

WHEN RECORDING MAIL TO:
TAMSON, DEMARCO AND PETERJPAUGH (IRS)
4 PARK PLAZA - 10TH FLOOR
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IRVINE, CA 92715-9704

DOC # 93-0585099
30-AUG-1993 03:59 PM

CONDOMINIUM PLAN

Recorded in Official Records
of Orange County, California
Lee A. Branch, County Recorder
Page 1 of 48 Fees \$ 146.00
Tax \$ 0.00

FOR MONARCH HILLS

83735-05

JK
-R

PREPARED FOR
MONARCH BEACH VENTURE, LTD.
A CALIFORNIA LIMITED PARTNERSHIP

PREPARED BY
FAVREAU ENGINEERING, INC.
3434 VIA LIDO
NEWPORT BEACH, CALIFORNIA

DATED JUNE, 1992
(Revised July, 1992)

CONDOMINIUM PLAN

CERTIFICATE UNDER CALIFORNIA CIVIL CODE SECTION 1351 (f)

We, the undersigned are the record owners of the real property described herein, do consent to the recordation of this plan of condominium pursuant to Section 783 of the California Civil Code, consisting of:

1. The survey map of the surface of the land included within the project, as set forth by the Subdivision Map Act showing Lot 1 of Tract No. 13434 recorded in Book 651 pages 13 to 36 inclusive of miscellaneous maps in the office of the County Recorder of Orange County.
2. Horizontal legal description for Module A and B
3. Horizontal description for Module C
4. The diagrammatic building and floor plans attached
5. Elevations for each unit
6. Site plan and building location plan
7. This certificate

MONARCH BEACH VENTURE, LTD., a
California limited partnership

By: MONARCH HILL DEVELOPERS, LTD.
a California limited partnership

Its: General Partner

By: ROGIS HOMES ADVISORS
CORP., a California
corporation

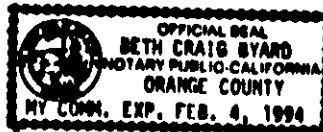
Its: General Partner

By: [Signature]
Its: Vice President

STATE OF CALIFORNIA)
COUNTY OF Orange) ss.

On August 27, 1993, before me, the undersigned, a Notary Public in and for said state, personally appeared David Jacobson and [Signature] personally known to me (or 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 that by (his) (her) (their) signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Beth Craig Beard
Notary Public in and for said State

CONDOMINIUM PLAN

SHEET 2A OF 4

Continental Bank, N.A., a National Banking Association, beneficiary under a Deed of Trust recorded March 26, 1992 as Instrument No. 92-184602 of official records;

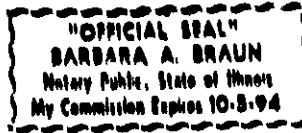
By: *Katherine J. Orapp* NY: *Barbara A. Braun*

ILLINOIS
STATE OF CALIFORNIA)
COUNTY OF COOK) ss.

On August 4, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared KATHERINE F. ORAPP and GARY J. KATUNAS, personally known to me (or 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 that 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.

WITNESS my hand and official seal.

Barbara A. Braun
Notary Public in and for said State



CONDOMINIUM PLAN

SHEET 2 OF 46

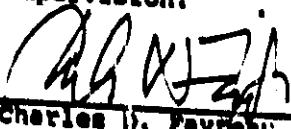
The signatures of Aetna Realty Investors, Inc., as beneficiary under that certain deed of trust dated February 1, 1990 and recorded on February 21, 1990, as Instrument No. 90-092876, in Official Records of Orange County, California, and that certain deed of trust dated May 2, 1988 and recorded on May 31, 1988, as Instrument No. 88-293727, in Official Records of Orange County, California have been omitted from this document in accordance with the terms of that certain "Order Subordinating Liens on Monarch Hills Apartment Project to Documents Attached Hereto as Exhibits "B", "C" and "D" dated August 24, 1993" rendered in that certain bankruptcy proceeding entitled In Re Monarch Beach Venture, Ltd., (Case No. BA 92-17591 JB).

CONDOMINIUM PLAN

SHEET 3 OF 46

ENGINEER'S CERTIFICATE

I hereby certify that I am a registered civil engineer of the State of California, that this plan consisting of 46 sheets, represents survey of this condominium project made under my supervision.



Charles H. Pavreat
R.C.E. 21489

BENCHMARK

Benchmark 3U-42-78 1976 adj. elev. 199.012 on the east side of Crown Valley Parkway and the north side of Pacific Island Drive, on the N.W. corner of a 4' x 8' catch basin, monument being 3.7 Ft. back of curb face and about 8.3 Ft. E. of the centerline of Crown Valley, and 2 foot N.E. of the street sign post.

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CONDOMINIUM PLAN

SHEET 5 OF 46

NOTES AND DEFINITIONS

1. THIS CONDOMINIUM PROJECT IS COMPOSED OF A COMMON AREA, ASSOCIATION PROPERTY AND ONE HUNDRED FIFTY THREE (153) UNITS.
2. THE "ASSOCIATION PROPERTY" OF THIS PROJECT IS THE LAND AND REAL PROPERTY, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON WITHIN MODULE "A" DESCRIBED BELOW, EXCLUSIVE OF THE UNITS. MODULE "A" AS DESIGNATED ON THIS PLAN IS A THREE DIMENSIONAL AIR SPACE, THE LATERAL BOUNDARIES OF WHICH ARE THE LATERAL BOUNDARIES OF THE PROPERTY DESCRIBED IN THE "LEGAL DESCRIPTION." THE UPPER VERTICAL BOUNDARY OF MODULE "A" SHALL BE AN ELEVATION OF 273.0 FEET. THE LOWER VERTICAL BOUNDARY OF MODULE "A" SHALL EXTEND INDEFINITELY DOWNWARD. MODULE C IS THE ANNEXABLE TERRITORY THAT MAY, BE ANNEXED TO THE CONDOMINIUM PROJECT.
3. THE FOLLOWING ARE NOT PART OF A UNIT: BEARING WALLS, COLUMNS, VERTICAL SUPPORTS, UNFINISHED FLOORS, ROOFS, FOUNDATION SLABS, PARTY WALLS, UTILITY WALLS, FOUNDATIONS, SEWERS, PIPES, CHUTES, DUCTS, PLUMB, CONDUITS, WIRES AND OTHER UTILITY INSTALLATIONS, WHEREVER LOCATED, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNIT AND TELEPHONE WIRING EXCLUSIVELY SERVING A UNIT, THE LAND UPON WHICH THE PROJECT IMPROVEMENTS ARE LOCATED AND THE AIRSPACE ABOVE THE PROJECT IMPROVEMENTS, PRIVATE STREETS OR DRIVEWAYS, WALKWAYS, AND OTHER FACILITIES OR EQUIPMENT, COMMON STAIRWAYS, PARKING AREAS AND LANDSCAPING ON THOSE AREAS OF THE PROJECT WHICH ARE NOT DEFINED AS PART OF THE UNITS.
4. THE UNITS OF THIS PROJECT ARE LETTERED A, B, C, D, E, F, G, H, I, J, K AND L WITHIN BUILDINGS NUMBERED 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46 AND 68, ALL INCLUSIVE, FOR IDENTIFICATION PURPOSES ONLY. EACH UNIT CONSISTS OF LIVING AREA SPACE OR SPACES (RESIDENTIAL ELEMENT). THE RESIDENTIAL ELEMENT FOR EACH UNIT CONSIST OF THOSE AREAS 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 SAID UNITS, IT SHALL BE CONSTRUED THAT REFERENCE IS BEING MADE TO THE UNIT AS A WHOLE, INCLUDING ALL OF ITS RESIDENTIAL ELEMENTS.
5. THE LATERAL BOUNDARIES OF EACH RESIDENTIAL ELEMENT OF EACH UNIT ARE THE INTERIOR "UNFINISHED" SURFACES OF THE PERIMETER WALLS, WINDOWS AND DOORS THEREOF AT THE LIMITS INDICATED ON THE RESPECTIVE PORTIONS THEREOF. THE LOWER VERTICAL BOUNDARY OF EACH RESIDENTIAL ELEMENT IS THE SURFACE THEREOF WHICH COINCIDES WITH THE ELEVATION AS SHOWN ON THE PLAN HEREIN. EACH RESIDENTIAL ELEMENT INCLUDES PORTIONS OF THE BUILDING AND IMPROVEMENTS LYING WITHIN SAID BOUNDARIES (EXCEPT AS STATED IN NOTE (3) ABOVE) AND THE AIRSPACE ENCOMPASSED, AND THE SURFACES SO DESCRIBED.

6. EXCLUSIVE USE AREAS SHALL MEAN THOSE PORTIONS OF THE ASSOCIATION PROPERTY OVER WHICH EXCLUSIVE EASEMENTS ARE RESERVED FOR THE BENEFIT OF CERTAIN OWNERS. THE EXCLUSIVE USE AREAS ARE FOR PATIO (P), BALCONY (B), STORAGE (H), AND LAUNDRY (L). THE LATERAL AND VERTICAL BOUNDARIES OF EACH EXCLUSIVE USE AREA ARE THE EXTERIOR SURFACES OF THE PERIMETER WALLS, WINDOW AND DOORS OF THE ADJACENT BUILDING STRUCTURE, WHERE SUCH SURFACES ADJOIN SUCH ELEMENT, WHERE SUCH SURFACES EXIST. OTHERWISE, THE LATERAL AND VERTICAL BOUNDARIES OF EACH SUCH ELEMENT ARE VERTICAL AND HORIZONTAL PLANES AT THE DIMENSIONS AND ELEVATIONS SHOWN HEREON FOR EACH EXCLUSIVE USE AREA. EACH SUCH EXCLUSIVE USE AREA INCLUDES ONLY THE AREA ENCOMPASSED BY SAID BOUNDARIES. EXCLUSIVE USE AREAS SHALL ALSO MEAN THE CARPORTS DESIGNATED BY THE NOS. 74 THRU 97 ON SHEET 13; 98 THRU 101 ON SHEET 14; 126 THRU 143 ON SHEET 16; 220 THRU 295, 218 AND 219, 212 AND 213 ON SHEET 17; 176 THRU 211, 214 THRU 217 ON SHEET 18; 296 THRU 317 ON SHEET NO. 19; 102 THRU 125, AND 144 THRU 175 ON SHEET NO. 20; 318 THRU 325 ON SHEET NO. 21.
7. THIS PLAN AND THE DIMENSIONS SHOWN HEREON ARE INTENDED TO CONFORM TO THE CIVIL CODE SECTION 1351 WHICH REQUIRES DIAGRAMMATIC FLOOR PLANS OF THE BUILDING 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 AIRSPACE VOLUME IN ANY OR ALL SAID UNITS.
8. THESE DIAGRAMMATIC PLANS INTENTIONALLY OMIT DETAIL INFORMATION OF INTERNAL PARTITIONING WITHIN INDIVIDUAL UNITS. LIKewise SUCH DETAILS AS PROTRUSIONS OF VENTS, BEAMS, COLUMNS, WINDOW CASINGS, AND OTHER SUCH FEATURES ARE NOT INTENDED TO BE REFLECTED ON THIS PLAN.
9. THE BOUNDARY LINES OF ALL ELEMENTS INTERSECT AT RIGHT ANGLES UNLESS OTHERWISE INDICATED AND ALL CORNER FROM LOT LINES ARE TO THE INTERIOR BOUNDARIES OF BUILDINGS UNLESS OTHERWISE INDICATED.
10. COMMON AREA. COMMON SHALL MEAN MODULE "B" AS SHOWN ON THIS PLAN. THE LATERAL BOUNDARIES OF THE COMMON AREA SHALL BE THE LATERAL BOUNDARIES OF THE PROPERTY DESCRIBED IN THE "LEGAL DESCRIPTION" BELOW. THE LOWER VERTICAL BOUNDARY OF THE COMMON AREA SHALL BE THE UPPER VERTICAL BOUNDARY OF THE ASSOCIATION PROPERTY. THE UPPER VERTICAL BOUNDARY OF THE COMMON AREA SHALL EXTEND INDEFINITELY UPWARD TO ELEVATION 293.00.

CONDOMINIUM PLAN

SHEET 7 OF 46

HORIZONTAL LEGAL DESCRIPTION MODULES A AND B

THAT PORTION OF LOT 1 OF TRACT NO. 13434 IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 651 PAGES 33 TO 36 INCLUSIVE OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A NORTHEASTERLY LINE OF SAID LOT 1, SAID POINT BEING THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "N 52 37' 17" W 163.97 FEET"; THENCE S 04 42' 55" W 61.00 FEET; THENCE S 35 30' 00" W 108.74 FEET; THENCE N 73 06' 26" W 35.33 FEET; THENCE N 52 30' 00" W 74.48 FEET; THENCE N 33 00' 00" W 168.48 FEET; THENCE S 57 00' 00" W 64.00 FEET; THENCE N 33 00' 00" E 165.00 FEET; THENCE N 25 43' 49" W 34.17 FEET; THENCE S 56 37' 49" W 118.19 FEET; THENCE N 80 00' 00" W 110.50 FEET; THENCE S 10 00' 00" W 18.00 FEET; THENCE N 80 00' 00" W 42.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 04' 00" AN ARC DISTANCE OF 17.74 FEET; THENCE N 84 04' 00" W 40.91 FEET TO A POINT ON THE EASTERLY LINE OF CORNICHE DRIVE AS SHOWN ON SAID MAP OF TRACT 13434, SAID POINT BEING ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1028.00 FEET, A RADIAL AT SAID POINT BEARS N 65 27' 37" W; THENCE SOUTHERLY ALONG SAID CURVE AND THE EASTERLY LINE OF CORNICHE DRIVE, THROUGH A CENTRAL ANGLE OF 02 47' 13" AN ARC DISTANCE OF 20.01 FEET; THENCE S 84 04' 00" E 40.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 04' 00" AN ARC DISTANCE OF 14.20 FEET; THENCE S 80 00' 00" E 70.01 FEET; THENCE S 13 14' 37" E 33.44 FEET; THENCE S 15 30' 00" W 170.82 FEET; THENCE S 78 23' 00" E 70.09 FEET; THENCE N 20 40' 00" E 100.00 FEET; THENCE N 25 26' 54" E 110.00 FEET; THENCE N 68 30' 00" E 99.14 FEET; THENCE S 14 13' 00" W 30.12 FEET; THENCE S 20 40' 00" W 273.07 FEET; THENCE N 58 50' 00" W 64.80 FEET; THENCE N 79 22' 37" W 136.88 FEET; THENCE N 68 12' 00" W 111.31 FEET TO A POINT ON SAID EASTERLY LINE OF CORNICHE DRIVE, SAID POINT BEING ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1028.00 FEET; A RADIAL AT SAID POINT BEARS N 67 46' 48" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01 23' 28" AN ARC DISTANCE OF 24.96 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE OF CORNICHE DRIVE THE FOLLOWING COURSES; THENCE S 23 36' 48" W 211.90 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 522.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38 21' 40" AN ARC DISTANCE OF 349.49 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 392.00 FEET, A RADIAL AT SAID POINT BEARS N 75 15' 00" E; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22 37' 12" AN ARC DISTANCE OF 154.76 FEET; THENCE S 37 22' 12" E 52.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 512.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22 06' 23" AN ARC DISTANCE OF 197.55 FEET TO A POINT ON THE WESTERLY LINE OF NIGUEL ROAD AS SHOWN ON SAID MAP; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES; THENCE N 47 02' 29" E 17.58 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1871.00 FEET, A RADIAL AT SAID POINT BEARS N 57 47' 47" W; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01 07' 47" AN ARC DISTANCE OF 36.89 FEET; THENCE N 33 20' 00" E 426.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1729.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 33' 04" AN ARC DISTANCE OF 469.28 FEET; THENCE N 17 46' 56" E 322.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2071.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 29' 56" AN ARC DISTANCE OF 162.62 FEET; THENCE LEAVING SAID WESTERLY LINE OF NIGUEL ROAD N 52 37' 17" W 163.97 FEET TO THE TRUE POINT OF BEGINNING.

CONDOMINIUM PLAN

SHEET 8 OF 6

HORIZONTAL LEGAL DESCRIPTION MODULE C

THAT PORTION OF LOT 1 OF TRACT NO. 13434 IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 681 PAGES 33 TO 38 INCLUSIVE OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF CORNICHE DRIVE AS SHOWN ON SAID MAP, SAID POINT BEING THE POINT OF INTERSECTION OF A REVERSE CURVE WITH A RADIAL BEARING OF N 77 04' 14" E, SAID POINT ALSO BEING THE MOST NORTHERLY TERMINUS OF A CURVE HAVING A RADIUS OF 1028.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 28' 09" AN ARC DISTANCE OF 313.43 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 84 04' 00" E 40.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 04' 00" AN ARC DISTANCE OF 14.20 FEET; THENCE S 80 00' 00" E 70.01 FEET; THENCE S 13 14' 37" E 33.44 FEET; THENCE S 15 30' 00" W 170.82 FEET; THENCE S 78 23' 00" E 70.09 FEET; THENCE N 20 40' 00" E 100.00 FEET; THENCE N 25 26' 54" E 110.00 FEET; THENCE S 68 30' 00" E 99.14 FEET; THENCE S 14 13' 00" W 30.12 FEET; THENCE S 20 40' 00" W 273.07 FEET; THENCE N 58 50' 00" W 64.80 FEET; THENCE N 79 22' 37" W 136.88 FEET; THENCE N 68 12' 00" W 111.31 FEET TO A POINT ON SAID EASTERLY LINE OF CORNICHE DRIVE, SAID POINT BEING ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1028.00 FEET; A RADIAL AT SAID POINT BEARS N 67 46' 40" W; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 53' 38" AN ARC DISTANCE OF 267.21 FEET TO THE TRUE POINT OF BEGINNING.

