

## **EASEMENTS AND RIGHTS OF OTHERS**

The subject property is adjacent to a large, city-owned public parking area, and to the south, there is a city-owned public park - both of which are used often by local residents as well as out of town tourist and recreation uses. There are also two popular surf breaks, accessed from the Point Arena Wharf area. There is some evidence (including graffiti and minor pathways) that indicate at least some public use on the subject property (specifically under the structure's deck). However, there are no indications that these trails are "regularly used" by the public, and the fact that there are additional trails on neighboring properties leading to the same destination (along the Ocean-front), it is concluded that the trails are not an indication of any prescriptive rights over the property.

### **Implied Dedication**

There are no known users of the subject property that could claim any prescriptive rights over the property. Inspection of the subject property did not reveal any evidence of public use of the property that would lead to a presumption of implied dedication. The property has been in private ownership for decades, and there is no known history of repeated trespass or other regular access on or over the subject property.

It is concluded that any easements or rights of others over the land do not affect the value or the marketability of the subject property.