

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, 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; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

AS OWNER: GREENOAK INVESTMENT GROUP CORP., A CALIFORNIA CORPORATION

BY: [Signature]
SIGNATURE

Shixia yang, CEO
PRINTED NAME AND TITLE

AS TRUSTEE: WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: [Signature]
SIGNATURE

Maggie Hsu Vice President
PRINTED NAME AND TITLE

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER PUBLIC 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 CA }
ON 4/25/18 BEFORE ME, AVELINA M. SIMPLICIANO

A NOTARY PUBLIC,

PERSONALLY APPEARED SHIXIA YANG

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:

NOTARY'S SIGNATURE [Signature]

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2096633

MY COMMISSION EXPIRES: 1/11/19

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SANTA CLARA

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 9114".

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

Note:

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 12 dwelling units and 1 commercial unit.

b) All ingresses, egresses, paths of travel, fire/emergency exits and exiting components, exit pathways and passageways, stairways, corridors, elevators, and common use accessible features 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 structures 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 Clement 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.

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

BY: _____

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS APPROVAL

ON _____, 20____, THE BOARD OF SUPERVISORS 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 SUPERVISORS IN FILE NO. _____

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 ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF 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] DATE: May 9 2018

BRUCE R. STORRS L.S. 6914



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 GREENOAK INVESTMENT GROUP CORP. ON JANUARY 8, 2015. 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 INDICATED BEFORE APRIL 30, 2020 OR WITHIN TWO YEARS OF THE CITY ENGINEER'S DETERMINATION THAT THE CONSTRUCTION OF PAVEMENT HAS BEEN COMPLETED, 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.

FRANK M. ROSENBLUM, L.S. 6395
REGISTRATION EXPIRES 12-31-2018



4/23/2018
DATE

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 20____ AT _____ M. IN BOOK _____,

OF _____, AT PAGE _____, AT THE REQUEST OF GREENOAK INVESTMENT GROUP CORP.

SIGNED

COUNTY RECORDER

FINAL MAP 9114

A 12 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 12, 2014 AS DOCUMENT NO. 2014-J987314, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, ALSO BEING A PORTION OF OUTSIDE LAND BLOCK NO. 159.

CONSISTING OF FOUR SHEETS

APRIL 2018



UNDERWOOD & ROSENBLUM, INC.
civil engineers and surveyors
1630 Oakland Road, Suite A114, San Jose, CA 95131
(408) 453-1222 www.uandr.com

