

EXHIBIT "A"

PHASE IV CONDOMINIUM PLAN

CONDOMINIUM PLAN
TRACT NO. 9505

FILE III

GENERAL NOTES:

1. SOLID LINES INDICATE THE HORIZONTAL AND VERTICAL LIMITS OF THE UNITS. ALL UNIT LINES INTERSECT AT RIGHT ANGLES, UNLESS OTHERWISE NOTED.
2. IN INTERPRETING DEEDS, LEASES, DECLARATIONS AND PLANS, THE EXISTING PHYSICAL BOUNDARIES OF A UNIT CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE CONDOMINIUM PLAN SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE DESCRIPTION EXPRESSED IN THE DEED, LEASE, DECLARATION OR PLAN, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES AS SHOWN ON THE PLAN OR IN THE DEED, LEASE, OR DECLARATION AND THOSE OF THE BUILDING AS CONSTRUCTED.

DEFINITIONS:

1. PROJECT SHALL MEAN LOTS 3, 4 AND 5 OF TRACT NO. 9505 PER THE MAP RECORDED IN BOOK 401, PAGES 37 THROUGH 39 INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.
2. "CONDOMINIUM BUILDING" SHALL MEAN A SEPARATE BUILDING CONTAINING ONE OR MORE UNITS OR ELEMENTS OF UNITS.
3. "UNIT" SHALL MEAN THE ELEMENTS OF A CONDOMINIUM NOT OWNED IN COMMON WITH THE OWNERS OF OTHER CONDOMINIUMS IN THE PROJECT AND SHALL CONSIST OF A RESIDENTIAL ELEMENT, AND ONE OR MORE OF A PATIO, BALCONY, AIR CONDITIONING PAD AND GARAGE ELEMENT EACH UNIT SHALL BE IDENTIFIED ON THE CONDOMINIUM PLAN WITH A SEPARATE NUMBER.
 - A. "GARAGE" SHALL MEAN THAT PORTION OF A UNIT DESIGNED AS A GARAGE AND SHALL BE IDENTIFIED ON THE CONDOMINIUM PLAN BY A UNIT NUMBER AND THE LETTER "G".
 - B. "BALCONY" AND "PATIO" SHALL MEAN THOSE PORTIONS OF A UNIT DESIGNATED RESPECTIVELY FOR USE AS A BALCONY OR PATIO AND SHALL BE IDENTIFIED ON THE CONDOMINIUM PLAN BY A UNIT A UNIT NUMBER AND, RESPECTIVELY, THE LETTER "B" AND "P" AND SHALL BE BOUNDED BY AND CONTAINED WITHIN THE EXTERIOR SURFACES OF THE DOORS, WINDOWS, WALLS, FENCES AND FLOORS WHERE THEY EXIST OTHERWISE SAID BOUNDARIES ARE DELINEATED HEREIN.
 - C. "RESIDENTIAL ELEMENT" SHALL MEAN THAT PORTION OF A UNIT DESIGNED FOR USE AS A RESIDENCE, AND SHALL BE IDENTIFIED ON THE CONDOMINIUM PLAN BY A UNIT NUMBER AND SHALL BE BOUNDED BY AND CONTAINED WITHIN THE INTERIOR UNFINISHED SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS OF EACH RESIDENTIAL ELEMENT AND THE SPACE ENCOMPASSED THEREBY, INCLUDING THE OUTLETS OF ALL UTILITY INSTALLATIONS THEREIN.
 - D. "AIR CONDITIONING PAD" SHALL MEAN THAT PORTION OF A UNIT ON WHICH AN AIR CONDITIONING COMPRESSOR MAY BE LOCATED, SHALL BE IDENTIFIED ON THE CONDOMINIUM BY A UNIT NUMBER, AND THE LETTERS A.C.
4. "COMMON AREA" SHALL MEAN ALL PORTIONS OF THE PROJECT EXCEPT THE UNITS AND, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING ALL STRUCTURAL PROJECTIONS WITHIN A UNIT WHICH ARE REQUIRED FOR THE SUPPORT OF A CONDOMINIUM BUILDING, GAS, WATER AND WASTE PIPES, ALL SEWERS, ALL DUCTS, CHUTES, CONDUITS, WIRES AND OTHER UTILITY INSTALLATIONS OF THE STRUCTURES WHEREVER LOCATED (EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNITS), DRIVEWAYS, THE LAND UPON WHICH THE STRUCTURES ARE LOCATED, THE AIR SPACE ABOVE THESE STRUCTURES, ALL BEARING WALLS, COLUMNS, FLOORS, THE ROOF, THE SLAB FOUNDATION, COMMON STAIRWAYS, AND THE LIKE.

