



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Public Works

**Prepared by: April Miller, Director of Public Works
Jonathan Schellin, Deputy Director of Public Works**

City Manager Approval: 

TOPIC: BAYPOINT LAGOONS ASSESSMENT DISTRICT

SUBJECT: BAYPOINT LAGOONS LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT ANNUAL ASSESSMENT FY 2024-25

RECOMMENDATION:

Staff recommends that the City Council take the following actions:

1. Adopt a resolution directing the filing of the Engineer’s FY 2024-25 Annual Report.
2. Adopt a resolution approving the Engineer’s FY 2024-25 Annual Report.
3. Adopt a resolution of intention to order improvements and set a public hearing on the annual assessment for the City Council meeting on July 15, 2024.

BACKGROUND:

To comply with provisions of the [Landscaping and Lighting Act of 1972](#), which governs the assessment district, the City Council must approve an Engineer’s report annually. Assessments to be collected by the District must be allocated and levied annually after a public hearing to be held this year on July 15, 2024.



Assessment District boundaries in East San Rafael (yellow)

The Baypoint Lagoons Landscaping and Lighting District (Assessment District) was formed in 1990 to protect and enhance wildlife habitat and water quality in the Baypoint (Spinnaker) Lagoons, the adjacent ponds, and the diked salt marsh. There are four total ponds/lagoons located within the Assessment District. Maintenance provided by this District has historically included mowing around the lagoon, replanting areas with native vegetation, and eradicating exotic plants such as cattails.

FOR CITY CLERK ONLY

Council Meeting:

Disposition:

Since the mid-2000s, the Baypoint Lagoons Homeowners Association (HOA) has taken a more active role in the landscaping of the lagoon areas. In recent years, the HOA, as opposed to the Assessment District, has funded landscaping and biannual mowing of the grass around the lagoon.

In 2015, the landscaping and eradication of non-native species moved to a manageable maintenance level, and the HOA approached the City with two major concerns: the odor nuisance seasonally emitted from the lagoons and the related need for improvements to the nearby Cayes Stormwater Pump Station. The homeowners agreed Assessment District funds could be used toward these priorities.

The Assessment District has three dedicated funds:

1. Eradication of Exotic Plants Fund

The Eradication of Exotic Plants Fund was established as the primary funding source to protect and enhance the wildlife habitat in the lagoons, ponds, and diked salt marsh located within the district parameters. As noted, the HOA took over the maintenance of the waterfront around the lagoon in the mid-2000s. Since then, the City has performed occasional vegetation maintenance within the lagoon and on the islands.

The Eradication of Exotic Plants Fund balance as of June 30, 2024, is anticipated to be \$44,986.

2. Environmental Monitoring Fund

This fund was set up to address the homeowners' concern over the odor emitted from the lagoons in the summer months. While the salt pond (the primary source of the odor) falls within the boundary of the Assessment District, the pond itself is private property and, therefore, is not within the Assessment District's responsibility to maintain it. However, due to their proximity to the pond and the odor emitted from the main lagoon, members of the Assessment District approached the City in 2014, requesting that funds from the District be allocated to further study odor control options for all lagoons. Since then, the City completed a comprehensive study of lagoon health and options for odor control with Siegel Environmental.

Over the past few years, the City has regulated the water levels in the lagoon by opening and closing a manual gate, which has minimized the odor complaints in the area and facilitated the recharge of the lagoon levels. This has resulted in a low-cost and effective way to mitigate this concern.

The Environmental Monitoring Fund balance as of June 30, 2024, is anticipated to be \$69,853.

3. Cayes Stormwater Pump Station Improvements Fund

Though the Cayes Pump Station is located just outside the Assessment District, the station serves as the key drainage facility, and its regular pumping action keeps it as the odor regulator for the District's lagoon. The Assessment District is concerned with improving the functionality and remote operability of the 50-year-old pump station and, since 2006, has set aside money every year to fund control system improvements. Bringing the control system up to date would allow for a more automated method of controlling the water level to reduce the potential odors caused by hot weather and algae growth.

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The Cayes Stormwater Pump Station Improvements Fund is expected to have a balance of \$93,470 as of June 30, 2024.

ANALYSIS:

To advance the goals of homeowners and the District, the City has undergone three major efforts in the last few years. The first was the engineering and design of the reconstruction of Cayes Pump Station. In 2021, the District awarded a design [contract to Cammisa + Wipf](#), who completed 90% of the electrical plans and a construction estimate. In 2020, the cost was estimated at \$372,310, which exceeded the amount of money in the pump station fund. As part of the FY 2023-24 and FY 2024-25 Capital Improvement Programs (CIP), the City continues to evaluate the entire storm drain system, including pump stations, as part of the Storm Drain Master Plan to determine where the City's limited stormwater funds will be allocated. The larger pump station project will have to wait until this process is complete to see where it ranks citywide. However, in FY2024-25, the City will explore replacing the automatic pump controls. Currently, the City receives many requests to recharge the lagoon for odor control and help remove the water before large storms instead of allowing the lagoons to rise and fall with the tides. Replacing the flap gate and controls with a gate that can be controlled from dry ground will allow the City to improve safety and response time.

In addition, some of the residents of the assessment district have approached the City with concerns over vegetation and invasive species. The City secured a contract with WRA for landscape design work in February 2024 and has held several meetings with some residents and WRA to provide updates on this work. The City expects the design work to be completed in early FY 2024-25. The City will continue to work with the residents on any potential implementation of this design. However, future determinations on funding for implementing this work have not been determined.

The activities for the Assessment District Fund during FY 2023-24 were as follows:

July 1, 2023, Fund Balance	\$224,737
Revenues	
Assessments	\$24,100
Interest	\$2,816
Total Revenues	\$26,916
YTD Expenditures	
County Admin Fee	\$386
Previous Year's Engineer's report	\$2,063
Staff Time	\$5,475
Contractual Services (WRA Landscape Design)	\$19,296
Total Expenditures (proj.)	\$27,221
Projected June 30, 2024, Fund Balance	\$224,432

The attached resolutions provide for filing and approval of the Engineer's 2024-25 Annual Report for the District and setting the public hearing on the assessments.

FISCAL IMPACT: All revenues and expenses are generated by the Assessment District and are contained within the Baypoint Lagoons Assessment District Fund (Fund No. 235). The proposed FY 2024-25 assessment is \$131.44 per parcel, which has remained unchanged since 1996. The City incurs indirect General Fund costs related to staff time managing the District, monitoring and adjusting the lagoon water level, and managing the capital improvements at the Cayes

SAN RAFAEL CITY COUNCIL AGENDA REPORT / Page: 4

Stormwater Pump Station. The Public Works Department has started to track these costs and charge them back to the District. This is a new process for tracking staff time, and the future implementation of the Asset Management software will enable a more comprehensive and detailed accounting of these costs. The District pays for all direct contracted costs.

ENVIRONMENTAL ANALYSIS:

Landscaping and lighting district assessments are exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15378(b)(4) because government fiscal activities that do not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment are not considered a project.

OPTIONS:

The City Council has the following options to consider relating to this item:

1. Adopt the three resolutions as presented.
2. Provide direction to staff to modify any or all of the resolutions and return to the City Council with additional information.
3. Do not adopt the resolutions. If the Council does not adopt these resolutions, a public hearing will not occur, and the City cannot levy the annual assessment on property owners within the Assessment District.

RECOMMENDED ACTION:

1. Adopt a resolution directing the filing of the Engineer's FY 2024-25 Annual Report.
2. Adopt a resolution approving the Engineer's FY 2024-25 Annual Report.
3. Adopt a resolution of intention to order improvements and set a public hearing on the annual assessment for the City Council meeting on July 15, 2024.

ATTACHMENTS:

1. Resolution directing filing of Engineer's 2024-25 Annual Report.
2. Resolution approving Engineer's 2024-25 Annual Report.
3. Resolution of intention to order improvements and setting a Public Hearing on the Annual Assessment for the City Council meeting of July 17, 2024.
4. City Engineer's 2024-25 Annual Report.

RESOLUTION NO.

**RESOLUTION OF THE SAN RAFAEL CITY COUNCIL DIRECTING
FILING OF ENGINEER'S ANNUAL REPORT FY 2024-25**

**BAYPOINT LAGOONS LANDSCAPING AND LIGHTING DISTRICT
(Pursuant to the Landscaping and Lighting Act of 1972)**

THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES that:

1. Joanna Kwok, City Engineer, is designated as the Engineer of Work for Baypoint Lagoons Landscaping and Lighting District, City of San Rafael, Marin County, California, and is hereby directed to file with the City Clerk an annual report for fiscal year 2024-25 in accordance with the provisions of the Landscaping and Lighting Act of 1972.

2. This resolution is adopted pursuant to Section 22622 of the Streets and Highways Code.

I, LINDSAY LARA, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 17th day of June 2024, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

RESOLUTION NO.

**RESOLUTION OF THE SAN RAFAEL CITY COUNCIL APPROVING
ENGINEER'S ANNUAL REPORT FY 2024-25**

**BAYPOINT LAGOONS LANDSCAPING AND LIGHTING DISTRICT
(Pursuant to the Landscaping and Lighting Act of 1972)**

THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES that:

1. Joanna Kwok, as Engineer of Work for Baypoint Lagoons Landscaping and Lighting District, has filed with the City Clerk an Engineer's Annual Report for fiscal year 2024-25 in accordance with the provisions of the Landscaping and Lighting Act of 1972.

2. The aforementioned Engineer's Annual Report, on file with the City Clerk, is approved as filed.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 17th day of June 2024, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

LINDSAY LARA, City Clerk

RESOLUTION NO.

**SAN RAFAEL CITY COUNCIL RESOLUTION OF INTENTION TO ORDER
IMPROVEMENTS AND SETTING A PUBLIC HEARING ON THE ANNUAL
ASSESSMENT FOR THE CITY COUNCIL MEETING OF JULY 15, 2024**

**BAYPOINT LAGOONS LANDSCAPING AND LIGHTING DISTRICT
(Pursuant to the Landscaping and Lighting Act of 1972)**

THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES that:

1. The City Council intends to levy and collect assessments within the Baypoint Lagoons Landscaping and Lighting District, City of San Rafael, Marin County, California, during the fiscal year 2024-25. The area of land to be assessed is located in the City of San Rafael, Marin County.

2. In accordance with this Council's resolution directing the filing of an Engineer's Annual Report, Joanna Kwok, City Engineer, has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district and the proposed assessments upon assessable lots and parcels of land within the assessment district.

3. The proposed assessment does not increase the assessment from the previous year.

4. On Monday, the 15th of July, 2024 at the hour of 6:00 o'clock P.M., the City Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The hearing will be held live in person at the City Council Chambers, City Hall, 1400 Fifth Avenue, San Rafael, California 94901.

5. The City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972 by publishing a copy of this resolution once in the Marin Independent Journal, publication to be completed not less than ten (10) days before July 15, 2024.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 17th day of June 2024, by the following vote, to wit:

AYES: **COUNCILMEMBERS:**
NOES: **COUNCILMEMBERS: None**
ABSENT: **COUNCILMEMBERS: None**

LINDSAY LARA, City Clerk

ENGINEER'S ANNUAL REPORT
FOR
BAYPOINT LAGOONS LANDSCAPING
AND LIGHTING DISTRICT

2024 - 2025

FOR THE CITY OF SAN RAFAEL

CALIFORNIA

COUNCIL MEETING

JUNE 17, 2024

First Meeting

JULY 15, 2024

Second Meeting

Prepared By:
City of San Rafael

**ENGINEER'S ANNUAL REPORT
2024-2025**

BAYPOINT LAGOONS LANDSCAPING AND LIGHTING DISTRICT
CITY OF SAN RAFAEL, MARIN COUNTY, CALIFORNIA
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed annual report as directed by the City Council.

DATED: _____

CITY OF SAN RAFAEL
Joanna Kwok, City of San Rafael, City Engineer

By _____

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2024.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,
California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was approved on _____, 2024 and confirmed by the City Council of the City of San Rafael, Marin County, California, on the _____ day of _____, 2024.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,
California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Marin on the _____ day of _____, 2024.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,
California

By _____

**ENGINEER'S ANNUAL REPORT
2024-2025**

BAYPOINT LAGOONS LANDSCAPING AND LIGHTING DISTRICT
CITY OF SAN RAFAEL, MARIN COUNTY, CALIFORNIA
(Pursuant to the Landscaping and Lighting Act of 1972)

City of San Rafael, Engineer of Work for Baypoint Lagoons Landscaping and Lighting District, City of San Rafael, Marin County, California, makes this annual report, as directed by the City Council, by its Resolution No. _____, adopted _____, 2024.

