

***440 E. 12th Street
Oakland, CA 94606***

***CONDOMINIUM PLAN
(ORIGINAL VERSION, FEB. 2005)***

EXHIBIT "A"

GENERAL NOTES:

1. The subdivision depicted hereon is a "condominium project" subject to the provisions of the Davis-Stirling Common Interest Development Act, Title 6, Part 4, Division Second of the Civil Code.
2. "Unit" means a numbered parcel so designated. The boundaries of each Unit are the interior unfinished surfaces of the perimeter walls, floors, ceilings, windows and doors of each Unit, and include both the portions of a building so described and the air space so encompassed.
3. The existing physical boundaries of each Unit or any Unit reconstructed in substantial accordance with the original plan thereof shall be its boundaries, rather than the dimensions expressed herein, regardless of vertical or lateral movement of the condominium building and regardless of minor variance between boundaries shown herein and those of the condominium building.
4. The entire subdivided property, excepting Units C, 1, 2, 3, 5, 4 and its associated "BALCONY" B-4, is Common Area.
5. "Common Area" within the Subdivision shall mean and refer to those portions of property, to which title is held by all owners in common, and excepting the Individual Condominium Units. The Common Area includes garage area, bearing walls, elevator, stairways, columns, girders, subfloors, unfinished floors, roofs, and foundations, tanks, pump motors, ducts, flues and chutes, conduits, pipes, plumbing, wires and other utility installments (except the outlets thereof located within a Unit), required to provide power, light, telephone, cable television, gas, water, sewerage, drainage, sprinklers, sprinkler pipes, and sprinkler heads which protrude into the air space of a Condominium Unit, if any.
6. The area designated (B-4) is a Balcony granted as an exclusive easement appurtenant to the adjoining Unit. The boundary lines of each Balcony are the finished surfaces of the perimeter walls abutting said Balcony, the finished surfaces of the railings thereof, and a parallel plane extended of the finished floor of that level of the adjoining Unit from which the Balcony extends and a parallel plane 9.0 feet above that plane.
7. The areas designated (P-1 through P-5) are Parking Areas. Easements for the exclusive use of said Areas shall be granted as an appurtenance to a particular Unit.
8. Distances and elevations shown hereon are in feet and decimals thereof.
9. All walls are 0.5' thick unless otherwise noted.
10. All interior lines are parallel or at right angles to the exterior boundary lines unless otherwise noted.
11. BENCHMARK:
City of Oakland monument 15 NW 42 in the street intersection of East 12th Street and 4th Avenue taken as 25.00 feet, City of Oakland Datum.
12. Basis of the survey is the Parcel Map No. 8416, filed xxxxxxxx nn, 2005 in Book nnn of Parcel Maps at Page n, Official Records of Alameda, California:

CONDOMINIUM PLAN
400 EAST 12TH STREET
PARCEL 1, PARCEL MAP NO. 8416
CITY OF OAKLAND
ALAMEDA COUNTY, CALIFORNIA

SAMUEL KUSHNER
LAND SURVEYOR
OAKLAND, CALIFORNIA
FEBRUARY, 2005

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PLAN LEVEL SHEET NO.

FIRST LEVEL	3
SECOND LEVEL	4
THIRD LEVEL	5

P1-P5	3
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UNITS

C	3
1	6
2	7
3	8
4	9
5	10

LEGEND:

