

**Owner's Statement:**

The undersigned owners are the only parties having record title interest necessary to consent to the preparation and filing of this map, titled "Final Map No. 7915", comprising of three (3) sheets. By our signatures hereto, we do hereby consent to the preparation and recordation of said map, the subject property shown within the distinctive border line.

In witness whereof we have caused these presents to be executed this 17th day of August, 2015.

Owners: Brian Fernando, a single man and Leonor P. Fernando, Trustee of the Leonor P. Fernando Trust established July 20, 1998, as to an undivided 30% interest; and Thomas Hemphill and Regan Tremblay Hemphill, Trustees of the Thomas Hemphill and Regan Tremblay Hemphill Revocable Living Trust, as to an undivided 13% interest; and Bernhard Bense, Trustee of the Bernhard Bense 2007 Revocable Trust, as to an undivided 19% interest; and Karen L. Forlano, a married woman as her sole and separate property as to an undivided 18% interest; and Judith Basler, an unmarried woman as to an undivided 20% interest

[Signature]  
Brian Fernando

Leonor P. Fernando, Trustee  
Leonor P. Fernando, Trustee of the Leonor P. Fernando Trust established July 20, 1998

Thomas Hemphill 8/13/15  
Thomas Hemphill, Trustee of the Thomas Hemphill and Regan Tremblay Hemphill Revocable Living Trust

Regan Tremblay Hemphill 8/13/15  
Regan Tremblay Hemphill, Trustee of the Thomas Hemphill and Regan Tremblay Hemphill Revocable Living Trust

[Signature]  
Bernhard Bense, Trustee of the Bernhard Bense 2007 Revocable Trust

Karen L. Forlano 08/13/2015  
Karen L. Forlano

[Signature] 08/13/2015  
Judith Basler

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.

**Owner's Acknowledgement:** }  
State of California } SS.  
County of San Mateo }

on August 17 2015, before me, Alexandra Gurau, a Notary Public, personally appeared Brian Fernando and Leonor P. Fernando, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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  
Alexandra Gurau  
Name (typed or printed)  
Notary Public in and for said County and State  
San Mateo County  
Principal County of Business  
01.02.2018  
Commission Expires  
2050920  
Commission Number of Notary

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.

**Owner's Acknowledgement:** }  
State of California } SS.  
County of San Francisco }

on 08-13 2015, before me, R.A. DRUECKER, a Notary Public, personally appeared Karen L. Forlano who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

R.A. Druecker  
Signature  
R.A. DRUECKER  
Name (typed or printed)  
Notary Public in and for said County and State  
SAN FRANCISCO, CA  
Principal County of Business  
02-13-2017  
Commission Expires  
2004171  
Commission Number of Notary

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**Owner's Acknowledgement:** }  
State of California } SS.  
County of San Francisco }

on 08-13 2015, before me, R.A. DRUECKER, a Notary Public, personally appeared Thomas Hemphill and Regan Tremblay Hemphill who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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.

R.A. Druecker  
Signature  
R.A. DRUECKER  
Name (typed or printed)  
Notary Public in and for said County and State  
SAN FRANCISCO, CA  
Principal County of Business  
02-13-2017  
Commission Expires  
2400 (RAD) 2004171  
Commission Number of Notary

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**Owner's Acknowledgement:** }  
State of California } SS.  
County of San Francisco }

on 08-13 2015, before me, R.A. DRUECKER, a Notary Public, personally appeared Judith Basler who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

R.A. Druecker  
Signature  
R.A. DRUECKER  
Name (typed or printed)  
Notary Public in and for said County and State  
SAN FRANCISCO, CA  
Principal County of Business  
02-13-2017  
Commission Expires  
2004171  
Commission Number of Notary

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.

