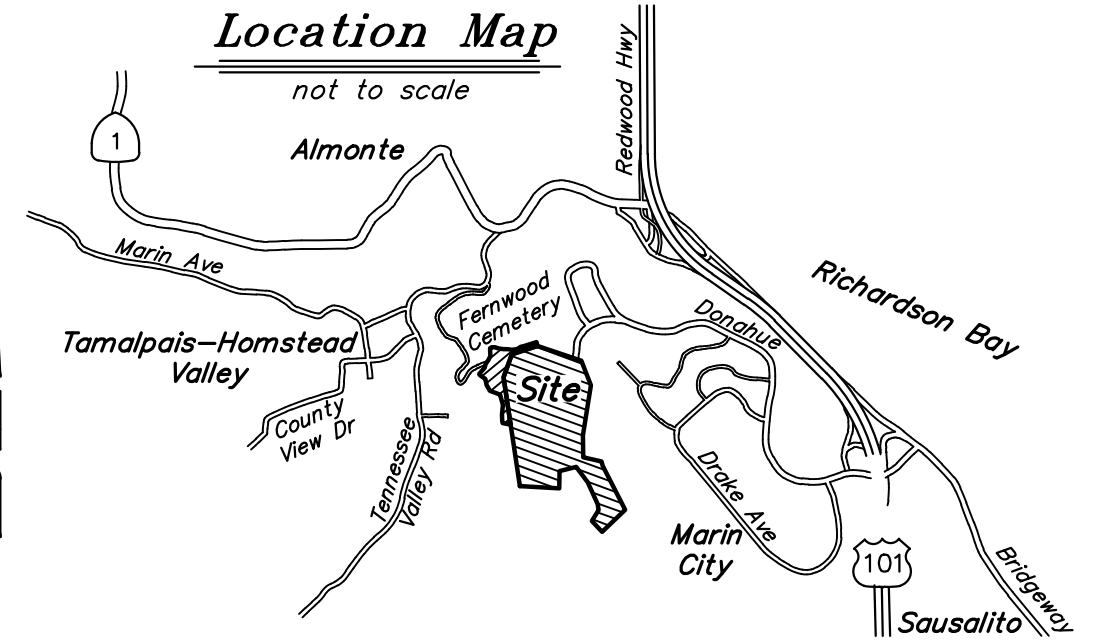
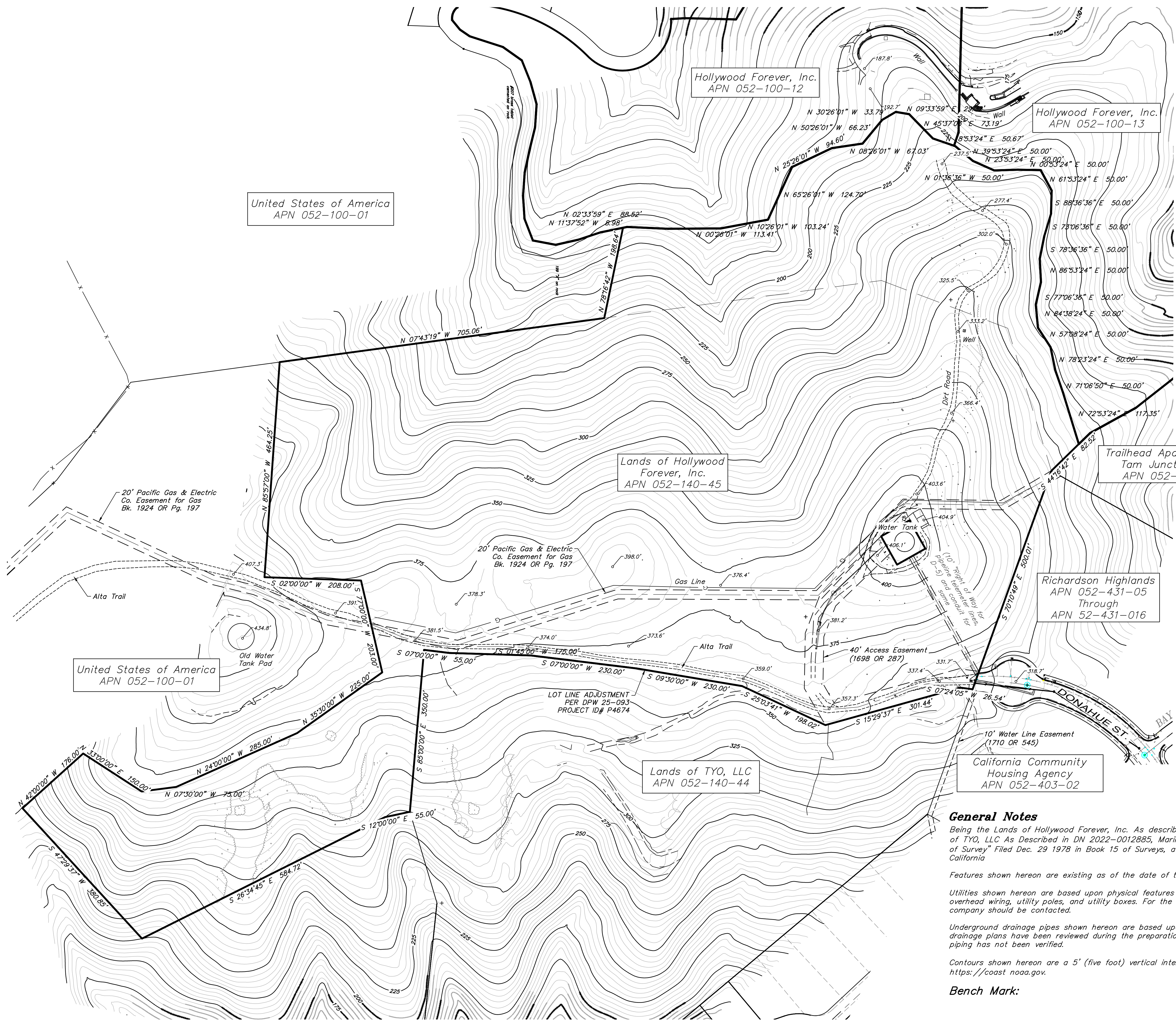