CONDOMINIUM PLAN

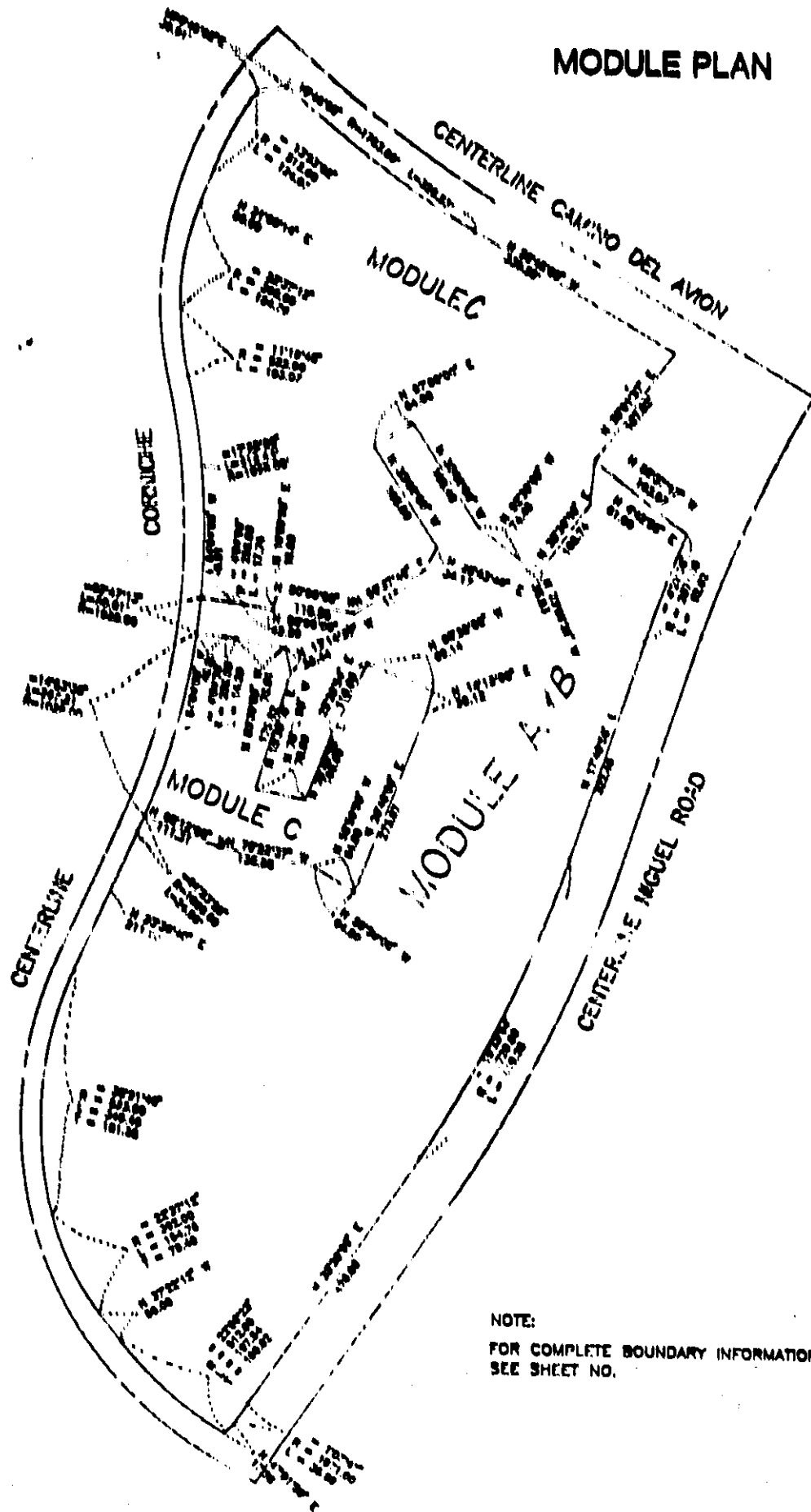
SHEET 9 OF 40

HORIZONTAL LEGAL DESCRIPTION MODULE C (CONTINUED)

THAT PORTION OF LOT 1 OF TRACT NO. 13434 IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 681 PAGES 33 TO 36 INCLUSIVE OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A NORTHEASTERLY LINE OF SAID LOT 1, SAID POINT BEING THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "N 72 37' 17" W 163.97 FEET"; THENCE S 04 12' 55" W 61.00 FEET; THENCE S 35 30' 00" W 108.74 FEET; THENCE N 73 06' 26" W 35.93 FEET; THENCE N 52 30' 00" W 74.48 FEET; THENCE N 33 00' 00" W 168.48 FEET; THENCE S 57 00' 00" W 64.00 FEET; THENCE S 33 00' 00" E 168.00 FEET; THENCE S 25 43' 49" W 34.17 FEET; THENCE S 56 37' 49" W 118.19 FEET; THENCE N 80 00' 00" W 110.50 FEET; THENCE S 10 00' 00" W 18.00 FEET; THENCE N 80 00' 00" W 42.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 04' 00" AN ARC DISTANCE OF 17.74 FEET; THENCE N 84 04' 00" W 40.91 FEET TO A POINT ON THE EASTERLY LINE OF CORNICHE DRIVE AS SHOWN ON SAID MAP OF TRACT 13434, SAID POINT BEING ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1000.00 FEET, A RADIAL AT SAID POINT BEARS N 85 27' 17" W; THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE OF CORNICHE DRIVE THROUGH A CENTRAL ANGLE OF 17 28' 09" AN ARC DISTANCE OF 312.43 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 522.00 FEET, A RADIAL AT SAID POINT BEARS N 77 04' 14" E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11 18' 49" AN ARC DISTANCE OF 103.07 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 392.00 FEET, A RADIAL AT SAID POINT BEARS N 88 23' 03" E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22 37' 11" AN ARC DISTANCE OF 154.76 FEET; THENCE N 21 00' 14" E 80.00 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 512.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13 53' 02" AN ARC DISTANCE OF 124.07 FEET; THENCE N 80 45' 02" E 38.91 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1753.00 FEET, A RADIAL AT SAID POINT BEARS N 42 01' 09" E, SAID POINT ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF THAT PORTION OF CAMINO DEL AVION DEDICATED TO THE CITY OF DANA POINT ON SAID MAP, THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 46' 09" AN ARC DISTANCE OF 329.49 FEET; THENCE S 58 45' 00" E 330.58 FEET; THENCE S 35 01' 37" W 187.82 FEET TO THE TRUE POINT OF BEGINNING.

MODULE PLAN



NOTE:
 FOR COMPLETE BOUNDARY INFORMATION
 SEE SHEET NO.

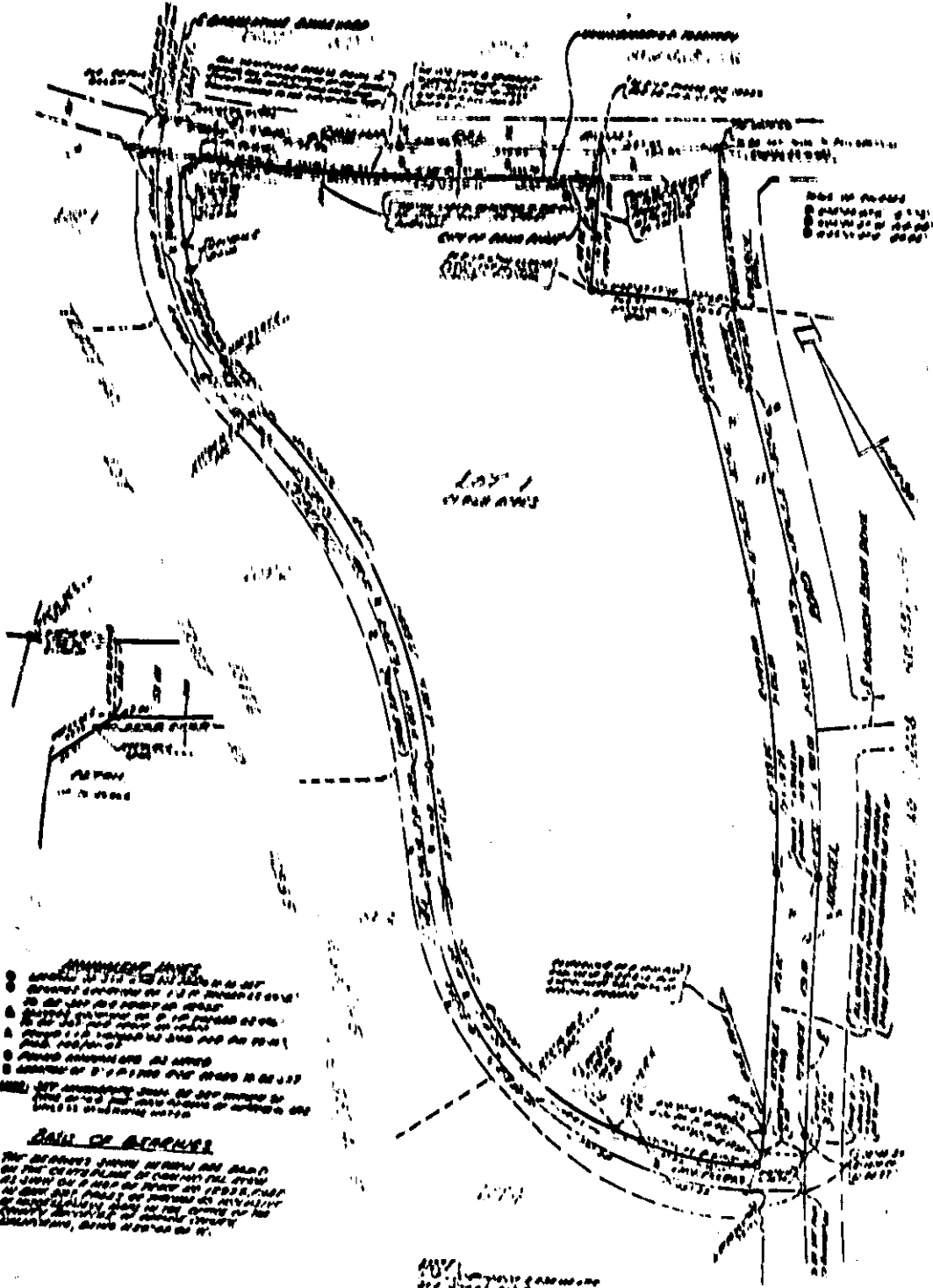
CONDOMINIUM PLAN

SHEET // OF 10

TRACT NO. 13434
SHEET 2 OF 6 SHEETS
DATE: 12/20/2007
1:00 PM
2008 0001

TRACT NO. 13434

IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, STATE OF TEXAS
CIVIL ENGINEER: [Name]
DATE OF SURVEY: January 1998



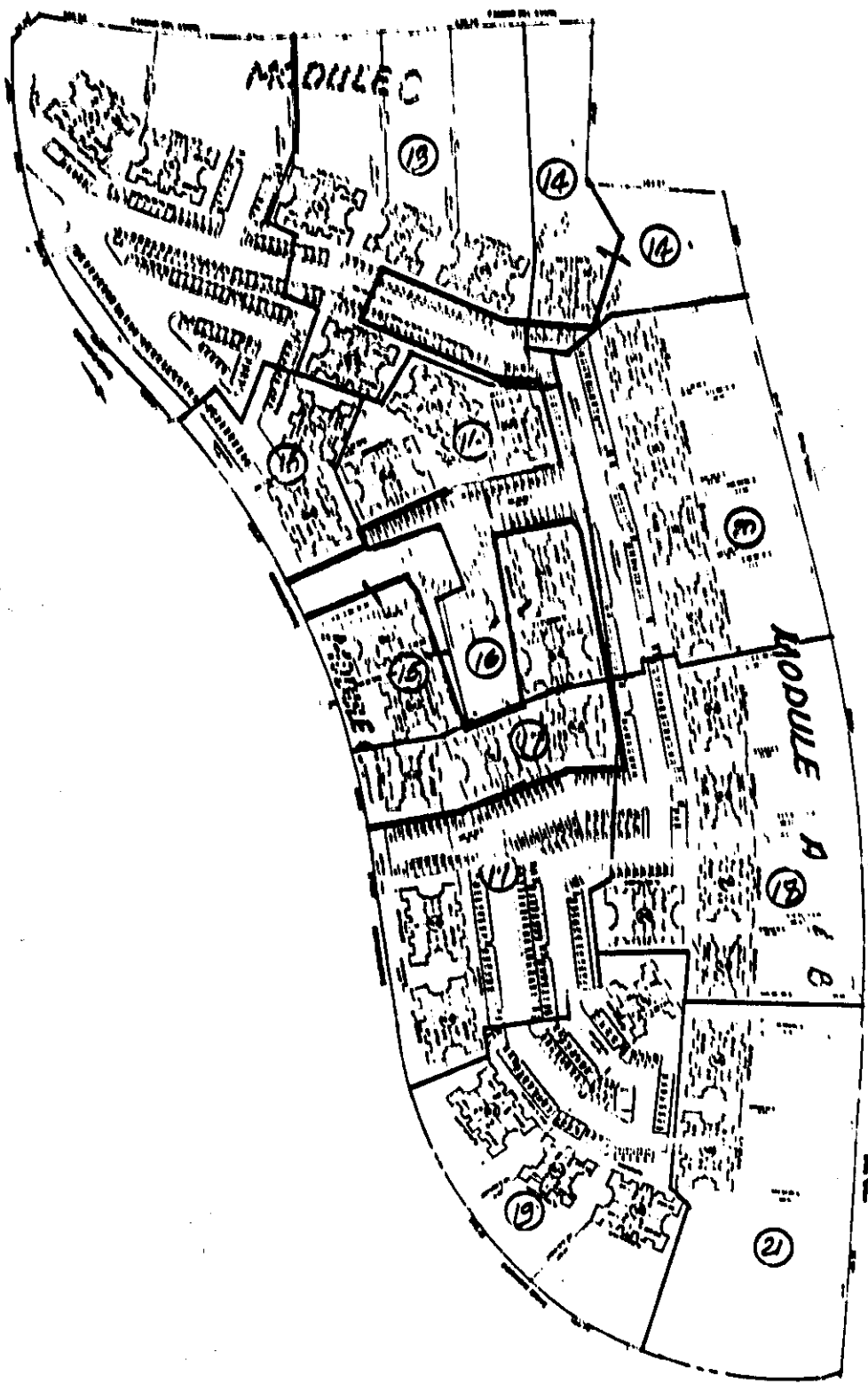
- SYMBOLS:**
- 1. Shows the location of the boundary between the unit and the common area.
 - 2. Shows the location of the boundary between the unit and the common area.
 - 3. Shows the location of the boundary between the unit and the common area.
 - 4. Shows the location of the boundary between the unit and the common area.
 - 5. Shows the location of the boundary between the unit and the common area.
 - 6. Shows the location of the boundary between the unit and the common area.

NOTE:
THE SEPARATE UNIT OF THIS TRACT IS SHOWN ON THIS CONDOMINIUM PLAN OF CONDOMINIUM TRACT NO. 13434, BEXAR COUNTY, TEXAS, AS SHOWN ON SHEET 1 OF 6 SHEETS OF THIS CONDOMINIUM PLAN OF CONDOMINIUM TRACT NO. 13434, BEXAR COUNTY, TEXAS.

