

OBERKAMPER & ASSOCIATES

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February 3, 2022

Job No. 21-108

Nader Tamannaie, PE
Vice President, MGE Engineering, Inc.
7415 Greenhaven Dr., Suite 100
Sacramento, CA 95831

Re. Chain of Title Review, Meadow Way area, Fairfax

Dear Nader,

We have examined in detail the Chain of Title Report and accompanying documentation prepared by Marin Land Title Consulting and find the following.

The general historical context is as follows:

- In 1914 approximately 800 acres which includes the Meadow Way Area, which we are dealing with, was conveyed by Fairfax Villa Company to Cascade Land Co.
- In 1921 Cascade Land Co. had recorded a subdivision map entitled "Amended Map No. 2 of The Cascades" in Book 5 of Maps at page 14, Marin County Records. This map included a portion of the Meadow Way Area and included an offer of dedication for public use, all lanes, streets, and avenues as shown on said map.
- In 1924 Cascade Land Co. conveyed to Geo. W. Hollister, 10 acres more or less, which contains a portion of the Meadow Way Area. This property does not extend to the end of Meadow Way as shown on Map No. 2 of The Cascades, thus leaving a strip of land between Hollister and Map No. 2 still in Cascade Land Co. ownership.
- In 1949 Columbus L. Pierce and Angela C. Pierce conveyed to the City of Fairfax an area adjoining the portion of the Meadow Way Area lying southeasterly of the dedicated portion of Meadow Way.
- During the time period of 1922 through 1950, various easements were granted to utility companies, primarily over the dedicated portion of Meadow Way, but two private easements for Ingress and Egress over a portion of the Meadow Way Area lying southeasterly of the dedicated portion of Meadow Way.

Following is a more detailed analysis of Items 1 through 10 of the Chain of Title Report:

1. The area shaded in purple on the map attached to the Chain of Title Report was included in the original deed to Cascade Land Co., but not included in the deed from Cascade Land Co. to Hollister or any other deeds in the area, thus it remains in the Cascade Land Co. ownership.
2. This item is for a water line easement over all the roads, streets, highways, lanes, avenues, and alleyways in Map No. 2 of "The Cascades", thus it affects the portion of Meadow Way as dedicated by said Map.
3. This item is for a PG&E pole line easement within the portion of Meadow Way lying within the Amended Map No. 2, The Cascades, thus it affects the portion of Meadow Way dedicated by said map.

4. This item is for a PG&E pole line easement lying within Meadow Way as shown on Map No. 2 of The Cascades, thus it affects the portion of Meadow Way dedicated by said map.
5. The area shaded in yellow on the map attached to the Chain of Title Report was included in the deed from Cascade Land Co. to Hollister but was not included in a deed from Hollister, thus it remains in the Hollister ownership. Cascade Land Co. reserved an easement for various purposes across the conveyed property.
6. This item is for a PG&E pole line easement within the property of Hollister referred to in item 5 above.
7. This item is for an easement granted to Hollister lying within Meadow Way as dedicated by Amended Map No. 2 of The Cascades.
8. This item is for an easement for roadway and utility purposes 30 feet in width within the Hollister property and is appurtenant to A.P.N. 003-102-19.
9. This item is for a deed to the City of Fairfax shaded in green on the map attached to the Chain of Title Report.
10. This item is a quitclaim to Sanitary District No. One of Marin County for easements and rights of way shown upon Amended Map No. 2 of The Cascades, thus it affects the portion of Meadow Way dedicated by said map.

Meadow Way as shown on Amended Map No. 2 of The Cascades was offered for dedication by said map and is encumbered by easements in Items 2, 3, 4, 7 and 10. The offer of dedication can be accepted by the Town for Meadow Way which would make it a Town street so that the Town would not be depending on prescriptive rights to do construction in that area. The easements which encumber that area would continue to exist, but they are for facilities which could normally be within city streets.

The areas under Items 1 and 5 are apparently owned by heirs or unknown successors in interest of Cascade Land Co. and Hollister, respectively. We understand that a quiet title action through the court will be needed to establish town rights to the areas in question for construction of public improvements.

The area under Item 9 and a portion of Item 5 do not lie within the area needed for improvements on the frontage of 7 Meadow Way so it may be appropriate to "clean up" this situation as part of the quiet title action so there is no question about access to Meadow Way.

A quiet title action will require the services of a legal firm experienced in such matters and we would be pleased to assist in retention of such a firm.

It may be appropriate to consult with the Town Attorney and Public Works Director regarding these recommendations.

If there are questions regarding any of the foregoing, please let us know.

Very Truly Yours,



Leon Oberkamper, P.E.