J.5 | Civil Engineering

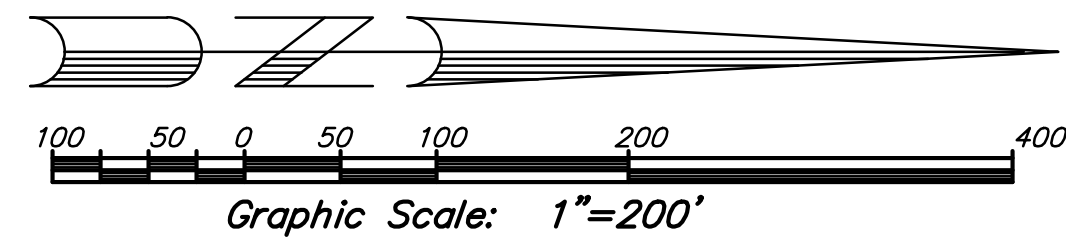
- **Site Topography**
- **Record of Survey**
- **Civil Drawings:**
 - Sheet C1.0 – Title Sheet
 - Sheet C2.0 – Overall Site Plan
 - Sheet C2.1–C2.2 – Site Sections
 - Sheet C2.3 – Existing Easement
 - Sheet C2.4 – Proposed Easement
 - Sheet C2.5 – Typical DWY Sections
 - Sheet C2.6 – Constraints Map
 - Sheet C2.7 – Preliminary Site Staking Plan
 - Sheets C3.0–C8.0 – DWY Plans & Profiles
 - Sheets C9.0 – Utility Plan
 - Sheet C10.0 – Stormwater Control Plan
 - Sheet C11.0 – Construction Management Plan
 - Sheet C12.0–C12.2 – Turning Analysis
- **Donahue Street Connection Exhibit**
- **Preliminary Drainage Study**
- **Stormwater Control Plan for Regulated Projects**



Legend:

- | | |
|-------|--------------------------|
| Elec. | Electric |
| EP | Edge of Pavement |
| EM | Electrical Meter |
| FF | Finished Floor |
| FL | Flowline |
| GB | Grade Break |
| GR | Grate |
| Inv | Invert Grade |
| JP | Joint Utility Pole |
| MB | Mailbox |
| RCP | Reinforced Concrete Pipe |
| Lo | Live Oak Tree |
| Mad | Madrone Tree |
| Rdwd | Redwood Tree |
| TC | Top of Curb |
| TW | Top of Wall |
| WB | Water Box |

- | | |
|--|-----------------|
| | Electric Box |
| | Fence, as noted |
| | Flow Line |
| | Wharf Hydrant |
| | Water Box |
| | Water Valve |
| | Concrete |
| | Flagstone |
| | Gravel |
| | Pavement |



General Notes

Being the Lands of Hollywood Forever, Inc. As described in DN 2005-0017800, Marin County Records and the Lands of TYO, LLC As Described in DN 2022-0012885, Marin County Records; Also Shown And Delineated On That "Record of Survey" Filed Dec. 29 1978 in Book 15 of Surveys, at page 43, Marin County Records. County of Marin, State of California

Features shown hereon are existing as of the date of the field surveys performed by Adobe Associates, Inc.

Utilities shown hereon are based upon physical features observed at the time of this survey, such as paint markings, overhead wiring, utility poles, and utility boxes. For the location of under ground utilities, a subsurface utility locating company should be contacted.

Underground drainage pipes shown hereon are based upon existing area drains and storm drain piping visible therein. No drainage plans have been reviewed during the preparation of this mapping and the underground location of storm drain piping has not been verified.

Contours shown hereon are a 5' (five foot) vertical interval and are shown based upon LiDAR and can be found on <https://coast.noaa.gov>.

Bench Mark:

Revisions	No.	Date	Description	Approved

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Website: www.adobeinc.com

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Site Topography

Fernwood Cemetery

301 Tennessee Valley Road, Mill Valley, Ca.
Assessor's Parcel Number 052-140-45

Paul M. Brown, PLS 5087

Scale: 1" = 100'	Sheet
Date: Apr 29, 2026	1
Drawn by: KEG	of 1 sheet
Checked by: PMB	Job No. 23275

REFERENCE MAPS:

- R-1 "Official Map of Lands of The Sausalito Land & Ferry Company" filed April 6, 1867 in Rack 1, Pull 9, Marin County Records.
- R-2 "Section Map No. 1 of the Sausalito Cemetery" recorded September 15, 1892 in Book 1 of Record Maps at Page 68, Marin County Records
- R-3 "Record of Survey" recorded December 23, 1968 in Book 7 of Surveys at Page 93, Marin County Records
- R-4 "Record of Survey" recorded August 14, 1973 in Book 11 of Surveys at Page 91, Marin County Records
- R-5 "Map of Richardson Highlands, Unit 1" recorded March 27, 1975 in Book 16 of Maps at Page 32, Marin County Records
- R-6 "Record of Survey" recorded December 29, 1978 in Book 15 of Surveys at Page 43, Marin County Records
- R-7 "Record of Survey" recorded February 7, 1985 in Book 19 of Surveys at Page 90, Marin County Records
- R-8 "Map of Daphne-Fernwood Cemetery, Expansion Area-Phase 1" recorded December 28, 1988 in Book 20 of Maps at Page 57, Marin County Records
- R-9 "Map of Tennessee Glen" recorded November 18, 1996, Marin County Records in Book 21 of Maps at Page 54, Marin County Records
- R-10 "Record of Survey" recorded July 18, 1996 in Book 34 of Surveys at Page 91, Marin County Records
- R-11 "Parcel Map Tennessee Woods" recorded March 1, 2000 in Book 2000 of Maps at Page 39, Marin County Records
- R-12 "Record of Survey" recorded September 6, 2005 in Book 2005 of Maps at Page 242, Marin County Records
- R-13 "Record of Survey" recorded May 15, 2020 in Book 2020 of Maps at Page 118, Marin County Records
- R-14 "Record of Survey" recorded December 23, 2025 in Book 2025 of Maps at Page 150, Marin County Records
- CR-1 "Corner Record", APN 052-100-13, 11 O.S. 91 (R-4 above), prepared by I.L.Schwartz Associates, Inc. dated 08/17/1995

Legend:

- X— Existing Fence
—— Parcel Surveyed
—— Adjacent Boundaries
—— Former Lot Boundary
----- Tie Line

- △ Found 3/4" Iron Pipe & Yellow Plastic plug PLS 7901
- Found monument as shown
- Set 3/4" Iron Pipe & plastic plug PLS 5087
- ✕ Found 2 1/2" Iron Pipe with 3" Brass Cap stamped "T1S R6W AP (#)"
- ⦿ Found Street Well Monument as shown
- ⦿ Found 2" Iron Pipe with Brass Cap "Marin Municipal Water District"

OR/DN Official Records/Document Number

Distances Are Shown In Feet & Decimals Thereof
Ties are perpendicular and/or radial, unless otherwise noted.