2008 0001

CONDOMINIUM PLAN

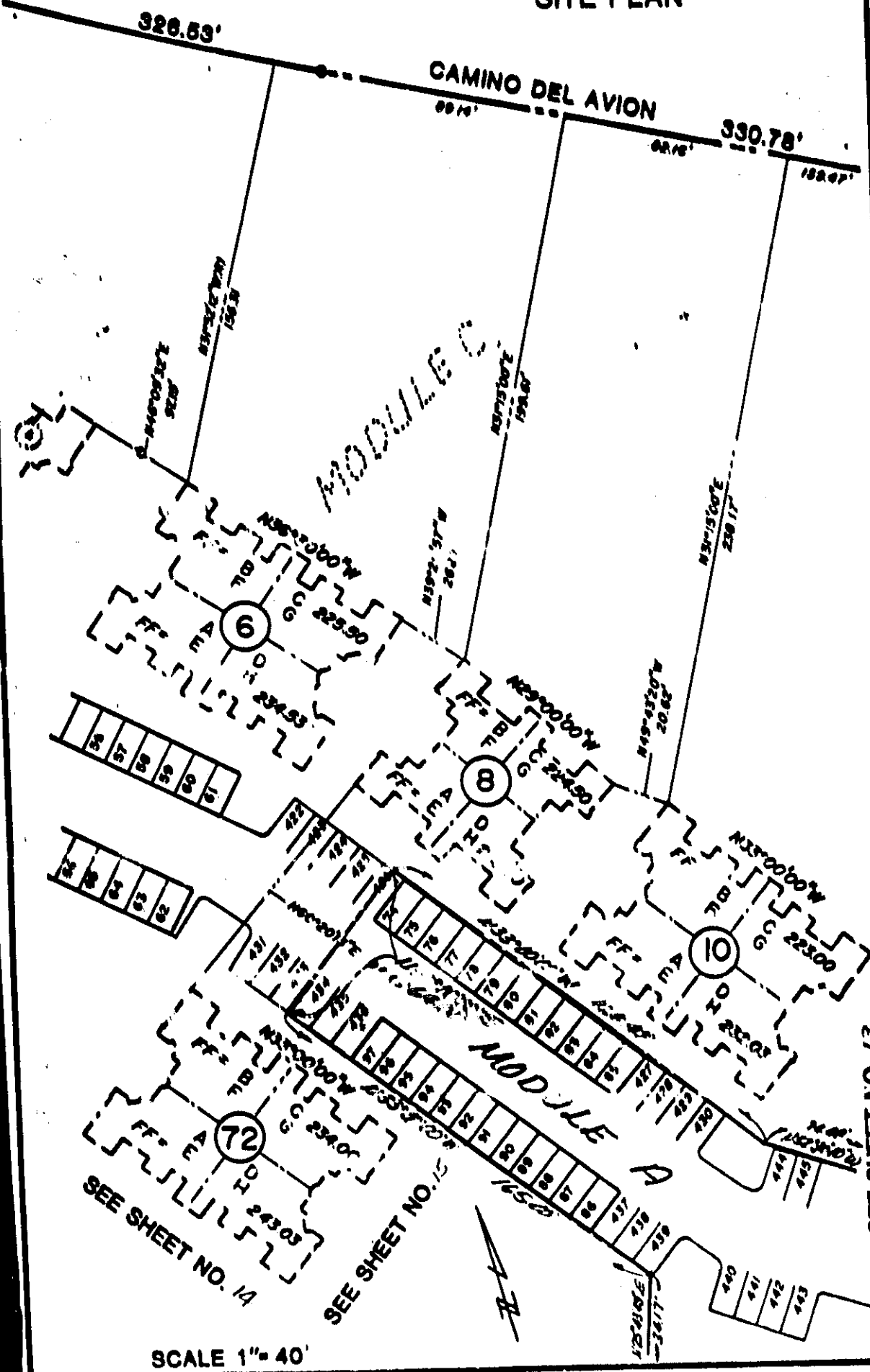
SITE PLAN INDEX



CONDOMINIUM PLAN

SHEET 13 OF 16

SITE PLAN



SEE SHEET NO. 14

SEE SHEET NO. 12

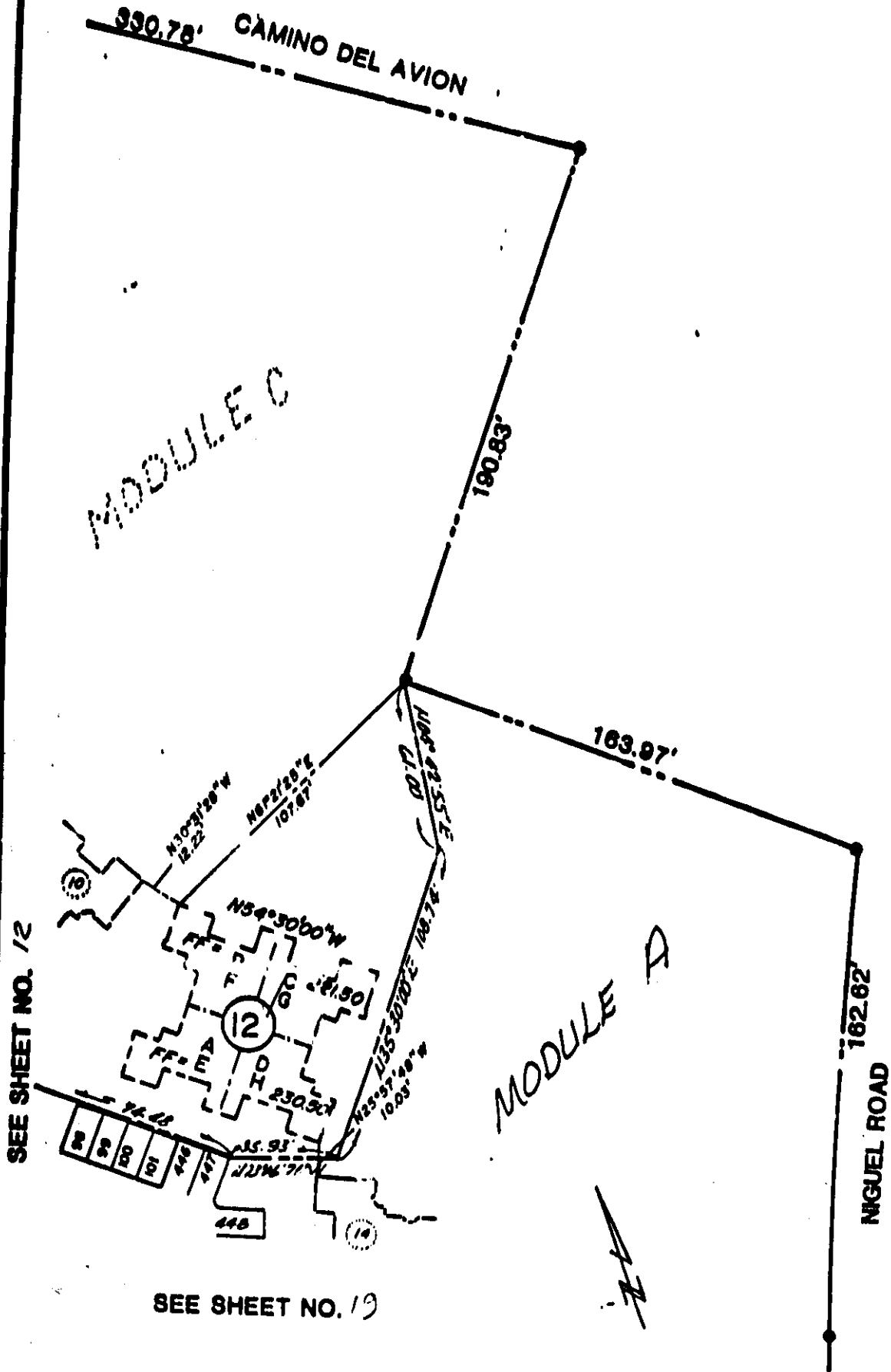
SEE SHEET NO. 13

SCALE 1" = 40'

CONDOMINIUM PLAN

SHEET 14 OF 20

SITE PLAN



SEE SHEET NO. 12

SEE SHEET NO. 19

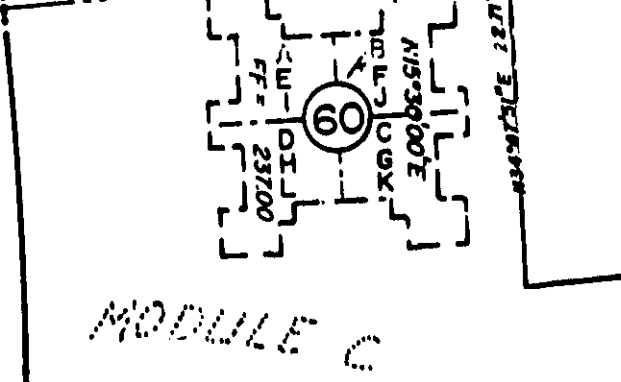
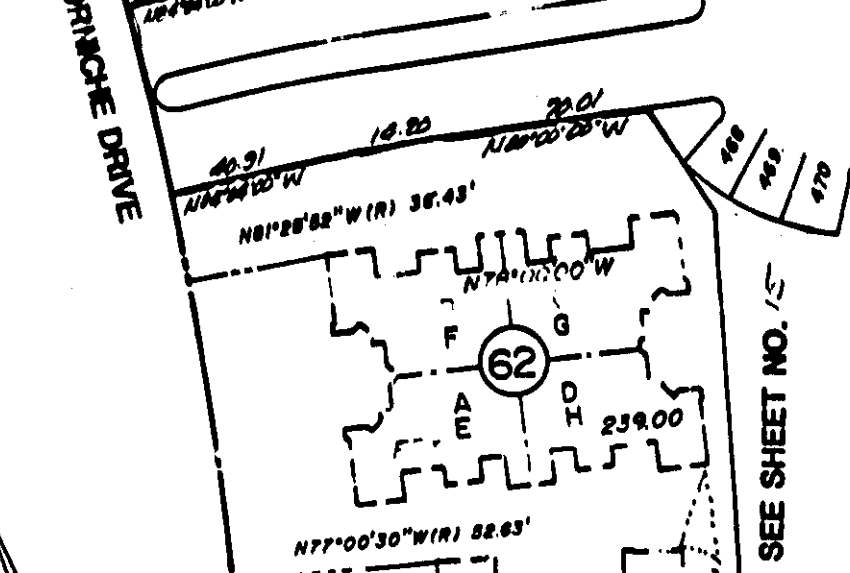
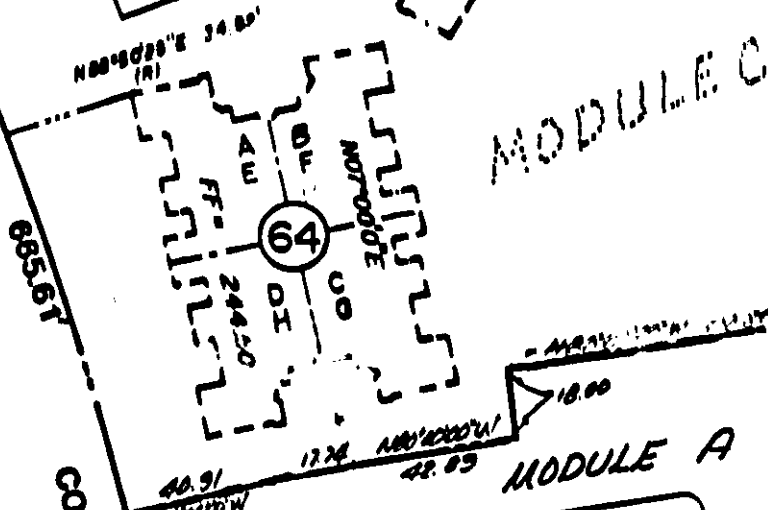
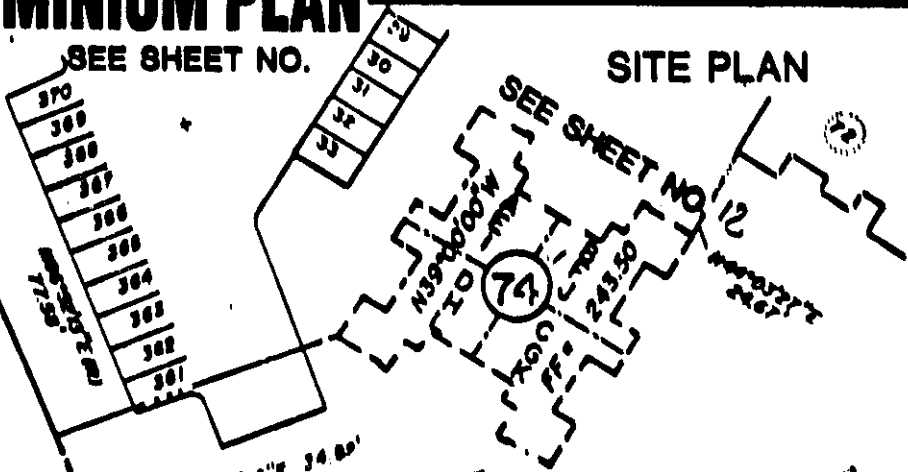
SCALE 1" = 40'

CONDOMINIUM PLAN

SHEET 15 OF 16

SEE SHEET NO.

SITE PLAN



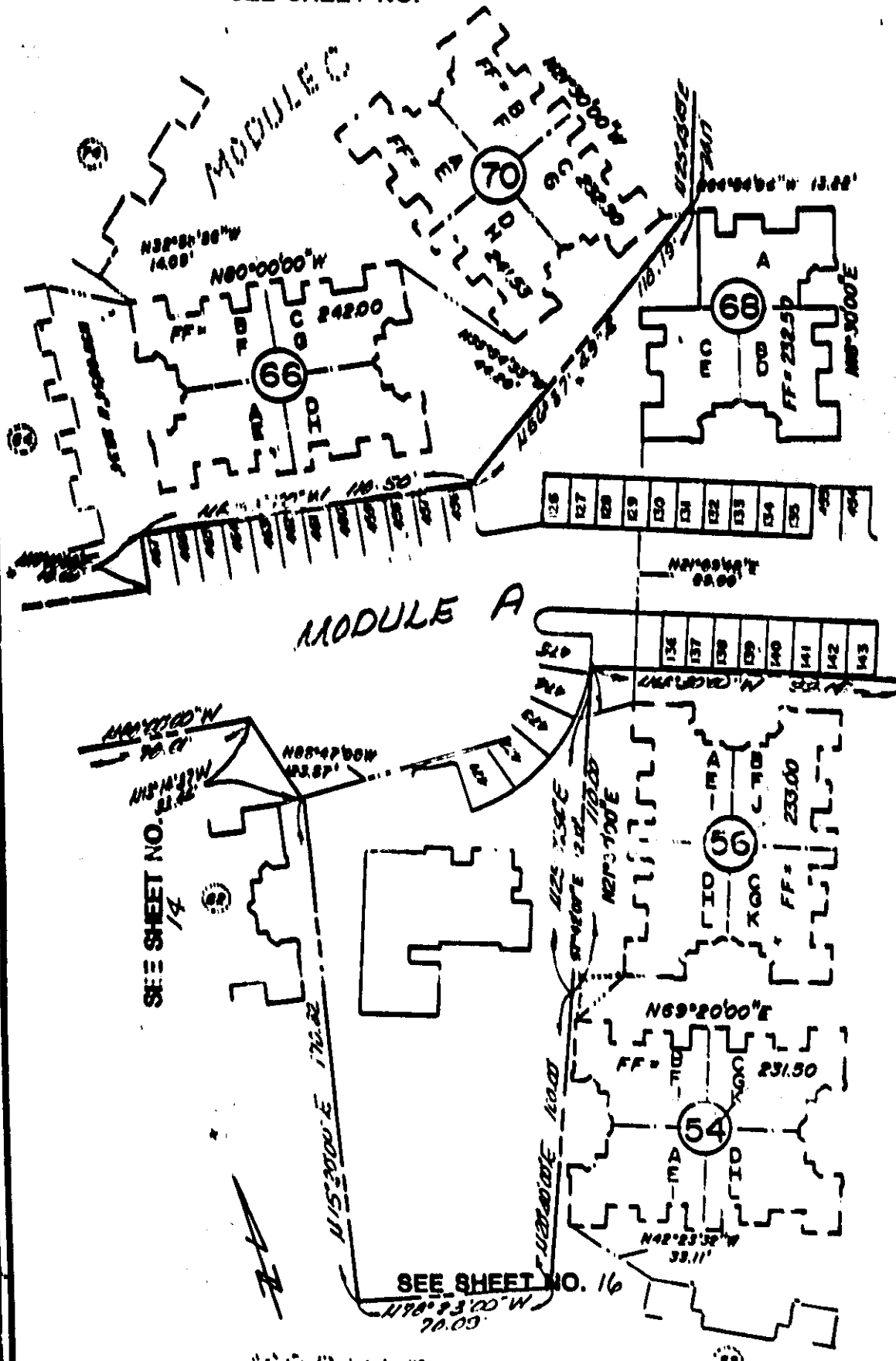
SEE SHEET NO. 15

SCALE 1"=40'

CONDOMINIUM PLAN

SITE PLAN

SEE SHEET NO. 12



SEE SHEET NO. 19

SEE SHEET NO. 16

SCALE 1" = 40'

CONDOMINIUM PLAN

SITE PLAN

SEE SHEET NO. 15

MODULE C

SEE SHEET NO. 14

52

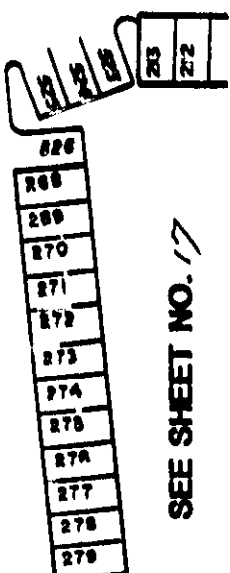
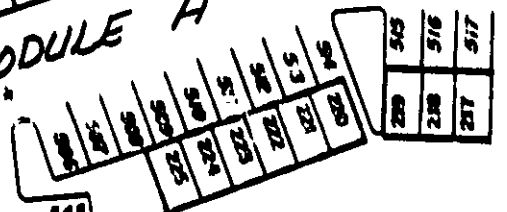
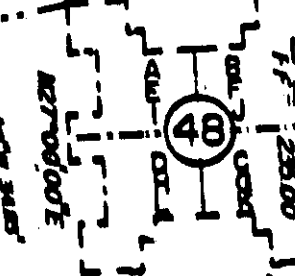
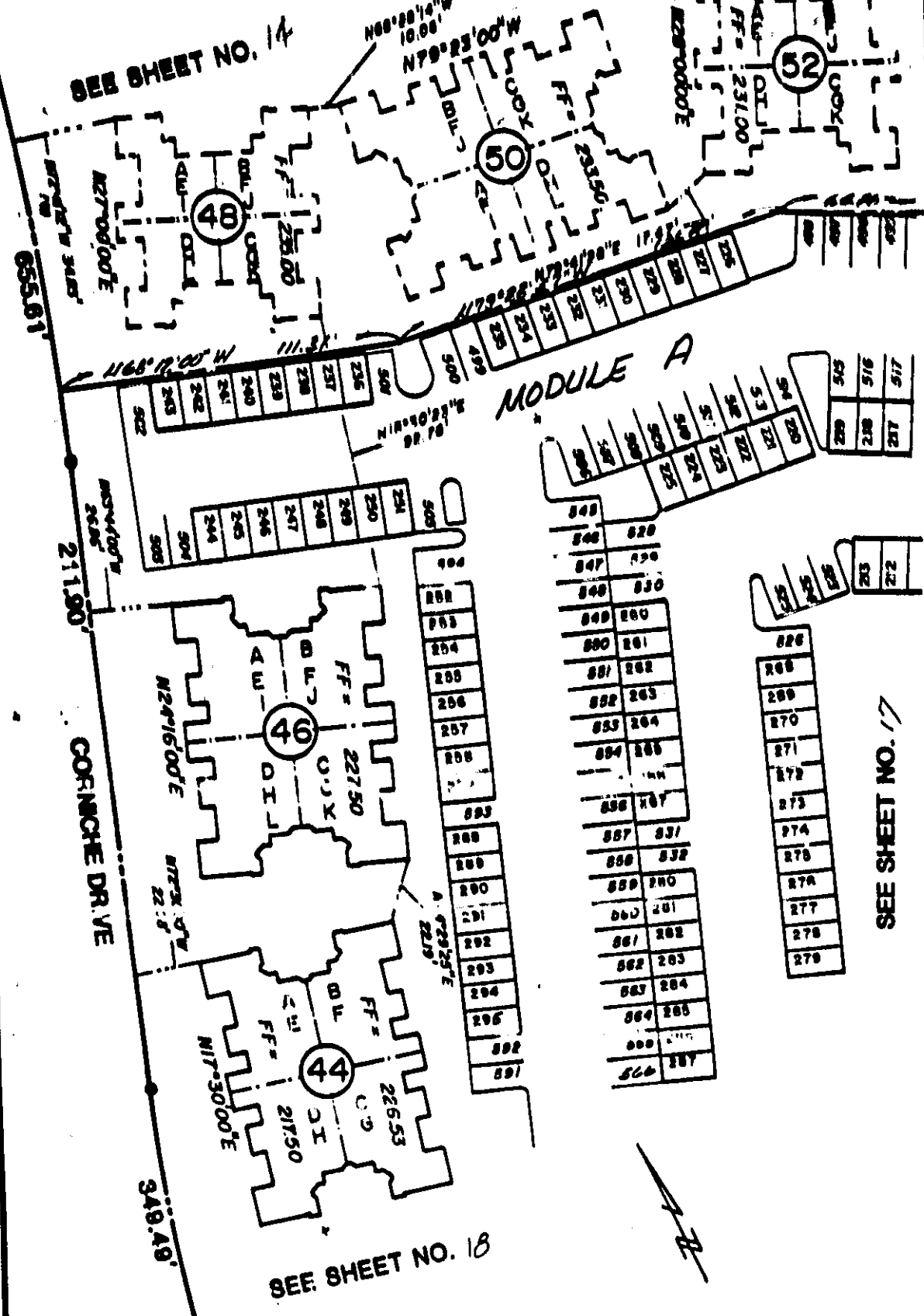
50

