1. COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S). This Condominium Plan is Attachment "B" to the CC&R's as prepared by Lawrence Neal, 16 Ridge Place, Pleasant Hills, Ca. 94523 and is to be recorded as part of the CC&R's. See CC&R's, ARTICLE 1, for definition of terms.

2. PARCEL MAP_____. This parcel map titled "661 San Bruno Ave. Condominiums", "Lands of Stephen R. Johnson" was filed _____ in Vol. __ of Parcel Maps at Page __, San Mateo County records. This parcel map was approved by the Brisbane City Council _____. It shows the dimensions of the whole site relative to adjacent properties and includes the Basis of Bearings for bearings shown on this Condominium Plan.

3. PROJECT. The subdivision depicted hereon is a "project"as defined in Section 1351 (f) of the California Civil Code and includes the real property and all the structurers and improvements thereon. This Condominium Plan is based on project plans by JD & Associates, 337 Beach Rd. "A", Burlingame, Ca. 94010. It includes 4 Condominium Units, Common Area, and Exclusive Use Common Areas (EUCA's).

4. UNITS. The boundaries of each unit are the interior unfinished surfaces of the perimeter walls, bearing walls, floors, ceilings, and window frames. Unfinished surfaces do not include furnishings such as paint, wall paper, and tile. The diagramatic floor plans shown hereon intentionally omit detailed information of internal partitioning, vents, beams, columns, and window casings. The actual physical boundaries of the units shall take precedence over the dimensions shown herein.

5. COMMON AREA. This is the entire site excepting the units. The entire site area is 6,874 square feet per the above Parcel Map. The common area is difficult to measure because of the different levels and overlapping units. See Item #8 below.

6. EXCLUSIVE USE COMMON AREAS (EUCA'S). These are portions of the Common Area reserved for the exclusive use of one of the designated Units. These include Parking Spaces (P), Storage Bins (S), and Balconies (B).

7. DIMENSIONS AND ELEVATIONS. All dimensions and elevations are shown in feet and decimals thereof. All building walls are at 90 degrees angles unless noted otherwise. The elevation benchmark is the top of the fire hydrant on the west side of San Bruno Ave. at the intersection of Santa Clara Ave. just north of the site, EL 112.094, city datum and NGVD 1929 (mean sea level).

8. AREA SUMMARY. The areas of the units are summarized on Page 4.

9. ENGINEER'S STATEMENT. I hereby state that I am a Licensed Civil Engineer/Land Surveyor and that this Condominium Plan, consisting of 4 pages, was prepared by me and it correctly shows the boundaries of the Land, Units, and Common Area. No structural analysis or design features were reviewed for conformance with state or local building codes or ordinances.

PREPARED BY:

C. L. Kavanagh

CHARLES L. KAVANAGH
RCE 20858



1713 JOHNSON

KAVANAGH ENGINEERING
470 CHATHAM RD.
BURLINGAME, CA. 94010
(650) 579-1944

661 SAN BRUNO AVE.
CONDOMINIUMS

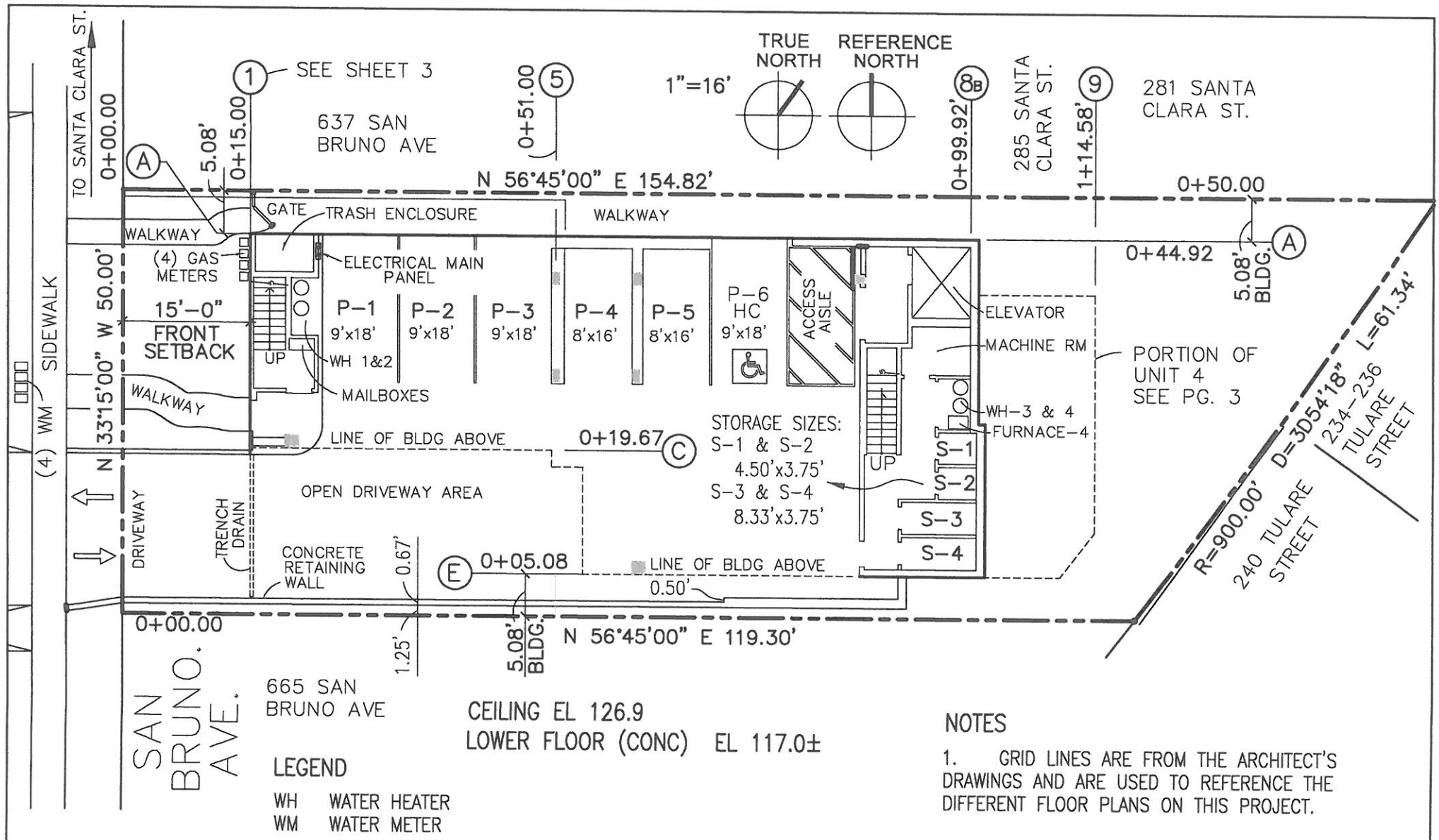
BRISBANE, CALIFORNIA
SAN MATEO COUNTY

3-30-2018

CONDOMINIUM PLAN
GENERAL NOTES

EXHIBIT B

1 OF 4



LEGEND

WH WATER HEATER
WM WATER METER

NOTES

1. GRID LINES ARE FROM THE ARCHITECT'S DRAWINGS AND ARE USED TO REFERENCE THE DIFFERENT FLOOR PLANS ON THIS PROJECT.

0 10 16 20 40