B = Balcony space

FC = Finished Ceiling elevation

FF = Finished Floor elevation

P = Parking space

U = Unit

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FEBRUARY, 2005

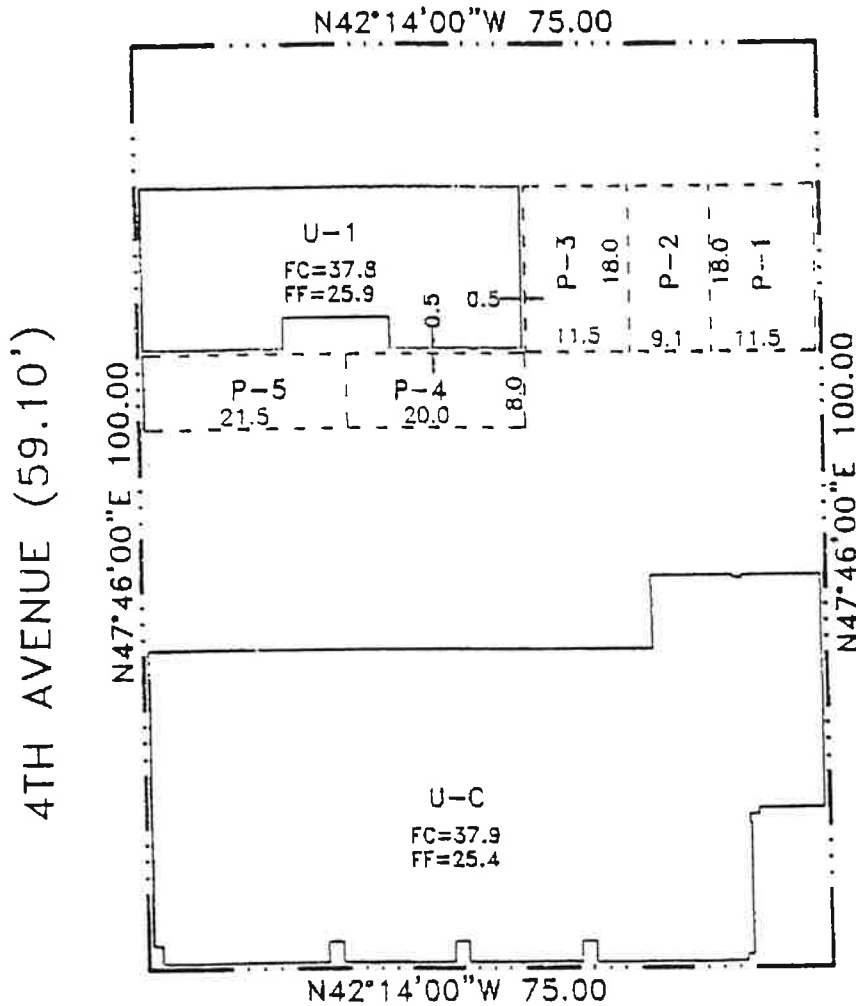
Sheet 2 of 11 sheets

CONDOMINIUM PLAN
400 EAST 12TH STREET
PARCEL 1, PARCEL MAP NO. 8416
CITY OF OAKLAND
ALAMEDA COUNTY, CALIFORNIA

SCALE: 1" = 20'



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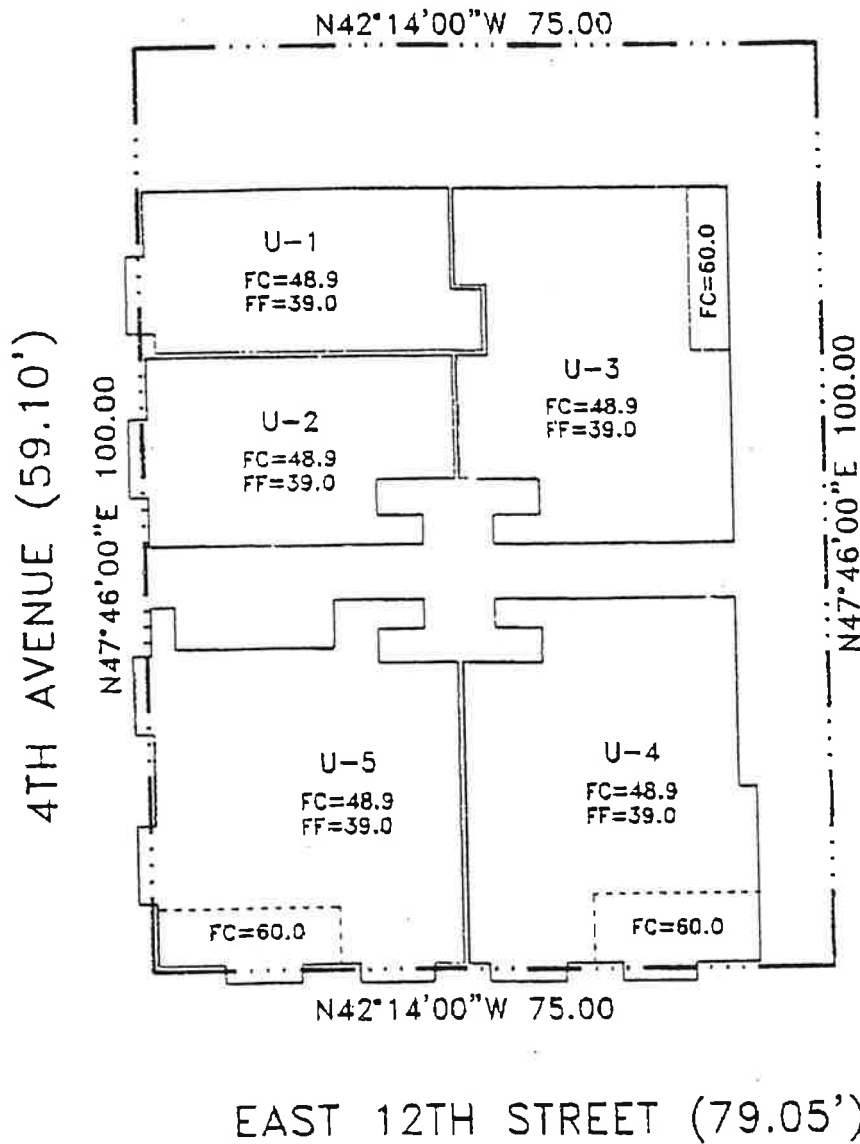
EAST 12TH STREET (79.05')