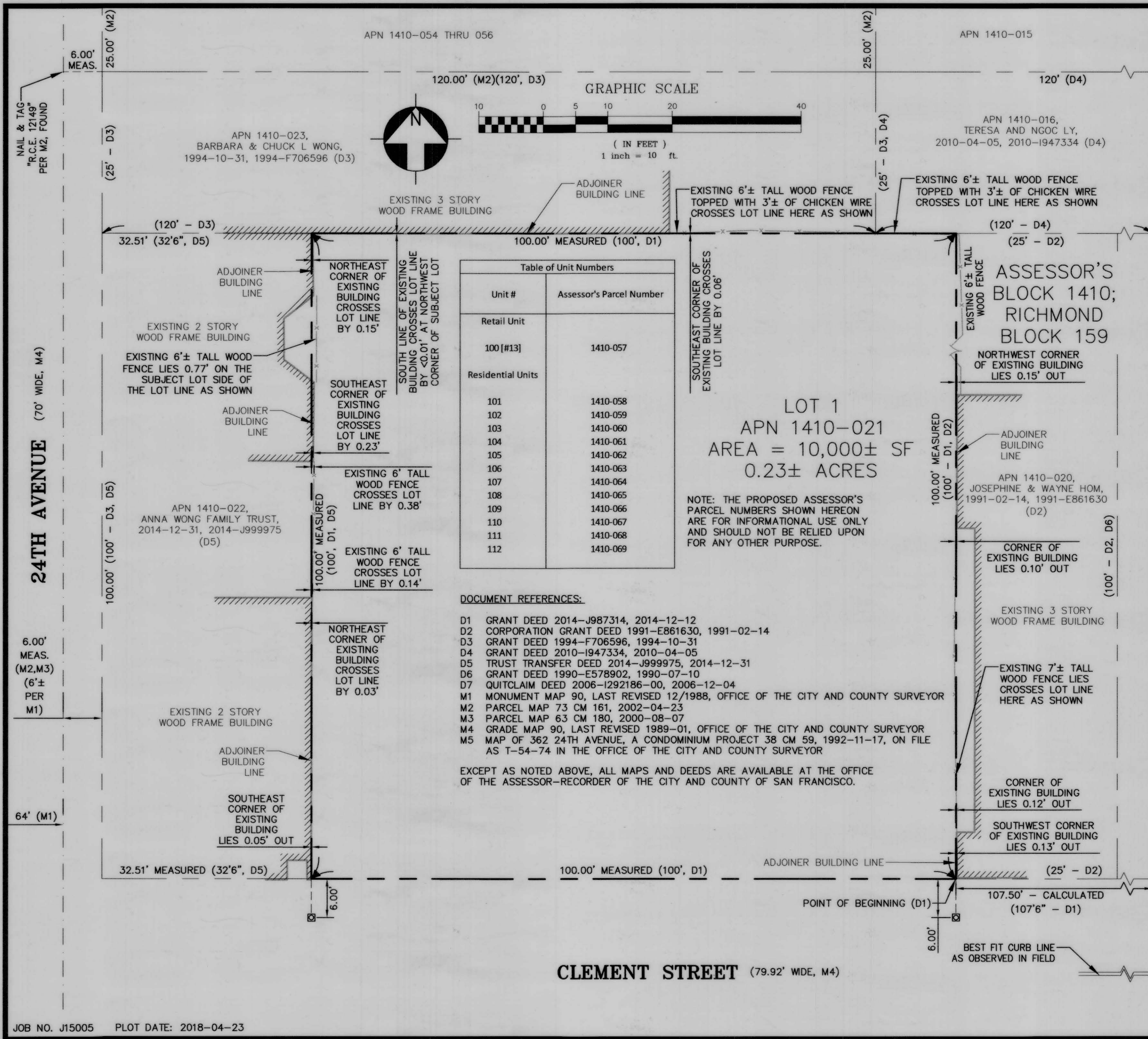


Table of Unit Numbers

Unit #	Assessor's Parcel Number
Retail Unit	
100 [#13]	1410-057
Residential Units	
101	1410-058
102	1410-059
103	1410-060
104	1410-061
105	1410-062
106	1410-063
107	1410-064
108	1410-065
109	1410-066
110	1410-067
111	1410-068
112	1410-069

LOT 1
APN 1410-021
AREA = 10,000± SF
0.23± ACRES

NOTE: THE PROPOSED ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

- DOCUMENT REFERENCES:
- D1 GRANT DEED 2014-J987314, 2014-12-12
 - D2 CORPORATION GRANT DEED 1991-E861630, 1991-02-14
 - D3 GRANT DEED 1994-F706596, 1994-10-31
 - D4 GRANT DEED 2010-I947334, 2010-04-05
 - D5 TRUST TRANSFER DEED 2014-J999975, 2014-12-31
 - D6 GRANT DEED 1990-E578902, 1990-07-10
 - D7 QUITCLAIM DEED 2006-I292186-00, 2006-12-04
 - M1 MONUMENT MAP 90, LAST REVISED 12/1988, OFFICE OF THE CITY AND COUNTY SURVEYOR
 - M2 PARCEL MAP 73 CM 161, 2002-04-23
 - M3 PARCEL MAP 63 CM 180, 2000-08-07
 - M4 GRADE MAP 90, LAST REVISED 1989-01, OFFICE OF THE CITY AND COUNTY SURVEYOR
 - M5 MAP OF 362 24TH AVENUE, A CONDOMINIUM PROJECT 38 CM 59, 1992-11-17, ON FILE AS T-54-74 IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR

EXCEPT AS NOTED ABOVE, ALL MAPS AND DEEDS ARE AVAILABLE AT THE OFFICE OF THE ASSESSOR-RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

- ABBREVIATIONS:
- APN ASSESSOR'S PARCEL NUMBER
 - AVE AVENUE
 - CM [OF] CONDOMINIUM MAP[S]
 - MON MONUMENT
 - MN MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
 - NTS NOT TO SCALE
 - SFNF SEARCHED FOR, NOT FOUND
 - ST STREET