48

MODULE A

46

44



SEE SHEET NO. 17

SEE SHEET NO. 18

SCALE 1"=40'

CONDOMINIUM PLAN

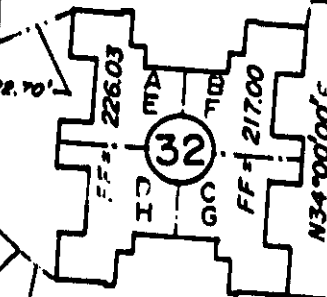
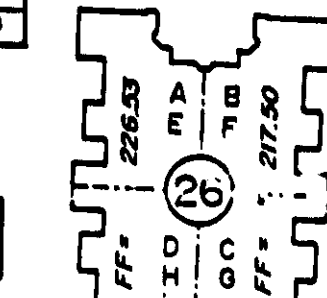
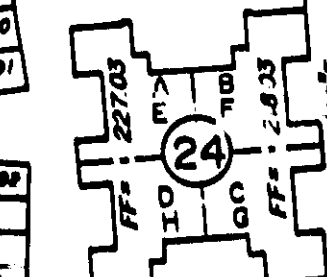
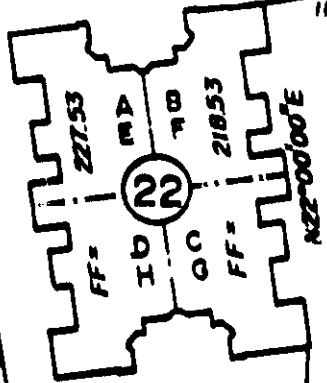
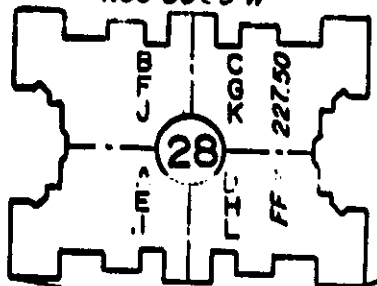
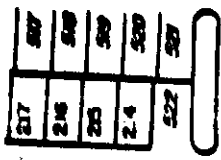
SITE PLAN

NGUEL ROAD

468.28'

SEE SHEET NO. 19

SEE SHEET NO. 16

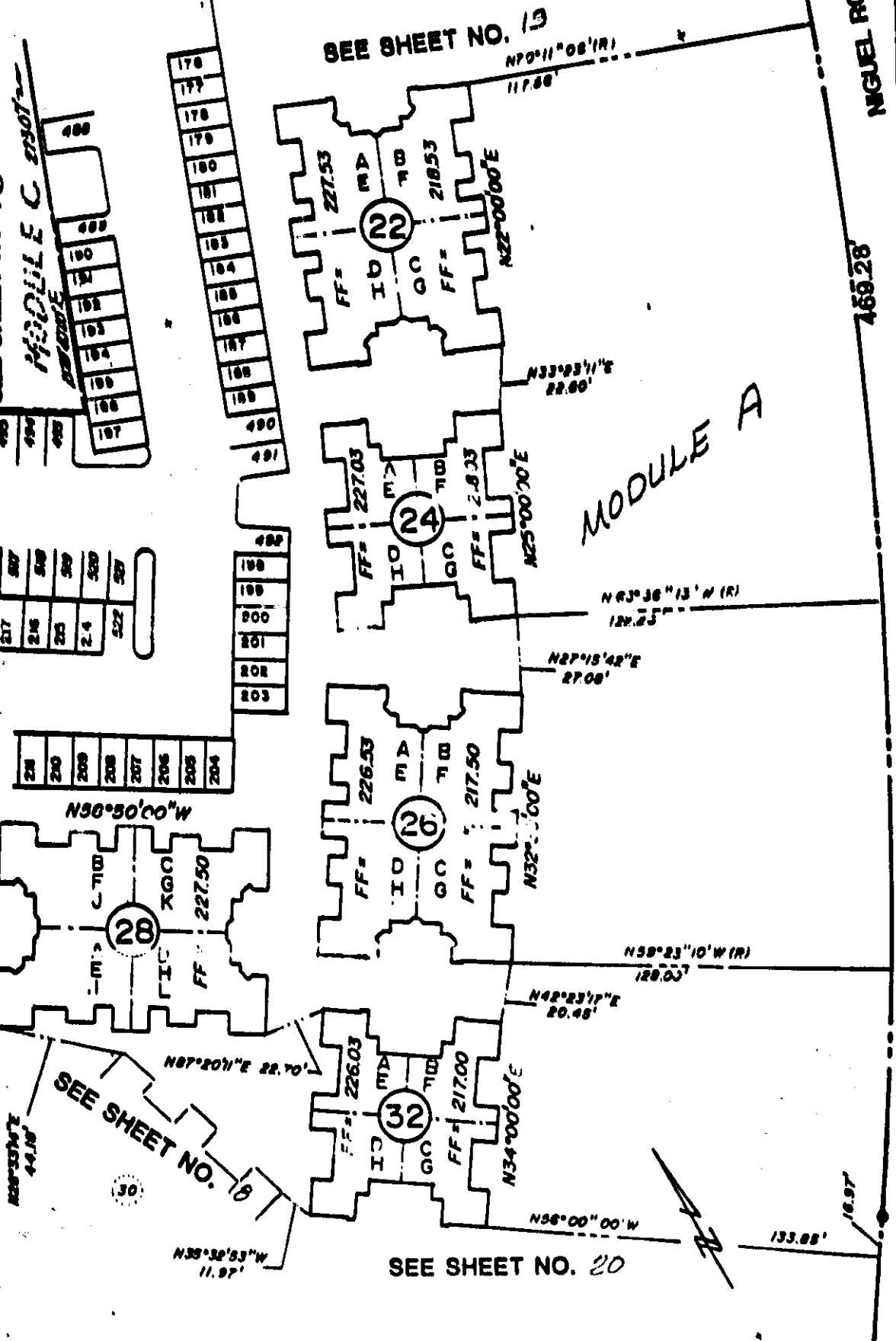


MODULE A

SEE SHEET NO. 18

SEE SHEET NO. 20

SCALE 1"=40'



CONDOMINIUM PLAN

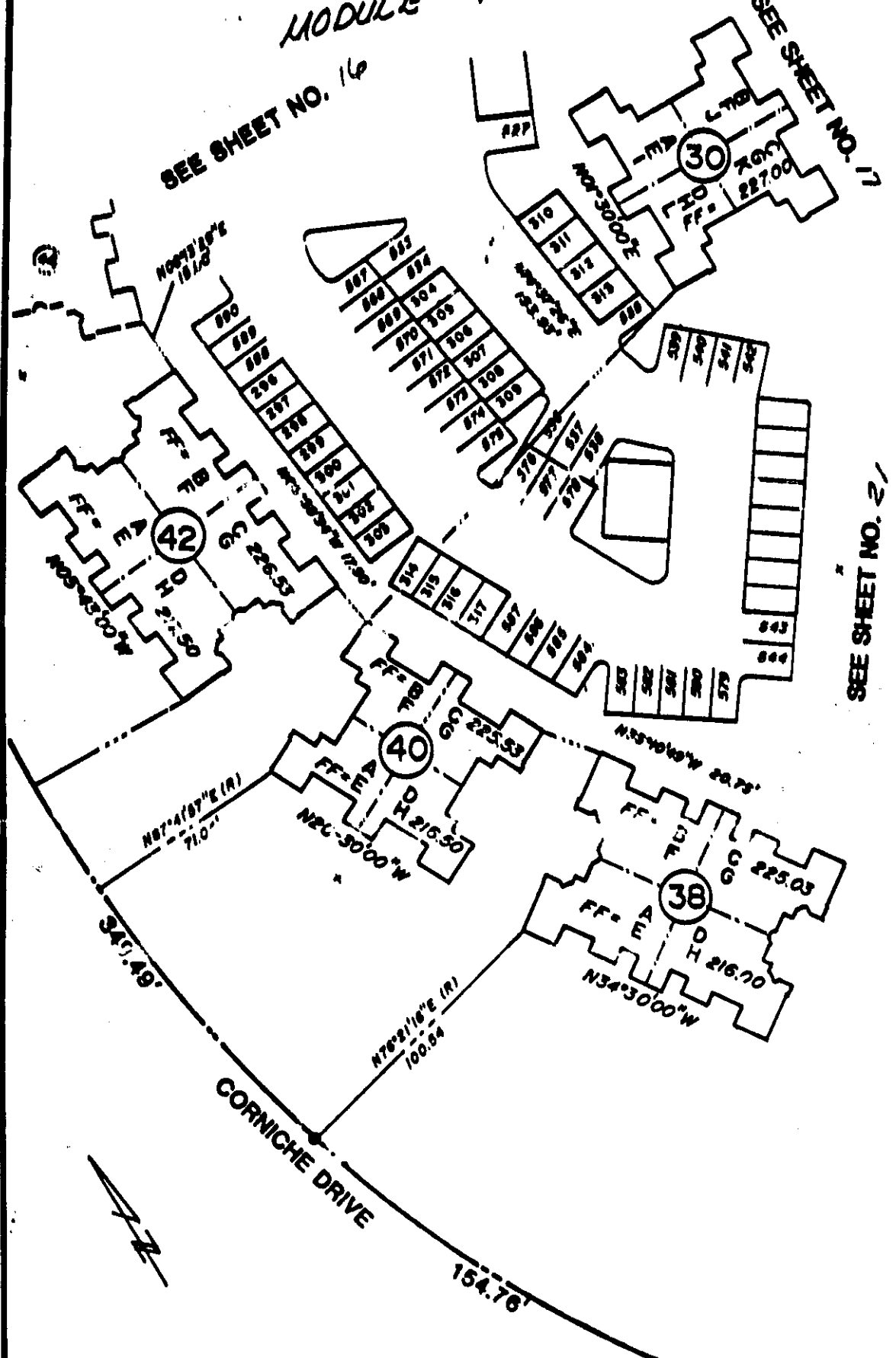
SHEET 19 OF 45

SITE PLAN

MODULE A

SEE SHEET NO. 16

SEE SHEET NO. 17



SEE SHEET NO. 21

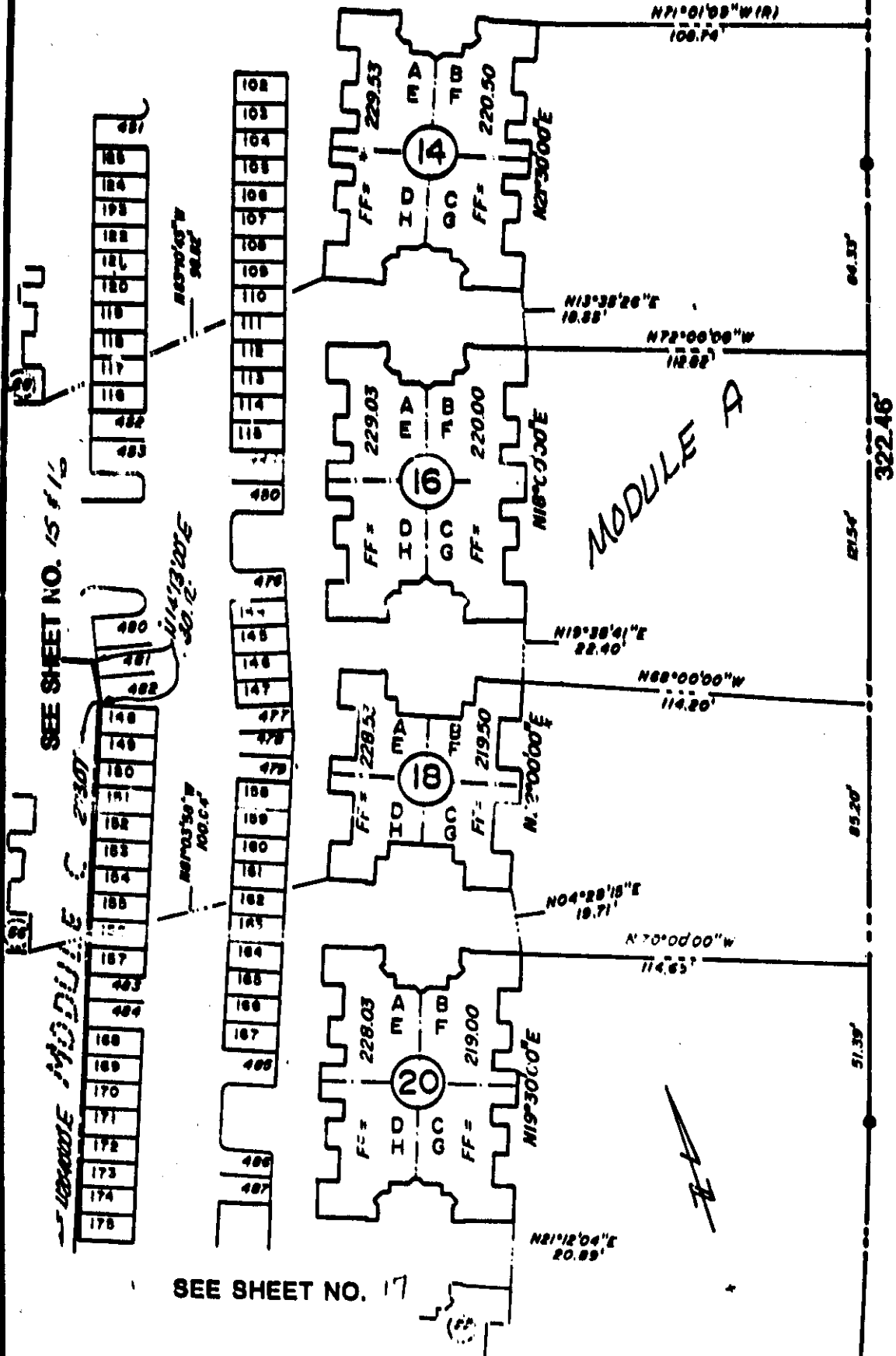
SCALE 1" = 40'

CONDOMINIUM PLAN

SHEET 20 OF 42

SITE PLAN

SEE SHEET NO. 13



SEE SHEET NO. 15 & 16

SEE SHEET NO. 17

SEE SHEET NO. 18

SCALE 1"=40'

CONDOMINIUM PLAN

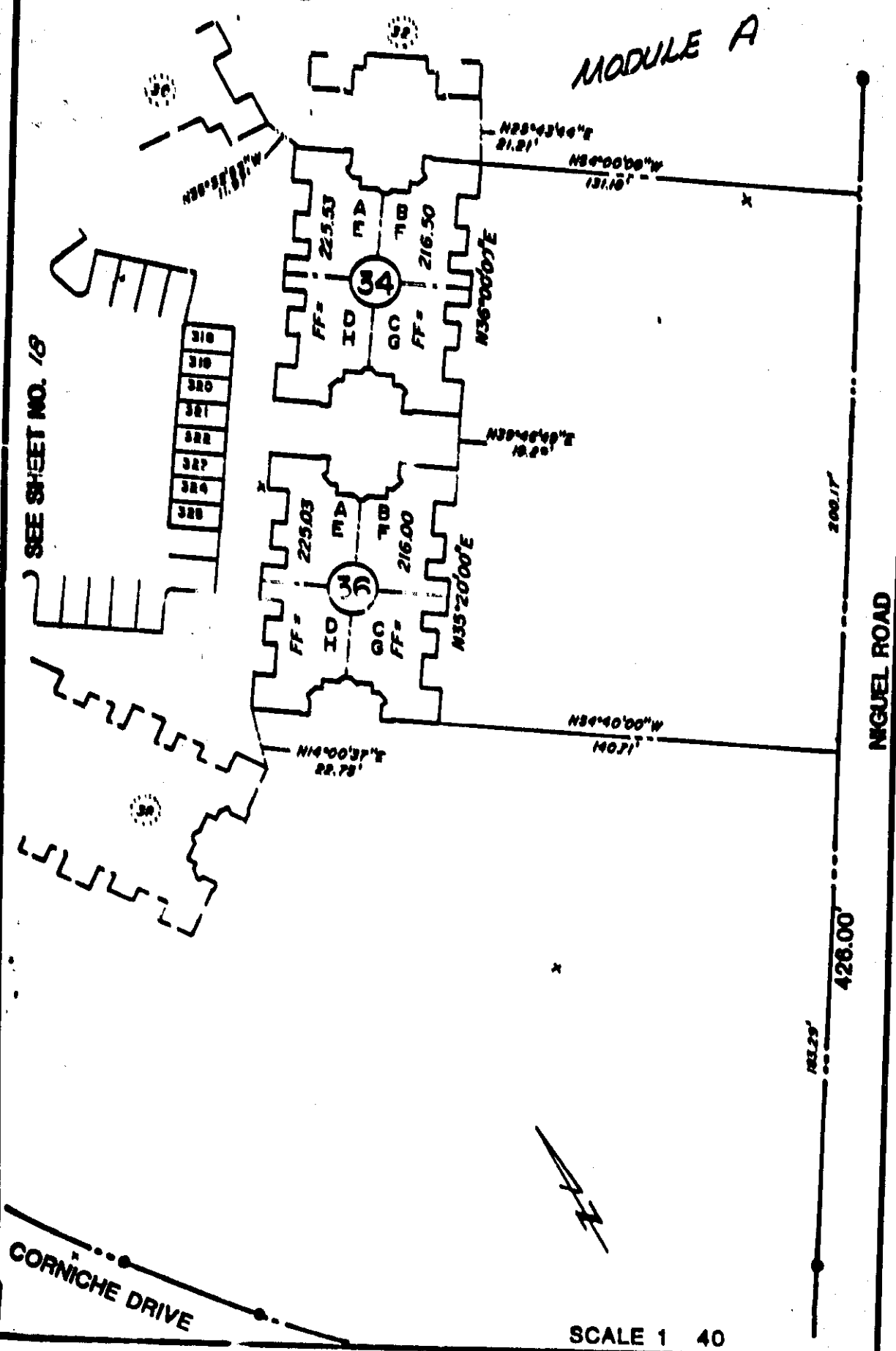
SHEET 2 / OF 4

SEE SHEET NO. 17

SITE PLAN

MODULE A

SEE SHEET NO. 18



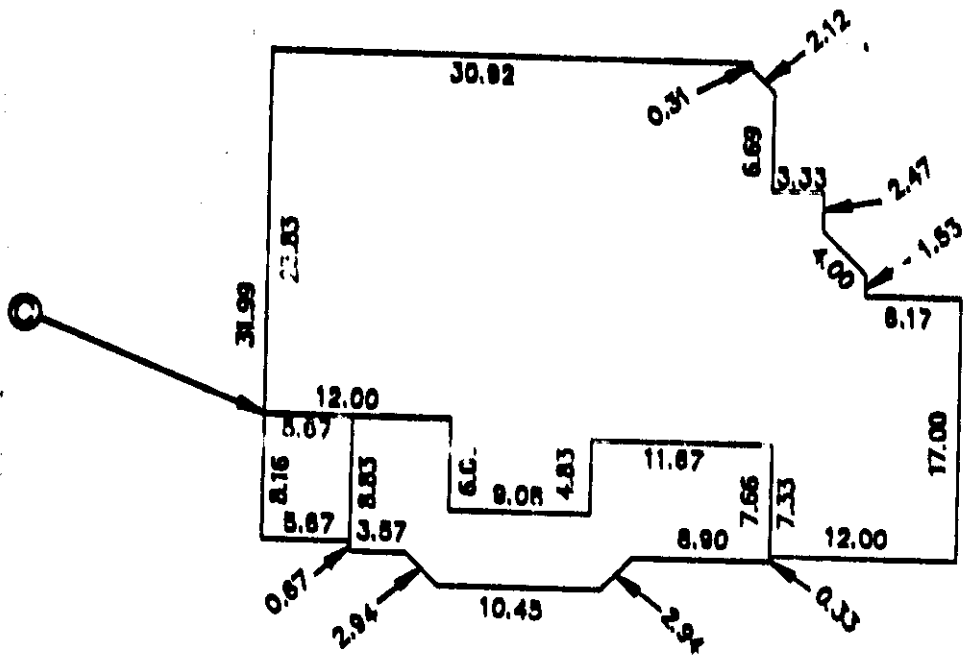
SCALE 1 40

CONDOMINIUM PLAN

TYPICAL FLOOR PLAN FOR 1ST FLOOR UNITS A B C D
AND 2ND FLOOR UNITS E F G H IN BUILDING NO.'S
14,16,20,22,26,34,36,38,42,44

