

OWNER'S STATEMENT

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST TO THE CONSENT, TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF TWO (2) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: ZHONG YIN TIAN CHENG US ENTERPRISE GROUP, A CALIFORNIA CORPORATION
BY: [Signature] TITLE: OWNER

OWNER: CHIA INVESTMENT 01, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: [Signature] TITLE: OWNER

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 SAN FRANCISCO)

ON MARCH 31, 2015 BEFORE ME, XUE HONG XIE

A NOTARY PUBLIC, PERSONALLY APPEARED WENYING TIAN & STANLEY CHIA

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 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:

SIGNATURE [Signature]

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1948258

MY COMMISSION EXPIRES: 09-16-2015

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO



BENEFICIARY

BY: BEN C. HOM TITLE: CCO

BENEFICIARY'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 Alameda)

ON March 31, 2015 BEFORE ME, Wendy J. Wu

A NOTARY PUBLIC, PERSONALLY APPEARED Ben Chai Hom

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 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:

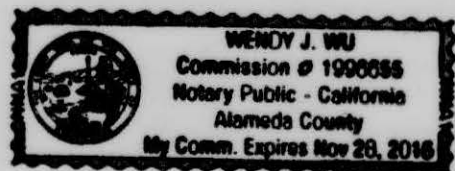
SIGNATURE [Signature]

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1996655

MY COMMISSION EXPIRES: Nov 28, 2016

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Alameda



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 CHIA INVESTMENT 01, LLC ON MARCH 22, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

<u>Daniel J. Westover</u> L.S. 7779	<u>March 27, 2015</u>
RECORDER'S STATEMENT	
FILED THIS _____ DAY OF _____, 20____	
AT _____ MINUTES PAST _____ M. IN BOOK _____ OF _____	
CONDOMINIUM MAPS AT PAGES _____, AT THE REQUEST OF _____	
WESTOVER SURVEYING, INC.	
SIGNED _____	COUNTY RECORDER

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, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR

CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature]
BRUCE R. STORRS, L.S. 6914

DATE: APRIL 24 2015



CLERK'S STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____, 20____, APPROVED THIS MAP ENTITLED

"FINAL MAP 8413".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

BY: _____ DATE: _____
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

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 BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS

THIS MAP IS APPROVED THIS _____ DAY OF _____, 20____

BY ORDER NO. _____

BY: _____ DATE: _____

MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

ON _____, 20____, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. _____, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. _____