The improvements which are the subject of this report are briefly described as follows:

Creating, maintaining, and monitoring open space habitat. Each year for the foreseeable future, cattail removal will be undertaken to enhance the habitat. After at least five years of cattail eradication, a monitoring assessment will be completed to document the effectiveness of the removal effort. The monitoring will be done in accordance with the proposal for SPINNAKER LAGOON MANAGEMENT, as prepared by Resource Management International, Inc. previously known as Western Ecological Services Company, Inc., dated February 25, 1998, and the letter dated November 28, 1999 by Wetlands Research Associates. The future Report will reflect anticipated costs to provide funds for the monitoring program necessary to demonstrate the contingent viability of the diked marsh area. Future monitoring is the best way to demonstrate to interested agencies the success of the mitigation program that is the responsibility of the district.

This report consists of six parts, as follows:

PART A - Plans (SPINNAKER LAGOON MANAGEMENT PLAN, WETLAND RESEARCH ASSOCIATES LETTER, and PACIFIC OPEN SPACE, INC. LETTER) for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

PART B - An Amended Estimated Cost of the Assessment District.

PART C - Assessment Roll - An assessment of the estimated cost of the improvement on each benefited parcel of land within the assessment district.

PART D - Method of Apportionment of Assessment - A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

PART E - List of Property Owners - A list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk. The list is keyed to Exhibit "C" by assessment number.

PART F - Assessment Diagram - A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Part "C" by assessment number.

Respectfully submitted,
City of San Rafael

By _____
Joanna Kwok, City of San Rafael, City Engineer

PART A

Background:

Plans for the maintenance and improvement of the lagoon are the monitoring portions of the report prepared by Western Ecological Services Company, Inc., dated May 31, 1996 and titled REVISED PROPOSAL FOR 1998 and 1999 BUDGET FOR SPINNAKER LAGOON MANAGEMENT, the Letter Report prepared November 28, 1999 by Wetlands Research Associates, Inc., the Letter Proposal prepared by Pacific OpenSpace dated August 9, 1999, and subsequent documents and contracts between Pacific OpenSpace and the City of San Rafael. These documents have been filed previously with the clerk of the legislative body and are incorporated in this report by reference.

The actual eradication of the cattails has been handled directly through a City contract. Several years ago, the City obtained a number of preliminary proposals to completely eliminate the cattails from the entire lagoon. At that time, the estimated cost to do this work was \$90,000. Since the Assessment District was not able to fund the amount from a single annual assessment, the City developed a program to complete a portion of the eradication each year on an on-going basis, thereby arresting future expansion of the cattail area and slowly reclaiming the lagoon from the emerging cattail areas. In addition, the City also began replanting some areas with native vegetation. The fund to eradicate exotic plants has remained constant with no additional allocation. The fund value is currently \$55,000.00.

In past years, additional weed abatement was performed by Pacific OpenSpace, Inc. under the direction of the City. The Pacific OpenSpace maintenance crew performed weed control in the form of mowing at Baypoint Lagoon during 2005. The major focus of their work was the eradication of broadleaf perennials, such as bristly ox-tongue (*Picris echioides*) and fennel (*Foeniculum vulgare*), as well as perennial weeds such as Harding grass (*Phalaris aquatica*). The Home Owners Association took over the maintenance of the waterfront around the lagoon in the mid-2000's. Since that time, the City has performed occasional maintenance of the vegetation within the lagoon and on the islands.

The Homeowners Association has continued to take an active role in managing and directing the Assessment District. Representatives from the Homeowners Association have met on numerous occasions with the District Engineer, the City's engineering staff and the City's maintenance staff regarding the management and operations of the lagoon and surrounding open area. These meetings started a number of years ago and have continued, allowing the homeowners to gain expertise and insight into the original intentions of the Assessment District and develop ideas and plans to make the best use of the Assessment District funds. The most recent discussion took place in 2023.

Based on the active role that the homeowners have taken, much of the annual landscape control maintenance work that had previously been completed by the District is being paid for directly by the Homeowners Association. This includes the annual or bi-annual mowing around the lagoon.

In early 2015, the Baypoint homeowners approached Nader Mansourian, then Director of Public Works, with two concerns relative to the assessment district. The first concern was the task of obtaining adequate funds to replace and upgrade the City of San Rafael's Cayes Storm Water Pump Station, and the second, the more immediate need, to address the odor nuisance from the Lagoon.

First Concern:

PART A

Since 2006, the Assessment District has set aside money every year to fund improvements to the Cayes Storm Water Pump Station. The amount of set aside started small, \$5,000.00, and has increased to approximately \$15,000.00 annually. However, in Fiscal Year 2018-2019 maintenance to clean the pump station and outfall was undertaken which reduced Pump Station Control Fund (see below). The amount set aside is designated to fund the control improvements to the pump station to bring the control system up to date and allow a more automated control of the water level to reduce the potential for hot weather odors and algae growth. This fund's current balance can be found in Part C. The cost of the controls system has increased steadily over the years, and in 2020, it was estimated at \$372,310 based on a preliminary electrical design estimate.

Second Concern:

In the summer of 2014, the odor complaints continued to get worse, and the funding for the improvements to the Cayes Storm Water Pump Station continued to be short of what was needed to fund the pump station improvements. Members of the Assessment District approached the City and requested that funds from the district be allocated to further study options to control the odor. In January, 2015, the City Council, acting on the request from the members of the Assessment District, authorized the Public Works Director to engage Siegel Environmental to study the problem and suggest solutions to the odor problems that might be accomplished without changing the controls at the pump station. The cost of the study was \$35,485.00, and the members of the Assessment District agreed to fund this out of the set aside funds available in the district. The study was completed in February, 2016, and the District paid the appropriate invoices.

The result of this work reduced the overall funds available. Since the work was environmentally driven, the District paid for the study from the set-asides allocated as the Environmental Monitoring Fund. This reduced the Environmental monitoring fund to \$31,515.00. The District has continued to grow this balance when revenues exceed the yearly costs of maintenance and operations for that year. The fund's current amount is listed Part C.

Cayes Storm Water Pump Station: The City and homeowners continue to desire to add motor controls to better regulate the level of the lagoon. This would require that additional control devices be integrated into the Cayes Storm Water Pump Station. [Updates to the Pump Station Control fund for this year can be found in the activities section below, with the fund balance detailed in Part C.](#)

Eradication of Exotic Plants: This fund has remained the same for many years, anticipating removal of invasive and exotic plants and debris. In earlier years, the District removed grass and cattails along with mowing the waterfront. As noted above, the Home Owners Association took over the maintenance of the water front around 2006. Since that time the City has performed maintenance as-needed on the vegetation within the lagoon which is difficult to reach from the shoreline. Until the 2019-2020 fiscal year, the City did this with its own maintenance staff and did not charge the district for the work. [The current fund balance can be found in Part C.](#)

Previous Year's Activities

Consult previous year's Engineer Reports for activity details.

PART A

2023 – 2024 Activities

The City has continued to regulate the water levels in the lagoon, which has minimized the odor complaints in the area and facilitated recharge of the lagoon levels. In addition to manually regulating water levels for both stormwater control and odor regulation, the City Staff cleaned out both the pipe that discharge into the lagoon and the pipe that connects the salt marsh to the lagoon. As noted in previous years this manual effort ideally would be replaced by an automatic pump control that could be monitored at the Department of Public Works (DPW). This year the District is not electing to make a contribution to the Pump Station Control Fund and will keep a limited amount of funds unallocated for future potential expenses regarding the landscape design work. The Pump Station Control Fund is expected to have a balance of \$93,470 on June 30, 2024.

Previously some of the residents of Baypoint Lagoons approached the City concerned about vegetation and invasive species as well as water quality. This year the City initiated a landscape design project for the District with the local firm WRA. The design work and meetings with resident representatives are expected to be completed by the end of July 2024. The City expects to continue to work with the residents of the District on any potential implementation of this design. Future determinations on funding for any implementation of work is ongoing. The Eradication of Exotic Plants Fund is expected to have a balance of \$44,986 on June 30, 2024. The Phase II Monitoring fund was expected to have a balance of \$69,853 on June 30, 2024, but the allocation was not made because the funds were spent on the landscape design work per the residents' representatives request.

PART C
ASSESSMENT ROLL

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

For a summary of financials from 1993-2023 see the prior reports filed with the City Clerk

Total Estimated Available Funds June 30, 2023:	<u>\$ 221,799</u>
Adjustments to from Estimated to Actual	\$ 2,938
Available Funds on July 1, 2023 per City Finance Department	\$ 224,737
Direct Expenditures	
County fees	\$ 386
Previous Year's Engineers Report	\$ 2,063
Staff Time	\$ 5,475
Contractual Services – WRA Landscape Design	<u>\$ 19,297</u>
Total Direct Expenditures	\$ 27,221
Assessment Proceeds	\$ 24,100
Interest	\$ 2,816
 Total Available Funds estimated for June 30, 2024	 \$ 224,432
FY 2023-2024 Funds, Phase II Program	
Monitoring and Status Report Fund	\$ 69,853
Pump Station Control Fund	\$ 93,470
Eradication of Exotic Plants	<u>\$ 44,986</u>
Total Funds available for Phase II Monitoring, Pump Station Fund & Eradication	\$ 208,309
Available Unallocated Funds (June 30, 2024)	\$ 16,123
 Anticipated 2024-2025 Expenses	
Incidental Expenses	
Engineer's Report (2023-2024)	\$ 1,000
City Staff Time	\$ 5,500
County Administrative Fees	<u>\$ 400</u>
Total Cost of Incidental Expenses and Fund Contributions	<u>\$ 6,900</u>
Contingencies	\$ 18,468
 FY 2024-2025 ASSESSMENTS:	 <u>\$ 25,368</u>
Fiscal Year 2024 - 2025 Available Funds:	<u>\$ 249,800</u>
 TOTAL ANTICIPATED END OF FY 2024-2025 BALANCE :	 <u>\$ 242,900</u>

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2024-2025)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
1	\$131.44	1	009-361-06
2	\$131.44	2	009-361-05
3	\$131.44	3	009-361-04
4	\$131.44	4	009-361-03
5	\$131.44	5	009-361-02
6	\$131.44	6	009-361-08
7	\$131.44	7	009-361-09
8	\$131.44	8	009-361-10
9	\$131.44	9	009-361-11
10	\$131.44	10	009-361-12
11	\$131.44	11	009-361-17
12	\$131.44	12	009-361-16
13	\$131.44	13	009-361-15
14	\$131.44	14	009-361-14
15	\$131.44	15	009-361-13
16	\$131.44	16	009-361-19
17	\$131.44	17	009-361-20
18	\$131.44	18	009-361-21
19	\$131.44	19	009-361-22
20-1	\$0.00	20	009-371-02
20-2	\$0.00	Portion of 20	009-371-03
21	\$131.44	21	009-372-01
22	\$131.44	22	009-372-02
23	\$131.44	23	009-372-03
24	\$131.44	24	009-372-04
25	\$131.44	25	009-372-05

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2024-2025)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
26	\$131.44	26	009-372-06
27	\$131.44	27	009-372-07
28	\$131.44	28	009-372-08
29	\$131.44	29	009-372-09
30	\$131.44	30	009-372-10
31	\$131.44	31	009-372-11
32	\$131.44	32	009-372-12
33	\$131.44	33	009-372-13
34	\$131.44	34	009-372-14
35	\$131.44	35	009-372-15
36	\$131.44	36	009-372-26
37	\$131.44	37	009-372-27
38	\$131.44	38	009-372-25
39	\$131.44	39	009-372-24
40	\$131.44	40	009-372-23
41	\$131.44	41	009-372-22
42	\$131.44	42	009-372-21
43	\$131.44	43	009-372-20
44	\$131.44	44	009-372-18
45	\$131.44	45	009-372-19
46	\$131.44	46	009-362-03
47	\$131.44	47	009-362-04
48	\$131.44	48	009-362-05
49	\$131.44	49	009-362-13
50	\$131.44	50	009-362-12
51	\$131.44	51	009-362-14
52	\$131.44	52	009-362-15

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2024-2025)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
53	\$131.44	53	009-362-16
54	\$131.44	54	009-362-17
55	\$131.44	55	009-362-18
56	\$131.44	56	009-362-19
57	\$131.44	57	009-362-20
58	\$131.44	58	009-362-21
59	\$131.44	59	009-362-10
60	\$131.44	60	009-362-09
61	\$131.44	61	009-362-06
62	\$131.44	62	009-362-22
63	\$131.44	63	009-362-25
64	\$131.44	64	009-362-26
65	\$131.44	65	009-362-30
66	\$131.44	66	009-362-31
67	\$131.44	67	009-362-32
68	\$131.44	68	009-362-33
69	\$131.44	69	009-362-34
70	\$131.44	70	009-362-29
71	\$131.44	71	009-362-35
72	\$131.44	72	009-362-38
73	\$131.44	73	009-362-39
74	\$131.44	74	009-362-42
75	\$131.44	75	009-362-43
76	\$131.44	76	009-362-46
77	\$131.44	77	009-373-11
78	\$131.44	78	009-373-14
79	\$131.44	79	009-373-15