FIRST LEVEL PLAN

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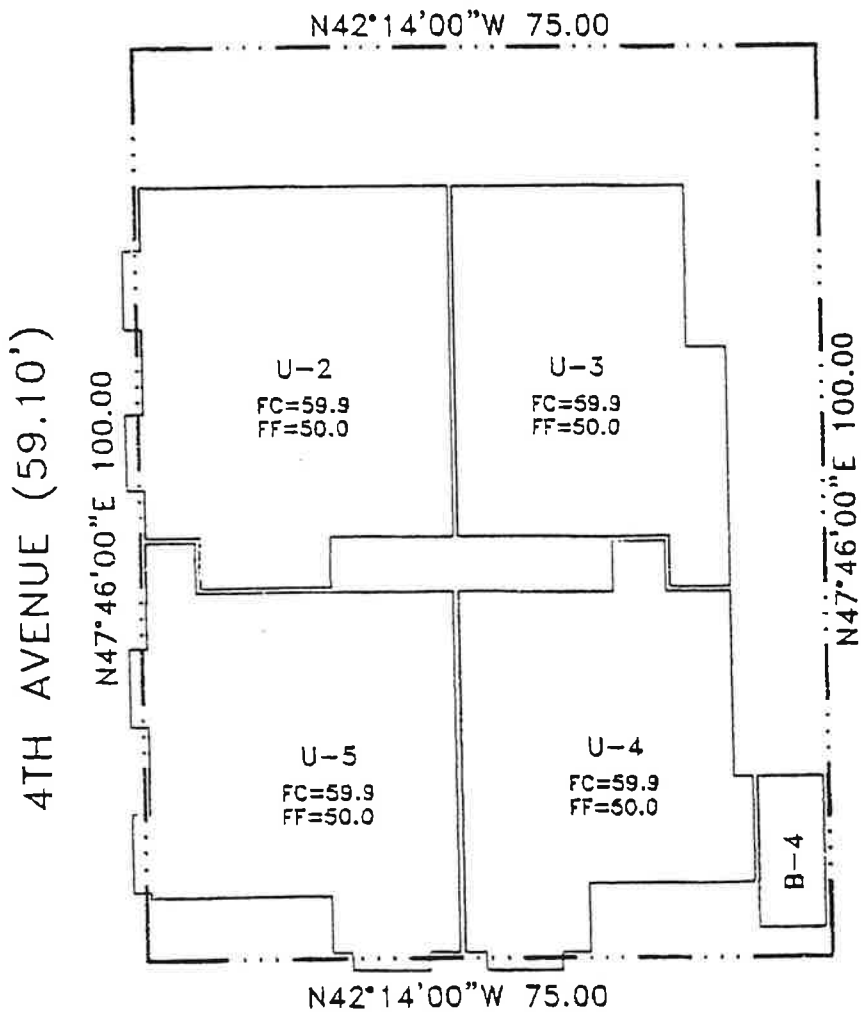
SECOND LEVEL PLAN

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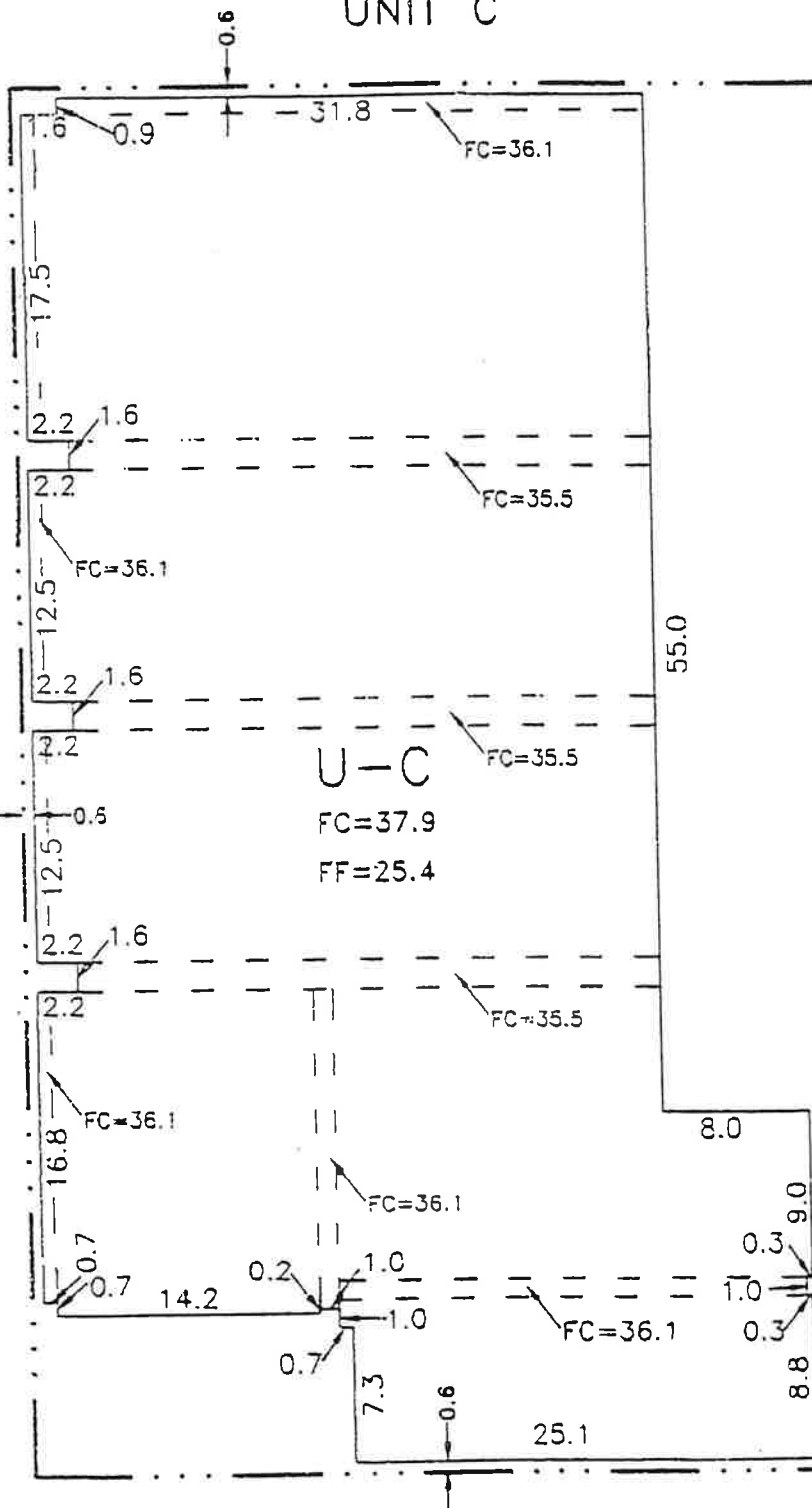
EAST 12TH STREET (79.05')