REFERENCE DEEDS & DOCUMENTS:

- D-1 Grant and Dedication of "all the Streets, Avenues, Roads and ways laid down and delineated on said map ("Map of Lands of the Sausalito Land and Ferry Company"), and that we do hereby grant and dedicate the same and each and every of them to public use as Streets, Avenues, Roads and ways of the location, extent and dimensions shown on said-or intended so to be and as thereon delineated forever.", recorded September 6, 1869 in Book H of Deeds at Page 343, Marin County Records.
- D-2 "FIELD NOTES" Of "The Survey of the Boundary of The Golden Gate National Recreation Area", Survey commenced November 14, 1975 and completed August 16, 1976. -Particularly Pages 73-79 of said Field Notes covering monuments set for Angle Points ("AP") 193-213. (a copy of this document is on file in the office of Adobe Associates, Inc., JN 23275)
- D-3 Grant Deed from Daphne Fernwood, Inc. to Hollywood Forever, Inc. recorded August 19, 2004 under Official Records Document Number 2004-0073229, Marin County Records and re-recorded to correct legal description dated March 15, 2005 under Official Records Document Number 2005-00127800, Marin County Records
- D-4 Grant Deed from Libao Properties, LLC to TYO, LLC recorded March 24, 2022 under Official Records Document Number 2022-0017800, Marin County Records
- D-5 Grant Deed to Marin Municipal Water District recorded June 21, 1963 in Book 1698 of Official Records at Page 287, Marin County Records
- D-6 Easement Agreement with Sprint Spectrum, LP recorded February 20, 1997 under Official Records Document Number 1997-008367, Marin County Records
- D-7 Easement Agreement with Pac Bell Mobil Services recorded October 7, 1997 under Official Records Document Number 1997-056844, Marin County Records
- D-8 Land Lease Agreement to GTE Mobile recorded October 26, 2009 under Official Records Document 2009-0060270, Marin County Records
- D-9 Memorandum of Managed Sites recorded April 14, 2017 under Official Records Document Number 2017-0015206, Marin County Records
- D-10 "Easement Agreement" recorded June 7, 1996 under Official Records Document Number 1996-030209, Marin County Records.
- D-11 "Grant Deed" to TYO, LLC recorded February 25, 2026 under Official Records Document Number 2026-0004394, Marin County Records.
- D-12 "Grant Deed" to Hollywood Forever, Inc. recorded February 25, 2026 under Official Records Document Number 2026-0005483, Marin County Records

SUBMITTED TO COUNTY SURVEYORS OFFICE FOR 2nd REVIEW

COUNTY RECORDER'S STATEMENT:

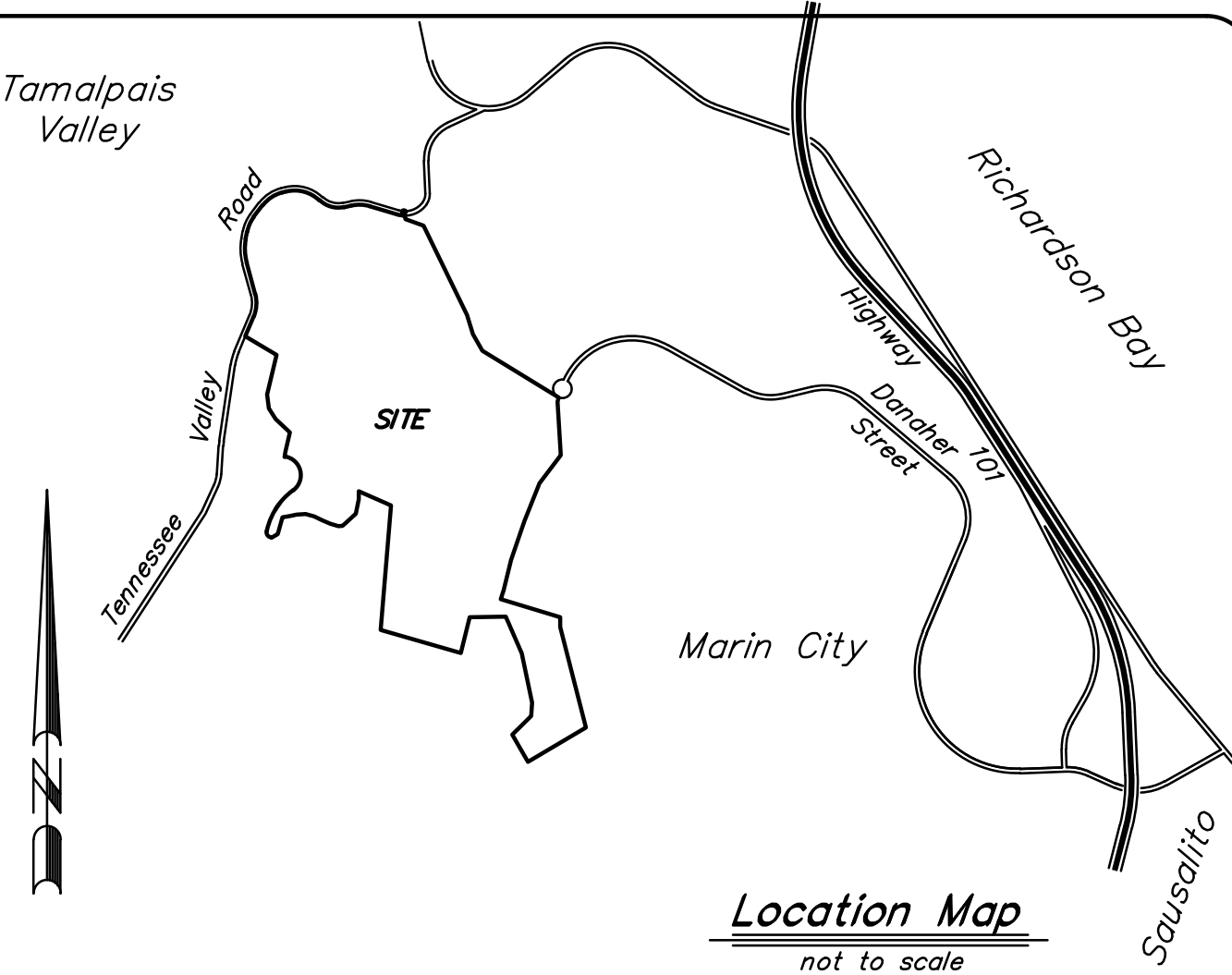
Filed this _____ day of _____, 2026 at _____, M.
in Book _____ of Maps at Page _____, at the request of the
Marin County Department of Public Works.

