

File No. 140313

Committee Item No. _____

Board Item No. 25

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date _____

Board of Supervisors Meeting

Date April 8, 2014

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

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Completed by: John Carroll Date April 3, 2014

Completed by: _____ Date _____

1 [Final Map 4875 - 700 Brotherhood Way]

2
3 **Motion approving Final Map 4875, a 121 lot subdivision containing 60 lots for single**
4 **family homes and 61 Lots for a Residential Condominium Project, located at 700**
5 **Brotherhood Way being a subdivision of Assessor's Block No. 7331, Lot No. 005, and**
6 **adopting findings pursuant to the General Plan, and City Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 4875", a 121 Lot Subdivision
9 containing 60 Lots for single family homes and 61 Lots for Residential Condominium Project,
10 located at 700 Brotherhood Way being a subdivision of Assessor's Block No. 7331, Lot No.
11 005, comprising 12 sheets, approved March 21, 2014, by Department of Public Works Order
12 No. 182363 is hereby approved and said map is adopted as an Official Final Map 4875; and,
13 be it

14 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
15 and incorporates by reference herein as though fully set forth the findings made by the City
16 Planning Department, by its letter dated August 22, 2008, that the proposed subdivision is
17 consistent with the objectives and policies of the General Plan, and the eight priority policies
18 of Planning Code, Section 101.1; and, be it

19 FURTHER MOVED, That the San Francisco Board of Supervisors accepts, on behalf
20 of the public, the offer of easements for public pedestrian ingress and egress and public
21 utilities, and Emergency Vehicle Access, subject to City certified completion of improvements;
22 and be it

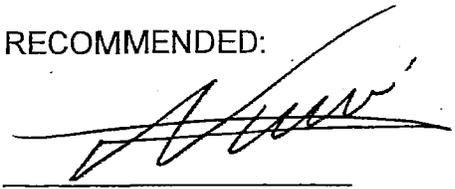
23 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
24 the Director of the Department of Public Works to enter all necessary recording information on
25

1 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
2 Statement as set forth herein; and, be it

3 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
4 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
5 amendments thereto.

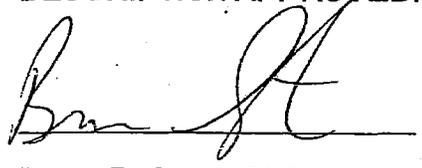
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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, CA 94103
(415) 554-5827 ■ www.sfdpw.org

Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 182363

**CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS**

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
JUN 26 PM 3:56

APPROVING FINAL MAP 4875, 700 BROTHERHOOD WAY, A 121 LOT SUBDIVISION CONTAINING 60 LOTS FOR SINGLE FAMILY HOMES AND 61 LOTS FOR RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 7331, LOT NO. 005.

A 121 LOT SUBDIVISION CONTAINING 60 LOTS FOR SINGLE FAMILY HOMES AND 61 LOTS FOR RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated August 22, 2008, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

This Final Map includes certain offers for easements. The Director recommends that the San Francisco Board of Supervisors accept the offer for Public Pedestrian Ingress and Egress Easement, Public Utility Easement, and Emergency Vehicle Access Easement subject to City certified completion of Improvements, all offered on this Final Map.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. Four (4) paper copies of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 4875", each comprising 12 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated August 22, 2008, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.



It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

Bruce R. Storrs, PLS
City and County Surveyor, DPW

cc: File (2)
Board of Supervisors (signed)
Tax Collector's Office

APPROVED:

Mohammed Nuru
Director of Public Works

APPROVED: March 21, 2014

MOHAMMED NURU, DIRECTOR

3/21/2014

3/21/2014

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director, DPW



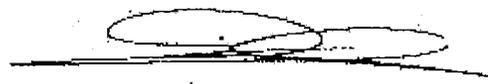


I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 7331 Lot No. 005

Address: 3711 19th Ave.

for unpaid City & County property taxes or special assessments collected as taxes.



José Cisneros

Tax Collector

Dated this 18th day of March 2014



Gavin Newsom, Mayor
Edward D. Reiskin, Director



(415) 554-5827
FAX (415) 554-5324
http://www.sfdpw.com

RECEIVED
08 AUG 25 PM 1:19

Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 410
San Francisco, CA 94103-0942

Barbara L. Moy, Bureau Manager
Bruce Storrs, City and County Surveyor

Date: August 15, 2008

Department of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

Project ID: 4875			
Project Type: 131 Lot Subdivision, and 182 Units New Construction			
Address#	StreetName	Block	Lot
800	BROTHERHOOD WAY	7331	005
Tentative Map Referral			

Attention: Mr. Lawrence Badiner

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- Print of Parcel Map
- List "B"
- Proposition "M" Findings
- Photos

Sincerely,

Bruce R. Storrs
Bruce R. Storrs, P.L.S.
City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Lawrence Badiner at the above address):

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Lawrence Badiner at the above address):

DATE 8/22/2008

PLANNING DEPARTMENT
Mr. Lawrence B. Badiner
Mr. Lawrence B. Badiner, Zoning Administrator

PLANNING COMMISSION
May 19, 2005

RECEIVED
08 AUG 26 PM 1:20

Case No. 2003.0536CR.
800 Brotherhood Way (AKA 3711
19th Avenue)
Assessor s Lot 002 of Block 7332
and Lot 003 of Block 7331
Page 1

Exhibit A
Conditions of Approval

1. Prior to the issuance of the Building Permit for the Project the Zoning Administrator shall approve and order the recordation of a notice in the Official Records of the Recorder of the City and County of San Francisco for the premises (Assessor's Block 3656, Lot 010), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
2. Trash and recycling receptacles shall be stored inside fully enclosed buildings except they may be placed outside of such buildings for pick up and removal of the trash or recyclable materials.
3. The Project site and the improvements shall be maintained in a neat and attractive manner.
4. The property owner and/or future homeowners association shall maintain in a clean condition and upkeep all common areas within the project, including the private loop road and all sidewalks on and abutting the subject property, including litter removal and periodic cleaning of sidewalks.
5. If there is a lapse of this use for a period of three or more years, this authorization shall become null and void and the use of the Project site shall revert to a use that is principally permitted in an RM-1 (Residential Mixed Low Density), and RM-4 (Residential Mixed, High Density) Districts.
6. The Conditional Use Authorization is for the development of a 182 unit Planned Unit Development with modified rear yard, lot widths and lot areas as detailed in this Motion.
7. Adjacent Uses. The applicant shall execute and record a Notice of Restrictions notifying future buyers and/or lessees that:
 - a. The project was built in an area characterized by a mixture of residential and institutional uses, including religious and educational institutions;

- b. The nature of institutional uses produces loud noise from regular usage and special events, heavy vehicular and pedestrian traffic, glare and other environmental products of religious and educational activities;
- c. These ongoing institutional uses may generate other circumstances and conditions that may be considered by some people as offensive to residential use;
- d. These institution uses may be enlarged or intensified at any time in the future;
- e. The disclosures concerning these uses may act as a defense against any nuisance or other claim the purchaser/lessee may have against a nearby institutional use.

8. Landscaping

- a. The project sponsor and any future homeowners association shall maintain the landscaping of the right-of-way between Brotherhood Way and the project site.
- b. The project sponsor shall require the construction contractor to implement appropriate protective measures during construction to ensure the protection of the Bufano statute entitled "Peace" located in the Brotherhood right-of-way adjacent to the project site.

9. Transportation

- a. The project sponsor shall provide funding for the synchronization of the new traffic signal to be installed at the intersection of the project access road and Brotherhood Way with the two adjacent signalized intersections along Brotherhood Way at Chumasero Drive and at the Brandeis Hillel School access road.
- b. The project sponsor shall apply to the Department of Public Works for approval to construct periodic sidewalk bulb-outs containing street trees along the project frontage of Brotherhood Way to delineate the existing street parking spaces along Brotherhood Way and prevent the parking lane from being used as a travel lane.

- c. The project will establish an ongoing maintenance program to insure that there will be regular and adequate maintenance of the private access road, the loop road, and all planting and walkways on the site. The Project will maintain the public right of way portion of Brotherhood Way immediately to the south of the Project between the Project's southern property line and the northern edge of Brotherhood Way.
- d. The project sponsor shall provide and maintain publicly accessible pedestrian paths from Brotherhood Way through the site to MUNI routes on Gonzalez Drive and Font Boulevard, as indicated in the Pedestrian Access and Public Transportation drawing included in Exhibit B.
- e. The Project Sponsor shall work with the Department of Public Works to explore the feasibility of developing a secondary access point for emergency vehicles at the west end of the project site.

10 Rear Yards

Rear yards shall be provided as detailed in the attached Exhibit D. Additional encroachment into the rear yards for small decks and exit stairs shall be permitted only as detailed in the column labeled "Rear Yard (feet) As measured from deck/stair" in attached Exhibit D, Table of Lot Areas, Lot Widths and Rear Yards.

OWNER'S STATEMENT

THE UNDERSIGNED OWNER IS THE ONLY PARTY HAVING RECORD TITLE INTEREST TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING TWELVE (12) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY IRREVOCABLY OFFER FOR PUBLIC USE A PEDESTRIAN INGRESS/EGRESS EASEMENT (I.E.E.) OVER THAT PRIVATE STREET SHOWN HEREON AS SUMMIT WAY AND OVER LOTS "V", "CC" AND "DD".

WE HEREBY IRREVOCABLY OFFER FOR PUBLIC USE A PUBLIC UTILITY EASEMENT (P.U.E.) OVER THAT PRIVATE STREET SHOWN HEREON AS SUMMIT WAY.

WE HEREBY IRREVOCABLY OFFER FOR PUBLIC USE AN EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.) OVER THAT PRIVATE STREET SHOWN HEREON AS SUMMIT WAY.