THIRD LEVEL PLAN

4TH AVENUE (59.10')

UNIT C

EAST 12TH STREET (79.05')



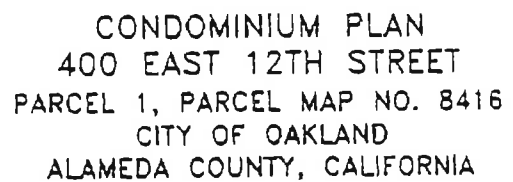
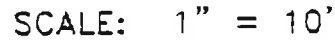
SCALE: 1" = 10'

FIRST LEVEL PLAN

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4TH AVENUE (59.10')



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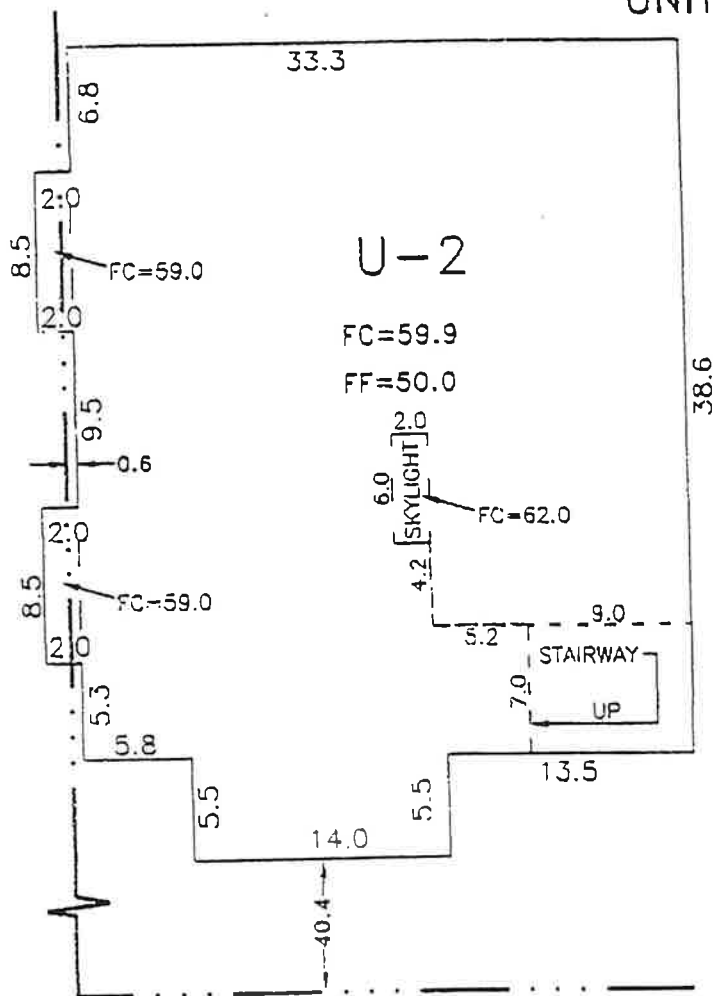
FIRST LEVEL PLAN

