

**OWNER'S STATEMENT**

WE HERBY STATE THAT WE ARE THE SOLE OWNERS OF AND HAVE THE RIGHT, TITLE, AND INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE MAKING AND FILING OF SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE BORDER LINES, AND HEREBY MAKE NO OFFERS OF DEDICATION.

WE HEREBY RESERVE THE AREA DESIGNATED AS PARCEL "A" AND THE 3' ACCESS EASEMENT OVER LOTS 2 THROUGH 6 FOR THE PRIVATE USE OF THE OWNERS OF LOTS 1 THROUGH 6 AND THEY ARE NOT FOR USE BY THE GENERAL PUBLIC.

WE HEREBY RESERVE THE 3' STORM DRAIN EASEMENTS CROSSING LOTS 1 THROUGH 8 AND PARCEL "A" FOR THE PRIVATE USE OF LOTS 1 THROUGH 8 AND PARCEL "A" AND THEY ARE NOT FOR USE BY THE GENERAL PUBLIC.

WE HEREBY RESERVE THE RECIPROCAL ACCESS EASEMENTS APPURTENANT TO LOTS 7 AND 8 AND THE 3' SANITARY SEWER EASEMENTS OVER LOTS 5 & 6 AND PARCEL "A" APPURTENANT TO LOTS 7 & 8 AND THEY ARE NOT FOR USE BY THE GENERAL PUBLIC.

BY: 21 G ST., L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]  
ARVAND SABETIAN, MANAGER

**OWNER'S ACKNOWLEDGEMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA,  
COUNTY OF MARIN,

ON 05/24/2021 BEFORE ME, Khaled Bouchama A NOTARY PUBLIC, PERSONALLY APPEARED ARVAND SABETIAN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

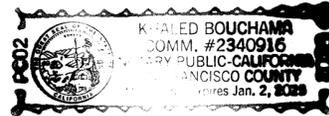
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature]

MY COMMISSION NO. 2340916

MY COMMISSION EXPIRES 01-02-2025

KHALED BOUCHAMA  
SAN FRANCISCO



**COUNTY TAX COLLECTOR'S STATEMENT**

ACCORDING TO THE RECORDS IN THE OFFICE OF THE UNDERSIGNED, THERE ARE NO LIENS AGAINST THIS SUBDIVISION, OR ANY PARTS THEREOF, FOR THE UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE AGAINST THE TRACT OR SUBDIVISION OF LAND SHOWN HEREON OR ANY PART THEREOF IS \$ \_\_\_\_\_

THE LAND IN SAID SUBDIVISION IS NOT SUBJECT TO A SPECIAL ASSESSMENT OR BOND WHICH MAY BE PAID IN FULL. SECURITY REQUIRED PURSUANT TO GOVERNMENT CODE SECTION 66493(A) AND 66493(C) ARE HERBY ACCEPTED AND APPROVED.

DATE JUNE 9, 2021

[Signature]  
TAX COLLECTOR  
COUNTY OF MARIN  
STATE OF CALIFORNIA



**CLERK OF THE BOARD OF SUPERVISORS STATEMENT**

I, THE UNDERSIGNED, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, DO HEREBY STATE THAT A GOOD AND SUFFICIENT BOND APPROVED BY AND IN THE AMOUNT FIXED BY SAID BOARD OF SUPERVISORS HAVE BEEN FILED WITH SAID COUNTY OF MARIN AND IS CONDITIONED FOR THE PAYMENT OF ALL TAXES, WHICH MAY BE AT THE TIME OF RECORDING OF THIS MAP A LIEN AGAINST THE TRACT OR SUBDIVISION OF LAND SHOWN HEREON OR ANY PART THEREOF, BUT NOT YET PAYABLE.

WITNESS MY HAND AND SEAL THIS 9th DAY OF June, 2021

SIGNED [Signature]  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF MARIN  
STATE OF CALIFORNIA



**TRUSTEE'S STATEMENT**

OLD REPUBLIC TITLE COMPANY, TRUSTEE UNDER THE DEED OF TRUST RECORDED AS DOCUMENT NO. 2018-18790, MARIN COUNTY RECORDS, AGAINST THE TRACT OF LAND SHOWN HEREON, HEREBY CONSENT TO THE RECORDING OF THIS MAP.