AS OWNERS:

RCS-BROTHERHOOD WAY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: [Signature] BY: _____

NAME: Bruce R. Storrs NAME: _____

TITLE: Manager TITLE: _____

OWNER'S ACKNOWLEDGMENT

STATE OF California Colorado

COUNTY OF Boulder J.S.S.

ON Jan 27, 2014 BEFORE ME, Carla DiGregorio, A NOTARY PUBLIC, PERSONALLY APPEARED [Signature] 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.

SIGNED: [Signature]
NOTARY PUBLIC, STATE OF CALIFORNIA

Carla DiGregorio
PRINTED NAME OF NOTARY



MY COMMISSION EXPIRES: 5-29-16

COMMISSION NO. 2064038034

AS TRUSTEES:

CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION

BY: [Signature] BY: _____

NAME: Dina Marine NAME: _____

TITLE: Vice President TITLE: _____

TRUSTEE'S ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF Santa Clara J.S.S.

ON March 3, 2014 BEFORE ME, Shirley J. Scaglione, A NOTARY PUBLIC, PERSONALLY APPEARED [Signature] 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.

SIGNED: [Signature]
NOTARY PUBLIC, STATE OF CALIFORNIA

Shirley J. Scaglione
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES: 12-31-17

COMMISSION NO. 2050816

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. 4875, COMPRISING 12 SHEETS AND ACCEPTS, SUBJECT TO COMPLETION AND CCSF ACCEPTANCE OF THE IMPROVEMENTS, THE FOLLOWING OFFERS: AN EASEMENT FOR PUBLIC PEDESTRIAN INGRESS AND EGRESS (I.E.E.) OVER THE AREA SHOWN AS SUMMIT WAY AND WITHIN LOTS "V", "CC" AND "DD", AN EASEMENT FOR PUBLIC UTILITIES (P.U.E.), AND AN EASEMENT FOR EMERGENCY VEHICLE ACCESS (E.V.A.E.) OVER THE AREA SHOWN AS SUMMIT WAY.

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

APPROVALS

THIS MAP IS APPROVED THIS 21st DAY OF MARCH, 2014

BY ORDER NO. 182363 DATE: _____

BY: _____

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 SUPERVISOR'S 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 SUPERVISOR'S 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, IF ANY, 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]
BRUCE R. STORRS L.S. 6914



DATE: MARCH 21, 2014

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 RCS-BROTHERHOOD WAY, LLC, IN MAY 2012. 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 BEFORE JANUARY 2016, 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.

BY: [Signature]
MICHAEL A. SHOUP, P.L.S. 7816



DATE: 01-13-14

COUNTY RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ MINUTES PAST _____ M., IN BOOK _____ OF SURVEY MAPS AT PAGES _____ INCLUSIVE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF BKF ENGINEERS.

BY: _____ DATE: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP NO. 4875

A 121 LOT SUBDIVISION CONTAINING 60 LOTS FOR SINGLE FAMILY HOMES AND 61 LOTS FOR RESIDENTIAL CONDOMINIUM PURPOSES BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED AS LOT 5, BLOCK 7331 IN THAT CERTAIN LOT LINE ADJUSTMENT RECORDED FEBRUARY 3, 2008 AS DOCUMENT NUMBER 2008-1122531-00, IN REEL 070 AND IMAGE 0194 CALIFORNIA CITY AND COUNTY OF SAN FRANCISCO JANUARY 2014



BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
850-482-6500

SHEET 1 OF 12 SHEETS

AB 7331, LOT 5, 700 BROTHERHOOD WAY

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 NUMBER OF 182 DWELLING 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 ON LOTS A-DD THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD BY THE HOMEOWNER'S ASSOCIATION.

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)(i) 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 SUMMIT WAY 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) ENCROACHMENT FROM/ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THERE FROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

SPECIAL NOTES

1. REFERENCE MAPS:

"O" MAPS 97-101, RECORDED FEBRUARY 2, 1944

"R" MAPS 15-19, RECORDED AUGUST 21, 1951

45 PARCEL MAPS 7-9, RECORDED JUNE 11, 2001

2. THE SURVEY OF LOT 5, BLOCK 7331 HEREON WAS BASED ON THAT CERTAIN LOT LINE ADJUSTMENT, DOCUMENT NUMBER 2006-1122531-00 O.R. RECORDED FEBRUARY 3, 2006.

3. LOTS 2-13, 49-60, 62-67, 89-93 AND 116-120 ARE FOR SINGLE FAMILY BUILDINGS. LOTS 1, 14-48, 61, 88, 94-115 AND 121 ARE FOR CONDOMINIUM PURPOSES AND SHALL BE LIMITED TO TWO (2) RESIDENTIAL CONDOMINIUM UNITS EACH.

4. LOTS "A" THROUGH "DD" SHALL BE GRANTED TO THE HOMEOWNER'S ASSOCIATION.

5. LOTS "V", "OC" AND "DD" ARE FUTURE PRIVATE UTILITY EASEMENTS TO BE CREATED BY SEPARATE DOCUMENT.

6. THE MONUMENTS SHOWN HEREON SHALL BE SET WITHIN TWO YEARS OF THE RECORDATION OF THIS MAP AND SHALL BE SET IN ACCORDANCE WITH CITY STANDARDS.

7. THIS PROPERTY SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN:

NOTICE OF SPECIAL RESTRICTIONS, RECORDED MAY 31, 2013, AS DOCUMENT NO. J672557-00, REEL K908 IMAGE 0489.

GRANT OF EASEMENT TO COMCAST OF CALIFORNIA III, INC., RECORDED JAN. 21, 2014, AS DOCUMENT NO. J826327-00, REEL L067 IMAGE 0111. AN EXACT LOCATION OF THE EASEMENT IS NOT DEFINED.

FINAL MAP NO. 4875

A 121 LOT SUBDIVISION CONTAINING
60 LOTS FOR SINGLE FAMILY HOMES AND
61 LOTS FOR RESIDENTIAL CONDOMINIUM PURPOSES
BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED AS LOT 5,
BLOCK 7331 IN THAT CERTAIN LOT LINE ADJUSTMENT
RECORDED FEBRUARY 3, 2006 AS DOCUMENT NUMBER
2006-1122531-00, IN REEL J070 AND IMAGE 0184
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
JANUARY 2014



BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650-452-6500

SHEET 2 OF 12 SHEETS

AB 7331, LOT 5, 700 BROTHERHOOD WAY

LOT NO.	PROPOSED ASSESSOR PARCEL NUMBER	SINGLE FAMILY HOME ADDRESSES
1	AB 7331 - LOT 6	-
2	AB 7331 - LOT 7	8 SUMMIT WAY
3	AB 7331 - LOT 8	10 SUMMIT WAY
4	AB 7331 - LOT 9	12 SUMMIT WAY
5	AB 7331 - LOT 10	14 SUMMIT WAY
6	AB 7331 - LOT 11	16 SUMMIT WAY
7	AB 7331 - LOT 12	20 SUMMIT WAY
8	AB 7331 - LOT 13	22 SUMMIT WAY
9	AB 7331 - LOT 14	26 SUMMIT WAY
10	AB 7331 - LOT 15	28 SUMMIT WAY
11	AB 7331 - LOT 16	30 SUMMIT WAY
12	AB 7331 - LOT 17	32 SUMMIT WAY
13	AB 7331 - LOT 18	36 SUMMIT WAY
14	AB 7331 - LOT 19	-
15	AB 7331 - LOT 20	-
16	AB 7331 - LOT 21	-
17	AB 7331 - LOT 22	-
18	AB 7331 - LOT 23	-
19	AB 7331 - LOT 24	-
20	AB 7331 - LOT 25	-
21	AB 7331 - LOT 26	-
22	AB 7331 - LOT 27	-
23	AB 7331 - LOT 28	-
24	AB 7331 - LOT 29	-
25	AB 7331 - LOT 30	-
26	AB 7331 - LOT 31	-
27	AB 7331 - LOT 32	-
28	AB 7331 - LOT 33	-
29	AB 7331 - LOT 34	-
30	AB 7331 - LOT 35	-
31	AB 7331 - LOT 36	-
32	AB 7331 - LOT 37	-
33	AB 7331 - LOT 38	-
34	AB 7331 - LOT 39	-
35	AB 7331 - LOT 40	-
36	AB 7331 - LOT 41	-
37	AB 7331 - LOT 42	-
38	AB 7331 - LOT 43	-
39	AB 7331 - LOT 44	-
40	AB 7331 - LOT 45	-
41	AB 7331 - LOT 46	-
42	AB 7331 - LOT 47	-
43	AB 7331 - LOT 48	-
44	AB 7331 - LOT 49	-
45	AB 7331 - LOT 50	-
46	AB 7331 - LOT 51	-
47	AB 7331 - LOT 52	-
48	AB 7331 - LOT 53	-
49	AB 7331 - LOT 54	236 SUMMIT WAY
50	AB 7331 - LOT 55	238 SUMMIT WAY
51	AB 7331 - LOT 56	250 SUMMIT WAY
52	AB 7331 - LOT 57	262 SUMMIT WAY
53	AB 7331 - LOT 58	256 SUMMIT WAY
54	AB 7331 - LOT 59	258 SUMMIT WAY
55	AB 7331 - LOT 60	260 SUMMIT WAY
56	AB 7331 - LOT 61	262 SUMMIT WAY
57	AB 7331 - LOT 62	266 SUMMIT WAY
58	AB 7331 - LOT 63	268 SUMMIT WAY
59	AB 7331 - LOT 64	270 SUMMIT WAY
60	AB 7331 - LOT 65	272 SUMMIT WAY
61	AB 7331 - LOT 66	-

