

12992-1780

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Broadmoor Homes, Inc.
17500 Red Hill Avenue, Suite 100
Irvine, California 92714
ATTN: Janeen Doeding

8710*

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RECORDING REQUESTED BY
FIRST AMERICAN TITLE INS. CO.

1:50 PM JAN 8 1979

LEE A. BRANCH, County Recorder

(Space above this line for Recorder's use)

SUPPLEMENTARY DECLARATION OF COVENANTS,

CONDITIONS AND RESTRICTIONS

FOR BROADMOOR HUNTINGTON HARBOUR

(Project No. 3)

THIS SUPPLEMENTARY DECLARATION is made this 5th day of December, 1978, by Broadmoor Grimaud, a California limited partnership ("Grimaud"). Grimaud shall be referred to hereinbelow as the "Declarant."

RECITALS.

A. Declarant is the owner and developer of certain real property ("Project No. 3"), located in the City of Huntington Beach ("City"), County of Orange, State of California, and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference. Declarant is also the owner and developer of that certain real property (the "Street Lots") more particularly described in Exhibit "B" attached hereto and incorporated herein by this reference.

B. Declarant will convey Project No. 3 and the Street Lots subject to the protective covenants, conditions, restrictions, reservations, liens and charges set forth herein and in that certain Declaration of Covenants, Conditions and Restrictions for Broadmoor Huntington Harbour recorded September 21, 1977, in Book 12386, Page 578 of Official Records of Orange County, California, as supplemented and amended ("Declaration").

NOW, THEREFORE, it is declared as follows:

1. Definitions. The definitions set forth in Article I of the Declaration are incorporated herein by this reference.

2. Annexation. Project No. 3 and the Street Lots are hereby annexed, pursuant to Section 2 of Article II of the Declaration, to the R-1 Property and are hereby made subject to all the terms, covenants, conditions and provisions set forth in the Declaration, to all intents and purposes as though Project No. 3 and the Street Lots were a part of the Declaration.

3. Use. Except as provided in Section 11 of Article XVIII of the Declaration, no building, structure or improvement shall be constructed, erected, altered, placed or permitted to remain on any Common Area within Project No. 3 other than one or more Condominium Buildings containing Units and customary appurtenances designed for occupation by not more than one Family. Units shall only be used for the residential purposes of a Family.

4. Street Lots.

(a) Subject to the provisions of subsection

(c) hereinbelow, every Member who owns a Condominium, and only such Members, shall have a right and easement of access, use and enjoyment in and to the Street Lots and such easement shall be appurtenant to and shall pass with the title to every Condominium subject to Assessment.

(b) Prior to the conveyance of the first Condominium within Project No. 3, fee simple or other fee or leasehold title to, or an easement or license in, the Street Lots shall be conveyed to the Association, free and clear of any and all encumbrances and liens, except current real property taxes, which taxes shall be prorated to the date of transfer, and reservations, easements, covenants, conditions and restrictions then of record, including those set forth in this Supplementary Declaration.

(c) The rights and easements of access, use and enjoyment created by subsection (a) hereinabove shall be subject to the following:

(i) The right of the Association, in accordance with its Articles and By-Laws, to borrow money for the purpose of improving the Street Lots and facilities thereon, if any, and in aid thereof, to deed in trust said Street Lots; provided, however, that the rights of any beneficiary under such deed of trust shall be subordinate to the rights of the Members of the Association who own Condominiums; and

(ii) The right of the Association to take such steps as are reasonably necessary to protect the Street Lots against foreclosure; and

(iii) The right of the Association to dedicate or transfer all or any part of the Street Lots to any public agency, authority or utility or any other entity for such purposes and subject to such conditions as may be agreed to by its Members who own Condominiums; provided, that no such dedication or transfer shall be effective unless approved by the vote or written consent of Members who own Condominiums who are entitled to exercise not less than two-thirds (2/3) of the voting power of such class of Members, and an instrument in writing is recorded and signed by the Secretary of the Association certifying that such dedication or transfer has been approved by the required vote and/or written consent; provided, further, that the granting of easements for public utilities or for other public purposes consistent with the intended use of the Street Lots shall not require such prior written consent; and

(iv) The right of the Association to establish and enforce reasonable rules and regulations pertaining to the use and enjoyment of the Street Lots, including, without limitation, parking thereon; and

(v) The right of the Association to perform its duties and exercise its powers under Article IX of the Declaration and Section 4 hereof and the power of the Association to grant easements on the Street Lots as provided hereinbelow; and

(vi) Any limitations, restrictions or conditions affecting the use, enjoyment or maintenance of the Street Lots imposed by the Declarant or any city, county or other governmental agency having jurisdiction to impose

any such limitations, restrictions or conditions, and whether by agreement with the Association, the Declarant or otherwise; and

(vii) Such other rights of the Association, the Condominium Architectural Committee, the Board, the Owners of the Condominiums and the Declarant with respect to the Street Lots as may be provided for in the Declaration or herein.

(d) Subject to the limitations of this Section, any Member who owns a Condominium may delegate, in accordance with the By-Laws, his right of use and enjoyment to the Street Lots and facilities thereon, if any, to the members of his Family, his tenants and contract purchasers who reside in his Unit.

(e) The California Vehicle Code may be enforced on the Street Lots by the City. The City is hereby declared to have a right of access over the Street Lots for purposes of police and fire protection, trash collection and utility maintenance.

(f) The Association shall:

(i) Own, lease, maintain, control and otherwise manage, or cause to be managed, in a neat, safe, attractive, sanitary and orderly condition, the Street Lots and all facilities, improvements, walls, fencing, fire hydrants, utility facilities, parking areas, drainage courses and facilities and landscaping thereon and thereunder, including (subject to the provisions of subsections (j) and (k) hereof) the reconstruction, repair or replacement thereof when necessary or appropriate.

(ii) Pay any real and personal property taxes and other charges assessed against the Street Lots unless separately assessed to the Condominium Owners.

(iii) Obtain, if appropriate, for the benefit of the Street Lots, all telephone, water, gas and electric services and refuse collections.

(iv) Subject to the limitations of subsection c(iii) hereinabove, grant easements where necessary for utilities and sewer facilities over or under the Street Lots to serve Broadmoor Huntington Harbour.

(g) The Association is hereby declared to have a license in favor of the Association, its agents and representatives, to traverse upon such property contiguous to the Street Lots as shall be necessary to gain access to such lots. Each Owner agrees, for himself and his heirs, successors, executors, administrators and assigns, that he will permit free access by the Association and its authorized agents and representatives for the purpose of exercising their rights and duties with respect to the Street Lots.

(h) There is hereby reserved by the Declarant, including, without limitation, its sales agents and representatives and prospective purchasers of Condominiums, together with the right in the Declarant to grant and transfer the same, over the Street Lots as the same may from time to time exist, easements for construction, display, sales offices and incidental parking and exhibit purposes in connection with the construction, development and sale of Condominiums within Broadmoor Huntington Harbour and for such other purposes and subject to such limitations as may be provided in Section 11 of Article XVIII of the Declara-

tion; provided, however, that such use by the Declarant and others shall not unreasonably interfere with the reasonable use and enjoyment of the Street Lots by the Members entitled to such use and enjoyment.

(i) The comprehensive public liability insurance policy and the policy of fire and casualty insurance which the Association is required to obtain pursuant to Sections 1(a) and (b) of Article XII of the Declaration shall include coverage of the Street Lots just as though said lots were included within said Sections and said Article (including, without limitation, Section 3 of said Article).

(j) In the event of partial or total destruction of the Street Lots (including any improvements thereon), it shall be the duty of the Association to restore and repair the same to their former condition as promptly as is practical and in a lawful and workmanlike manner. The proceeds of any insurance maintained pursuant to this Declaration shall be used for such purpose, subject to the prior rights of beneficiaries of deeds of trust whose interests may be protected by said policies.

(k) The term "taking" as used in this subsection shall mean condemnation by eminent domain or by sale under threat of condemnation. In the event of a threatened taking of all or any portion of the Street Lots, the Members of the Association hereby appoint the Board and such persons as the Board may delegate to represent all of the Members in connection with the taking. The Board shall act in its sole discretion with respect to any awards being made in connection with the taking and shall be entitled to make a voluntary sale to the condemnor in lieu of engaging in a condemnation

action. Subject to the prior rights of beneficiaries of deeds of trust, if any, any awards received on account of a taking shall be paid to the Association. In the event of a taking of less than all of the Street Lots, the rules as to the restoration and replacement of the Street Lots and the improvements thereof shall apply as in the case of the destruction of the Street Lots as provided hereinabove. In the event of a taking, the Board shall retain any award in the general funds of the Association for the benefit of Members who own Condominiums.

(1) Each Member shall be liable to the Association for any damage to the Street Lots or to any of the equipment or improvements thereon which may be sustained by reason of the negligence or wilful misconduct of said member or his Family, relatives, guests or invitees, both minor and adult.

5. Common Area. Every Member who owns a Condominium shall have a nonexclusive easement for use and enjoyment in and to the Common Area, regardless of the Project in which such member is an Owner, and such easement shall be appurtenant to and shall pass with the title to every Condominium subject to assessment, subject to all of the easements, covenants, conditions, restrictions and other provisions contained in the Declaration and this Supplementary Declaration, including, without limitation the following provisions:

(a) The right of the Association, as provided in its By-Laws, to suspend the voting rights and/or use or enjoyment rights to recreational or social facilities within the Common Area of any Member for any period during which

any Assessment against his Condominium remains unpaid and delinquent, and for a period not to exceed thirty (30) days for any infraction of the Association Rules; and

(b) The right of the Association to establish and enforce reasonable rules and regulations pertaining to the use and enjoyment of the Common Area and the facilities thereon; and

(c) The right of the Association to limit the number of guests of Members and to limit the use of the Common Area by persons not in possession of a Condominium, but owning a portion of the interest in a Condominium required for membership; and

(d) The right of the Association to charge reasonable admission and other fees for the use of any facility situated upon the Common Area; and

(e) The right of the Association to grant easements on, over and under the Common Area to public utilities or governmental entities or agencies; provided that such easement shall not unreasonably interfere with the right of any Owner to the use and enjoyment of his Unit and the Common Area. No such easement shall be effective unless an instrument signed by Members who own Condominiums entitled to cast two-thirds (2/3) of the voting power of the Members residing in the Project in which the easement will be granted has been recorded agreeing to the granting of such easement. The certificate of the President and Secretary of the Association attached to such instrument certifying that the Members signing such instrument represent two-thirds (2/3) of the voting power of the Members residing in the Project in which the easement will be granted shall be deemed conclusive proof thereof.

(f) The right of the Association to perform its duties and exercise its powers under the Declaration and this Supplementary Declaration; and

(g) Any limitations, restrictions or conditions affecting the use, enjoyment or maintenance of the Common Area imposed by the Declarant or any city or county or other governmental agency having jurisdiction to impose any such limitations, restrictions or conditions, and whether by agreement with the Association, the Declarant or otherwise; and

(h) Such other rights of the Association, the Condominium Architectural Committee, the Board, the Owners of Condominiums and the Declarant with respect to the Common Area as may be provided for in this Declaration.

6. Delegation of Use of Common Area. Subject to the limitations of Section 5 hereinabove, any Member who owns a Condominium may delegate, in accordance with the By-Laws, his right of use and enjoyment to the Common Area and facilities thereon to the members of his Family, his tenants and contract purchasers who reside in his Unit.

7. Easements.

(a) The easements set forth in Section 3 of Article X of the Declaration, when granted to Owners of Condominiums, shall be subject to the rights of the Association as set forth in Section 5 hereinabove.

(b) There is hereby reserved by the Declarant, including, without limitation, its sales agents and representatives and prospective purchasers of Condominiums, together with the right in the Declarant to grant and transfer the same, over the Common Area, as the same may from time to

time exist, easements for construction, display, sales offices and incidental parking and exhibit purposes in connection with the construction, development and sale of Condominiums within Broadmoor Huntington Harbour and for such other purposes and subject to such limitations as may be provided in Section 11 of Article XVIII of the Declaration; provided, however, that such use by the Declarant and others shall not unreasonably interfere with the reasonable use and enjoyment of the Common Area by the Members entitled to such use and enjoyment.

8. Repair and Maintenance by Owner. Except as the Association shall be obligated to maintain and repair as may be provided in the Declaration or this Supplementary Declaration, every Owner of a Condominium shall:

(a) Subject to the Article of the Declaration entitled "Architectural and Landscaping Control":

(i) maintain all plants and other growing things emplaced or located within the nonresidential elements of Units, and such plants or other growing things shall be permitted to encroach into or onto the Common Area; and

(ii) repair, maintain or replace Garage doors, including, without limitation, hinges, springs and other parts of the door mechanism; and

(iii) maintain, repair, replace and restore all portions of the Unit, including, without limitation, the interior walls, ceilings, floors and doors in a clean, sanitary and attractive condition.

(b) Clean the interior and exterior window glass enclosing his Unit.

9. Assessments. Notwithstanding any other term or provision of the Declaration or this Supplementary Declaration, the R-1 Regular Assessment levied against the Owner(s) of any Lot within the R-1 Property shall not include any Common Expenses incurred (or estimated) in connection with, or as a result of, the maintenance, management, operation, repair or replacement of the Street Lots and, without limiting the generality of the foregoing, said exclusion shall include, but shall not be limited to: utility, trash pick-up and disposal, gardening and other fees and charges for services benefiting the Street Lots; premiums charged for fire, casualty, liability, workmen's compensation and other insurance covering the Street Lots; and amounts paid by the Association for the discharge of any lien or encumbrance levied against the Street Lots.

10. Exclusive Easements.

(a) Declarant shall grant to the Owners of the Condominiums referred in Paragraphs 9, 10 and 11 on Sheet 2 of the Copdominium Plan for Project No. 3 (which Condominium Plan is being recorded concurrently herewith) exclusive easements for the use and enjoyment of such Owners, which use and enjoyment are more particularly described in said Paragraphs.

(b) The Association shall maintain, or cause to be maintained, the Common Area covered by the foregoing easements as originally improved by the Declarant, or as may be further improved or modified with the consent of the Condominium Architectural Committee and the Board, in good condition and repair and in such a manner as to enhance their appearance and place such Common Area in an attractive, neat and safe condition.

11. Undivided Interest. The instrument by which each Owner of a Condominium within Project No. 3 receives title to his Condominium shall convey to each such Owner a separate fee interest in a Unit, together with an undivided 1/90th interest in the Common Area shown and defined in the Condominium Plan for Project No. 3.

12. Use of Street Lots. Without the prior written consent of Declarant, no use shall be made of the Street Lots by an Owner or Member or other person until such time as the improvement of said lots has been completed and such lots are available, under applicable laws and regulations, for use as provided for in the Declaration and this Supplementary Declaration.

13. Enclosures. No Balcony shall be enclosed by glass, screens or any other material.

14. Amendment. This Supplementary Declaration may be amended only in accordance with Section 2, Article XVIII of the Declaration; provided, however, that before the conveyance of the first Condominium in Project No. 3, this Supplementary Declaration may be amended by the Declarant.

12992-1793

without complying with the provisions of said Section. Any amendment must be properly recorded.

IN WITNESS WHEREOF, the Declarant has executed this Supplementary Declaration on the day and year first above written.

BROADMOOR GRIMAUD, a limited partnership

By Broadmoor Homes, Inc., a general partner

By Roland F. Osgood

Its Vice President

By Bette J. Fazekas

Its Assistant Secretary

"Declarant"



STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

On December 5, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared Roland F. Osgood, known to me to be the Vice President, and Bette J. Fazekas known to me to be the Assistant Secretary of BROADMOOR HOMES, INC., the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be a general partner of BROADMOOR GRIMAUD, the partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.

Signature Germaine B. GUNS

GERMAINE B. GUNS
Name (Typed or Printed)



The undersigned, Home Savings and Loan Association, beneficiary under that certain deed of trust recorded April 21, 1978, in Book 12643, Page 413, Official Records, Orange County, California, hereby consents to the within Supplementary Declaration of Covenants, Conditions and Restrictions for Broadmoor Huntington Harbour (Project No. 3) and hereby subordinates the lien of said deed of trust to the provisions contained herein.

HOME SAVINGS AND LOAN ASSOCIATION

By

W.H. Senior Vice President

By

Daniel P. Assistant Secretary

(Corporation)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.

BX 12992 PG 1795

On JANUARY 5, 1979

before me, the undersigned, a Notary Public in and for said State, personally appeared

W. H. HARVEY

SR. VICE

President and

DIANE HUI

known to me to be the

ASS'T Secretary of the corporation that executed the
within Instrument, knowing me to be the person who executed the
within Instrument on behalf of the corporation therein named, and
acknowledged to me that such corporation executed the within in-
strument pursuant to its by-laws or resolution of its board of
directors.

WITNESS my hand and official

JEAN B. ROSEN

Name (Typed or Printed)



OFFICIAL SEAL
JEAN B. ROSEN
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires August 2, 1981

(This area for official notarial mark)
NP-428 142-78

12992-1796

Description

of

Project No. 3

Lots 16 through 20, inclusive, and portions of Lot 9 of Tract No. 10004 as shown on a Map recorded in Book 418, Pages 1 through 4, inclusive, of Miscellaneous Maps, records of Orange County, California. The portions of Lot 9 referred to in the preceding sentence are those portions designated as portions of Project No. 3 on that certain Condominium Plan for Project No. 3 recorded concurrently herewith in the Official Records of Orange County, California.

Exhibit "A"

12992-1797

Description

of

Street Lots

Lots L through Q, inclusive, of Tract No. 10004
as shown on a Map recorded in Book 418, Pages 1 through 4,
inclusive, of Miscellaneous Maps, records of Orange County,
California.

Exhibit "B"

END OF RECORDED DOCUMENT

WHEN RECORDED MAIL TO:
FIRST AMERICAN TITLE COMPANY
114 EAST FIFTH STREET
SANTA ANA, CALIFORNIA 92701
ATTN: GOHAN ANDERSON

CONDOMINIUM PLANS FOR LOTS 16, 17, 18, 19 & 20

TRACT NO. 100

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA
SHOWN ON A MAP FILED IN BOOK 418 PAGES 1 TO 4 OF M.M., RECORDS
AND PORTIONS OF LOT 9 OF SAID TRACT NO. 10004 AS SHOWN ON THIS

386-5
C9

FRANK W. RICHARDSON
L.S. 2921

VTR

JULY, 1978
CONSOLIDATED, INC.

WE, THE UNDERSIGNED, BEING ALL OF THE RECORD OWNERS OF, AND RECORD HOLDERS OF SECURITY INTERESTS IN, THE REAL PROPERTY DESCRIBED IN THE DOCUMENTS HEREINAFTER MENTIONED, DO HEREBY CERTIFY THAT WE HEREBY CONSENT TO THE RECORDATION OF THIS PLAN OF CONDOMINIUM, PURSUANT TO CHAPTER 17, TITLE 6, PART 4, DIVISION SECOND, CALIFORNIA CIVIL CODE, SECTION 1351. CONSISTING: (1) THE DESCRIPTION OR SURVEY MAP OF THE SURFACE OF THE LAND INCLUDED WITHIN THIS PROJECT, AS SUCH DESCRIPTION OR SURVEY MAP IS SET FORTH UPON OR CONSTITUTED BY THE SUBDIVISION MAP OF TRACT NO. 10004 SHOWING LOTS 16 TO 20, INCL., AND PORTIONS OF THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED IN BOOK 418, PAGES 1-4, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND WHICH SUBDIVISION MAP IS HEREBY BY REFERENCE INCORPORATED HEREIN: (II) THE DIAGRAMMATIC FLOOR PLANS OF THE BUILDING OR BUILDINGS BUILT OR TO BE BUILT ON SAID LAND, AS SAID DIAGRAMMATIC FLOOR PLANS ARE ATTACHED TO THIS CERTIFICATE, AND WHICH DIAGRAMMATIC FLOOR PLANS ARE HEREBY BY REFERENCE INCORPORATED HEREIN: AND (III) THIS CERTIFICATE.

I, FRANK W. RICHARDSON, DO HEREBY CERTIFY THAT THE STATE OF CALIFORNIA, REPRESENTS: (1) THE CORPORATION OF BROADMOOR HOMES, INC., AND: (2) THE PARTNERSHIP OF BROADMOOR GRIMAUD, A CALIFORNIA LIMITED PARTNERSHIP BY: BROADMOOR HOMES, INC., A CALIFORNIA CORPORATION, GENERAL PARTNER

BROADMOOR GRIMAUD, A CALIFORNIA LIMITED PARTNERSHIP BY: BROADMOOR HOMES, INC., A CALIFORNIA CORPORATION, GENERAL PARTNER

Robert F. Maguire III
EXECUTIVE VICE PRESIDENT

D. Ryan
ASST. SECRETARY

THE HUNTINGTON PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP

BY Robert F. Maguire III
ROBERT F. MAGUIRE III, PARTNER

HOME SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, BENEFICIARY UNDER DEED OF TRUST, RECORDED APRIL 21, 1978, IN BOOK 12643 PAGE 413 OF OFFICIAL RECORDS

BY W. H. King
SENIOR VICE PRESIDENT

D. Ryan
ASSISTANT SECRETARY

STATE OF CALIFORNIA
COUNTY OF ORANGE } SS

ON THIS 2nd DAY OF November, 1978, BEFORE ME, Germaine G. Guna
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED E. J. Tregode
AND D. Ryan KNOWN TO ME TO BE THE EXECUTIVE PRESIDENT AND SECRETARY,
RESPECTIVELY, OF BROADMOOR HOMES, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS PARTNER OF BROADMOOR GRIMAUD A PARTNERSHIP
AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH

CONDOMINIUM PLANS FOR LOTS 16, 17, 18, 19 & 20

ACT NO. 10004

CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

MAP FITTED IN BOOK 418 PAGES 1 TO 4 OF M.M., RECORDS OF SAID COUNTY.

PORTIONS OF LOT 9 OF SAID TRACT NO. 10004 AS SHOWN ON THIS CONDOMINIUM PLAN.

SHEET 1 OF 14 SHEETS

12992-1793

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INS. CO.

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

1:50 PM JAN 10 1978

LEE A. BRANCH, County Recorder

VTR

JULY, 1978
CONSOLIDATED, INC.

ORD HOLDERS OF
MENTS HEREINAFTER
ORDINATION OF THIS
VISION SECOND,
SCRIPTION OR
JECT, AS SUCH
THE SUBDIVISION MAP OF TRACT NO.
GTON BEACH, COUNTY
OF MISCELLANEOUS
WHICH SUBDIVISION MAP
ATIC FLOOR PLANS
AS SAID DIAGRAM—
DIAGRAMMATIC
111) THIS CERTIFICATE.

I, FRANK W. RICHARDSON, HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS PLAN CONSISTING OF 14 SHEETS, CORRECTLY REPRESENTS (1) A TRUE AND COMPLETE SURVEY OF THE PERIMETER OF THE PROJECT TRACT NO. 10004, (LOTS 16 TO 20, INCL., AND PORTIONS OF 9) MADE UNDER MY SUPERVISION IN AUGUST, 1977, AND: (2) THE PROPOSED LOCATION OF AIRSPACES AND BUILDINGS TO BE CONSTRUCTED.

Frank W. Richardson
FRANK W. RICHARDSON S.L.S. 2921

NOVEMBER 7, 1978
DATE

DOR HOMES, INC., A

BENEFICIARY UNDER DEED
13 OF OFFICIAL RECORDS

B. Guna
J. Segod
GENERAL
PARTNERSHIP
ON BEHALF OF THE
PROJECT THE

A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED K. F. Maguire
AND Robert F. Maguire III KNOWN TO ME TO BE THE PRESIDENT AND Robert F. Maguire III
SECRETARY, RESPECTIVELY, OF BROADMOOR HOMES, INC., THE CORPORATION GENERAL
THAT EXECUTED THE WITHIN INSTRUMENT AS PARTNER OF BROADMOOR GRIMMAD A. PARTNERSHIP
AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE
CORPORATION HEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE
SAME, AS SUCH PARTNER AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED
THE SAME.

MY COMMISSION EXPIRES July 3, 1980 WITNESS MY HAND AND OFFICIAL SEAL.

Norma B. Guna
NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON THIS 7th DAY OF December 1978, BEFORE ME Norma B. Guna
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Robert F. Maguire III,
KNOWN TO ME TO BE ONE OF THE PARTNERS OF THE HUNTINGTON PARTNERSHIP, THE GENERAL
PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES: July 2, 1980 WITNESS MY HAND AND OFFICIAL SEAL.

Norma B. Guna
NOTARY PUBLIC IN AND FOR SAID STATE.

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }

ON THIS 5th DAY OF JANUARY 1979, BEFORE ME Jean B. Rosen
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, W.H. HARVEY
AND Diane Hui, KNOWN TO ME TO BE THE SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF HOME SAVINGS
AND LOAN ASSOCIATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS
WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION
EXECUTED THE SAME AS BENEFICIARY.
MY COMMISSION EXPIRES: AUG. 2, 1981 WITNESS MY HAND AND OFFICIAL SEAL.

Jean B. Rosen
NOTARY PUBLIC IN AND FOR SAID STATE.

GENERAL
PARTNERSHIP
ON BEHALF OF THE
EXECUTED THE
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12992-1871

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S. Maguire III.

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DED. W.H. HARVEY

SECRETARY, RESPECTIVELY, OF HOME SAVINGS
CREDIT UNION AND KNOWN TO ME TO BE THE PERSONS
WHO ACKNOWLEDGED TO ME THAT SUCH CORPORATION

OFFICIAL SEAL.

Rosen,
FOR SAID STATE.

W.O. 173 113

CONDOMINIUM PLANS FOR LOTS 16 17 18 19 20

TRACT NO. 10

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA
AND PORTIONS OF LOT 9 OF SAID TRACT NO. 10004 AS SHOWN ON THE

FRANK W. RICHARDSON
L.S. 2921

JULY, 1971
CONSOLIDATE

"COMMON AREA" SHALL MEAN AND REFER TO THE ENTIRETY OF PROJECT #3 EXCEPT THE UNITS AND, WITHOUT LIMITING THE GENERALITY OF IN SUCH PROJECT
WITHIN A UNIT WHICH ARE REQUIRED FOR THE SUPPORT OF A CONDOMINIUM BUILDING, GAS, WATER, WASTE PIPES, ALL SEWERS
OF THE STRUCTURES WHEREVER LOCATED (EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNITS), THE LAND UPON WHICH
ALL BEARING WALLS, COLUMNS, FLOORS, THE ROOF, THE SLAB FOUNDATION, COMMON STAIRWAYS, WINDOW GLASS AND THE LIKE
SYSTEMS

NOTWITHSTANDING THAT THE FOREGOING ARE LOCATED IN THE COMMON AREA.
"CONDOMINIUM" SHALL MEAN A FRACTIONAL UNDIVIDED FEE INTEREST IN COMMON WITH THE OTHER OWNERS IN PROJECT NO. 3 IN THE UNIT AND ALL RIGHT, TITLE AND INTEREST APPURTENANT THERETO. SUCH FRACTIONAL UNDIVIDED INTEREST IN COMMON OF EACH CONDOMINIUM TO SUCH OWNER AND SHALL NOT BE CHANGED EXCEPT AS PROVIDED IN THE SECTION ENTITLED "AMENDMENT OF CONDOMINIUM AGREEMENT" AND THE SECTION ENTITLED "CHANGE OF CONDOMINIUM INTEREST" OF THE ARTICLE ENTITLED "EMINENT DOMAIN" OF THE HUNTINGTON HARBOUR, RECORDED SEPTEMBER 21, 1977 IN BOOK 12386, PAGES 578 & 649 INCL. OFFICIAL RECORDS.

3. "CONDOMINIUM BUILDING" SHALL MEAN AND REFER TO A SEPARATE BUILDING CONTAINING ONE OR MORE UNITS OR ELEMENTS OF UNITS.

- (A) "BALCONY" SHALL MEAN AND REFER TO THAT PORTION OF A UNIT DESIGNED FOR USE AS A BALCONY, AND SHALL BE IDENTIFIED. THE UPPER AND LOWER ELEVATIONS OF BALCONIES ARE HORIZONTAL PLANES; THE ELEVATIONS OF WHICH ARE AS STATED. LATERAL BOUNDARIES OF THE BALCONIES ARE THE VERTICAL PLANES AT THE LIMITS OF THE HORIZONTAL DIMENSIONS.

(B) "GARAGE" SHALL MEAN AND REFER TO THAT PORTION OF A UNIT DESIGNED FOR USE AS A GARAGE, AND SHALL BE IDENTIFIED. SHALL CONSIST OF THE INTERIOR UNDECORATED SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS (IF THEREBY, INCLUDING THE OUTLETS OF ALL UTILITY INSTALLATIONS THEREIN).

(C) "PATIO" SHALL MEAN AND REFER TO THAT PORTION OF A UNIT DESIGNED FOR USE AS A PATIO, AND SHALL BE IDENTIFIED. SHALL CONSIST OF THE CONTIGUOUS SURFACES OF ANY COMMON AREA WALLS OR FENCES. THE SURFACES OF THE WALLS OF COMMON AREA LAND OR IMPROVEMENTS DO NOT COMPLETELY ENCLOSE THE PATIO ELEMENT. THE REMAINING BOUNDARIES OF DELINEATED ON THIS CONDOMINIUM PLAN.

(D) "RESIDENTIAL ELEMENT" SHALL MEAN AND REFER TO THAT PORTION OF A UNIT DESIGNED FOR USE AS A RESIDENCE, AND SHALL CONSIST OF THE INTERIOR UNDECORATED SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND THE TOP OF EACH FIREPLACE, IF ANY, AND THE SPACE ENCOMPASSED THEREBY, WHICH ADJOINS ANY RESIDENTIAL ELEMENT.

4. PROJECT NO.3 SHALL MEAN AND REFER TO LOTS 16 TO 20, INCLUSIVE OF TRACT NO. 10004 AS SHOWN ON THE MAP RECORDED IN BOOK 418, PAGE 106, OF RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, AND PORTIONS OF LOT 9 OF SAID TRACT NO. 10004 AS SHOWN ON THIS CONDOMINIUM PLAN.

5. -"UNIT" SHALL MEAN THE ELEMENTS OF A CONDOMINIUM NOT OWNED IN COMMON WITH THE OWNERS OF OTHER CONDOMINIUMS IN OR MORE OTHER CONDOMINIUM ELEMENTS ASSET FORTH IN PARAGRAPH 3 ABOVE. EACH UNIT SHALL BE IDENTIFIED ON THIS DOCUMENT.

