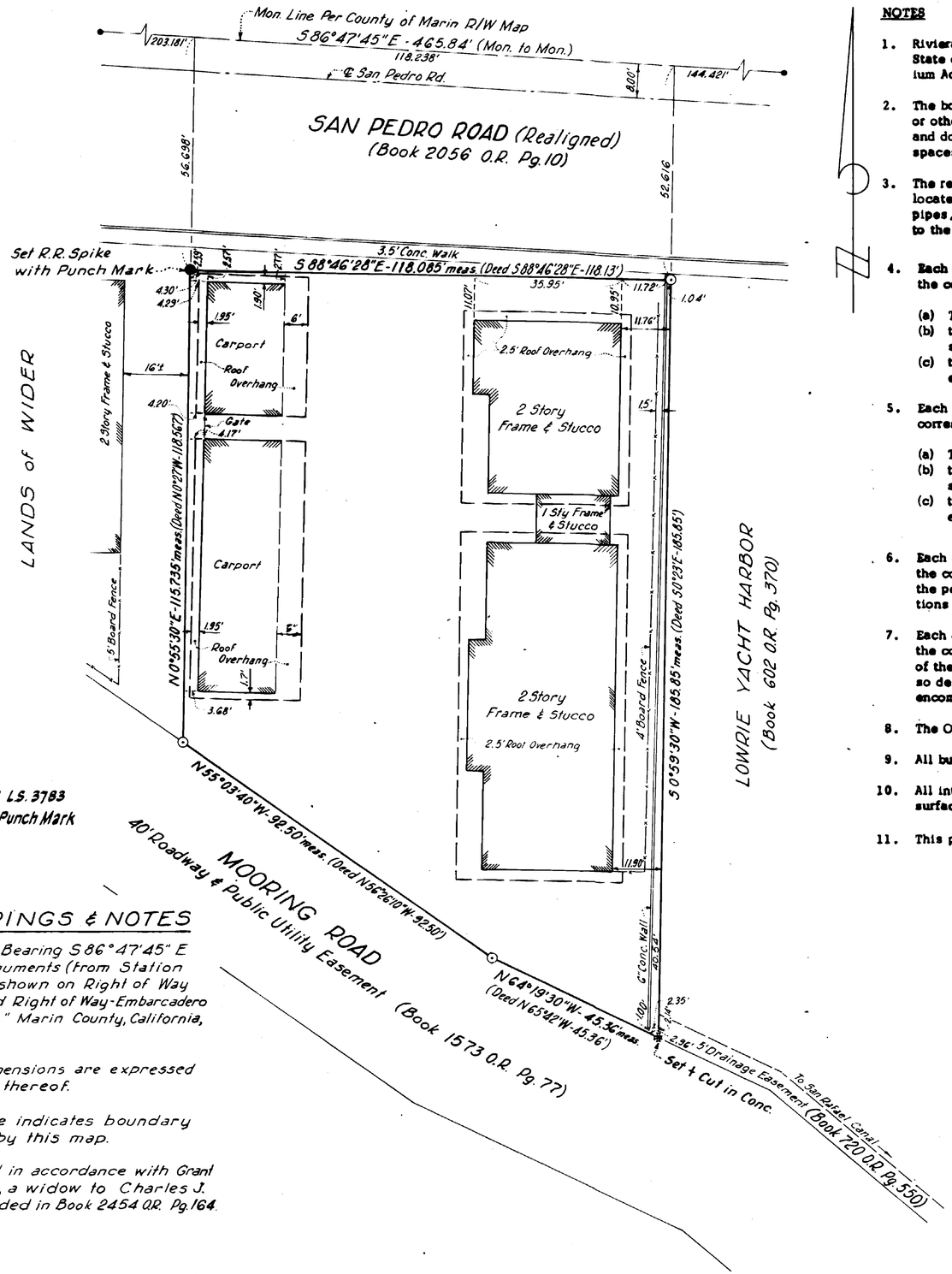
MAP OF RIVIERA APARTMENTS

A CONDOMINIUM PROJECT
SAN RAFAEL CALIFORNIA

AUGUST 1971

DANIEL COLEMAN ENGINEERING CO.
201 SIR FRANCIS DRAKE BLVD.
GREENBRAE CALIFORNIA

Can 2505
SH. 1 OF 4 SH.