LOT NO.	PROPOSED ASSESSOR PARCEL NUMBER	SINGLE FAMILY HOME ADDRESSES
62	AB 7331 - LOT 67	265 SUMMIT WAY
63	AB 7331 - LOT 68	267 SUMMIT WAY
64	AB 7331 - LOT 69	269 SUMMIT WAY
65	AB 7331 - LOT 70	271 SUMMIT WAY
66	AB 7331 - LOT 71	273 SUMMIT WAY
67	AB 7331 - LOT 72	275 SUMMIT WAY
68	AB 7331 - LOT 73	277 SUMMIT WAY
69	AB 7331 - LOT 74	279 SUMMIT WAY
70	AB 7331 - LOT 75	281 SUMMIT WAY
71	AB 7331 - LOT 76	283 SUMMIT WAY
72	AB 7331 - LOT 77	285 SUMMIT WAY
73	AB 7331 - LOT 78	287 SUMMIT WAY
74	AB 7331 - LOT 79	289 SUMMIT WAY
75	AB 7331 - LOT 80	291 SUMMIT WAY
76	AB 7331 - LOT 81	293 SUMMIT WAY
77	AB 7331 - LOT 82	295 SUMMIT WAY
78	AB 7331 - LOT 83	297 SUMMIT WAY
79	AB 7331 - LOT 84	299 SUMMIT WAY
80	AB 7331 - LOT 85	301 SUMMIT WAY
81	AB 7331 - LOT 86	303 SUMMIT WAY
82	AB 7331 - LOT 87	305 SUMMIT WAY
83	AB 7331 - LOT 88	307 SUMMIT WAY
84	AB 7331 - LOT 89	309 SUMMIT WAY
85	AB 7331 - LOT 90	311 SUMMIT WAY
86	AB 7331 - LOT 91	313 SUMMIT WAY
87	AB 7331 - LOT 92	315 SUMMIT WAY
88	AB 7331 - LOT 93	-
89	AB 7331 - LOT 94	15 SUMMIT WAY
90	AB 7331 - LOT 95	17 SUMMIT WAY
91	AB 7331 - LOT 96	19 SUMMIT WAY
92	AB 7331 - LOT 97	21 SUMMIT WAY
93	AB 7331 - LOT 98	23 SUMMIT WAY
94	AB 7331 - LOT 99	-
95	AB 7331 - LOT 100	-
96	AB 7331 - LOT 101	-
97	AB 7331 - LOT 102	-
98	AB 7331 - LOT 103	-
99	AB 7331 - LOT 104	-
100	AB 7331 - LOT 105	-
101	AB 7331 - LOT 106	-
102	AB 7331 - LOT 107	-
103	AB 7331 - LOT 108	-
104	AB 7331 - LOT 109	-
105	AB 7331 - LOT 110	-
106	AB 7331 - LOT 111	-
107	AB 7331 - LOT 112	-
108	AB 7331 - LOT 113	-
109	AB 7331 - LOT 114	-
110	AB 7331 - LOT 115	-
111	AB 7331 - LOT 116	-
112	AB 7331 - LOT 117	-
113	AB 7331 - LOT 118	-
114	AB 7331 - LOT 119	-
115	AB 7331 - LOT 120	-
116	AB 7331 - LOT 121	281 SUMMIT WAY
117	AB 7331 - LOT 122	283 SUMMIT WAY
118	AB 7331 - LOT 123	285 SUMMIT WAY
119	AB 7331 - LOT 124	287 SUMMIT WAY
120	AB 7331 - LOT 125	289 SUMMIT WAY
121	AB 7331 - LOT 126	-

LOT NO.	UNIT NOS.	PROPOSED ASSESSOR PARCEL NUMBER	RESIDENTIAL CONDOMINIUM ADDRESSES
1	1-2	AB 7331 - LOTS 127-128	2 & 6 SUMMIT WAY
14	15-16	AB 7331 - LOTS 129-130	50 & 52 SUMMIT WAY
15	17-18	AB 7331 - LOTS 131-132	56 & 58 SUMMIT WAY
16	19-20	AB 7331 - LOTS 133-134	60 & 62 SUMMIT WAY
17	21-22	AB 7331 - LOTS 135-136	66 & 68 SUMMIT WAY
18	23-24	AB 7331 - LOTS 137-138	70 & 72 SUMMIT WAY
19	25-26	AB 7331 - LOTS 139-140	76 & 78 SUMMIT WAY
20	27-28	AB 7331 - LOTS 141-142	80 & 82 SUMMIT WAY
21	29-30	AB 7331 - LOTS 143-144	86 & 88 SUMMIT WAY
22	31-32	AB 7331 - LOTS 145-146	90 & 92 SUMMIT WAY
23	33-34	AB 7331 - LOTS 147-148	96 & 98 SUMMIT WAY
24	35-36	AB 7331 - LOTS 149-150	100 & 102 SUMMIT WAY
25	37-38	AB 7331 - LOTS 151-152	106 & 108 SUMMIT WAY
26	39-40	AB 7331 - LOTS 153-154	110 & 112 SUMMIT WAY
27	41-42	AB 7331 - LOTS 155-156	116 & 118 SUMMIT WAY
28	43-44	AB 7331 - LOTS 157-158	120 & 122 SUMMIT WAY
28	45-46	AB 7331 - LOTS 159-160	126 & 128 SUMMIT WAY
30	47-48	AB 7331 - LOTS 161-162	130 & 132 SUMMIT WAY
31	49-50	AB 7331 - LOTS 163-164	136 & 138 SUMMIT WAY
32	51-52	AB 7331 - LOTS 165-166	150 & 152 SUMMIT WAY
33	53-54	AB 7331 - LOTS 167-168	156 & 158 SUMMIT WAY
34	55-56	AB 7331 - LOTS 169-170	160 & 162 SUMMIT WAY
35	57-58	AB 7331 - LOTS 171-172	166 & 168 SUMMIT WAY
36	59-60	AB 7331 - LOTS 173-174	170 & 172 SUMMIT WAY
37	61-62	AB 7331 - LOTS 175-176	176 & 178 SUMMIT WAY
38	63-64	AB 7331 - LOTS 177-178	180 & 182 SUMMIT WAY
39	65-66	AB 7331 - LOTS 179-180	186 & 188 SUMMIT WAY
40	67-68	AB 7331 - LOTS 181-182	190 & 192 SUMMIT WAY
41	69-70	AB 7331 - LOTS 183-184	196 & 198 SUMMIT WAY
42	71-72	AB 7331 - LOTS 185-186	200 & 202 SUMMIT WAY
43	73-74	AB 7331 - LOTS 187-188	206 & 208 SUMMIT WAY
44	75-76	AB 7331 - LOTS 189-190	210 & 212 SUMMIT WAY
45	77-78	AB 7331 - LOTS 191-192	216 & 218 SUMMIT WAY
46	79-80	AB 7331 - LOTS 193-194	220 & 222 SUMMIT WAY
47	81-82	AB 7331 - LOTS 195-196	226 & 228 SUMMIT WAY
48	83-84	AB 7331 - LOTS 197-198	230 & 232 SUMMIT WAY
51	97-98	AB 7331 - LOTS 199-200	276 & 278 SUMMIT WAY
88	125-126	AB 7331 - LOTS 201-202	318 & 317 SUMMIT WAY
94	132-133	AB 7331 - LOTS 203-204	69 & 67 SUMMIT WAY
95	134-135	AB 7331 - LOTS 205-206	71 & 73 SUMMIT WAY
96	136-137	AB 7331 - LOTS 207-208	77 & 75 SUMMIT WAY
97	138-139	AB 7331 - LOTS 209-210	79 & 81 SUMMIT WAY
98	140-141	AB 7331 - LOTS 211-212	85 & 83 SUMMIT WAY
99	142-143	AB 7331 - LOTS 213-214	87 & 89 SUMMIT WAY
100	144-145	AB 7331 - LOTS 215-216	101 & 99 SUMMIT WAY
101	146-147	AB 7331 - LOTS 217-218	103 & 105 SUMMIT WAY
102	148-149	AB 7331 - LOTS 219-220	109 & 107 SUMMIT WAY
103	150-151	AB 7331 - LOTS 221-222	111 & 113 SUMMIT WAY
104	152-153	AB 7331 - LOTS 223-224	117 & 115 SUMMIT WAY
105	154-155	AB 7331 - LOTS 225-226	151 & 153 SUMMIT WAY
106	156-157	AB 7331 - LOTS 227-228	157 & 155 SUMMIT WAY
107	158-159	AB 7331 - LOTS 229-230	159 & 161 SUMMIT WAY
108	160-161	AB 7331 - LOTS 231-232	165 & 163 SUMMIT WAY
109	162-163	AB 7331 - LOTS 233-234	167 & 169 SUMMIT WAY
110	164-165	AB 7331 - LOTS 235-236	173 & 171 SUMMIT WAY
111	166-167	AB 7331 - LOTS 237-238	175 & 177 SUMMIT WAY
112	168-169	AB 7331 - LOTS 239-240	181 & 179 SUMMIT WAY
113	170-171	AB 7331 - LOTS 241-242	183 & 185 SUMMIT WAY
114	172-173	AB 7331 - LOTS 243-244	189 & 187 SUMMIT WAY
115	174-175	AB 7331 - LOTS 245-246	191 & 193 SUMMIT WAY
121	181-182	AB 7331 - LOTS 247-248	281 & 283 SUMMIT WAY

NOTE:

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

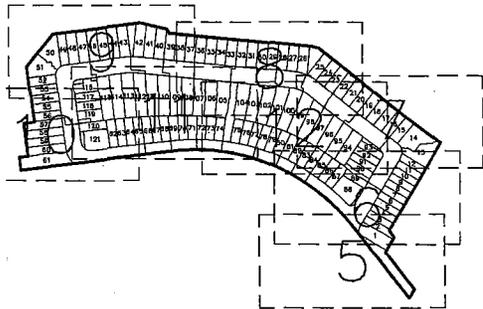
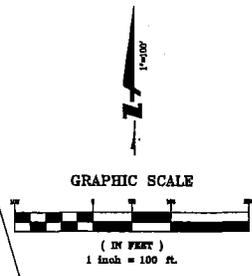
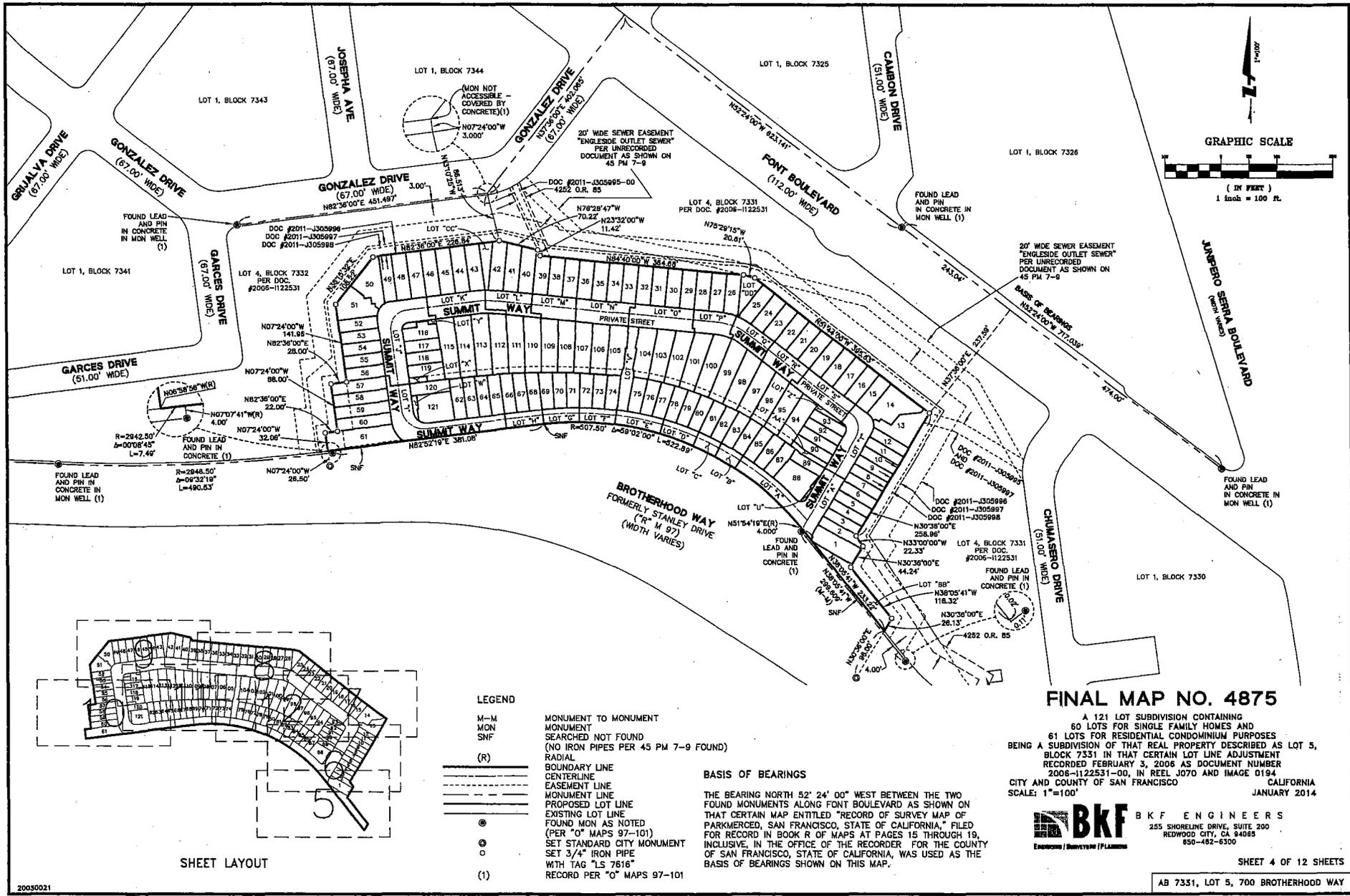
FINAL MAP NO. 4875

A 121 LOT SUBDIVISION CONTAINING
 60 LOTS FOR SINGLE FAMILY HOMES AND
 61 LOTS FOR RESIDENTIAL CONDOMINIUM PURPOSES
 BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED AS LOT 5,
 BLOCK 7331 IN THAT CERTAIN LOT LINE ADJUSTMENT
 RECORDED FEBRUARY 5, 2006 AS DOCUMENT NUMBER
 2006-112531-00, IN REEL 070 AND IMAGE 0194.
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
 JANUARY 2014

BKF BKF ENGINEERS
 255 SHORELINE DRIVE, SUITE 200
 REDWOOD CITY, CA 94065
 650-482-6500

SHEET 3 OF 12 SHEETS

AB 7331, LOT 5, 700 BROTHERHOOD WAY



- LEGEND**
- M-M MONUMENT TO MONUMENT
 - MON MONUMENT
 - SNF SEARCHED NOT FOUND (NO IRON PIPES PER 45 PM 7-9 FOUND)
 - (R) RADIAL BOUNDARY LINE
 - Centerline
 - EASEMENT LINE
 - PROPOSED LOT LINE
 - EXISTING LOT LINE
 - FOUND MON AS NOTED (PER "O" MAPS 97-101)
 - SET STANDARD CITY MONUMENT SET 3/4" IRON PIPE WITH TAG "LS 7616" RECORD PER "O" MAPS 97-101

BASIS OF BEARINGS

THE BEARING NORTH 52° 24' 00" WEST BETWEEN THE TWO FOUND MONUMENTS ALONG FONT BOULEVARD AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY MAP OF PARKMERCED, SAN FRANCISCO, STATE OF CALIFORNIA," FILED FOR RECORD IN BOOK R OF MAPS AT PAGES 15 THROUGH 19, INCLUSIVE, IN THE OFFICE OF THE RECORDER FOR THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

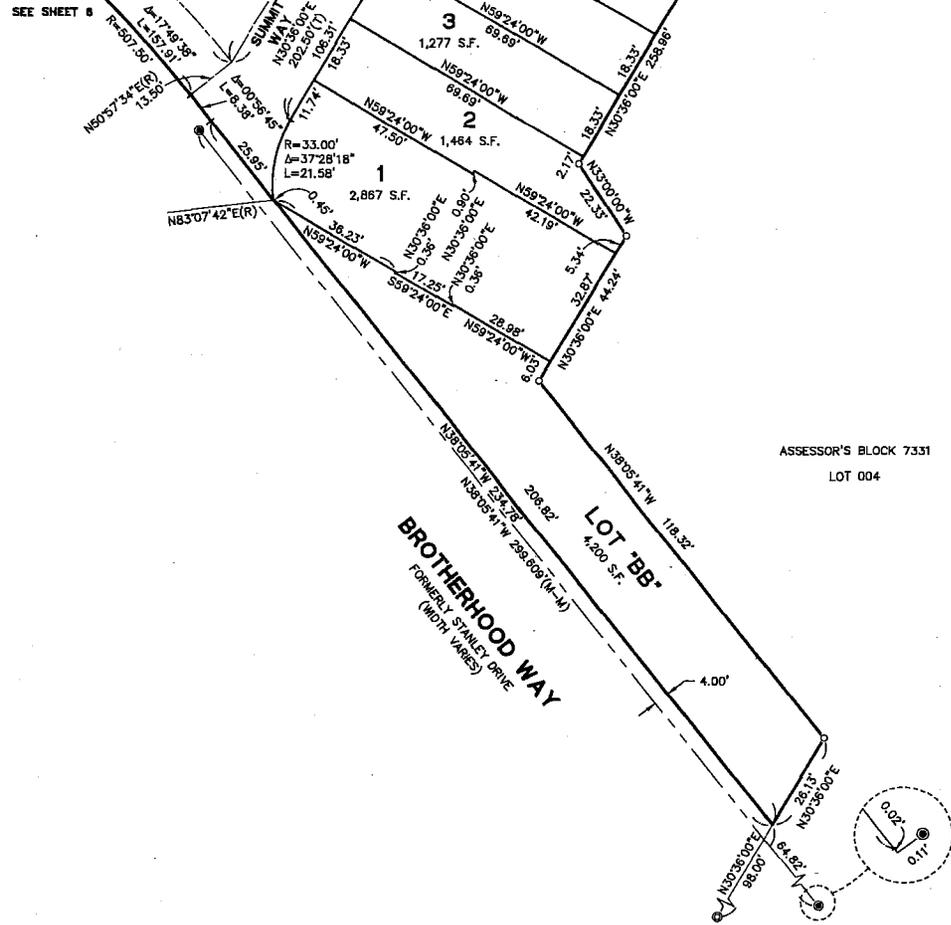
FINAL MAP NO. 4875

A 121 LOT SUBDIVISION CONTAINING
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 BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED AS LOT 5,
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 2006-1122531-00, IN REEL J070 AND IMAGE 0194
 CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
 SCALE: 1"=100' JANUARY 2014

BKF BKF ENGINEERS
 255 SHORELINE DRIVE, SUITE 200
 REDWOOD CITY, CA 94065
 650-482-6300

SHEET 4 OF 12 SHEETS

AB 7331, LOT 5, 700 BROTHERHOOD WAY



ASSESSOR'S BLOCK 7331
LOT 004

LOT 'BB'
4,200 S.F.