UNIT 2

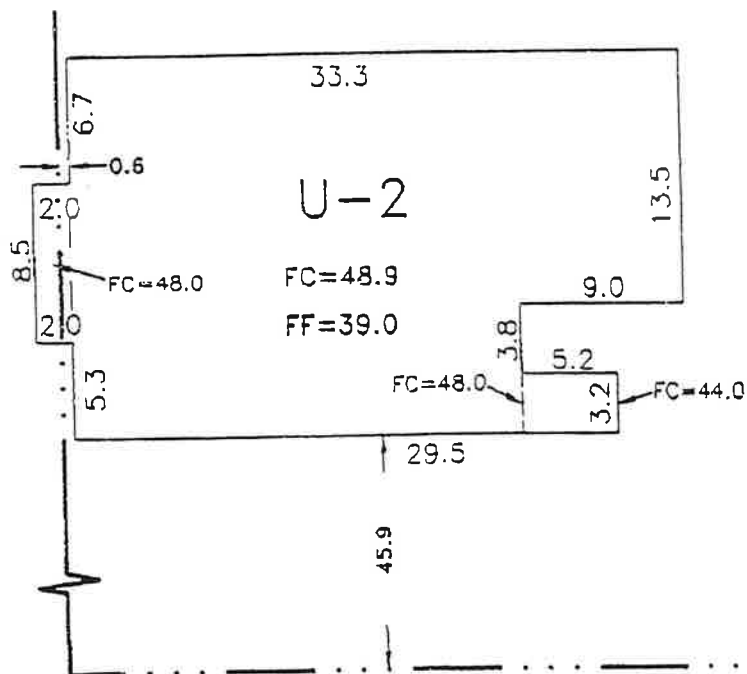
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4TH AVENUE (59.10')



THIRD LEVEL PLAN



SECOND LEVEL PLAN

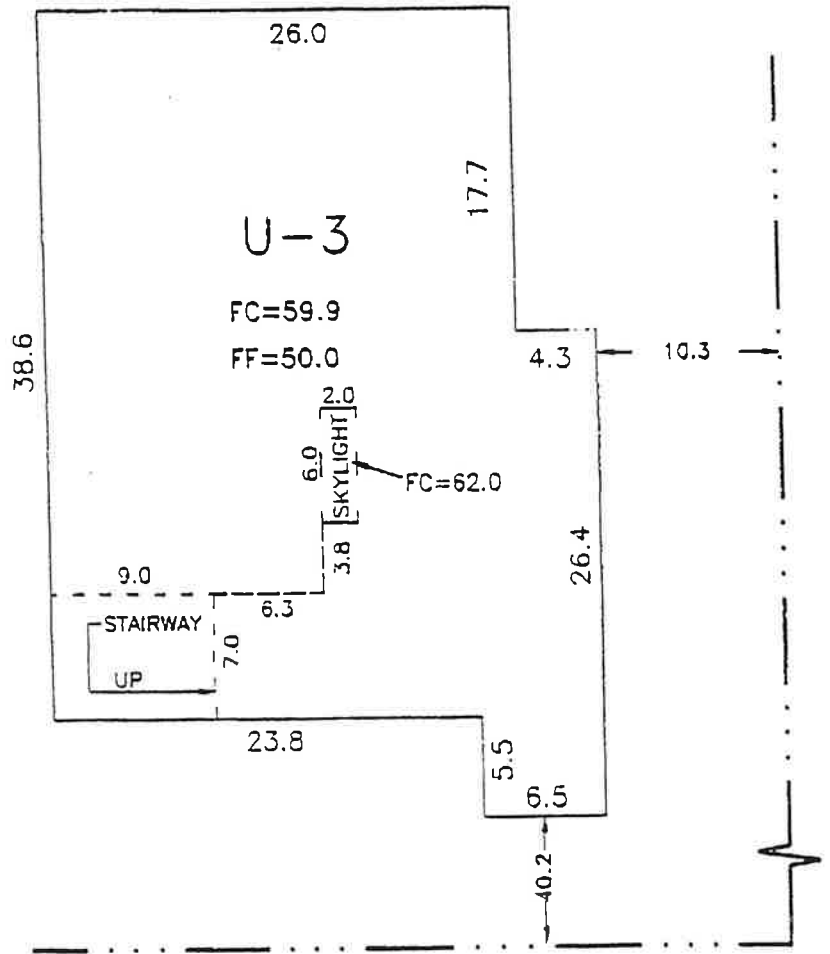
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FEBRUARY, 2005

UNIT 3

THIRD LEVEL PLAN

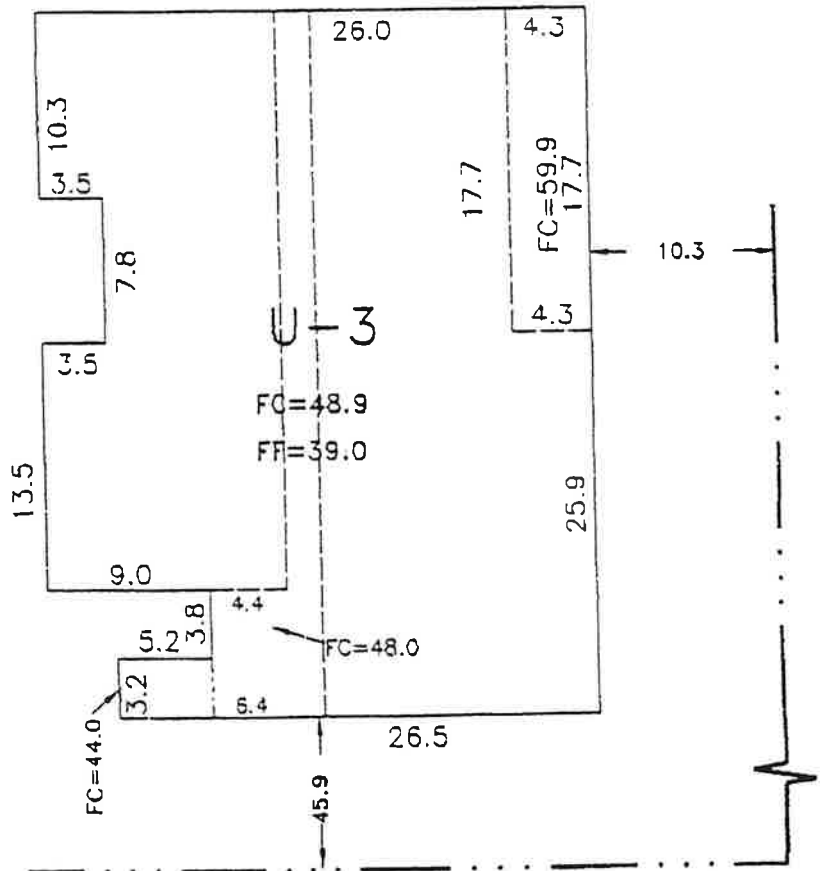
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SECOND LEVEL PLAN