6. VERTICAL AND HORIZONTAL LIMITS OF THE UNITS, CONSISTING OF THE RESIDENTIAL ELEMENT, GARAGE ELEMENT AND PATIO ELEMENT, ARE SHOWN IN THE PLANS. ALL EXTERIOR WALLS ARE 0.33" THICK, UNLESS OTHERWISE NOTED.

ALL BUILDING POSITIONING DIMENSIONS ARE MEASURED AT RIGHT ANGLES TO THE EXTERIOR STUD SURFACE OF THE BUILDINGS.
PRIVATE STREETS.

8. IN INTERPRETING DEEDS AND PLANS, THE EXISTING PHYSICAL BOUNDARIES OF A UNIT CONSTRUCTED IN SUBS CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE DESCRIPTIONS EXPRESSED IN THE DEED, LEASE, DECLARATION OR PLAN, REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES AS SHOWN ON THE PLAN OR IN THE DEED, LEASE OR DECLARATION AND THOSE AS

BENCH MARK: ORANGE COUNTY SURVEYOR VERTICAL CONTROL BENCH MARK: BRONZ DISC. V-371 1349. 0.7 MILE E ALONG WARNER AVE.
MAIN ROAD LEADING N.E., AT N.E. CORNER OF JCT. OF S. END OF ALGOMA ST., AT TWO LARGE WOODEN WATER TANKS
AND ABOUT ONE FOOT HIGHER THAN GROUND EL. 50.814 M.L.L.W.

ELEVATIONS TABLE

9. "STAIRWAYS SHOWS 45 S-32 S-49 S-45, S-48, S-57 AND S-64 AND "DECKS" SHOWS

ACT NO. 10004

CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA
SHEETS OF CONDOMINIUM PLAN FOR THE CONDOMINIUM UNITS LOCATED ON THE PREMISES OF LOT 9 OF SAID TRACT NO. 10004 AS SHOWN ON THIS CONDOMINIUM PLAN.

SHEET 2 OF 14 SHEETS

412352-1803

RICHARDSON

VTR

JULY, 1978
CONSOLIDATED, INC.

IN SUCH PROJECT, EXCEPT THE UNITS AND, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, SPECIFICALLY INCLUDING ALL STRUCTURAL PROJECTIONS OF THE CONDOMINIUM BUILDING, GAS, WATER, WASTE PIPES, ALL SEWERS, ALL DUCTS, CHUTES, CONDUITS, WIRES AND OTHER UTILITY INSTALLATIONS THEREOF (WHEN LOCATED WITHIN THE UNITS), THE LAND UPON WHICH THE STRUCTURES ARE LOCATED, THE AIR SPACE ABOVE THESE STRUCTURES, FOUNDATION, COMMON STAIRWAYS, WINDOW GLASS AND THE LIKE, COMMON AREA SHALL SPECIFICALLY EXCLUDE ALL GARAGE DOOR OPENING,

IN PROJECT NO. 3 (AS TO THAT PROJECT ONLY) CONSISTING OF UNITS LOCATED IN COMMON WITH THE OTHER OWNERS IN PROJECT NO. 3. IN THE COMMON AREA OF SUCH PROJECT, TOGETHER WITH A SEPARATE FEE INTEREST IN A FRACTIONAL UNDIVIDED INTEREST IN COMMON OF EACH OWNER SHALL BE AS DESCRIBED IN THE INSTRUMENT CONVEYING A FRACTIONAL UNDIVIDED INTEREST IN THE COMMON AREA OF THE PROJECT, AS PROVIDED IN THE SECTION ENTITLED "AMENDMENT OF CONDOMINIUM PLAN" OF THE ARTICLE ENTITLED "DESTRUCTION OF IMPROVEMENTS" IN BOOK 12386, PAGES 578 - 649, INCL., OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

ATTAINING ONE OR MORE UNITS OR ELEMENTS OF UNITS.

UNIT DESIGNED FOR USE AS A BALCONY, AND SHALL BE IDENTIFIED ON THIS CONDOMINIUM PLAN BY A UNIT NUMBER AND THE LETTER "B", CONSISTING OF ONE OR MORE HORIZONTAL PLANES, THE ELEVATIONS OF WHICH ARE AS STATED IN THE ELEVATION NOTE CONTAINED IN THIS CONDOMINIUM PLAN. THE SURFACE AREAS OF THE HORIZONTAL PLANES AT THE LIMITS OF THE HORIZONTAL DIMENSIONS SHOWN IN THIS CONDOMINIUM PLAN FOR EACH BALCONY.

UNIT DESIGNED FOR USE AS A GARAGE, AND SHALL BE IDENTIFIED ON THIS CONDOMINIUM PLAN BY A UNIT NUMBER AND THE LETTER "G" AND THE LETTER "E" FOLLOWING THE NUMBER, CONSISTING OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS (IF ANY) AND DOORS OF EACH GARAGE ELEMENT AND THE SPACE ENCOMPASSED THEREIN.

UNIT DESIGNED FOR USE AS A PATIO, AND SHALL BE IDENTIFIED ON THIS CONDOMINIUM PLAN BY A UNIT NUMBER AND THE LETTER "P" AND THE LETTER "E" FOLLOWING THE NUMBER, CONSISTING OF THE EXTERIOR SURFACES OF THE CONDOMINIUM BUILDINGS, WITH THE EXTERIOR SURFACES OF THE CONDOMINIUM BUILDINGS AS SHOWN ON THIS CONDOMINIUM PLAN, AND THE SPACE ENCOMPASSED BY ALL OF THE FOREGOING. IN THE EVENT THAT THE CONDOMINIUM BUILDINGS DO NOT ENCLOSE THE PATIO ELEMENT, THE REMAINING BOUNDARIES OF THE AIRSPACE CONTAINED WITHIN SAID PATIO ELEMENT SHALL BE AS SHOWN ON THIS CONDOMINIUM PLAN.

PORTION OF A UNIT DESIGNED FOR USE AS A RESIDENCE, AND SHALL BE IDENTIFIED ON THIS CONDOMINIUM PLAN BY A UNIT NUMBER ONLY, CONSISTING OF THE EXTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS OF EACH RESIDENTIAL ELEMENT AND THE SPACE ENCOMPASSED THEREIN AND ALSO INCLUDING THE EXTERIOR SURFACES OF THE FIREBOX OF EACH FIREPLACE EXTENDING FROM THE FLOOR TO THE CEILING, AND THE EXTERIOR SURFACES OF THE CONDOMINIUM BUILDINGS AS SHOWN ON THIS CONDOMINIUM PLAN.

OF TRACT NO. 10004 AS SHOWN ON THE MAP RECORDED IN BOOK 418, PAGES 1 - 4, INCL. OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AND OF TRACT NO. 10004 AS SHOWN ON THIS CONDOMINIUM PLAN.

IN COMMON WITH THE OWNERS OF OTHER CONDOMINIUMS IN THE PROJECT AND SHALL CONSIST OF A RESIDENTIAL ELEMENT TOGETHER WITH ONE OR MORE HORIZONTAL PLANES, THE SURFACE AREAS OF WHICH ARE AS STATED IN THE ELEVATION NOTE CONTAINED IN THIS CONDOMINIUM PLAN. NO. 3. ABOVE EACH UNIT SHALL BE IDENTIFIED ON THIS CONDOMINIUM PLAN WITH A SEPARATE NUMBER.

THE RESIDENTIAL ELEMENT, GARAGE ELEMENT AND PATIO ELEMENT, ARE INDICATED BY SOLID LINES. ALL UNIT LINES INTERSECT AT ANGLES OF 90°, UNLESS OTHERWISE NOTED.

ANGLES TO THE EXTERIOR STUD SURFACE OF THE BUILDINGS, AND/OR THE PROJECT BOUNDARY, OR THE EASEMENT PROVIDED FOR THE CONDOMINIUM UNITS.

BOUNDARIES OF A UNIT CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THIS CONDOMINIUM PLAN SHALL BE AS SHOWN ON THE PLAT. DESCRIPTIONS EXPRESSED IN THE DEED, LEASE, DECLARATION OR PLAN, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE CONDOMINIUM BUILDING, AND THE PLAN OR IN THE DEED, LEASE OR DECLARATION AND THOSE OF THE CONDOMINIUM BUILDING AS CONSTRUCTED.

BRONZ DISC. Y 371 1349 0.7 MILE E ALONG WARNER AVE. FROM JCT. OF PACIFIC CO. HWY. 0.1 MILE E OF THE Y JCT. OF THE END OF ALGOMQUIM ST., AT TWO LARGE WOODEN WATER TANKS, IN TOP OF N.E. CORNER OF CONC. FOUNDATION FOR E TANK (ELEVATED). 50.814 M.L.L.W.

STAIRWAYS SHOWN AS S-33,S-44-45,45,S-48,S-57 AND S-64 AND DECKS SHOWN AS D-33,D-40,D-45,D-48,D-57 AND D-64 SHALL MEAN AND REFER TO THAT PORTION OF THE COMMON AREA DESIGNED FOR USE AS A FIRE ESCAPE AND SECONDARY ACCESS FOR UNITS 33,40,45,48,57 AND 64 RESPECTIVELY.

REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES AS SHOWN ON THE PLAN OR THE COORDINATE SHEET, SURVEY LINE

BENCH MARK: ORANGE COUNTY SURVEYOR VERTICAL CONTROL BENCH MARK: BRONZ DISC. V 371 1349 0.7 MILE E ALONG WARNER AVE.
MAIN ROAD LEADING N.E., AT N.E. CORNER OF JCT. OF S. END OF ALGONQUIN ST. AT TWO LARGE WOODEN WATER TANKS
AND ABOUT ONE FOOT HIGHER THAN GROUND EL. 50.814 M.L.L.W.

ELEVATIONS TABLE

UNIT NO.	FINISH FLOOR ELEVATION (FEET)	GARAGE FLOOR ELEVATION (FEET)	UNIT #	F.F. ELEV. (FT.)	GAR. FFL. (FT.)
31	10.5	10.0	173	18.4	17.8
32	19.5		174		
33	28.5		175	11.6	
34	10.5		176	21.1	
35	19.5		177	11.3	
36	10.5		178	20.8	
37	19.5		179	18.1	
38	10.5		180		
39	19.5		181		
40	28.5		182		
41	10.5		183	11.3	
42	19.5		184	20.8	
43	10.5		185	18.1	
44	19.5		186		
45	28.5		187		
46	10.5		188		
47	19.5		189	11.0	
48	28.5		190	20.5	
49	10.5		191	17.8	
50	19.5		192		
51	10.5		193		
52	19.5		194		
53	10.5		195	11.0	
54	19.5		196	20.5	
55	10.5		197	17.8	
56	19.5		198		
57	28.5		199		
58	10.5		200		
59	19.5		5-33	10.5	
60	10.5		5-33	28.5	
61	19.5		5-40	10.5	
62	10.5		5-40	28.5	
63	19.5		5-45	10.5	
64	28.5		5-45	28.5	
145	20.0	10.2	5-48	10.5	
146			5-48	28.5	
147			5-57	10.5	
148			5-57	28.5	
149			5-64	10.5	
150			5-64	28.5	
151			5-82	19.5	
152			5-85		
153	20.2	10.4	5-37		
154			5-39		
155			5-42		
156			5-44		
157			5-47		
158			5-50		
159			5-52		
160			5-54		
161	20.7	10.9	5-56		
162			5-59		
163			5-61		
164			5-63		
165			5-130	11.6	
166			5-170	21.1	
167			5-176	11.6	
168			5-176	21.1	
169	11.6	11.0	5-178	11.3	
170	21.1		5-178	20.8	
171	18.4		5-184	11.3	
172			5-184	20.8	

9. "STAIRWAYS" SHOWN AS S-33.5-44.5-45, S-48.5-57 AND S-64 AND "DECKS" SHOWN
OF THE COMMON AREA DESIGNED FOR USE AS A
PECTIVELY, AS INDICATED ON SHEETS 4 AND 6-1
NUMBER OF THE SIMILARLY NUMBERED UNIT AS THE SAME
10. "STAIRWAYS" SHOWN AS S-170.5-176, S-128, S-124, S-116 AND
REFER TO THAT PORTION OF THE COMMON AREA DESIGN
AS INDICATED ON SHEETS 5-19 AND 14. "SAID DECKS"
NUMBERED UNIT AS THE SAME IS SHOWN IN SHEET THIS CO
"DECKS" SHOWN AS S-32, S-33, S-37, S-39, S-41, S-44, S-47, S-50,
AREA DESIGNED FOR USE AS ACCESS FOR UN
SHEETS 4 AND 6-10, INCL. "SAID DECKS" ARE FOR THE
AS THE SAME IS SHOWN ON THIS CONDOMINIUM PL
THE UPPER AND LOWER ELEVATIONS OF STAIRY
IN THIS CONDOMINIUM PLAN.

UNIT #	F.F. ELEV. (FT.)	GAR. FFL. (FT.)
S-190	11.0	
D-190	20.5	
S-196	11.0	
D-196	20.5	

ON THE PLATE OR IN THE DEEDS, CONDO CO. CONDOMINIUM PLAN
MARK: BRONZ DISC. Y 371 1049 0.7 MILE E OF THE Y JCT. OF ME.
OF S. END OF ALGONQUIN ST., AT TWO LARGE WOODEN WATER TANKS, IN TOP OF N.E. CORNER OF CONC. FOUNDATION FOR E TANK (ELEVATED).
150.8TH M.L.L.W.

9. "STAIRWAYS" SHOWN AS S-33,S-44,S-45,S-48,S-57 AND S-64 AND DECKS SHOWN AS D-33,D-40,D-45,D-48,D-57 AND D-64 SHALL MEAN AND REFER TO THAT PORTION OF THE COMMON AREA DESIGNED FOR USE AS A FIRE ESCAPE AND SECONDARY ACCESS FOR UNITS 33,40,45,48,57 AND 64 RESPECTIVELY AS INDICATED ON SHEETS 4 AND 6-9, INCL. SAID DECKS AND STAIRWAYS ARE FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNER OF THE SIMILARLY NUMBERED UNIT, AS THE SAME IS SHOWN ON THIS CONDOMINIUM PLAN.
10. "STAIRWAYS" SHOWN AS S-170,S-176,S-178,S-184,S-190 AND S-196 AND DECKS SHOWN AS D-170,D-176,D-178,D-184,D-190 AND D-196 SHALL MEAN AND REFER TO THAT PORTION OF THE COMMON AREA DESIGNED FOR USE AS ACCESS FOR UNITS 170,176,178,184,190 AND 196 RESPECTIVELY, AS INDICATED ON SHEETS 5,7,9 AND 14. SAID DECKS AND STAIRWAYS ARE FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNER OF THE SIMILARLY NUMBERED UNIT, AS THE SAME IS SHOWN ON THIS CONDOMINIUM PLAN.
11. DECKS, SHOWN AS D-32,D-33,D-37,F-19,F-42,F-44,F-47,F-50,F-51,F-56,F-57,D-61,F-63 SHALL MEAN AND REFER TO THAT PORTION OF THE COMMON AREA DESIGNED FOR USE AS ACCESS FOR UNITS 32,33,37,H-42,H-44,H-47,H-50,H-51,H-56,H-57,G-61,G-63 RESPECTIVELY AS INDICATED ON SHEETS 4 AND 6-10, INCL. SAID DECKS ARE FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNER OF THE SIMILARLY NUMBERED UNIT, AS THE SAME IS SHOWN ON THIS CONDOMINIUM PLAN.
12. THE UPPER AND LOWER ELEVATIONS OF STAIRWAYS AND DECKS ARE AS STATED IN THE ELEVATION NOTE CONTAINED IN THIS CONDOMINIUM PLAN.

UNIT #	FF ELEV (FT.)	GAR.FEL. (FT.)
S-190	11.0	
D-190	20.5	
S-196	11.0	
D-196	20.5	

12992-1800

W.O. 73 3

M12992-182

CONDOMINIUM PLAN FOR LOTS 16, 17, 18, 19 & 20

0 60' 120' 180'

GRAPHIC SCALE IN FEET

BASIS OF BEARINGS

N 29° 51' 16" W OF THE SOUTH.
WESTERLY LINE OF GRINAUD LANE
AS SHOWN ON TRACT NO. 9738
M.M. 415' / 48' 49"

BOUNDARY OF CONDOMINIUM
PROJECT SHOWN THUS: - - -

FRANK W. RICHARDSON, L.S.2921

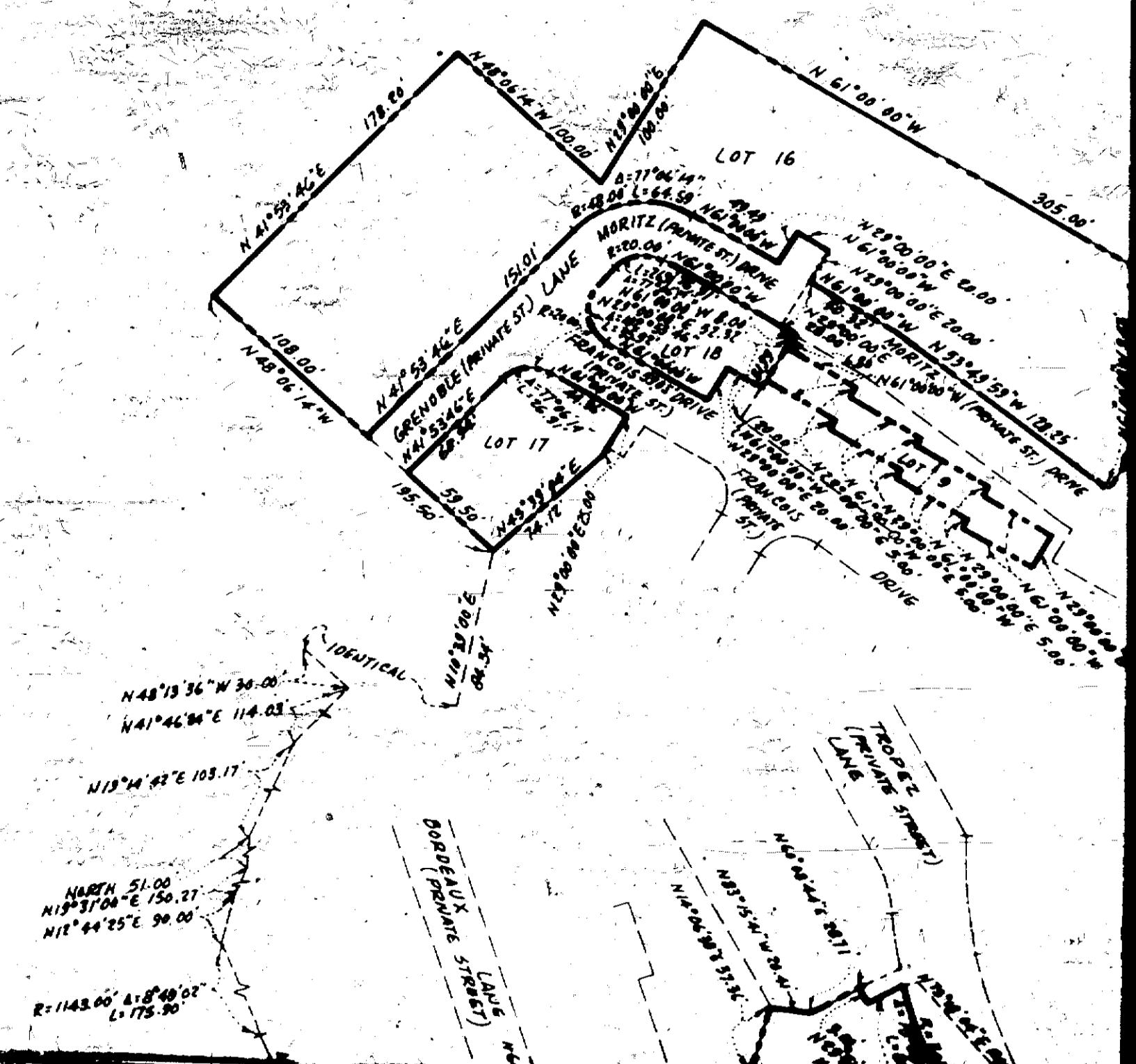
TRACT NO. 10
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE

VTR

JULY, 19

CONSOL

PROJECT BOUNDARY PLAN



100' PLAN FOR LOTS 16, 17, 18, 19 & 20

SHEET 3 OF 14 SHEETS

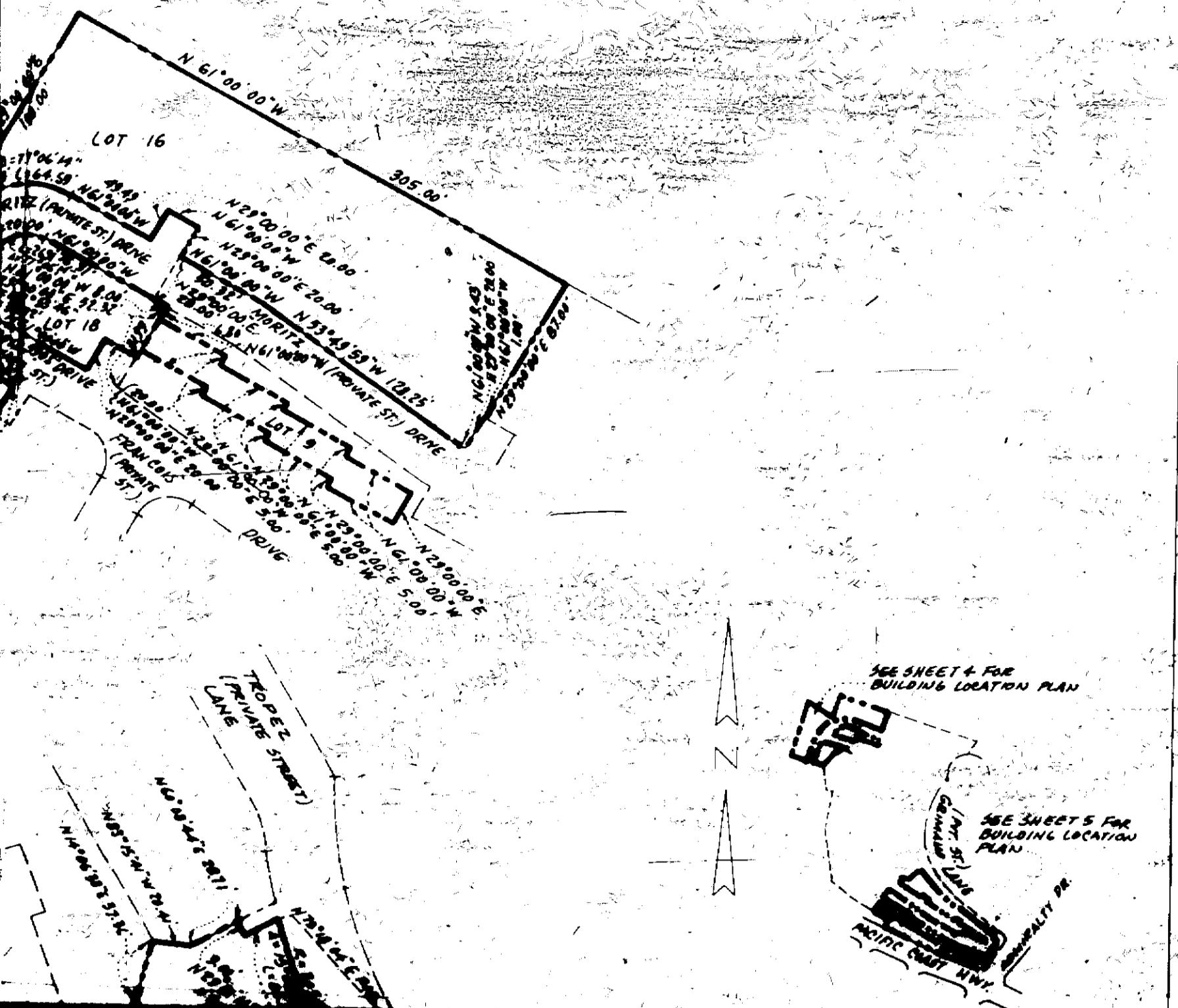
TRACT NO. 10004

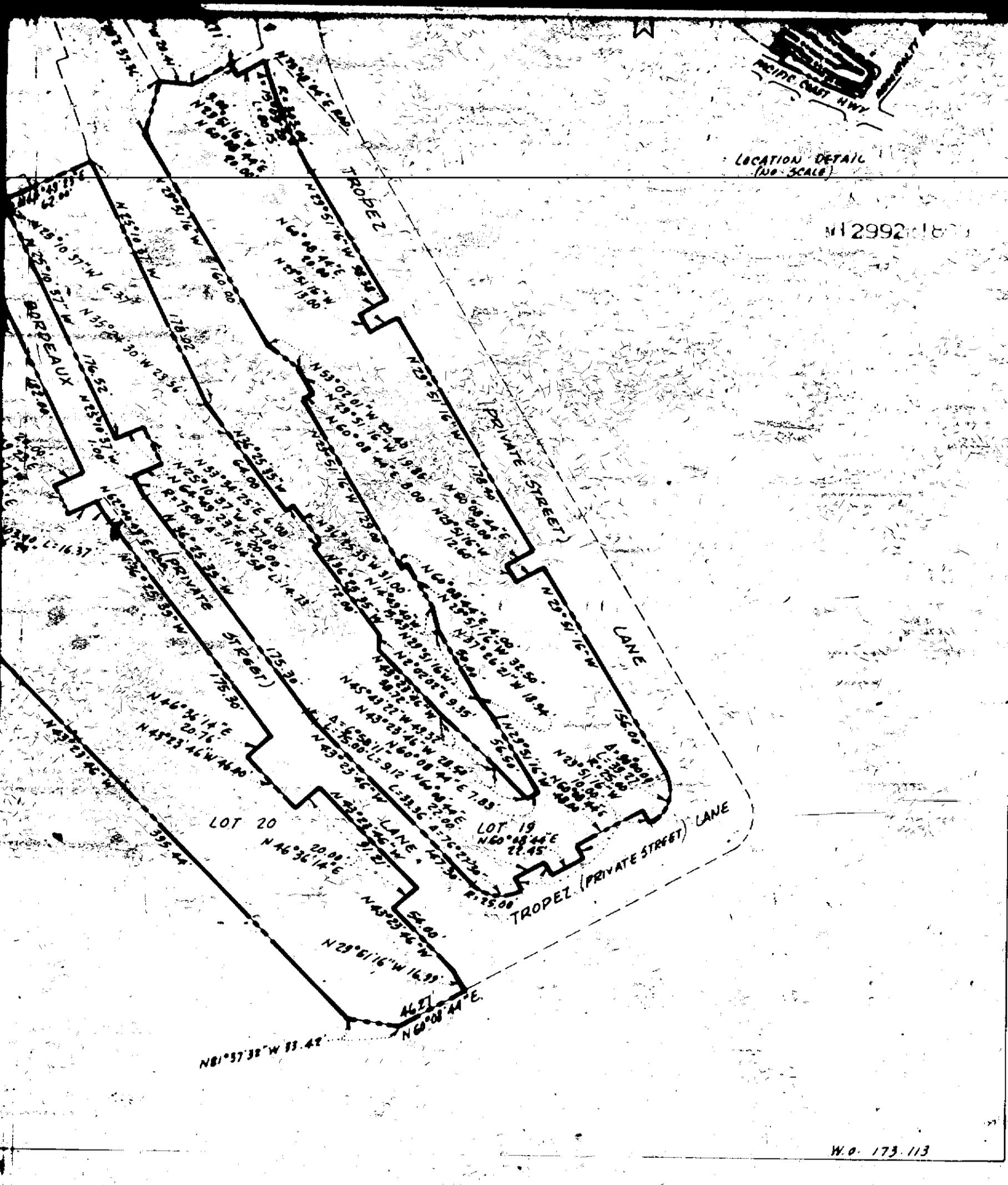
TY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND PORTIONS OF LOT 9 OF SAID TRACT NO. 10004
AS SHOWN ON THIS CONDOMINIUM PLAN.

CHARLSON, L.S.2921

VTR JULY, 1978
CONSOLIDATED, INC.

PROJECT BOUNDARY PLAN





CONDOMINIUM PLAN FOR LOTS 16, 19, 18, 19, 20

0 40 80 120

GRAPHIC SCALE IN FEET

TERACCI NO. 1000

M 12992 LEGD

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

FRANK W. RICHARDSON, L.S.2921



JULY 1978
CONSOLIDATED

BUILDING LOCATION PLAN

SEE SHEET 2 FOR NOTES AND DEFINITIONS
SEE SHEET 2 FOR ADDITIONAL VERTICAL DATA

F.F. DENOTES FINISH FLOOR

INDICATES THIRD FLOOR UNIT

INDICATES SECOND FLOOR UNIT OR FIRST FLOOR UNIT ABOVE GARAGE LEVEL OR GROUND LEVEL

ELABORATION NOTE:

THE LOWER AND UPPER ELEVATIONS OF A BALCONY ARE THE FINISH FLOOR OF THE BALCONY AND THE LOWER SURFACE AND ITS HORIZONTAL PROJECTION OF THE SOFFIT ABOVE, RESPECTIVELY.

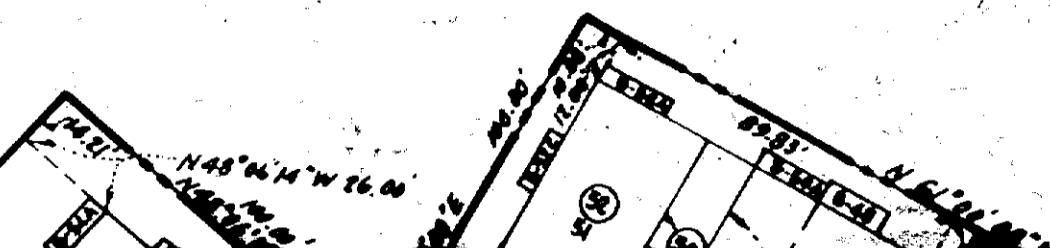
IN THE PLANS SHOWING GROUND FLOORS, THE SECOND FLOOR IS

INDICATED AS THE FIRST FLOOR.