BY: [Signature] DATE: 5/26/2021

**TRUSTEE'S ACKNOWLEDGEMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA,  
COUNTY OF MARIN,

ON 5-26-2021 BEFORE ME, Cournee Filian A NOTARY PUBLIC, PERSONALLY APPEARED Faviba Zolner, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature]

MY COMMISSION NO. 2288881

MY COMMISSION EXPIRES June 14, 2023



**SURVEYORS STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 21 G ST., L.L.C. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE NOVEMBER 2022, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

[Signature] 5/24/21  
WILLIAM SCHROEDER  
P.L.S. NO. 5814



**CITY ENGINEER'S STATEMENT**

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SAN RAFAEL, COUNTY OF MARIN, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF CHAPTER 2, OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE 5/25/21

[Signature]  
APRIL MILLER, ACTING CITY ENGINEER, CITY OF SAN RAFAEL

**CITY CLERK'S CERTIFICATE**

THE CITY COUNCIL OF THE CITY OF SAN RAFAEL, COUNTY OF MARIN, AT A REGULAR MEETING HELD ON May 17, 2021 EXAMINED THIS SUBDIVISION MAP, AND THE CITY COUNCIL BY MOTION/RESOLUTION 14917 DID DULY APPROVE THIS SUBDIVISION MAP.

SIGNED THIS 25th DAY OF May, 2021.

[Signature]  
LINDSAY LARA  
CITY CLERK, CITY OF SAN RAFAEL  
COUNTY OF MARIN, STATE OF CALIFORNIA

**CITY SURVEYOR'S STATEMENT**

I, THE UNDERSIGNED, CITY SURVEYOR OF THE CITY OF SAN RAFAEL, COUNTY OF MARIN, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION MAP ON BEHALF OF THE CITY OF SAN RAFAEL, STATE OF CALIFORNIA AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

[Signature] DATE 5/24/2021

JASON KIRCHMANN  
ACTING CITY SURVEYOR, CITY OF SAN RAFAEL, CALIFORNIA

**IDA TOWNHOMES**

A PLANNED DEVELOPMENT  
LANDS OF G ST., L.L.C.  
DESCRIBED IN DOCUMENT NO. 2018-0018789  
MARIN COUNTY RECORDS  
SAN RAFAEL MARIN COUNTY CALIFORNIA  
MAY 2021 SURVEY No. S-1943  
PREPARED BY  
WILLIAM SCHROEDER & ASSOCIATES  
P.O. BOX 6801  
SAN RAFAEL, CALIFORNIA  
(415) 472-4759

**COUNTY RECORDER'S CERTIFICATE**

FILED THIS 18th DAY OF JUNE 2021, AT 8AM IN BOOK 2021 OF MAPS

AT PAGE 99 AT THE REQUEST OF: FIRST AMERICAN TITLE CO.