BROTHERHOOD WAY
FORMERLY STANLEY DRIVE
(WIDTH VARIES)

FINAL MAP NO. 4875

A 121 LOT SUBDIVISION CONTAINING
60 LOTS FOR SINGLE FAMILY HOMES AND
61 LOTS FOR RESIDENTIAL CONDOMINIUM PURPOSES
BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED AS LOT 5,
BLOCK 7331 IN THAT CERTAIN LOT LINE ADJUSTMENT
RECORDED FEBRUARY 3, 2006 AS DOCUMENT NUMBER
2006-1122531-00, IN REEL J070 AND IMAGE 0194
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE: 1"=20' JANUARY 2014

BKF BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650-482-6300

SHEET 5 OF 12 SHEETS

AB 7331, LOT 5, 700 BROTHERHOOD WAY

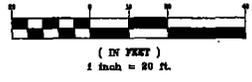
LEGEND

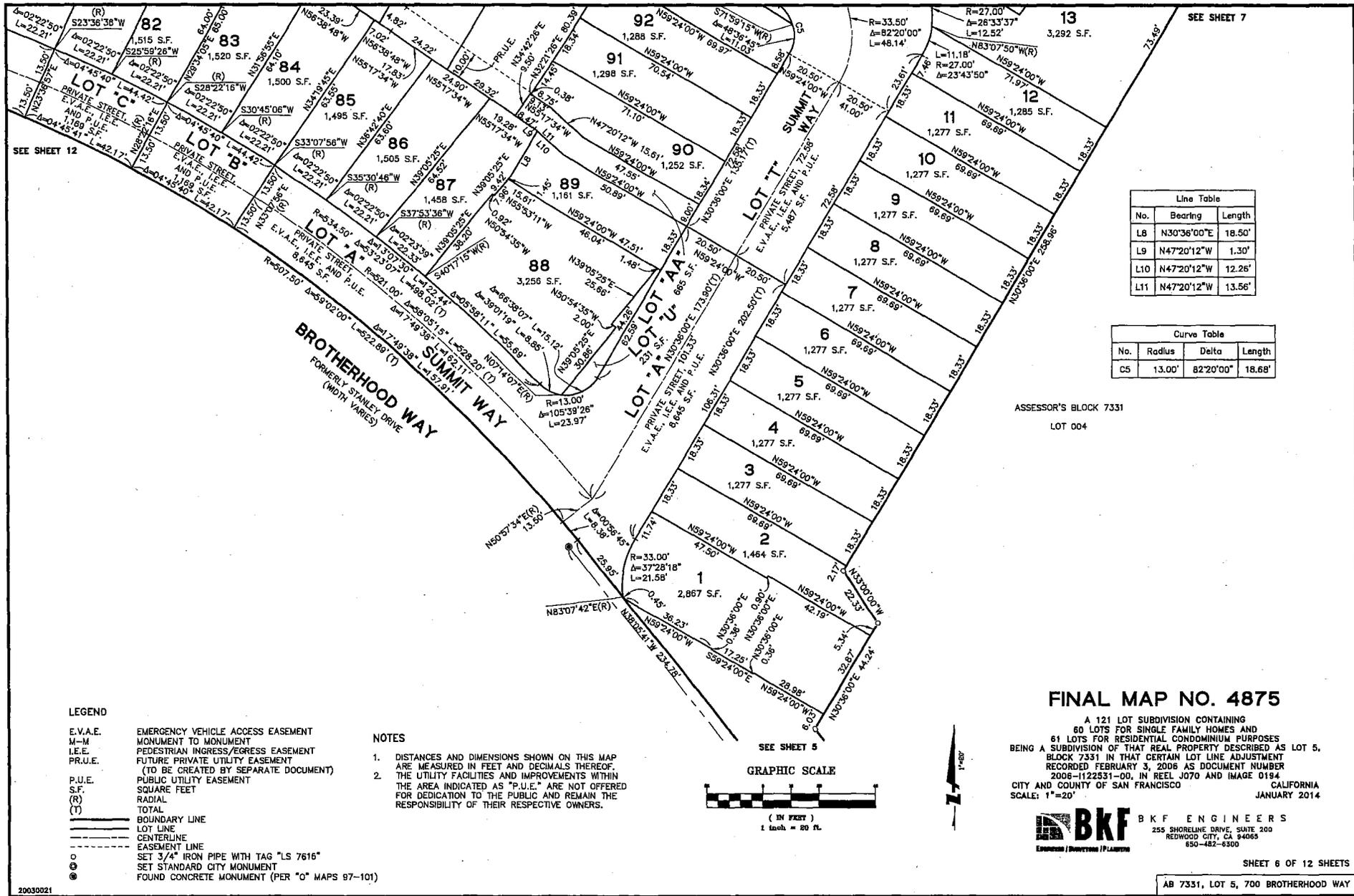
- | | |
|----------|---|
| E.V.A.E. | EMERGENCY VEHICLE ACCESS EASEMENT |
| M-M | MONUMENT TO MONUMENT |
| I.E.E. | PEDESTRIAN INGRESS/EGRESS EASEMENT |
| PR.U.E. | FUTURE PRIVATE UTILITY EASEMENT
(TO BE CREATED BY SEPARATE DOCUMENT) |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| S.F. | SQUARE FEET |
| (R) | RADIAL |
| (T) | TOTAL |
| ————— | BOUNDARY LINE |
| ————— | LOT LINE |
| ————— | CENTERLINE |
| ————— | EASEMENT LINE |
| ○ | SET 3/4" IRON PIPE WITH TAG "LS 7616" |
| ⊙ | SET STANDARD CITY MONUMENT |
| ● | FOUND CONCRETE MONUMENT (PER "O" MAPS 97-101) |

NOTES

- DISTANCES AND DIMENSIONS SHOWN ON THIS MAP ARE MEASURED IN FEET AND DECIMALS THEREOF.
- THE UTILITY FACILITIES AND IMPROVEMENTS WITHIN THE AREA INDICATED AS "P.U.E." ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC AND REMAIN THE RESPONSIBILITY OF THEIR RESPECTIVE OWNERS.

GRAPHIC SCALE





SEE SHEET 7

SEE SHEET 12

Line Table		
No.	Bearing	Length
L8	N30°36'00"E	18.50'
L9	N47°20'12"W	1.30'
L10	N47°20'12"W	12.26'
L11	N47°20'12"W	13.56'

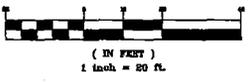
Curve Table			
No.	Radius	Delta	Length
C5	13.00'	82°20'00"	18.68'

ASSESSOR'S BLOCK 7331
LOT 004

- LEGEND**
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
 - M-M MONUMENT TO MONUMENT
 - I.E.E. PEDESTRIAN INGRESS/EGRESS EASEMENT
 - P.R.U.E. FUTURE PRIVATE UTILITY EASEMENT
(TO BE CREATED BY SEPARATE DOCUMENT)
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.F. SQUARE FEET
 - (R) RADIAL
 - (T) TOTAL
 - BOUNDARY LINE
 - LOT LINE
 - CENTERLINE
 - EASEMENT LINE
 - SET 3/4" IRON PIPE WITH TAG "LS 7616"
 - ⊙ SET STANDARD CITY MONUMENT
 - ⊙ FOUND CONCRETE MONUMENT (PER "O" MAPS 97-101)

- NOTES**
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 - THE UTILITY FACILITIES AND IMPROVEMENTS WITHIN THE AREA INDICATED AS "P.U.E." ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC AND REMAIN THE RESPONSIBILITY OF THEIR RESPECTIVE OWNERS.

