#### OWNER'S STATEMENT:

"WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE: THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPHS 4120 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 5, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA".

IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

#### RECORDER'S STATEMENT:

FILED THIS	DAY OF	20, AT M.	
IN BOOK T. SEHER.	. OF <u>FINAL MAPS</u> , AT PAGE(S)	AT THE REQUEST OF FREE	DERIC
CICNED			

#### SURVEYOR'S 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 COLM BRENNAN ON MAY 18, 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



DATE: 12-02-25

#### OWNERS:

3231 16TH STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Com Stengan BY: COLM BRENNAN, MANAGING MEMBER

### OWNER'S ACKNOWLEDGMENT:

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 December 3, 2025

Colm Brennan PERSONALLY APPEARED: ..

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/THEY 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.

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

2529355

COMMISSION # OF NOTARY:

Movin

PRINCIPAL COUNTY OF BUSINESS:

BENEFICIARY:

COUNTY RECORDER

BANK OF MARIN

SUP/Regional Manager

#### BENEFICIARY ACKNOWLEDGMENT:

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

ON December 3, 2025

BEFORE ME, Stephen George Ross (INSERT NAME)

David Casassa PERSONALLY APPEARED:

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/THEY 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.

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

COMMISSION # OF NOTARY:

Marin

PRINCIPAL COUNTY OF BUSINESS:

#### CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH: AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

ELIAS W. FRENCH, CITY AND COUNTY SURVEYOR CITY AND COUNTY OF SAN FRANCISCO

ELIAS W. FRENCH, PLS 9406

DATE: 12-4-2025



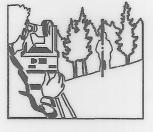
# FINAL MAP NO. 11676 A 2 LOT VERTICAL SUBDIVISION LOT 1 BEING A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED RECORDED ON JULY 22, 2022, DOCUMENT NUMBER 2022070333 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSION BLOCK NO. 38

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA DECEMBER. 2025



Frederick T. Seher & Associates, Inc.

PROFESSIONAL LAND SURVEYORS 841 LOMBARD STREET, SAN FRANCISCO, CA 94133 PHONE (415) 921-7690 FAX (415) 921-7655

SHEET ONE OF FOUR SHEETS

APN 3567-042

3231-3233 16TH STREET

#### TAX STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED	DAY OF	, 20	
CLERK OF THE BOAF CITY AND COUNTY C STATE OF CALIFORN	F SAN FRANCISCO		
CLERK'S STATEM	ENT:		
	CLERK OF THE BOARD OF SUP OF CALIFORNIA, HEREBY STATE		
ITS MOTION NO ENTITLED, "FINAL MA	, ADOPTED AP NO. 11676".	, 20, APPR	OVED THIS MAP
IN TESTIMONY WHEF OFFICE TO BE AFFIXI	REOF, I HAVE HEREUNTO SUBSC ED.	CRIBED MY HAND AND CAUSED T	HE SEAL OF THE
BY: CLERK OF THE BOAR CITY AND COUNTY O STATE OF CALIFORN	F SAN FRANCISCO	DATE:	
APPROVALS:			
THIS MAP IS APPROV	ED THISDA	YOF December	., 20.25
BY ORDER NO	C WORKS OF SAN FRANCISCO	December 5,	2025
APPROVED AS TO	D FORM:		
DAVID CHIU, CITY AT	TORNEY		
BY:			
DEPUTY CITY ATTOR CITY AND COUNTY C			
BOARD OF SUPE	RVISORS' APPROVAL:		
	, 20, THE L ANCISCO, STATE OF CALIFORNIA		
	, A COPY OF WHIC	H IS ON FILE IN THE OFFICE OF T	THE BOARD
OF SUPERVISORS IN	FILE NO		

#### GENERAL NOTES REGADING CONDOMINIUM PROJECT ON LOT 1:

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF FIVE (5) DWELLING UNITS.

B) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.

C) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:

(i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
(ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND

PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.

D) IN THE EVENT THE AREAS IDENTIFIED IN (C)(ii) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.

E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.

F) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACH MENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER 16TH STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).

G) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

#### **VERTICAL SUBDIVISION NOTE:**

THIS SUBDIVISION OF LAND CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. VERTICAL SUBDIVISIONS OFTEN NECESSITATE RECIPROCAL EASEMENT AGREEMENTS SUCH AS BUT NOT LIMITED TO ACCESS, MAINTENANCE, UTILITIES, SUPPORT, ENCROACHMENTS, EMERGENCY INGRESS AND EGRESS, PERMITTED USES, NO BUILD ZONES, ENVIRONMENTAL HAZARDS, ETC. SOME OF THESE REQUIREMENTS MAY HAVE A PUBLIC NATURE TO WHICH THE CITY AND COUNTY OF SAN FRÂNCISCO IS OR SHOULD BE A BENEFICIARY. THESE ARE OFTEN NOT OF A NATURE TO BE DISCLOSED GRAPHICALLY ON A SURVEY MAP. USERS OF THIS MAP ARE THEREFORE ADVISED TO CONSULT THEIR TITLE COMPANY AND LEGAL COUNSEL TO DETERMINE WHETHER ADEQUATE PROVISIONS EXIST AND ARE SUFFICIENT AND ENFORCEABLE.

#### NOTE:

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:

"DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS"

RECORDED ON DECEMBER 03, 2025 DOCUMENT NO. 2025101611

# FINAL MAP NO. 11676 A 2 LOT VERTICAL SUBDIVISION LOT 1 BEING A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT

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ALSO BEING A PART OF MISSION BLOCK NO. 38

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA DECEMBER, 2025



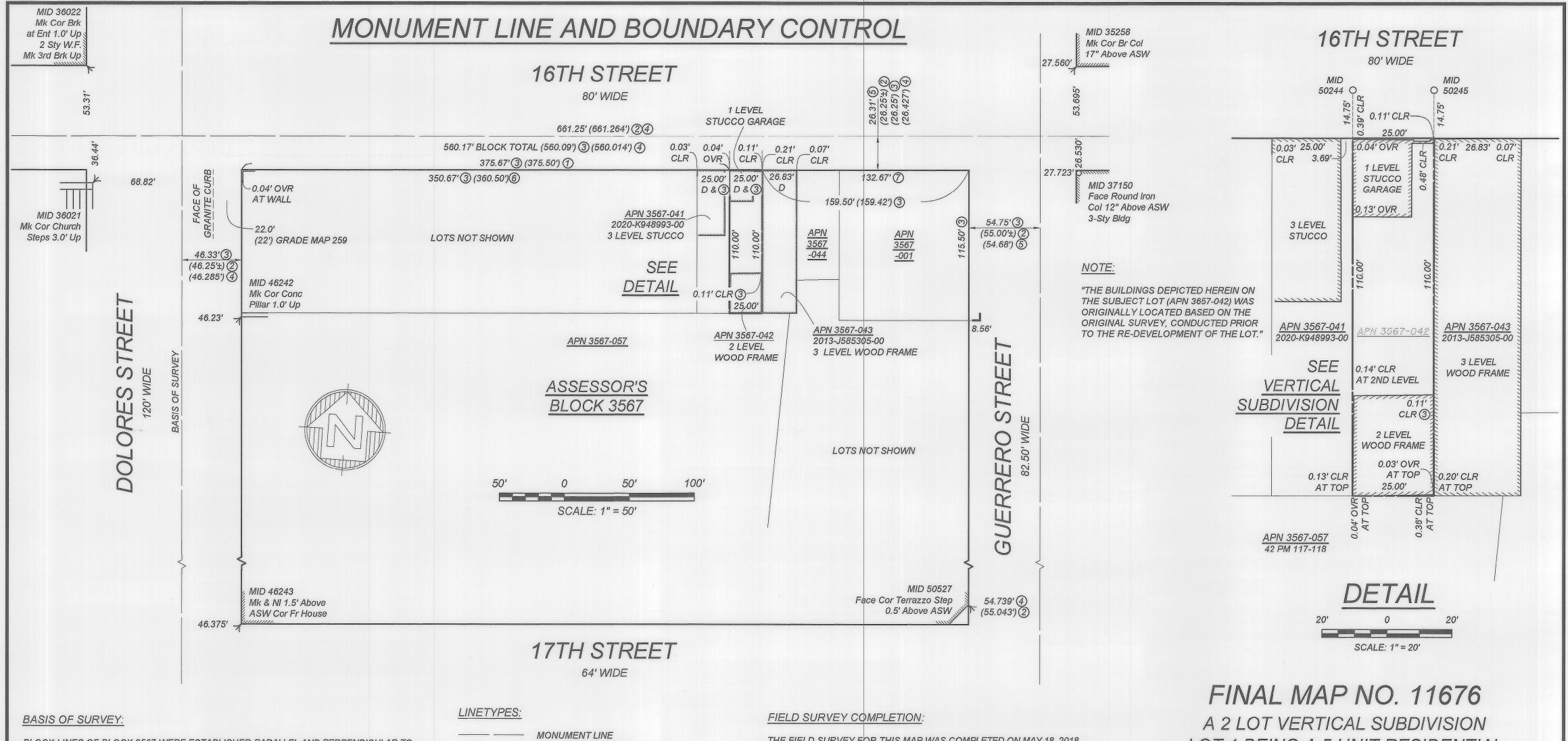
Frederick T. Seher & Associates, Inc.