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2024-2025)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
80	\$131.44	80	009-373-18
81	\$131.44	81	009-373-19
82	\$131.44	82	009-373-01
83	\$131.44	83	009-373-02
84	\$131.44	84	009-373-03
85	\$131.44	85	009-373-04
86	\$131.44	86	009-373-08
87	\$131.44	87	009-373-07
88	\$131.44	88	009-373-06
89	\$131.44	89	009-373-05
90	\$0.00	Portion of Parcel A (Shoreline Park)	009-010-34
91-1	\$0.00	Parcels B, F, L & M	009-361-24
92-1	\$0.00	Parcel C & Lots L46, L61, L60, L62, L63, L64, L70, L71, L72, L73, L74, L75 & L76	009-362-49
93	\$0.00	Parcel D	009-362-11
94-1	\$0.00	Parcel E	009-362-47
94-2	\$0.00	Portion of Parcel E	009-373-22
96-1	\$0.00	Parcels G, H & I & Lots L77, L78, L79, L80 & L81	009-373-23
99-1	\$0.00	Parcels C, J & K	009-372-28
103	\$0.00	Parcel N	009-010-31
104-1	\$0.00	Parcel A	009-390-01
104-3	\$131.44	94	009-390-03
104-4	\$131.44	95	009-390-04
104-5	\$131.44	96	009-390-05
104-6	\$131.44	97	009-390-06

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2024-2025)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
104-7	\$131.44	98	009-390-07
104-8	\$131.44	99	009-390-08
104-9	\$131.44	100	009-390-09
104-10	\$131.44	101	009-390-10
104-11-1	\$131.44	102	009-390-66
104-12	\$131.44	103	009-390-12
104-13	\$131.44	104	009-390-13
104-14	\$131.44	105	009-390-14
104-15	\$131.44	106	009-390-15
104-16	\$131.44	107	009-390-16
104-17	\$131.44	108	009-390-17
104-18	\$131.44	109	009-390-61
104-19	\$131.44	110	009-390-19
104-20	\$131.44	111	009-390-20
104-21	\$131.44	112	009-390-21
104-22	\$131.44	113	009-390-22
104-23	\$131.44	114	009-390-23
104-24	\$131.44	115	009-390-24
104-25	\$131.44	116	009-390-25
104-26	\$131.44	117	009-390-26
104-27	\$131.44	118	009-390-27
104-28	\$131.44	119	009-390-28
104-29	\$131.44	120	009-390-29
104-30	\$131.44	121	009-390-30
104-31	\$131.44	122	009-390-31
104-32	\$131.44	123	009-390-63
104-33	\$131.44	124	009-390-51

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2024-2025)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
104-34	\$131.44	125	009-390-34
104-35	\$131.44	126	009-390-35
104-36	\$131.44	127	009-390-36
104-37	\$131.44	128	009-390-37
104-38-1	\$0.00	Parcel B & Lots 128E, 129E, 132E, 133E & 134E	009-390-64
104-39	\$131.44	129	009-390-39
104-41	\$131.44	130	009-390-41
104-42	\$131.44	131	009-390-42
104-43	\$131.44	132	009-390-43
104-45-1	\$131.44	133	009-390-65
104-47-1	\$131.44	134	009-390-59
104-49	\$0.00	Parcel D	009-390-49
104-51-1	\$131.44	135	009-411-01
104-51-2	\$131.44	136	009-411-02
104-51-3	\$131.44	137	009-411-03
104-51-4	\$131.44	138	009-411-04
104-51-5	\$131.44	139	009-411-05
104-51-6	\$131.44	140	009-411-06
104-51-7	\$131.44	141	009-411-07
104-51-8	\$131.44	142	009-411-08
104-51-9	\$131.44	143	009-411-09
104-51-10	\$131.44	144	009-411-10
104-51-11	\$131.44	145	009-411-11
104-51-12	\$131.44	146	009-411-12
104-51-13	\$0.00	Parcel F	009-411-13
104-51-14	\$131.44	147	009-412-01

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2024-2025)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
104-51-15-1	\$0.00	Lots 147E, 148E, 149E, 150E, 151E, 152E & 155E	009-412-20
104-51-16	\$131.44	148	009-412-03
104-51-18	\$131.44	149	009-412-05
104-51-20	\$131.44	150	009-412-07
104-51-22	\$131.44	151	009-412-09
104-51-24	\$131.44	152	009-412-11
104-51-26	\$131.44	153	009-412-13
104-51-27	\$131.44	154	009-412-14
104-51-28	\$131.44	155	009-412-15
104-51-30	\$131.44	156	009-412-17
104-51-31	\$0.00	156E	009-412-18
104-51-32	\$0.00	Parcel G	009-412-19
104-51-33	\$0.00	Portion of Parcel O	009-400-03
104-51-34-1	\$131.44	157	009-420-45
104-51-34-2	\$0.00	157E	009-420-46
104-51-35-1	\$131.44	158	009-420-47
104-51-35-2	\$0.00	158E	009-420-48
104-51-36-1	\$131.44	159	009-420-49
104-51-36-2	\$0.00	159E	009-420-50
104-51-37-1	\$131.44	160	009-420-51
104-51-37-2	\$0.00	160E	009-420-52
104-51-38-1	\$131.44	161	009-420-53
104-51-38-2	\$0.00	161E	009-420-54
104-51-39-1	\$131.44	162	009-420-55
104-51-39-2	\$0.00	162E	009-420-56

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2024-2025)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
104-51-40-1	\$0.00	Parcels H & I & Lots 163E, 164E, 167E, 168E, 169E, 170E & 171E	009-420-71
104-51-41-1	\$131.44	163	009-420-57
104-51-42-1	\$131.44	164	009-420-59
104-51-43	\$131.44	165	009-420-10
104-51-44	\$131.44	166	009-420-11
104-51-45-1	\$131.44	167	009-420-61
104-51-46-1	\$131.44	168	009-420-63
104-51-47-1	\$131.44	169	009-420-65
104-51-48-1	\$131.44	170	009-420-67
104-51-49-1	\$131.44	171	009-420-69
104-51-51	\$131.44	172	009-420-17
104-51-52	\$131.44	173	009-420-18
104-51-53	\$131.44	174	009-420-19
104-51-54	\$131.44	175	009-420-20
104-51-55	\$131.44	176	009-420-21
104-51-56	\$131.44	177	009-420-22
104-51-57	\$131.44	178	009-420-23
104-51-58	\$131.44	179	009-420-24
104-51-59	\$131.44	180	009-420-25
104-51-60	\$131.44	181	009-420-26
104-51-61	\$131.44	182	009-420-27
104-51-62	\$131.44	183	009-420-28
104-51-63	\$131.44	184	009-420-29
104-51-64	\$131.44	185	009-420-30
104-51-65	\$131.44	186	009-420-31

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2024-2025)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
104-51-66	\$131.44	187	009-420-32
104-51-67	\$131.44	188	009-420-33
104-51-68	\$131.44	189	009-420-34
104-51-69	\$131.44	190	009-420-35
104-51-70	\$131.44	191	009-420-36
104-51-71	\$131.44	192	009-420-37
104-51-72	\$131.44	193	009-420-38
104-51-73	\$131.44	194	009-420-39
104-51-74	\$131.44	195	009-420-40
104-51-75	\$131.44	196	009-420-41
104-51-76	\$131.44	197	009-420-42
104-51-77	\$131.44	198	009-420-43
105	\$0.00	Parcel P	009-010-34
106	\$0.00	Parcel Q	009-010-35
TOTAL ASSESSMENT	\$25,367.92		

The lines and dimensions of each parcel are as shown on the maps of the County Assessor of the County of Marin.

Property descriptions are lot or parcel numbers as shown on the recorded final maps of Baypoint Lagoons, recorded: in Book 20 of Maps at Page 80, and Book 21 of Maps at Page 34, Book 21 of Maps at Page 55, and Record Maps Book 1998 at Page 99, Marin County Records.

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT

There are 193 single family dwelling units existing within the Assessment District boundary.

(NOTE: This is a reduction from 207 originally included. The reduction is based on the actual number of lots recorded and is appropriate.)

Subdivision Phase I consists of 89 lots, of which lot 20 anticipates low cost housing (not single family) and lots 1 through 19 and 21 through 89 anticipates one single family dwelling unit each. Subdivision Phase II consists of 41 lots and anticipates one single family dwelling unit each.

Subdivision IIIa consists of 22 lots and anticipates one single family dwelling unit each.

Subdivision IIIb consists of an additional 42 units, one single family dwelling unit each.

The “Remaining” 12 lots were not created and have been removed from the assessment.

The number of single family dwelling units is:

Phase I.....	88
Phase II.....	41
Phase IIIa.....	22
Phase IIIb	<u>42</u>
TOTAL:.....	193

Each of the single family dwelling unit lots are assessed for equal portions of the total assessment. The total assessment for Baypoint Lagoons was set at \$25,367.92. The District formation documents did provide for any increase in this amount. Each residential parcel will be assessed 1/193 of the total assessment or \$131.44 (\$25,367.92/193).

This assessment is exempt from the procedures and requirements of the (recently enacted Proposition 218) California Constitution, Article 13D, Section 4 pursuant to the exemption contained in Article 13D, Section 5(d) [*previously majority voter approval or*] Section 5(b) [*petition signed by persons owning all the property*]. The benefits are entirely special benefits and there are no general benefits. Additionally, the proposed assessment is the same assessment as last year.

Assessment Parcels 1 through 19, 21 through 89, 104-3 through 104-11-1, 104-12 through 104-37, 104-39 through 104-47-1, 104-51-1 through 104-51-12, 104-51-14, 104-51-16, 104-51-18, 104-51-20, 104-51-22, 104-51-24, 104-51-26 through 104-51-28, 104-51-30, 104-51-34-1, 104-51-35-1, 104-51-36-1, 104-51-37-1, 104-51-38-1, 104-51-39-1, 104-51-41-1 through 104-51-77 are each assessed 1/193 of the total assessment.

Assessment Parcels 20-1 and 20-2, 90 through 104-1, 104-38-1, 104-49, 104-51-13, 104-51-15-1, 104-51-31 through 104-51-33, 104-51-34-2, 104-51-35-2, 104-51-36-2, 104-51-37-2, 104-51-38-2, 104-51-39-2, 104-51-40-1, 105 and 106 each have zero (\$0.00) assessment.

The following changes were made to the Assessment Rolls and Assessment Diagram in the 2004-2005 Baypoint Lagoons Annual Engineer’s Report due to Mapping Changes at the Marin County Assessor’s Office:

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT

On May 6, 2005 our office contacted the Marin County Assessor's Office due to obvious changes to the Assessor's Parcel Maps for the Baypoint Lagoons development. According to information received from Mapping Department staff, in calendar year 2004 several Applications for Parcel Merger were received by the County of Marin from representatives of Baypoint Lagoons Homeowners Association. The following parcels were affected by the Parcel Merger Applications:

Assessment Numbers 91, 95, 101 and 102, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-361-24 by the Marin County Assessor's Office. Assessment Number 91 has been changed to 91-1 and reflects the new APN. Assessment Numbers 95, 101 and 102 have been removed from Parts C and E of this Report.

Assessment Numbers 92, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118 and 119, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-362-49 by the Marin County Assessor's Office. Assessment Number 92 has been changed to 92-1 and reflects the new APN. Assessment Numbers 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118 and 119 have been removed from Parts C and E of this Report.

Assessment Numbers 96, 97, 98, 120, 121, 122, 123 and 124, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-362-23 by the Marin County Assessor's Office. Assessment Number 96 has been changed to 96-1 and reflects the new APN. Assessment Numbers 97, 98, 120, 121, 122, 123 and 124 have been removed from Parts C and E of this Report.

Assessment Numbers 99, 100 and 104-2, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-372-28 by the Marin County Assessor's Office. Assessment Number 99 has been changed to 99-1 and reflects the new APN. Assessment Numbers 100 and 104-2 have been removed from Parts C and E of this Report.

Assessment Numbers 104-38, 104-40, 104-44, 104-46, 104-47-2, 104-48, 104-48-1 and 104-50, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-390-64 by the Marin County Assessor's Office. Assessment Number 104-38 has been changed to 104-38-1 and reflects the new APN. Assessment Numbers 104-40, 104-44, 104-46, 104-47-2, 104-48 and 104-50 have been removed from Parts C and E of this Report.