LEGEND

	DISTINCTIVE BORDER LINE
	ADJACENT LOT LINE
	MONUMENT LINE
	TIE LINE
	FENCE LINE
	3/4" BRASS TAG OR IRON PIPE TO BE SET, TAGGED "LS 6395"
	FOUND MONUMENT AS NOTED

- [] BRACKETS REPRESENT SUPPLEMENTAL INFORMATION.
- () PARENTHESES REPRESENT RECORD INFORMATION.
- BASIS OF SURVEY:
- THE MONUMENT LINE ALONG 24TH AVENUE BETWEEN FOUND CITY MONUMENTS MN 17976 AND MN 17974 [SEE SHEET 4] AS SHOWN ON CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP 90 SERVES AS THE BASIS OF SURVEY FOR THIS FINAL MAP [FINAL MAP 9114].
- NOTES:
- THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP AND CONTAINS A GROSS AREA OF 10,000± SQUARE FEET [0.23± ACRES]. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
 - DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
 - SOME LOT MONUMENTS ARE TO BE OFFSET FROM LOT CORNERS AS SHOWN DUE TO EXISTING BUILDINGS AND PROPOSED BUILDINGS AND/OR HARDSCAPE TO BE CONSTRUCTED.
 - THE LANDS SUBDIVIDED BY THIS MAP ARE SUBJECT TO THE NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE AS IDENTIFIED IN THE DOCUMENT RECORDED ON OCTOBER 3, 2016 AS INSTRUMENT NO. 2016-K337633.
 - LOT 1 IS NOT OFFERED FOR DEDICATION AND IS RESERVED FOR THE FUTURE CONVEYANCE TO THE OWNERS AND HOMEOWNERS' ASSOCIATION OF LOT 1. PORTIONS OF LOT 1 TO BE DEFINED BY SEPARATE INSTRUMENT SHALL BE DESIGNATED AS "COMMON AREA" AND ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT RESERVED FOR THE USE OF THE OWNERS OF THE SUBDIVISION FOR, BUT NOT LIMITED TO, ACCESS, PARKING, UTILITIES DRAINAGE, AND EGRESS IN ACCORDANCE WITH THE SUBDIVISION CONDITIONS, COVENANTS, AND RESTRICTIONS. LOT 1, ONCE FURTHER DEFINED BY SEPARATE INSTRUMENT, WILL INCLUDE PRIVATE DRIVE AISLES [NOT SHOWN ON THIS MAP].
 - THIS FINAL MAP [FINAL MAP 9114] IS BASED ON THE DEED RECORDED DECEMBER 12, 2014 AS DOCUMENT NO. 2014-J987314.
 - INFORMATION PRESENTED IN PARENTHESES () IS BASED ON RECORD INFORMATION.

FINAL MAP 9114

A 12 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 12, 2014 AS DOCUMENT NO. 2014-J987314, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, ALSO BEING A PORTION OF OUTSIDE LAND BLOCK NO. 159.

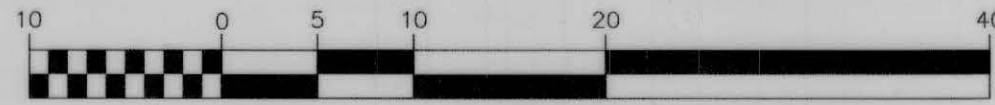
CONSISTING OF FOUR SHEETS
APRIL 2018

U&R UNDERWOOD & ROSENBLUM, INC.
civil engineers and surveyors
1630 Oakland Road, Suite A114, San Jose, CA 95131
(408) 453-1222 www.uandr.com

APN 1410-015

APN 1410-016,
TERESA AND NGOC LY,
2010-04-05, 2010-1947334 (D4)

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



DOCUMENT REFERENCES:

- D1 GRANT DEED 2014-J987314, 2014-12-12
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- D3 GRANT DEED 1994-F706596, 1994-10-31
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LEGEND

- DISTINCTIVE BORDER LINE
- ADJACENT LOT LINE
- MONUMENT LINE
- TIE LINE
- FENCE LINE
- 3/4" BRASS TAG OR IRON PIPE TO BE SET, TAGGED "LS 6395"
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- ABBREVIATIONS:
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 - [] BRACKETS REPRESENT SUPPLEMENTAL INFORMATION.
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TRUSTEE'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA }
COUNTY OF SANTA CLARA }

ON 4/25/18 BEFORE ME, AVELINA M. SIMPLICIANO,

A NOTARY PUBLIC,

PERSONALLY APPEARED MAGGIE HSU,

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.

