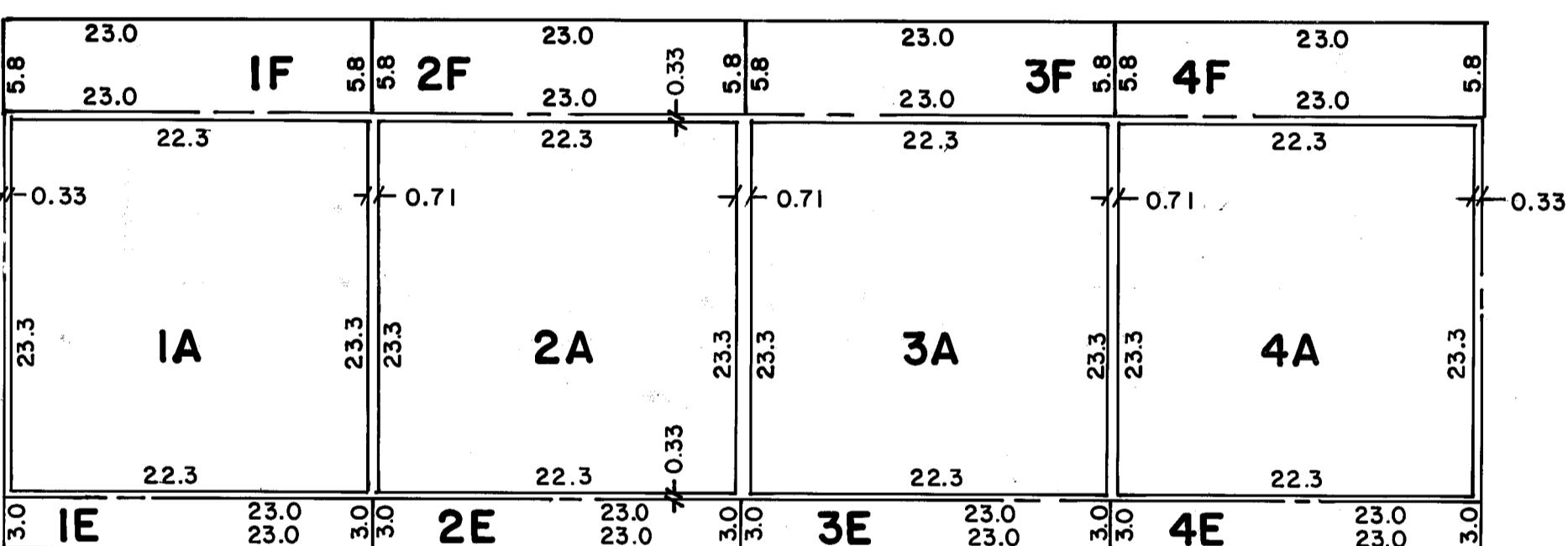


UPPER ELEMENT PLAN

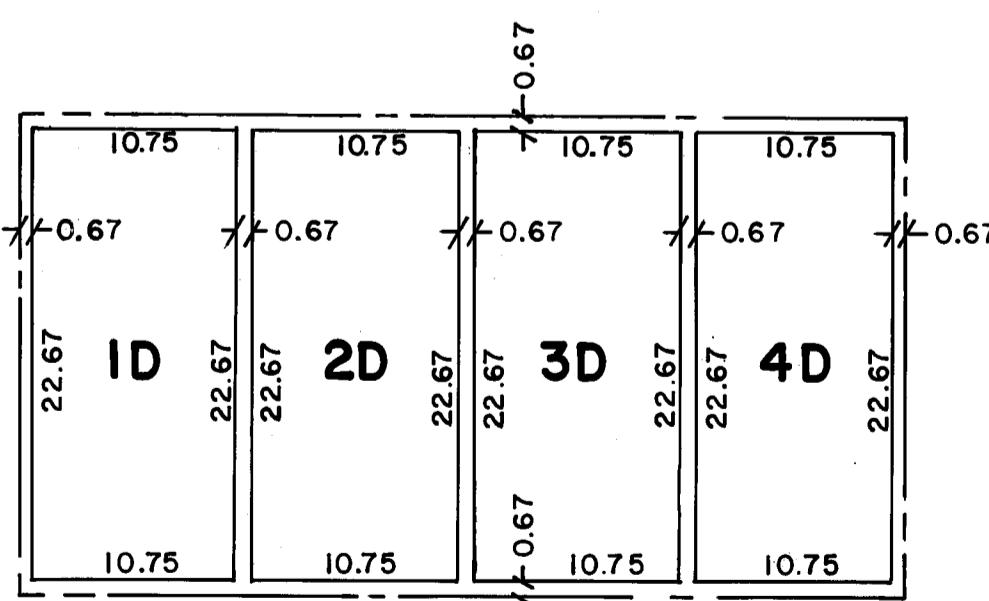
SCALE 1" = 10'