County Recorder

Deputy County Recorder

Fee _____

Serial No. _____



SURVEYOR'S 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 Kanthiah Yogukumar in September, 2025.

Dated: _____

Paul M. Brown, PLS 5087



COUNTY SURVEYOR'S STATEMENT:

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this _____ day of _____, 2026.

Tracy W. Park, LS 8176
County Surveyor, Marin County

Lionel Keith Vincent, PLS 8248
Deputy County Surveyor, Marin County



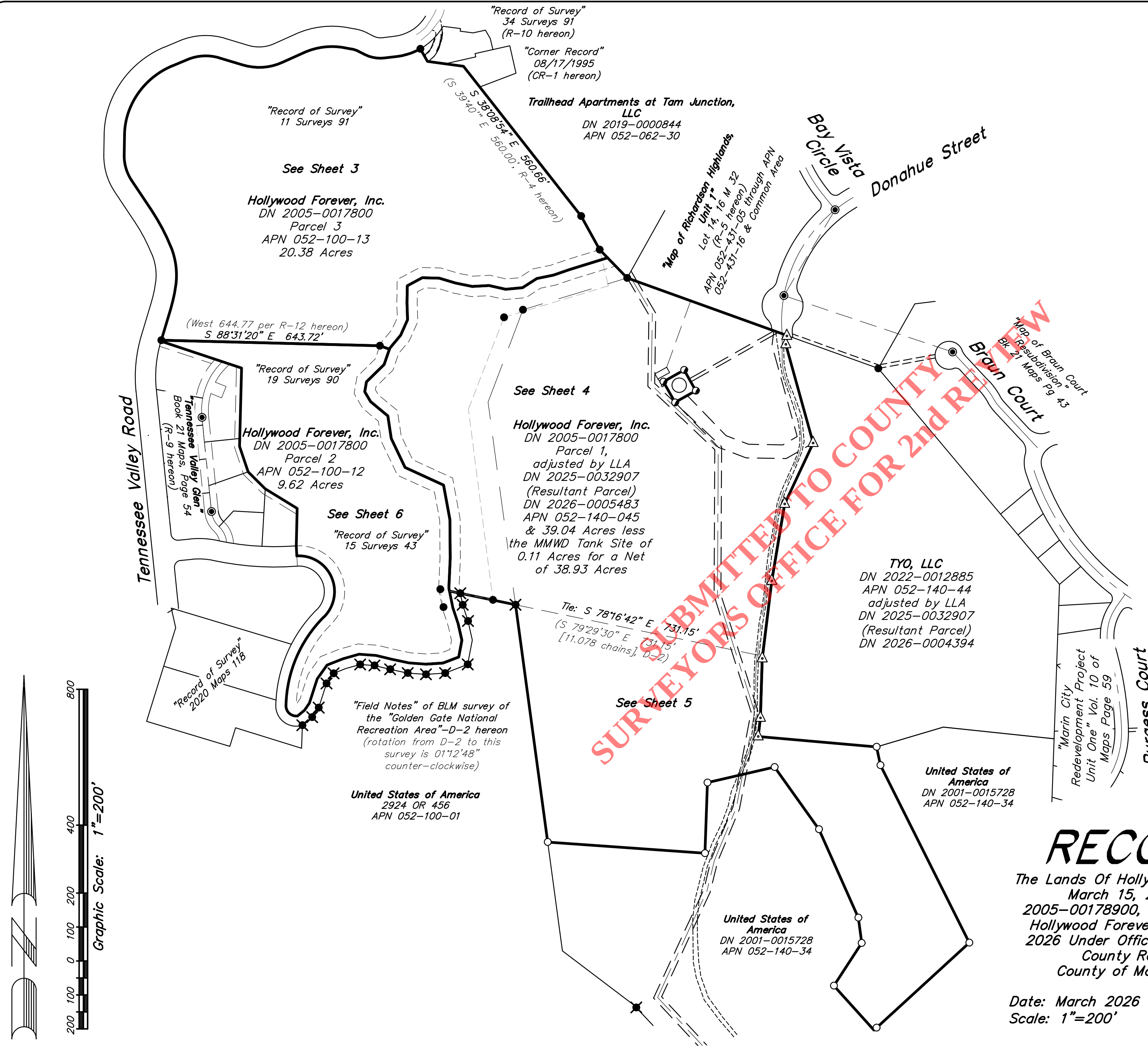
RECORD OF SURVEY

The Lands Of Hollywood Forever, Inc. Described By Grant Deed Recorded March 15, 2005 Under Official Records Document Number 2005-00178900, Marin County Records, Parcels 2 & 3; The Lands of Hollywood Forever, Inc. Described By Grant Deed Recorded March 10, 2026 Under Official Records Document Number 2026-0005483, Marin County Records; Being A Portion of Rancho Sausalito, State of California

Date: March 2026



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- Legend:**
- Existing Fence
 - Parcel Surveyed
 - Adjacent Boundaries
 - Former Lot Boundary
 - Tie Line
- Found 3/4" Iron Pipe & Yellow Plastic plug PLS 7901
- Found monument as shown
- Set 3/4" Iron Pipe & plastic plug PLS 5087
- Found 2 1/2" Iron Pipe with 3" Brass Cap stamped "TIS R6W AP (#)"
- Found Street Well Monument as shown
- Found 2" Iron Pipe with Brass Cap "Marin Municipal Water District"
- OR/DN Official Records/Document Number
- Distances Are Shown In Feet & Decimals Thereof
- Ties are perpendicular and/or radial, unless otherwise noted.