TYPICAL FLOOR PLAN FOR 3RD FLOOR UNITS I J K L
IN BUILDING NO.'S 28,48

FLOOR PLAN FOR 1ST AND 2ND FLOOR UNITS B C D E
IN BUILDING NO. 68



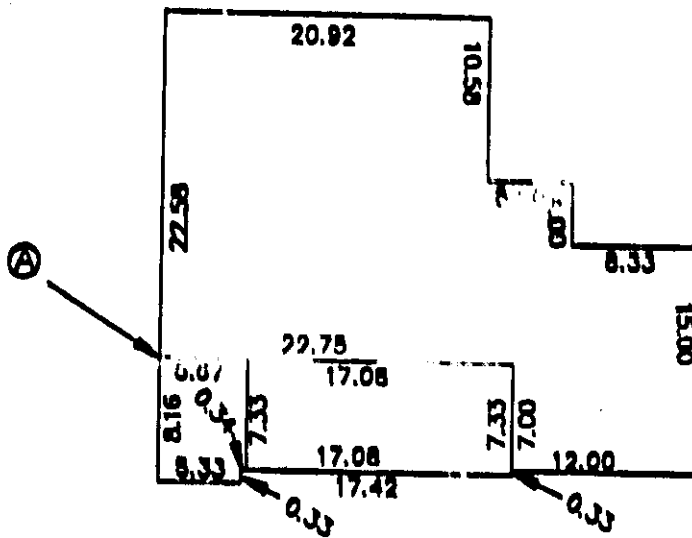
- NOTE: 1. THESE ARE INTERIOR DIMENSIONS, SEE BUILDING PLAN FOR EXTERIOR DIMENSIONS.
2. ALL WALLS ARE 4" THICK UNLESS OTHERWISE NOTED, ON BUILDING PLANS.
3. ⓐ = IDENTICAL POINT ON BUILDING PLAN.

CONDOMINIUM PLAN

SHEET 23 OF 46

TYPICAL FLOOR PLAN FOR 1ST FLOOR UNITS A B C D
AND 2ND FLOOR UNITS E F G H IN BUILDING NO.'S
18,24,32 & 40.

TYPICAL FLOOR PLAN FOR 3RD FLOOR UNITS I J K L
IN BUILDING NO. 30

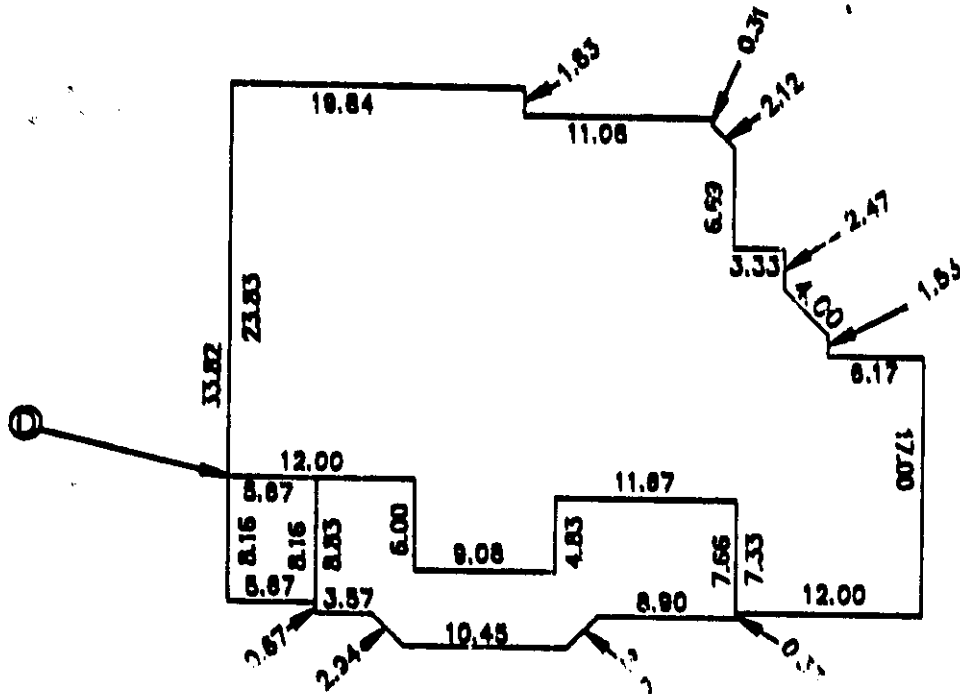


- NOTE: 1. THESE ARE INTERIOR DIMENSIONS, SEE BUILDING PLAN FOR EXTERIOR DIMENSIONS.
2. ALL WALLS ARE 4" THICK UNLESS OTHERWISE NOTED, ON BUILDING PLANS.
3. Ⓐ = IDENTICAL POINT ON BUILDING PLAN

CONDOMINIUM PLAN

SHEET 24 OF 46

TYPICAL FLOOR PLAN FOR 1ST FLOOR UNITS A B C D
AND 2ND FLOOR UNITS E F G H IN BUILDING NO.'S
28,48

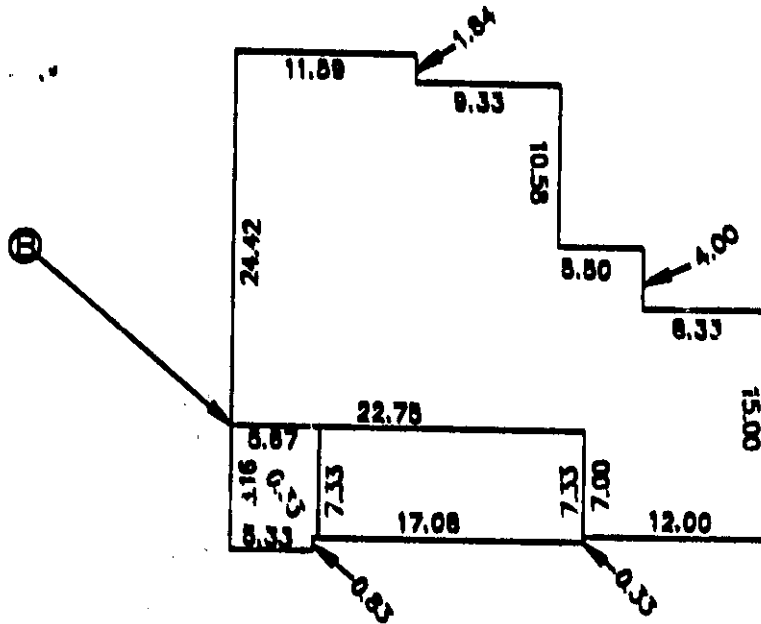


- NOTE: 1. THESE ARE INTERIOR DIMENSIONS, SEE BUILDING PLAN FOR EXTERIOR DIMENSIONS.
2. ALL WALLS ARE 4" THICK UNLESS OTHERWISE NOTED, ON BUILDING PLANS.
3. Ⓧ = IDENTICAL POINT ON BUILDING PLAN.

CONDOMINIUM PLAN

SHEET 26 OF 46

TYPICAL FLOOR PLAN FOR 1ST FLOOR UNITS A B C D
AND 2ND FLOOR UNITS E F G H IN BUILDING NO.
30



NOTE: 1. THESE ARE INTERIOR DIMENSIONS, SEE BUILDING PLAN FOR EXTERIOR DIMENSIONS.

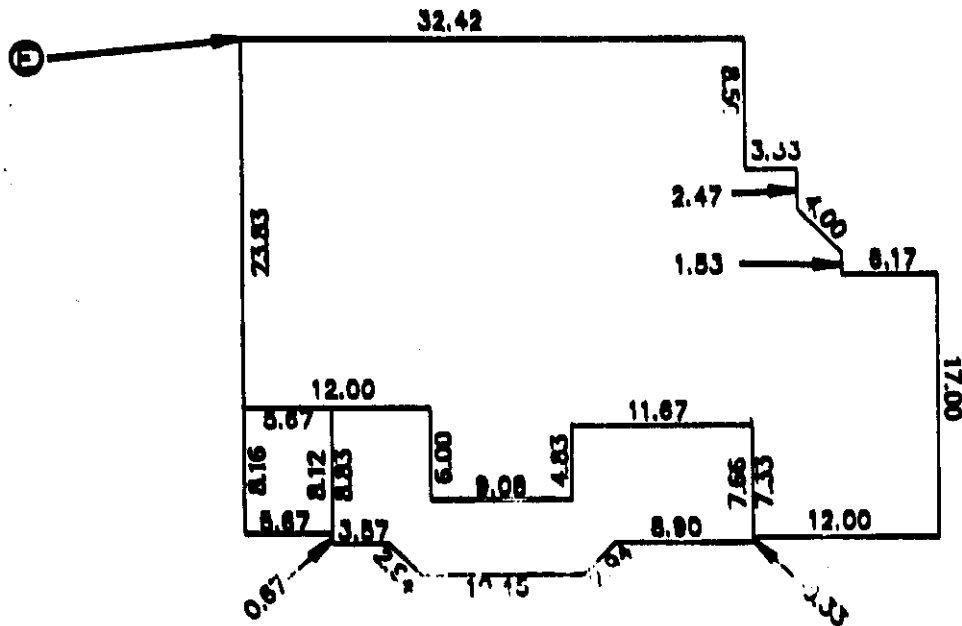
2. ALL WALLS ARE 4" THICK UNLESS OTHERWISE NOTED, ON BUILDING PLANS.

3. (E) = IDENTICAL POINT ON BUILDING PLAN.

CONDOMINIUM PLAN

SHEET 26 OF 40

FLOOR PLAN FOR UNIT A IN BUILDING NO. 68



- NOTE: 1. THESE ARE INTERIOR DIMENSIONS, SEE BUILDING PLAN FOR EXTERIOR DIMENSIONS.
2. ALL WALLS ARE 4" THICK UNLESS OTHERWISE NOTED, ON BUILDING PLANS.
3. D = IDENTICAL POINT ON BUILDING PLAN.

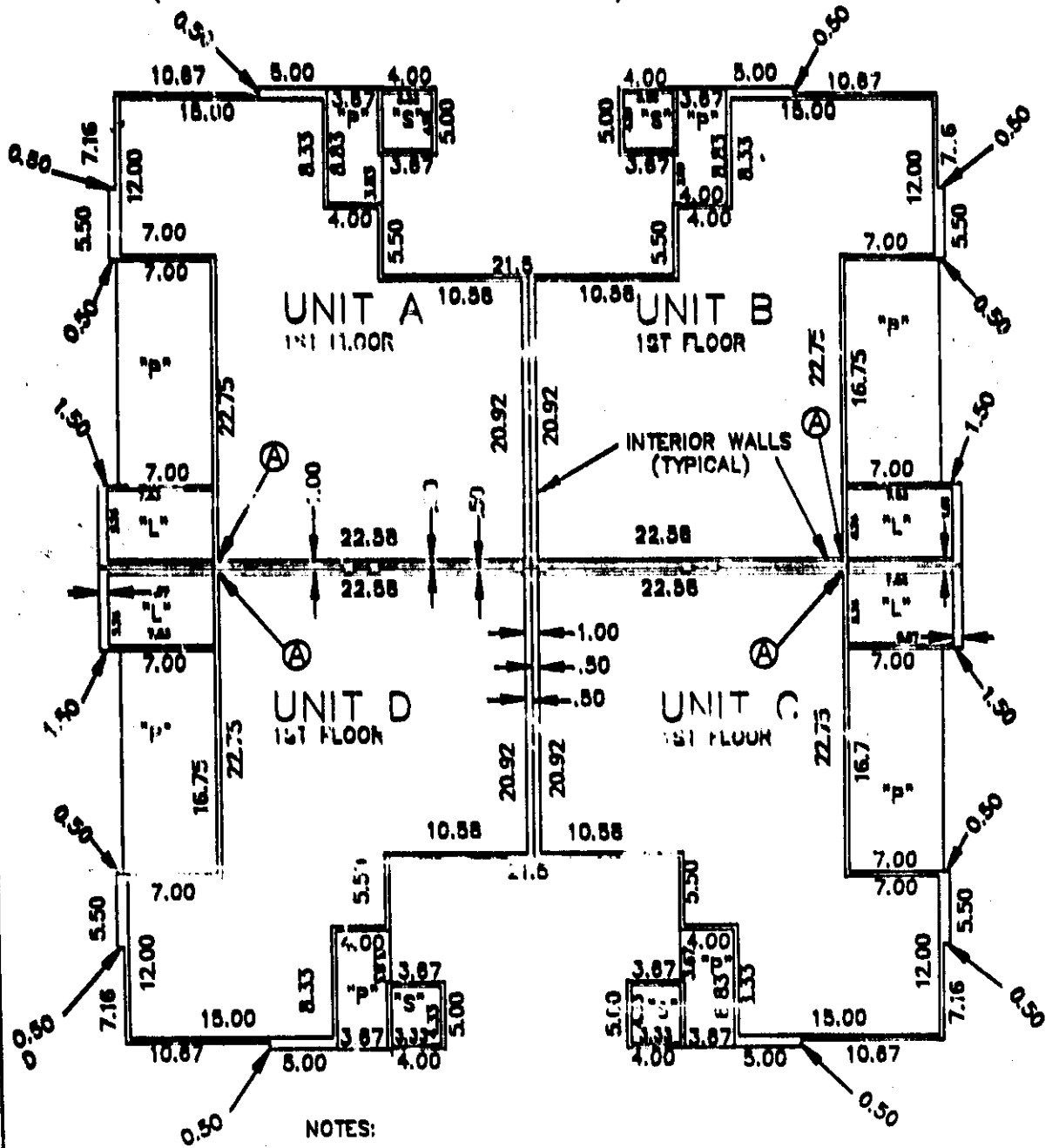
CONDOMINIUM PLAN

SHEET 7 OF 46

TYPICAL BUILDING PLAN FOR 1ST FLOOR
FOR BUILDING NO.'S 18, 24, 32 & 40.

1ST FLOOR UNITS: A B C D

(SEE SITE PLAN FOR BUILDING ORIENTATION)



NOTES:

1. SEE SHEET 23 FOR 2ND FLOOR.
2. SEE FLOOR PLAN FOR COMPLETE INTERIOR DIMENSIONS.
3. Ⓐ = IDENTICAL POINT ON FLOOR PLAN

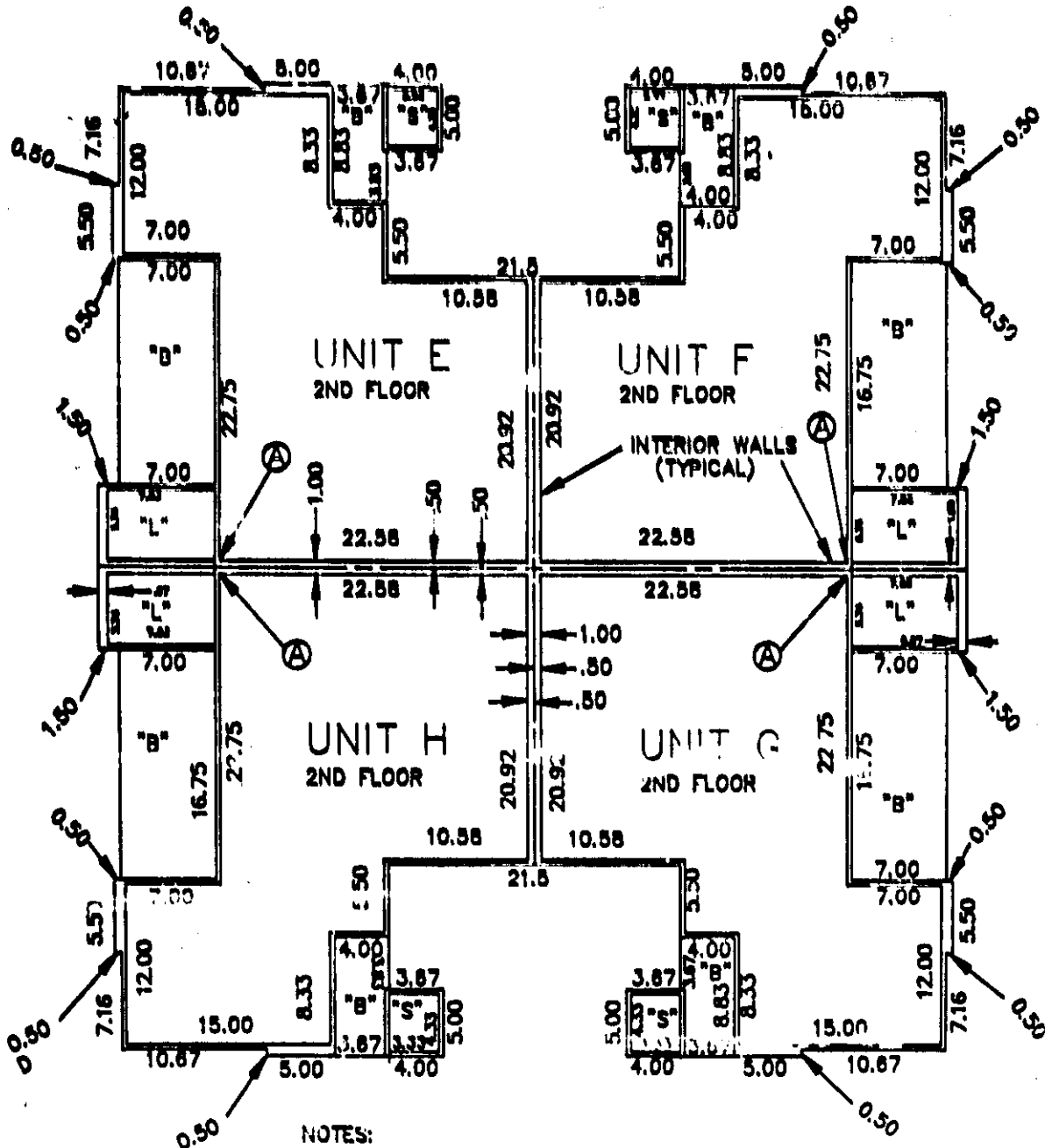
CONDOMINIUM PLAN

SHEET 23 OF 46

TYPICAL BUILDING PLAN FOR 2ND FLOOR
FOR BUILDING NO.'S 18,24,32 & 40.