+ SEE SHEET 13 FOR GARAGE PLAN

ELABORATION NOTE:

THE LOWER AND UPPER ELEVATIONS OF STAIRWAYS AND DECKS ARE THE FINISH FLOOR OF SAID STAIRWAYS AND DECKS AND THE LOWER SURFACE OF THE CEILING OR THE LOWER SURFACE AND ITS HORIZONTAL PROJECTION OF THE SOFFIT ABOVE, RESPECTIVELY.



PLAN FOR LOTS 16, 17, 18, 19 & 20

SHEET 4 OF 4 SHEETS

12392-1811

HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND PORTIONS OF LOT 9 OF SAID TRACT NO. 70004 AS SHOWN ON THIS CONDOMINIUM PLAN.

2030N, LS2921

VCT

JULY 1978
CONSOLIDATED, INC.

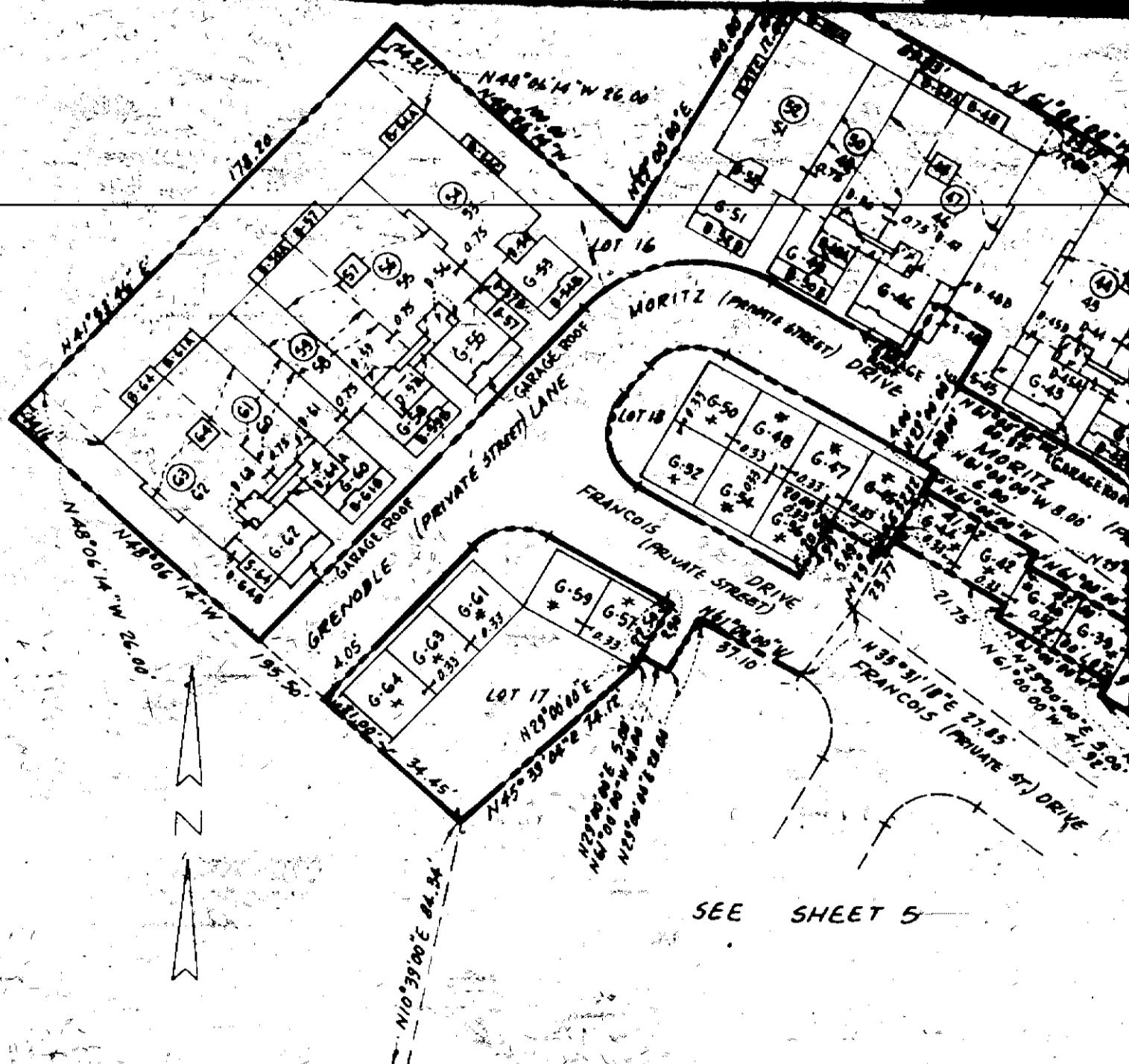
BUILDING LOCATION PLAN

LEVEL OR GROUND LEVEL

THE

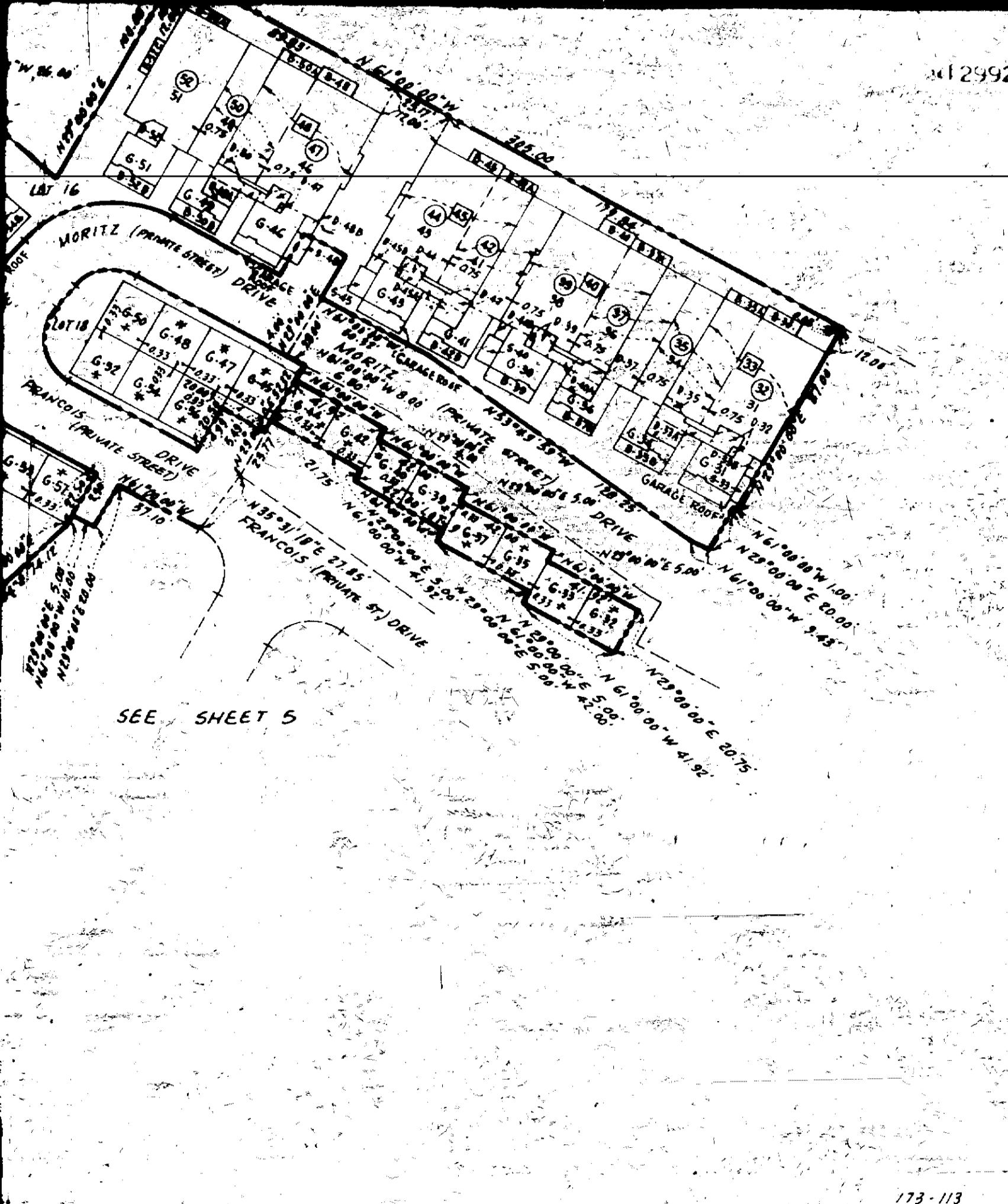
W 86.00

12992



SEE SHEET 5

12992-1813



CONDOMINIUM PLAN FOR LOTS 16, 17, 18, 19 & 20

A horizontal scale bar with four major tick marks labeled '0', '40', '80', and '120' from left to right. The bar has a thick black line at the bottom and a thin white line above it.

NO

10

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE,

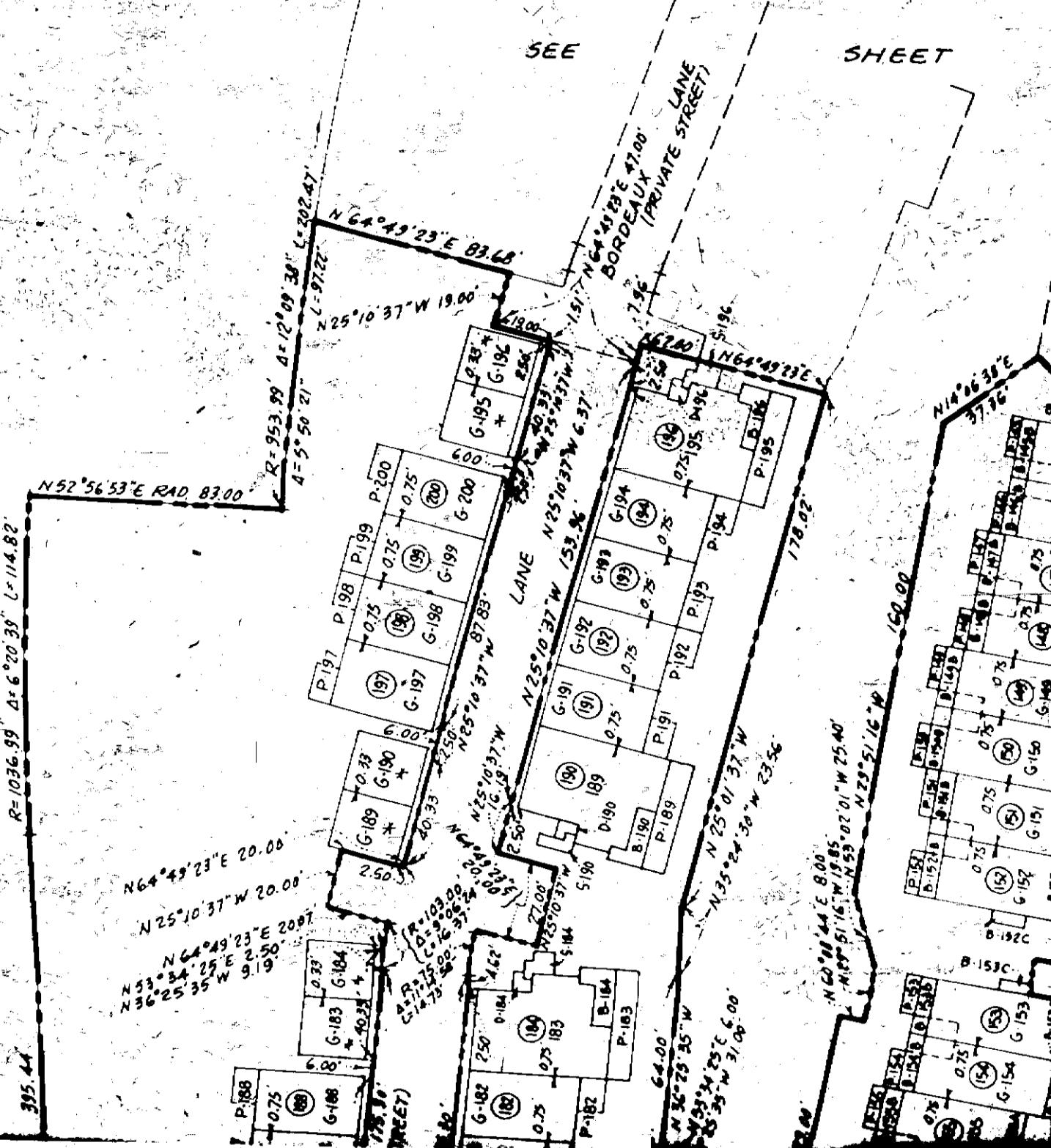
FRANK W. RICHARDSON, L.S.2921

Vtn JULY, 19
CONSOLIDATED

BUILDING LOCATION PLAN

SEE

SHEET



PLAN FOR LOTS 16 17 18 19, 20

WHEELS 5 OF 14 SHEETS

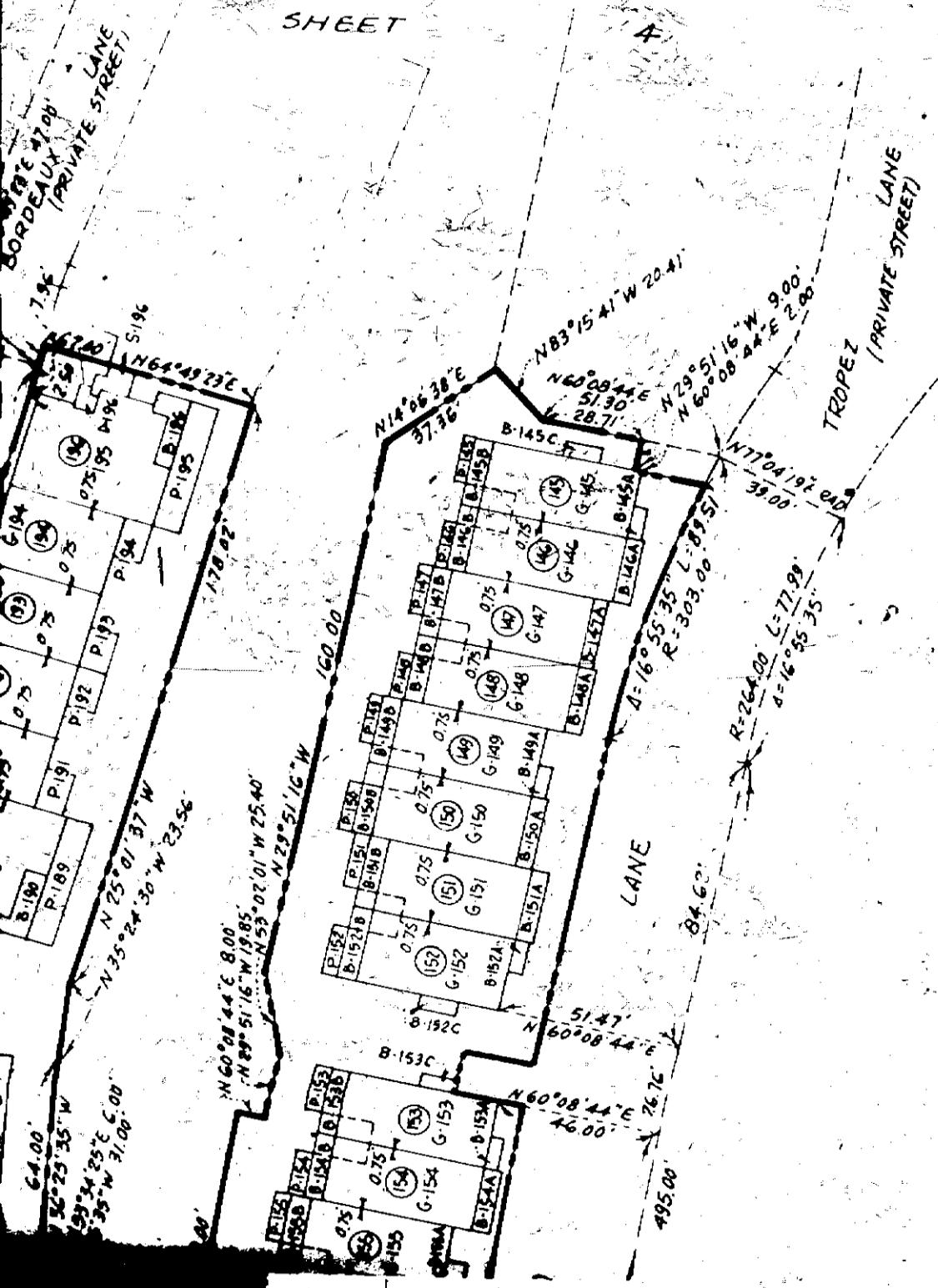
3412992

HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND PORTIONS OF LOT 9 OF SAID TRACT NO. 10004
AS SHOWN ON THIS CONDOMINIUM PLAN.

JULY, 1978
CONSOLIDATED, INC.

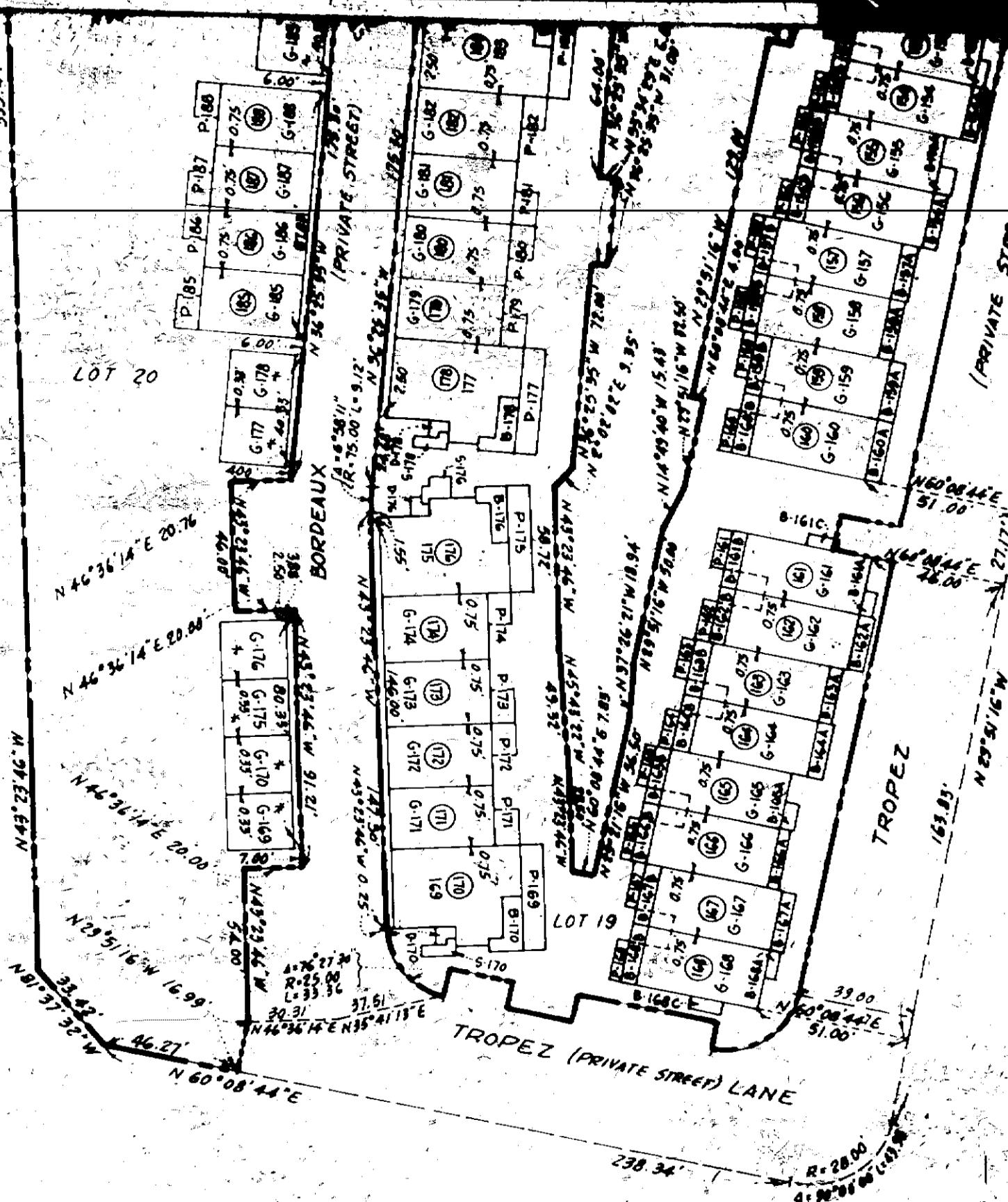
BUILDING LOCATION PLAN

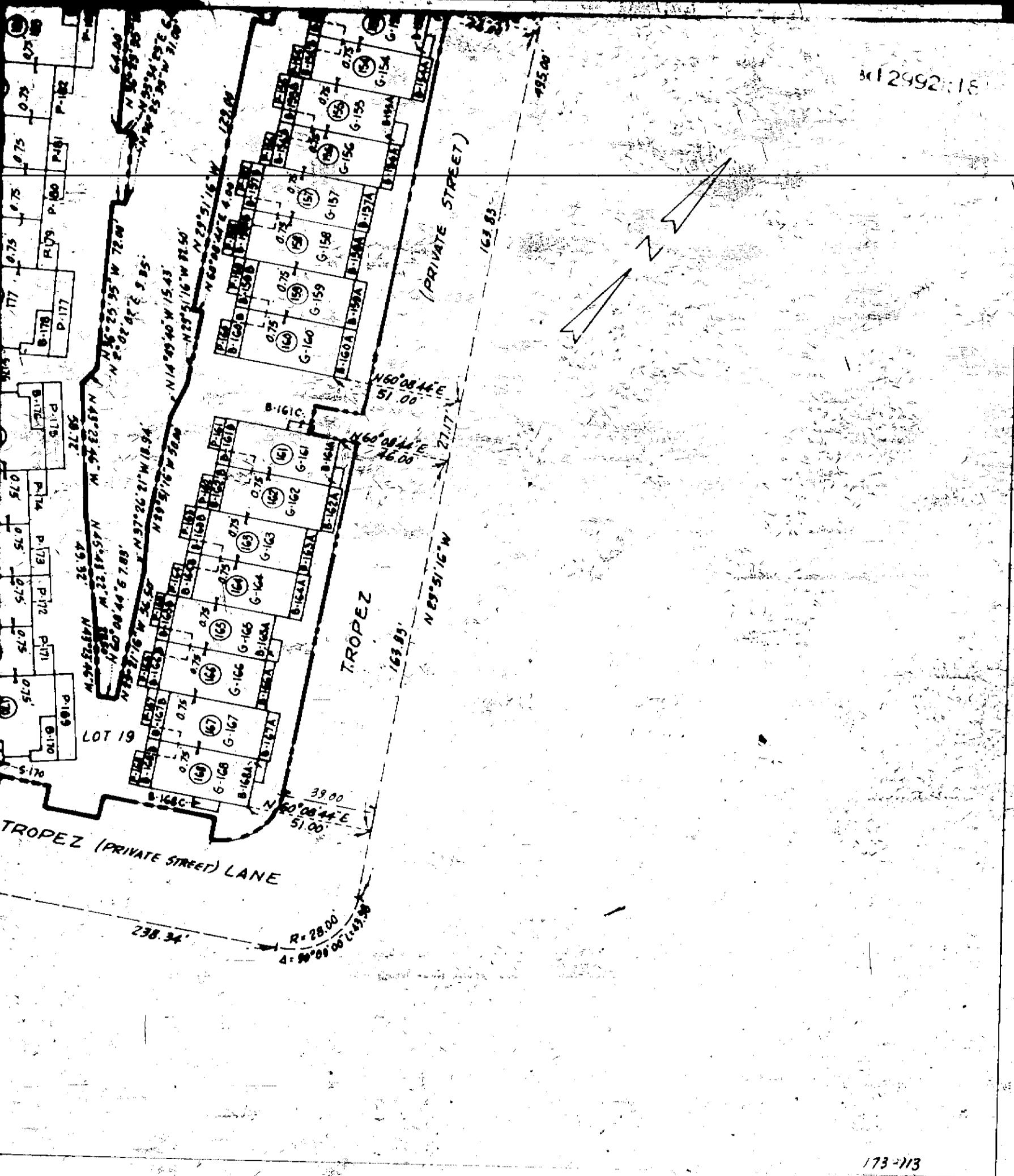
SHEET



36-129927616-2

395.44





CONDOMINIUM PLAN FOR LOTS 16, 17, 18, 19, 20

0 8 16 24

FLOOR PLAN GRAPHIC SCALE IN FEET

312992 lot 18

TRACT NO. 100

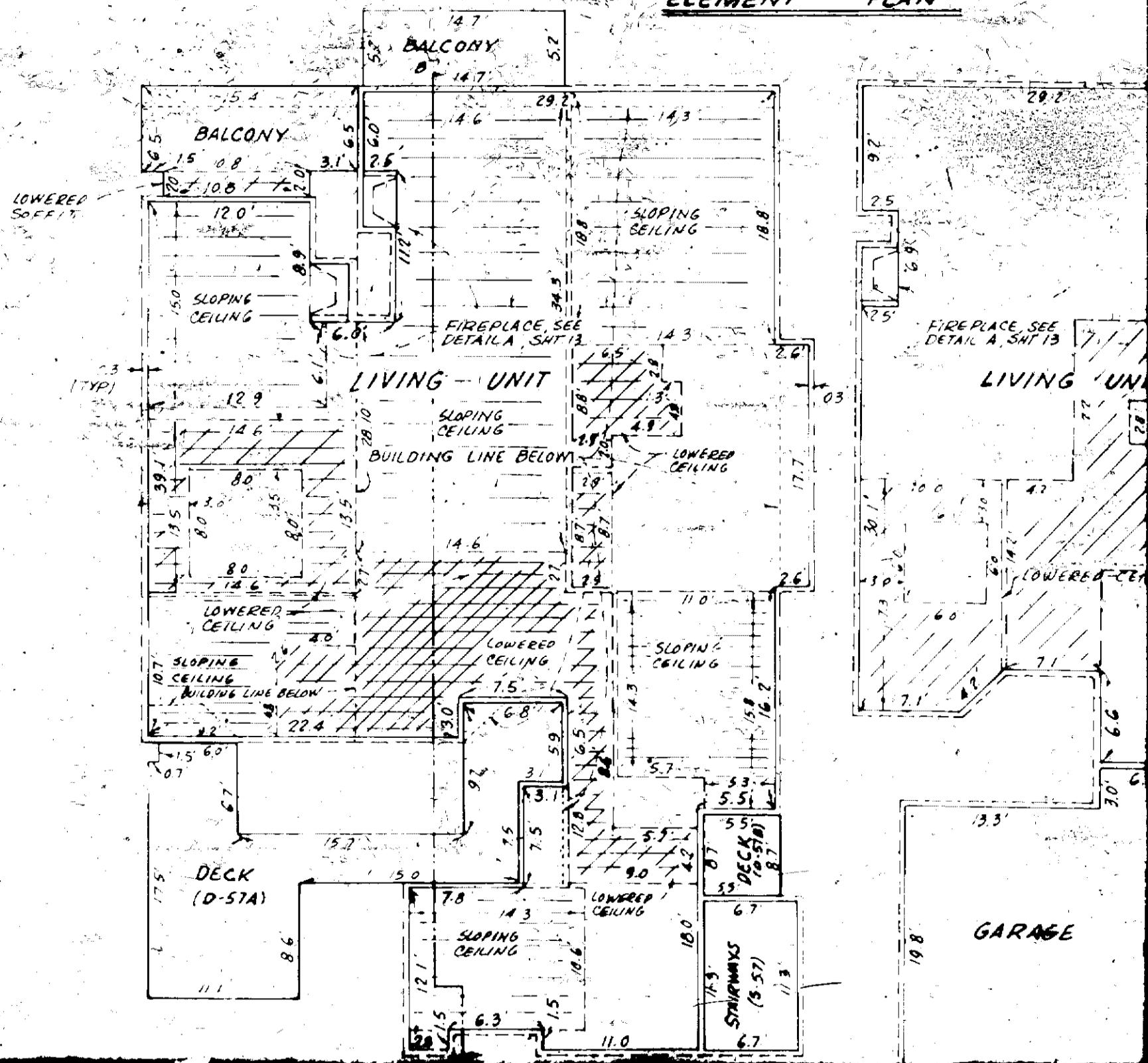
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE

FRANK W. RICHARDSON, LS.2921

VTR

JULY, 1978
CONSOLIDATED

ELEMENT PLAN



MINIMUM PLAN FOR LOTS 16, 17, 18, 19, 20

SHEET 6 OF 14 SHEETS

TRACT NO. 10004

CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND PORTIONS OF LOT 9 OF SAID TRACT NO. 10004
AS SHOWN ON THIS CONDOMINIUM PLAN.