LOWER ELEMENT PLAN

SCALE 1" = 10'

TABLE I - ELEVATION LIMITS		
ELEMENT	LLE	ULE
1A THRU 4A	3520.2	3528.2
1B THRU 4B	3529.1	3537.1
1C THRU 4C	3529.0	3537.1
1D THRU 4D	3511.3	3519.3
1E THRU 4E	3520.1	3528.2
1F THRU 4F	3520.1	3537.1



ENCLOSED PARKING PLAN

SCALE 1" = 10'

NOTES AND DEFINITIONS

1. THIS TRACT IS A CONDOMINIUM PROJECT WHEREBY THE OWNERS OF THE UNITS WILL ALSO HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS, WHICH IN TURN WILL PROVIDE ACCESS AND UTILITY EASEMENTS FOR THE UNIT.
2. THIS CONDOMINIUM PROJECT IS COMPOSED OF A COMMON AREA AND FOUR UNITS.
3. THE UNITS OF THIS PROJECT ARE NUMBERED 1 TO 4 INCLUSIVE. A UNIT CONSISTS OF ALL THOSE ELEMENTS BEARING AN IDENTICAL NUMBER DESIGNATION. THE NUMBER DESIGNATION OF AN ELEMENT COINCIDES WITH THE NUMBER OF THAT UNIT OF WHICH IT IS A PART. WHENEVER REFERENCE IS MADE TO ANY OF UNITS 1 TO 4 INCLUSIVE, IT SHALL BE CONSTRUED THAT REFERENCE IS MADE TO THE UNIT AS A WHOLE AND EACH OF ITS COMPONENT ELEMENTS.
4. THE COMMON AREA OF THIS PROJECT IS THE LAND AND REAL PROPERTY, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON, WITHIN THE BOUNDARY LINES OF LOT A OF "MONTE VISTA CONDOMINIUMS" AS SHOWN ON SHEET 2 OF 3 OF THIS MAP AND CONDOMINIUM PLAN, EXCEPTING THEREFROM THOSE PORTIONS SHOWN AND DEFINED HEREIN AS UNITS 1 TO 4, INCLUSIVE.
5. ELEMENTS DESIGNATED HEREON AS 1A TO 4A AND 1B TO 4B ARE DWELLING AREAS COMPOSED OF TWO AIR SPACES. ELEMENTS DESIGNATED "A" REPRESENT THE LOWER AIR SPACE OF A UNIT WHILE ELEMENTS DESIGNATED "B" REPRESENT THE UPPER AIR SPACE OF A UNIT.
6. ELEMENTS DESIGNATED HEREON AS 1C TO 4C INCLUSIVE ARE BALCONY AREAS.
7. ELEMENTS DESIGNATED HEREON AS 1D TO 4D INCLUSIVE ARE ENCLOSED PARKING AREAS.
8. ELEMENTS DESIGNATED HEREON AS 1E TO 4E AND 1F TO 4F INCLUSIVE ARE DECK AREAS.
9. THE BOUNDARIES OF ELEMENTS 'A', 'B', AND 'D' SET FORTH HEREIN ARE MEASURED TO THE INTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS, WINDOWS AND DOORS THEREOF, AND THE BOUNDARIES OF ELEMENTS 'C', 'E', AND 'F' ARE MEASURED TO THE EXTERIOR WALLS, WINDOWS AND DOORS THEREOF, WHERE THEY EXIST, OR TO VERTICAL AND HORIZONTAL PLANES AT THE LIMITS OF THE DIMENSIONS SHOWN.