LEGEND:

- ◉ Set ¾" Iron Pipe & Tag LS. 3783
- • Found R.R. Spike with Punch Mark

BASIS of BEARINGS & NOTES

Bases of Bearings: The Bearing S86°47'45" E between R.R. Spike Monuments (from Station 0120.75 to 4186.59) shown on Right of Way Map "San Pedro Road Right of Way-Embarcadero Way to Bayside Acres" Marin County, California, dated April 1970.

All distances and dimensions are expressed in feet and decimals thereof.

The Blue Border Line indicates boundary of land subdivided by this map.

This parcel surveyed in accordance with Grant Deed from Rose Cohn, a widow to Charles J. Hendrickson, recorded in Book 2454 O.R. Pg.164.

NOTES

1. Riviera Apartments is a map of a "project" as the term is defined in Section 1350 (3) of the Civil Code of the State of California and the subdivision depicted hereon is subject to the provisions of the California Condominium Act, Title 6, Part 4, Division Second of the Civil Code.
2. The boundary lines of each Unit are the interior unfinished surfaces (exclusive of paint, paper, wax, tile, enamel or other finishing) of its perimeter walls, bearing walls, floors, ceilings, windows and window frames, doors and door frames, and trim, and includes both the portions of the subdivided building so described and the air spaces so encompassed.
3. The remainder of the project is Common Area which means all land and all portions of Riviera Apartments not located within any Unit and also includes, but not by way of limitation, stairways, roofs, floors, foundations, pipes, ducts, flues, conduits, wires, and other utility installations to the outlets, bearing walls, and columns, to the unfinished surfaces thereof, regardless of location. Access to all Auxiliary Uses are from common areas.
4. Each area designated with a "B" and a number is a Balcony Area, the use of which is reserved to the Owner of the corresponding numbered Unit. The boundaries of each such balcony are as follows:
   (a) The lower vertical boundary is the unfinished surface thereof,
   (b) the upper vertical boundary is the horizontal projection of the unfinished ceiling of the apartment adjoining such balcony and
   (c) the lateral boundaries are vertical planes at the horizontal dimensions shown herein for each such balcony; each such balcony includes only the air space encompassed within said boundaries.
5. Each area designated with a "P" and a number is a Patio Area, the use of which is reserved to the Owner of the corresponding numbered Unit. The boundaries of each such Patio are as follows:
   (a) The lower vertical boundary is the unfinished surface thereof,
   (b) the upper vertical boundary is the horizontal projection of the unfinished ceiling of the apartment adjoining such patio, and
   (c) the lateral boundaries are vertical planes at the horizontal dimensions shown herein for each such Patio; each such patio includes only the air space encompassed within said boundaries.
6. Each area designated with a "CP" and a number is a Carport Area, the use of which is reserved to the Owner of the corresponding numbered Unit. The boundaries of each such carport are the interior unfinished surfaces of the perimeter walls, floors, and ceilings, thereof and such carport includes the surfaces so described, the portions of the building and improvements lying within said boundaries and the air spaces so encompassed.
7. Each area designated with an "S" and a number is a Storage Area, the use of which is reserved to the Owner of the corresponding numbered Unit. The boundaries of each such storage area are the interior unfinished surfaces of the perimeter walls, floors, ceilings, windows and doors thereof and such storage area includes the surfaces so described, the portions of the building and improvements lying within said boundaries and the air spaces so encompassed.
8. The Owner of each Unit shall own an undivided interest in the Common Area.
9. All building walls of Units are at right angles unless shown otherwise.
10. All interior dimensions shown and elevations noted on Sheets 3 & 4 are intended to be the unfinished interior surfaces of the walls, floors and ceilings.
11. This project consists of one building comprising two floors with carport area and certain common areas.