BASIS OF BEARINGS:

THE BEARING N1°00'15"W SHOWN ON THE WESTERLY RIGHT OF WAY LINE OF GREENVILLE STREET AS SHOWN ON TRACT NO. 9505, RECORDED IN BOOK 401, PAGES 37, 38 AND 39 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

BENCH MARK: CITY OF SANTA ANA BENCH MARK # 58- SA-31-23 LEAD & TACK AT WEST E.C. OF N.W. CURB RETURN COR WARNER & GREENVILLE. ELEV. = 42.11

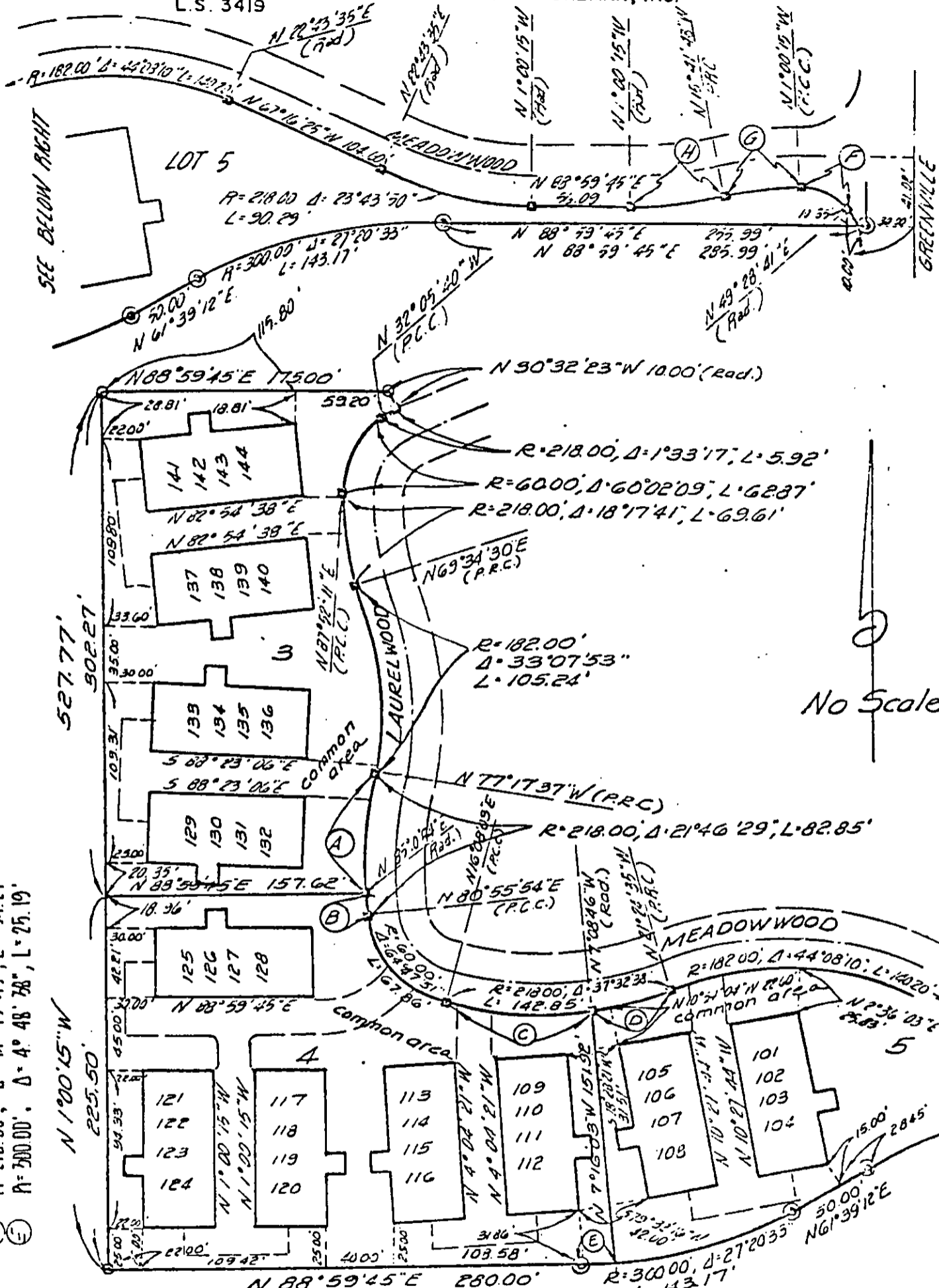
SURVEYORS CERTIFICATE: I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS PLAN CONSISTING OF 9 SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY OF THIS CONDOMINIUM PROJECT AND DELINEATION OF THE UNITS TO BE CONTAINED IN THE BUILDING AS BUILT THEREON.