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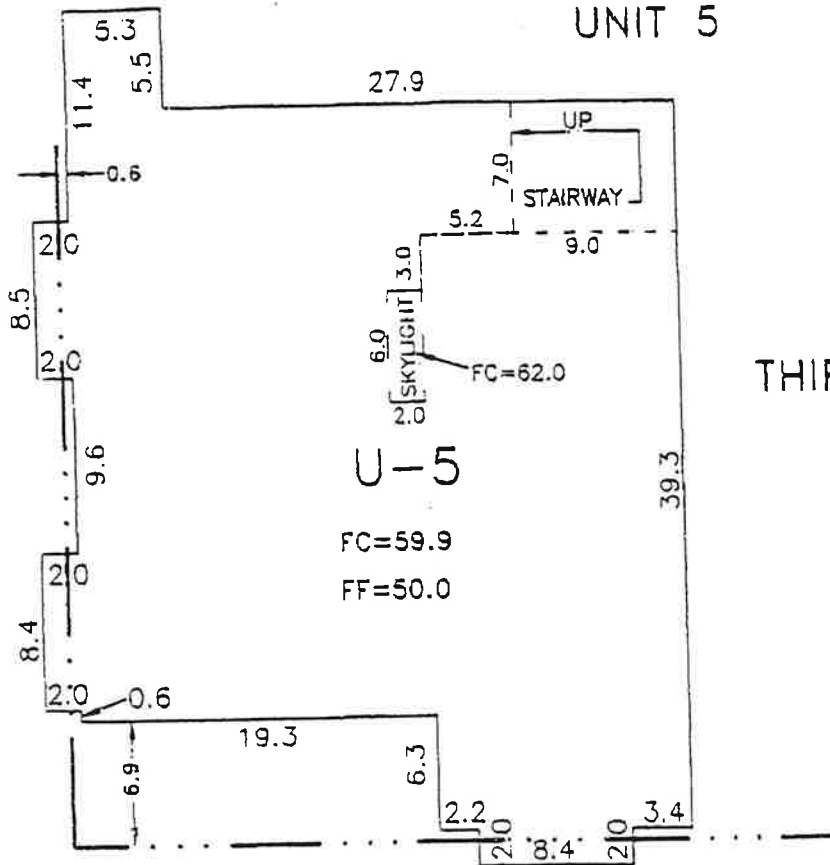
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SCALE: 1" = 10'



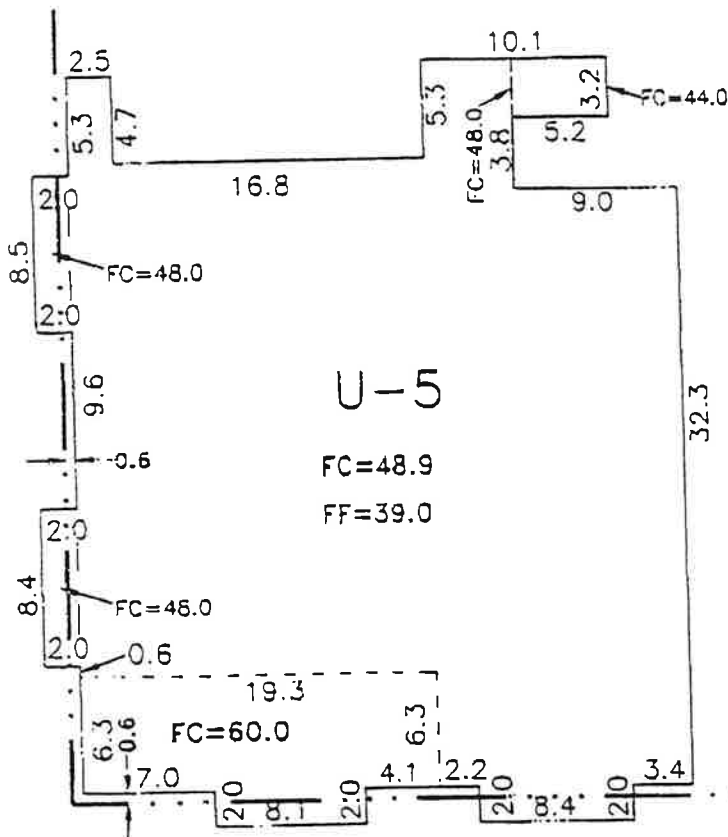
THIRD LEVEL PLAN

4TH AVENUE (59.10')