**Owner's Acknowledgement:** }  
State of California } SS.  
County of San Francisco }

on 8/14 2015, before me, Gene Broley, a Notary Public, personally appeared Bernhard Bense who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Gene Broley  
Signature  
Gene Broley  
Name (typed or printed)  
Notary Public in and for said County and State  
San Francisco, CA  
Principal County of Business  
Feb 14, 2019  
Commission Expires  
2100134  
Commission Number of Notary

**Final Map No. 7915**

A 5 Unit Residential Condominium Project  
A subdivision of that real property  
shown as "Lot 37" on that certain parcel map filed for record  
August 19, 2003 in Book 45 of Parcel Maps, Page 164,  
in the Office of the Recorder,  
City and County of San Francisco, State of California

Paul Webb  
Licensed Surveyor • 2724 Ninth Street, Suite B, Berkeley, CA 94710  
August 2015 Sheet 1 of 3 Sheets

AB: 0840 Lot: 037 Address: 457 Oak Street

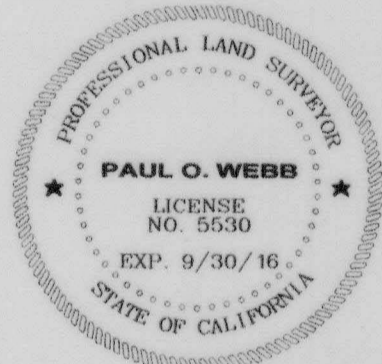
**Surveyor's Statement:**

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, made at the request of Bernhard Bense on January 12, 2015. 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.

By: Paul O. Webb

Date: 8/11/2015

Paul Webb  
Licensed Surveyor No. 5530  
License Expires: September 30, 2016



**Lender's Statement:**

The undersigned consent to the preparation and filing of this map, titled "Final Map No. 7915", comprising of three (3) sheets. By our signatures hereto, we hereby consent to the preparation and recordation of said map, the subject property shown within the distinctive border line.

Name and Title: [Signature] VP Residents

Print Name: DOUGLAS S. WAGGENER, J.P.

Name and Title: \_\_\_\_\_

Print Name: \_\_\_\_\_

**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 ordinances 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.

Bruce R. Storrs, City and County Surveyor  
City and County of San Francisco

By: Bruce R. Storrs

Date: NOVEMBER 20 2015

Bruce R. Storrs L.S. 6914



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.

**Beneficiary's Acknowledgement:**  
State of California }  
County of San Francisco } SS.

on September 11 2015, before me, Sophia Chaban, a Notary Public, personally appeared Douglas S. Waggener, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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  
Sophia Chaban  
Name (typed or printed)  
Notary Public in and for said County and State  
San Francisco  
Principal County of Business  
Feb. 25, 2016  
Commission Expires  
1970524  
Commission Number of Notary

**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

**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 No. 7915", comprising \_\_\_\_\_ sheets.

In testimony whereof, I have hereunto subscribed my hand and caused the seal of this office to be affixed.

By: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
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

By: \_\_\_\_\_

\_\_\_\_\_  
Deputy City Attorney  
City and County of San Francisco, State of California

**Board of Supervisor's Approval:**

On \_\_\_\_\_, 201\_\_\_\_, 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. \_\_\_\_\_.

**Recorder's Statement:**

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ minutes past \_\_\_\_\_ m., in Book \_\_\_\_\_ of Condominium Maps, at pages \_\_\_\_\_, inclusive, Official Records of the City and County of San Francisco, State of California, at the request of Paul Webb, L.S. 5530.

By: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
County Recorder  
City and County of San Francisco  
State of California

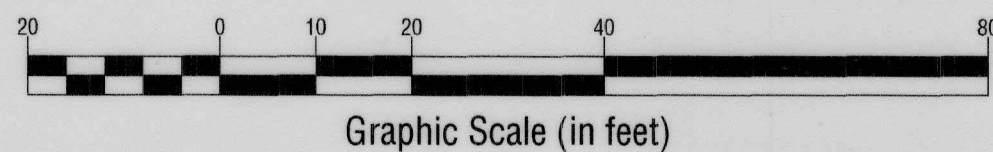
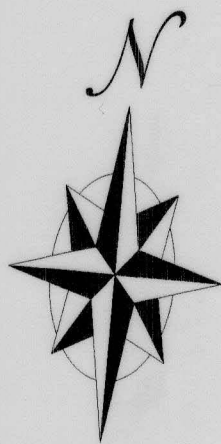
**Final Map No. 7915**