George B. Shambeck
GEORGE B. SHAMBECK L.S. 3419

CONDOMINIUM PLAN TRACT NO. 9505

GEORGE D. SHAMBECK
L.S. 3419

HALL & FOREMAN, INC.



$R=75.00', \Delta=50^{\circ}28'56'', L=30.84'$
 $R=182.00', \Delta=14^{\circ}41'39'', L=46.67'$
 $R=218.00', \Delta=14^{\circ}41'33'', L=51.90'$

(C) (G) (H)

$R=218.00', \Delta=17^{\circ}31'29'', L=66.18'$
 $R=218.00', \Delta=4^{\circ}15'00'', L=16.17'$
 $R=218.00', \Delta=73^{\circ}16'49'', L=88.58'$
 $R=218.00', \Delta=14^{\circ}15'49'', L=54.27'$
 $R=300.00', \Delta=4^{\circ}48'38'', L=25.19'$

(J) (K) (L) (M) (N)

No Scale

MONUMENT NOTES

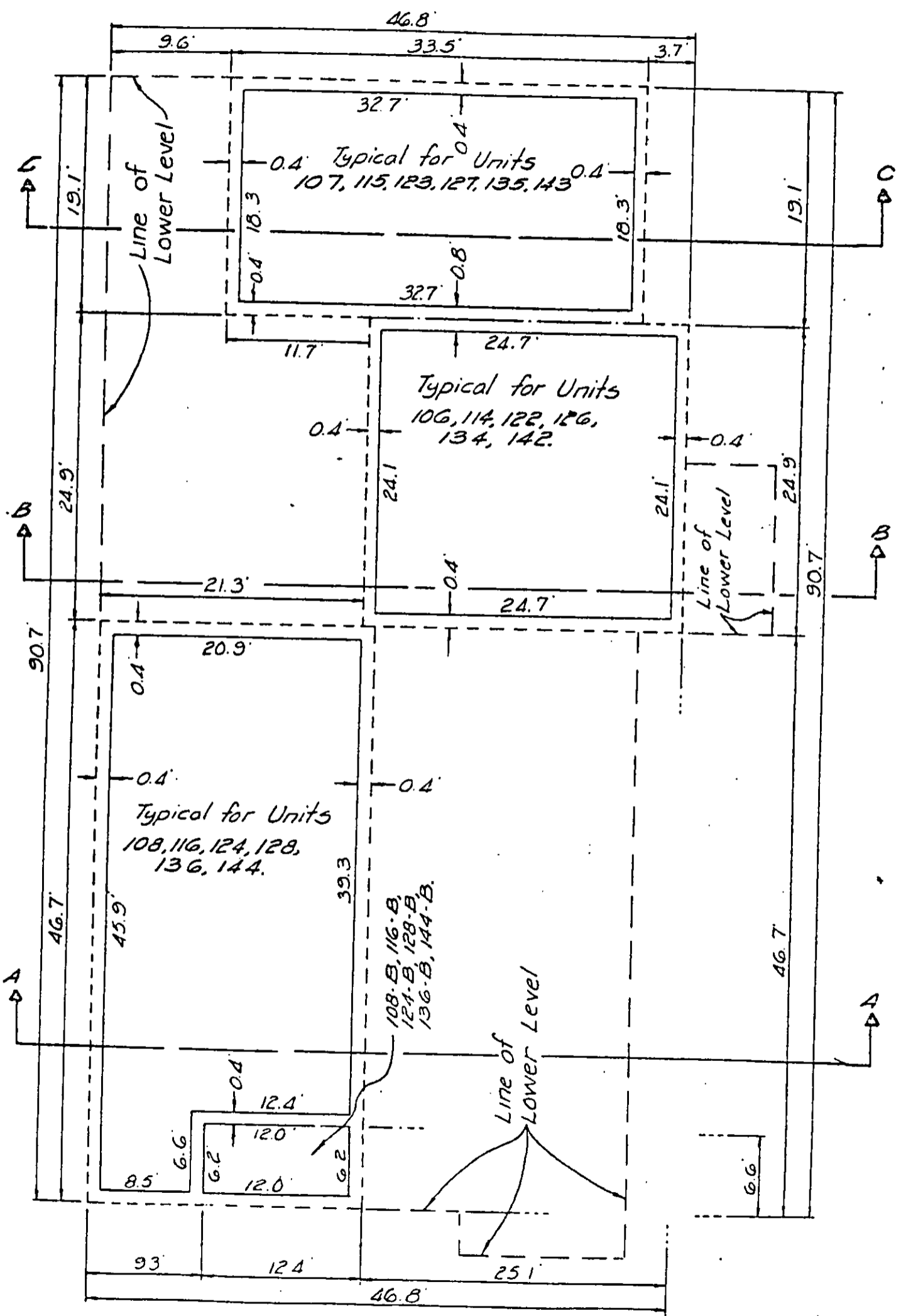
1. Fd. 1 I.P. tagged 'Ls 3419' at all points shown thus \square , per TR. 9505.
2. Fd. L & Tack 'Ls 3419' at all points shown thus \blacksquare , per TR. 9505.
3. Fd. 2 I.P. tagged 'Ls 2921' per P.M. 41-30, at all points shown thus \odot .

