

# CONDOMINIUM PLAN

IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA

LEGAL DESCRIPTION

PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 79-756, IN THE CITY OF ORANGE,  
COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN  
BOOK 133, PAGES 19 AND 20 OF PARCEL  
MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

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**CONDOMINIUM PLAN**

SHEET 5 OF 20 SHEETS

DEFINITIONS

1. PROJECT shall mean and refer to the entire parcel of real property including all structures and improvements erected or to be erected thereon.
2. COMMON AREA shall mean and refer to those portions of the PROJECT to which title is held by all of the Owners as tenants in common (excluding the individual condominium UNITS as defined herein).  
The COMMON AREA includes, without limitation: land; recreation rooms; swimming pools; laundry rooms; garages; carports; parking and driveway areas; stairs; bearing walls, columns, girders, subfloors, unfinished floors, roofs, and foundations; conduits; pipes, plumbing, water heating units, wires and other utilities required to provide power, light, telephone, gas, water, sewerage, drainage, and heat; sprinkler pipes, and sprinkler heads which protrude into the air space of a condominium UNIT; and all real property and improvements constituting or located, within the recreation rooms, laundry room, and COMMON AREAS.
3. CONDOMINIUM shall mean an estate in real property as defined in California Civil Code Section 783, consisting of title to a UNIT and an undivided interest in the COMMON AREA. The ownership of each CONDOMINIUM shall include (1) The ownership of a UNIT; (2) An interest in the COMMON AREA; (3) A non-exclusive right to use the recreational and laundry facilities located within the COMMON AREA; (4) An exclusive easement to and the exclusive right to use, for parking purposes only, no less than one (1) parking space as shown on the PARKING PLAN, Sheets 9, 10, 11 and 12.
4. UNIT shall mean and refer to the elements of a CONDOMINIUM which are owned individually and not in common with owners of other CONDOMINIUMS in the project.
5. PARKING PLAN shall mean and refer to the areas designated on the CONDOMINIUM PLAN and within the COMMON AREA as parking spaces, as shown on Sheets 9, 10, 11 and 12.

