

1. THE COMMON AREA OF THIS PROJECT IS THE ENTIRE PARCEL OF REAL PROPERTY INCLUDED WITHIN THE BOUNDARY LINES (BLUE BORDER) OF THIS SUBDIVISION (LOT "A") EXCEPT THOSE PORTIONS SHOWN AND DEFINED HEREIN AS UNITS 1 THRU 40 INCLUSIVE.

2. ALL UNITS ARE COMPOSED OF AIR SPACE ELEMENTS AS TABULATED:

UNIT NO.	AIR SPACE ELEMENT	UNIT NO.	AIR SPACE ELEMENT
1	1C, 1B	21	21C, 21B
2	2C, 2B	22	22C, 22B
3	3C, 3B	23	23C, 23B
4	4C, 4B	24	24C, 24B
5	5C, 5B	25	25C, 25B
6	6C, 6B	26	26C, 26B
7	7C, 7B	27	27C, 27B
8	8C, 8B	28	28C, 28B
9	9C, 9B	29	29C, 29B
10	10C, 10B	30	30C, 30B
11	11C, 11B	31	31C, 31B
12	12C, 12B	32	32C, 32B
13	13C, 13B	33	33C, 33B
14	14C, 14B	34	34C, 34B
15	15C, 15B	35	35C, 35B
16	16C, 16B	36	36C, 36B
17	17C, 17B	37	37C, 37B
18	18C, 18B	38	38C, 38B
19	19C, 19B	39	39C, 39B
20	20C, 20B	40	40C, 40B

3. THE FOLLOWING ARE NOT A PART OF A UNIT:
BEARING WALLS, COLUMNS, VERTICAL SUPPORTS, HORIZONTAL SUPPORTS, FLOORS, ROOFS, FOUNDATIONS, BEAMS, CENTRAL SERVICES, PIPES, DUCTS, FLUES, CHIMNEYS, WIRES AND OTHER UTILITY INSTALLATIONS, WHEREVER LOCATED, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN A UNIT.

4. EACH OF AIR SPACES 1C, 3C, 5C, 7C, 9C, 11C, 13C, 15C, 17C, 19C, 21C, 23C, 25C, 27C, 29C, 31C, 33C, 35C, 37C AND 39C IS THE ELEMENT OF A ONE STORY DWELLING WITHIN A TWO STORY BUILDING BUILT AND LOCATED WITHIN THIS PROJECT. THE BOUNDARIES OF EACH SUCH ELEMENT ARE THE INTERIOR FINISHED SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS THEREOF AND EACH SUCH ELEMENT INCLUDES THE SURFACES SO DESCRIBED, THE PORTIONS OF THE BUILDING AND IMPROVEMENTS LYING WITHIN SAID BOUNDARIES (EXCEPT AS STATED IN NOTE 3) AND THE AIR SPACE SO ENCOMPASSED. SEE SHEET NOS. 4, 5 AND 6.

5. EACH OF AIR SPACES 2C, 4C, 6C, 8C, 10C, 12C, 14C, 16C, 18C, 20C, 22C, 24C, 26C, 28C, 30C, 32C, 34C, 36C, 38C AND 40C IS THE ELEMENT OF A ONE STORY DWELLING WITHIN A TWO STORY BUILDING BUILT AND LOCATED WITHIN THIS PROJECT. THE BOUNDARIES OF EACH SUCH ELEMENT ARE THE INTERIOR FINISHED SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS THEREOF AND EACH SUCH ELEMENT INCLUDES THE SURFACES SO DESCRIBED, THE PORTIONS OF THE BUILDING AND IMPROVEMENTS LYING WITHIN SAID BOUNDARIES (EXCEPT AS STATED IN NOTE 3) AND THE AIR SPACES SO ENCOMPASSED. SEE SHEET NOS. 7, 8 AND 9.

6. EACH OF AIR SPACES 1B THRU 40B INCLUSIVE, ARE BALCONIES, THE BOUNDARIES OF EACH SUCH BALCONY ARE AS FOLLOWS:

(A) THE LOWER VERTICAL BOUNDARY IS 0.20 FEET BELOW THE SURFACE OF THE FINISHED FLOOR OF THE ADJACENT ELEMENT OF AIR SPACE TO WHICH SAID BALCONY IS DIRECTLY ATTACHED.

(B) THE UPPER VERTICAL BOUNDARY OF 1B, 3B, 5B, 7B, 9B, 11B, 13B, 15B, 17B, 19B, 21B, 23B, 25B, 27B, 29B, 31B, 33B, 35B, 37B AND 39B IS A HORIZONTAL PLANE, THE ELEVATION OF WHICH IS THE ELEVATION OF THE FINISHED CEILING OF THE ADJACENT ELEMENT OF AIR SPACE TO WHICH SAID BALCONY IS DIRECTLY ATTACHED. SEE SHEET NOS. 4, 5 AND 6.

(C) THE UPPER VERTICAL BOUNDARY OF 2B, 4B, 6B, 8B, 10B, 12B, 14B, 16B, 18B, 20B, 22B, 24B, 26B, 28B, 30B, 32B, 34B, 36B, 38B AND 40B IS AN INCLINED PLANE AT THE UPPER LIMIT ELEVATIONS AS SHOWN ON SHT. NOS. 7, 8 AND 9. SEE NOTE 7.

(D) THE LATERAL BOUNDARIES ARE THE EXTERIOR FINISHED SURFACES OF THE PERIMETER WALLS, WINDOWS AND DOORS OF THE ADJOINING BUILDING WALLS, WHERE THEY EXIST, OTHERWISE THE LATERAL BOUNDARIES ARE VERTICAL PLANES AT THE LIMITS OF THE HORIZONTAL DIMENSIONS.

EACH SUCH BALCONY INCLUDES THE AIR SPACE SO ENCOMPASSED BY SAID BOUNDARIES.

7. ALL AIR SPACE BOUNDARY LINES INTERSECT AT RIGHT ANGLES, EXCEPT THE UPPER VERTICAL LIMITS OF THOSE AREAS DESIGNATED (M) WHICH ARE INCLINED PLANES AT THE UPPER LIMIT ELEVATIONS AS SHOWN ON SHEET NOS. 7 THRU 9 INCLUSIVE.

8. THE AIR SPACE TIE LINES ARE AT RIGHT ANGLES TO THE PROPERTY LINES, UNLESS OTHERWISE NOTED, AND ARE TO THE VERTICAL PROJECTIONS OF THE INTERIOR FINISHED FACE OF THE WALLS.

9. THE WALL THICKNESS BETWEEN ELEMENT B (BALCONIES) AND ELEMENT C (LIVING AREAS) BEARING AN IDENTICAL UNIT NUMBER DESIGNATION IS 0.42 FEET UNLESS OTHERWISE NOTED.

10. IN INTERPRETING DEEDS AND PLANS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT, OR OF A UNIT RECONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE ORIGINAL PLANS THEREOF SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED IN THE DEED OR PLAN REGARDLESS OF SETTLING OR LATERAL MOVEMENTS OF THE BUILDING, AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN ON THE PLAN OR IN THE DEED AND THOSE OF THE BUILDING.

TRACT NO. 36-80

FOREST MEADOWS

MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOTS 8, 9, 10 & 11 OF SHERWIN MEADOWS PARK SUBDIVISION, M.B.5-127/127A AND A PORTION OF THE N 1/2, SE 1/4, SW 1/4, SECTION 35, T. 3 S., R. 27 E., M. D. M.

PLAN FOR CONDOMINIUM PURPOSES