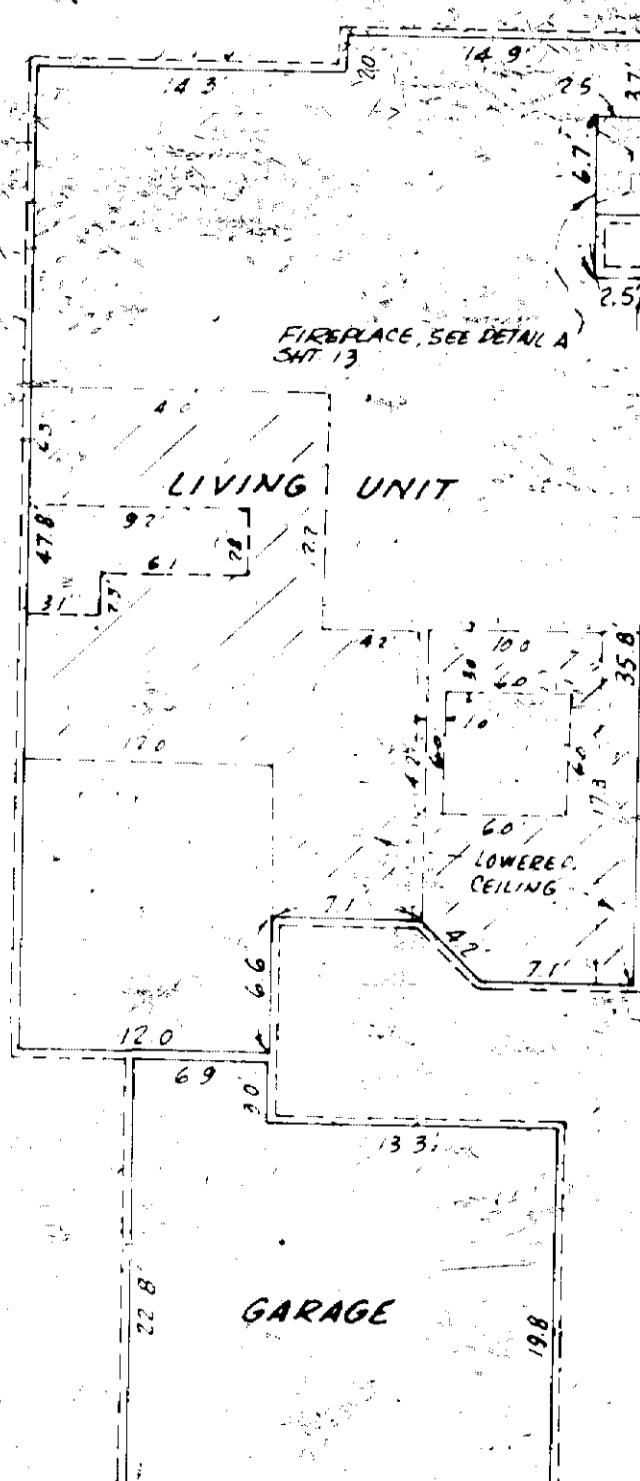
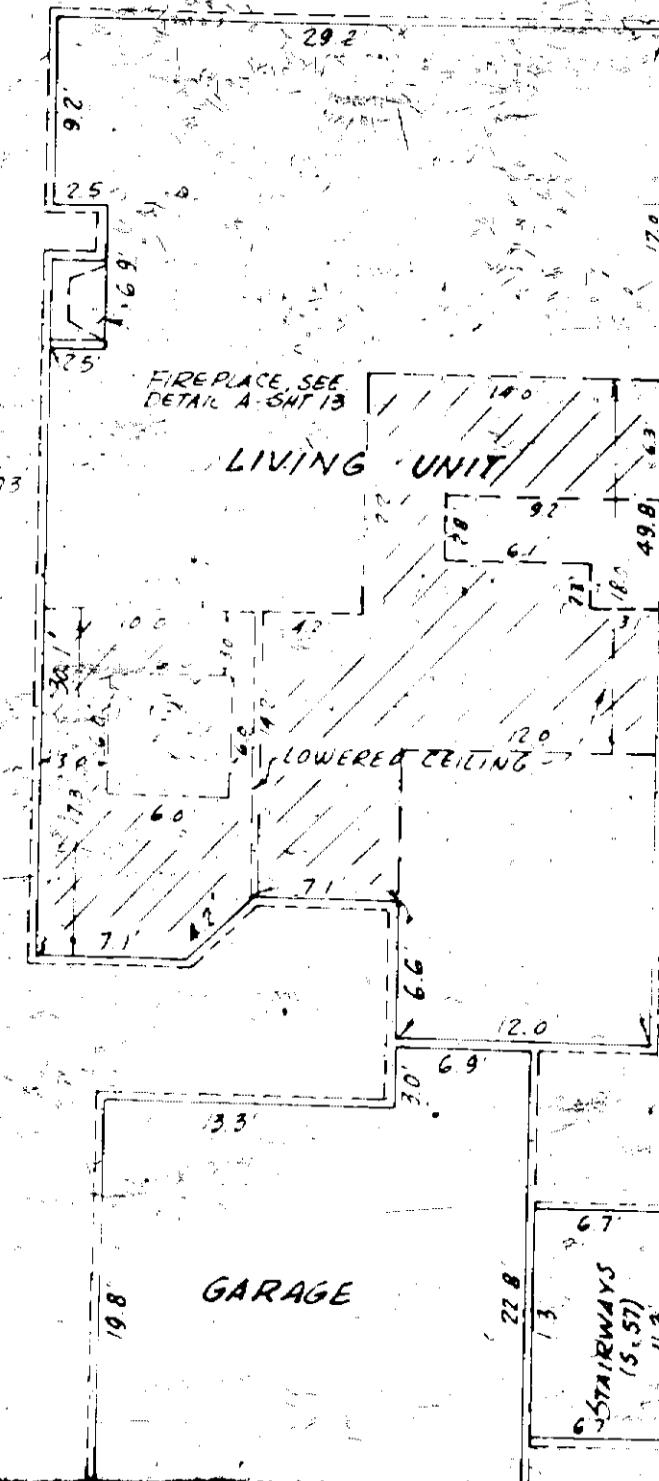
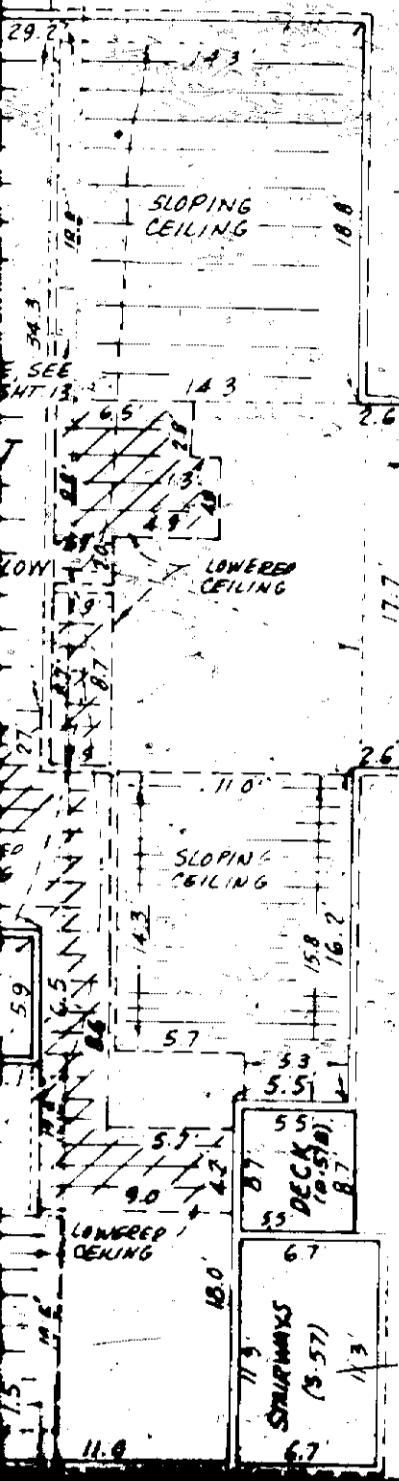
RICHARDSON, LS 2921

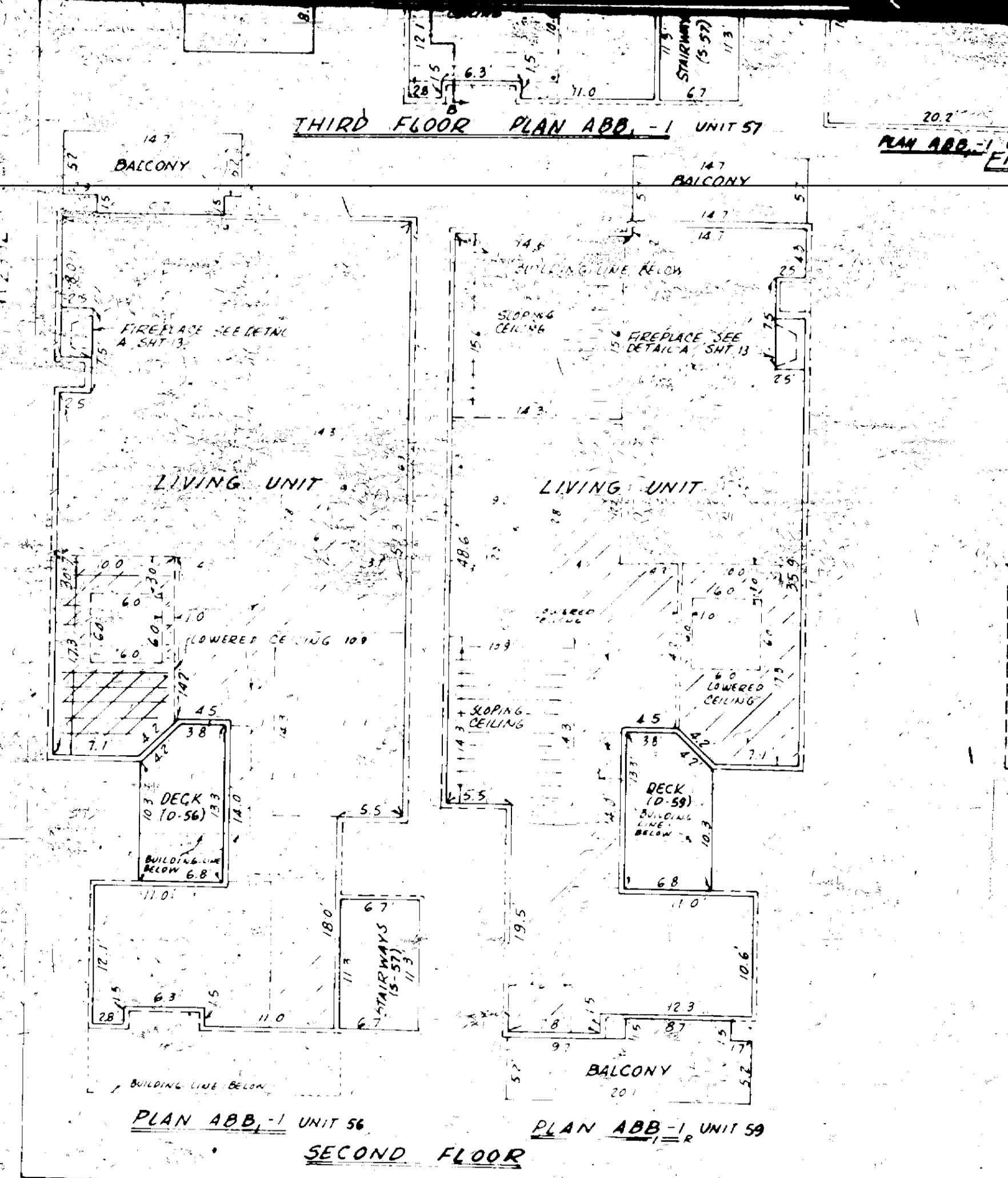


JULY 1978
CONSOLIDATED, INC.

12992-181

ELEMENT PLAN





PLAN ABB-1 UNIT 59

FIRST FLOOR PLAN ABB-2R UNIT 36

4-7-73-113

CONDOMINIUM PLAN FOR LOTS 16, 17, 18, 19 & 20

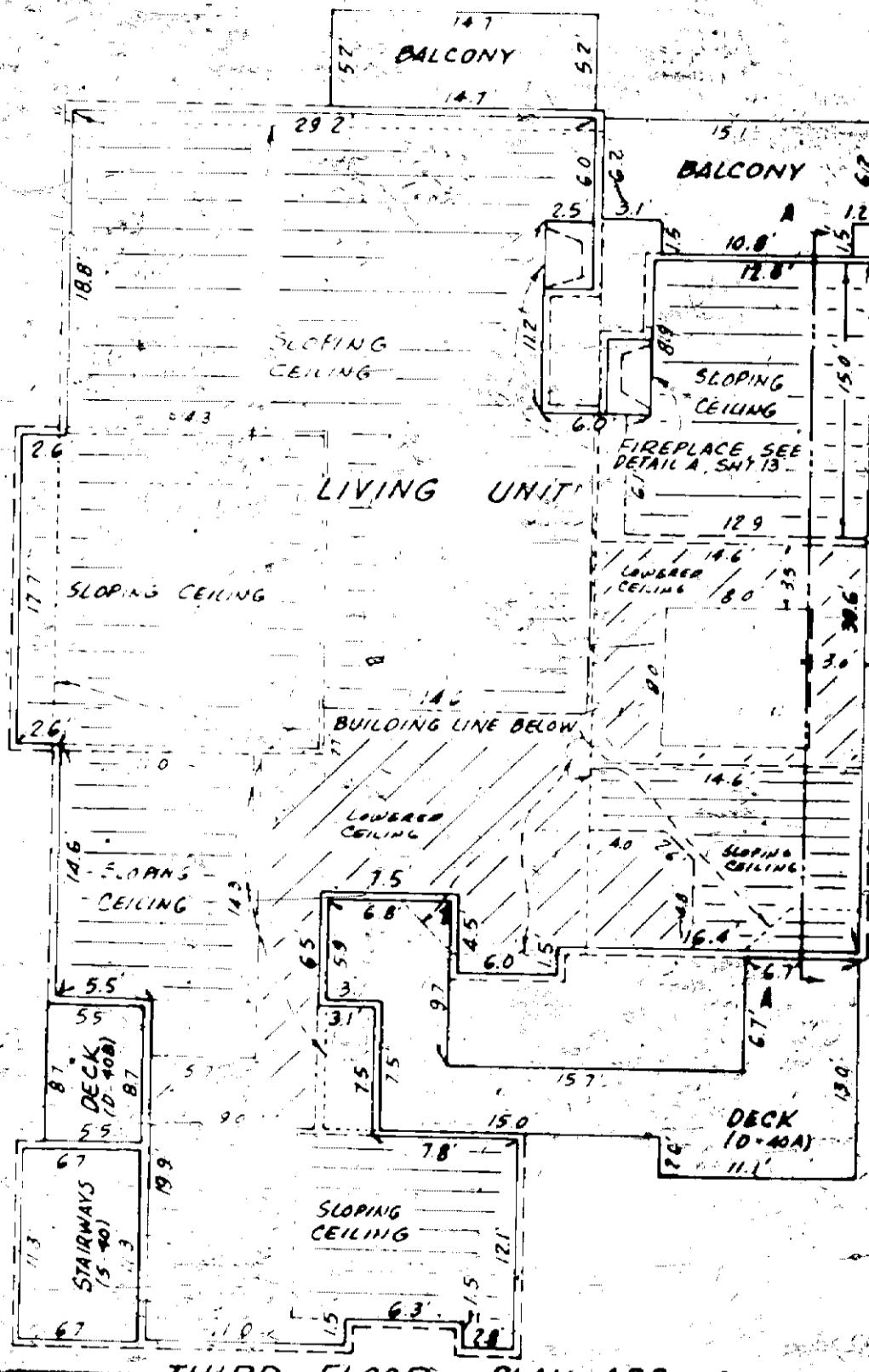
0 8 16 24
F100Z PLAN 6818W 60116 IN FG

TRACT NO. 10

FRANK W. RICHARDSON, L.S.2921

JULY,
CONSONANT

ELEMENT PLAN



MINIMUM PLAN FOR LOTS 16, 17, 18, 19&20

SHEET 7 OF 14 SHEETS

TRACT NO. 10004

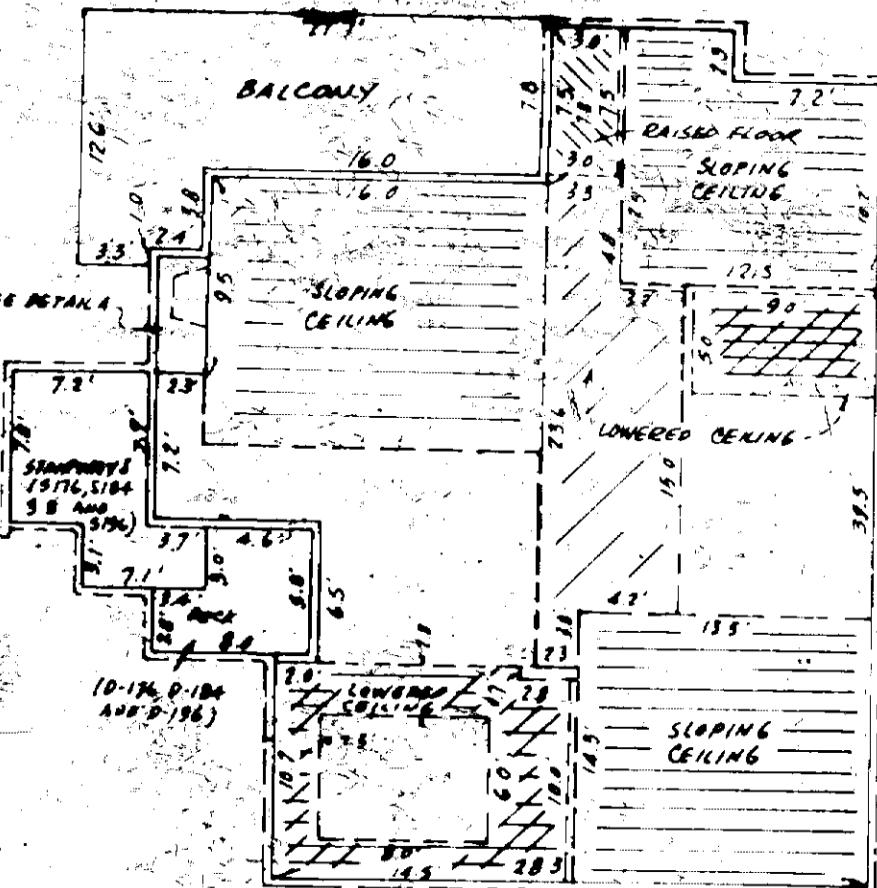
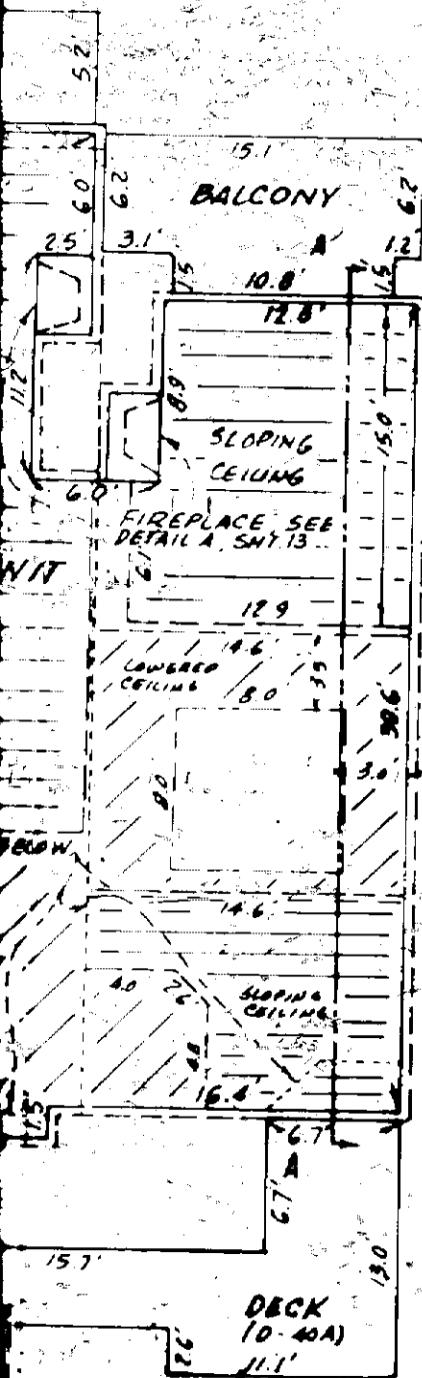
CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND PORTIONS OF LOT 9 OF SAID TRACT NO. 10004
AS SHOWN ON THIS CONDOMINIUM PLAN.

RICHARDSON, LS 2921

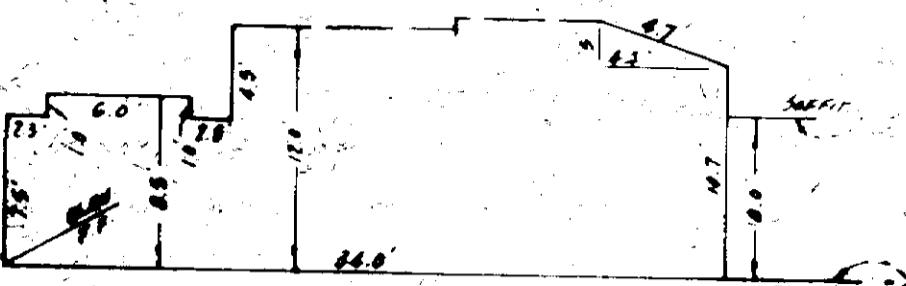
VTR

JULY, 1978
CONSOLIDATED, INC.

ELEMENT PLAN



FIRST FLOOR PLAN GIR
UNIT 176, 184 AND 196



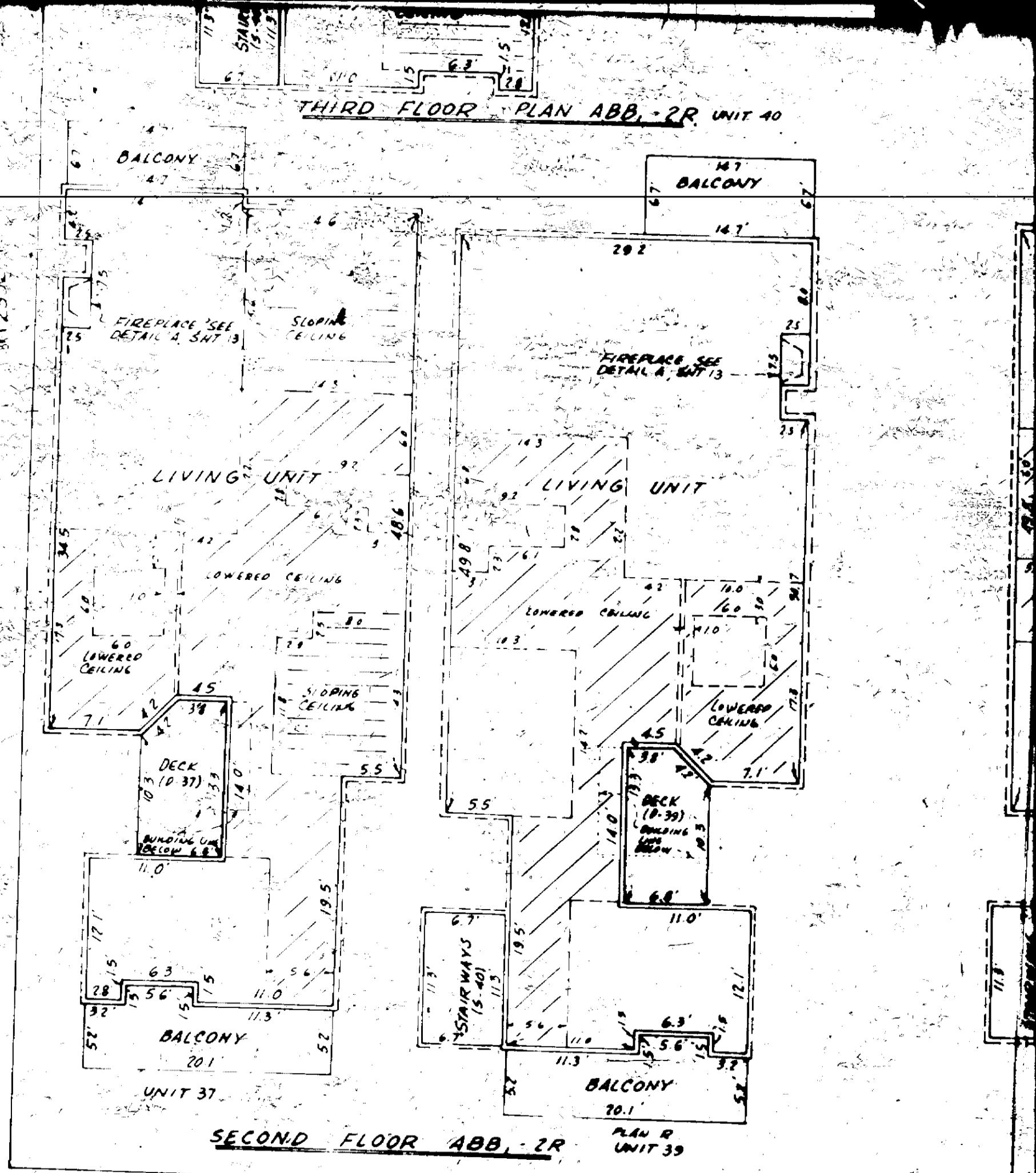
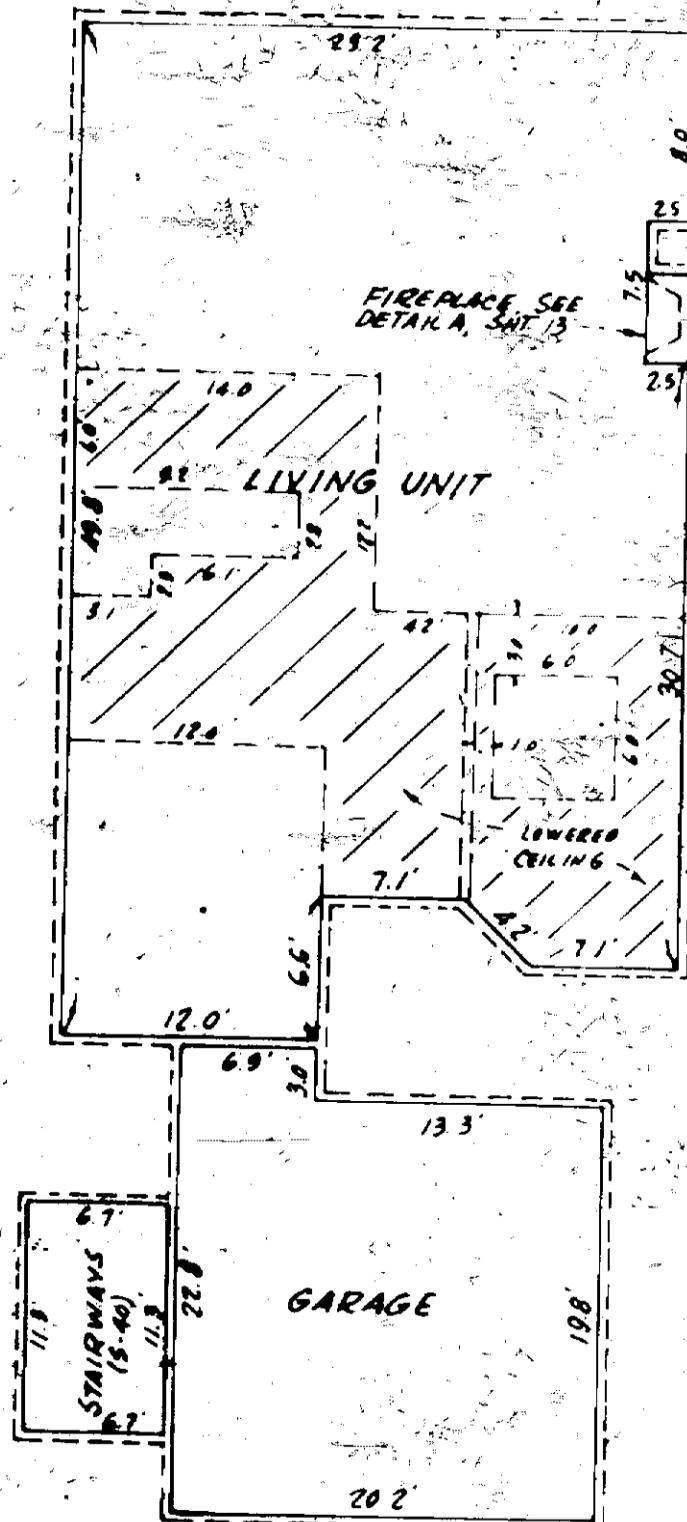
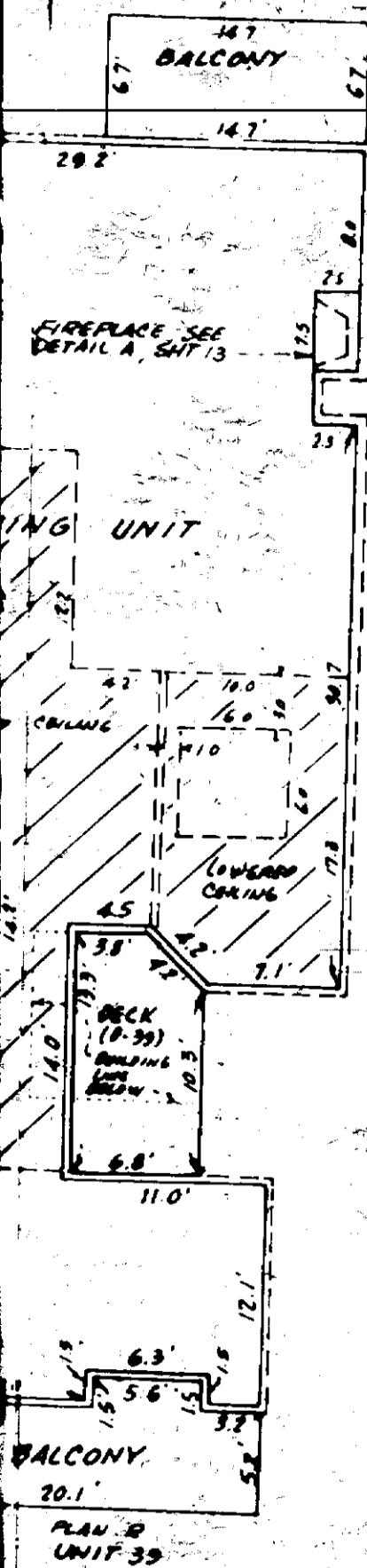


ABB - 2R UNIT 38

12992-180



FIRST FLOOR PLAN ABB - 2R UNIT 38

WO 173-113

CONDOMINIUM PLAN FOR LOTS 16, 17, 18, 19/20

FLOOR PLAN GRAPHIC SCALE IN FEET

8 16 24

TRACT NO. 1000

12992-168

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

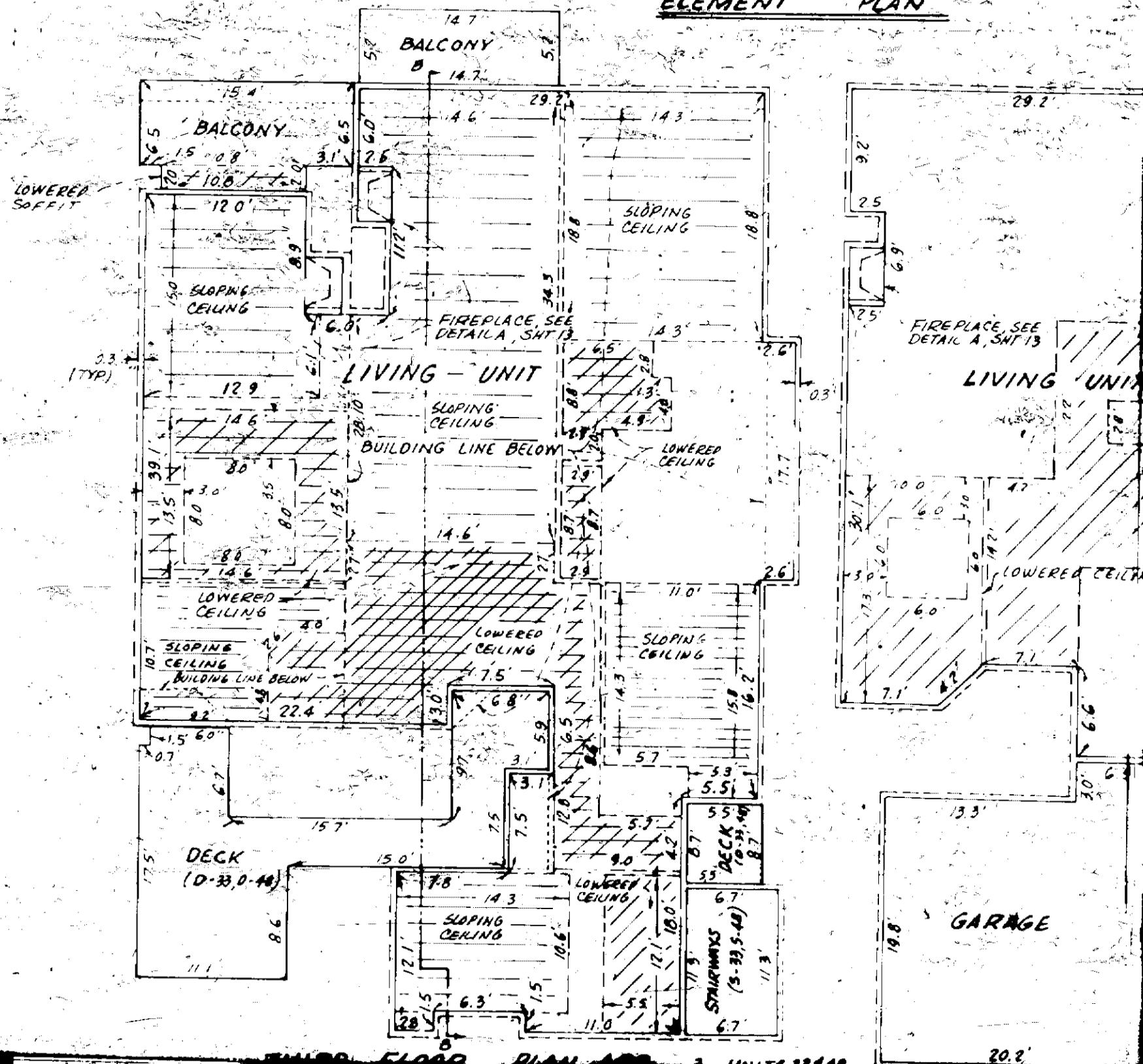
FRANK W. RICHARDSON, LS.2921

VTR

JULY 1978

CONSOLIDATED.