Note: All building location dimensions are either measured at right angles from or are radially from the lot lines; the exterior surfaces of the buildings shown herein.

$N 548.53' W$
 (Rad.)

EXHIBIT A
CONDOMINIUM PLAN
TRACT NO. 9505

AIRSPACES FOR UNITS: 106, 107, 108, 114, 115, 116, 122, 123, 124,
126, 127, 128, 134, 135, 136, 142, 143, 144.

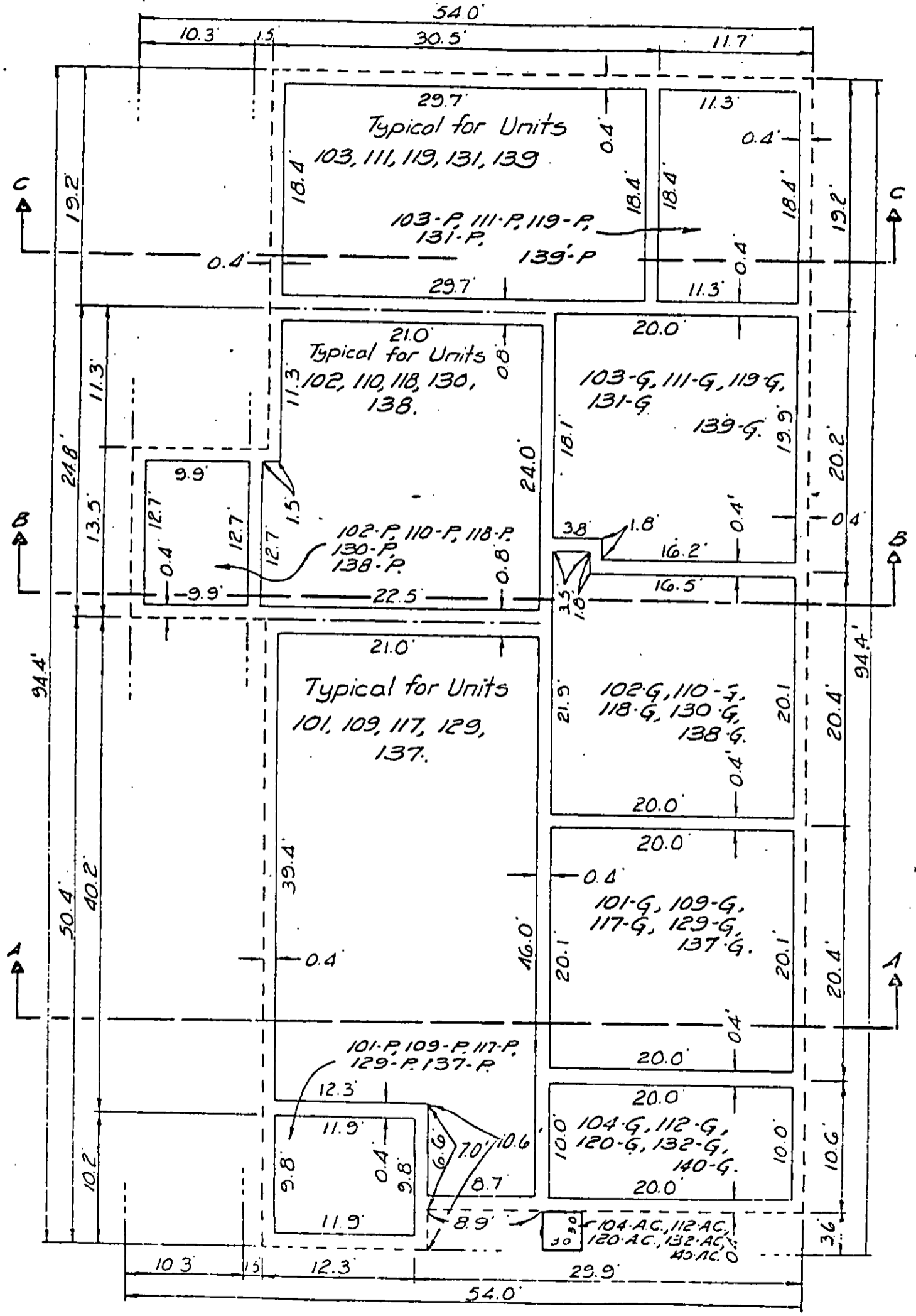


UPPER LEVEL FLOOR PLAN

See Sht. 2 for Boundary Survey.
See Shts 8-19 for Elevation Schedule
and typical sections.

EXHIBIT A
CONDOMINIUM PLAN
TRACT NO. 9505

AIRSPACES FOR UNITS: 101, 102, 103, 104, 109, 110, 111, 112, 117, 118, 119, 120, 129, 130, 131, 132, 137, 138, 139, 140.