EAST 12TH STREET (79.05')

SECOND LEVEL PLAN



EAST 12TH STREET (79.05')

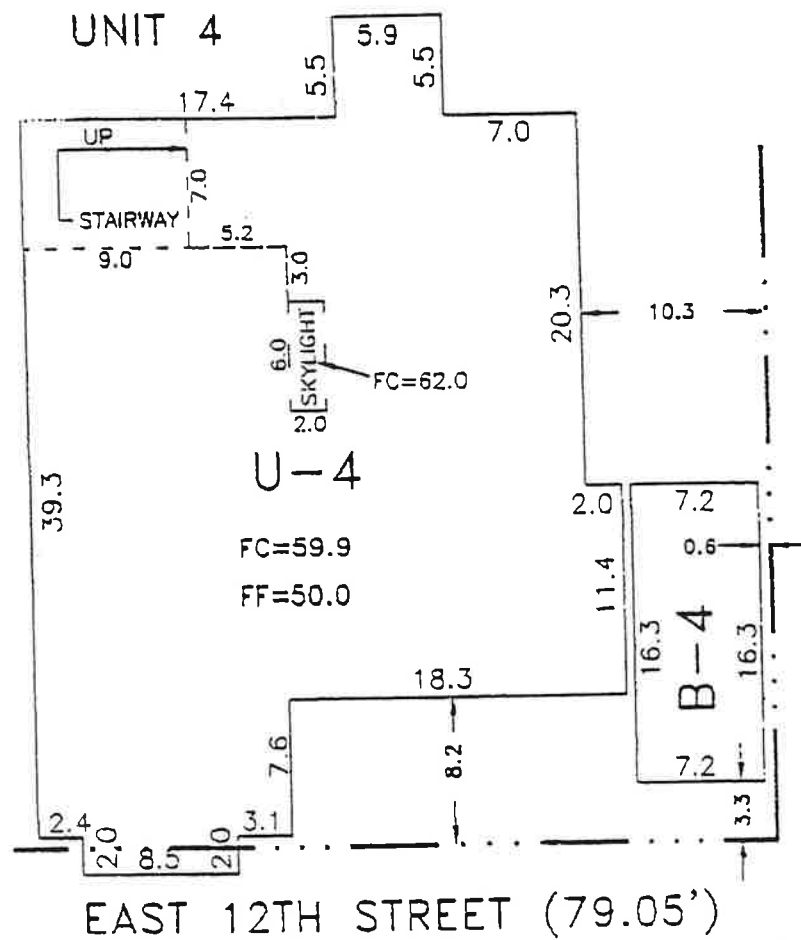
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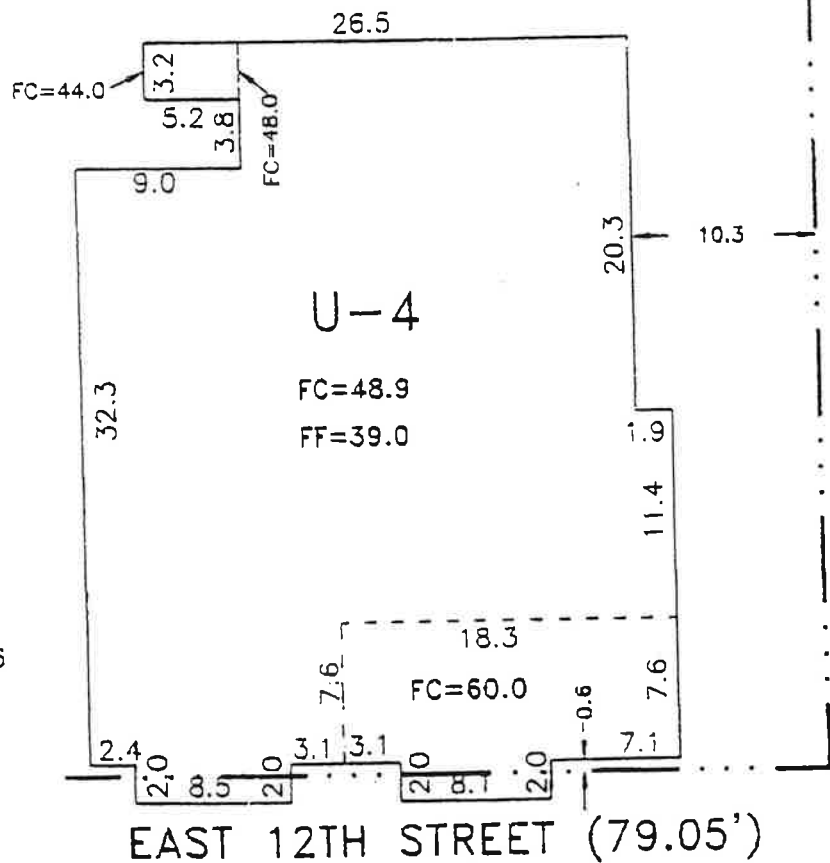
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THIRD LEVEL PLAN



SECOND LEVEL PLAN



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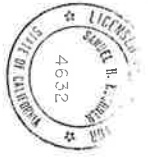
SAMUEL KUSHNER
LAND SURVEYOR
OAKLAND, CALIFORNIA
FEBRUARY, 2005

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 State of California, and I hereby certify that this parcel 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 are sufficient to enable the survey to be retraced.