10. THE VERTICAL LIMITS OF THE ELEMENTS SHOWN HEREON ARE HORIZONTAL PLANES DESCRIBED BY THE ELEVATIONS SHOWN IN TABLE I HEREON AS LOWER LIMIT ELEVATIONS (LLE) AND UPPER LIMIT ELEVATIONS (ULE).
11. THE BOUNDARY LINES OF ALL ELEMENTS INTERSECT AT RIGHT ANGLES, UNLESS OTHERWISE SHOWN.
12. ALL TIES FROM LOT LINES ARE TO EXTERIOR BOUNDARIES OF BUILDINGS.
13. THE FOLLOWING ARE NOT A PART OF THE UNIT: BEARING WALLS, FLOORS, COLUMNS, ROOFS, BALCONY RAILS, SLABS, FOUNDATIONS, PIPES, DUCTS, FLUES, CHUTES, CONDUITS, WIRES AND OTHER UTILITIES WHEREVER LOCATED, EXCEPT OUTLETS THEREOF WITHIN THE UNITS.
14. THIS PLAN, AND THE DIMENSIONS SHOWN HEREON, ARE INTENDED TO CONFORM TO CIVIL CODE SECTION 1351, WHICH REQUIRES "DIAGRAMMETRIC FLOOR PLANS OF THE BUILDINGS BUILT, OR TO BE BUILT THEREON IN SUFFICIENT DETAIL TO IDENTIFY EACH UNIT, ITS RELATIVE LOCATION AND APPROXIMATE DIMENSIONS". THE DIMENSIONS SHOWN HEREON ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR COMPUTATION OF FLOOR AREA OR AIR SPACE VOLUME IN ANY OR ALL OF THE UNITS.
15. BASIS FOR ELEVATIONS FOR THIS CONDOMINIUM PLAN IS 1929 MSLD, ESTABLISHED FROM U.S.C. & G.S. TRIANGULATION STATION "QUINCY", TAKEN AS 3415.4. DATUM TRANSFERRED TO TOP OF 2" I.P. AT NW COR, SEC. 23, T24N, R9E, M.D.M. AS 3506.02.
16. LOT A, AS SHOWN ON SHEET 2 OF 3 OF THIS MAP AND CONDOMINIUM PLAN, SHALL BE COVERED BY A BLANKET EASEMENT FOR MAINTENANCE OF UTILITIES, STRUCTURES AND COMMON AREAS.

I, JOSEPH G. BRANDT, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS PLAN, CONSISTING OF 3 SHEETS, CORRECTLY REPRESENTS (1) A TRUE AND COMPLETE SURVEY OF THE PERIMETER OF THE PROJECT, MADE UNDER MY SUPERVISION IN SEPTEMBER, 1981, AND, (2) THE LOCATION OF AIR SPACE AND BUILDINGS EXISTING AS OF THAT DATE.

Joseph G. Brandt
JOSEPH G. BRANDT RCE 26870

3-29-83
DATED

LEGEND

- Boundary of designated air space
- Wall surface which does not define the limits of a designated air space (shown for clarity only)
- LLE Lower Limit Elevation
- ULE Upper Limit Elevation

MONTE VISTA CONDOMINIUMS
BRANDT & ASSOCIATES

SHEET 3 OF 3