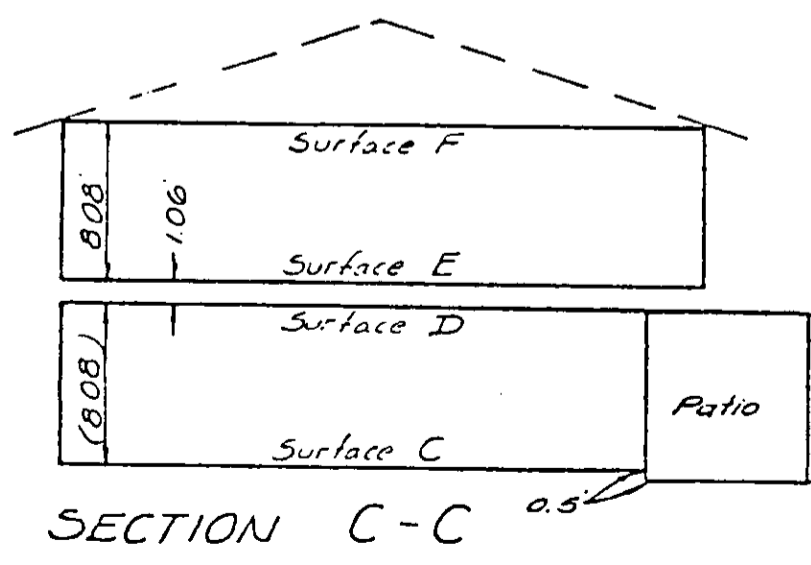
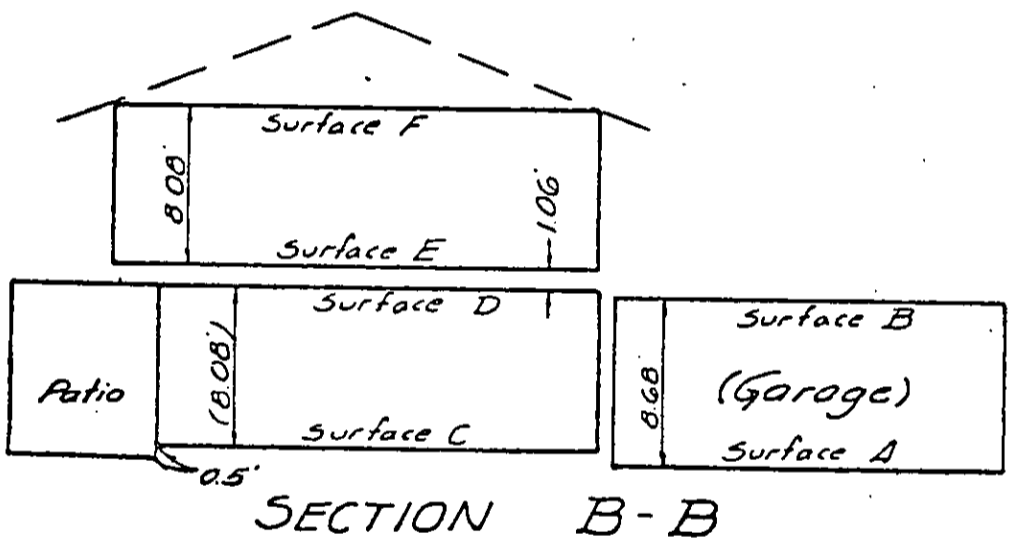
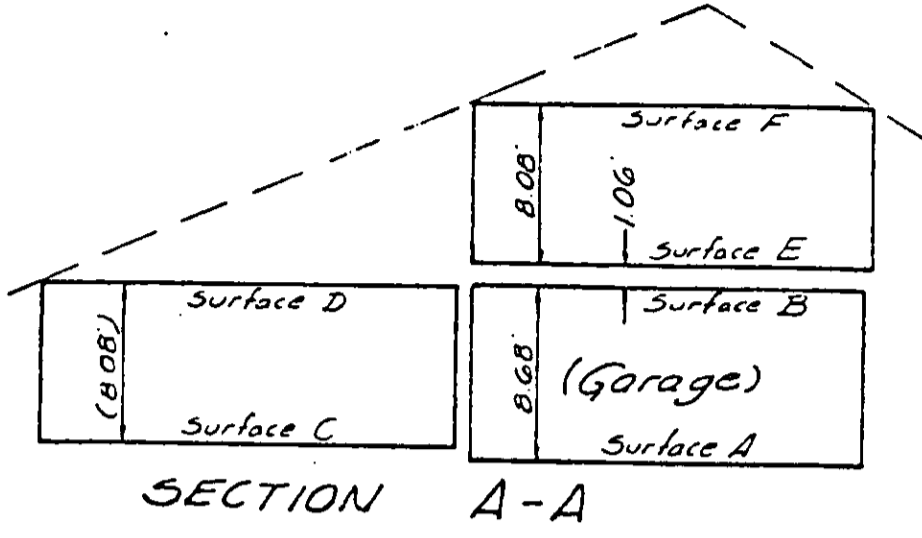
LOWER LEVEL FLOOR PLAN

See Sht. 2 for Boundary Survey.
See Shts 7, 9 for Elevation schedules
and typical sections.