ELEMENT PLAN



PLAN FOR LOTS 16, 17, 18, 19 & 20

SHEET 8 OF 14 SHEETS

id:299241f-30c

ACT NO. 10004
HUNTINGTON BEACH, CALIFORNIA

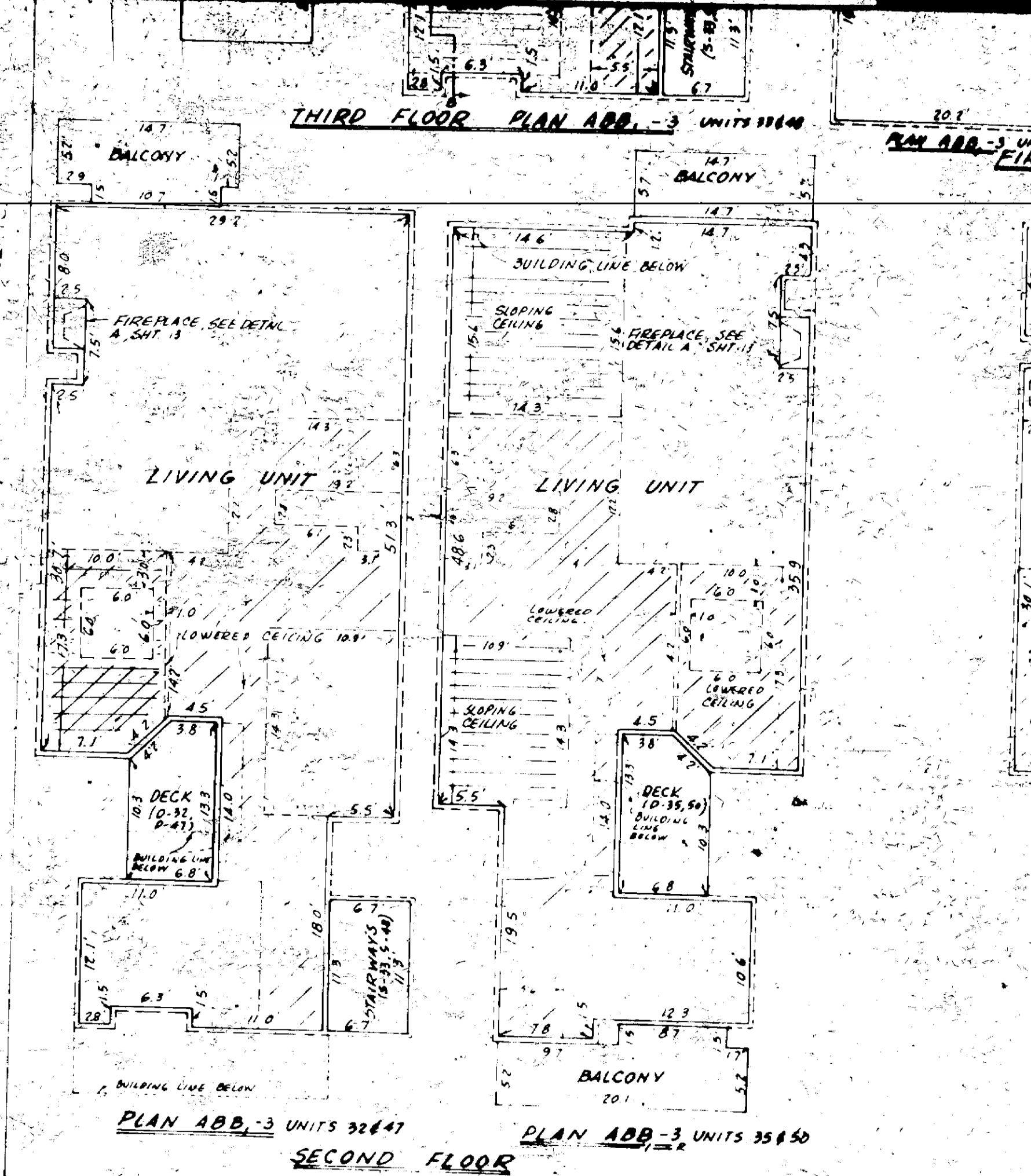
HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND PORTIONS OF LOT 9 OF SAID TRACT NO. 10004
AS SHOWN ON THIS CONDOMINIUM PLAN.

vtm

JULY 1978
CONSOLIDATED, INC.

ELEMENT PLAN





CONDOMINIUM PLAN FOR LOTS 16, 17, 18 19&20

0 16 24

FLOOR PLAN - GRAPHIC SCALE IN FEET

2025 RELEASE UNDER E.O. 14176

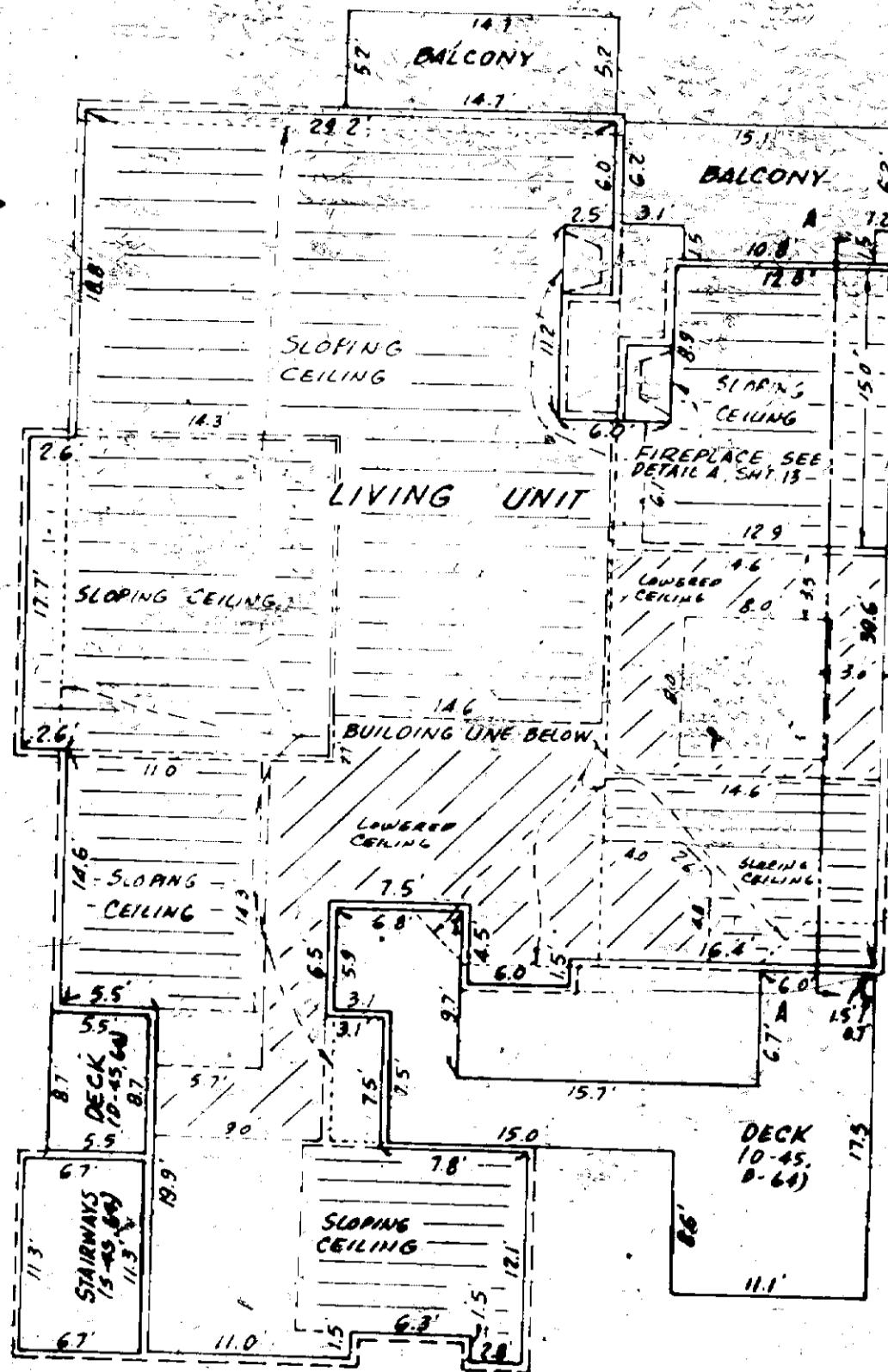
TRACT NO. 100

~~IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE~~

FRANK W. RICHARDSON, LS 29.21

JULY, 1978
CONSOLIDATED

ELEMENT PLAN



THIRD FLOOR PLAN ABB. - 3 R UNITS 45664

NIUM PLAN FOR LOTS 16, 17, 18, 19 & 20

SHEET 9 OF 14 SHEETS

812992#1831

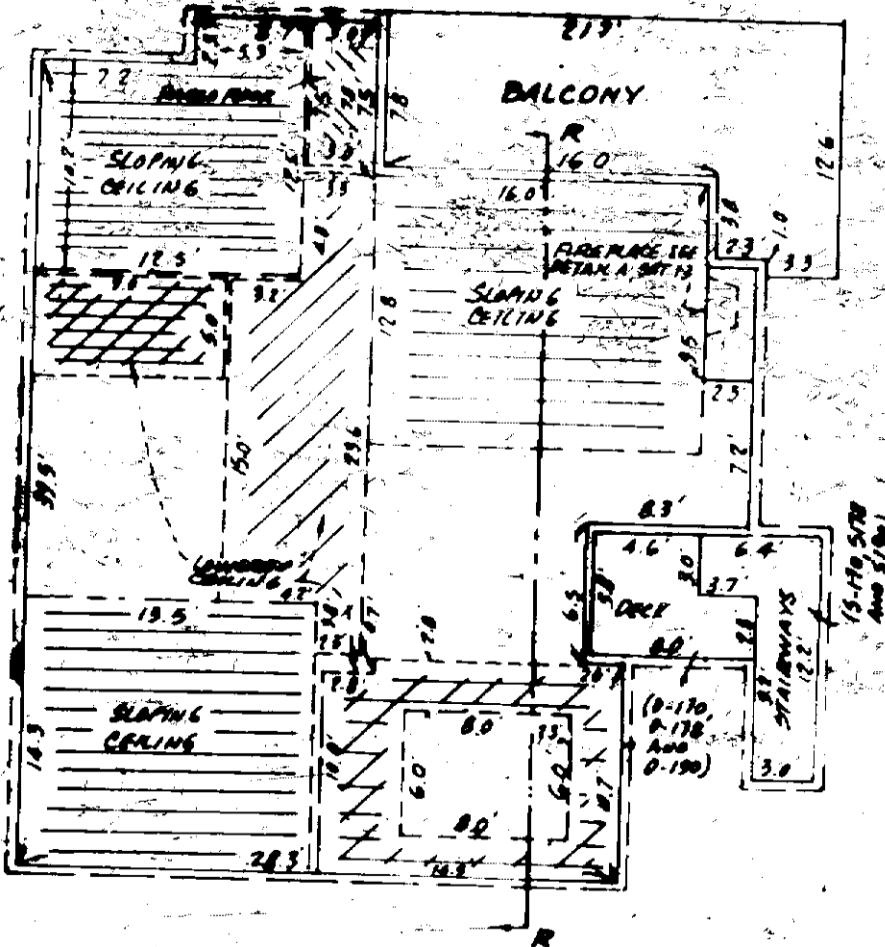
TRACT NO. 10004
CITY OF HUNTINGTON BEACH, CALIFORNIA

CHARTER OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND PORTIONS OF LOT 9 OF SAID TRACT NO. 10004
AS SHOWN ON THIS CONDOMINIUM PLAN.
RICHARDSON, LS 2921 JULY 12, 1972

RICHARDSON, L.S. 2921

JULY, 1970
CONSOLIDATED, INC.

ELEMENT PLAN

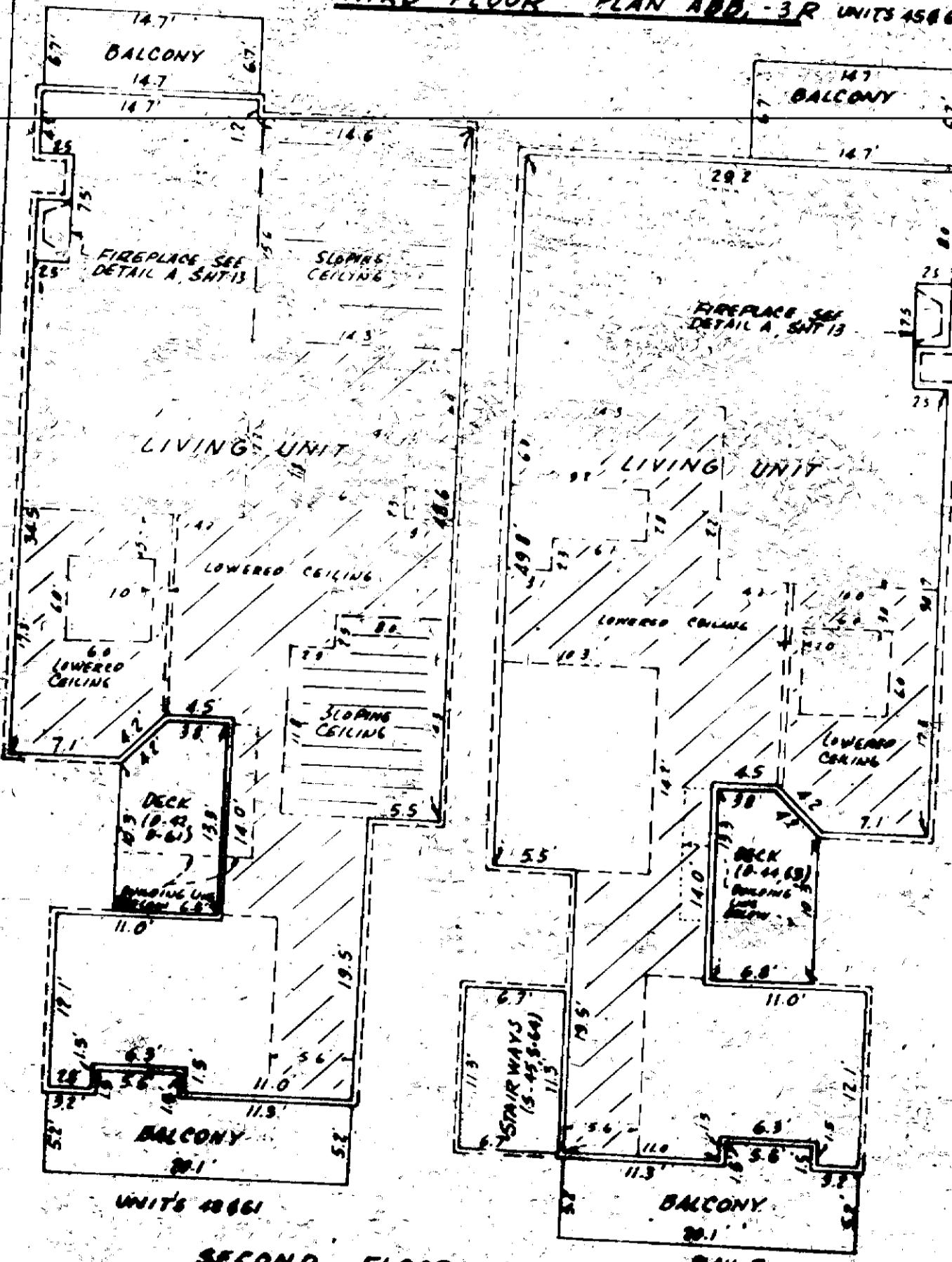


FISH FARM PLAN 62

July 170, 1966 issue

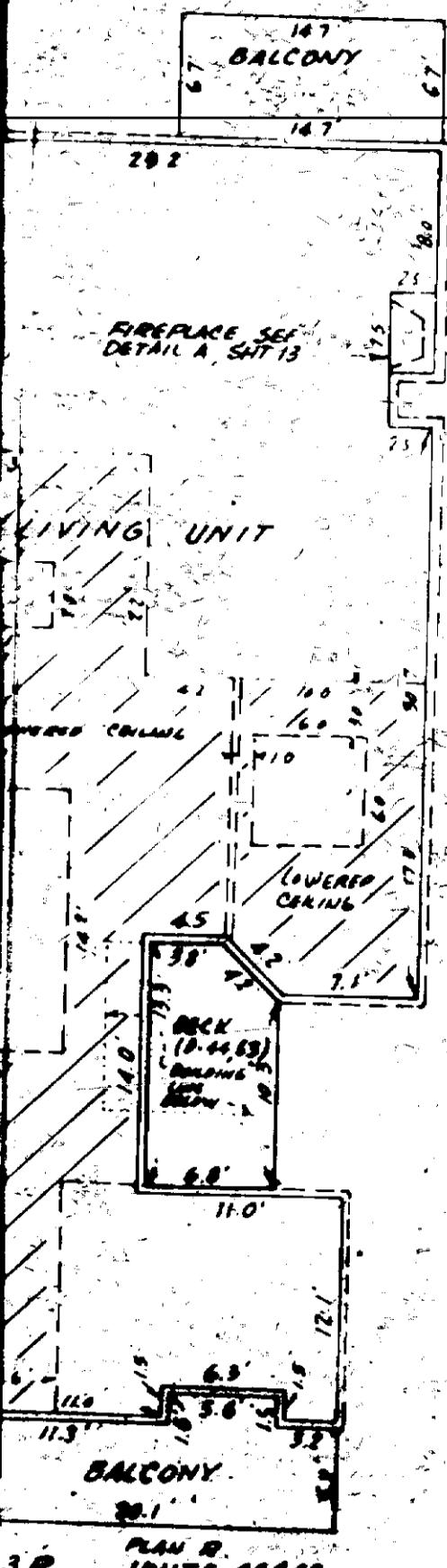
LABB - 3R UNITS 45664

THIRD FLOOR PLAN ADD. - 3R UNITS 4506

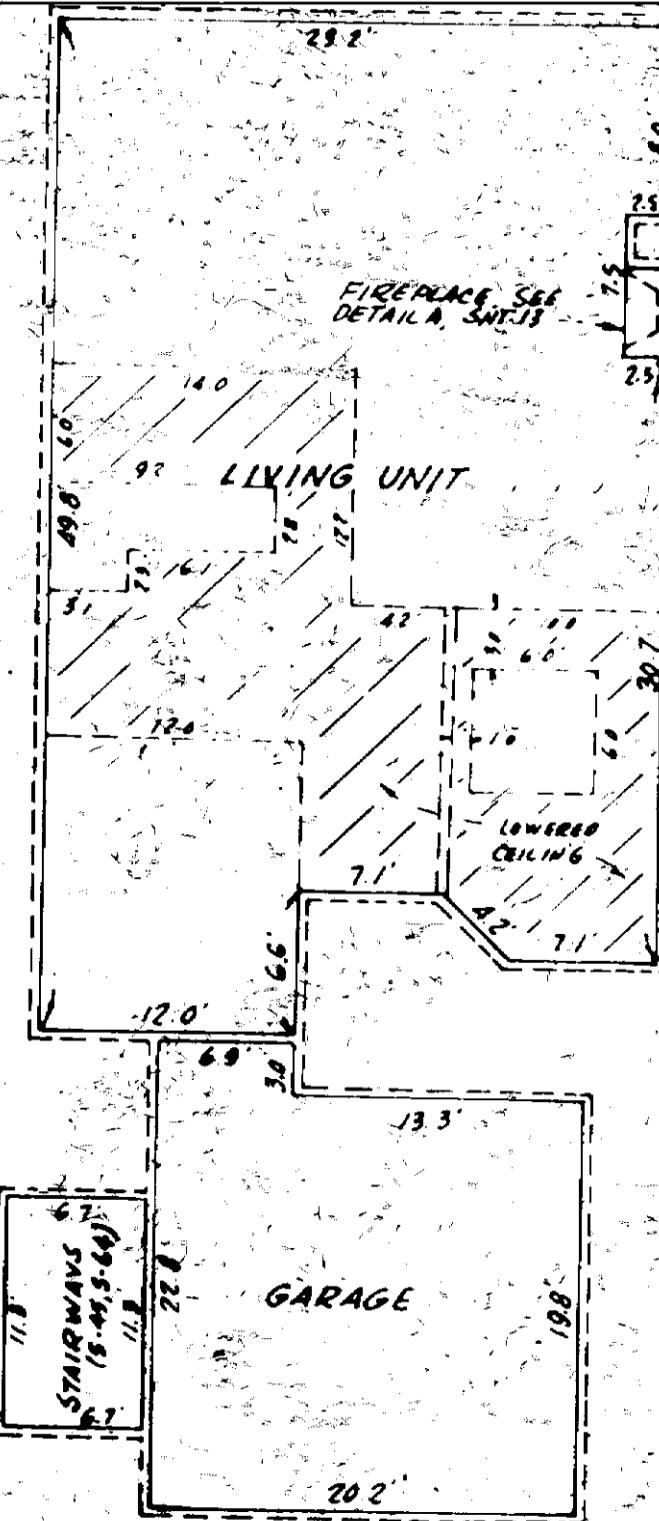


SECOND FLOOR ABB, -3R PLAN # UNITS 4000

AN ABB, -3R UNITS 45664



3R PLAN B
UNITS 45664



FIRST FLOOR PLAN ABB,-3R R UNITS 45664

W.O. 173-113

CONDOMINIUM PLAN FOR LOTS 16-17-18-19&20

0' 8' 16' 24'

FLOOR PLAN GRAPHIC SCALE IN FEET

B-12992-1

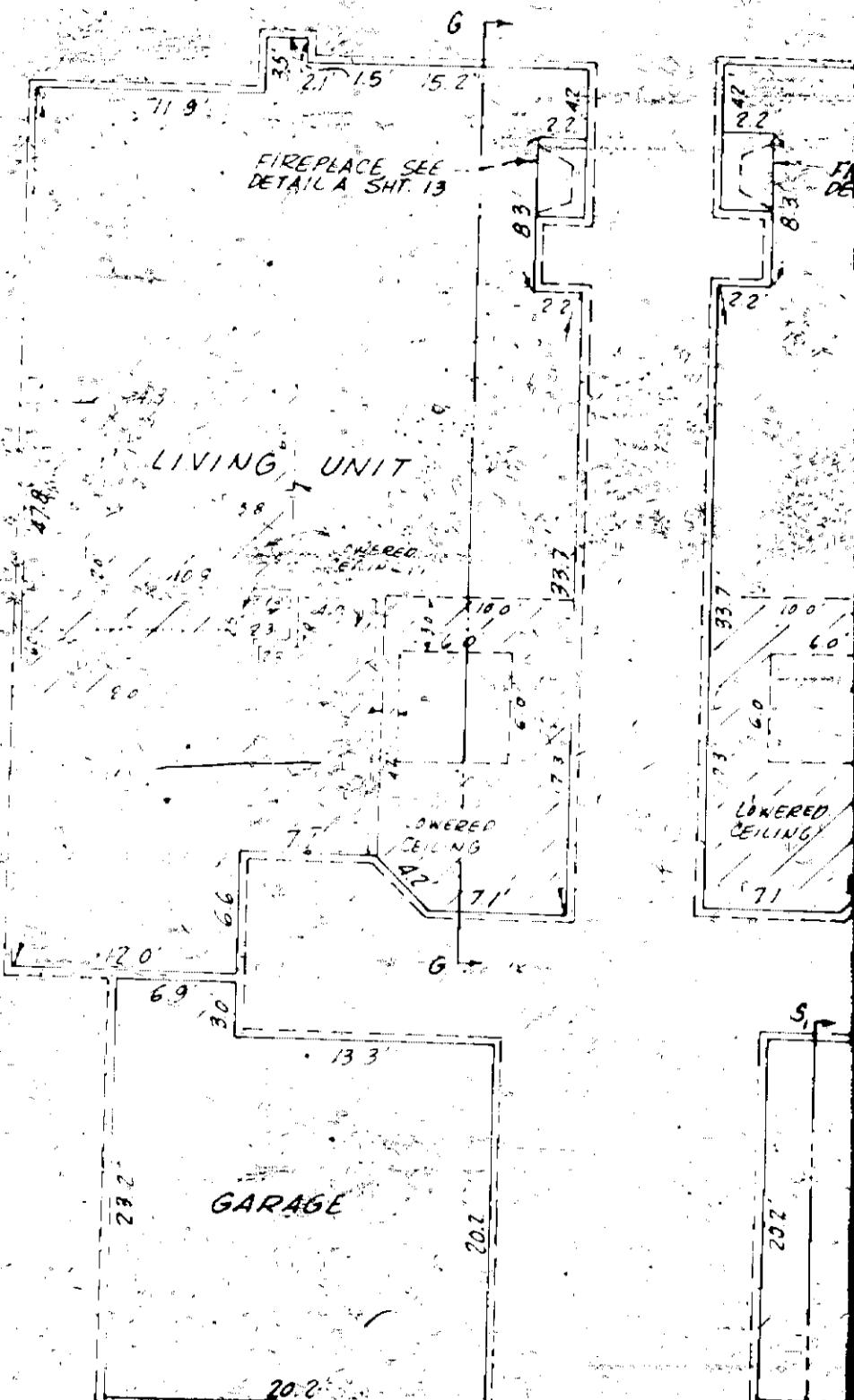
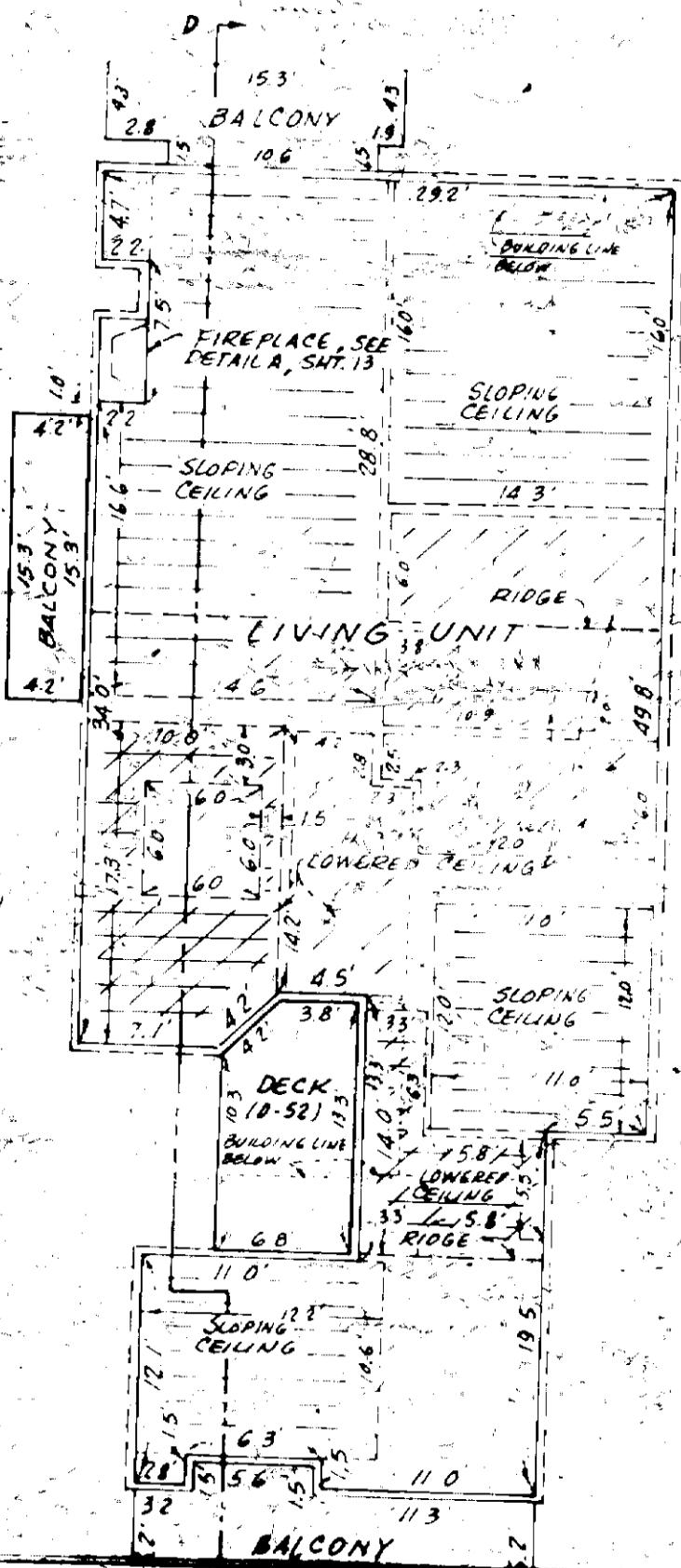
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE

FRANK W RICHARDSON L52921

JULY, 1978
CONSOLIDATED

JULY 1, 1958
CONTRACT

ELEMENT PLAN



NUM. PLAN FOR LOTS 16, 17, 18, 19 & 20

SHEET 10 OF 13 SHEETS

RAC T NO. 10004

812442-193

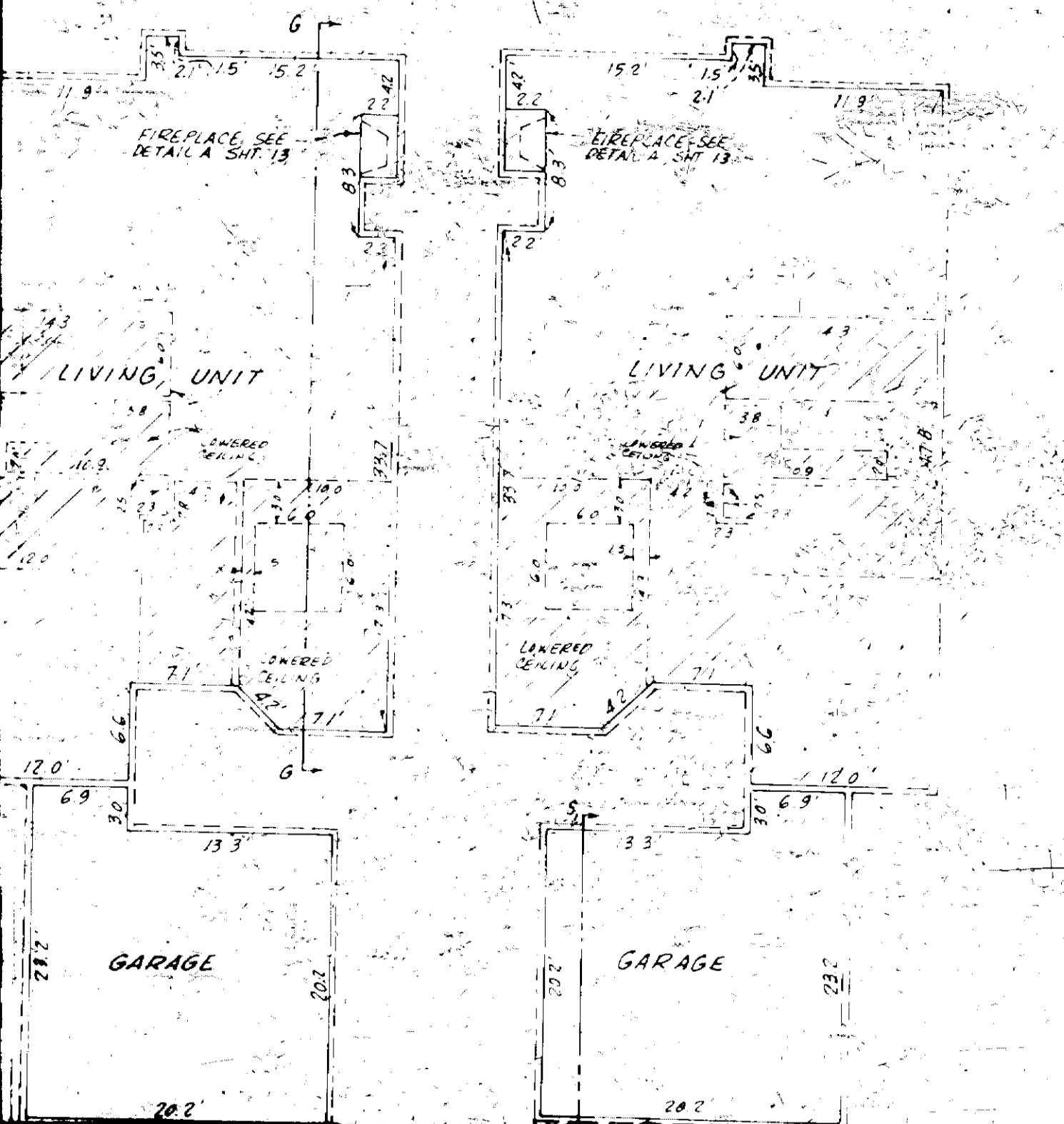
CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND PORTIONS OF LOT 9 OF SAID TRACT NO. 10004
AS SHOWN ON THIS CONDOMINIUM PLAN.

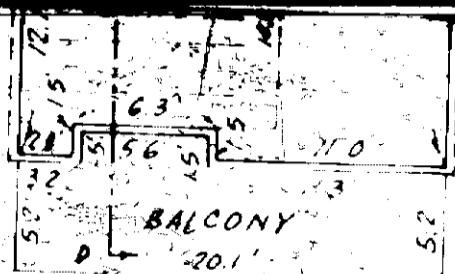
RICHARDSON, IL 52921

vtm

JULY 1978
CONSOLIDATED, INC.

ELEMENT PLAN

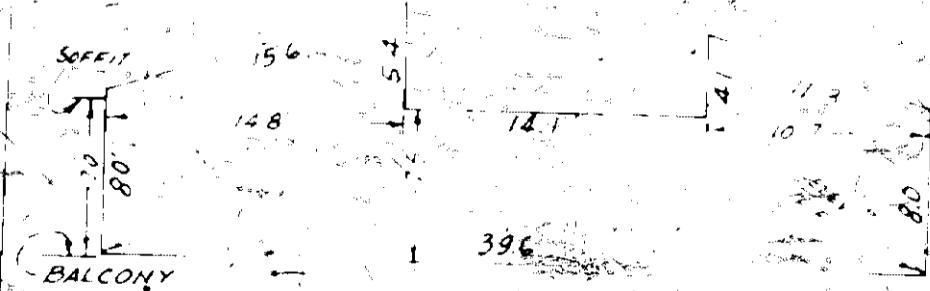




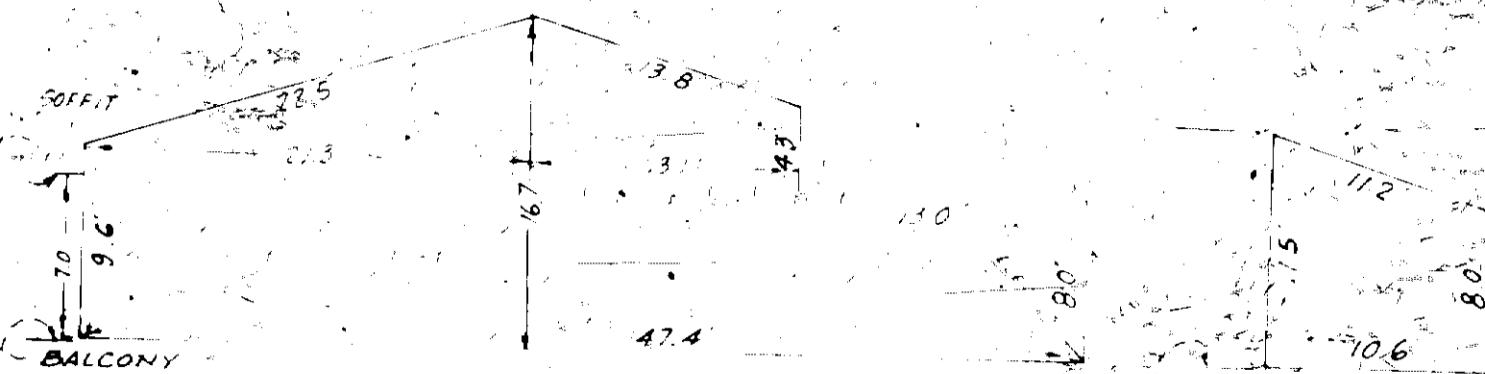
SECOND FLOOR PLAN AB-3
UNIT 52

FIRST FLOOR PLAN A&B-3R
UNIT 53

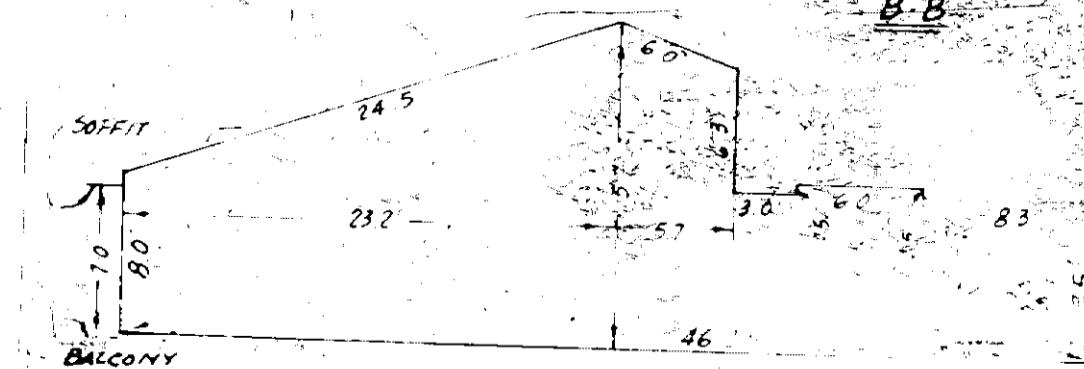
VERTICAL LIMITS OF AIR SPACE



SECTION A-A



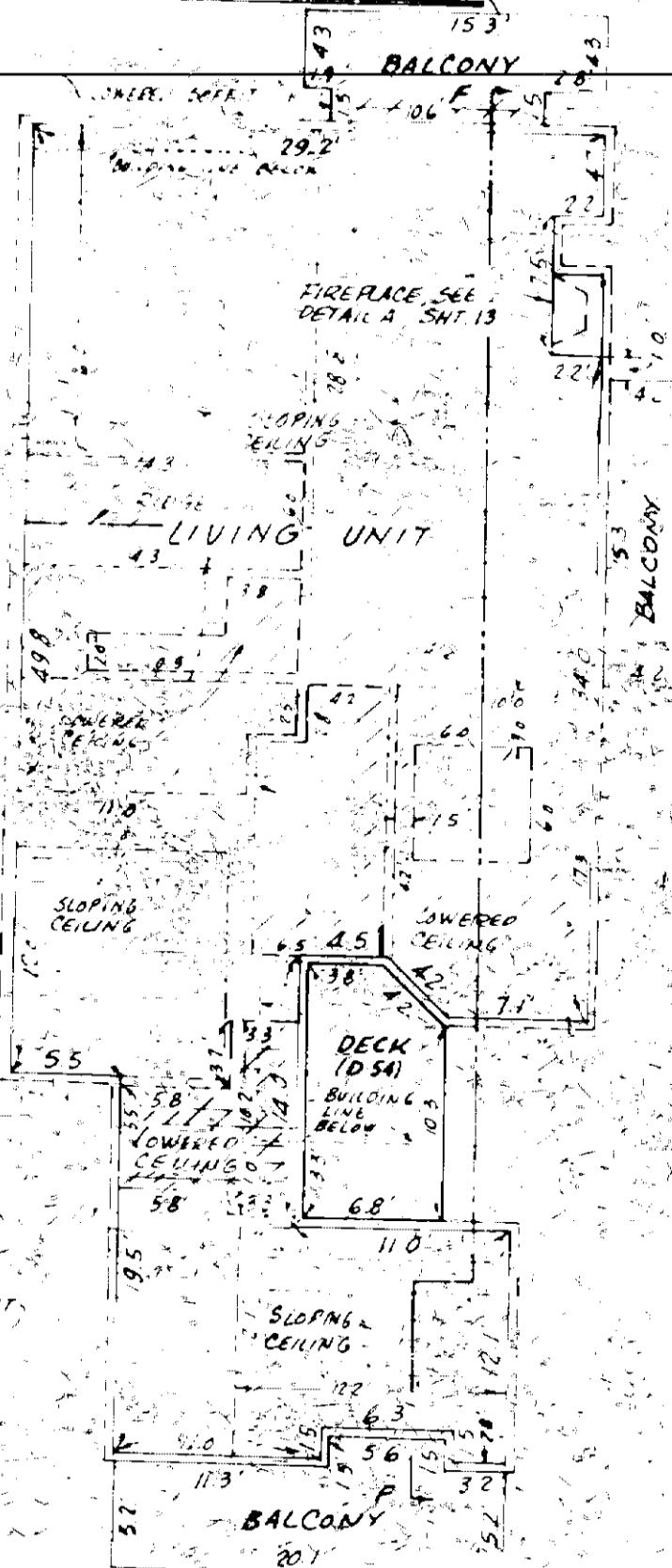
SECTION
B-B



SECTION D-D

FIRST FLOOR PLAN AB-3R
UNIT 53

FIRST FLOOR PLAN AB-3 UNIT 51



SECOND FLOOR PLAN AB-3R
UNIT 54

N. 73 113

CONDOMINIUM PLAN FOR LOTS 16, 17, 18, 19&20

0 8 16 24
FLOOR PLAN GRAPHIC SCALE IN FEET

12992-18

TRACT NO. 100

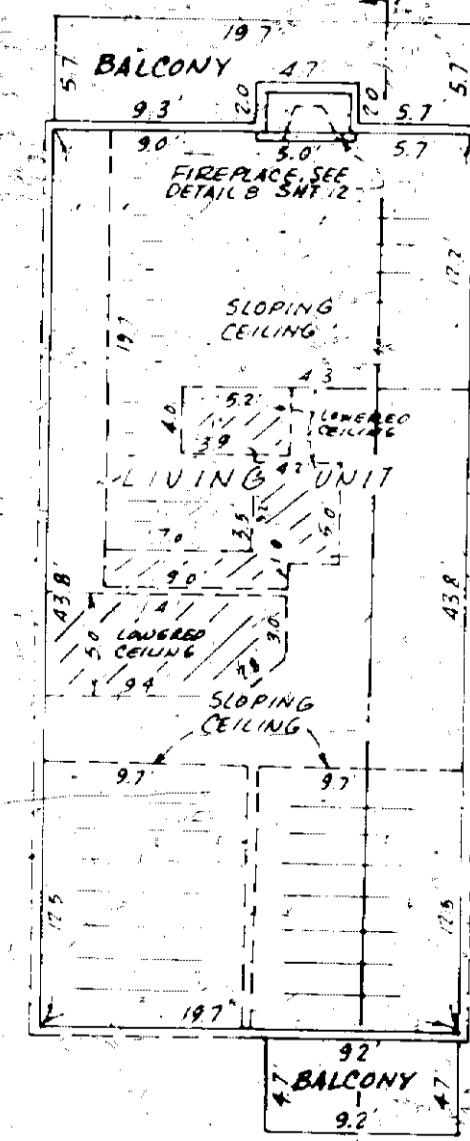
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE

FRANK W. RICHARDSON, LS 2921

VTR

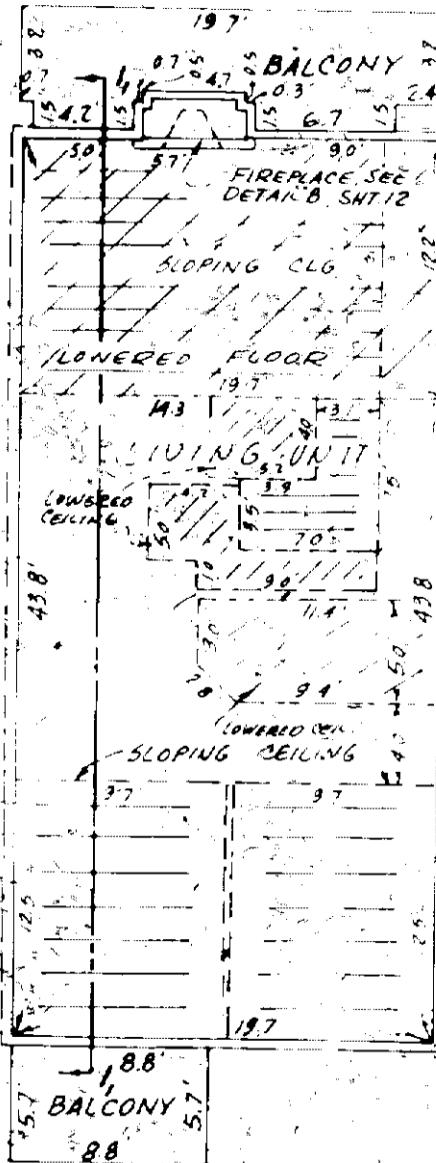
JULY, 1970
CONSOLIDATED

ELEMENT PLAN

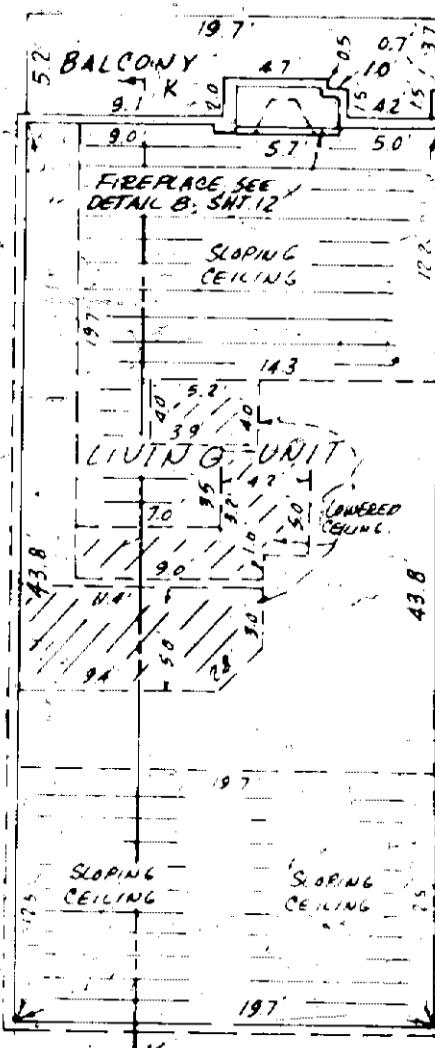


SECOND FLOOR PLAN D3

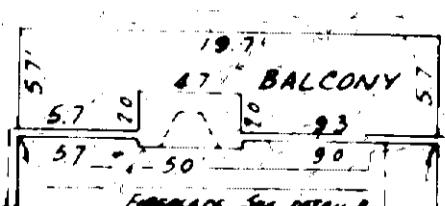
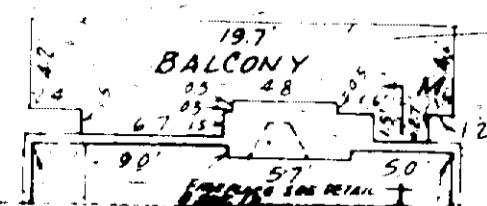
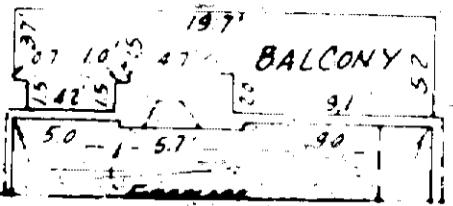
UNIT 152, 168



2ND FL. PLANS DR. UNITS 149, 155 AND 165



2ND FL. PLAN D2. UNITS 150,
156, 158 AND 166



1UM PLAN FOR LOTS 16, 17, 18, 19&20

SHEET 11 OF 14 SHEETS

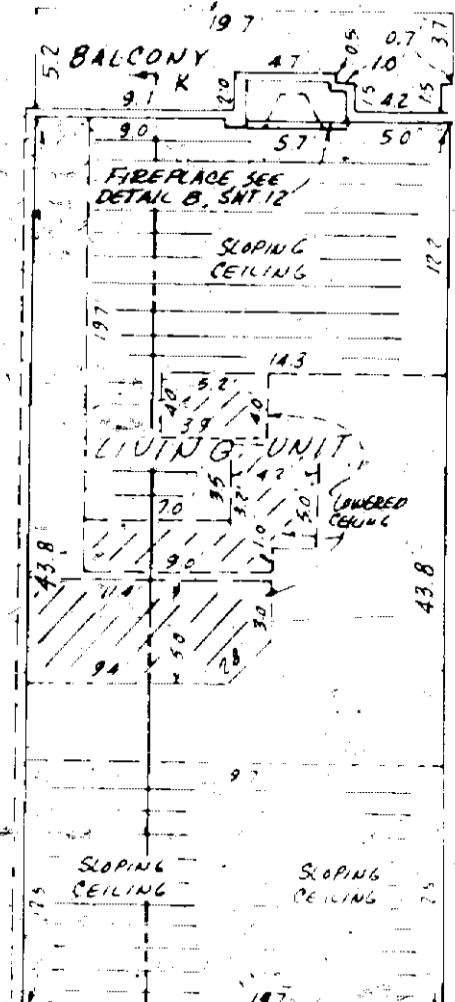
RACE NO 10004
Y OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND PORTIONS OF LOT 9 OF SAID TRACT NO 10004

HARDSON, LS 2921

Vtn

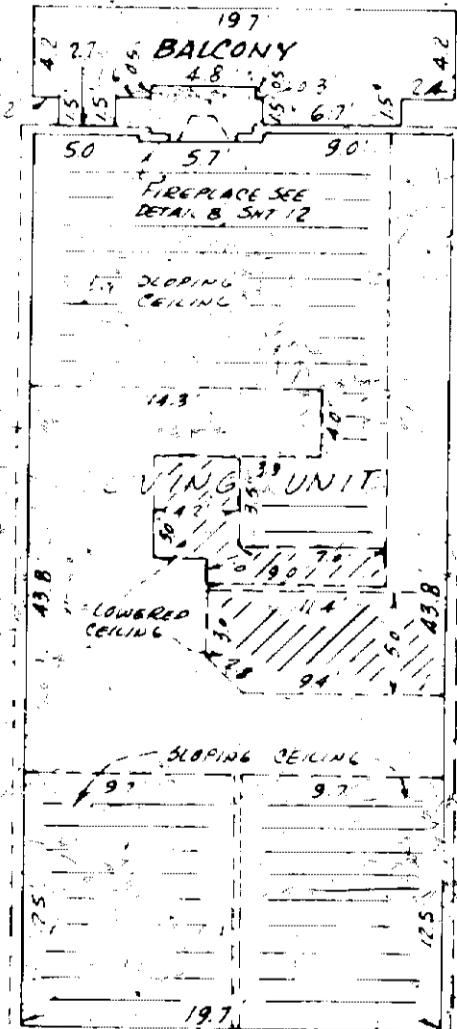
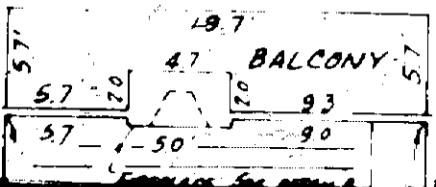
JULY, 1978
CONSOLIDATED, INC.

12992-18

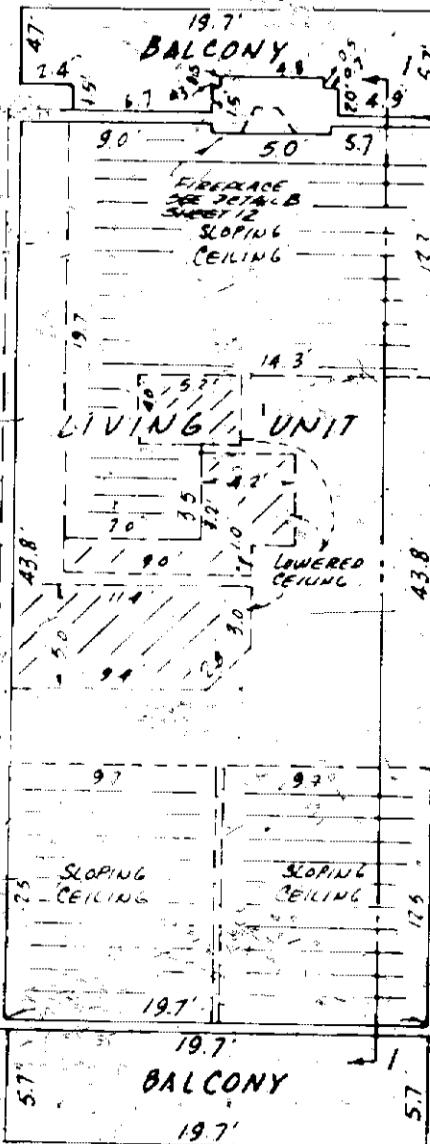
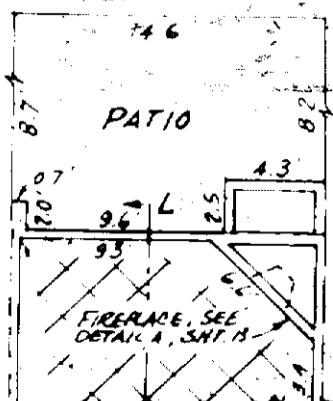


K
2ND FL. PLAN D2 UNITS 150,
156, 158 AND 166

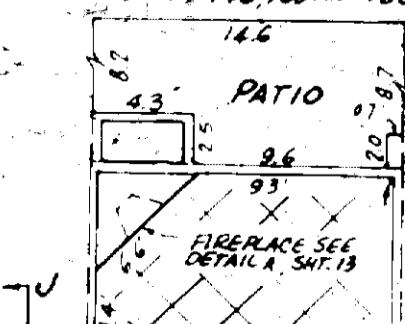
149, 155 AND 165



2ND FL. PLAN D2 UNITS 151,
157, 159 AND 167



SECOND FLOOR PLAN D1
UNITS 146, 160 AND 162

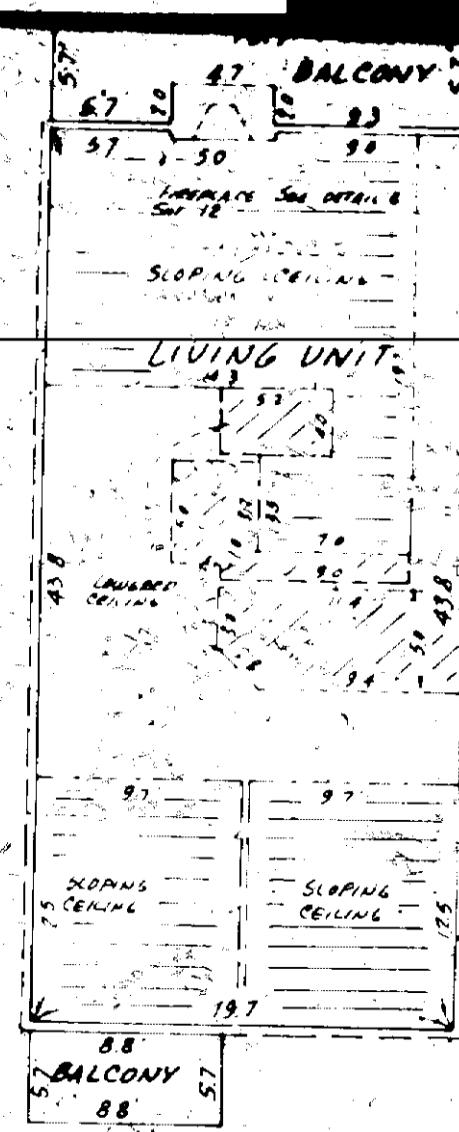
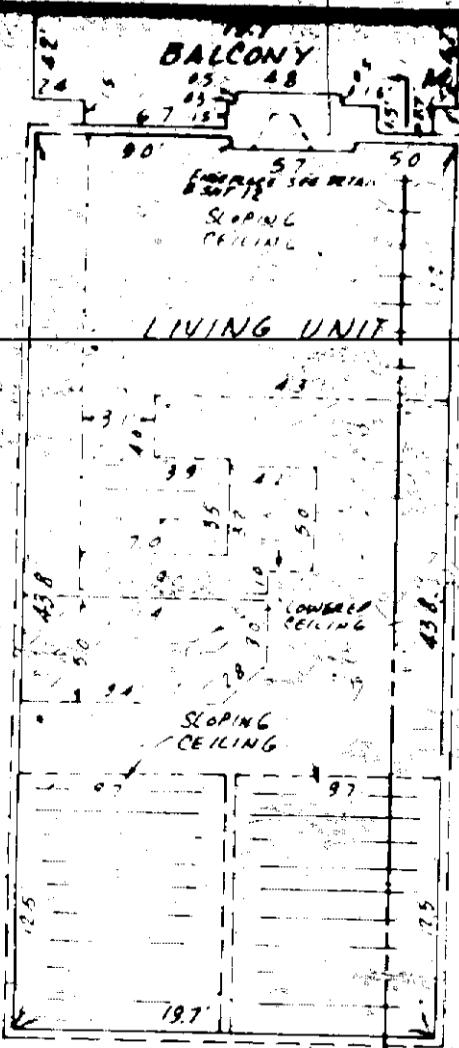
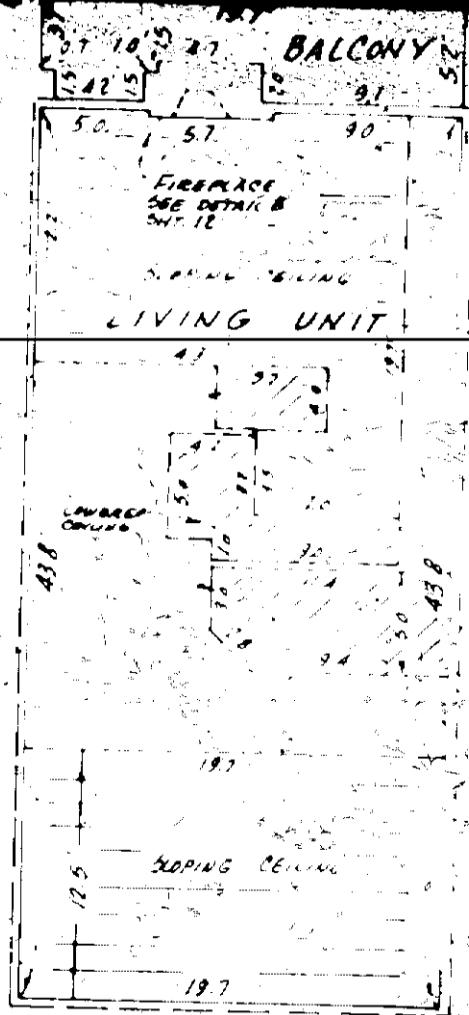