GRAPHIC SCALE (FEET) 1"=16' AT 100%

1713 JOHNSON

KAVANAGH ENGINEERING
470 CHATHAM RD.
BURLINGAME, CA. 94010
(650) 579-1944

661 SAN BRUNO AVE. CONDOMINIUMS

BRISBANE, CALIFORNIA
SAN MATEO COUNTY

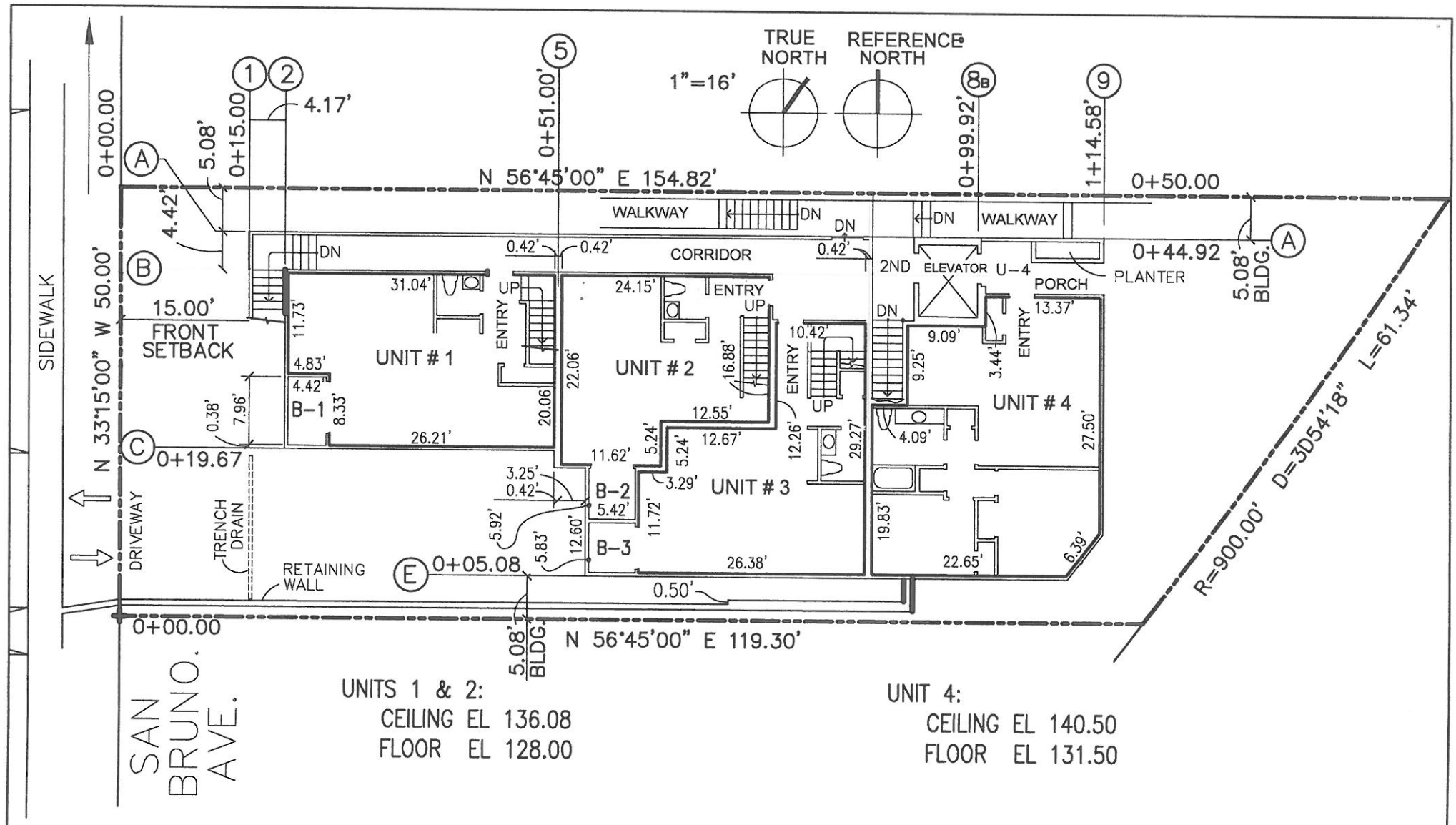
3-30-2018

CONDOMINIUM PLAN

SITE PLAN & 1ST FLOOR PLAN

EXHIBIT B

1"=16' 2 OF 4



0 10 16 20 40

GRAPHIC SCALE (FEET) 1"=16'
AT 100%

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KAVANAGH ENGINEERING
470 CHATHAM RD.
BURLINGAME, CA. 94010
(650) 579-1944