SEE SHEET 5
GRAPHIC SCALE



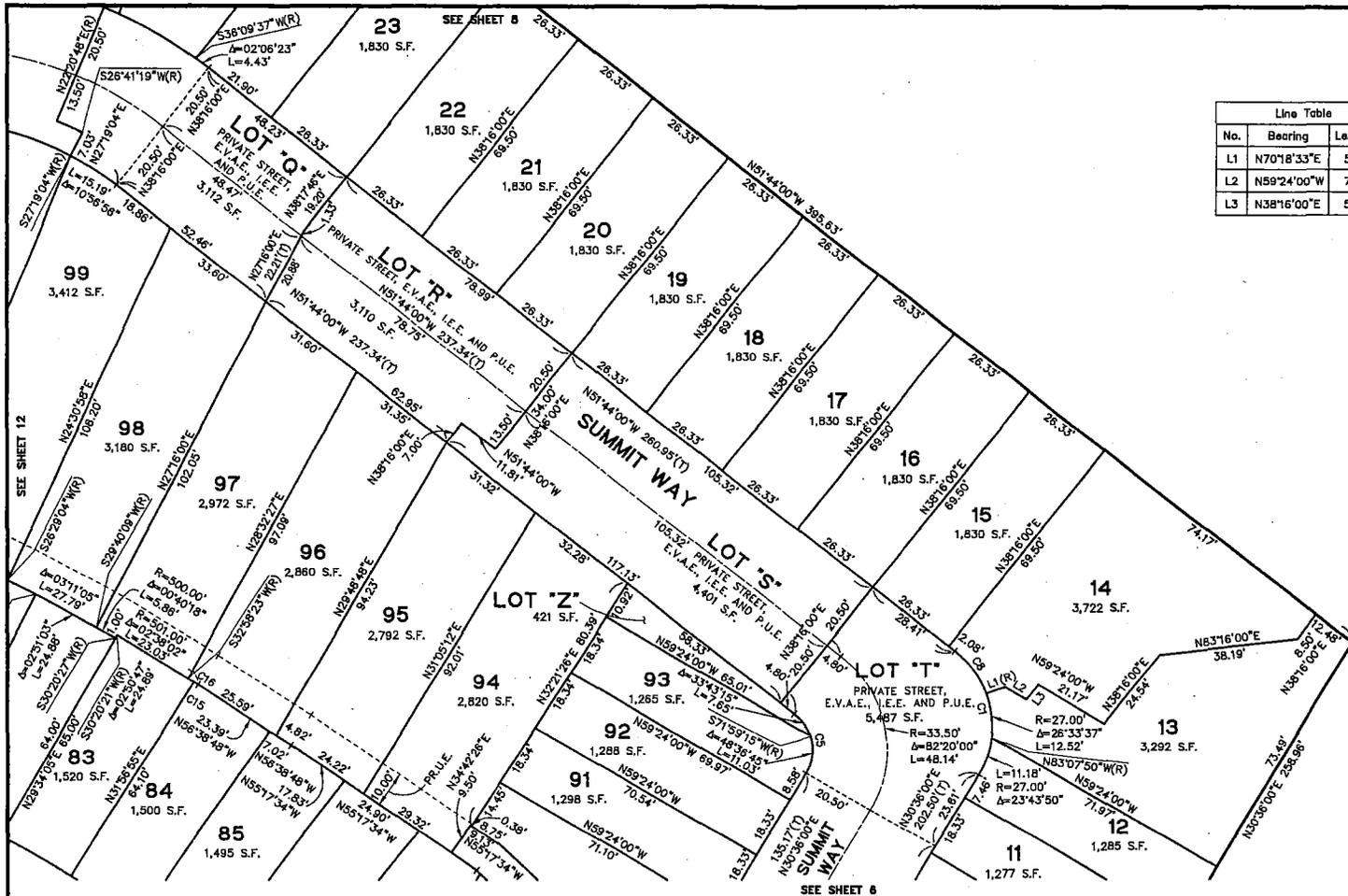
FINAL MAP NO. 4875

A 121 LOT SUBDIVISION CONTAINING
60 LOTS FOR SINGLE FAMILY HOMES AND
61 LOTS FOR RESIDENTIAL CONDOMINIUM PURPOSES
BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED AS LOT 5,
BLOCK 7331 IN THAT CERTAIN LOT LINE ADJUSTMENT
RECORDED FEBRUARY 3, 2006 AS DOCUMENT NUMBER
2006-1122531-00, IN REEL JO70 AND IMAGE D194
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE: 1"=20' JANUARY 2014

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650-482-6300

SHEET 6 OF 12 SHEETS

AB 7331, LOT 5, 700 BROTHERHOOD WAY



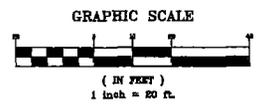
Line Table		
No.	Bearing	Length
L1	N70°18'33"E	5.30'
L2	N59°24'00"W	7.03'
L3	N38°16'00"E	5.31'

Curve Table			
No.	Radius	Delta	Length
C1	27.00'	82°20'00"	38.80'
C5	13.00'	82°20'00"	18.68'
C8	27.00'	32°02'33"	15.10'
C15	501.00'	00°10'04"	1.47'
C16	501.00'	00°22'49"	3.33'
C20	120.50'	15°55'12"	33.48'
C25	102.40'	04°11'59"	7.51'

ASSESSOR'S BLOCK 7331
LOT 004

- LEGEND**
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
 - I.E.E. PEDESTRIAN INGRESS/EGRESS EASEMENT
 - P.R.U.E. FUTURE PRIVATE UTILITY EASEMENT (TO BE CREATED BY SEPARATE DOCUMENT)
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.F. SQUARE FEET
 - (R) RADIAL
 - (T) TOTAL
 - BOUNDARY LINE
 - LOT LINE
 - CENTERLINE
 - EASEMENT LINE
 - SET STANDARD CITY MONUMENT
 - SET 3/4" IRON PIPE WITH TAG "LS 7616"

- NOTES**
- DISTANCES AND DIMENSIONS SHOWN ON THIS MAP ARE MEASURED IN FEET AND DECIMALS THEREOF. THE UTILITY FACILITIES AND IMPROVEMENTS WITHIN THE AREA INDICATED AS "P.U.E." ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC AND REMAIN THE RESPONSIBILITY OF THEIR RESPECTIVE OWNERS.



FINAL MAP NO. 4875

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60 LOTS FOR SINGLE FAMILY HOMES AND
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CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE: 1"=20' JANUARY 2014

BKF BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650-482-8300

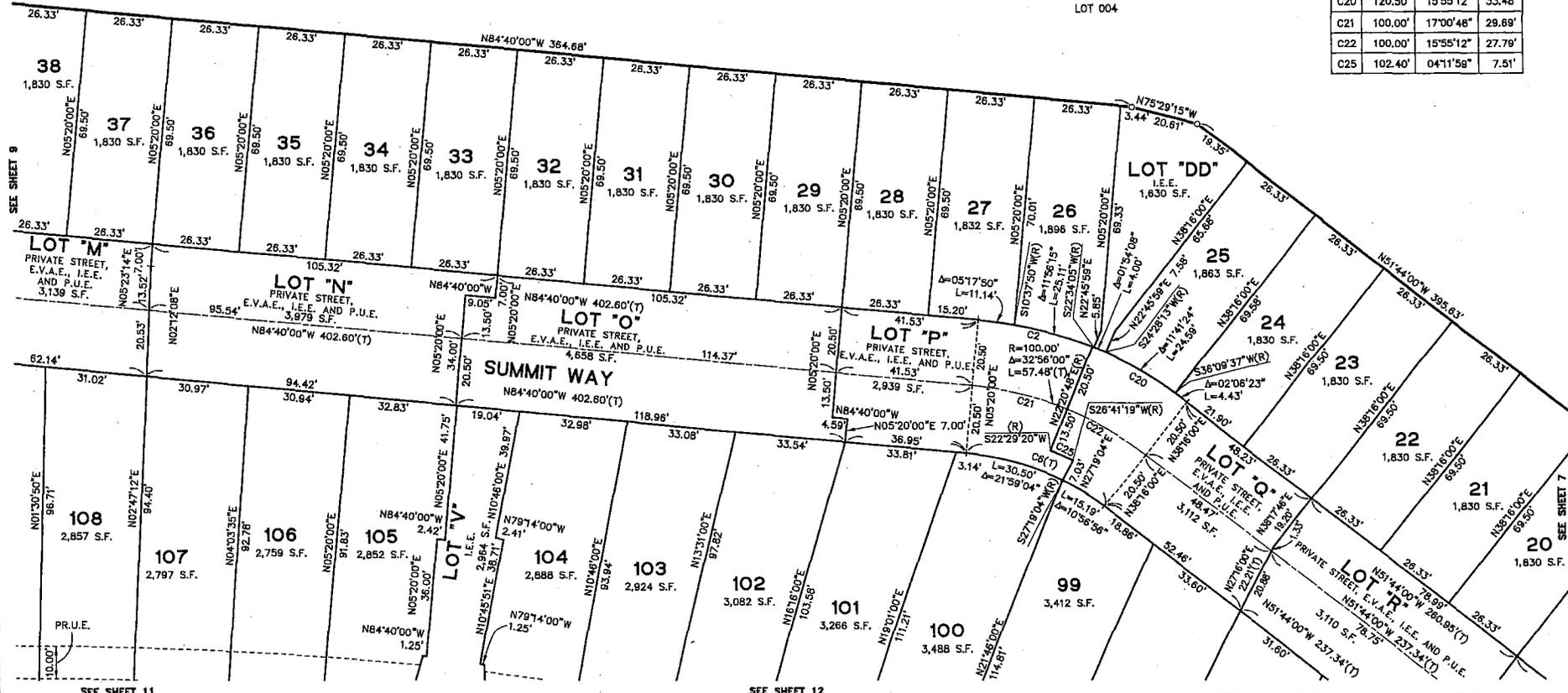
SHEET 7 OF 12 SHEETS

AB 7331, LOT 5, 700 BROTHERHOOD WAY

Curve Table			
No.	Radius	Delta	Length
C2	120.50'	17°00'48"	35.78'
C6	79.50'	32°56'00"	45.70'
C20	120.50'	15°55'12"	33.48'
C21	100.00'	17°00'48"	28.89'
C22	100.00'	15°55'12"	27.79'
C25	102.40'	04°11'58"	7.51'

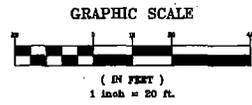
ASSESSOR'S BLOCK 7331

LOT 004



FINAL MAP NO. 4875

A 121 LOT SUBDIVISION CONTAINING
 60 LOTS FOR SINGLE FAMILY HOMES AND
 61 LOTS FOR RESIDENTIAL CONDOMINIUM PURPOSES
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 CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
 SCALE: 1"=20' JANUARY 2014



LEGEND

- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- I.E.E. PEDESTRIAN INGRESS/EGRESS EASEMENT
- PR.U.E. FUTURE PRIVATE UTILITY EASEMENT
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- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- (R) RADIAL
- (T) TOTAL
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- SET STANDARD CITY MONUMENT
- SET 3/4" IRON PIPE WITH TAG "LS 7616"

NOTES

1. DISTANCES AND DIMENSIONS SHOWN ON THIS MAP ARE MEASURED IN FEET AND DECIMALS THEREOF.
2. THE UTILITY FACILITIES AND IMPROVEMENTS WITHIN THE AREA INDICATED AS "P.U.E." ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC AND REMAIN THE RESPONSIBILITY OF THEIR RESPECTIVE OWNERS.