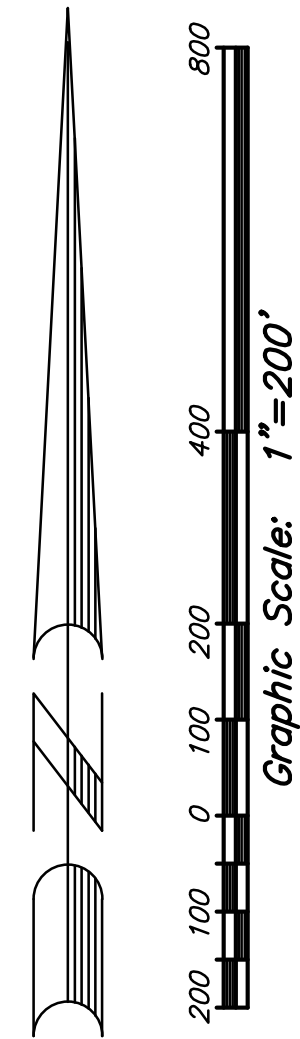
OVERALL PROPERTY SITE

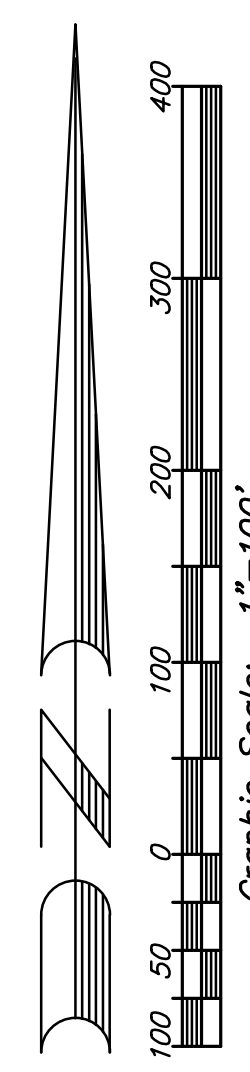
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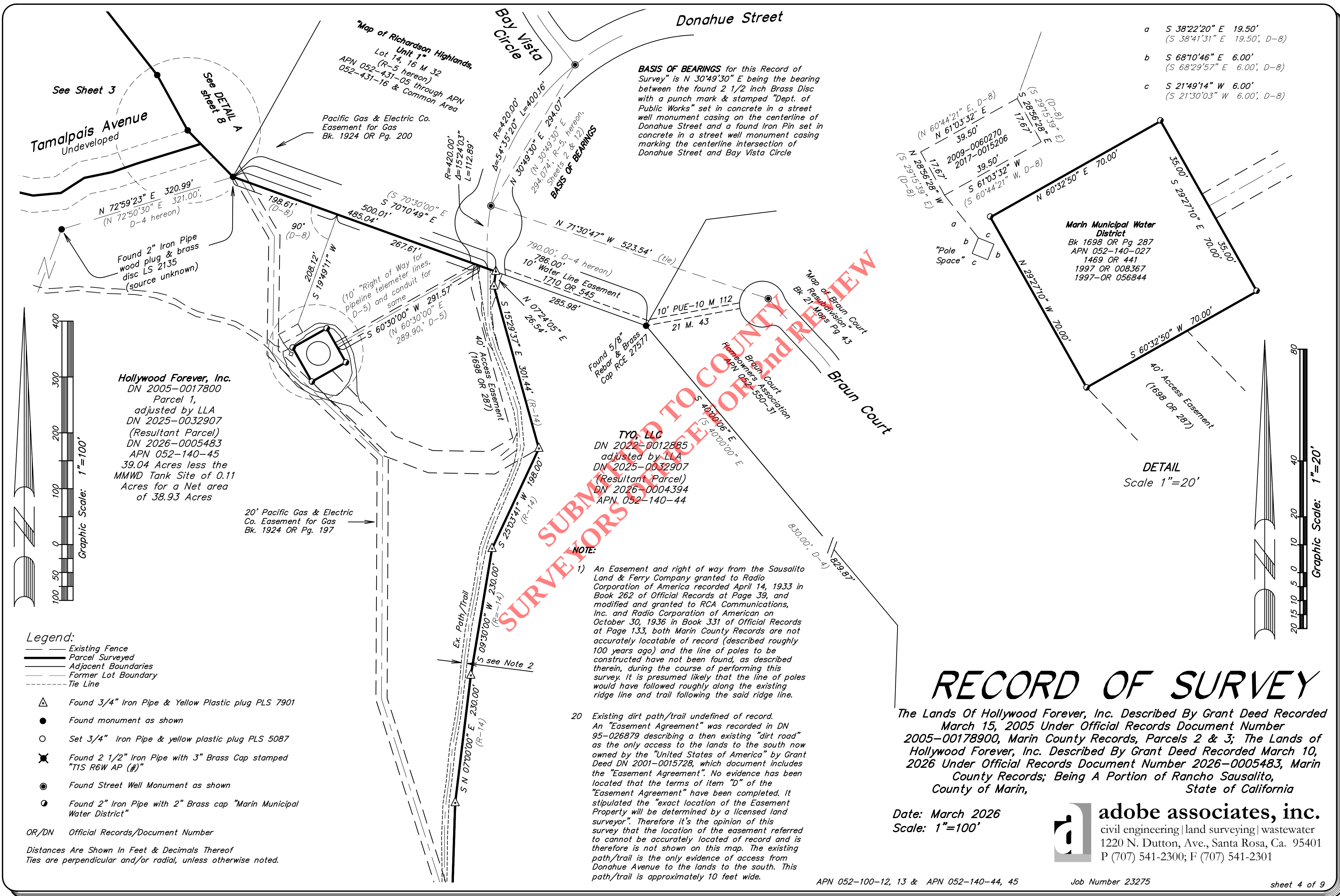
The Lands Of Hollywood Forever, Inc. Described By Grant Deed Recorded March 15, 2005 Under Official Records Document Number 2005-00178900, Marin County Records, Parcels 2 & 3; The Lands of Hollywood Forever, Inc. Described By Grant Deed Recorded March 10, 2026 Under Official Records Document Number 2026-0005483, Marin County Records; Being A Portion of Rancho Sausalito, State of California