A 5 Unit Residential Condominium Project  
A subdivision of that real property  
shown as "Lot 37" on that certain parcel map filed for record  
August 19, 2003 in Book 45 of Parcel Maps, Page 164,  
in the Office of the Recorder,  
City and County of San Francisco, State of California

Paul Webb  
Licensed Surveyor • 2724 Ninth Street, Suite B, Berkeley, CA 94710

August 2015 Sheet 2 of 3 Sheets

AB: 0840 Lot: 037 Address: 457 Oak Street



Scale: 1" = 20'

**Note:**  
The proposed assessor parcel numbers shown hereon are for informational use only and should not be relied upon for any other purpose.

Unit No.	Proposed Assessor Parcel No.
1	051
2	052
4	053
11	054
12	055

**General Notes:**

- 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 5 dwelling units.
- 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.
- Unless specified otherwise in the governing documents of a condominium homeowner's association, including its conditions, covenants, and restrictions, the homeowner's association shall be responsible, in perpetuity, for the maintenance, repair, and replacement of:
  - All general use common area improvements; and
  - 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.
- In the event the areas identified in 3.(B) 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.
- Approval of this Final 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.
- Bay windows, fire escapes and other encroachments (if any shown hereon, that exist, or that may be constructed) onto or over Oak 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).
- 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.

**Documents Affecting this Parcel:**

Offer of Lifetime Lease:  
Recorded October 02, 2015, as Document No. 2015K140273, O.R.  
Agreement to Provide Lifetime Lease:  
Recorded October 19, 2015, as Document No. 2015K146294, O.R.

**Map and Deed References:**

- Deed recorded April 17, 2013, as Document No. 2013-J638059-00 in the Office of the County Recorder.
- Monument map no. 26 on file in the Office of the City and County Surveyor.
- Parcel Map 45 PM 164, recorded August 19, 2003
- Easement-Grant Deed recorded 05/20/2004, Doc. No. 2004-H724156
- Final Map 7687 124 CM 7, recorded June 25, 2014

