WHISKEY CREEK

CONDOMINIUM PLAN

TRACT № 37-25, CROWLEY LAKE, CALIFORNIA

NOTES, DEFINITIONS, AND SHEET INDEX

NOTES AND DEFINITIONS:

(1) This condominium project is composed of a common area and 12 units.

(2) The common area of this project is the land and real property, including all improvements constructed thereon, within the boundary lines of Lot 1, Tract № 37-25, in the unincorporated area of the County of Mono, State of California, as per map recorded in Book 9, Pages 25, 25A and 25B of maps, in the Office of the County Recorder of said County, except therefrom those portions shown and defined herein as Units 1 thru 12, inclusive. Furthermore, the common area shall mean and include for maintenance purposes of the association, but not by way of fee title, all gas, water and waste pipes, all sewers, all conduits, wires, and other utility installations wherever located, (except the outlets thereof when located within the units), the lot upon which the structures are located and the airspace above the structures, all bearing walls, columns, floors, the roof, slab foundation, parking spaces, landscaping and recreation facilities.

(3) The units of this project are numbered 1 thru 12, inclusive. A unit consists of all those elements bearing an identical number designation. Whenever reference is made to any of said units, it shall be construed that reference is made to the unit as a whole and to each and all of its component elements. The lateral boundaries of each such unit are the interior surfaces of the perimeter walls, floors, roofs, windows, and doors. The L.E. (lower elevation) of each such unit is the interior surface of the floor thereof and the U.E. (upper elevation) of each such unit is the interior surface of the ceiling thereof. Each such unit includes the surfaces so described, the respective portions of the building and improvements lying within said boundaries and the airspace so encompassed.

(4) This plan and the dimensions shown hereon are intended to conform to 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 volumns in any or all of the units.

(5) These diagrammatic plans intentionally omit detailed information of internal partitions 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 these plans.

(6) The vertical limits of all airspaces are horizontal planes having elevations shown as L.E. and U.E. on the respective portions thereof. For purposes hereof "L.E." means lower elevation and "U.E." means upper elevation.

(7) Each of those airspaces shown on this plan bearing the letter designation "D" are elements of a unit consisting of a deck area and those bearing the letter designation "B" are elements of a unit consisting of a balconey. The boundaries of each such deck and balconey are as follows: (A) The lower limit is the surface of the finished floor thereof. (B) The upper limit is a horizontal plane, the elevation of which coincides with the elevation of the surface of the finished ceiling of the adjoining unit. (C) The lateral boundaries are the exterior surfaces of the perimeter walls, windows, doors, of the adjacent unit, where such surfaces adjoin the deck and balcony, otherwise the lateral boundaries are vertical planes at the limits of the horizontal dimensions shown for each such deck and balcony. Each such deck and balcony includes only the airspace encompassed by said boundaries.

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KELLEY