FINAL MAP 8413

A 15 RESIDENTIAL UNIT AND 1
COMMERCIAL UNIT MIXED-USE
CONDOMINIUM PROJECT

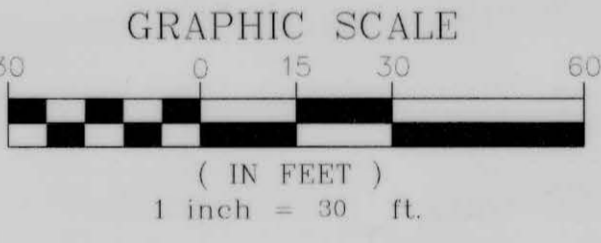
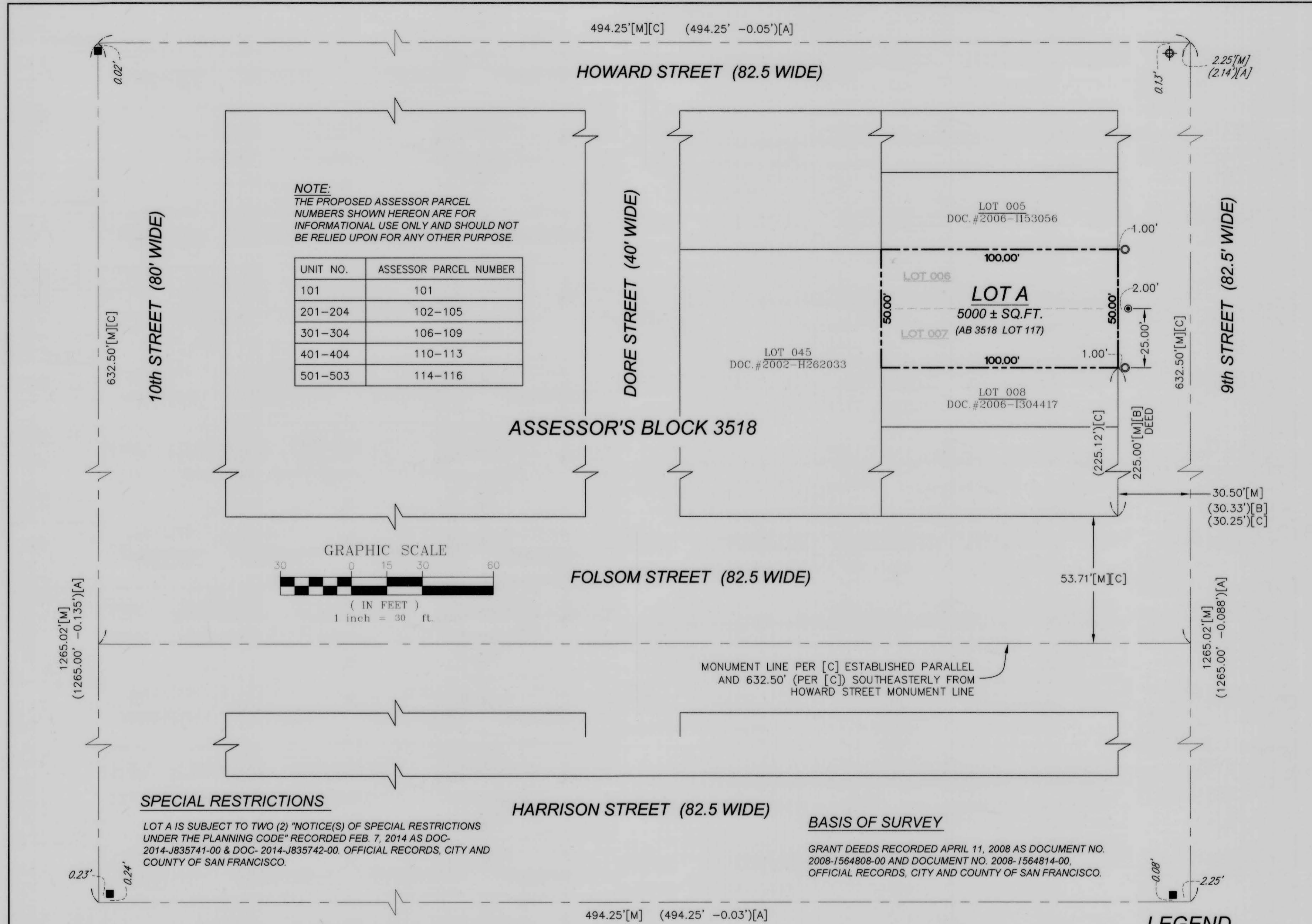
BEING A MERGER AND RESUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THOSE CERTAIN GRANT DEEDS 2008-1564808-00 AND 2008-1564814-00 RECORDED APRIL 11, 2008.

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
APRIL, 2015



336 CLAREMONT BLVD. STE 2
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

SHEET 1 OF 2 SHEETS



CONDOMINIUM GENERAL NOTES

- 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 of fifteen (15) residential and one (1) commercial condominium 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 encroachments (if any shown hereon, that exist, or that may be constructed) onto or over Brighton Street and/or Ocean Avenue 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.

SPECIAL RESTRICTIONS

LOT A IS SUBJECT TO TWO (2) "NOTICE(S) OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEB. 7, 2014 AS DOC-2014-J835741-00 & DOC-2014-J835742-00. OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.

BASIS OF SURVEY

GRANT DEEDS RECORDED APRIL 11, 2008 AS DOCUMENT NO. 2008-1564808-00 AND DOCUMENT NO. 2008-1564814-00, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.

GENERAL NOTES

1. ALL ANGLES ARE NINETY (90) DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN DECIMAL FEET UNLESS OTHERWISE NOTED.
3. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON ONE OR MORE OF THE REFERENCES UNLESS OTHERWISE NOTED.

MAP REFERENCES

- [A] MONUMENT MAP NO. A-16-79 ON FILE AT THE SURVEYORS OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [B] RECORD OF SURVEY FILED JULY 21, 2005 IN BOOK "BB" OF SURVEY MAPS AT PAGE 18, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [C] BLOCK DIAGRAM ENTITLED "MISSION BLOCK 2" DATED FEBRUARY 25, 1910 ON FILE AT THE SURVEYOR'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.

LEGEND

- FOUND STONE WITH BRASS PIN IN MONUMENT WELL
- ⊕ FOUND 1" DIA. IRON PIPE IN MONUMENT WELL
- FOUND NAIL W/TAG "LS-3075" PER [B]
- SET RIVET W/TAG STAMPED "LS 7779"
- PROPERTY LINE
- - - MONUMENT LINE PER [A] AND/OR [C]
- [M] MEASURED ON THIS SURVEY
- () RECORD MEASUREMENT PER REFERENCE

FINAL MAP 8413

A 15 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

BEING A MERGER AND RESUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THOSE CERTAIN GRANT DEEDS 2008-1564808-00 AND 2008-1564814-00 RECORDED APRIL 11, 2008.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA APRIL, 2015



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