Sht 7 of 9 units

EXHIBIT A
CONDOMINIUM PLAN
TRACT NO. 9505

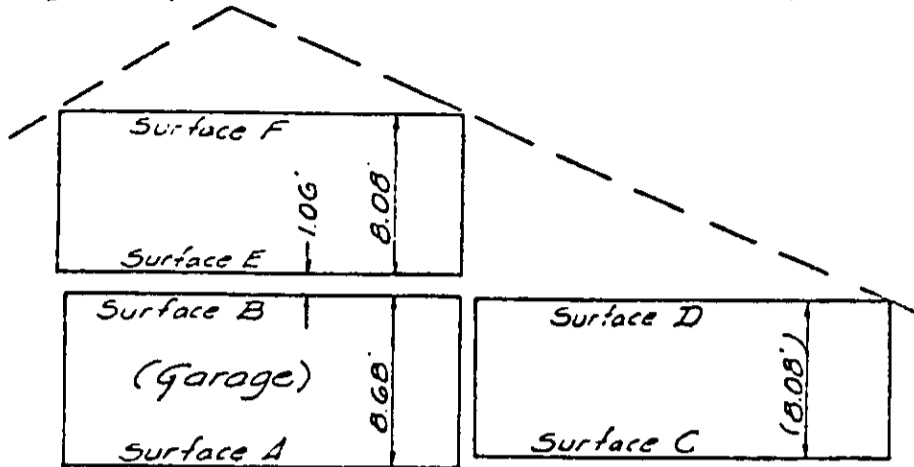
SECTIONS FOR UNITS: 101, 102, 103, 104, 109, 110, 111, 112, 117, 118, 119, 120, 129, 130, 131, 132, 137, 138, 139, 140.



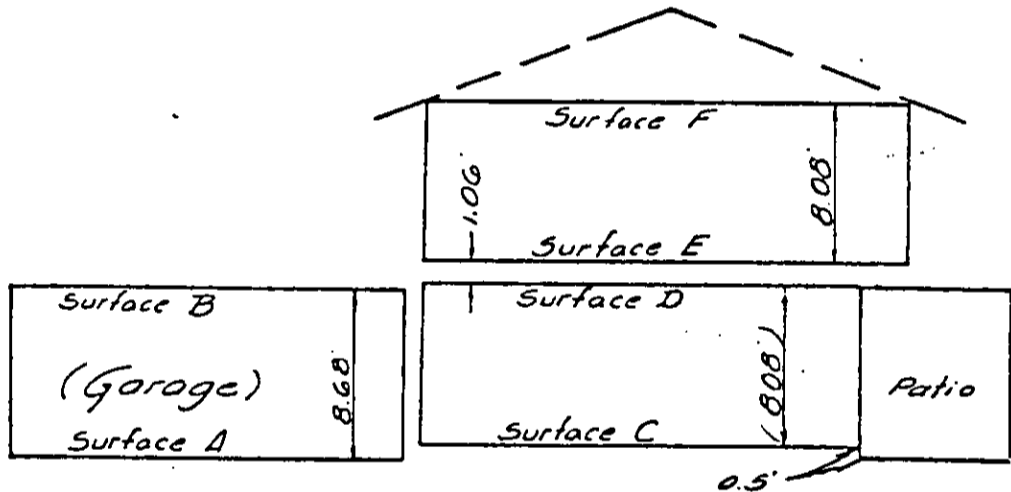
See Sht. 2 for Boundary Survey
See Sht. 9 for Elevation Schedules.

CONDOMINIUM PLAN
TRACT NO. 9505

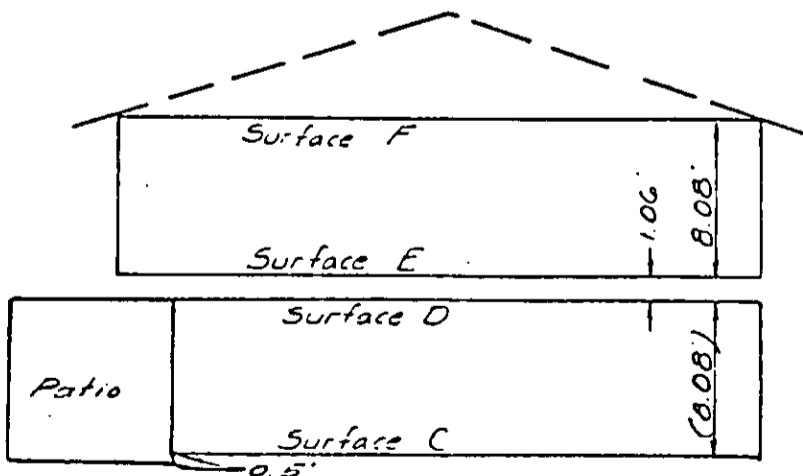
SECTIONS FOR UNITS: 105, 106, 107, 108, 113, 114, 115, 116, 121, 122, 123, 124, 125, 126, 127, 128, 133, 134, 135, 136, 141, 142, 143, 144.