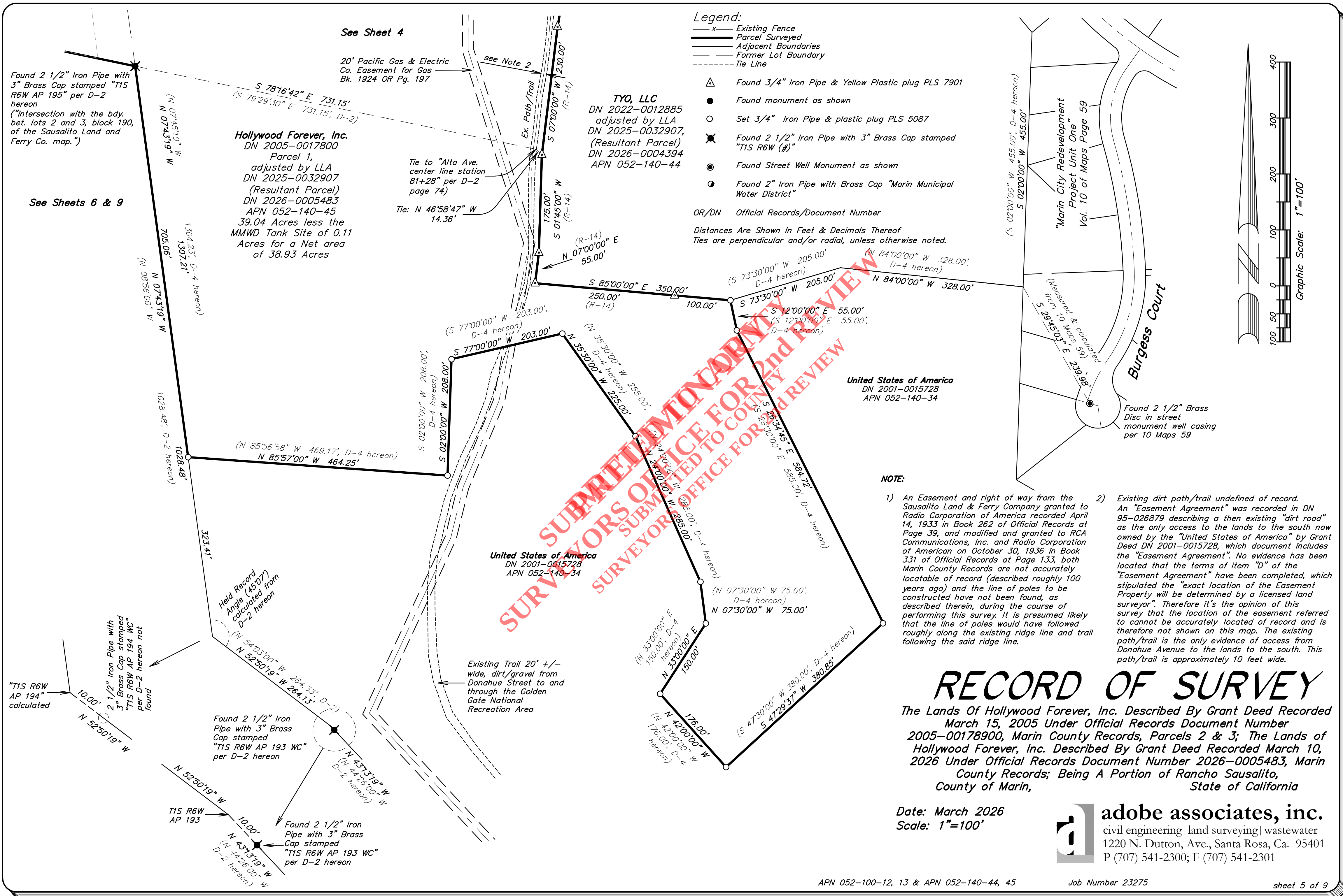
Date: March 2026
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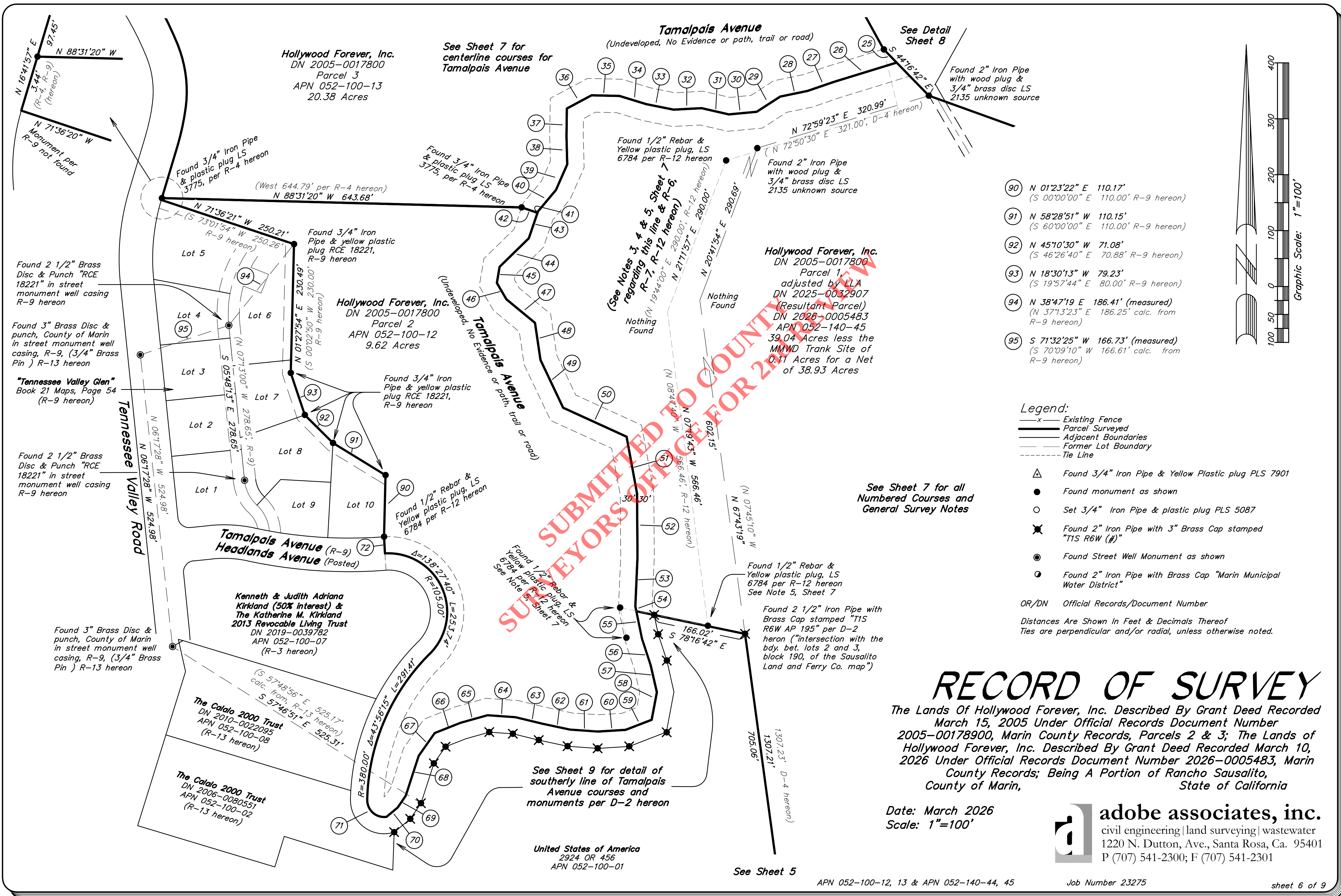
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TENNESSEE VALLEY ROAD courses, see Sheet 3