BKF ENGINEERS
 255 SHORELINE DRIVE, SUITE 200
 REDWOOD CITY, CA 94085
 650-482-6300

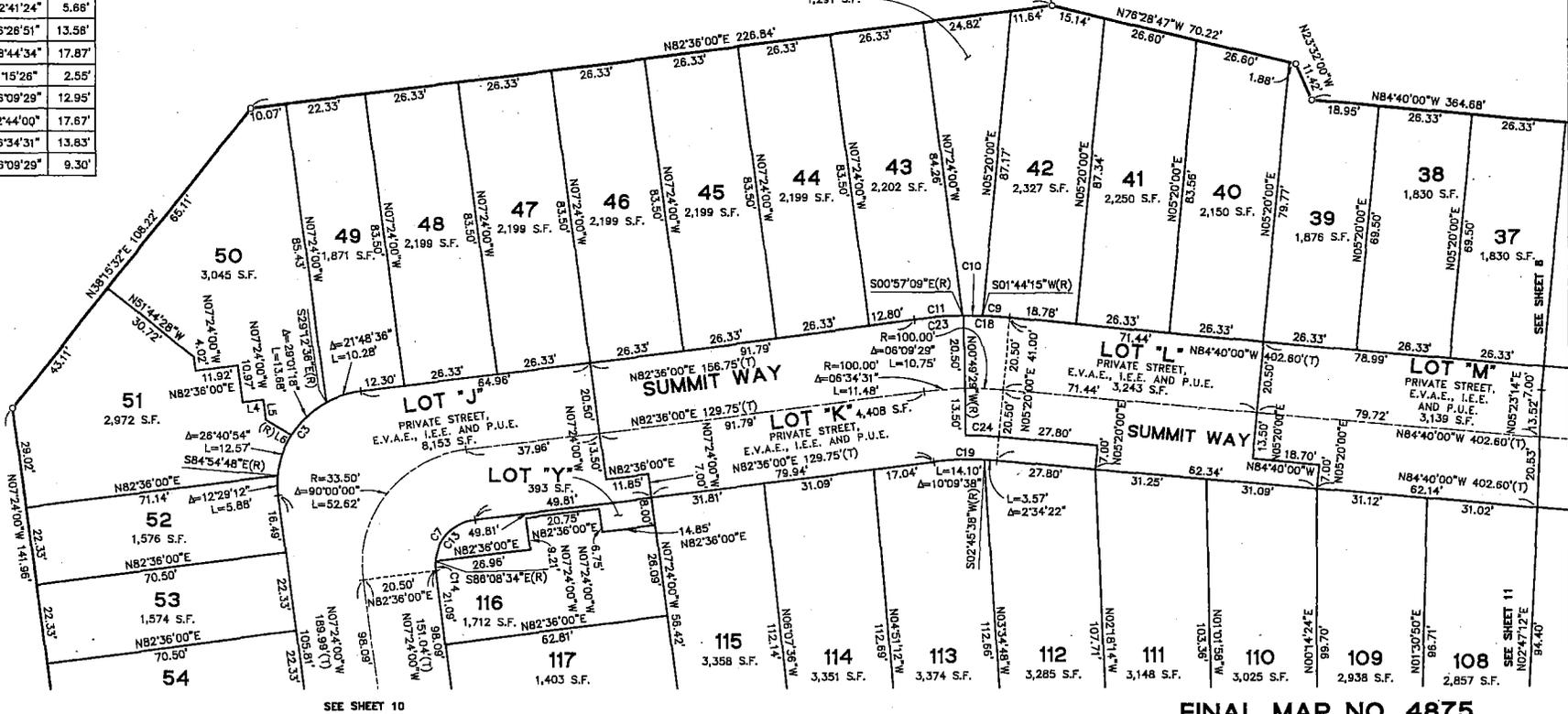
Curve Table			
No.	Radius	Delta	Length
C3	27.00'	90°00'00"	42.41'
C7	13.00'	90°00'00"	20.42'
C9	120.50'	03°35'40"	7.56'
C10	120.50'	02°41'24"	5.66'
C11	120.50'	06°26'51"	13.58'
C13	13.00'	78°44'34"	17.87'
C14	13.00'	11°15'26"	2.55'
C18	120.50'	06°09'29"	12.95'
C19	79.50'	12°44'00"	17.67'
C23	120.50'	06°34'31"	13.83'
C24	88.50'	06°09'29"	9.30'

Line Table		
No.	Bearing	Length
L4	N82°36'00"E	5.78'
L5	N07°24'00"W	5.63'
L6	N58°13'54"W	8.47'

ASSESSOR'S BLOCK 7332
LOT 004

LOT "CC"
I.E.E.
1,291 S.F.

ASSESSOR'S BLOCK 7331
LOT 004

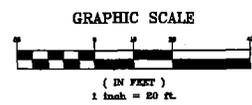


LEGEND

E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
 I.E.E. PEDESTRIAN INGRESS/EGRESS EASEMENT
 P.R.U.E. FUTURE PRIVATE UTILITY EASEMENT
 (TO BE CREATED BY SEPARATE DOCUMENT)
 P.U.E. PUBLIC UTILITY EASEMENT
 S.F. SQUARE FEET
 (R) RADIAL
 (T) TOTAL
 BOUNDARY LINE
 LOT LINE
 CENTERLINE
 EASEMENT LINE
 SET STANDARD CITY MONUMENT
 SET 3/4" IRON PIPE WITH TAG "LS 7616"

NOTES

- DISTANCES AND DIMENSIONS SHOWN ON THIS MAP ARE MEASURED IN FEET AND DECIMALS THEREOF. THE UTILITY FACILITIES AND IMPROVEMENTS WITHIN THE AREA INDICATED AS "P.U.E." ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC AND REMAIN THE RESPONSIBILITY OF THEIR RESPECTIVE OWNERS.



FINAL MAP NO. 4875

A 121 LOT SUBDIVISION CONTAINING
 60 LOTS FOR SINGLE FAMILY HOMES AND
 61 LOTS FOR RESIDENTIAL CONDOMINIUM PURPOSES
 BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED AS LOT 5,
 BLOCK 7331 IN THAT CERTAIN LOT LINE ADJUSTMENT
 RECORDED FEBRUARY 3, 2006 AS DOCUMENT NUMBER
 2006-1122531-00, IN REEL J070 AND IMAGE 0194
 CITY AND COUNTY OF SAN FRANCISCO
 SCALE: 1"=20'

CALIFORNIA
 JANUARY 2014

BKF B K F ENGINEERS
 255 SHORELINE DRIVE, SUITE 200
 REDWOOD CITY, CA 94065
 650-482-6300

SHEET 9 OF 12 SHEETS

AS 7331, LOT 5, 700 BROTHERHOOD WAY

Curve Table			
No.	Radius	Delta	Length
C4	52.00'	46°40'44"	42.38'
C12	52.00'	41°00'05"	37.21'
C17	1323.00'	00°19'07"	7.36'

Line Table		
No.	Bearing	Length
L7	N82°36'00"E	14.02'
L12	N07°07'41"W	1.00'

ASSESSOR'S BLOCK 7332
LOT 004

FUTURE
MAINTENANCE
EASEMENT
(WIDTH VARIES)
(TO BE CREATED
BY SEPARATE
INSTRUMENT)

R=2942.50'
Δ=00°08'45"
L=7.49'

LEGEND

- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- I.E.E. PEDESTRIAN INGRESS/EGRESS EASEMENT
- P.R.U.E. FUTURE PRIVATE UTILITY EASEMENT
(TO BE CREATED BY SEPARATE DOCUMENT)
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- (R) RADIAL
- (T) TOTAL
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- SET STANDARD CITY MONUMENT
- SET 3/4" IRON PIPE WITH TAG "LS 7616"

NOTES

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GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



FINAL MAP NO. 4875

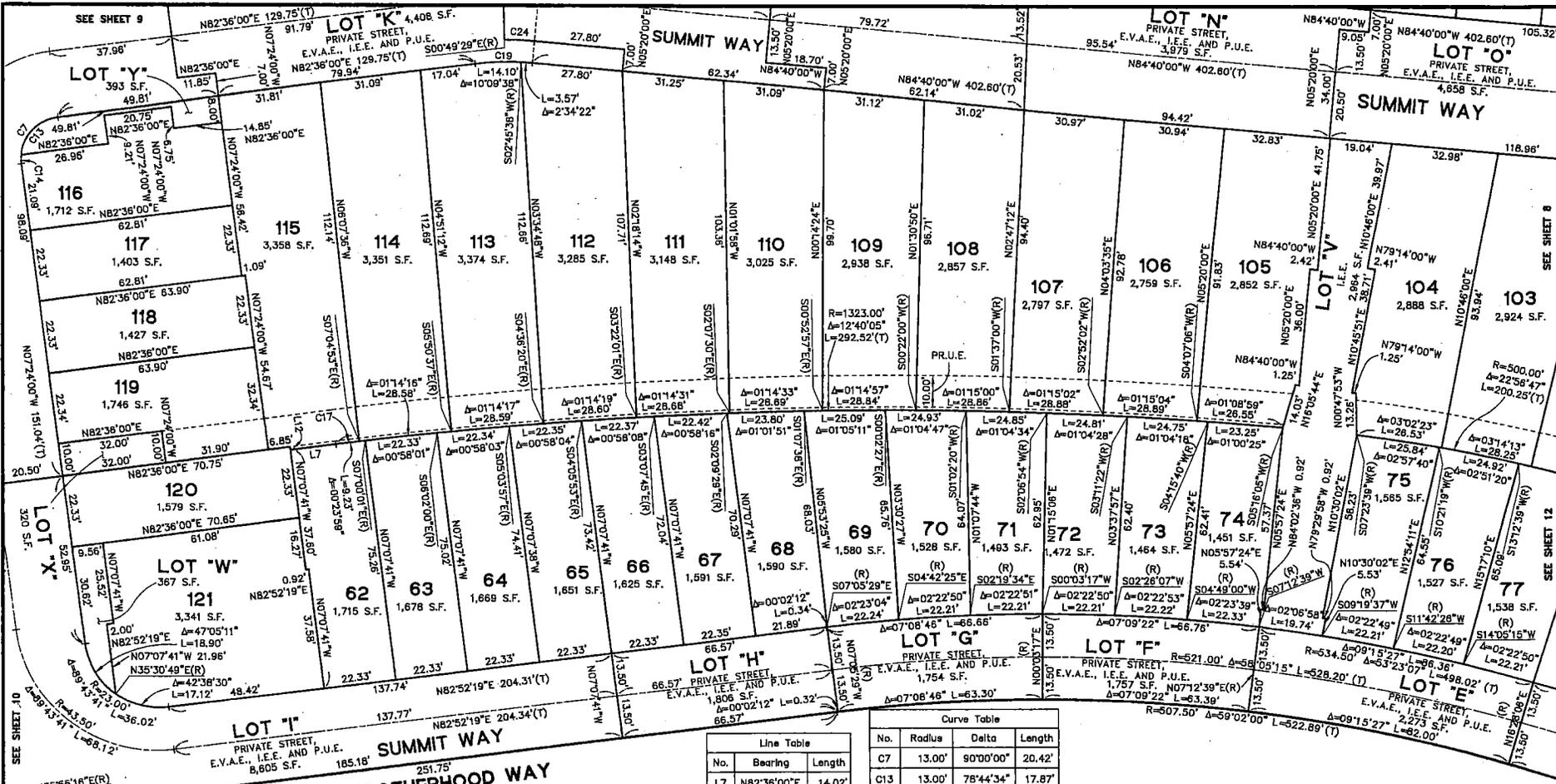
A 121 LOT SUBDIVISION CONTAINING
60 LOTS FOR SINGLE FAMILY HOMES AND
61 LOTS FOR RESIDENTIAL CONDOMINIUM PURPOSES
BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED AS LOT 5,
BLOCK 7331 IN THAT CERTAIN LOT LINE ADJUSTMENT
RECORDED FEBRUARY 3, 2006 AS DOCUMENT NUMBER
2006-1122531-00, IN REEL J070 AND IMAGE 0194
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE: 1"=20' JANUARY 2014



BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650-482-6300

SHEET 10 OF 12 SHEETS

AB 7331, LOT 5, 700 BROTHERHOOD WAY



LEGEND

E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
 I.E.E. PEDESTRIAN INGRESS/EGRESS EASEMENT
 P.R.U.E. FUTURE PRIVATE UTILITY EASEMENT
 (TO BE CREATED BY SEPARATE DOCUMENT)
 P.U.E. PUBLIC UTILITY EASEMENT
 S.F. SQUARE FEET
 (R) RADIAL
 (T) TOTAL
 --- BOUNDARY LINE
 --- LOT LINE
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 --- EASEMENT LINE
 --- SET STANDARD CITY MONUMENT
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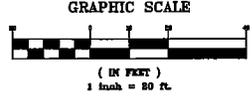
- NOTES**
1. DISTANCES AND DIMENSIONS SHOWN ON THIS MAP ARE MEASURED IN FEET AND DECIMALS THEREOF. THE UTILITY FACILITIES AND IMPROVEMENTS WITHIN THE AREA INDICATED AS "P.U.E." ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC AND REMAIN THE RESPONSIBILITY OF THEIR RESPECTIVE OWNERS.

Line Table

No.	Bearing	Length
L7	N82°36'00"E	14.02'
L12	N07°07'41"W	1.00'

Curve Table

No.	Radius	Delta	Length
C7	13.00'	90°00'00"	20.42'
C13	13.00'	78°44'34"	17.87'
C14	13.00'	11°15'26"	2.55'
C17	1323.00'	00°19'07"	7.36'
C19	78.50'	12°44'00"	17.67'
C24	86.50'	06°09'29"	9.30'



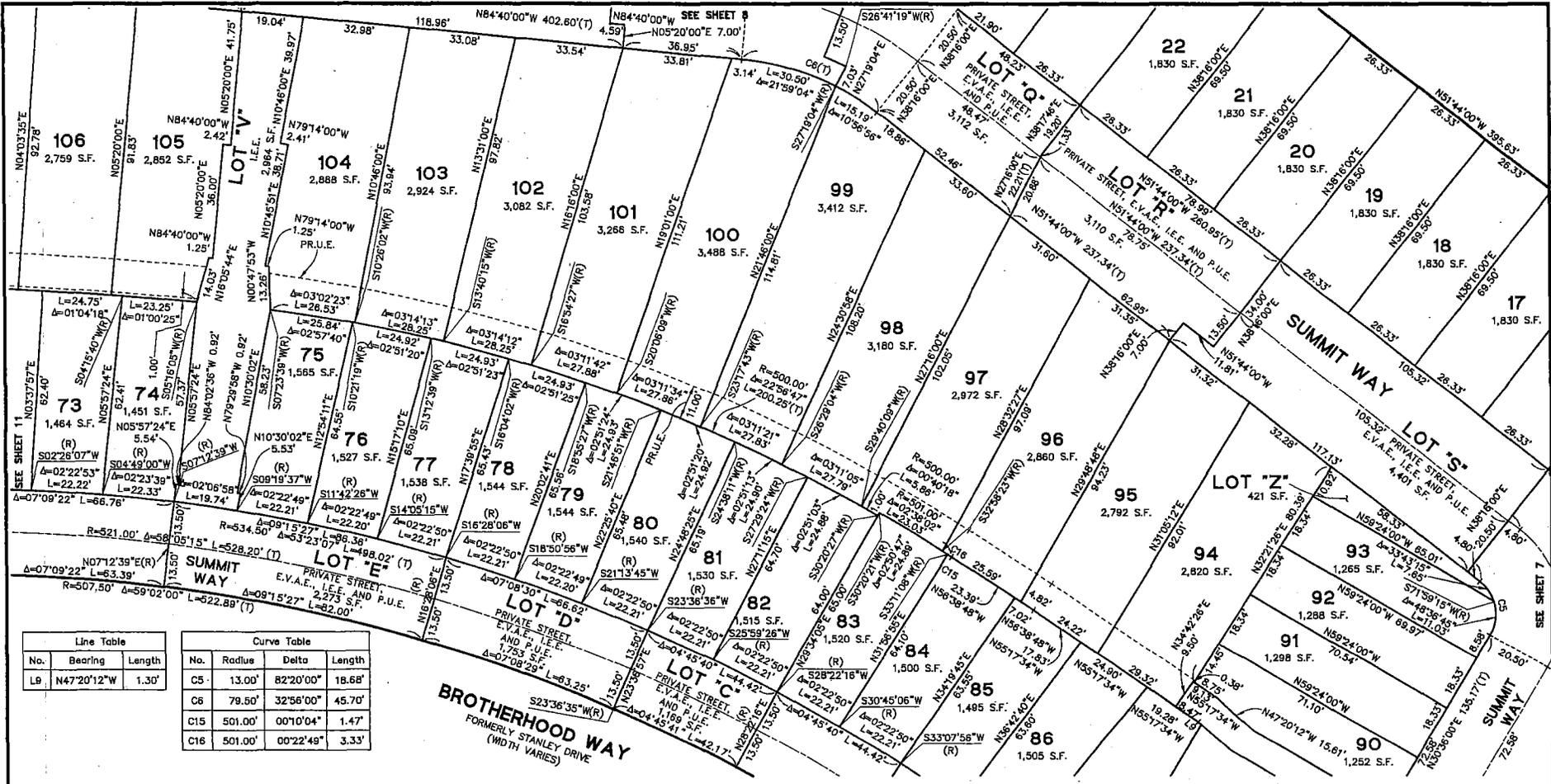
FINAL MAP NO. 4875

A 121 LOT SUBDIVISION CONTAINING
 60 LOTS FOR SINGLE FAMILY HOMES AND
 81 LOTS FOR RESIDENTIAL CONDOMINIUM PURPOSES
 BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED AS LOT 5,
 BLOCK 7331 IN THAT CERTAIN LOT LINE ADJUSTMENT
 RECORDED FEBRUARY 3, 2006 AS DOCUMENT NUMBER
 2006-1122531-00, IN REEL J070 AND IMAGE 0194
 CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
 SCALE: 1"=20' JANUARY 2014

BKF BKF ENGINEERS
 255 SHORELINE DRIVE, SUITE 200
 REDWOOD CITY, CA 94065
 650-482-6300

SHEET 11 OF 12 SHEETS

AB 7331, LOT 5, 700 BROTHERHOOD WAY



Line Table		
No.	Bearing	Length
LB	N47°20'12"W	1.30'

Curve Table			
No.	Radius	Delta	Length
C5	13.00'	82°20'00"	18.68'
C6	79.50'	32°56'00"	45.70'
C15	501.00'	00°10'04"	1.47'
C16	501.00'	00°22'49"	3.33'

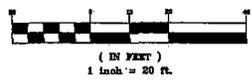
LEGEND

- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- I.E.E. PEDESTRIAN INGRESS/EGRESS EASEMENT
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- S.F. SQUARE FEET
- (R) RADIAL
- TOTAL
- BOUNDARY LINE
- LOT LINE
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- SET STANDARD CITY MONUMENT
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NOTES

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GRAPHIC SCALE



FINAL MAP NO. 4875

A 121 LOT SUBDIVISION CONTAINING
 80 LOTS FOR SINGLE FAMILY HOMES AND
 61 LOTS FOR RESIDENTIAL CONDOMINIUM PURPOSES
 BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED AS LOT 5,
 BLOCK 7331 IN THAT CERTAIN LOT LINE ADJUSTMENT
 RECORDED FEBRUARY 3, 2006 AS DOCUMENT NUMBER
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SHEET 12 OF 12 SHEETS

AB 7331, LOT 5, 700 BROTHERHOOD WAY