PROFESSIONAL LAND SURVEYORS 841 LOMBARD STREET, SAN FRANCISCO, CA 94133 PHONE (415) 921-7690 FAX (415) 921-7655

SHEET TWO OF FOUR SHEETS

APN 3567-042

3231-3233 16TH STREET



BLOCK LINES OF BLOCK 3567 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE ALONG DOLORES STREET IDENTIFIED AS BASIS OF SURVEY.

#### MAP AND DEED REFERENCES:

- GRANT DEED RECORDED JULY 22, 2022, DOC. NO. 2022070333, SAN FRANCISCO COUNTY RECORDS
- (2) MONUMENT MAP NO. 259, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
- 3 BLOCK DIAGRAM OF MISSION BLOCK 38, DATED JUNE 9, 2010 TO NOVEMBER 21, 2010, FILE NO. "3567C" IN THE OFFICE OF THE COUNTY SURVEYOR
- THAT CERTAIN MAP FILED FOR RECORD JANUARY 5, 1996, IN BOOK 42 OF PARCEL MAPS, AT PAGES 117-118, SAN FRANCISCO COUNTY RECORDS
- (5) THAT CERTAIN MAP FILED FOR RECORD APRIL 30, 2004, IN BOOK 86 OF CONDOMINIUM MAPS, AT PAGES 93-96, SAN FRANCISCO COUNTY RECORDS
- (6) TRUST TRANSFER DEED RECORDED JULY 07, 2020, DOC. NO. 2020-K948993-00, SAN FRANCISCO COUNTY RECORDS
- (7) GRANT DEED RECORDED JANUARY 17, 201, DOC. NO. 2013-J585305-00, SAN FRANCISCO COUNTY RECORDS

JOB # 2123-18

MONUMENT LINE
RIGHT OF WAY LINE
SUBJECT PROPERTY LINE
ADJACENT LOT LINE

#### LEGEND:

- O SET CUT CROSS, RIVET & 3/4" BRASS TAG L.S. 6216 ON APRIL 4, 2022
- ┗ FOUND "L" CUT, ORIGIN UNKNOWN
- ( ) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED
- CLR CLEAR OF PROPERTY LINE
- D INDICATES RECORD DATA PER DEED TO RELEVANT LOT
- DN DOCUMENT NUMBER
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- OVR OVER PROPERTY LINE

SFNF SEARCHED FOR, NOT FOUND

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON MAY 18, 2018. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

#### BOUNDARY NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
- ALL DISTANCES ARE MEASURED UNLESS SHOWN OTHERWISE.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
- DETAILS MAY NOT BE TO SCALE AND MAY BE EXAGGERATED FOR CLARITY.
- MONUMENT MARKS WITHIN THE SUBJECT BLOCK FOR ESTABLISHED MONUMENT LINES NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.
- TAGS AND CUTS PER SURVEYS OF REFERENCE NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.

DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE MEASURED 5.0' UP FROM GROUND, OR AS NOTED. BUILDING TRIM IS EXCLUDED FROM THESE DISTANCES.

LOT 1 BEING A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT

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CITY AND COUNTY OF SAN FRANCISCO SCALE AS NOTED CALIFORNIA DECEMBER, 2025



## Frederick T. Seher & Associates, Inc.

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SHEET THREE OF FOUR SHEETS

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3231-3233 16TH STREET