SECTION A-A



SECTION B-B



SECTION C-C

See Sht. 2 for Boundary Survey.
See Sht. 9 for Elevation Schedules

CONDOMINIUM PLAN
TRACT NO. 9505

ELEVATION SCHEDULE

Note: for the purpose of these condominium plans Surface A, is determined to be a level surface, the elevation of which is determined at the midpoint of the surface.

1. The lower limits of the patios for units 101 to 103, 105 to 107, 109 to 111, 113 to 115, 117 to 119, 121 to 123, 125 to 127, 129 to 131, 133 to 135, 137 to 139, & 141 to 143 is 0.5 feet below Surface C, as shown hereon on Sheets 7 & 8.
2. The upper limits of the patios shown in Note No. 1 is the same as Surface D, as shown hereon on Sheets 7 & 8.
3. The lower limits of the balconies for Units 104, 108, 112, 116, 120, 124, 128, 132, 136, 140, & 144 is the same as Surface E, as shown on Sheet 7 & 8.
4. The upper limits for the balconies shown on Note No. 3, is the same as Surface F, as shown on Sheets 7 & 8.
5. The lower limits of the air conditioning pad for Units 104, 108, 112, 116, 120, 124, 128, 132, 136, 140, & 144, is the same as surface C, as shown on Sheets 7 & 8.
6. The upper limits of the air conditioning pad shown on Note 5 shall be 3.50 feet above Surface C, as shown on Sheet 7 & 8.

Unit No.	Surface A	Surface B	Surface C	Surface D	Surface E	Surface F
101	42.70	51.38	43.50	51.58	—	—
102	42.70	51.38	43.50	51.58	52.64	60.72
103	42.70	51.38	43.50	51.58	52.64	60.72
104	42.70	51.38	43.50	51.58	52.64	60.72
105	42.70	51.38	43.50	51.58	—	—
106	42.70	51.38	43.50	51.58	52.64	60.72
107	42.70	51.38	43.50	51.58	52.64	60.72
108	42.70	51.38	43.50	51.58	52.44	60.52
109	42.70	51.38	43.50	51.58	—	—
110	42.70	51.38	43.50	51.58	52.64	60.72
111	42.70	51.38	43.50	51.58	52.64	60.72
112	42.70	51.38	43.50	51.58	52.64	60.72
113	42.70	51.38	43.50	51.68	—	—
114	42.70	51.38	43.50	51.58	52.64	60.72
115	42.70	51.38	43.50	51.58	52.64	60.72
116	42.70	51.38	43.50	51.58	52.44	60.52
117	42.80	51.48	43.60	51.68	—	—
118	42.80	51.48	43.60	51.68	52.74	60.82
119	42.80	51.48	43.60	51.68	52.74	60.82
120	42.80	51.48	43.60	51.68	52.74	60.82
121	42.80	51.48	43.60	51.68	—	—
122	42.80	51.48	43.60	51.68	52.74	60.82

Unit No.	Surface A	Surface B	Surface C	Surface D	Surface E	Surface F
123	42.80	51.48	43.60	51.68	52.74	60.82
124	42.80	51.48	43.60	51.68	52.54	60.62
125	42.70	51.38	43.50	51.58	—	—
126	42.70	51.38	43.50	51.58	52.64	60.72
127	42.70	51.38	43.50	51.58	52.64	60.72
128	42.70	51.38	43.50	51.58	52.44	60.52
129	42.70	51.38	43.50	51.58	—	—
130	42.70	51.38	43.50	51.58	52.64	60.72
131	42.70	51.38	43.50	51.58	52.64	60.72
132	42.70	51.38	43.50	51.58	52.64	60.72
133	42.70	51.38	43.50	51.58	—	—
134	42.70	51.38	43.50	51.58	52.64	60.72
135	42.70	51.38	43.50	51.58	52.64	60.72
136	42.70	51.38	43.50	51.58	52.44	60.52
137	42.70	51.38	43.50	51.58	—	—
138	42.70	51.38	43.50	51.58	52.64	60.72
139	42.70	51.38	43.50	51.58	52.64	60.72
140	42.70	51.38	43.50	51.58	52.64	60.72
141	42.70	51.38	43.50	51.58	—	—
142	42.70	51.38	43.50	51.58	52.64	60.72
143	42.70	51.38	43.50	51.58	52.64	60.72
144	42.70	51.38	43.50	51.58	52.44	60.52