2ND FLOOR UNITS: E F G H

(SEE SITE PLAN FOR BUILDING ORIENTATION)



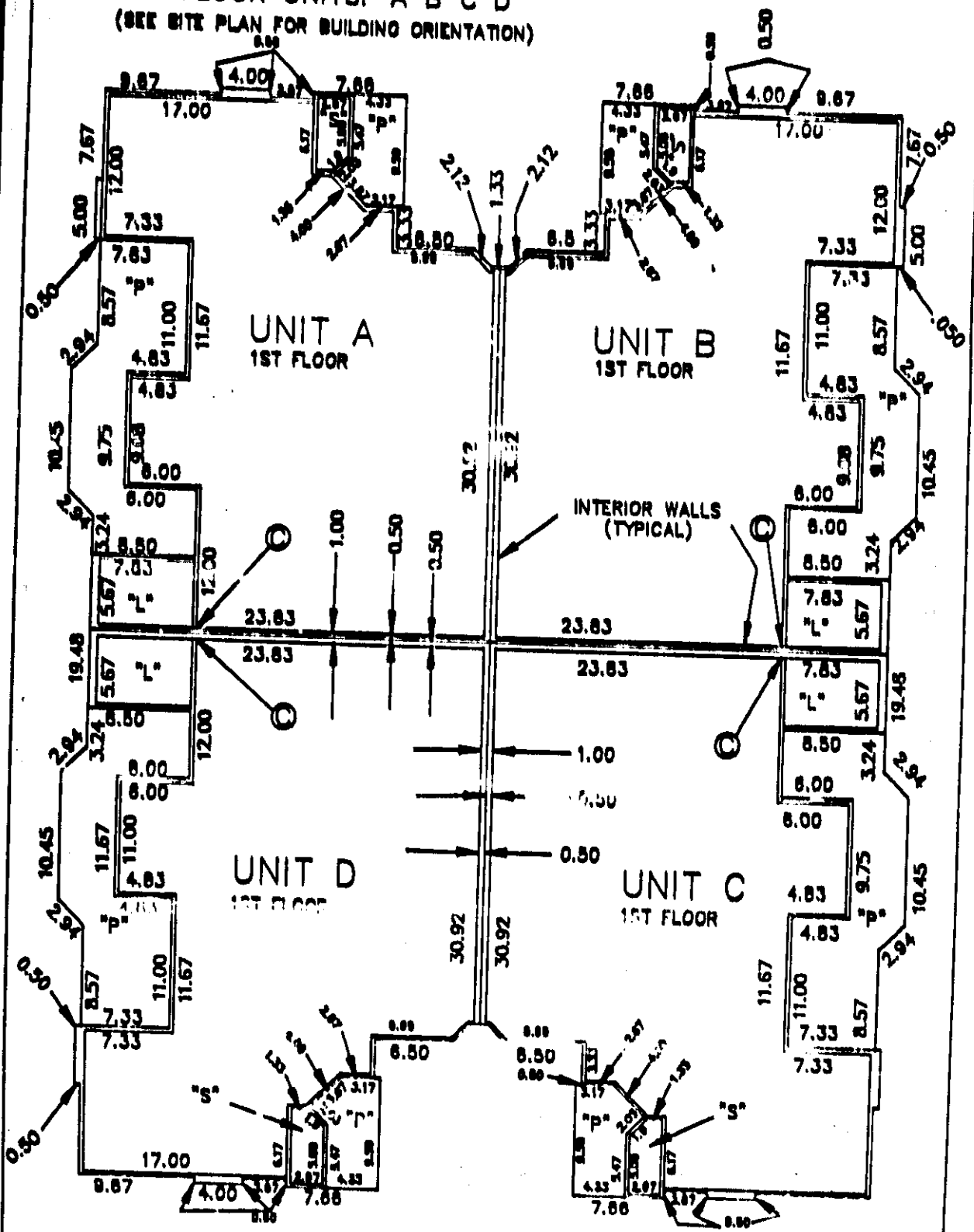
NOTES:

1. SEE SHEET #7 FOR 1ST FLOOR.
2. SEE FLOOR PLAN FOR COMPLETE INTERIOR DIMENSIONS.
3. Ⓐ = IDENTICAL POINT ON FLOOR PLAN

CONDOMINIUM PLAN

TYPICAL BUILDING PLAN FOR 1ST FLOOR FOR
 BUILDING NO.'S 14,16,20,22,26,34,36,38,42,44

1ST FLOOR UNITS: A B C D
 (SEE SITE PLAN FOR BUILDING ORIENTATION)



- NOTES:
1. SEE SHEET 39 FOR 2ND FLOOR.
 2. SEE FLOOR PLAN FOR COMPLETE INTERIOR DIMENSIONS.
 3. (C) = IDENTICAL POINT ON FLOOR PLAN.

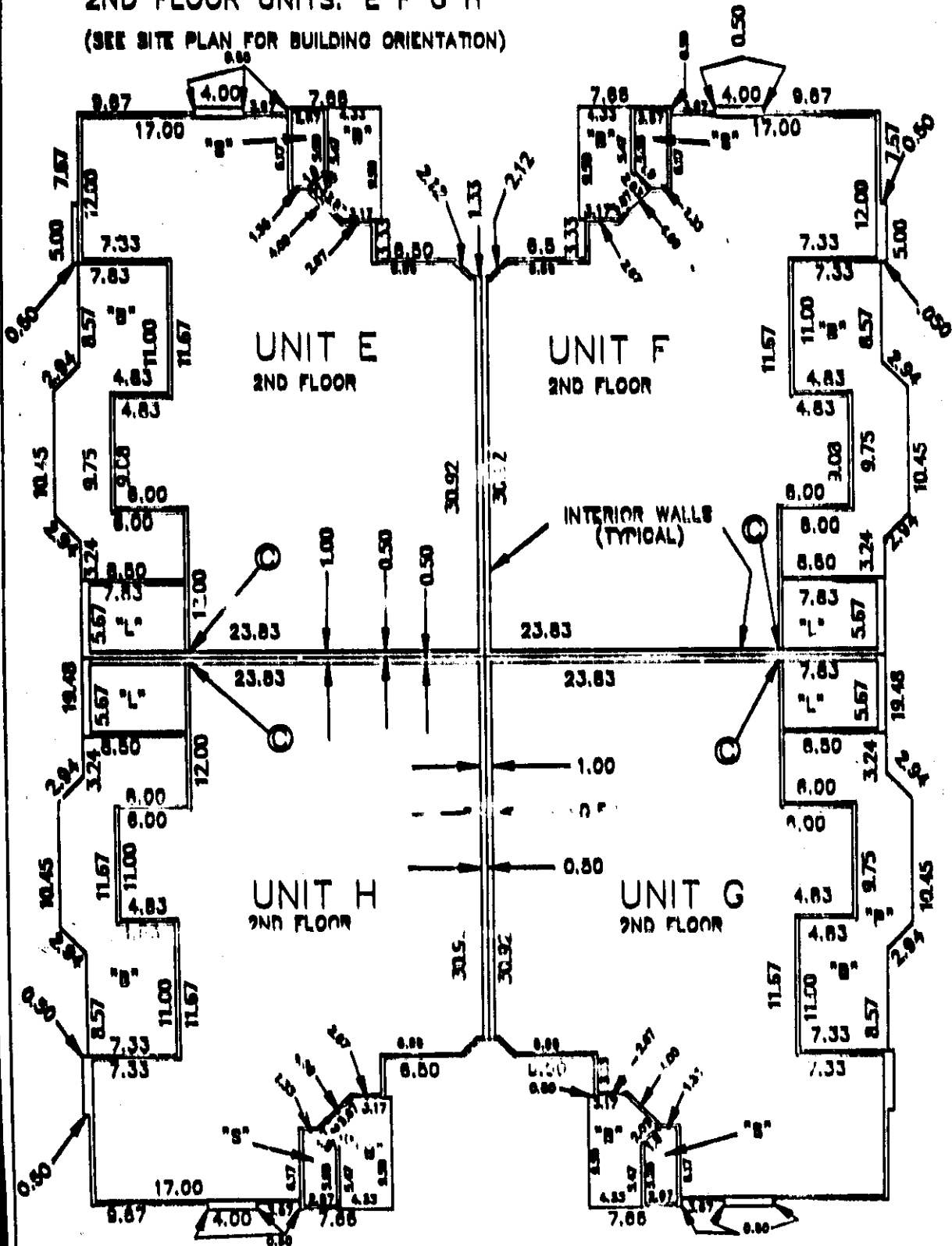
CONDOMINIUM PLAN

SHEET 30 OF 46

TYPICAL BUILDING PLAN FOR 2ND FLOOR FOR
BUILDING NO.'S 14,18,20,22,28,34,38,42,44

2ND FLOOR UNITS: E F G H

(SEE SITE PLAN FOR BUILDING ORIENTATION)



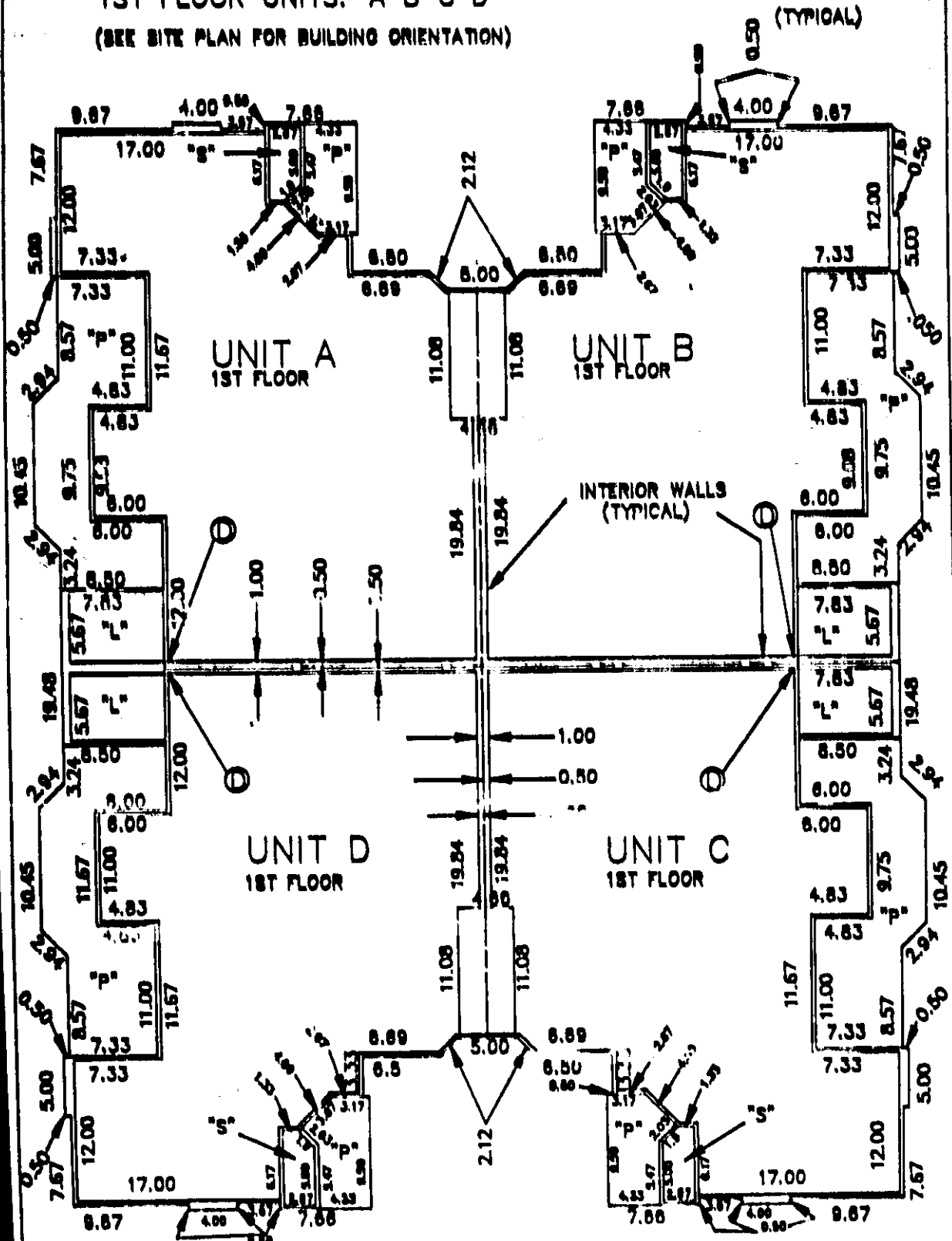
- NOTES:
1. SEE SHEET 39 FOR 1ST FLOOR.
 2. SEE FLOOR PLAN FOR COMPLETE INTERIOR DIMENSIONS.
 3. © = IDENTICAL POINT ON FLOOR PLAN.

CONDOMINIUM PLAN

TYPICAL BUILDING PLAN FOR 1ST FLOOR FOR BUILDING NO.'S 28,46

1ST FLOOR UNITS: A B C D

(SEE SITE PLAN FOR BUILDING ORIENTATION)



NOTES:

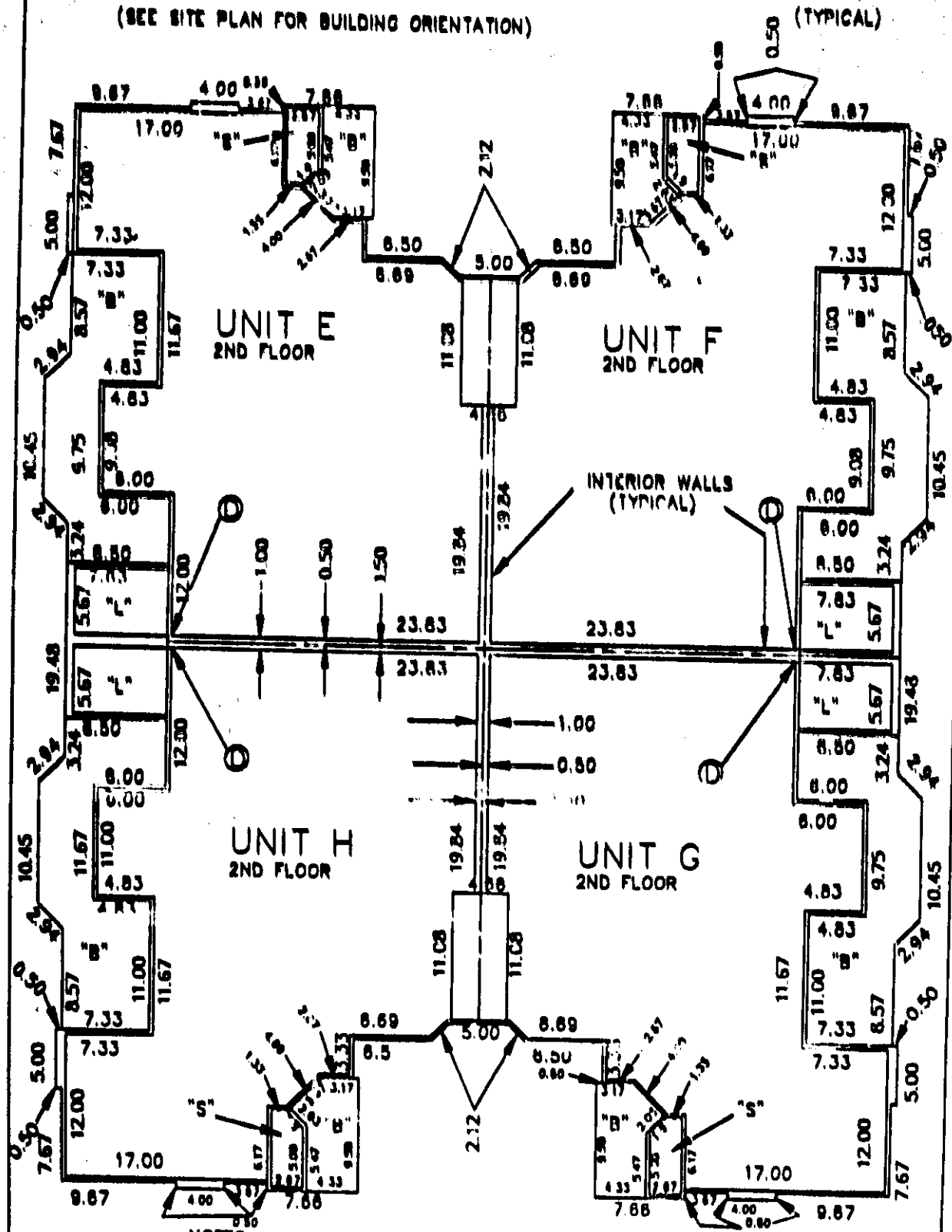
- 1. SEE SHEET 32 FOR 2ND FLOOR AND SHEET 33 FOR 3RD FLOOR.
- 2. SEE FLOOR PLAN FOR COMPLETE INTERIOR DIMENSIONS.