**Notes:**

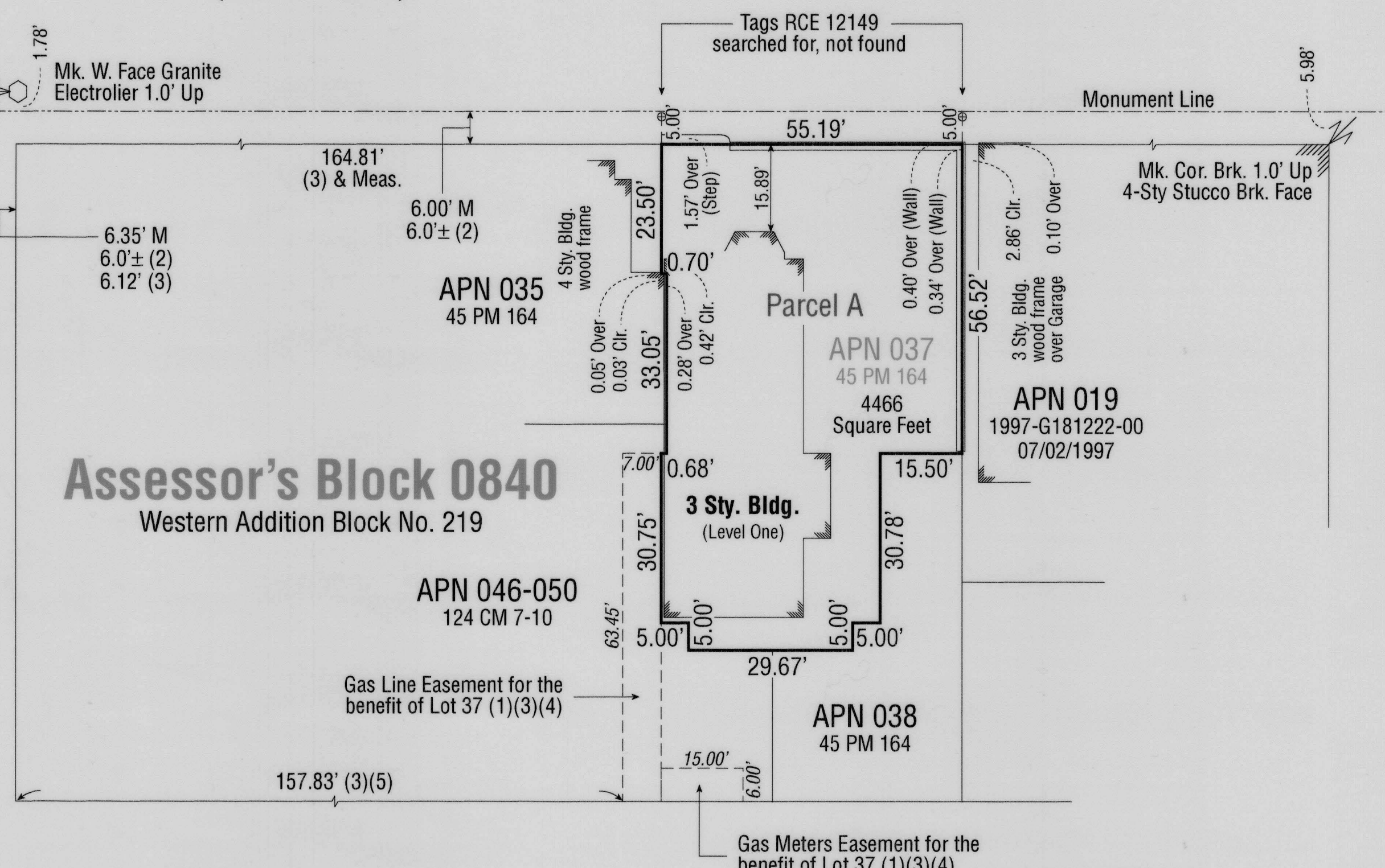
- All distances are measured in U.S. survey feet and decimal units thereof.
- All angles are 90 degrees unless otherwise noted. Angles and distances measured are in agreement with record information unless otherwise noted.
- Monuments recovered and field measurements completed in January 2015.
- Property line and easements determined from Book 45 of Parcel Maps page 164, Official Records.
- The basis of survey is "Lot 37" as shown on that certain parcel map filed for record August 19, 2003 in Book 45 of Parcel Maps, Page 164, Office of the Recorder, City and County of San Francisco, State of California.

Oak Street (68.75' Wide)

Buchanan Street (68.75' Wide)

Laguna Street (68.75' Wide)

**Assessor's Block 0840**  
Western Addition Block No. 219



Lily Street (35' Wide)

Page Street (68.75' Wide)

**Legend:**

- ⊕ set nail & 0.75" brass tag, L.S. 5530
- ⚡ found city monument, as noted
- (#) record information shown per reference document or map
- FD found
- M measured
- MON monument
- ### last three digits of assessor's parcel number (assessor's lot)
- subject property line
- adjacent property line
- - - monument line
- - - easement line

Mk. Cor. Conc. Post 1.0' Up

6.33'

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A 5 Unit Residential Condominium Project  
A subdivision of that real property shown as "Lot 37" on that certain parcel map filed for record August 19, 2003 in Book 45 of Parcel Maps, Page 164, in the Office of the Recorder, City and County of San Francisco, State of California

Paul Webb  
Licensed Surveyor • 2724 Ninth Street, Suite B, Berkeley, CA 94710  
August 2015

Sheet 3 of 3 Sheets

AB: 0840 Lot: 037 Address: 457 Oak Street