1	N 16°41'56" E 97.45' (N 15°20' E, R-4)
2	R=433.00' Δ=09°20'00" L=70.53'
3	R=223.00' Δ=29°18'00" L=114.04'
4	R=593.00' Δ=11°47'00" L=121.96'
5	N 33°41'39" W 106.30' (N 35°05' W, R-4)
6	R=130.00' Δ=15°02'33" L=34.13'
7	R=130.00' Δ=19°25'27" L=44.07'
8	N 00°46'21" E 60.70' (N 00°37' W, R-4)
9	R=210.00' Δ=21°20'00" L=78.19'
10	R=231.00' Δ=45°19'00" L=182.70'
11	N 67°25'21" E 49.32' (N 66°02' E, R-4)
12	R=138.00' Δ=39°20'00" L=94.74'
13	S 73°14'39" E 71.69' (S 74°38' E, R-4)
14	R=168.00' Δ=40°58'00" L=120.12'
15	N 65°47'21" E 69.91' (N 64°24' , R-4)
16	R=200.00' Δ=34°32'00" L=120.54'
17	S 79°40'39" E 22.65' (S 81°04' E, R-4)
18	R=73.00' Δ=15°55'00" L=20.28'
19	S 63°45'39" E 21.72' (S 65°09' E, R-4)
20	R=105.00' Δ=33°18'00" L=61.03'
21	N 82°56'21" E 37.50' (N 81°33' E, R-4)
22	R=180.00' Δ=22°36'00" L=71.00'
23	S 29°32'04" E 42.62' (N 31°03' W, R-4) (N 29°36'25" W 42.62', R-10, R-11)
24	S 82°16'04"" E 107.00' (S 83°47' E, R-4) (N 82°20'25" W 107.00', R-10, R-11)

TAMALPAIS AVENUE centerline courses see Sheets 3 & 6

25	S 44°16'42" E 33.72'
26	S 72°53'24" W 117.35'
27	S 71°06'50" W 50.00' (S 72°45' W, R-4 hereon)
28	S 78°23'24" W 50.00' (S 76°45' W, R-4 hereon)
29	S 57°08'24" W 50.00' (S 55°30' W, R-4 hereon)
30	S 84°38'24" W 50.00' (S 83°00' W, R-4 hereon)
31	N 77°06'36" E 50.00' (N 78°45' W, R-4 hereon)
32	S 86°53'24" W 50.00' (S 85°15' W, R-4 hereon)
33	N 78°36'36" W 50.00' (N 80°15' W, R-4 hereon)
34	N 73°06'36" W 50.00' (N 74°45' W, R-4 hereon)
35	N 88°36'36" W 50.00' (S 89°45' W, R-4 hereon)
36	S 61°53'24" W 50.00' (S 60°15' W, R-4 hereon)
37	S 00°53'24" W 50.00' (S 00°45' E, R-4 hereon)
38	S 01°36'36" E 50.00' (S 03°15' E, R-4 hereon)
39	S 23°53'24" W 50.00' (S 22°15' W, R-4 hereon)
40	S 39°53'24" W 50.00' (S 38°15' W, R-4 hereon)
41	S 18°53'24" W 2.69'
42	N 71°06'36" W 30.00'

TAMALPAIS AVENUE
centerline courses continued

43	S 18°53'24" W 47.98'
44	S 45°37'03" W 73.19'
45	S 09°33'59" W 29.32'
46	S 30°26'01" E 33.79'
47	S 50°26'01" E 66.23'
48	S 08°26'01" E 67.03'
49	S 25°26'01" E 94.60'
50	S 65°26'01" E 127.70'
51	S 10°26'01" E 103.24'
52	S 00°26'01" E 113.41'
53	S 02°33'59" W 88.52'
54	S 11°37'54" E 8.98'
55	S 11°37'54" E 58.90'
56	S 18°15'39" E 49.82'
57	S 12°46'59" E 49.81'
58	S 10°43'36" W 50.13'
59	S 68°54'03" W 49.92'
60	S 86°26'05" W 49.92'
61	N 85°58'28" W 49.85'
62	N 77°58'36" W 50.19'
63	N 76°18'02" W 49.77'
64	N 85°59'43" W 49.94'
65	S 74°22'54" W 50.06'
66	S 68°22'54" W 49.82'
67	S 35°05'18" W 49.95'
68	S 17°53'45" W 75.00'
69	S 34°33'02" W 25.40'
70	S 50°21'37" W 26.29'
71	R=30.00' Δ=99°29'57" L=52.10'
72	N 03°18'55" W 30.00'

GENERAL SURVEY NOTES:

- 1) Tamalpais Avenue shown hereon was created by "The Original Map of the Sausalito Land and Ferry Company" recorded April 6, 1869 in Rack 1, Pull 9, Marin County Records together with a simultaneous recording April 6, 1869 of a separate document recorded in Book H of Deeds at Page 343, Marin County Records. This document states, in part, "hereby grant and dedicate (all the Streets, Avenues, Roads and ways laid down...to public use". No acceptance was included as part of that document.
- 2) The "Section Map No. 1 of the Sausalito Cemetery" recorded September 15, 1892 (R-2 hereon) shows a portion of "Tamalpais Avenue" lying along the southeasterly side of the cemetery showing bearings and distances along the centerline of the avenue and calling for a 60 foot width. This map was surveyed by Geo. W. Doherty with revisions by Geo. M. Dodge in June 1892. "Record of Survey" recorded August 14, 1973 in Book 11 of Surveys at Page 91, Marin County Records (R-4 hereon) continues this alignment of the northerly portion of Tamalpais Avenue shown on this map. This "Record of Survey" by Joseph Grippi, LS 3775 mentions "a retracement of the centerline of Tamalpais Ave. from "Cathy notes" and a "J.C.O field book 529-51 Survey 10042 (on file at Engineering Field Services)". These documents have not been located or recovered for this survey. The northerly portion of Tamalpais Avenue has been retraced from the Grippi Record of Survey (R-4 hereon).
- 3) "Record of Survey" recorded December 29, 1978 in Book 15 of Surveys at Page 43 (R-6 hereon), shows some dimensioning of Tamalpais Avenue for the length shown on this map. The alignment of Tamalpais Avenue between that shown on R-4 hereon and the alignment shown along Tamalpais Avenue along the "G.G. Nat.. Rec. Area" numbers 196-209 were accepted, due to the lack of recovery of "Dodge's Notes". The line shown as the easterly line of a portion of Lots 1 & 2, Block 190 was not held as correctly showing that portion identifying "Parcel 1" in DN 2005-0017800, D-3 hereon.
- 4) "Record of Survey" recorded February 7, 1985 in Book 19 of Surveys at Page 90, Marin County Records (R-7 hereon) shows Tamalpais Avenue through the site without dimensioning and shows the easterly line of "Lot 1" & "Lot 2" also not accepted as the correct line identified as "Parcel 1" in DN 2005-0017800, D-3 hereon.
- 5) "Record of Survey" recorded September 6, 2005 in Book 2005 of Maps at Page 242, Marin County Records (R-12 hereon) shows all of Tamalpais Avenue through this site and monumenting of the northerly line with "1/2" rebar and cap, LS 6784" and the easterly line of "Parcel 1 of Doc. 2005-17800". This map does not show the government monuments along the southerly line of Tamalpais Avenue, and the easterly line of that portion of "Lot 1", "Lot 2", Block 190 as shown and monumented, and was not accepted as marking the correct position as reconstructed from found monumentation on this survey.
- 6) The BLM Field Notes for the Boundary of Golden Gate National Recreation Area (D-2 hereon) and the found monuments as described therein were used to reconstruct the southerly boundary of Tamalpais Avenue. The Field Notes state, "From Angle Pt. Nos. 196-212 the bdy. follows the southeasterly side of Tamalpais Ave." The center line of Tamalpais Ave. is reestablished by establishing station 14+00 from Grippi's monument and projecting the center line to station 30+67 on Dodge's bearings and distances. with the bearings rotated 16°15' right to true meridian. The right-of-way line is then reestablished 30 ft. from and parallel to the center line. Tamalpais Ave. is not constructed in this area." This information was used to establish this portion of Tamalpais Avenue. Without the benefit of Dodge's notes the reconstruction of the middle portion of Tamalpais Avenue was projected using the other recorded Records of Survey through this area (i.e. R-6, R-7 & R-12).
- 7) A request for Vacation of the entire portion of Tamalpais Avenue running through this site, 60 feet in width, is being filed with the County of Marin. Once completed should there be any questions arising as to the title interest underlying Tamalpais Avenue, a Quiet Title action through the courts or some other appropriate remedy should be pursued to clear that underlying title.
- 8) None of the record maps identified in the list referenced on Sheet 1 of this map show or establish the northerly line of that portion of Lots 1 and 3, Block 190 as it intersects the northerly line of the subject property, nor do they address that issue. We were able to recover two 2" iron pipes with wooden plugs and brass discs stamped LS 2135 on the final course into the northerly corner of the subject property. The 2 1/2" iron pipe and Brass Cap stamped "TIS R6W AP 195" is stated on the above referenced government field notes as "at the intersection with the bdy. bet. lots 2 and 3, block 190, of the Sausalito Land and Ferry Co. map". Accepting this assertion aligns northerly with the afore mentioned 2" iron pipes with tags LS 2135 (Gordon Voorhies).
- 9) The found most easterly 3/4" iron pipes with yellow plastic plugs stamped LS 3775, along the northeasterly line shown on R-4 hereon (the Grippi Record of Survey) have other monuments (1/2" iron pipes with wood plugs and brass disc stamped LS 2756) within approximately 1 foot as shown on Detail A on Sheet 8. The surveyor with that license is John W. Page. These monuments do not appear on other record maps that we have uncovered. However John W. Page was a PG & E land surveyor, who also rose to the head of the PG & E survey division and the head of the PG & E Land Department before his retirement. PG & E apparently created the easements for the existing 10 inch gas line that runs through this property. We have been unable to obtain any survey information, data or maps of the work that these monuments are intended to mark. PG & E records are not publicly available. However the gas line easements (1924 OR 197, 1924 OR 200) both call for the Voorhies monuments as shown on said Detail A. Accepting that work completes the reestablishment of the northerly line of that portion of Lots 1 & 2, Block 190, and is coincident with the southwesterly corner of Lot 14 of the "Map of Richardson Highlands, Unit 1" (R-5 hereon). No perimeter monumentation of said Lot 14 appears on the recorded map.

SOUTHERLY LINE TAMALPAIS AVENUE ALONG GOVERNMENT MONUMENTS PER D-2 HEREON: D-2 LISTS DISTANCES IN CHAINS-TO CONVERT FROM CHAINS TO FEET MULTIPLY BY 66 FEET

73	S 11°43'13" E 35.26' (S 13°00'00" E 0.535 AP 196-197 PER D-2)
74	S 18°15'39" E 49.51' (S 19°00'00" E 0.754 AP 197-198 PER D-2)
75	S 12°46'59" E 57.49' (S 14°00'00" E 0.871 AP 198-199 PER D-2)
76	S 10°12'20" W 73.46' (S 09°15'00" W 1.106 AP 199-200 PER D-2)
77	S 69°26'53" W 71.60' (S 67°45'00" W 1.082 AP 200-201 PER D-2)
78	S 86°26'05" W 56.54' (S 85°15'00" W 0.857 AP 201-202 PER D-2)
79	N 85°58'28" W 53.94' (N 87°15'00" W 0.819 AP 202-203 PER D-2)
80	N 77°58'3.6" W 52.73' (N 79°15'00" W 0.797 AP 203-204 PER D-2)
81	N 76°18'02 W 47.66' (N 77°15'00" W 0.722 AP 204-205 PER D-2)
82	N 85°59'43" W 42.21' (N 87°15'00" W 0.640 AP 205-206 PER D-2)
83	S 74°22'54" W 43.30' (S 73°15'00" W 0.656 AP 206-207 PER D-2)
84	S 68°22'54" W 39.28' (S 67°15'00" W 0.597 AP 207-208 PER D-2)
85	S 35°05'18" W 36.45' (S 33°45'00" W 0.553 AP 208-209 PER D-2)
86	S 17°53'45" W 74.86' (S 16°45'00" W 1.132 AP 209-210 PER D-2)
87	S 34°30'58" W 33.99' (S 32°45'00" W 0.510 AP 210-211 PER D-2)
88	S 50°22'47" W 37.30' (S 49°30'00" W 0.472 AP 211-212 PER D-2)

RECORD OF SURVEY
The Lands Of Hollywood Forever, Inc. Described By Grant Deed Recorded March 15, 2005 Under Official Records Document Number 2005-00178900, Marin County Records, Parcels 2 & 3; The Lands of Hollywood Forever, Inc. Described By Grant Deed Recorded March 10, 2026 Under Official Records Document Number 2026-0005483, Marin County Records; Being A Portion of Rancho Sausalito, State of California

Date: March 2026



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