MAP OF
RIVIERA APARTMENTS

A CONDOMINIUM PROJECT

SAN RAFAEL CALIFORNIA

AUGUST 1971

DANIEL COLEMAN ENGINEERING CO.
201 SIR FRANCIS DRAKE BLVD.
GREENBRAE CALIFORNIA

SCALE: 1" = 20'

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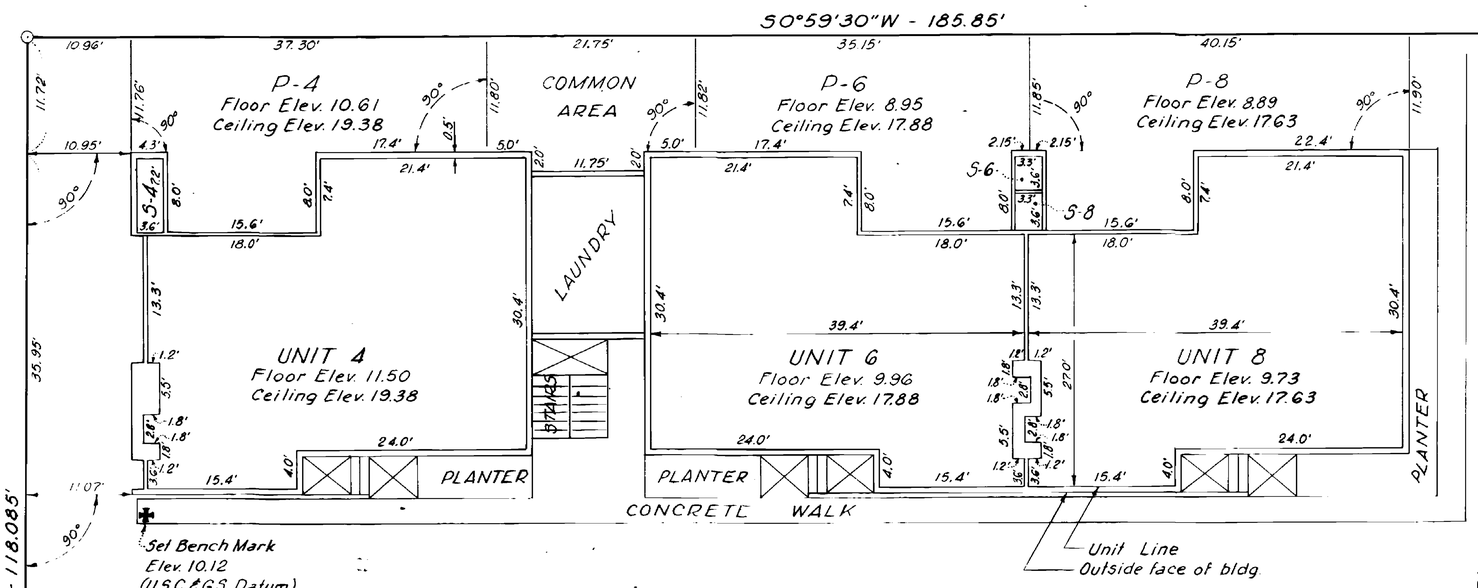
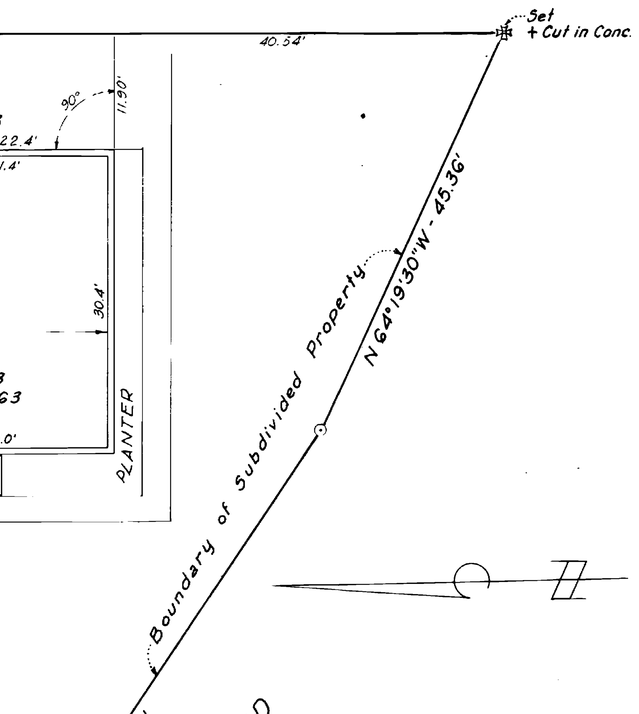
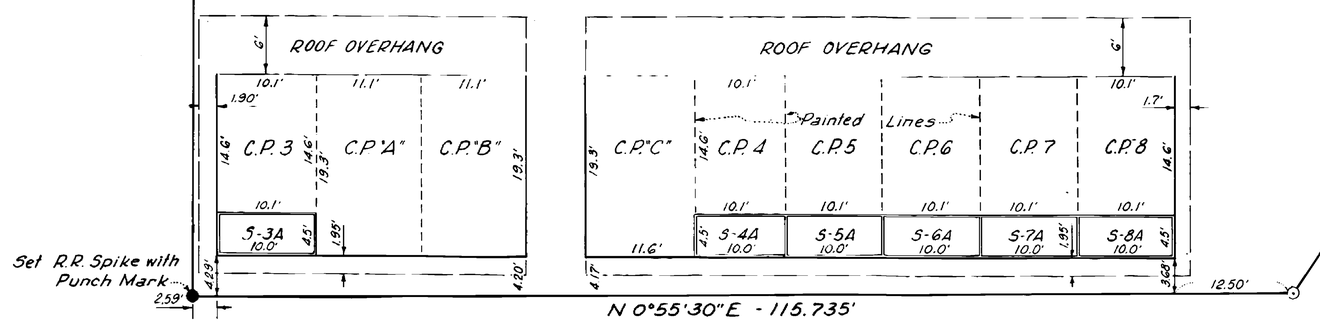
NOTE:
All outside building wall dimensions are 0.5', unless otherwise specified.