Assessment Numbers 104-51-15, 104-51-17, 104-51-19, 104-51-21, 104-51-23, 104-51-25 and 104-51-29, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-412-20 by the Marin County Assessor's Office. Assessment Number 104-51-15 has been changed to 104-51-15-1 and reflects the new APN. Assessment Numbers 104-51-17, 104-51-19, 104-51-21, 104-51-23, 104-51-25 and 104-51-29 have been removed from Parts C and E of this Report.

Assessment Numbers 104-51-40, 104-51-41-2, 104-51-42-2, 104-51-45-2, 104-51-46-2, 104-51-47-2, 104-51-48-2, 104-51-49-2 and 104-51-50, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-420-71 by the Marin County Assessor's Office. Assessment Number 104-51-40 has been changed to 104-51-40-1 and reflects the new APN. Assessment Numbers 104-51-41-2, 104-51-42-2, 104-51-45-2, 104-51-46-2, 104-51-47-2, 104-

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT

51-48-2, 104-51-49-2 and 104-51-50 have been removed from Parts C and E of this Report.

**PART E
ASSESSMENT ROLL**

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	2023 NAME AND ADDRESS
1	009-361-06	[REDACTED]
2	009-361-05	[REDACTED]
3	009-361-04	[REDACTED]
4	009-361-03	[REDACTED]
5	009-361-02	[REDACTED]
6	009-361-08	[REDACTED]
7	009-361-09	[REDACTED]
8	009-361-10	[REDACTED]

**PART E
ASSESSMENT ROLL**

9	009-361-11	[REDACTED] [REDACTED] [REDACTED]
10	009-361-12	[REDACTED] [REDACTED] [REDACTED]
11	009-361-17	[REDACTED] [REDACTED] [REDACTED]
12	009-361-16	[REDACTED] [REDACTED] [REDACTED]
13	009-361-15	[REDACTED] [REDACTED] [REDACTED]
14	009-361-14	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
15	009-361-13	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
16	009-361-19	[REDACTED] [REDACTED] [REDACTED]

**PART E
ASSESSMENT ROLL**

17	009-361-20	[REDACTED]
18	009-361-21	[REDACTED]
19	009-361-22	[REDACTED]
20-1	009-371-02	[REDACTED]
20-2	009-371-03	[REDACTED]
21	009-372-01	[REDACTED]
22	009-372-02	[REDACTED]
23	009-372-03	[REDACTED]

**PART E
ASSESSMENT ROLL**

24	009-372-04	[REDACTED] [REDACTED] [REDACTED]
25	009-372-05	[REDACTED] [REDACTED] [REDACTED]
26	009-372-06	[REDACTED] [REDACTED] [REDACTED]
27	009-372-07	[REDACTED] [REDACTED] [REDACTED]
28	009-372-08	[REDACTED] [REDACTED] [REDACTED]
29	009-372-09	[REDACTED] [REDACTED] [REDACTED]
30	009-372-10	[REDACTED] [REDACTED] [REDACTED]
31	009-372-11	[REDACTED] [REDACTED] [REDACTED]
32	009-372-12	[REDACTED] [REDACTED]

**PART E
ASSESSMENT ROLL**

		[REDACTED]
33	009-372-13	[REDACTED] [REDACTED] [REDACTED]
34	009-372-14	[REDACTED] [REDACTED] [REDACTED]
35	009-372-15	[REDACTED] [REDACTED] [REDACTED]
36	009-372-26	[REDACTED] [REDACTED] [REDACTED]
37	009-372-27	[REDACTED] [REDACTED] [REDACTED]
38	009-372-25	[REDACTED] [REDACTED] [REDACTED]
39	009-372-24	[REDACTED] [REDACTED] [REDACTED]
40	009-372-23	[REDACTED] [REDACTED] [REDACTED]

**PART E
ASSESSMENT ROLL**

41	009-372-22	[REDACTED] [REDACTED] [REDACTED]
42	009-372-21	[REDACTED] [REDACTED] [REDACTED]
43	009-372-20	[REDACTED] [REDACTED] [REDACTED]
44	009-372-18	[REDACTED] [REDACTED] [REDACTED]
45	009-372-19	[REDACTED] [REDACTED] [REDACTED]
46	009-362-03	[REDACTED] [REDACTED] [REDACTED]
47	009-362-04	[REDACTED] [REDACTED] [REDACTED]
48	009-362-05	[REDACTED] [REDACTED] [REDACTED]
49	009-362-13	[REDACTED]

**PART E
ASSESSMENT ROLL**

		[REDACTED] [REDACTED] [REDACTED]
50	009-362-12	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
51	009-362-14	[REDACTED] [REDACTED] [REDACTED]
52	009-362-15	[REDACTED] [REDACTED] [REDACTED]
53	009-362-16	[REDACTED] [REDACTED] [REDACTED]
54	009-362-17	[REDACTED] [REDACTED] [REDACTED]
55	009-362-18	[REDACTED] [REDACTED] [REDACTED]
56	009-362-19	[REDACTED] [REDACTED] [REDACTED]
57	009-362-20	[REDACTED] [REDACTED]

**PART E
ASSESSMENT ROLL**

		[REDACTED]
58	009-362-21	[REDACTED] [REDACTED] [REDACTED]
59	009-362-10	[REDACTED] [REDACTED] [REDACTED]
60	009-362-09	[REDACTED] [REDACTED] [REDACTED]
61	009-362-06	[REDACTED] [REDACTED] [REDACTED]
62	009-362-22	[REDACTED] [REDACTED] [REDACTED]
63	009-362-25	[REDACTED] [REDACTED] [REDACTED]
64	009-362-26	[REDACTED] [REDACTED] [REDACTED]
65	009-362-30	[REDACTED] [REDACTED] [REDACTED]

**PART E
ASSESSMENT ROLL**

66	009-362-31	[REDACTED]
67	009-362-32	[REDACTED]
68	009-362-33	[REDACTED]
69	009-362-34	[REDACTED]
70	009-362-29	[REDACTED]
71	009-362-35	[REDACTED]
72	009-362-38	[REDACTED]
73	009-362-39	[REDACTED]
74	009-362-42	[REDACTED]

**PART E
ASSESSMENT ROLL**

		[REDACTED]
75	009-362-43	[REDACTED] [REDACTED] [REDACTED]
76	009-362-46	[REDACTED] [REDACTED] [REDACTED]
77	009-373-11	[REDACTED] [REDACTED] [REDACTED]
78	009-373-14	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
79	009-373-15	[REDACTED] [REDACTED] [REDACTED]
80	009-373-18	[REDACTED] [REDACTED] [REDACTED]
81	009-373-19	[REDACTED] [REDACTED] [REDACTED]
82	009-373-01	[REDACTED] [REDACTED] [REDACTED]

**PART E
ASSESSMENT ROLL**

83	009-373-02	[REDACTED] [REDACTED] [REDACTED]
84	009-373-03	[REDACTED] [REDACTED] [REDACTED]
85	009-373-04	[REDACTED] [REDACTED] [REDACTED]
86	009-373-08	[REDACTED] [REDACTED] [REDACTED]
87	009-373-07	[REDACTED] [REDACTED] [REDACTED]
88	009-373-06	[REDACTED] [REDACTED] [REDACTED]
89	009-373-05	[REDACTED] [REDACTED] [REDACTED]
90	009-010-34	[REDACTED] [REDACTED] [REDACTED] [REDACTED]

**PART E
ASSESSMENT ROLL**

91-1	009-361-24	[REDACTED] [REDACTED] [REDACTED]
92-1	009-362-49	[REDACTED] [REDACTED] [REDACTED]
93	009-362-11	[REDACTED] [REDACTED] [REDACTED]
94-1	009-362-47	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
94-2	009-373-22	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
96-1	009-373-23	[REDACTED] [REDACTED] [REDACTED]
99-1	009-372-28	[REDACTED] [REDACTED] [REDACTED]
103	009-010-31	[REDACTED] [REDACTED]

**PART E
ASSESSMENT ROLL**

		[REDACTED]
104-1	009-390-01	[REDACTED]
104-3	009-390-03	[REDACTED]
104-4	009-390-04	[REDACTED]
104-5	009-390-05	[REDACTED]
104-6	009-390-06	[REDACTED]
104-7	009-390-07	[REDACTED]
104-8	009-390-08	[REDACTED]
104-9	009-390-09	[REDACTED]

**PART E
ASSESSMENT ROLL**

		[REDACTED]
104-10	009-390-10	[REDACTED] [REDACTED] [REDACTED]
104-11-1	009-390-66	[REDACTED] [REDACTED] [REDACTED]
104-12	009-390-12	[REDACTED] [REDACTED] [REDACTED]
104-13	009-390-13	[REDACTED] [REDACTED] [REDACTED]
104-14	009-390-14	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
104-15	009-390-15	[REDACTED] [REDACTED] [REDACTED]
104-16	009-390-16	[REDACTED] [REDACTED] [REDACTED]
104-17	009-390-17	[REDACTED] [REDACTED] [REDACTED]

**PART E
ASSESSMENT ROLL**

		[REDACTED]
104-18	009-390-61	[REDACTED] [REDACTED] [REDACTED]
104-19	009-390-19	[REDACTED] [REDACTED] [REDACTED]
104-20	009-390-20	[REDACTED] [REDACTED] [REDACTED]
104-21	009-390-21	[REDACTED] [REDACTED] [REDACTED]
104-22	009-390-22	[REDACTED] [REDACTED] [REDACTED]
104-23	009-390-23	[REDACTED] [REDACTED] [REDACTED]
104-24	009-390-24	[REDACTED] [REDACTED] [REDACTED]
104-25	009-390-25	[REDACTED] [REDACTED] [REDACTED]

**PART E
ASSESSMENT ROLL**

104-26	009-390-26	[REDACTED]
104-27	009-390-27	[REDACTED]
104-28	009-390-28	[REDACTED]
104-29	009-390-29	[REDACTED]
104-30	009-390-30	[REDACTED]
104-31	009-390-31	[REDACTED]
104-32	009-390-63	[REDACTED]
104-33	009-390-51	[REDACTED]
104-34	009-390-34	[REDACTED]

**PART E
ASSESSMENT ROLL**

		[REDACTED]
104-35	009-390-35	[REDACTED] [REDACTED] [REDACTED]
104-36	009-390-36	[REDACTED] [REDACTED] [REDACTED]
104-37	009-390-37	[REDACTED] [REDACTED] [REDACTED]
104-38-1	009-390-64	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
104-39	009-390-39	[REDACTED] [REDACTED] [REDACTED]
104-41	009-390-41	[REDACTED] [REDACTED] [REDACTED]
104-42	009-390-42	[REDACTED] [REDACTED] [REDACTED]
104-43	009-390-43	[REDACTED] [REDACTED] [REDACTED]

**PART E
ASSESSMENT ROLL**

104-45-1	009-390-65	[REDACTED] [REDACTED] [REDACTED]
104-47-1	009-390-59	[REDACTED] [REDACTED] [REDACTED]
104-49	009-390-49	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
104-51-1	009-411-01	[REDACTED] [REDACTED] [REDACTED]
104-51-2	009-411-02	[REDACTED] [REDACTED] [REDACTED]
104-51-3	009-411-03	[REDACTED] [REDACTED] [REDACTED]
104-51-4	009-411-04	[REDACTED] [REDACTED] [REDACTED]
104-51-5	009-411-05	[REDACTED] [REDACTED] [REDACTED]

**PART E
ASSESSMENT ROLL**

104-51-6	009-411-06	[REDACTED]
104-51-7	009-411-07	[REDACTED]
104-51-8	009-411-08	[REDACTED]
104-51-9	009-411-09	[REDACTED]
104-51-10	009-411-10	[REDACTED]
104-51-11	009-411-11	[REDACTED]
104-51-12	009-411-12	[REDACTED]
104-51-13	009-411-13	[REDACTED]
104-51-14	009-412-01	[REDACTED]

**PART E
ASSESSMENT ROLL**

		[REDACTED]
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104-51-16	009-412-03	[REDACTED] [REDACTED] [REDACTED]
104-51-18	009-412-05	[REDACTED] [REDACTED] [REDACTED]
104-51-20	009-412-07	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
104-51-22	009-412-09	[REDACTED] [REDACTED] [REDACTED]
104-51-24	009-412-11	[REDACTED] [REDACTED] [REDACTED]
104-51-26	009-412-13	[REDACTED] [REDACTED] [REDACTED]
104-51-27	009-412-14	[REDACTED] [REDACTED] [REDACTED]

**PART E
ASSESSMENT ROLL**

104-51-28	009-412-15	[REDACTED]
104-51-30	009-412-17	[REDACTED]
104-51-31	009-412-18	[REDACTED]
104-51-32	009-412-19	[REDACTED]
104-51-33	009-400-03	[REDACTED]
104-51-34-1	009-420-45	[REDACTED]
104-51-34-2	009-420-46	[REDACTED]
104-51-35-1	009-420-47	[REDACTED]