Date: August 29, 2005
 Samuel Kushner, P.L.S. No. 4632
 Reg. exp. date 9-30-2005



4th Avenue (59.10')

15NW42
 29.55'

37.55'

N47°46'00"E 100.00'

N42°14'00"W 75.00'

PARCEL 1
 Area = 7,500 sq ft

LOT 1 PM No. 3426

N47°46'00"E 100.00'

N42°14'00"W 75.00'

N42°14'00"W 348.18' mon. - mon.

East 12th Street (79.10')

BIGS OF BEARINGS
 The monument line of East 12th Street shown hereon as N42°14'00"W 348.18' taken as North 42°14'00" West.

BENCH MARK
 Brass pin monument "15 NW 42" at intersection of East 12th Street and 15th Avenue
 ELEVATION = 25.35 (City of Oakland Datum)

OWNER'S STATEMENT

The undersigned, 400 EAST 12TH STREET, LLC, a California Limited Liability Company, hereby certifies that the owner of all the lands described and embodied within the boundary lines upon the herein embodied map, entitled "PARCEL MAP NO. 8416, CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA", that it is the owner of said land by virtue of the COAL DEED recorded in Book 2844, Page 158, of the Official Public Records of Alameda County, California, and that it consents to the preparation and filing of this map.

400 EAST 12TH STREET, LLC, a California Limited Liability Company
 By: [Signature]
 Coowner: Coong Hoon Elizabeth Yn

State of California) August
 County of Alameda)
 OWNER'S SIGNATURE/STAMP

On this 29 day of August, 2005, before me, Mary E. McNeill, a Notary Public in and for said state, personally appeared COONG H. YOON and ELIZABETH YN, joint owners, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

Witness my hand and official seal.

(Seal)
 Notary Public in and for the County of Alameda, State of California

My commission expires: September 6, 2006



Printed Name: Mary E. McNeill
 Commission # 1317028
 Commission Expires September 6, 2009
 Principal Place of Business: Alameda

CLERK OF THE BOARD OF SUPERVISORS' STATEMENT

I, Crystal K. Henshaw, Clerk of the Board of Supervisors of the County of Alameda, State of California, hereby certify, as checked below that:

☒ An approved Parcel Map filed with the Supervisors of the said County of Alameda in the amount of \$57,168.00 for the payment of all taxes and special assessments collected as taxes which are now a lien against said land or any part thereof but not yet possible as certified by the Treasurer-Tax Collector of the County of Alameda.

☐ In witness whereof, I have hereunto set my hand and the seal of said County of Alameda, California, on this 29th day of August, 2005.

By: Rosalinda A. Garza
 Deputy Clerk

CRISTAL K. HENSHAW
 Clerk of the Board of Supervisors
 County of Alameda, California

CITY ENGINEER'S STATEMENT

I, Raymond M. DeLeon, Interim City Engineer of the City of Oakland, County of Alameda, State of California, hereby certify that the herein embodied map, entitled "Parcel Map No. 8416, City of Oakland, Alameda County, California", that the subdivision as shown upon said map is substantially the same as that appearing on the subdivision map as shown upon the subdivision map of the City of Oakland, California, and that the same is in compliance with the provisions of the Subdivision Map Act of the Government Code and local ordinances applicable at the time of approval of the tentative map; and that I am satisfied that the map is technically correct.

In witness whereof, I have hereunto set my hand and the seal of the City of Oakland, California, on this 14th day of September, 2005.

R. M. DeLeon
 Raymond M. DeLeon, R.C.E. 27815
 Registered Professional Engineer
 License No. 51351-2006
 City of Oakland, Alameda County, California

RECORDER'S CERTIFICATE

Filed this 5th day of October, 2005 at 5:30 a.m. in Book 2844 of Parcel Maps of First Alameda Title
Street Map 2004-044 LA: 4-6-0
 PARCEL MAP NO. 8416
 Recorded for the County of Alameda, State of California
 By: Brenda K.
 Deputy Recorder



PARCEL MAP NO. 8416

A PORTION OF BLOCK NO. 48
 HIGLEY'S MAP OF CLINTON

400 EAST 12TH STREET
 A ONE LOT SUBDIVISION
 FOR CONDOMINIUM PURPOSES

EAST 12TH ST. AT 4TH AVE.
 CITY OF OAKLAND
 ALAMEDA COUNTY, CALIFORNIA

SAMUEL KUSHNER
 LAND SURVEYOR
 21 DIAZ PLACE
 OAKLAND, CA 94611
 AUGUST, 2005