Order: QuickView_

Doc: 12992-1780

Page 61 of 74

Requested By: , Printed: 3/2/2021 4:15 PM

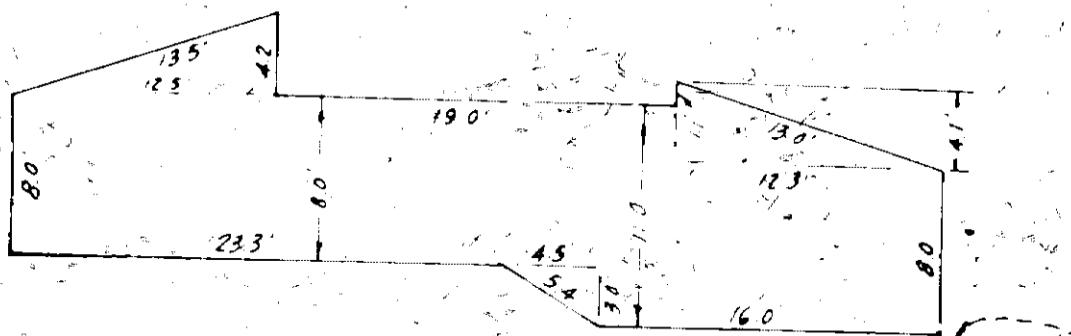


2ND FL. PLAN D2R UNITS 147 & 163

2ND FL. PLAN D4 UNITS 148,
154 AND 164

2ND FL. PLAN D3R UNITS 145,
153 AND 161

VERTICAL LIMITS OF AIRSPACE



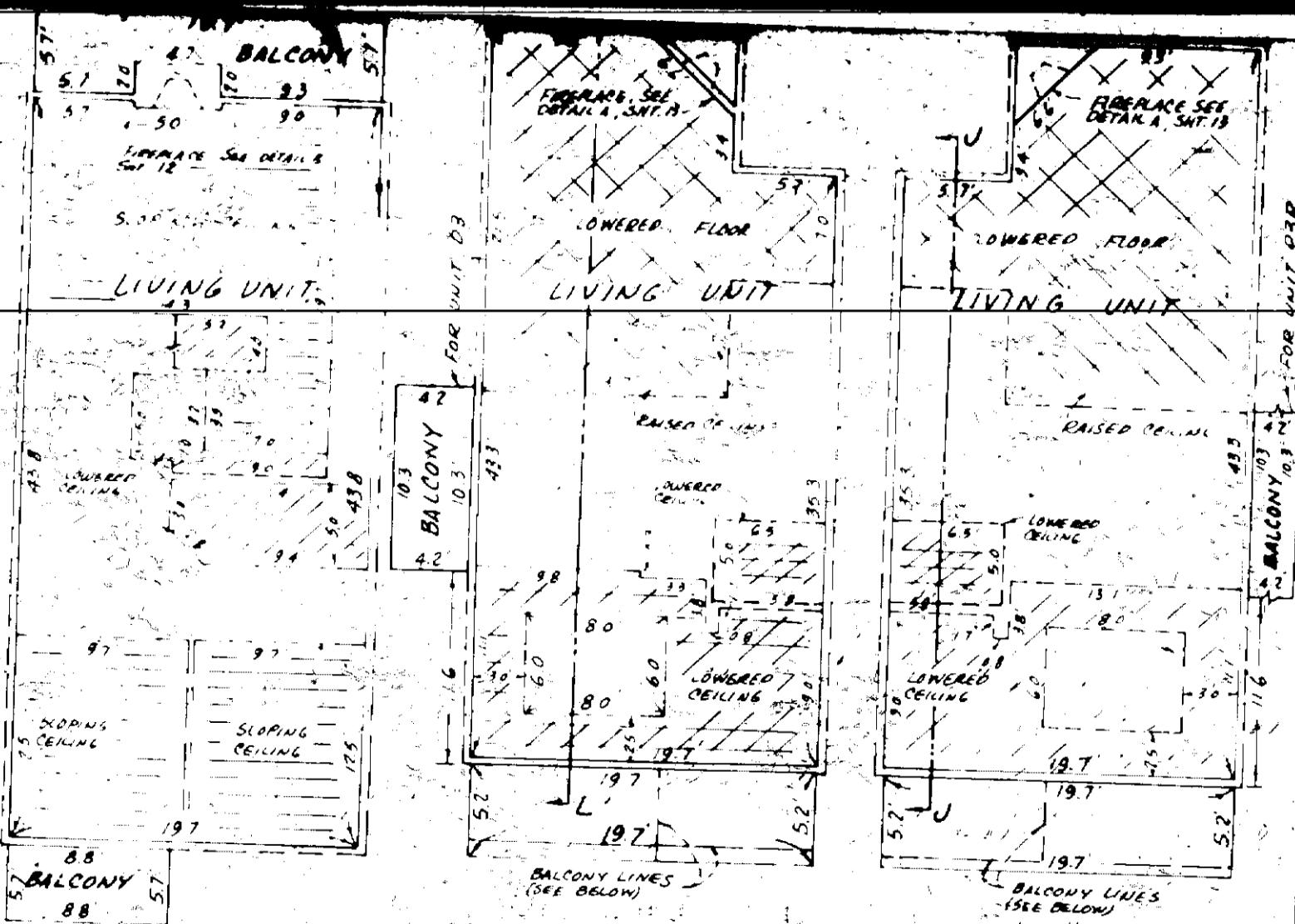
BALCONY FOR
UNITS ABOVE
FIRST FLOOR)

SECTION I-I



SECTION J-J

SEC

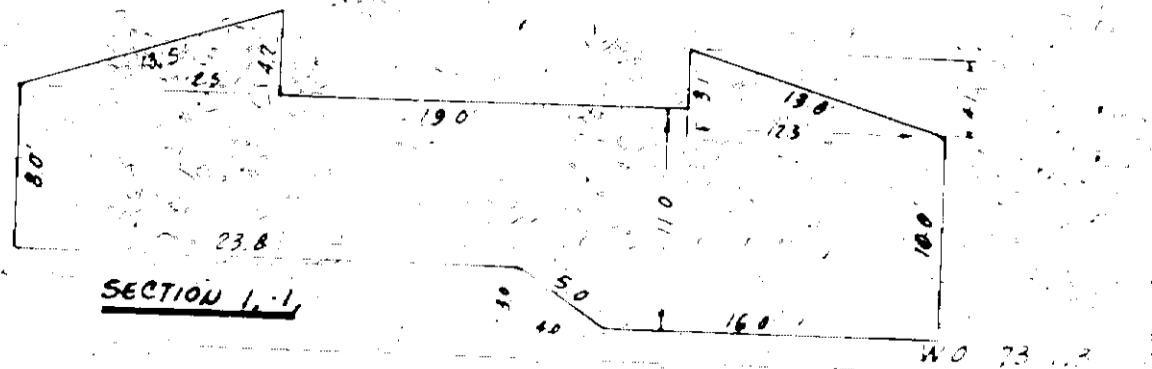
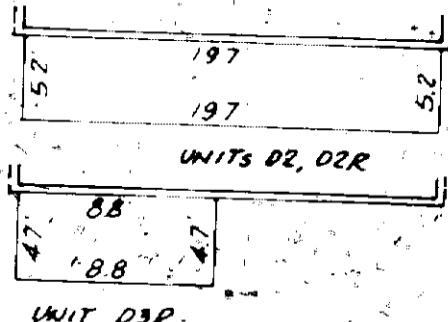
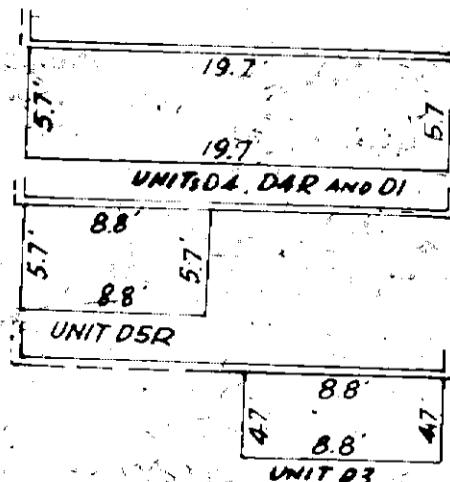


2ND FL. PLAN D3R UNITS 145,
153 AND 161

FIRST FLOOR PLAN D1-D4, INCL.
UNITS 146, 148, 150, 152, 154, 156,
158, 160, 162, 164, 166, AND 168

FIRST FLOOR PLAN D2R-D5R, INCL.
UNITS 145, 147, 149, 151, 153, 155, 157, 159,
161, 163, 165 AND 167

BALCONY FOR
UNITS ABOVE
(1ST FLOOR)



312992-1812

0 8' 16' 24'

FLOOR PLAN - GRAPHIC SCALE IN FEET

CONDOMINIUM PLAN FOR LOTS 16, 17, 18, 19 & 20

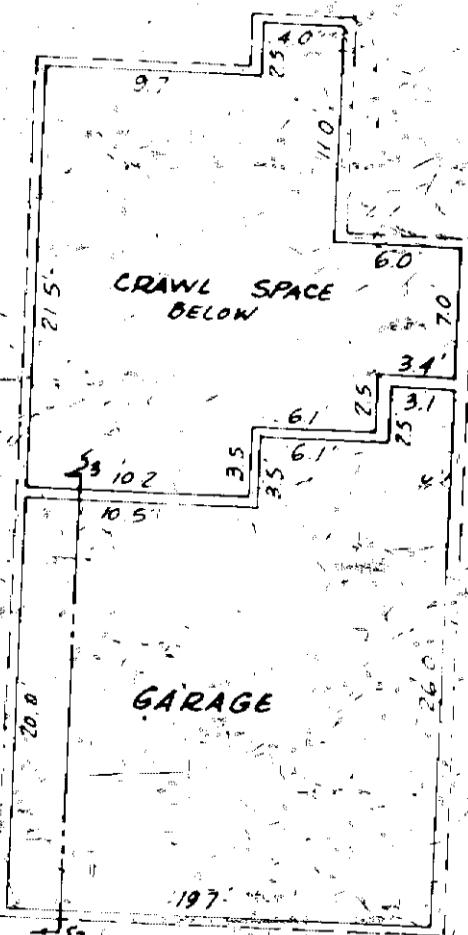
TRACT NO. 10

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE

FRANK W. RICHARDSON, L.S. 2921

VTR JULY CONSOL

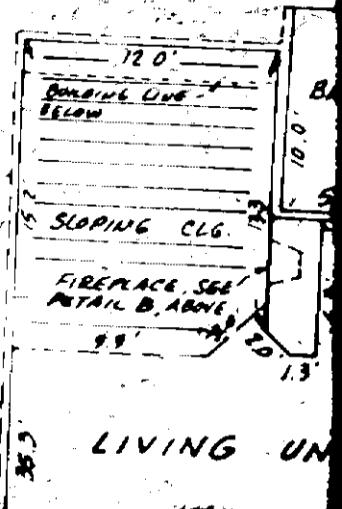
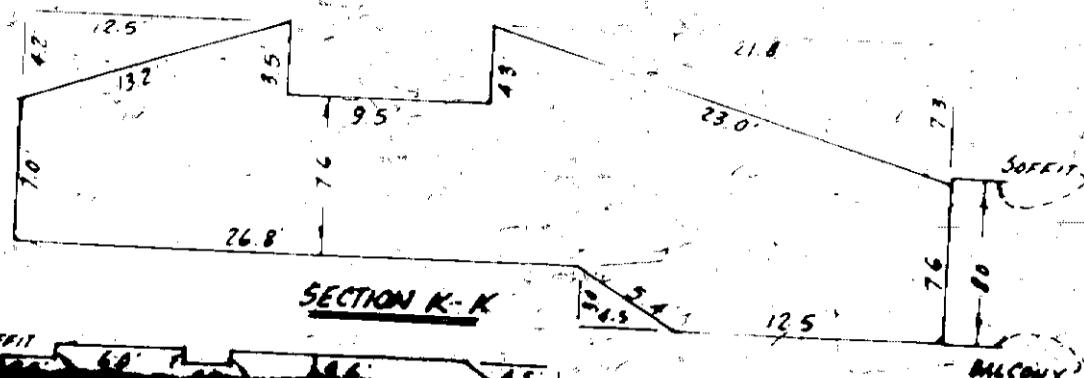
ELEMENT PLAN



GARAGE PLAN D1-D4, INCL.
UNITS 146, 148, 150, 152, 154, 156, 158
160, 162, 164, 166 AND 168

GARAGE PLAN D2R-D5R, INCL.
UNITS 145, 147, 149, 151, 153, 155
157, 159, 161, 163, 165 AND 167

VERTICAL LIMITS OF AIRSPACE



CONDOMINIUM PLAN FOR LOTS 16, 17, 18, 19 & 20

12992-18-17

SHEET 12 OF 14 SHEETS

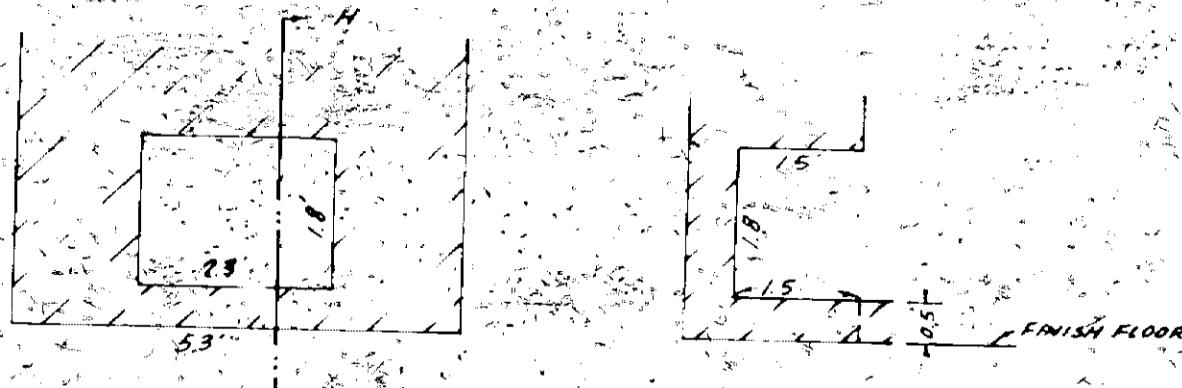
TRACT NO. 10004

OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND PORTIONS OF LOT 9 OF SAID TRACT NO. 10004
AS SHOWN ON THIS CONDOMINIUM PLAN.

AROSON, LS 2921

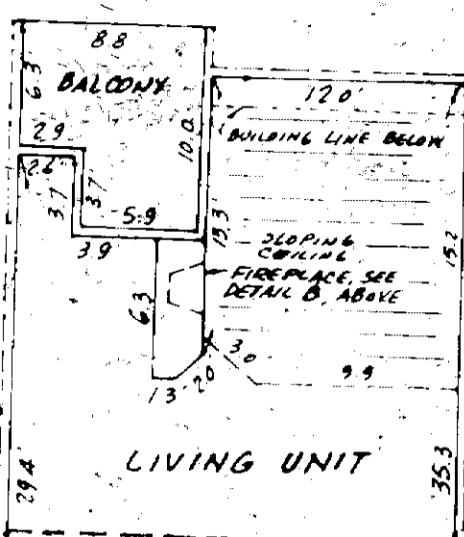
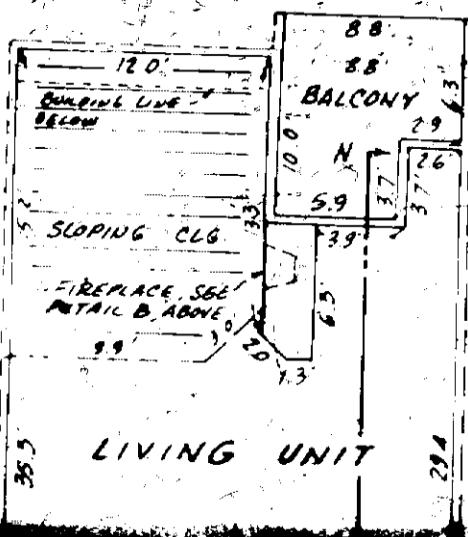
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JULY, 1978
CONSOLIDATED, INC.

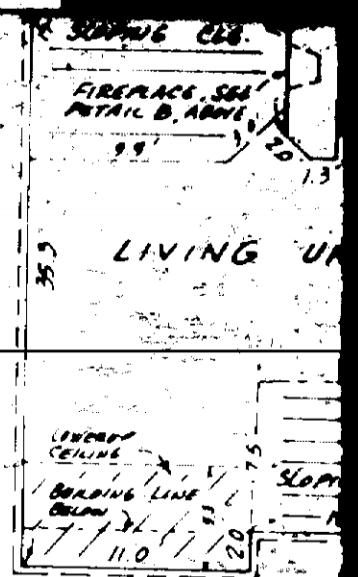
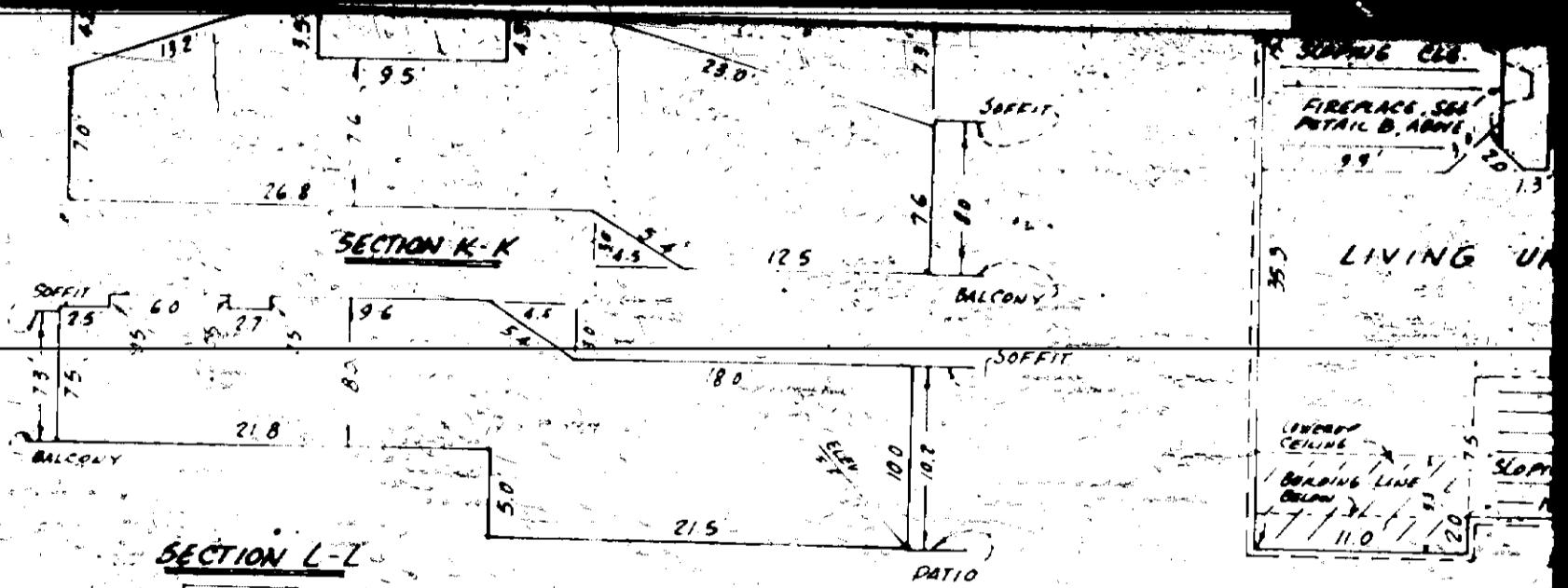


DETAIL B

FIREBOX DETAILS OF FIREPLACE

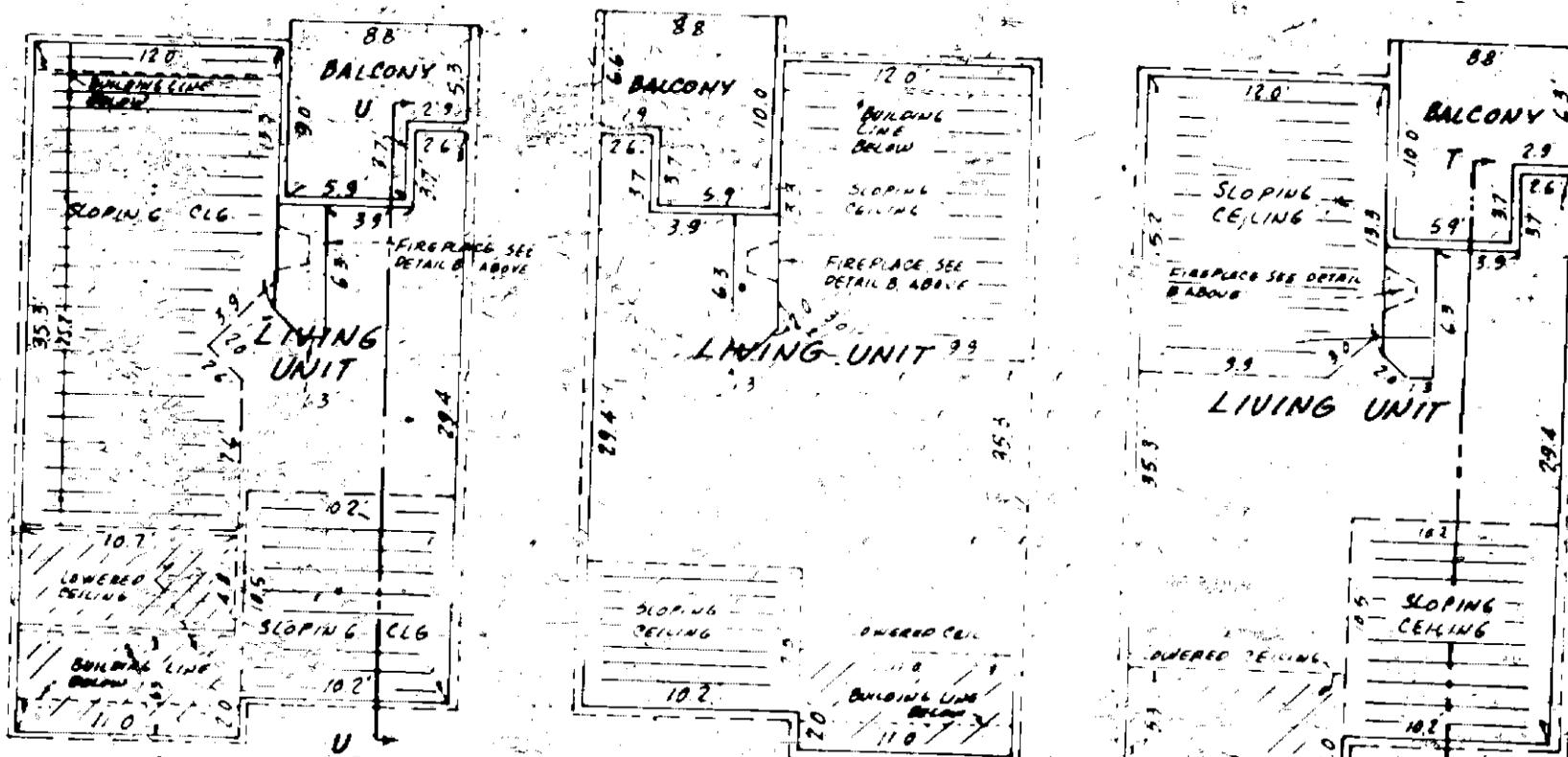


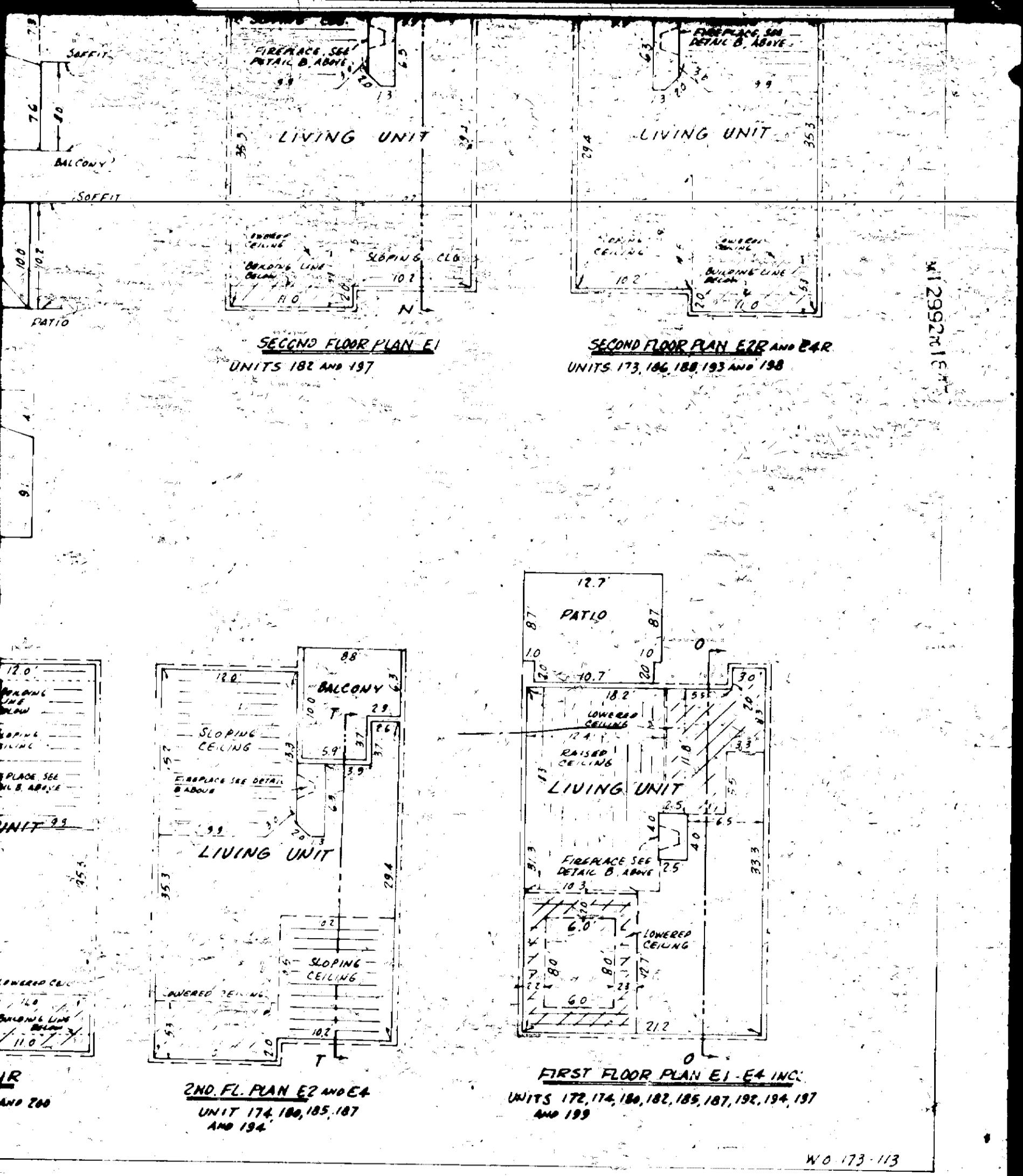
bx12992-13



SECOND FLOOR PL
UNITS 182 AND 197

SECTION M-M





12992-18

0 8 16 24

FLOOR PLAN - GRAPHIC SCALE IN FEET

CONDOMINIUM PLAN FOR LOTS 16, 17, 18, 19&20

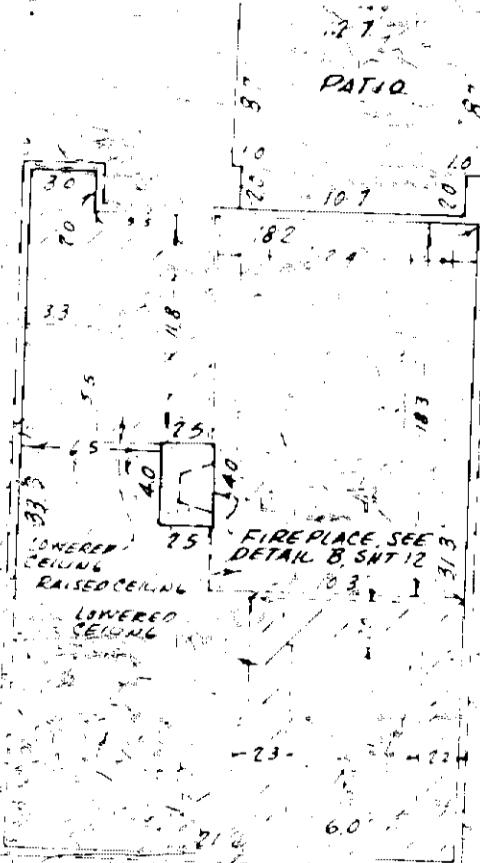
TRACT NO. 100
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE

FRANK W RICHARDSON LS. 2921

VTC

JULY, 1978
CONSOLIDATED

ELEMENT PLAN



FIRST FLOOR PLAN EIR-EAR

UNITS 171, 173, 179, 181, 186, 188,
191, 193, 198, 200

Raised Floor

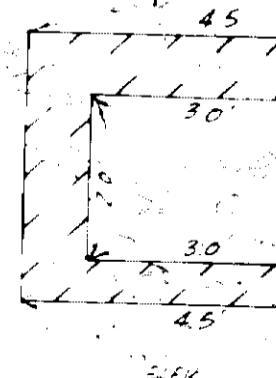
21' 2"

GARAGE

CHFFR'D BLDG. AREA

7' 9"

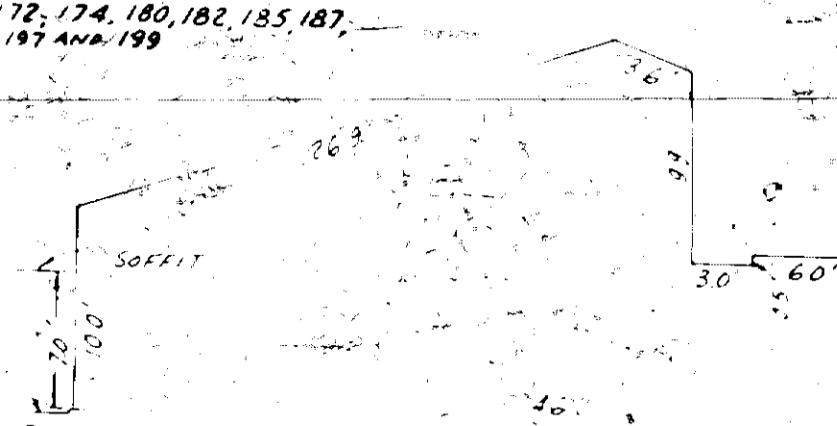
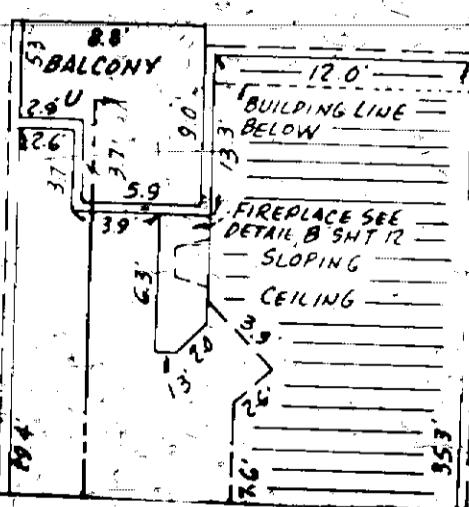
5' 3"



PLAN
DETAIL A

GARAGE PLAN E1, E3 AND E4

UNITS 172, 174, 180, 182, 185, 187,
192, 194, 197 AND 199



SECTION E-B

PLAN FOR LOTS 16, 17, 18, 19&20.