**PART E
ASSESSMENT ROLL**

104-51-35-2	009-420-48	[REDACTED]
104-51-36-1	009-420-49	[REDACTED]
104-51-36-2	009-420-50	[REDACTED]
104-51-37-1	009-420-51	[REDACTED]
104-51-37-2	009-420-52	[REDACTED]
104-51-38-1	009-420-53	[REDACTED]
104-51-38-2	009-420-54	[REDACTED]

**PART E
ASSESSMENT ROLL**

104-51-39-1	009-420-55	[REDACTED]
104-51-39-2	009-420-56	[REDACTED]
104-51-40-1	009-420-71	[REDACTED]
104-51-41-1	009-420-57	[REDACTED]
104-51-42-1	009-420-59	[REDACTED]
104-51-43	009-420-10	[REDACTED]
104-51-44	009-420-11	[REDACTED]
104-51-45-1	009-420-61	[REDACTED]

**PART E
ASSESSMENT ROLL**

104-51-46-1	009-420-63	[REDACTED] [REDACTED] [REDACTED]
104-51-47-1	009-420-65	[REDACTED] [REDACTED] [REDACTED]
104-51-48-1	009-420-67	[REDACTED] [REDACTED] [REDACTED]
104-51-49-1	009-420-69	[REDACTED] [REDACTED] [REDACTED]
104-51-51	009-420-17	[REDACTED] [REDACTED] [REDACTED]
104-51-52	009-420-18	[REDACTED] [REDACTED] [REDACTED]
104-51-53	009-420-19	[REDACTED] [REDACTED] [REDACTED]
104-51-54	009-420-20	[REDACTED] [REDACTED] [REDACTED]
104-51-55	009-420-21	[REDACTED] [REDACTED]

**PART E
ASSESSMENT ROLL**

		[REDACTED]
104-51-56	009-420-22	[REDACTED] [REDACTED] [REDACTED]
104-51-57	009-420-23	[REDACTED] [REDACTED] [REDACTED]
104-51-58	009-420-24	[REDACTED] [REDACTED] [REDACTED]
104-51-59	009-420-25	[REDACTED] [REDACTED] [REDACTED]
104-51-60	009-420-26	[REDACTED] [REDACTED] [REDACTED]
104-51-61	009-420-27	[REDACTED] [REDACTED] [REDACTED]
104-51-62	009-420-28	[REDACTED] [REDACTED] [REDACTED]
104-51-63	009-420-29	[REDACTED] [REDACTED] [REDACTED]

**PART E
ASSESSMENT ROLL**

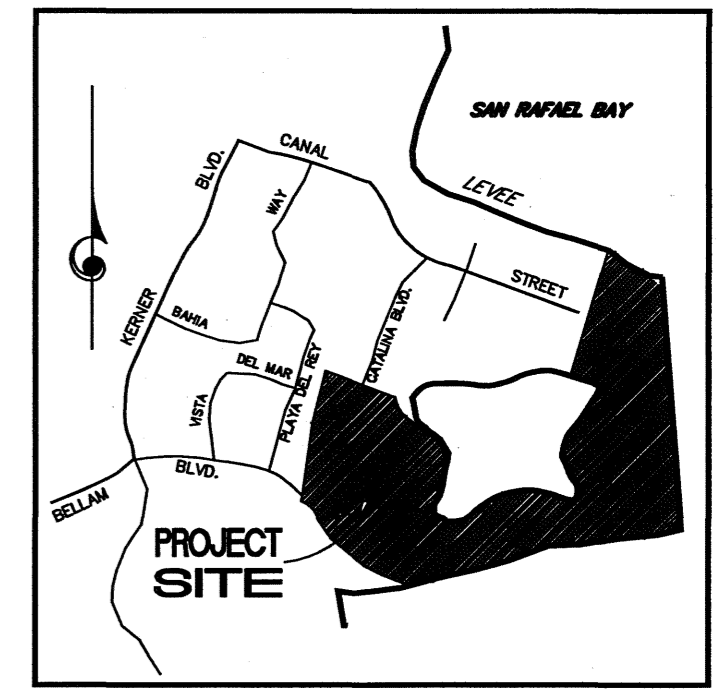
104-51-64	009-420-30	[REDACTED] [REDACTED] [REDACTED]
104-51-65	009-420-31	[REDACTED] [REDACTED] [REDACTED]
104-51-66	009-420-32	[REDACTED] [REDACTED] [REDACTED]
104-51-67	009-420-33	[REDACTED] [REDACTED] [REDACTED]
104-51-68	009-420-34	[REDACTED] [REDACTED] [REDACTED]
104-51-69	009-420-35	[REDACTED] [REDACTED] [REDACTED]
104-51-70	009-420-36	[REDACTED] [REDACTED] [REDACTED]
104-51-71	009-420-37	[REDACTED] [REDACTED] [REDACTED]
104-51-72	009-420-38	[REDACTED] [REDACTED]

**PART E
ASSESSMENT ROLL**

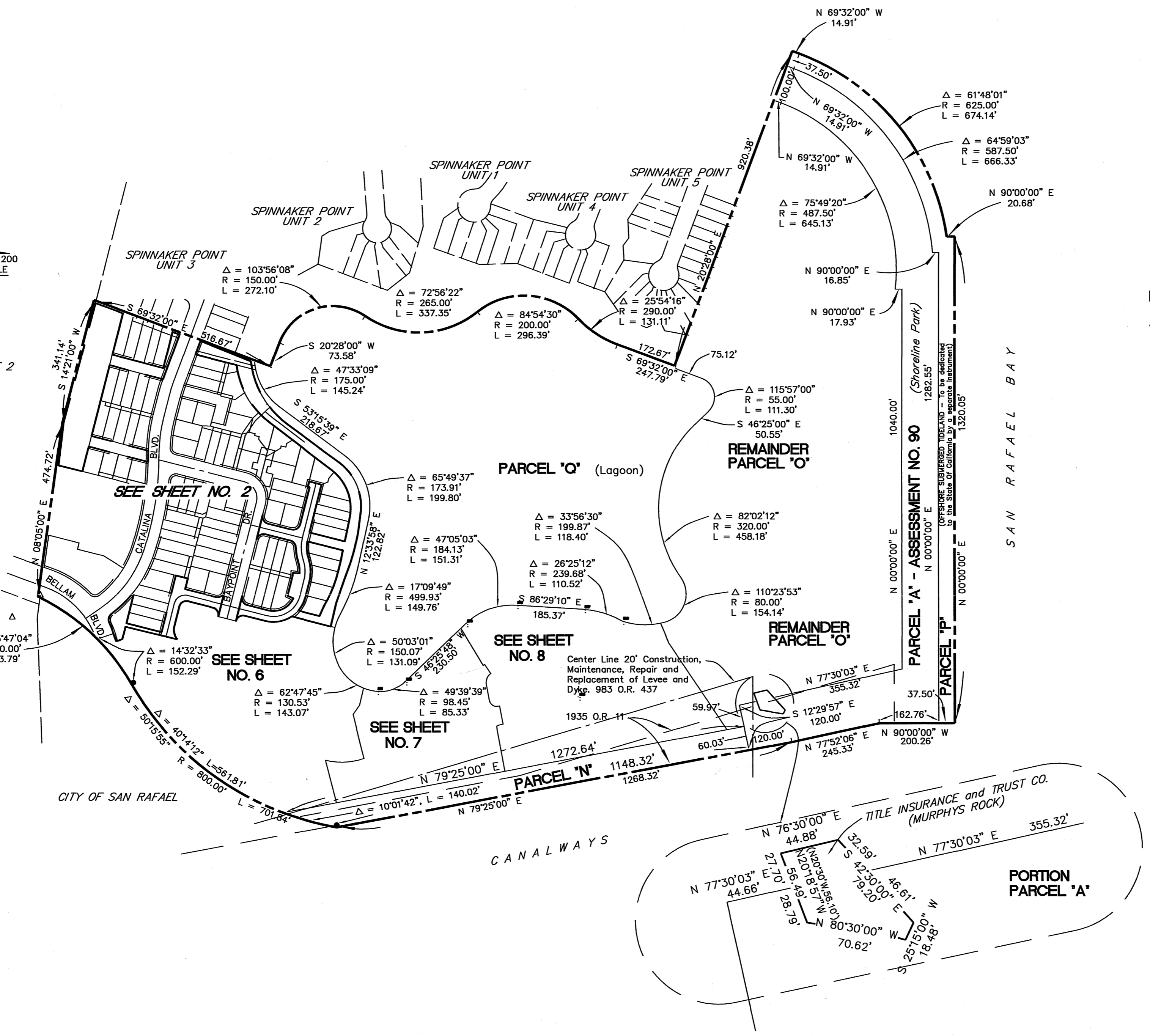
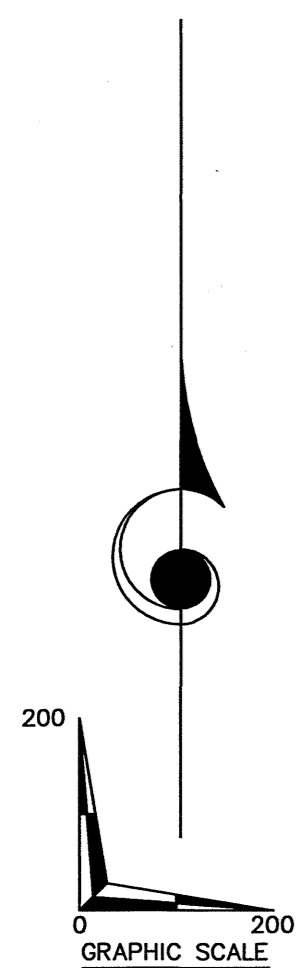
		[REDACTED]
104-51-73	009-420-39	[REDACTED] [REDACTED] [REDACTED]
104-51-74	009-420-40	[REDACTED] [REDACTED] [REDACTED]
104-51-75	009-420-41	[REDACTED] [REDACTED] [REDACTED]
104-51-76	009-420-42	[REDACTED] [REDACTED] [REDACTED]
104-51-77	009-420-43	[REDACTED] [REDACTED] [REDACTED]
106	009-010-35	[REDACTED] [REDACTED] [REDACTED] [REDACTED]

PART E
ASSESSMENT ROLL

For Assessment District diagram see sheets 1 through 8 which follow.



LOCATION MAP
NO SCALE

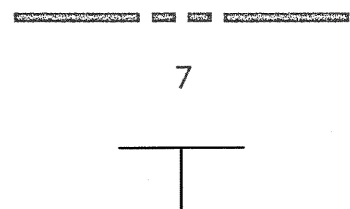


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
1	40.00'	38.50'	55°09'00"
2	20.00'	31.42'	90°00'00"
3	20.00'	31.42'	90°00'00"
4	20.00'	31.42'	90°00'00"
5	640.00'	21.94'	01°57'52"

LEGEND :

- ASSESSMENT DISTRICT BOUNDARY
- LOT NUMBER
- PARCEL LINE



NOTE: Common Area means those portions of the subdivision owned or controlled by the Bay Point Lagoons Association for the use and enjoyment of the owners. Exclusive Use Common Area shall be for the exclusive use of the Owner of the designated Lot and shall be appurtenant to that Lot. Each owner shall have the exclusive right to use the Exclusive Use Common Areas that have been allocated to Owner's Lot in this Subdivision.

REVISED 5/05: REVISIONS TO ASSESSOR'S MAP BOOK PAGES: 009-01, 009-36, 009-37, 009-39, 009-41 & 009-42

REVISED 6/97: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 7.

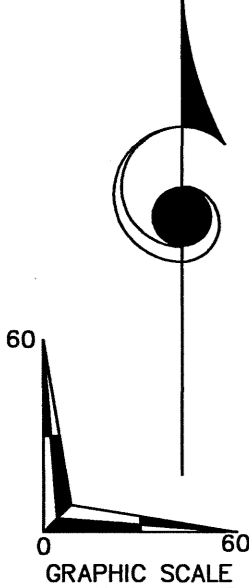
REVISED 6/95: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 6.