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CONDOMINIUMS

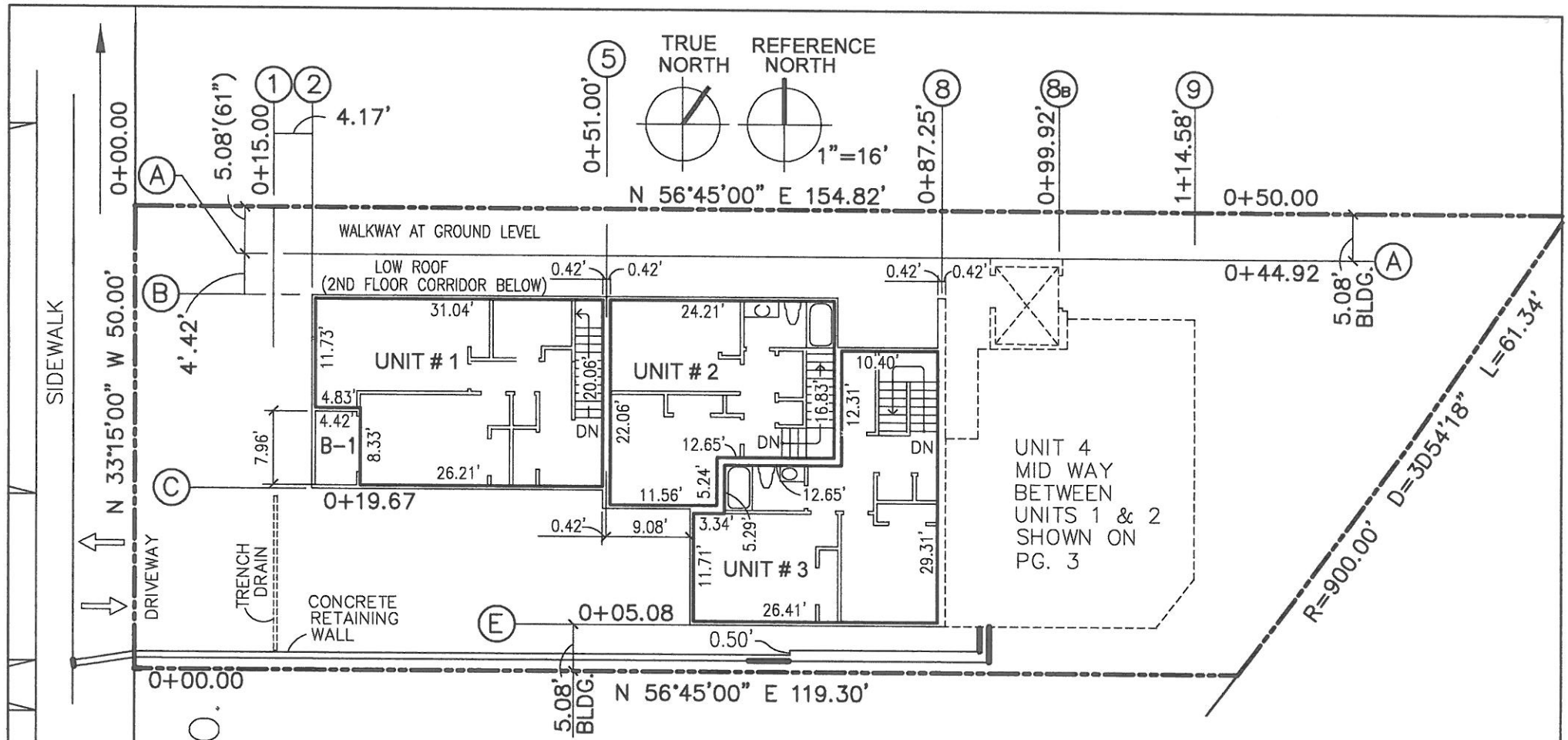
BRISBANE, CALIFORNIA
SAN MATEO COUNTY

3-30-2018

CONDOMINIUM PLAN
SECOND FLOOR PLAN

EXHIBIT B

1"=16' 3 OF 6



UNITS 1 AND 2:
CEILING EL 145.25
FLOOR EL 137.17

UNIT AREAS (SQUARE FEET)

UNIT	2ND FLOOR	3RD FLOOR	TOTAL
1	583	583	1,166
2	468	468	936
3	559	559	1,118
4	771	–	771
		TOTAL ALL UNITS	3,991

0 10 16 20 40

GRAPHIC SCALE (FEET) 1"=16'
AT 100%

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661 SAN BRUNO AVE.
CONDOMINIUMS

BRISBANE, CALIFORNIA
SAN MATEO COUNTY

3-30-2018

CONDOMINIUM PLAN
THIRD FLOOR PLAN

EXHIBIT B
1"=16' 4 OF 4

Attachment 5



Attachment 5



ATTACHMENT 6

BLANK

MATERIALS AND COLORS

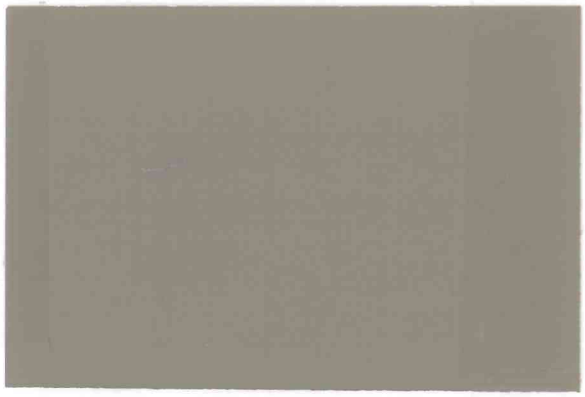
Composition Shingles	CERTAINTEED Weathered wood with 50 year warranty
Galvanized metal gutters	KELLY-MOORE K-38-2
Cement Plaster -body	KELLY-MOORE K-38-2
Guardrails	KELLY-MOORE K-38-2



Wood Siding	KELLY-MOORE K-33-2



Window and Door Frames	KELLY-MOORE K-40-3
Brackets under Eaves	KELLY-MOORE K-40-3
Stucco Columns – top	KELLY-MOORE K-40-3
Wood Columns	KELLY-MOORE K-40-3



Stucco Columns – base	KELLY-MOORE K-34-3