CONDOMINIUM PLAN

SHEET 52 OF 40

TYPICAL BUILDING PLAN FOR 2ND FLOOR FOR
BUILDING NO.'S 28,48
2ND FLOOR UNITS E F G H

(SEE SITE PLAN FOR BUILDING ORIENTATION)



NOTES:

- 1. SEE SHEET J/ FOR 1ST FLOOR AND SHEET J3 FOR 3RD FLOOR.
- 2. SEE FLOOR PLAN FOR COMPLETE INTERIOR DIMENSIONS.
- 3. (D) = IDENTICAL POINT ON FLOOR PLAN.

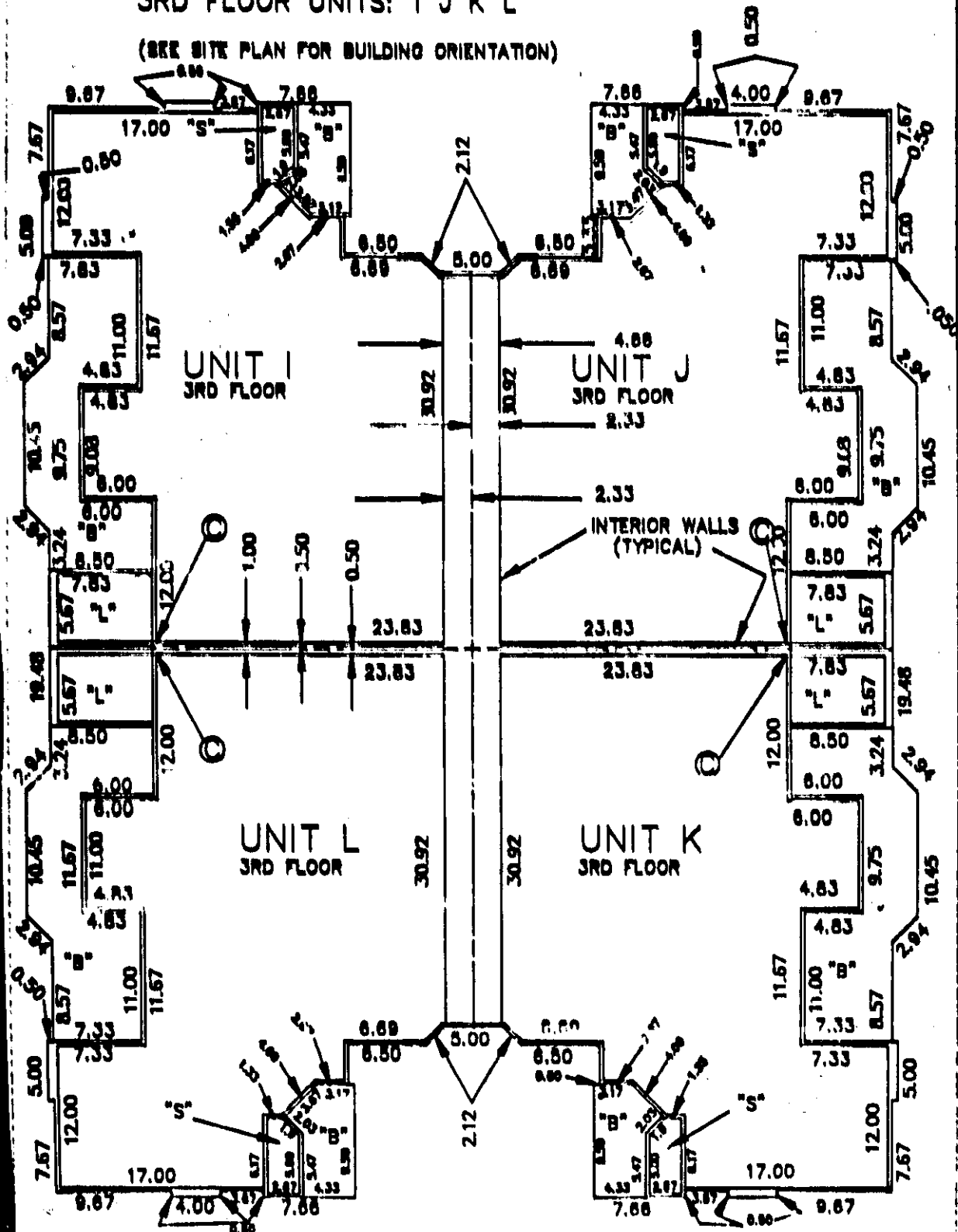
CONDOMINIUM PLAN

SHEET 31 OF 46

TYPICAL BUILDING PLAN FOR BUILDING NO.'S 28,
46

3RD FLOOR UNITS: I J K L

(SEE SITE PLAN FOR BUILDING ORIENTATION)

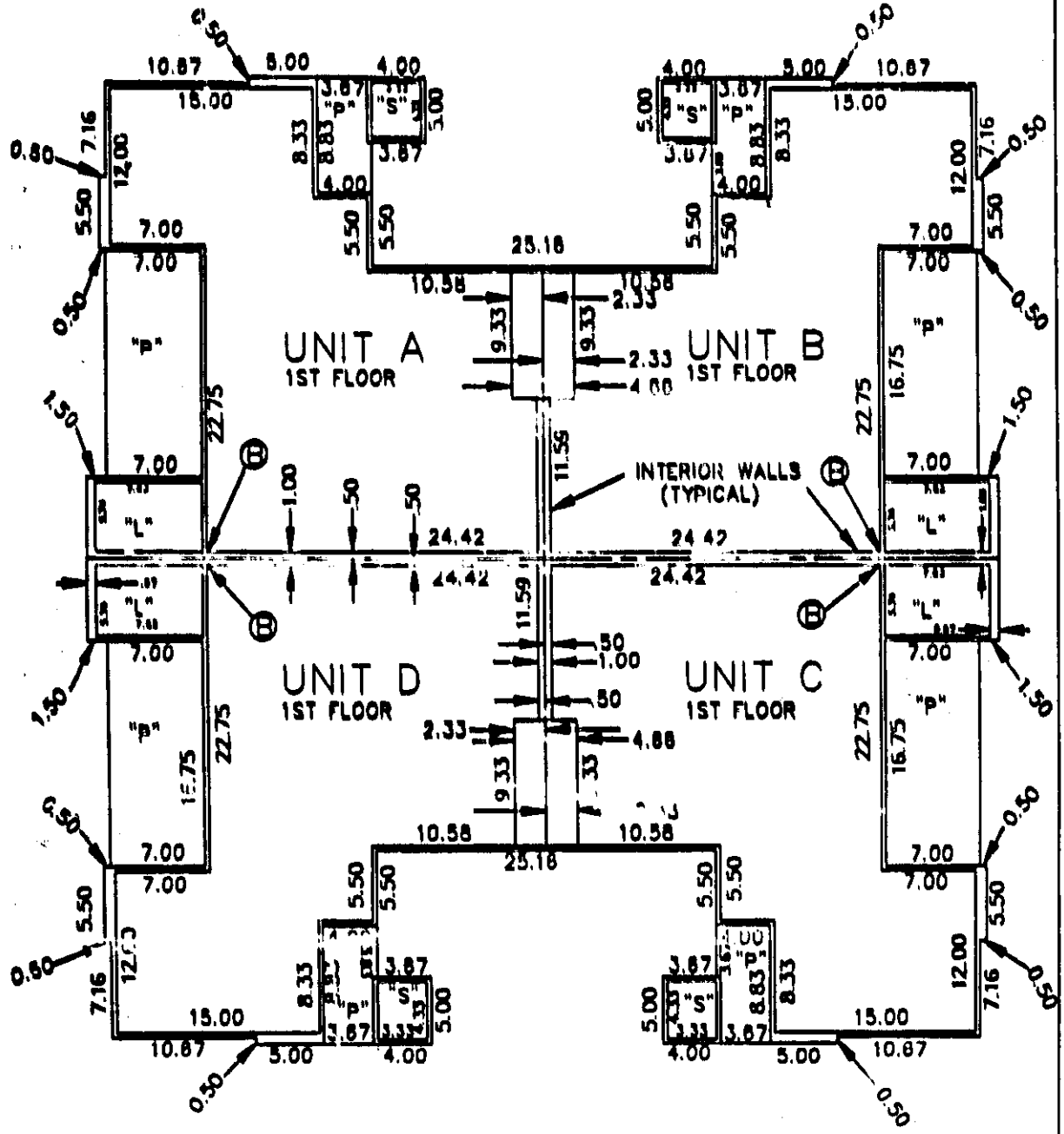


- NOTES:
1. SEE SHEET 31 FOR 1ST FLOOR AND SHEET 32 FOR 2ND FLOOR.
 2. SEE FLOOR PLAN FOR COMPLETE INTERIOR DIMENSIONS.
 3. © - IDENTICAL POINT ON FLOOR PLAN.

CONDOMINIUM PLAN

TYPICAL BUILDING PLAN FOR 1ST FLOOR
 FOR BUILDING NO. 30
 1ST FLOOR UNITS: A B C D

(SEE SITE PLAN FOR BUILDING ORIENTATION)



NOTES:

1. SEE SHEET 35 FOR 2ND FLOOR AND SHEET 36 FOR 3RD FLOOR.
2. SEE FLOOR PLAN FOR COMPLETE INTERIOR DIMENSIONS.
3. (B) = IDENTICAL POINT ON FLOOR PLAN.

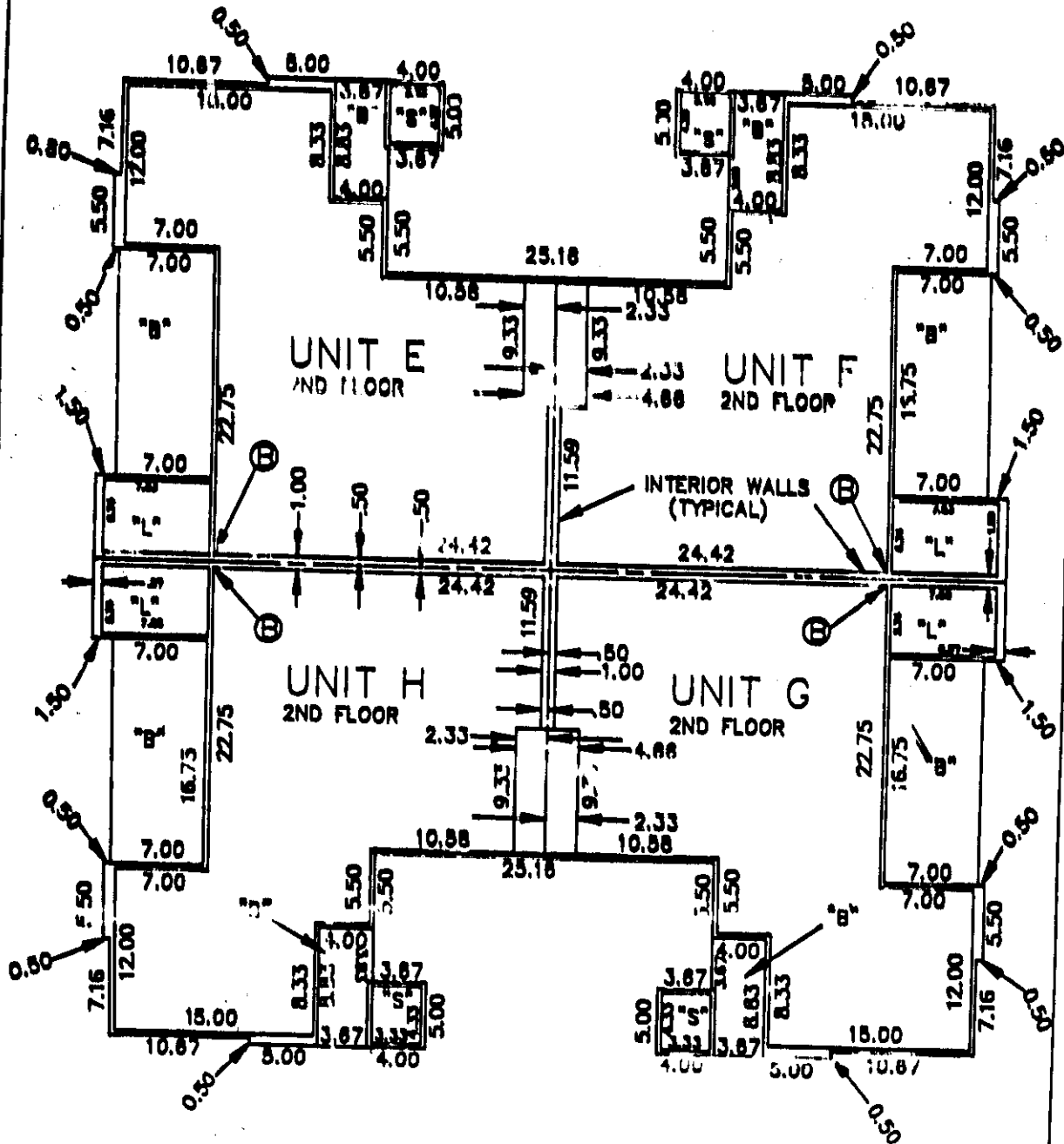
CONDOMINIUM PLAN

SHEET 35 OF 40

TYPICAL BUILDING PLAN FOR 2ND FLOOR
FOR BUILDING NO. 30

2ND FLOOR UNITS: E F G H

(SEE SITE PLAN FOR BUILDING ORIENTATION)



NOTES:

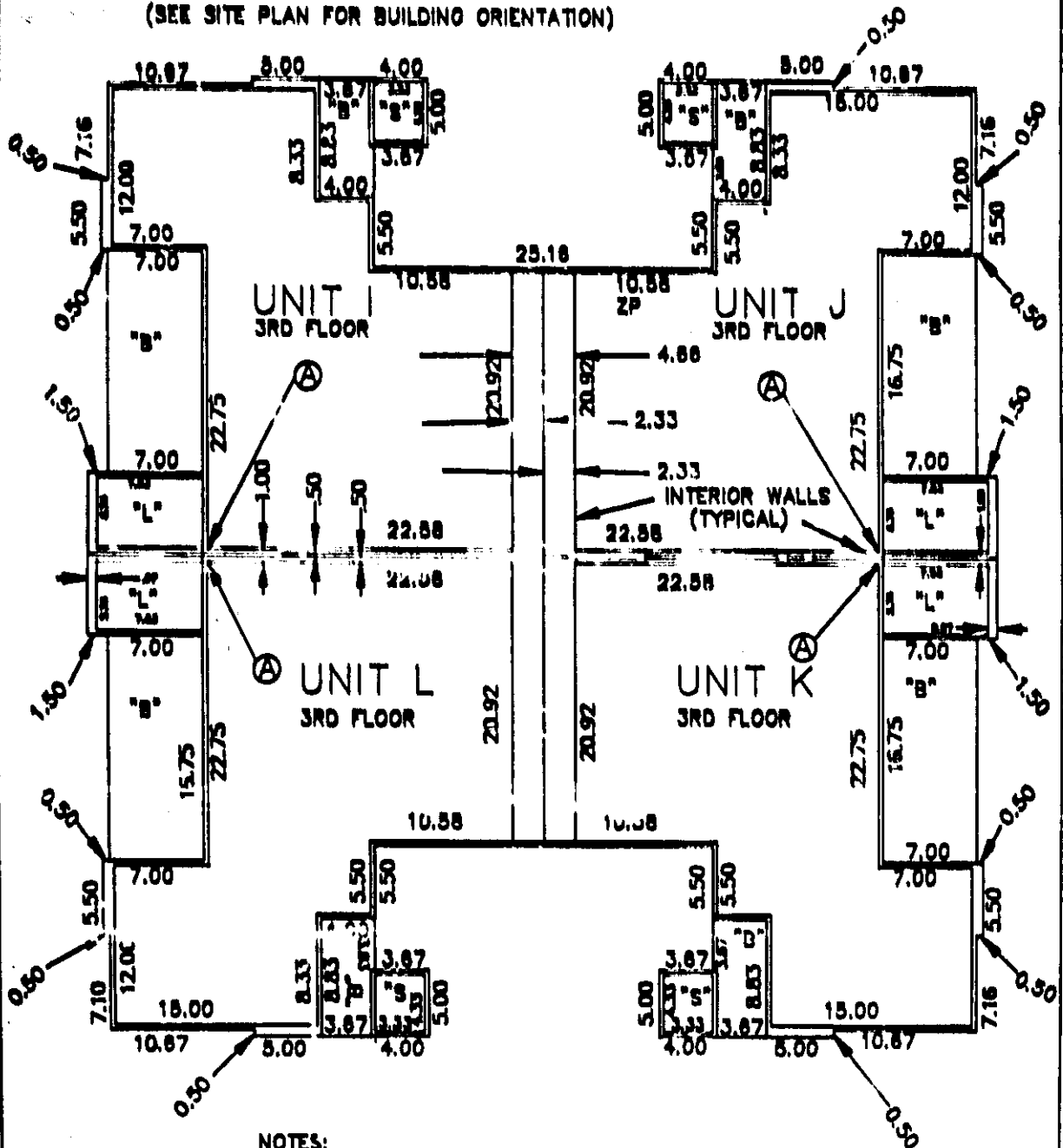
1. SEE SHEET 34 FOR 1ST FLOOR AND SHEET 36 FOR 3RD FLOOR.
2. SEE FLOOR PLAN FOR COMPLETE INTERIOR DIMENSIONS.
3. ⊕ = IDENTICAL POINT ON FLOOR PLAN.