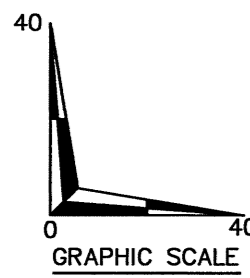
**ASSESSMENT DIAGRAM
BAYPOINT LAGOONS
ASSESSMENT DISTRICT**

LANDS OF SPINNAKER POINT DEVELOPMENT, INC.
A CALIFORNIA CORPORATION
DOCUMENT NO. 89-60702

CITY OF SAN RAFAEL
MARIN COUNTY CALIFORNIA
SCALE : 1" = 60' REVISED MAY 2005

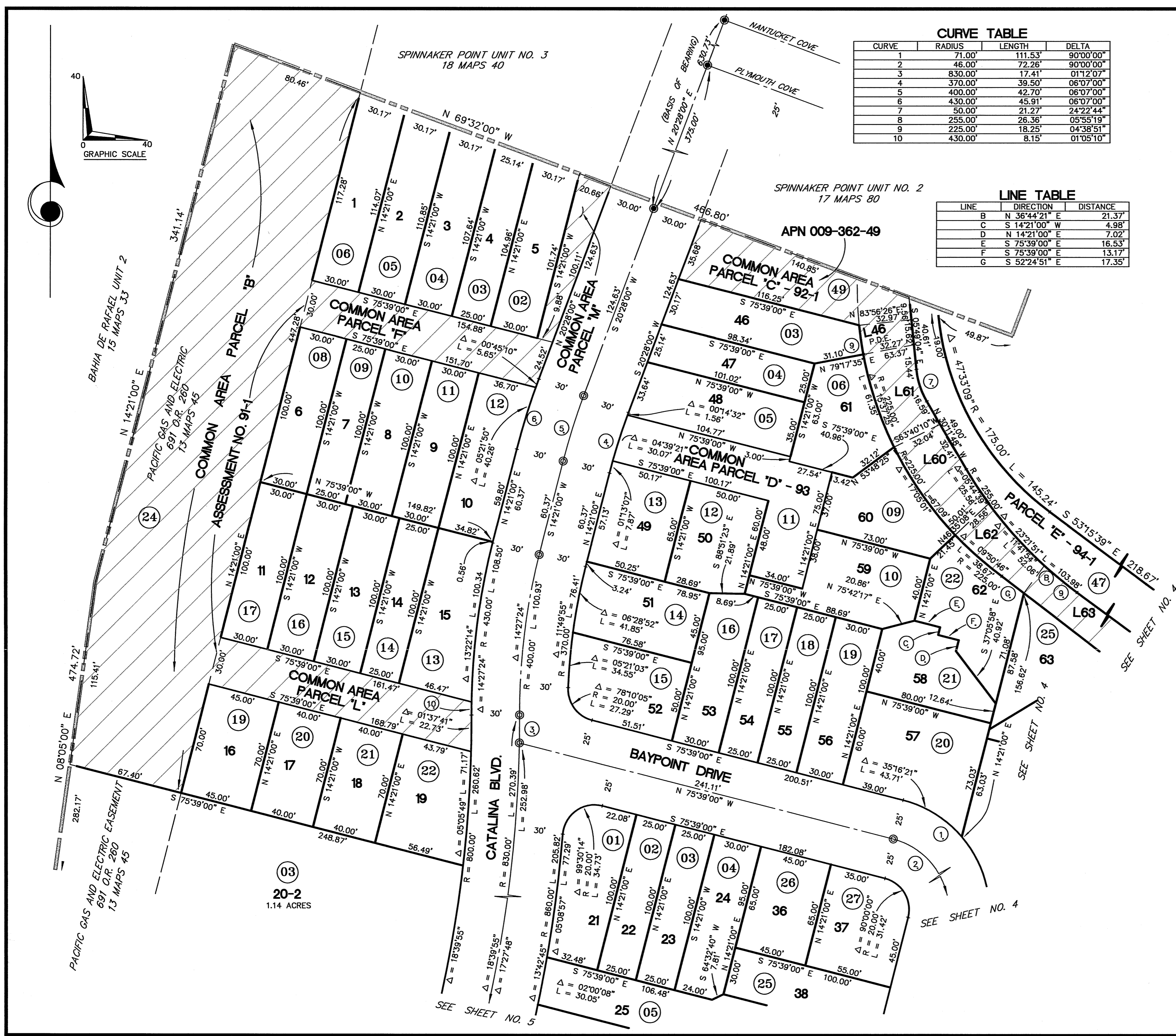
CSW
[St]² CSW/STUBER-STROEH
ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
790 DeLong Ave., Novato, CA. 94945 Sheet 2 of 8





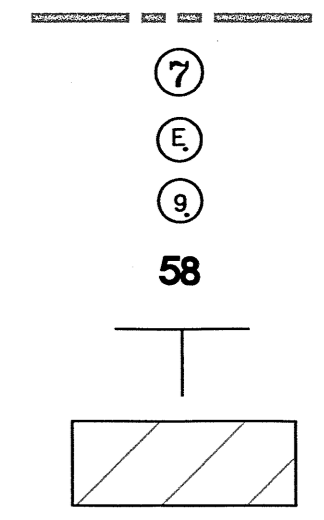
CURVE	RADIUS	LENGTH	DELTA
1	71.00'	111.53'	90°00'00"
2	46.00'	72.26'	90°00'00"
3	830.00'	17.41'	01°12'07"
4	370.00'	39.50'	06°07'00"
5	400.00'	42.70'	06°07'00"
6	430.00'	45.91'	06°07'00"
7	50.00'	21.27'	24°22'44"
8	255.00'	26.36'	05°55'19"
9	225.00'	18.25'	04°38'51"
10	430.00'	8.15'	01°05'10"

LINE	DIRECTION	DISTANCE
B	N 36°44'21" E	21.37'
C	S 14°21'00" W	4.98'
D	N 14°21'00" E	7.02'
F	S 75°39'00" E	16.53'
F	S 75°39'00" E	13.17'
G	S 52°24'51" E	17.35'



LEGEND :

- ASSESSMENT DISTRICT BOUNDARY
- ASSESSOR'S PARCEL NUMBER
- LINE TABLE REFERENCE
- CURVE TABLE REFERENCE
- ASSESSMENT & LOT NUMBER
- PARCEL LINE
- MERGED COMMON AREA PARCELS



REVISED 5/05: REVISIONS TO ASSESSOR'S MAP BOOK PAGES: 009-01, 009-36, 009-37, 009-39, 009-41 & 009-42 - MERGED COMMON AREA PARCELS

REVISED 6/97: SEGREGATION OF PORTION OF PARCEL "0" ADDED SHEET 7.

REVISED 6/95: SEGREGATION OF PORTION OF PARCEL "0" ADDED SHEET 6.

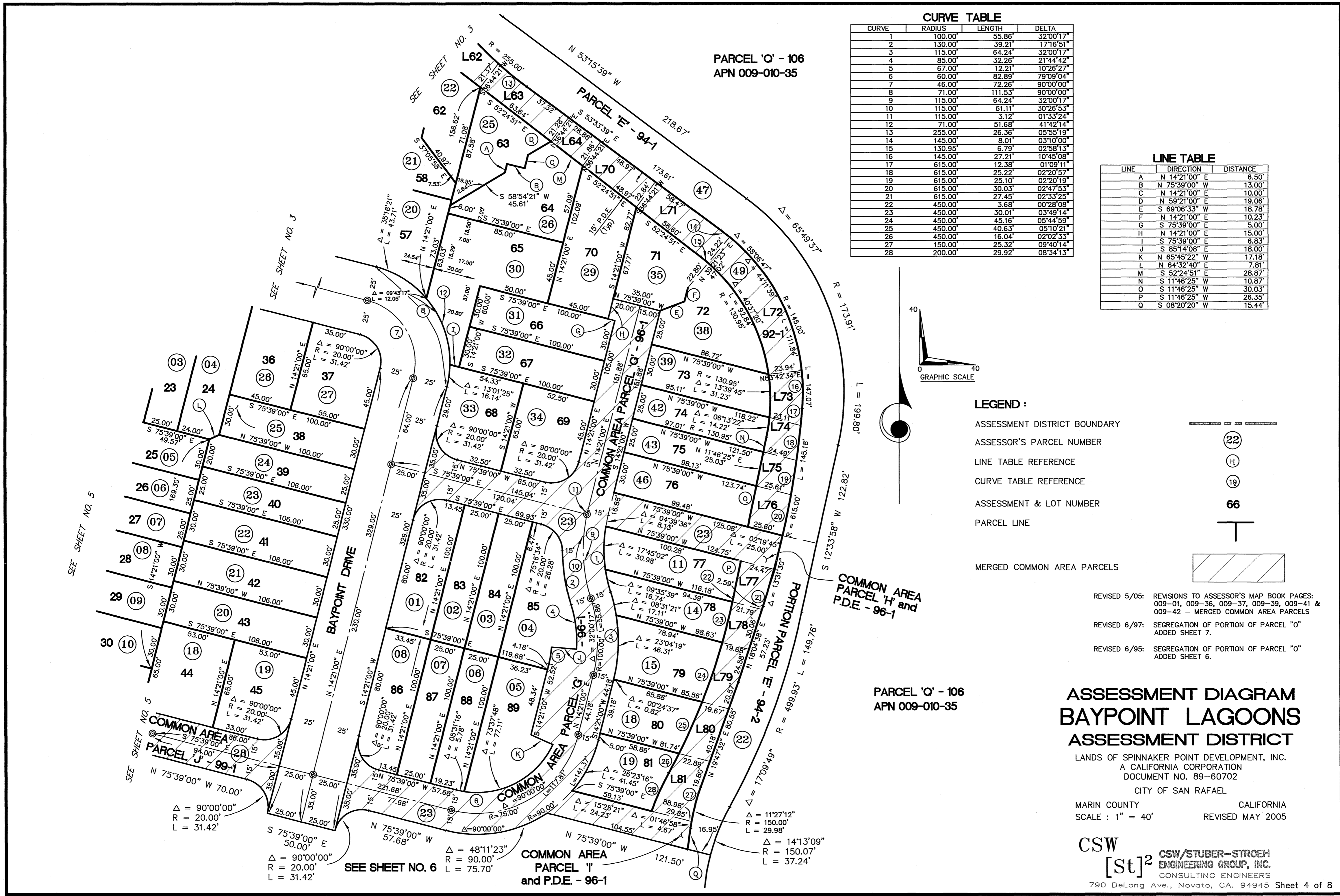
**ASSESSMENT DIAGRAM
BAYPOINT LAGOONS
ASSESSMENT DISTRICT**

LANDS OF SPINNAKER POINT DEVELOPMENT, INC.
A CALIFORNIA CORPORATION
DOCUMENT NO. 89-60702

CITY OF SAN RAFAEL

MARIN COUNTY CALIFORNIA
SCALE : 1" = 40'
REVISED MAY 2005

CSW
[St]² CSW/STUBER-STROEH
ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
790 DeLong Ave., Novato, CA. 94945 Sheet 3 of 8



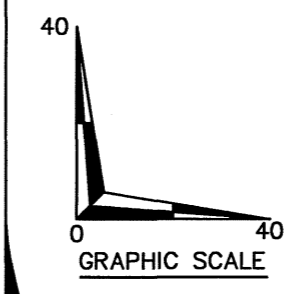
PARCEL 'O' - 106
APN 009-010-35

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
1	100.00'	55.86'	32°00'17"
2	130.00'	39.21'	17°16'51"
3	115.00'	64.24'	32°00'17"
4	85.00'	32.26'	21°44'42"
5	67.00'	12.21'	10°26'27"
6	60.00'	82.89'	79°09'04"
7	46.00'	72.26'	90°00'00"
8	71.00'	111.53'	90°00'00"
9	115.00'	64.24'	32°00'17"
10	115.00'	61.11'	30°26'53"
11	115.00'	3.12'	01°33'24"
12	71.00'	51.68'	41°42'14"
13	255.00'	26.36'	05°55'19"
14	145.00'	8.01'	03°10'00"
15	130.95'	6.79'	02°58'13"
16	145.00'	27.21'	10°45'08"
17	615.00'	12.38'	01°09'11"
18	615.00'	25.22'	02°20'57"
19	615.00'	25.10'	02°20'19"
20	615.00'	30.03'	02°47'53"
21	615.00'	27.45'	02°33'25"
22	450.00'	3.68'	00°28'08"
23	450.00'	30.01'	03°49'14"
24	450.00'	45.16'	05°44'59"
25	450.00'	40.63'	05°10'21"
26	450.00'	16.04'	02°02'33"
27	150.00'	25.32'	09°40'14"
28	200.00'	29.92'	08°34'13"

LINE TABLE

LINE	DIRECTION	DISTANCE
A	N 14°21'00" E	6.50'
B	N 75°39'00" W	13.00'
C	N 14°21'00" E	10.00'
D	N 59°21'00" E	19.06'
E	S 69°06'33" W	18.78'
F	N 14°21'00" E	10.23'
G	S 75°39'00" E	5.00'
H	N 14°21'00" E	15.00'
I	S 75°39'00" E	6.83'
J	S 85°14'08" E	18.00'
K	N 65°45'22" W	17.18'
L	N 64°32'40" E	7.81'
M	S 52°24'51" E	28.87'
N	S 11°46'25" W	10.87'
O	S 11°46'25" W	30.03'
P	S 11°46'25" W	26.35'
Q	S 08°20'20" W	15.44'



LEGEND :

- ASSESSMENT DISTRICT BOUNDARY
- ASSESSOR'S PARCEL NUMBER
- LINE TABLE REFERENCE
- CURVE TABLE REFERENCE
- ASSESSMENT & LOT NUMBER
- PARCEL LINE
- MERGED COMMON AREA PARCELS

REVISED 5/05: REVISIONS TO ASSESSOR'S MAP BOOK PAGES: 009-01, 009-36, 009-37, 009-39, 009-41 & 009-42 - MERGED COMMON AREA PARCELS

REVISED 6/97: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 7.