PORTIONS OF COMMON AREA RESERVED TO UNIT OWNER	
UNIT №	
3	B-3, B-3A, S-3, S-3A & C.P.3
4	P-4, S-4, S-4A & C.P.4
5	B-5, B-5A, S-5, S-5A & C.P.5
6	P-6, S-6, S-6A & C.P.6
7	B-7, B-7A, S-7, S-7A & C.P.7
8	P-8, S-8, S-8A & C.P.8

BASIS of BEARINGS:
The Bearing S 86°47'45" E between R.R. Spike Monuments (from Station 0+20.75 to 4+86.59) shown on Right of Way Map "San Pedro Road Right of Way - Embarcadero Way to Bayside Acres" Marin County, California, dated April 1970.

LEGEND

⊙ Set ¾" Iron Pipe & Tag L.S. 3783

1ST FLOOR & CARPORTS

MAP OF
RIVIERA APARTMENTS

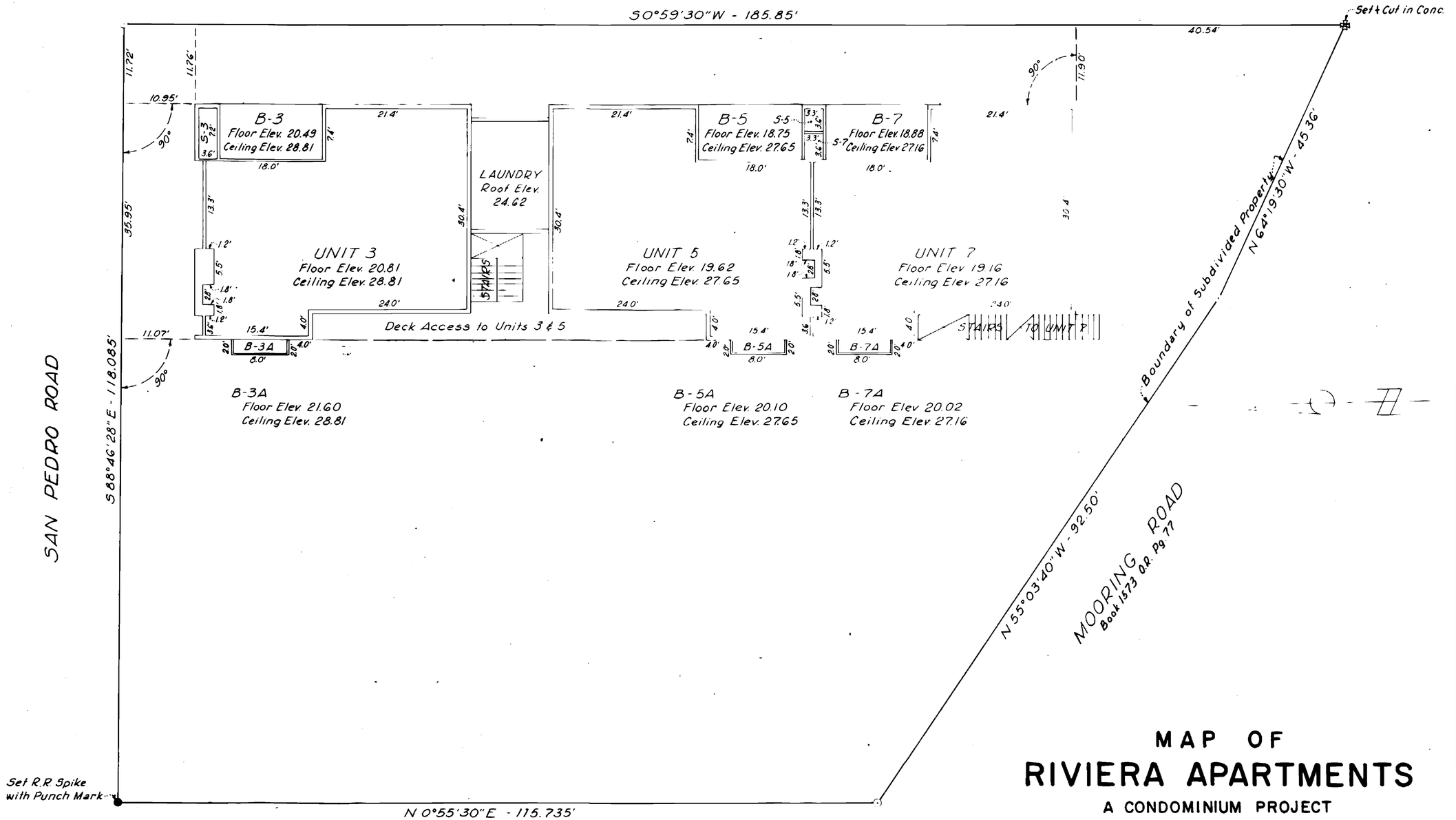
A CONDOMINIUM PROJECT
SAN RAFAEL CALIFORNIA
AUGUST 1971

DANIEL COLEMAN ENGINEERING CO.
201 SIR FRANCIS DRAKE BLVD.
GREENBRAE CALIFORNIA

SCALE: 1" = 10'

CAM 2505

NOTE:
All outside building wall dimensions
are 0.5', unless otherwise specified.



B-3A
Floor Elev. 21.60
Ceiling Elev. 28.81

B-5A
Floor Elev. 20.10
Ceiling Elev. 27.65

B-7A
Floor Elev. 20.02
Ceiling Elev. 27.16

BASIS of BEARINGS:
The Bearing S86°47'45"E between R.R. Spike Monuments (from Station 0120.75 to 4186.59) shown on Right of Way Map "San Pedro Road Right of Way - Embarcadero Way to Bayside Acres" Marin County, California, dated April 1970.

LEGEND

⊙ Set ¾" Iron Pipe & Tag L.S. 3783

2ND FLOOR

MAP OF
RIVIERA APARTMENTS

A CONDOMINIUM PROJECT
SAN RAFAEL CALIFORNIA
AUGUST 1971

DANIEL COLEMAN ENGINEERING CO.
201 SIR FRANCIS DRAKE BLVD.
GREENBRAE CALIFORNIA

SCALE: 1" = 10'

Can 2505