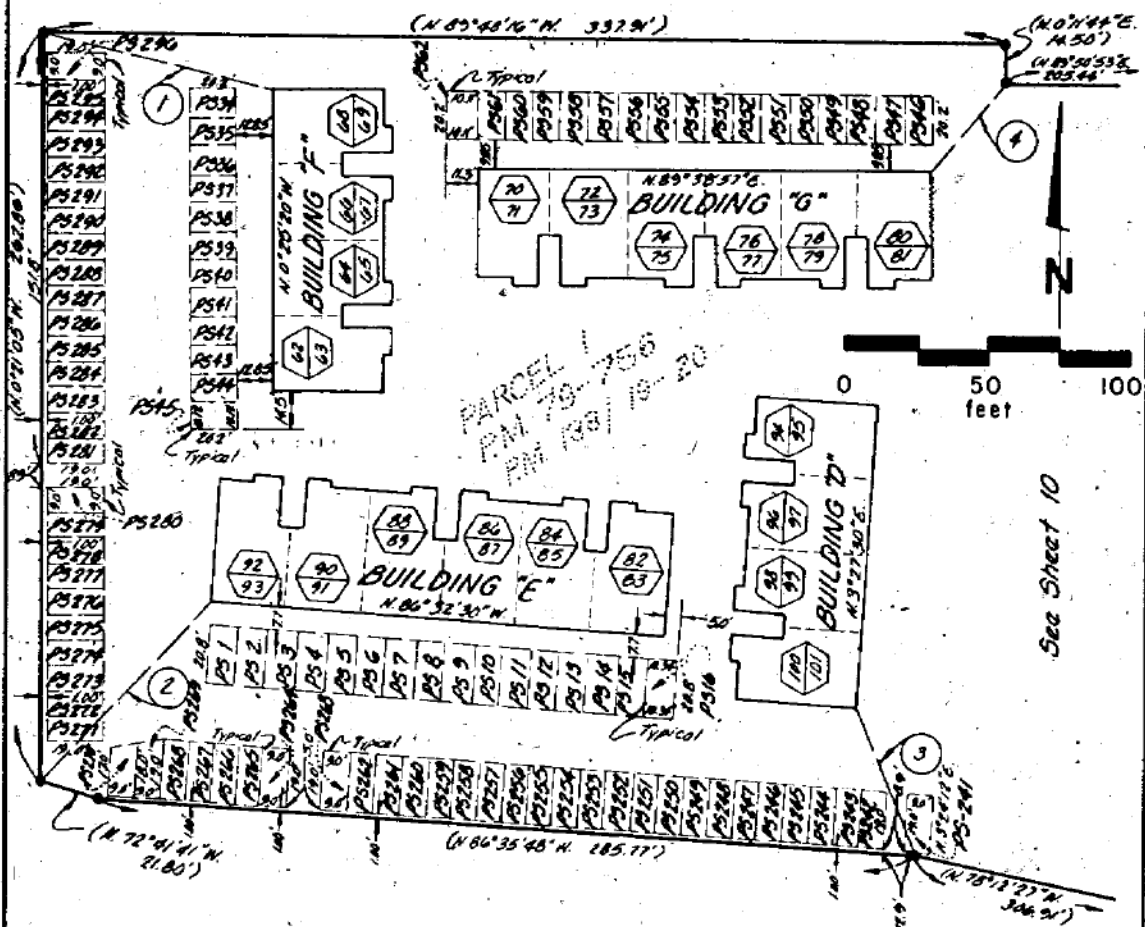
GENERAL NOTES

1. This CONDOMINIUM/PROJECT is composed of a COMMON AREA and two hundred twelve (212) UNITS of air space which are shown and identified as UNITS 1 through 12, inclusive; 14 through 112, inclusive; 114 through 212, inclusive; and 214 and 215.
  2. The COMMON AREA of the PROJECT is the land and real property included within the boundaries of Parcels 1, 2 and 3 of Parcel Map No. 79-756, as shown on a map recorded in Book 133, Pages 19 and 20 of Parcel Maps, Records of Orange County, California, including all structures and improvements thereon, EXCEPTING therefrom all UNITS.
  3. Each of the UNITS may be composed of the following elements, with the alphabetical designation indicating the use for which the element is intended:
    - L denotes living area.
    - LU denotes second floor living area.
    - B denotes balcony area.
    - P denotes patio area.
    - Y denotes yard area.
- Whatever reference is made to a UNIT, such reference is made to the UNIT as a whole, including each of its elements.
4. The following are not a part of the UNIT: Without limitation: land; garages, carports, parking and driveway areas; stairs; bearing walls; foundations; patio slabs; interior entrance landings; conduits, pipes, plumbing, wires and other utilities required to provide power, light, telephone, gas, water, sewerage, sprinklers, sprinkler pipes, and sprinkler heads which protrude into the air space of a condominium UNIT.
  5. The boundaries of each living area, elements L and LU, are the interior unfinished surfaces of the perimeter walls, floors, ceilings, exposed beams abutting thereto, windows and doors thereof, the portions of the building and improvements lying within said boundaries (except as stated in Note 4 above), and the air spaces so encompassed. Also included as a part of the air space are those areas created by sloped

# CONDOMINIUM PLAN

## SURVEY OF PROJECT, BUILDING LOCATION MAP, AND PARKING PLAN PARCEL 1, PARCEL MAP NO. 79-756

- NOTES:**
1. For Basis of Bearings, boundary control, and monumentation see Parcel Map No. 79-756 recorded in Book-133 Pages 19 and 20 of Parcel Maps, Records of Orange County, California.
  2. See Sheets 14 through 20, inclusive, of this Condominium Plan for detailed dimensioning of buildings and UNITS shown hereon.
  3. All building tie dimensions are to the exterior of the basic structure excluding any facades or wingwalls.
  4. Patio, Balcony, and Yard elements are shown in detail on the Diagrammatic Floor Plans at Sheets 14 to 20, inclusive herein.



- LEGEND:**
- Indicates found monument per Parcel Map No. 79-756, P.M. 133/119-120
  - ( ) Indicates record per Parcel Map No. 79-756, P.M. 133/119-120
  - 92/93 Indicates second floor UNIT number
  - 117 Indicates first floor UNIT number
  - 117 Indicates UNIT number of townhouse type unit
  - PS Indicates PARKING SPACE, an exclusive easement for parking purposes

BUILDING TIES TO R	
①	N 76° 25' 15" W 82.68'
②	N 41° 11' 56" E 88.76'
③	N 19° 47' 23" W 54.59'
④	N 41° 12' 49" E 39.82'