REVISED 6/95: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 6.

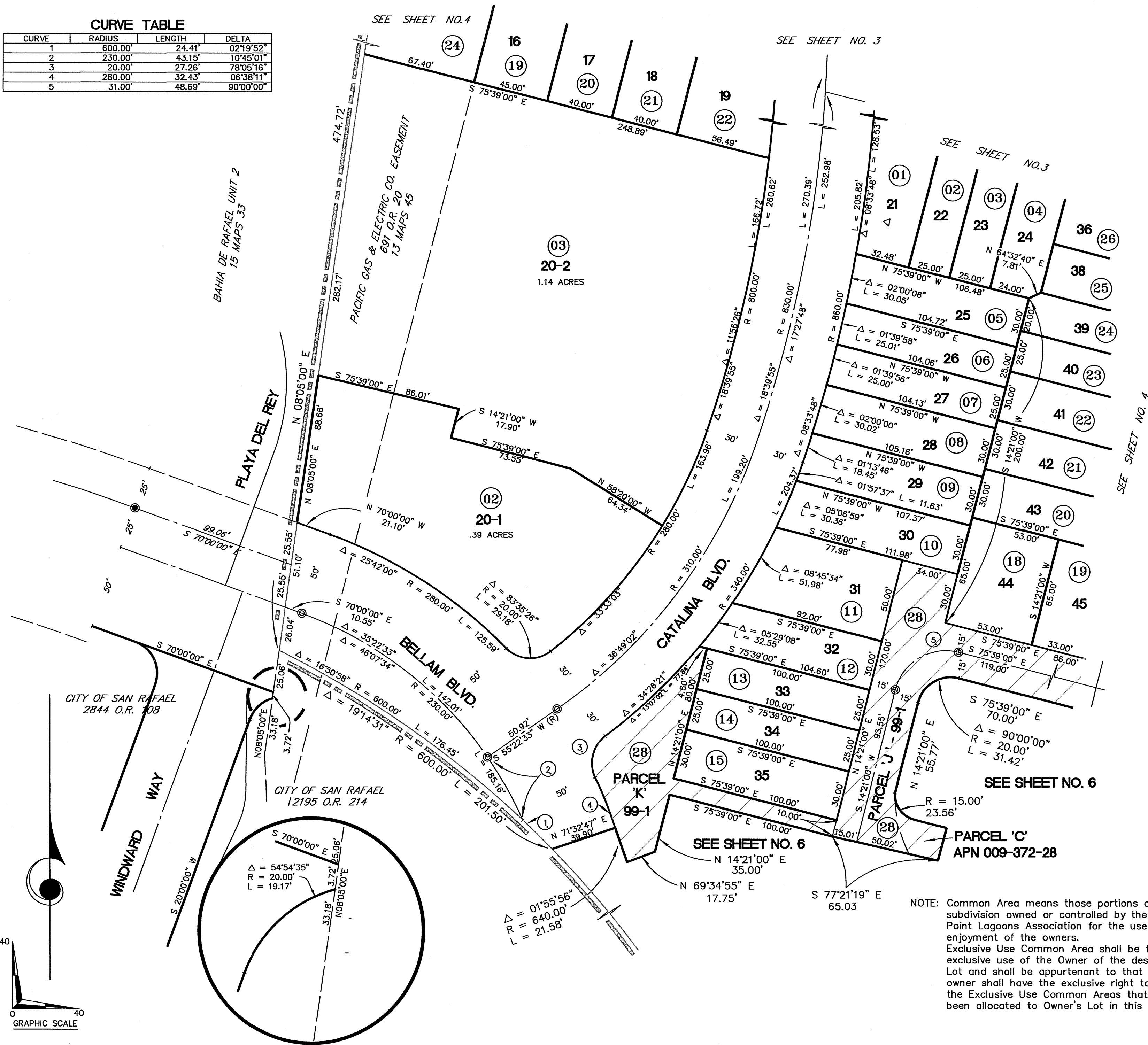
**ASSESSMENT DIAGRAM
BAYPOINT LAGOONS
ASSESSMENT DISTRICT**

LANDS OF SPINNAKER POINT DEVELOPMENT, INC.
A CALIFORNIA CORPORATION
DOCUMENT NO. 89-60702
CITY OF SAN RAFAEL
MARIN COUNTY CALIFORNIA
SCALE : 1" = 40' REVISED MAY 2005

CSW [St]² CSW/STUBER-STROEH ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
790 DeLong Ave., Novato, CA. 94945 Sheet 4 of 8

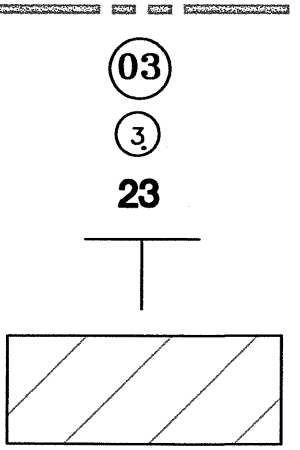
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
1	600.00'	24.41'	02°19'52"
2	230.00'	43.15'	10°45'01"
3	20.00'	27.26'	78°05'16"
4	280.00'	32.43'	06°38'11"
5	31.00'	48.69'	90°00'00"



LEGEND :

- ASSESSMENT DISTRICT BOUNDARY
- ASSESSOR'S PARCEL NUMBER
- CURVE TABLE REFERENCE
- ASSESSMENT & LOT NUMBER
- PARCEL LINE
- MERGED COMMON AREA PARCELS



- REVISED 5/05: REVISIONS TO ASSESSOR'S MAP BOOK PAGES: 009-01, 009-36, 009-37, 009-39, 009-41 & 009-42 - MERGED COMMON AREA PARCELS
- REVISED 6/97: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 7.
- REVISED 6/95: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 6.

**ASSESSMENT DIAGRAM
BAYPOINT LAGOONS
ASSESSMENT DISTRICT**

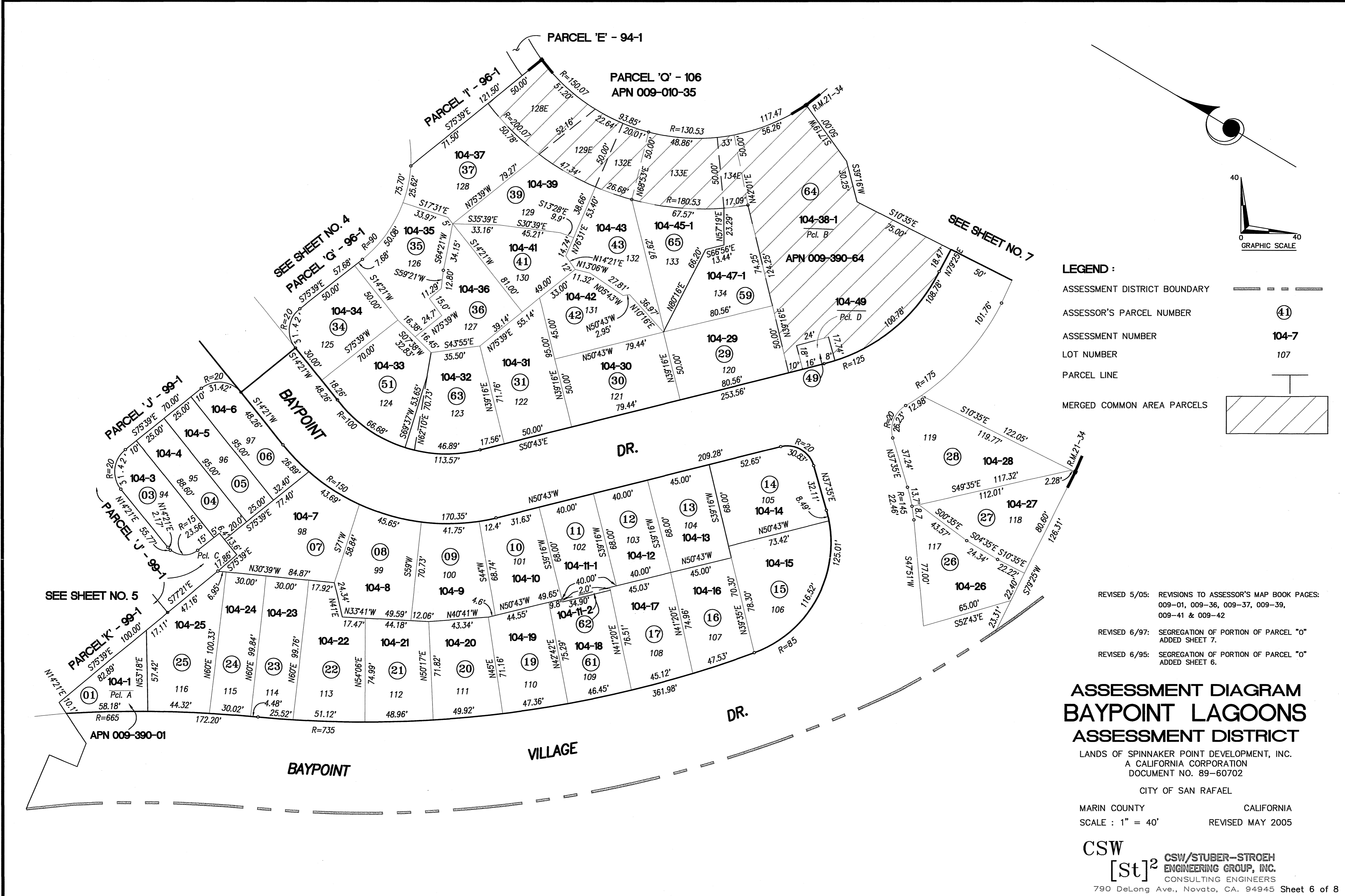
LANDS OF SPINNAKER POINT DEVELOPMENT, INC.
A CALIFORNIA CORPORATION
DOCUMENT NO. 89-60702

CITY OF SAN RAFAEL

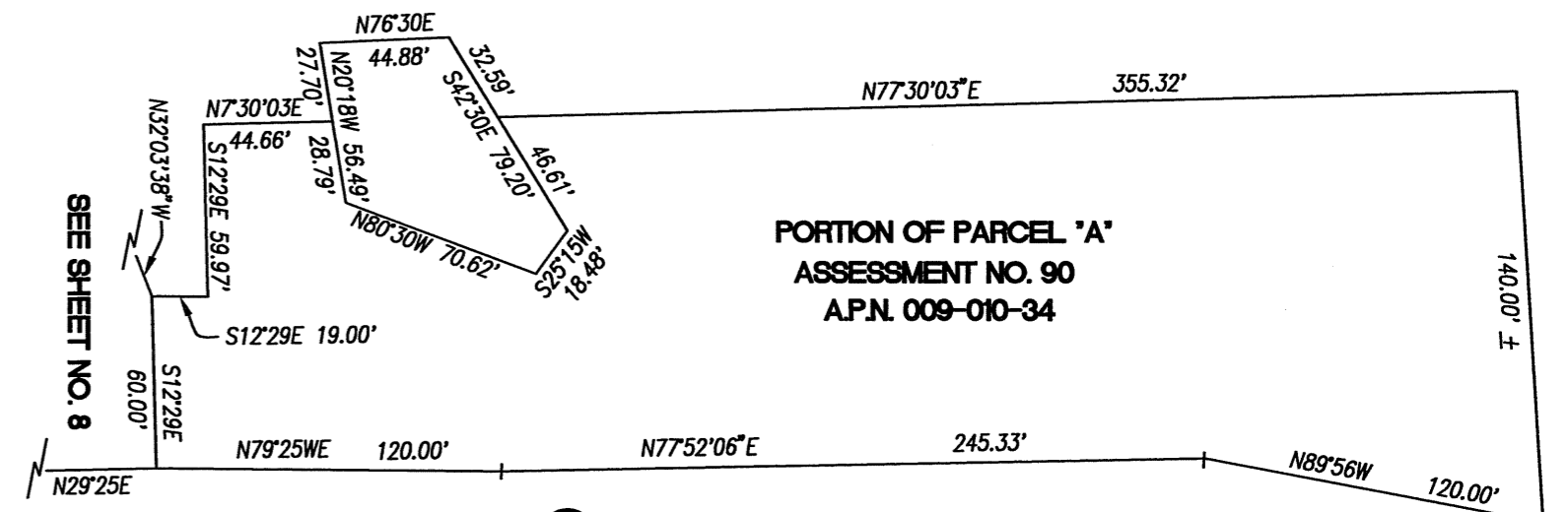
MARIN COUNTY CALIFORNIA
SCALE : 1" = 40' REVISED MAY 2005

CSW
[St]² **CSW/STUBER-STROEH**
ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
790 DeLong Ave., Novato, CA. 94945

NOTE: Common Area means those portions of the subdivision owned or controlled by the Bay Point Lagoons Association for the use and enjoyment of the owners. Exclusive Use Common Area shall be for the exclusive use of the Owner of the designated Lot and shall be appurtenant to that Lot. Each owner shall have the exclusive right to use the Exclusive Use Common Areas that have been allocated to Owner's Lot in this Subdivision.