1250-215

SHEET 13 OF 14 SHEETS

TRACT NO. 10004

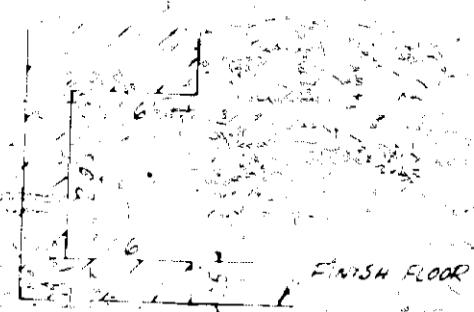
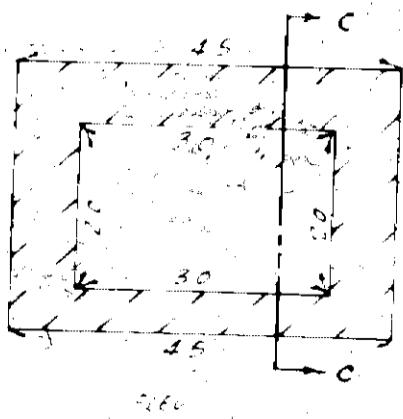
HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND PORTIONS OF LOT 9 OF SAID TRACT NO. 10004
AS SHOWN ON THIS CONDOMINIUM PLAN.

SON, 25.2921

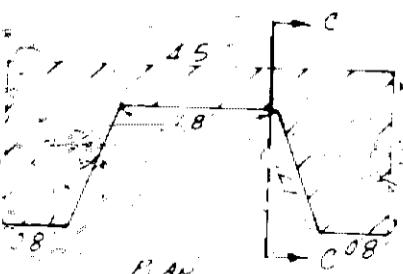
VTC

JULY 1978
CONSOLIDATED, INC.

ELEMENT PLAN



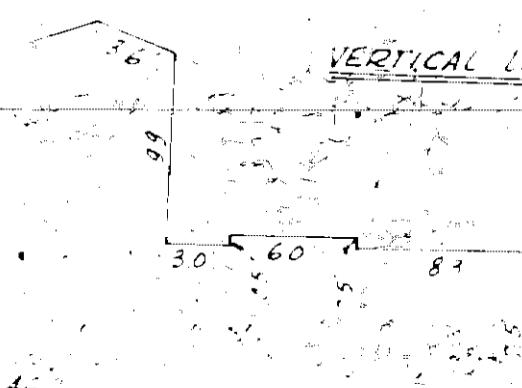
SECTION CC



0 1 2 3 4
SCALE IN FEET

PLAN
DETAIL A

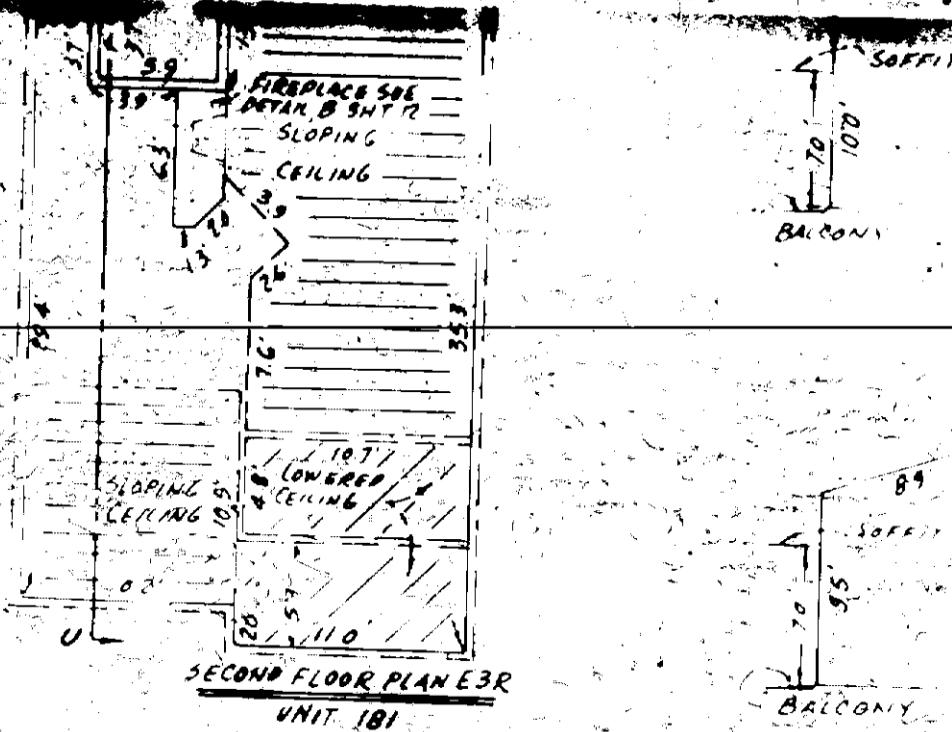
FIREBOX DETAILS OF FIREPLACE



VERTICAL LIMITS OF AIRSPACE

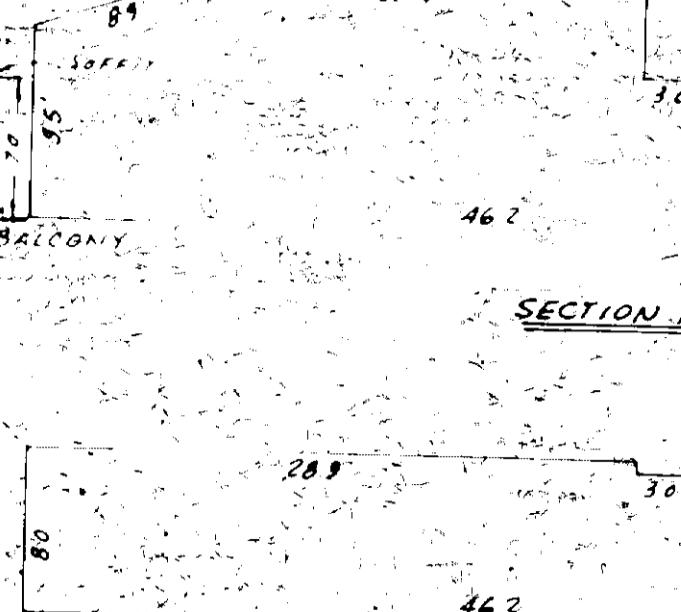
SECTION E-E

12652



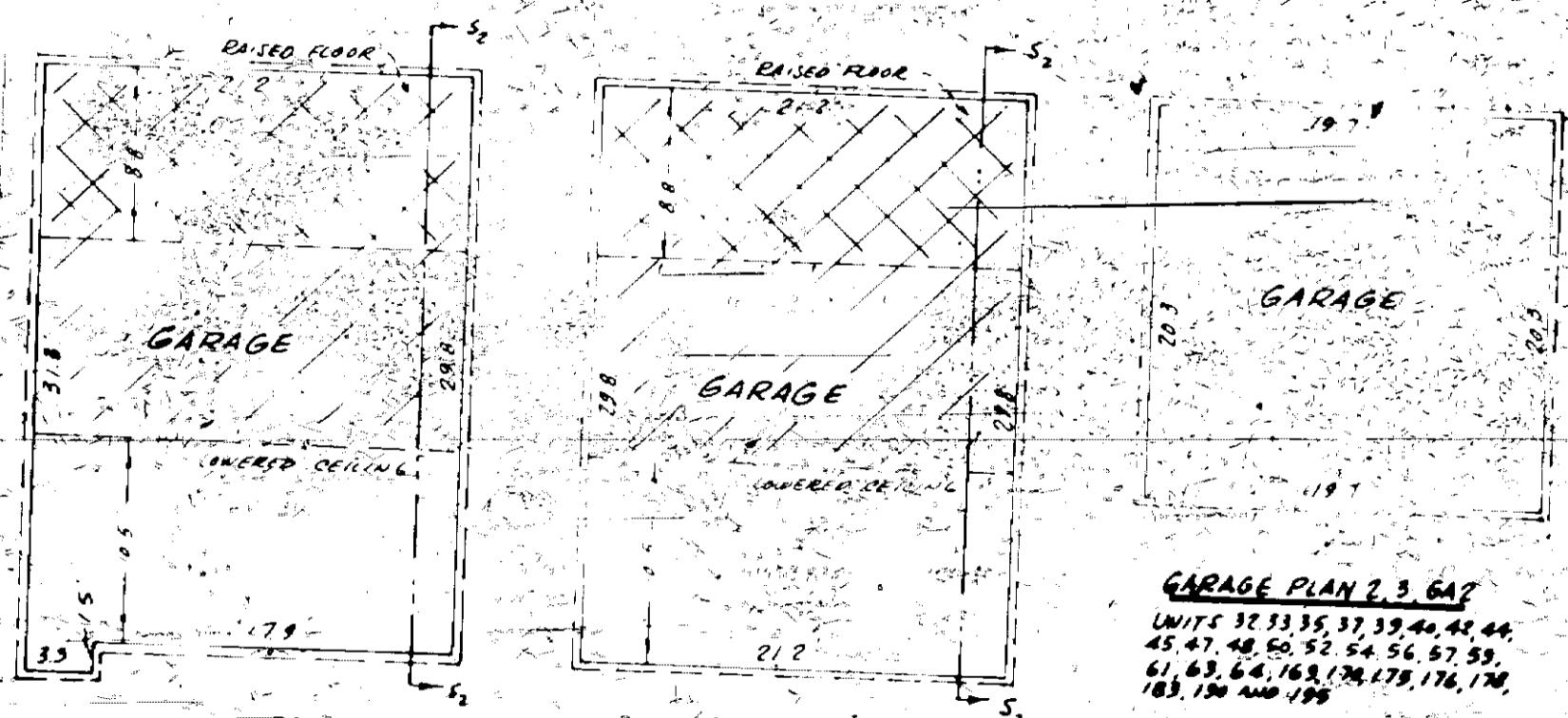
SECOND FLOOR PLAN E3R
UNIT 181

SECTION



SECTION F

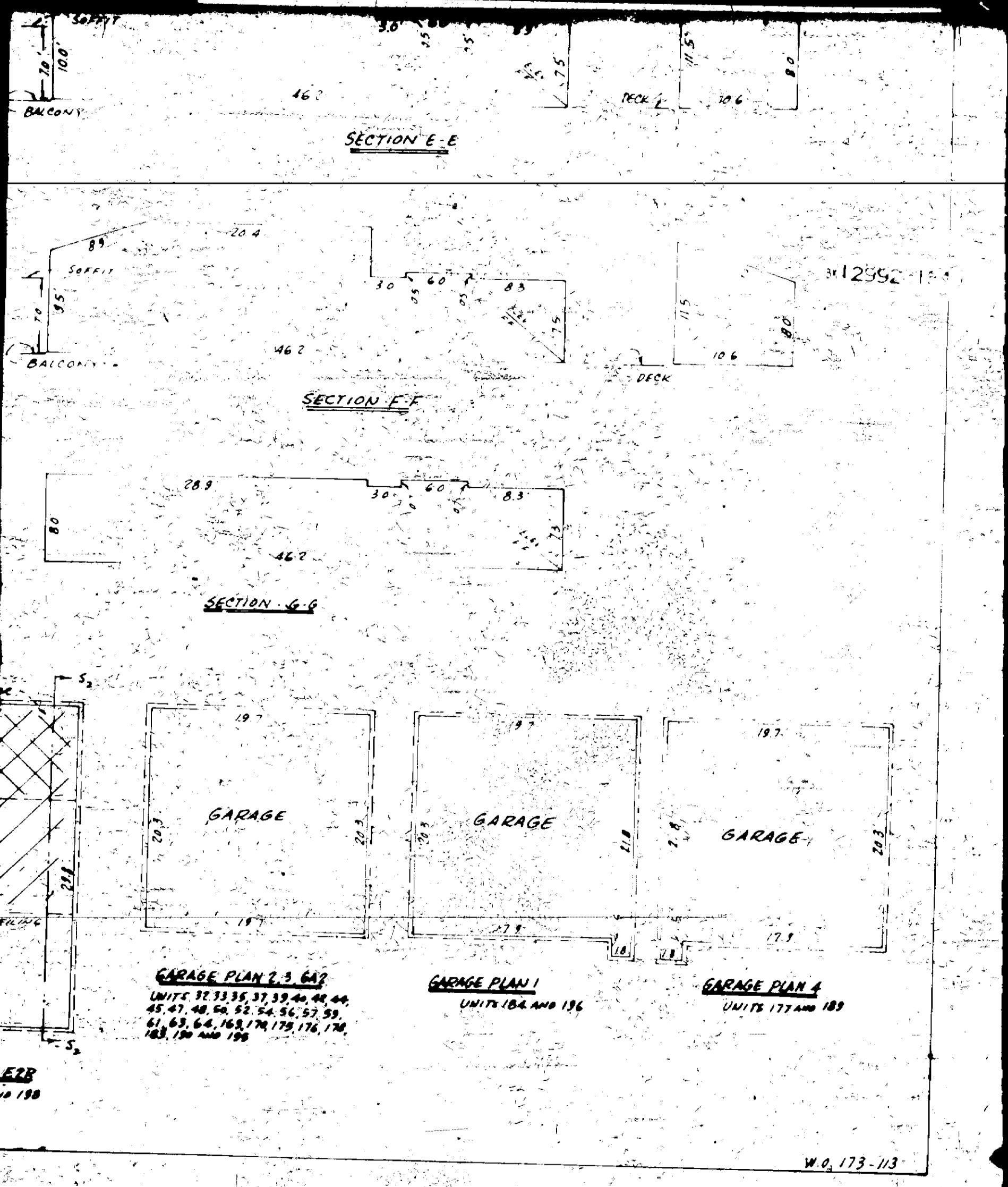
SECTION G-G



GARAGE PLAN E1-E2 AND E2B
UNITS 171, 179, 181, 188, 191 AND 200

GARAGE PLAN E2-E2B
UNITS 179, 186, 193 AND 198

GARAGE PLAN E2-E2B
UNITS 32, 33, 35, 37, 39, 40, 42, 44,
45, 47, 48, 50, 52, 54, 56, 57, 59,
61, 63, 64, 162, 174, 175, 176, 178,
183, 190 AND 195



12992-1780

CONDOMINIUM PLAN FOR LOTS 16, 17, 18, 19 & 20

FLOOR PLAN - GRAPHIC SCALE IN FEET

TRACT NO. 100

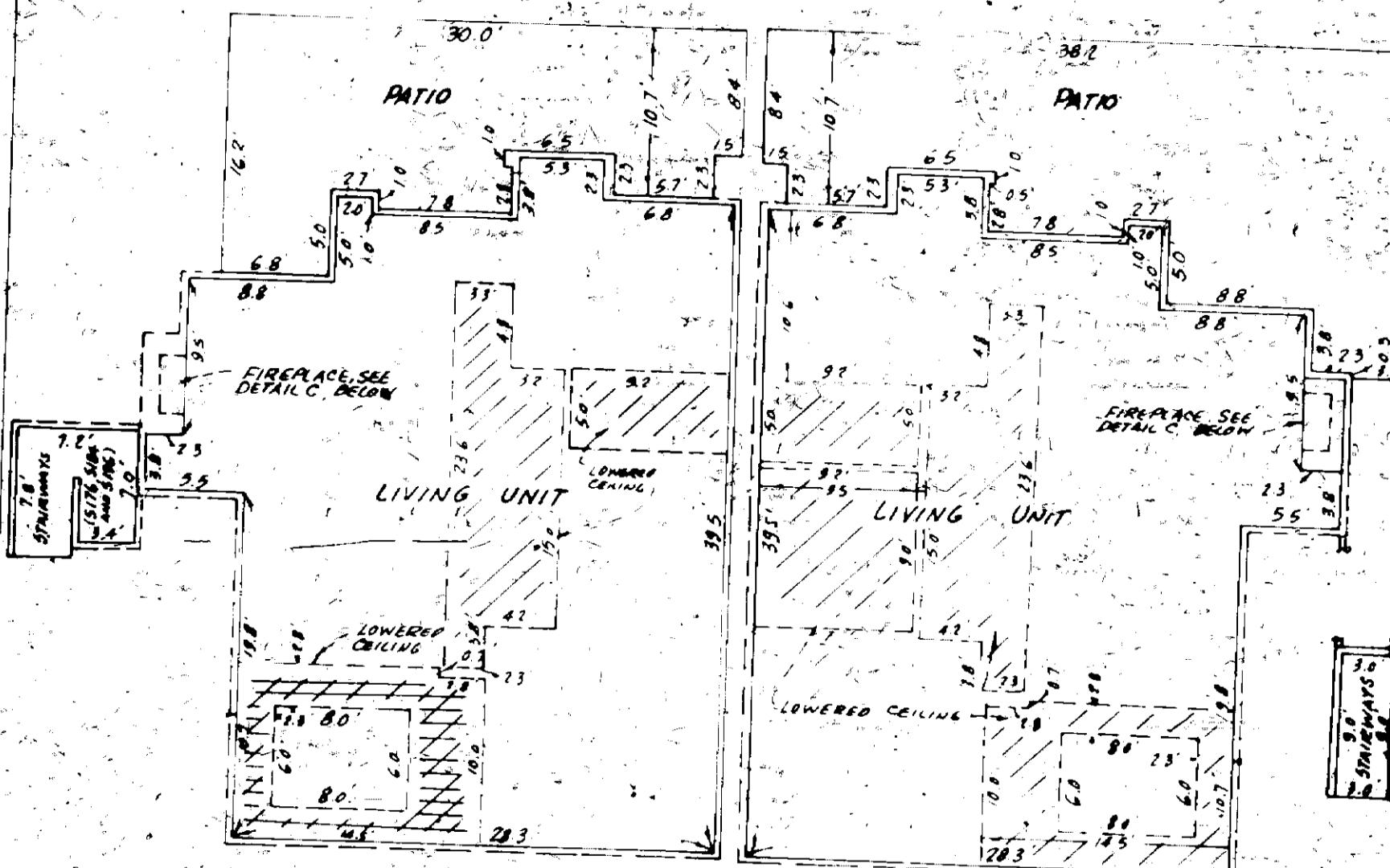
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE

FRANK W. RICHARDSON, LS 2921

VTM

JULY 1978
CONSOLIDATE

ELEMENT PLAN



GROUND FLOOR PLAN F1
UNITS 175, 183 AND 186

GROUND FLOOR PLAN F2
UNITS 169, 177 AND 189

VERTICAL LIMITS OF AIRSPACE

UNIT PLAN FOR LOTS 16, 17, 18, 19 & 20

12992-1851

SHEET 14 OF 14 SHEETS

TRACT NO. 10004

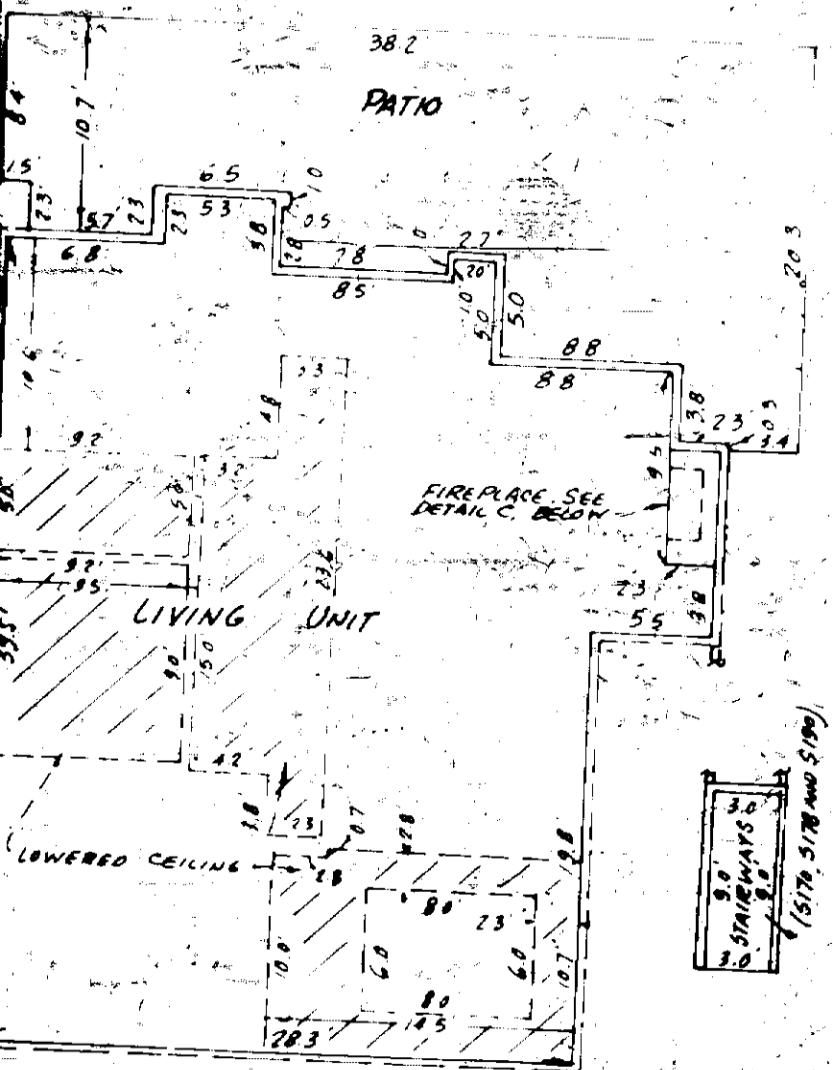
CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND PORTIONS OF LOT 9 OF SAID TRACT NO. 10004
AS SHOWN ON THIS CONDOMINIUM PLAN.

HAROSON, L.S. 2921

VCT

JULY 1978
CONSOLIDATED, INC.

ELEMENT PLAN



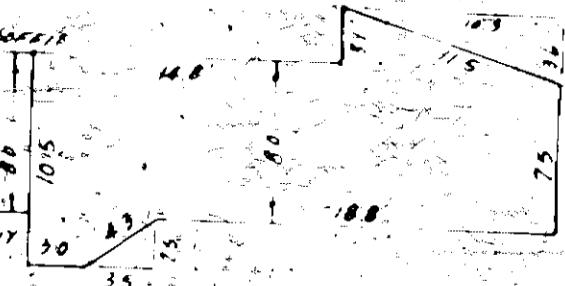
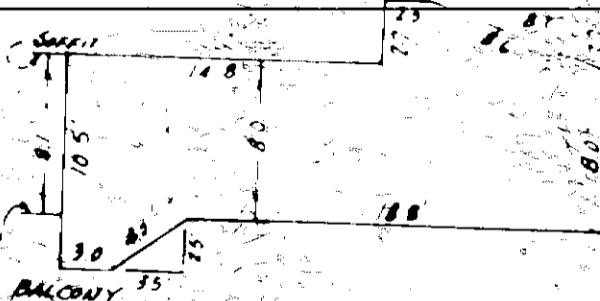
GROUND FLOOR PLAN F2
UNITS 169, 177 AND 189

VERTICAL LIMITS OF AIRSPACE

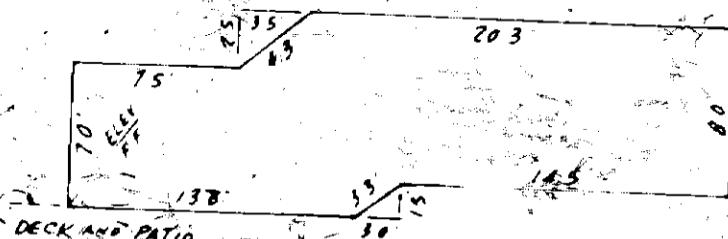
GROUND FLOOR PLAN F1B
UNITS 175, 183 AND 195

GROUND FLOOR PLAN F2
UNITS 169, 177 AND 189

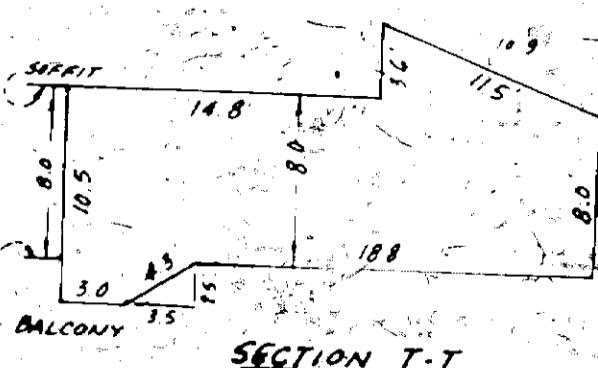
VERTICAL LIMITS OF AIRSPACE



SECTION N-N



SECTION U-U

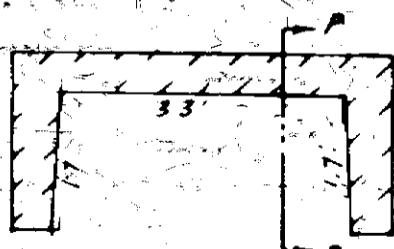
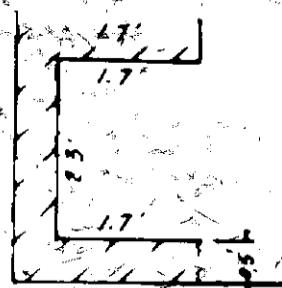
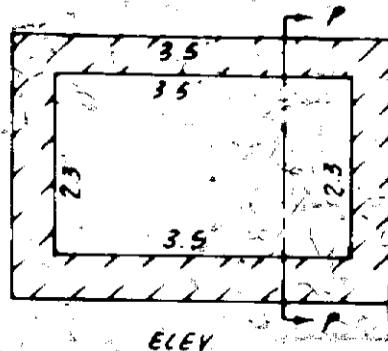
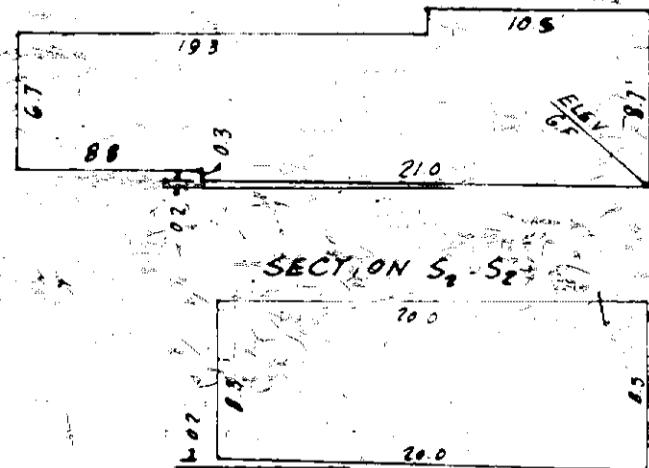
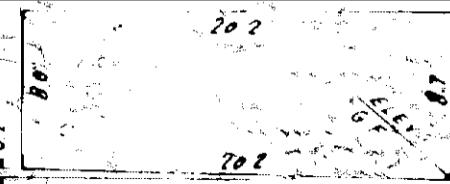
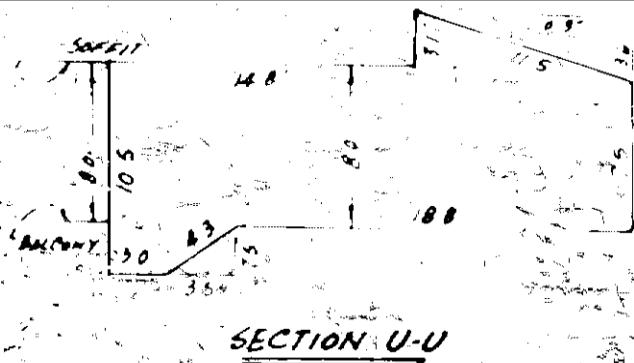


SECTION T-T



GROUND FLOOR PLAN E2
UNITS 169, 177 AND 189

VERTICAL LIMITS OF AIRSPACE



SCALE IN FEET

FIREBOX DETAILS OF FIREPLACE

W.O. 173-113