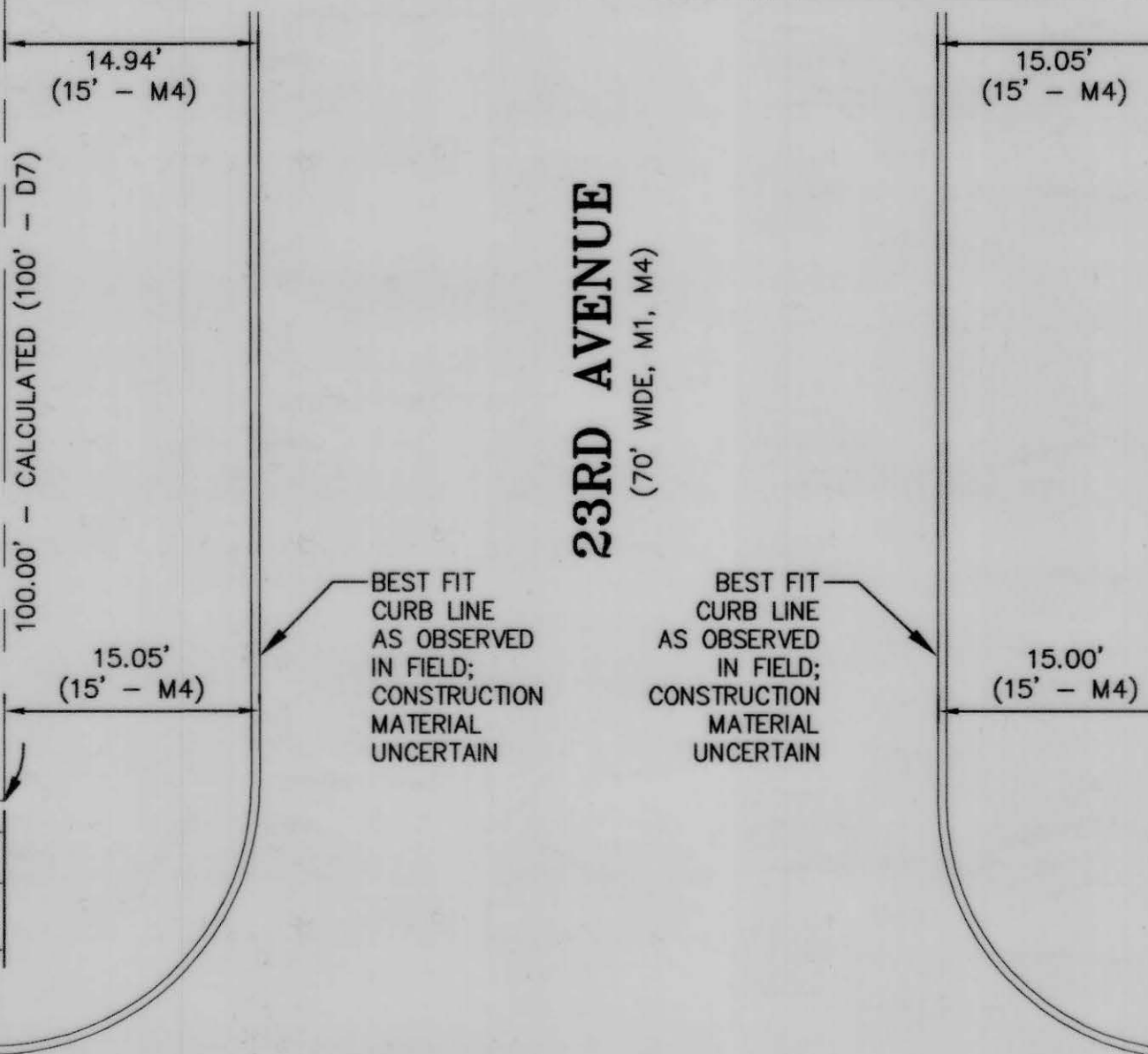
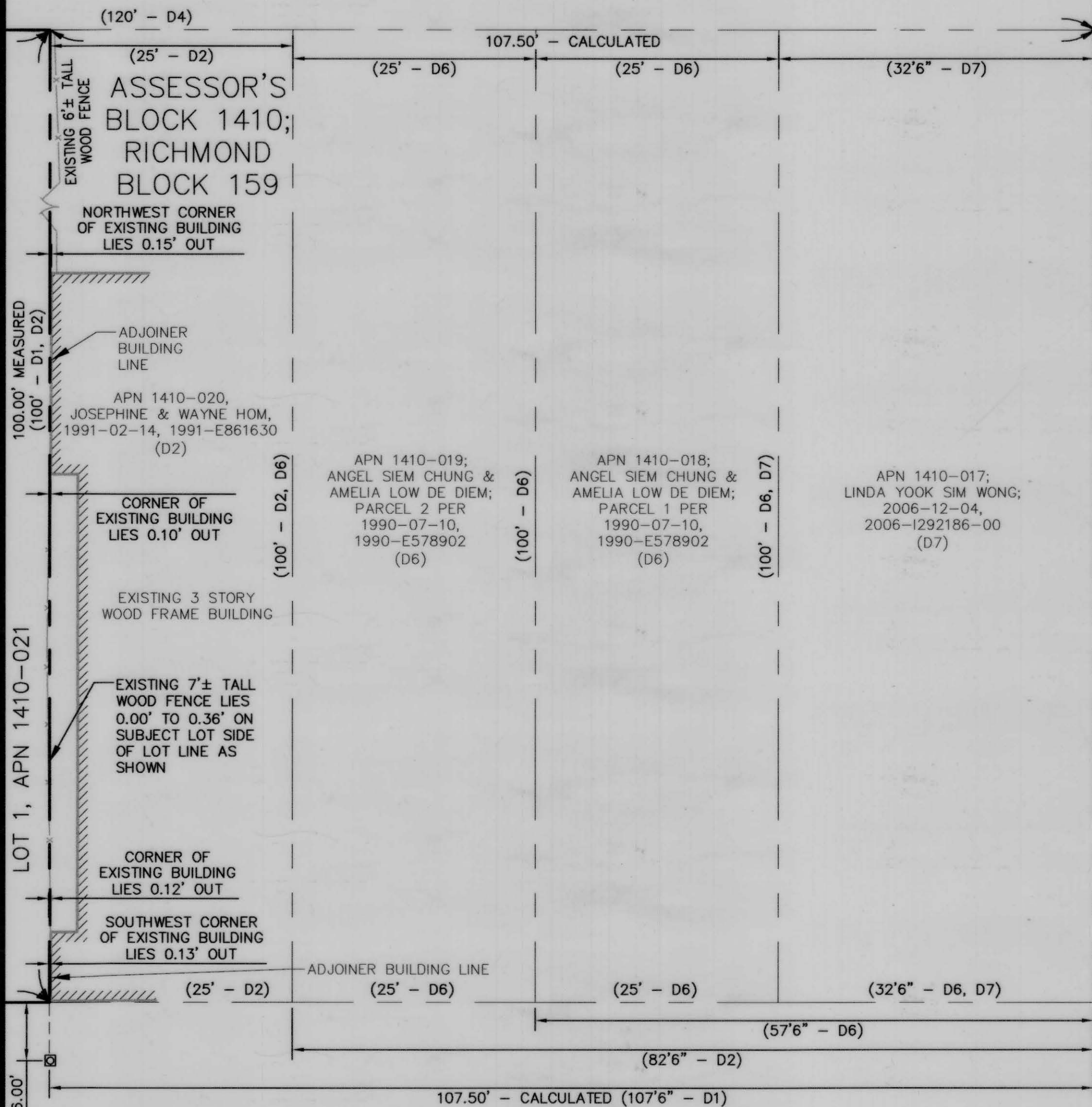
WITNESS MY HAND: *Avelina M. Simpliciano*