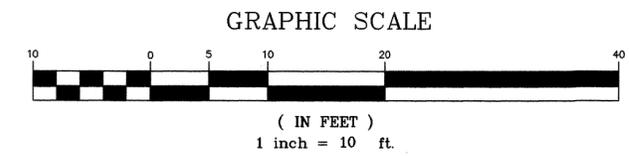
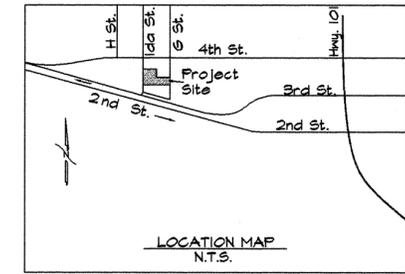
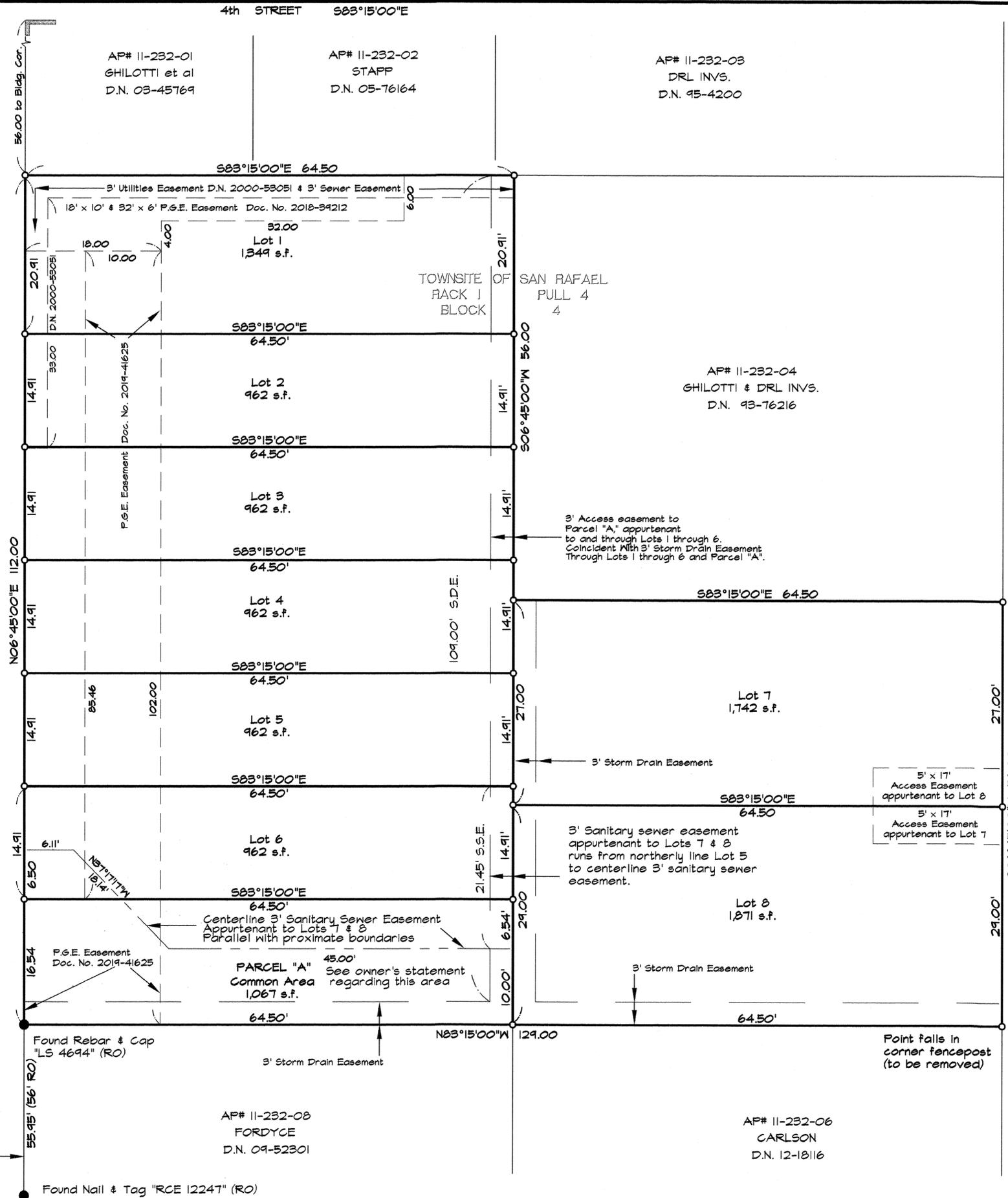
SERIAL NO. 2021-40341 FEE: \$86-

Shelly Scott  
COUNTY RECORDER

BY DEPUTY: [Signature]

IDA STREET  
55' R/W A PUBLIC STREET

Face of Curb Basis of Bearings N06°45'00"E



- o = SET 3/4" IRON PIPE W/ CAP "LS 5814," OR AS NOTED
- = FOUND MONUMENT AS NOTED
- ( ) = RECORD REFERENCE
- RO = UNRECORDED SURVEY PER LAWRENCE DOYLE, PLS
- RI = RACK 1 PULL 4, TOWNSITE OF SAN RAFAEL
- DI = DOCUMENT No. 2018-0018789

PARCEL "A": See Declaration of Restrictions, Recorded as Document No. 2021-0040343

**BASIS OF BEARINGS:**  
The basis of bearings for this map is N 6°45' E along the easterly curb line of Ida Street.

**Boundary Note:**  
During this survey the complete files of Hiram Austin, the author of the "Townsite of San Rafael" map were owned and made use of by William Schroeder. Also owned and used were the records of J.C. Oglesby; all of these materials are now archived at the Anne T. Kent Room of the Marin County Free Library and are available to the public free of charge.

An extensive study of the location of the commercial buildings along Fourth Street as well as the location of fences and other improvements throughout Block 4 was made in determining the boundary of this property. This independent boundary study was not based on RO, but determined that the two monuments from RO shown hereon are in conformance with our boundary determination. The exterior courses of this subdivision are measured and record per DI.

**IDA TOWNHOMES**  
A PLANNED DEVELOPMENT  
LANDS OF 21 G ST., L.L.C.  
DESCRIBED IN DOCUMENT No. 2018-0018789  
MARIN COUNTY RECORDS  
SAN RAFAEL MARIN COUNTY CALIFORNIA  
MAY 2021 SURVEY No. S-1943  
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