CURVE	RADIUS	LENGTH	DELTA
1	125.0000	4.3112	01°58'34"
2	20.0000	32.1057	91°58'34"
3	30.0000	34.5329	65°57'11"
4	60.0000	9.7785	09°20'16"
5	60.0000	15.9104	15°11'36"
6	60.0000	9.3992	08°58'32"
7	60.0000	25.7614	24°36'01"
8	60.0000	8.2164	07°50'46"
9	20.0000	21.1288	60°31'46"
10	75.0000	38.3587	29°18'14"
11	75.0000	18.6928	14°16'49"
12	75.0000	21.4715	16°24'11"
13	148.4500	13.0370	05°01'54"
14	148.3251	40.5957	15°40'53"
15	148.4500	45.2613	17°28'09"
16	148.9539	29.7739	11°27'10"
17	180.4921	11.4044	03°37'13"
18	180.5300	23.9814	07°36'40"
19	130.5300	17.3397	07°36'40"
20	130.5300	8.2456	03°37'10"
21	99.0195	19.7455	11°25'31"
22	98.4500	8.6460	05°01'54"
23	121.1492	10.5753	05°00'05"
24	75.0000	10.9343	08°21'12"
25	98.6563	30.0173	17°25'58"
26	98.4500	26.9226	15°40'06"



LEGEND :

- ASSESSMENT DISTRICT BOUNDARY
- ASSESSOR'S PARCEL NUMBER
- CURVE TABLE REFERENCE
- ASSESSMENT NUMBER
- LOT NUMBER
- PARCEL LINE
- MERGED COMMON AREA PARCELS

REVISED 5/05: REVISIONS TO ASSESSOR'S MAP BOOK PAGES: 009-01, 009-36, 009-37, 009-39, 009-41 & 009-42 - MERGED COMMON AREA PARCELS

REVISED 6/97: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 7.

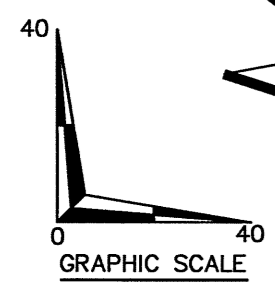
REVISED 6/95: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 6.

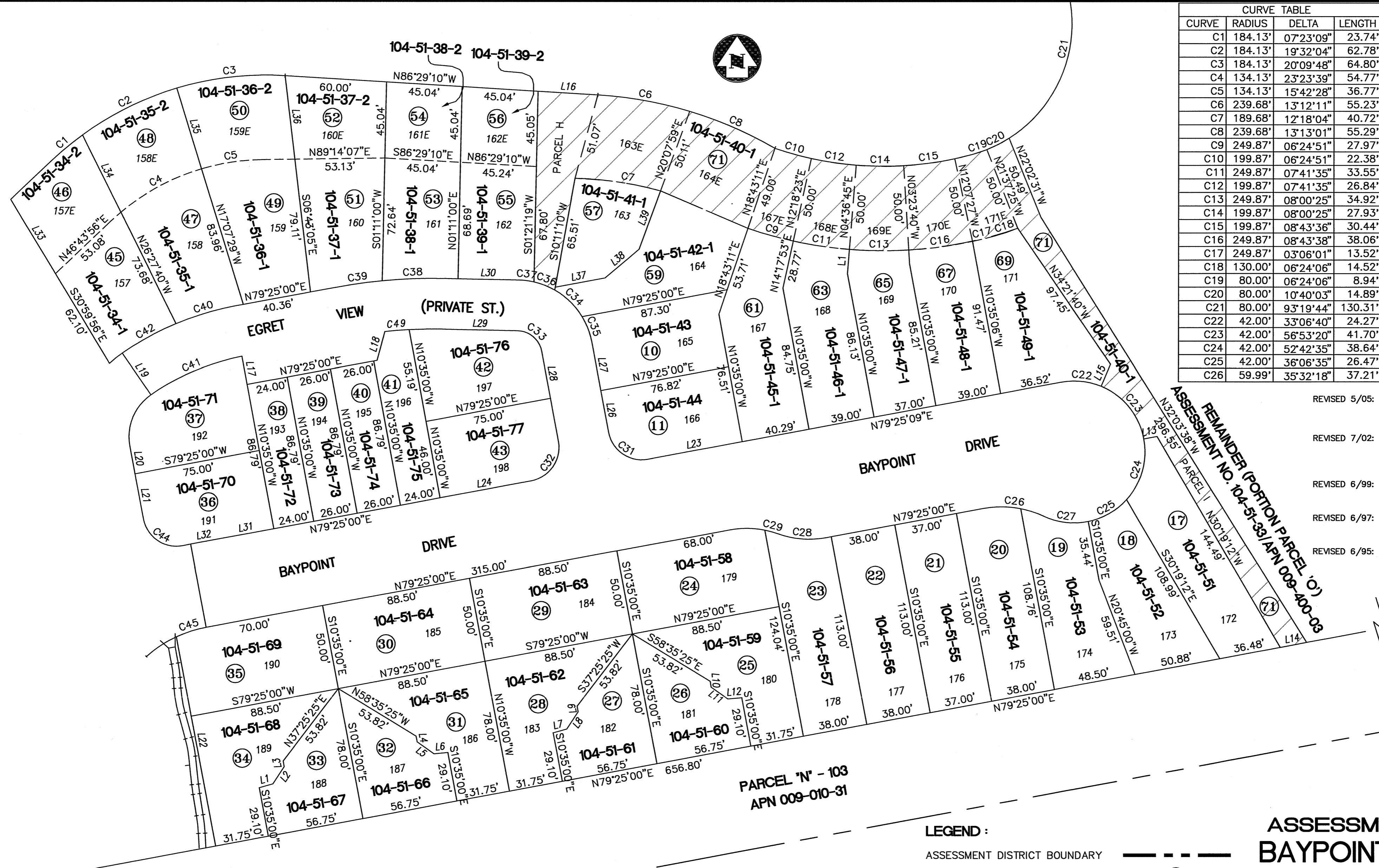
ASSESSMENT DIAGRAM BAYPOINT LAGOONS ASSESSMENT DISTRICT

LANDS OF SPINNAKER POINT DEVELOPMENT, INC.
A CALIFORNIA CORPORATION
DOCUMENT NO. 89-60702

CITY OF SAN RAFAEL
MARIN COUNTY CALIFORNIA
SCALE : 1" = 40' REVISED MAY 2005

CSW
[St]² CSW/STUBER-STROEH
ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
790 DeLong Ave., Novato, CA. 94945 Sheet 7 of 8





CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	184.13'	07°23'09"	23.74'
C2	184.13'	19°32'04"	62.78'
C3	184.13'	20°09'48"	64.80'
C4	134.13'	23°23'39"	54.77'
C5	134.13'	15°42'28"	36.77'
C6	239.68'	13°12'11"	55.23'
C7	189.68'	12°18'04"	40.72'
C8	239.68'	13°13'01"	55.29'
C9	249.87'	06°24'51"	27.97'
C10	199.87'	06°24'51"	22.38'
C11	249.87'	07°41'35"	33.55'
C12	199.87'	07°41'35"	26.84'
C13	249.87'	08°00'25"	34.92'
C14	199.87'	08°00'25"	27.93'
C15	199.87'	08°43'36"	30.44'
C16	249.87'	08°43'38"	38.06'
C17	249.87'	03°06'01"	13.52'
C18	130.00'	06°24'06"	14.52'
C19	80.00'	06°24'06"	8.94'
C20	80.00'	10°40'03"	14.89'
C21	80.00'	93°19'44"	130.31'
C22	42.00'	33°06'40"	24.27'
C23	42.00'	56°53'20"	41.70'
C24	42.00'	52°42'35"	38.64'
C25	42.00'	36°06'35"	26.47'
C26	59.99'	35°32'18"	37.21'

C27	42.00'	36°43'33"	26.92'
C28	55.00'	30°16'22"	29.06'
C29	55.00'	08°23'19"	8.05'
C30	55.00'	21°53'02"	21.01'
C31	20.00'	90°00'00"	31.42'
C32	20.00'	90°00'00"	31.42'
C33	15.00'	78°14'00"	20.48'
C34	45.00'	28°57'29"	22.74'
C35	45.00'	20°42'16"	16.26'
C36	45.00'	16°46'35"	13.18'
C37	45.00'	11°47'40"	9.26'
C38	315.00'	06°39'41"	36.62'
C39	315.00'	05°06'19"	28.07'
C40	175.00'	12°06'27"	36.98'
C41	145.00'	23°18'42"	59.00'
C42	175.00'	11°56'23"	36.47'
C43	30.00'	65°57'11"	34.53'
C44	20.00'	91°58'34"	32.11'
C45	75.00'	14°16'49"	18.69'

REVISIONS TO ASSESSOR'S MAP BOOK PAGES:
 009-01, 009-36, 009-37, 009-39, 009-41 &
 009-42 - MERGED COMMON AREA PARCELS

SEGREGATION OF PARCELS 104-51-34 THROUGH
 104-51-39, 104-51-42, AND
 104-51-45 THROUGH 104-51-49

SEGREGATION OF PORTION OF PARCEL "O"
 ADDED SHEET 8.

SEGREGATION OF PORTION OF PARCEL "O"
 ADDED SHEET 7.

SEGREGATION OF PORTION OF PARCEL "O"
 ADDED SHEET 6.

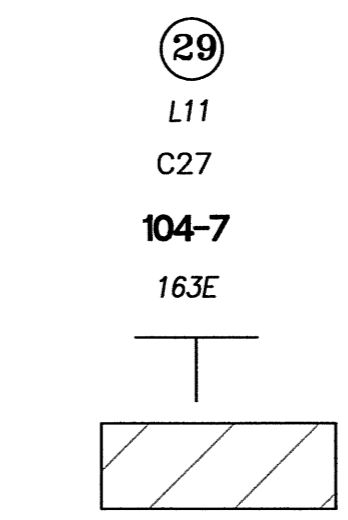
LINE TABLE		
LINE	LENGTH	BEARING
L1	8.38	N74°10'43"E
L2	12.08	S33°32'01"W
L3	3.47	S10°35'00"E
L4	3.47	S10°35'00"E
L5	12.08	S54°42'01"E
L6	8.38	S84°39'17"W
L7	8.38	N74°10'43"E
L8	12.08	S33°32'01"W
L9	3.47	S10°35'00"E
L10	3.47	S10°35'00"E

L11	12.08	S54°42'01"E
L12	8.38	S84°39'17"W
L13	7.93	N79°25'00"E
L14	15.94	N79°25'00"E
L15	14.11	N22°31'40"E
L16	35.31	S86°29'10"E
L17	16.99	S10°35'00"E
L18	17.73	S15°06'13"W
L19	30.00	N34°37'49"W
L20	16.81	S10°35'00"E
L21	27.09	S10°35'00"E
L22	125.69	S10°35'00"E

L23	56.82	N79°25'00"E
L24	55.00	N79°25'00"E
L25	26.00	N10°35'00"W
L26	25.00	N10°35'00"W
L27	29.09	N10°35'00"W
L28	28.09	N10°35'00"W
L29	44.26	N88°49'00"W
L30	35.80	N88°49'00"W
L31	32.66	N79°25'00"E
L32	17.34	N79°25'00"E
L33	51.23	S30°59'56"E

L34	51.01	N26°27'40"W
L35	50.00	N17°07'29"W
L36	49.76	S06°43'05"E
L37	29.81	S79°25'00"W
L38	26.38	S49°40'00"W
L39	36.71	N20°07'59"E

- LEGEND :**
- ASSESSMENT DISTRICT BOUNDARY
 - ASSESSOR'S PARCEL NUMBER
 - LINE TABLE REFERENCE
 - CURVE TABLE REFERENCE
 - ASSESSMENT NUMBER
 - LOT NUMBER
 - PARCEL LINE
 - MERGED COMMON AREA PARCELS



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