NOTARY'S SIGNATURE _____

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2096633

MY COMMISSION EXPIRES: 1/1/19

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SANTA CLARA



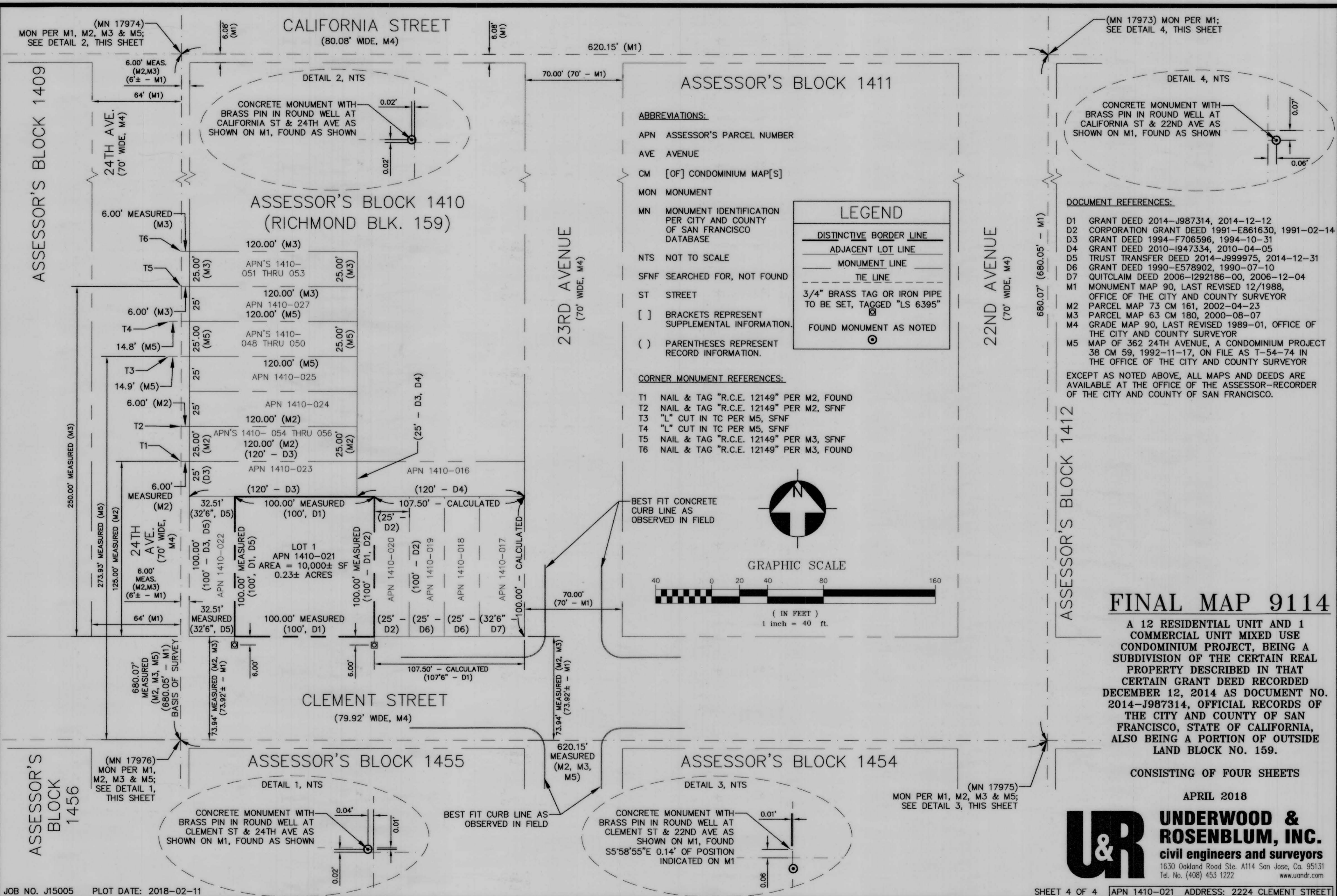
FINAL MAP 9114

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CONSISTING OF FOUR SHEETS
APRIL 2018

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CLEMENT STREET (79.92' WIDE, M4)



FINAL MAP 9114

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