CONDOMINIUM PLAN

TYPICAL BUILDING PLAN FOR 3RD FLOOR FOR
BUILDING NO. 30

3RD FLOOR UNITS: I J K L

(SEE SITE PLAN FOR BUILDING ORIENTATION)



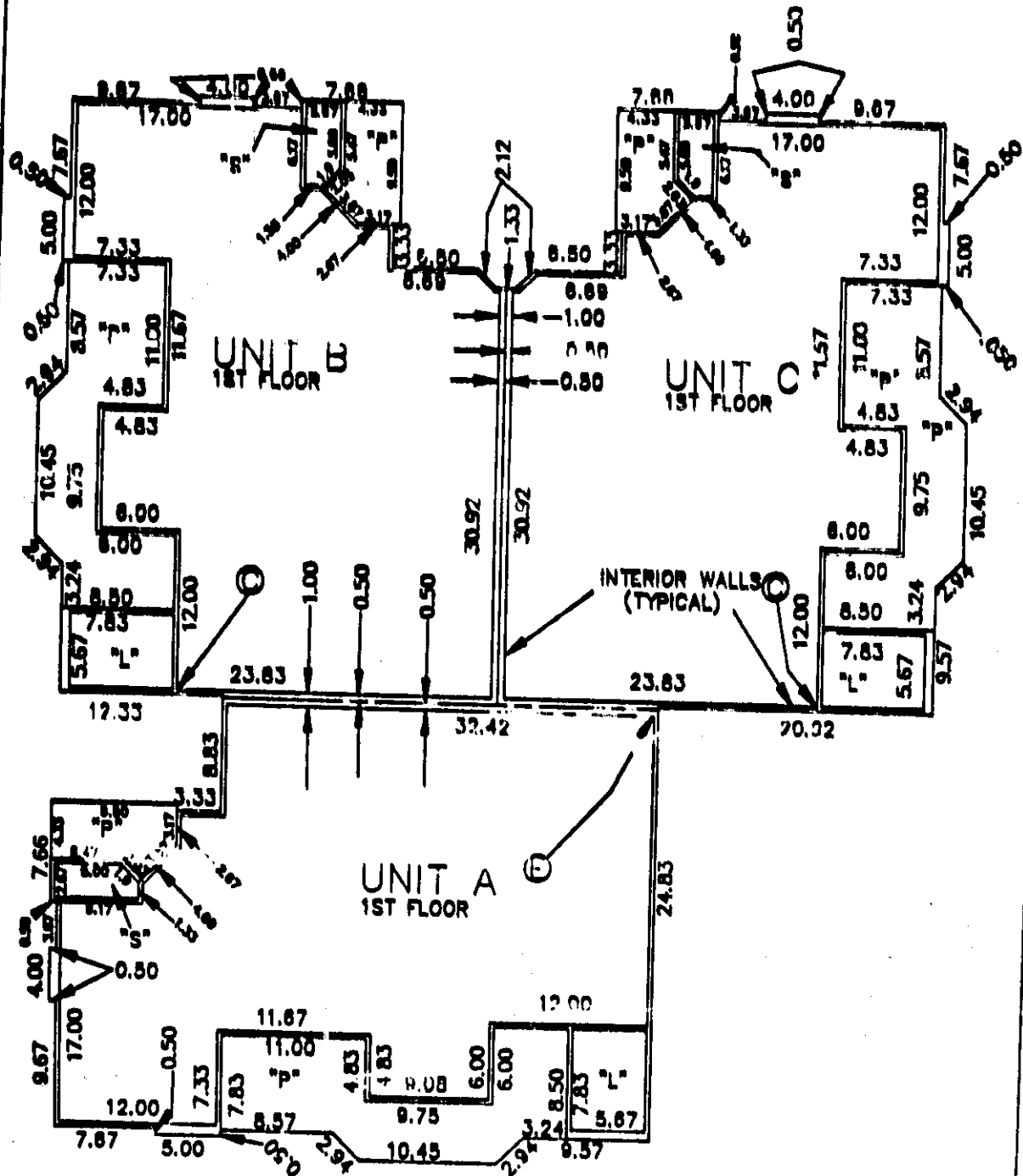
- NOTES:
1. SEE SHEET 34 FOR 1ST FLOOR AND SHEET 36 FOR 2ND FLOOR.
 2. SEE FLOOR PLAN FOR COMPLETE INTERIOR DIMENSIONS.
 3. ⊕ = IDENTICAL POINT ON FLOOR PLAN.

CONDOMINIUM PLAN

SHEET 39 OF 40

BUILDING PLAN FOR BUILDING NO. 68.
1ST FLOOR UNITS: A B C

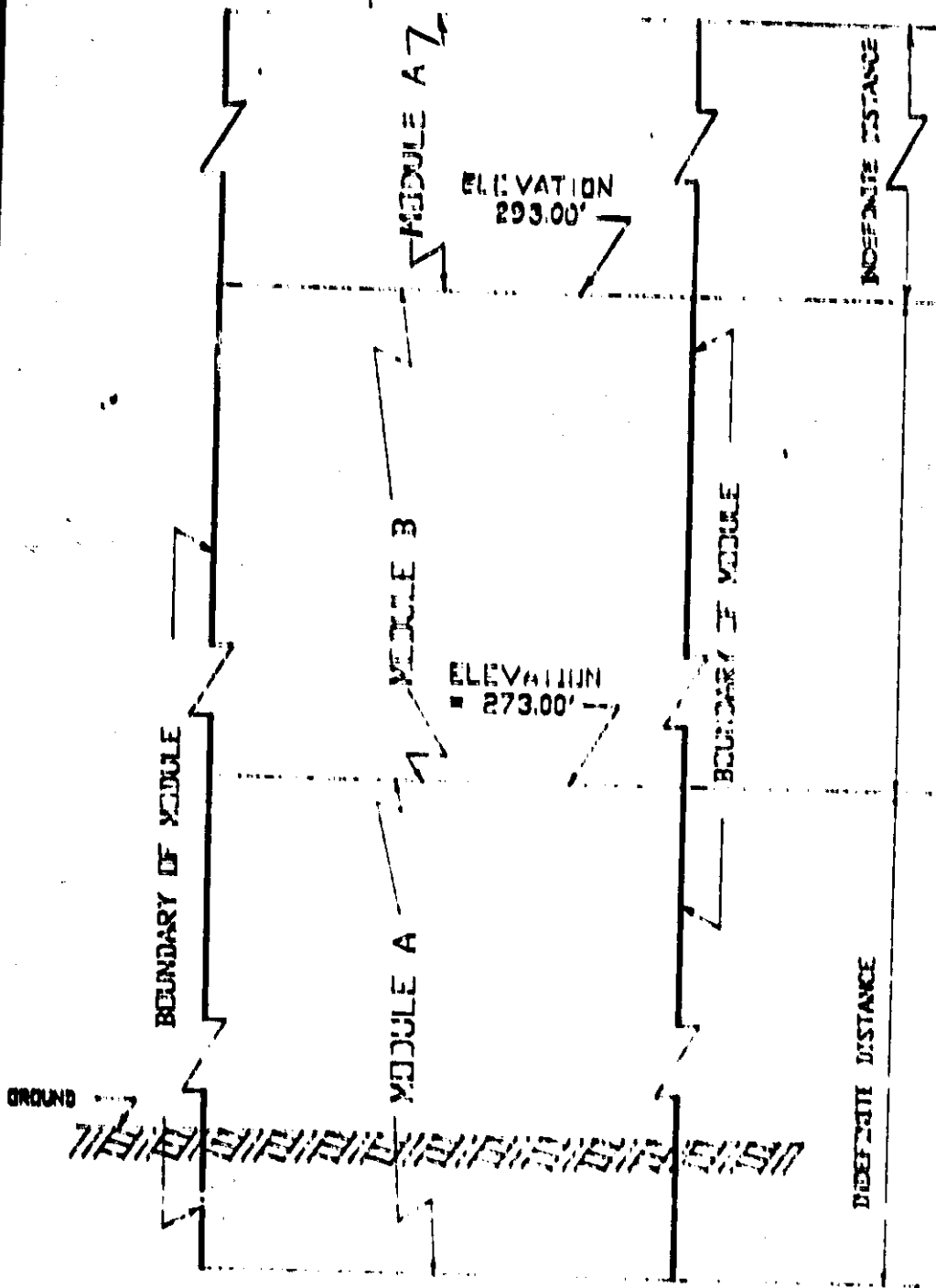
(SEE SITE PLAN FOR BUILDING ORIENTATION)



1. SEE SHEET 38 FOR 2ND FLOOR.
2. SEE FLOOR PLAN FOR COMPLETE INTERIOR DIMENSIONS.
3. (C) = IDENTICAL POINT ON FLOOR PLAN
4. (D) = IDENTICAL POINT ON FLOOR PLAN.

CONDOMINIUM PLAN

SHEET 12 OF 14



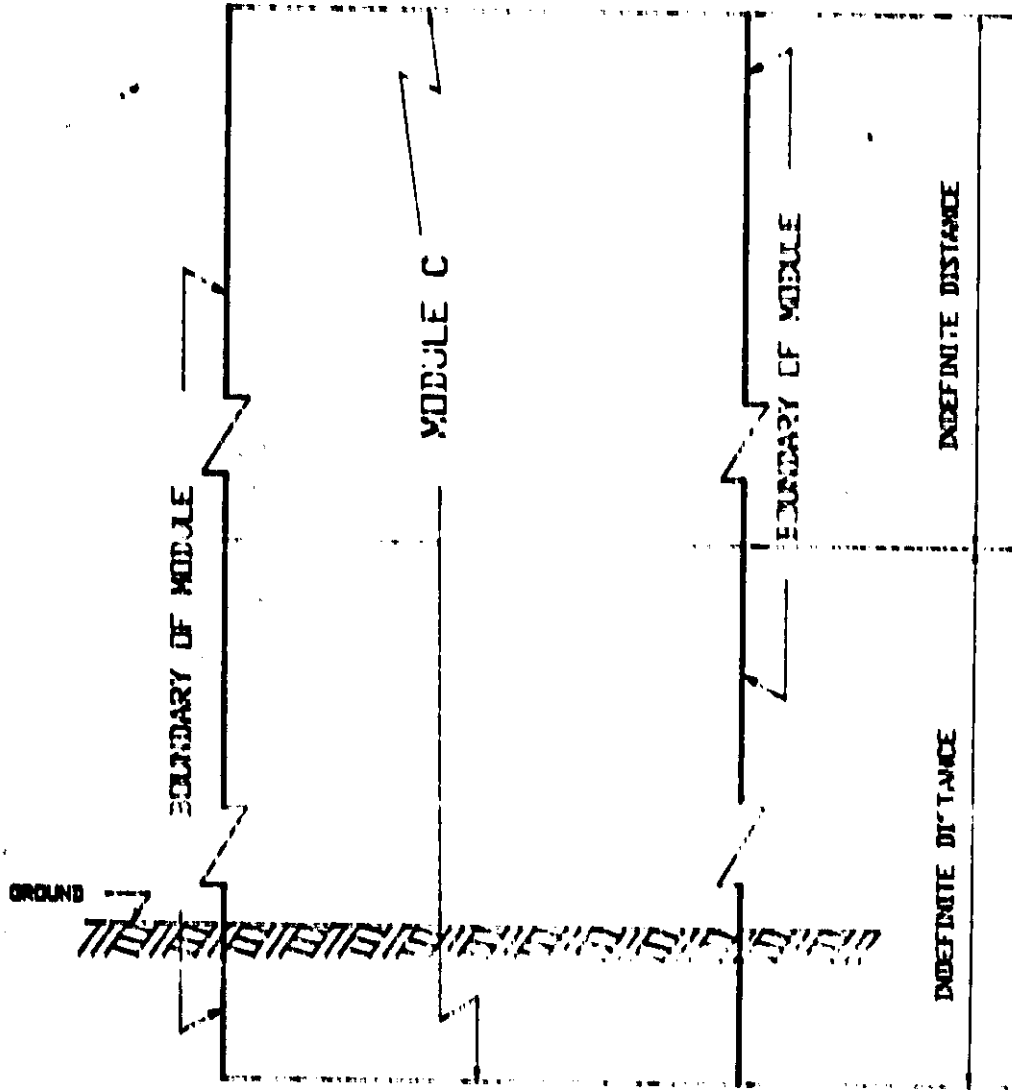
SIDE VIEW OF MODULES

A AND B

NO SCALE

CONDOMINIUM PLAN

SHEET 20 OF 46



SIDE VIEW OF MODULE C

NO SCALE

CONDOMINIUM PLAN

SHEET 41 OF 46

BUILDING ELEVATIONS

UNIT NUMBER *****	NOMINAL ELEVATION ***** FLOOR *****	***** CEILING *****
14 A	229.53	237.61
14 B	220.50	228.58
14 C	220.50	228.58
14 D	229.53	237.61
14 E	238.56	VARIES
14 F	229.53	VARIES
14 G	229.53	VARIES
14 H	238.56	VARIES

UNIT NUMBER *****	NOMINAL ELEVATION ***** FLOOR *****	***** CEILING *****
16 A	229.03	237.11
16 B	220.00	228.08
16 C	220.00	228.08
16 D	229.03	237.11
16 E	238.06	VARIES
16 F	229.03	VARIES
16 G	229.03	VARIES
16 H	238.06	VARIES

UNIT NUMBER *****	NOMINAL ELEVATION ***** FLOOR *****	***** CEILING *****
18 A	228.53	236.61
18 B	219.50	227.58
18 C	219.50	227.58
18 D	228.53	236.61
18 E	237.56	VARIES
18 F	228.53	VARIES
18 G	228.53	VARIES
18 H	237.56	VARIES

UNIT NUMBER *****	NOMINAL ELEVATION ***** FLOOR *****	***** CEILING *****
20 A	228.03	236.11
20 B	219.00	227.08
20 C	219.00	227.08
20 D	228.03	236.11
20 E	237.06	VARIES
20 F	228.03	VARIES
20 G	228.03	VARIES
20 H	237.06	VARIES

BUILDING ELEVATIONS

UNIT NUMBER *****	NOMINAL ELEVATION ***** FLOOR *****	***** CEILING *****
22 A	227.53	235.61
22 B	218.50	226.58
22 C	218.50	226.50
22 D	227.53	235.61
22 E	236.56	VARIES
22 F	227.53	VARIES
22 G	227.53	VARIES
22 H	236.56	VARIES

UNIT NUMBER *****	NOMINAL ELEVATION ***** FLOOR *****	***** CEILING *****
24 A	227.03	235.11
24 B	218.00	226.08
24 C	218.00	226.08
24 D	227.03	235.11
24 E	236.06	VARIES
24 F	227.03	VARIES
24 G	227.03	VARIES
24 H	236.06	VARIES

BUILDING ELEVATIONS

UNIT	NOMINAL ELEVATION	
NUMBER	FLOOR	CEILING
*****	*****	*****
26 A	226.53	234.61
26 B	217.50	225.58
26 C	217.50	225.58
26 D	226.53	234.61
26 E	235.56	VARIES
26 F	226.53	VARIES
26 G	226.53	VARIES
26 H	235.56	VARIES

UNIT	NOMINAL ELEVATION	
NUMBER	FLOOR	CEILING
*****	*****	*****
28 A	227.50	235.58
28 B	227.50	235.58
28 C	227.50	235.58
28 D	227.50	235.58
28 E	236.53	244.61
28 F	236.53	244.61
28 G	236.53	244.61
28 H	236.53	244.61
28 I	245.56	VARIES
28 J	245.56	VARIES
28 K	245.56	VARIES
28 L	245.56	VARIES

BUILDING ELEVATIONS

UNIT NUMBER *****	NOMINAL ELEVATION ***** FLOOR *****	***** CEILING *****
30 A	227.00	235.08
30 B	227.00	235.08
30 C	227.00	235.08
30 D	227.00	235.08
30 E	236.03	244.11
30 F	236.03	244.11
30 G	236.03	244.11
30 H	236.03	244.11
30 I	245.06	VARIES
30 J	245.06	VARIES
30 K	245.06	VARIES
30 L	245.06	VARIES

UNIT NUMBER *****	NOMINAL ELEVATION ***** FLOOR *****	***** CEILING *****
32 A	226.03	234.11
32 B	217.00	225.08
32 C	217.00	225.08
32 D	226.03	234.11
32 E	235.06	VARIES
32 F	236.03	VARIES
32 G	226.03	VARIES
32 H	235.06	VARIES

CONDOMINIUM PLAN

BUILDING ELEVATIONS

UNIT NUMBER *****	NOMINAL ELEVATION *****	
	FLOOR *****	CEILING *****
34 A	225.53	233.61
34 B	216.50	224.58
34 C	216.50	224.58
34 D	225.53	233.61
34 E	234.56	VARIES
34 F	225.53	VARIES
34 G	225.53	VARIES
34 H	234.56	VARIES

UNIT NUMBER *****	NOMINAL ELEVATION *****	
	FLOOR *****	CEILING *****
36 A	225.03	233.11
36 B	216.00	224.08
36 C	216.00	224.08
36 D	225.03	233.11
36 E	234.06	VARIES
36 F	225.03	VARIES
36 G	225.03	VARIES
36 H	234.06	VARIES

UNIT NUMBER *****	NOMINAL ELEVATION *****	
	FLOOR *****	CEILING *****
38 A	225.03	233.11
38 B	216.00	224.08
38 C	216.00	224.08
38 D	225.03	233.11
38 E	234.06	VARIES
38 F	225.03	VARIES
38 G	225.03	VARIES
38 H	234.06	VARIES

UNIT NUMBER *****	NOMINAL ELEVATION *****	
	FLOOR *****	CEILING *****
40 A	225.53	233.61
40 B	216.50	224.58
40 C	216.50	224.58
40 D	225.53	233.61
40 E	234.56	VARIES
40 F	225.53	VARIES
40 G	225.53	VARIES
40 H	234.56	VARIES

CONDOMINIUM PLAN

SHEET 44 OF 46

BUILDING ELEVATIONS

UNIT NUMBER *****	NOMINAL ELEVATION *****	
	FLOOR *****	CEILING *****
42 A	226.53	234.61
42 B	217.50	225.58
42 C	217.50	225.58
42 D	226.53	234.61
42 E	235.56	VARIES
42 F	226.53	VARIES
42 G	226.53	VARIES
42 H	235.56	VARIES

UNIT NUMBER *****	NOMINAL ELEVATION *****	
	FLOOR *****	CEILING *****
44 A	227.53	235.61
44 B	218.50	226.58
44 C	218.50	226.58
44 D	227.53	235.61
44 E	236.56	VARIES
44 F	227.53	VARIES
44 G	227.53	VARIES
44 H	236.56	VARIES

UNIT NUMBER *****	NOMINAL ELEVATION *****	
	FLOOR *****	CEILING *****
46 A	227.00	235.08
46 B	227.00	235.08
46 C	227.00	235.08
46 D	227.00	235.08
46 E	236.03	244.11
46 F	236.03	244.11
46 G	236.03	244.11
46 H	236.03	244.11
46 I	245.06	VARIES
46 J	245.06	VARIES
46 K	245.06	VARIES
46 L	245.06	VARIES

UNIT NUMBER *****	NOMINAL ELEVATION *****	
	FLOOR *****	CEILING *****
68 A	232.50	VARIES
68 B	232.50	240.58
68 C	232.50	240.58
68 D	241.53	VARIES
68 E	241.53	VARIES