

CONDOMINIUM PLAN NOTES AND DEFINITIONS

- DEVELOPMENT MEANS THAT CERTAIN REAL PROPERTY DESCRIBED AS LOT A AS SHOWN ON THAT CERTAIN MAP ENTITLED, A PLANNED UNIT DEVELOPMENT FOR PENINSULA VILLAGE CONDOMINIUMS RECORDED Nov 4, 1983 IN BOOK 397 OF MAPS AT PAGE 104 IN THE OFFICE OF THE PLUMAS COUNTY RECORDER, AND THE STRUCTURES AND IMPROVEMENTS, INCLUDING 10 CONDOMINIUM UNITS, CONSTRUCTED THEREON, ALL OF WHICH, TAKEN TOGETHER IS A STATUTORY CONDOMINIUM PROJECT AS DEFINED IN CALIFORNIA CIVIL CODE SECTION 1350 (3).
- DECLARATION OF RESTRICTIONS MEANS THE ENABLING DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS PERTAINING TO THE DEVELOPMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF PLUMAS COUNTY, CALIFORNIA.
- UNIT SHALL MEAN THE ELEMENTS OF A CONDOMINIUM THAT ARE NOT OWNED IN COMMON WITH THE OTHER OWNERS OF THE CONDOMINIUMS IN THE DEVELOPMENT, BEING A FREE-HOLD ESTATE CONSISTING OF THE INTERIOR SPACES OR AREAS OF AN INDIVIDUAL RESIDENCE UNIT AS DEFINED IN SECTION 1520 (2) OF THE CALIFORNIA CIVIL CODE; THE BOUNDARIES OF THE UNIT ARE THE UNFINISHED INTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS OF EACH UNIT, AND THE UNIT INCLUDES BOTH THE PORTION OF THE BUILDING SO DESCRIBED AND THE AIR SPACE SO ENCOMPASSED. THIS PLAN AND THE DIMENSIONS SHOWN HEREON ARE INTENDED TO IDENTIFY EACH UNIT, ITS RELATIVE LOCATION AND APPROXIMATE DIMENSIONS. DIMENSIONS SHOWN HEREON ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR THE COMPUTATION OF FLOOR AREAS OR AIR SPACE VOLUME IN ANY OR ALL OF THE UNITS.
- COMMON AREA SHALL MEAN THE ENTIRE DEVELOPMENT EXCEPT ALL UNITS AS DEFINED IN THE DECLARATION OR AS SHOWN ON THE CONDOMINIUM PLAN.
- CONDOMINIUM SHALL MEAN AN ESTATE IN REAL PROPERTY AS DEFINED IN SECTION 783 OF THE CALIFORNIA CIVIL CODE, CONSISTING OF AN UNDIVIDED INTEREST AS A TENANT-IN COMMON IN THE COMMON AREA OF THE DEVELOPMENT, TOGETHER WITH A FEE INTEREST IN THE UNIT SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAN AND ALL EXCLUSIVE AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO SUCH UNIT.
- ALL ANGLES SHOWN ON THIS PLAN ARE RIGHT ANGLES UNLESS OTHERWISE SPECIFIED BY THE BEARING SHOWN.
- ALL INTERIOR UNIT DIMENSIONS AND ELEVATIONS AS SHOWN ON SHEETS 3 AND 4 ARE MEASURED TO THE UNFINISHED INTERIOR SURFACES OF THE FLOORS, CEILINGS, AND WALLS.
- RESTRICTED COMMON AREA SHALL MEAN THE COMMON AREA WHICH ARE DECKS DESIGNATED 'D' OR STAIRS DESIGNATED 'S', FOLLOWED BY A NUMBER, WHICH ARE SET ASIDE FOR THE EXCLUSIVE USE OF THE UNITS TO WHICH THEY ARE ATTACHED OR ASSIGNED BY THIS PLAN OR THE CONDOMINIUM GRANT DEED EXECUTED BY THE DECLARANT IN THE DECLARATION OF RESTRICTIONS.
- A CERTIFICATE OF OWNERS CONSENT TO THE PREPARATION AND RECORDING OF THE CONDOMINIUM PLAN IS ON FILE IN THE PLUMAS COUNTY RECORDER'S OFFICE IN BOOK 397 O.R. AT PAGE 106.

UNIT NO.	ELEVATIONS								DECK L.L.E. J
	L.L.E.				U.L.E.				
	A	B	C	D	E	F	G	H	
1	12.5	10.0	19.0	23.8	27.5	26.5	20.5	19.8	09.5
2	12.0	09.5	18.5	23.3	27.0	26.0	20.0	19.3	09.0
3	11.5	09.0	18.0	22.8	26.5	25.5	19.5	18.8	08.5
4	11.5	09.0	18.0	22.8	26.5	25.5	19.5	18.8	08.5
5	11.0	08.5	17.5	22.3	26.0	25.0	19.0	18.3	08.0
6	10.5	08.0	17.0	21.8	25.5	24.5	18.5	17.8	07.5

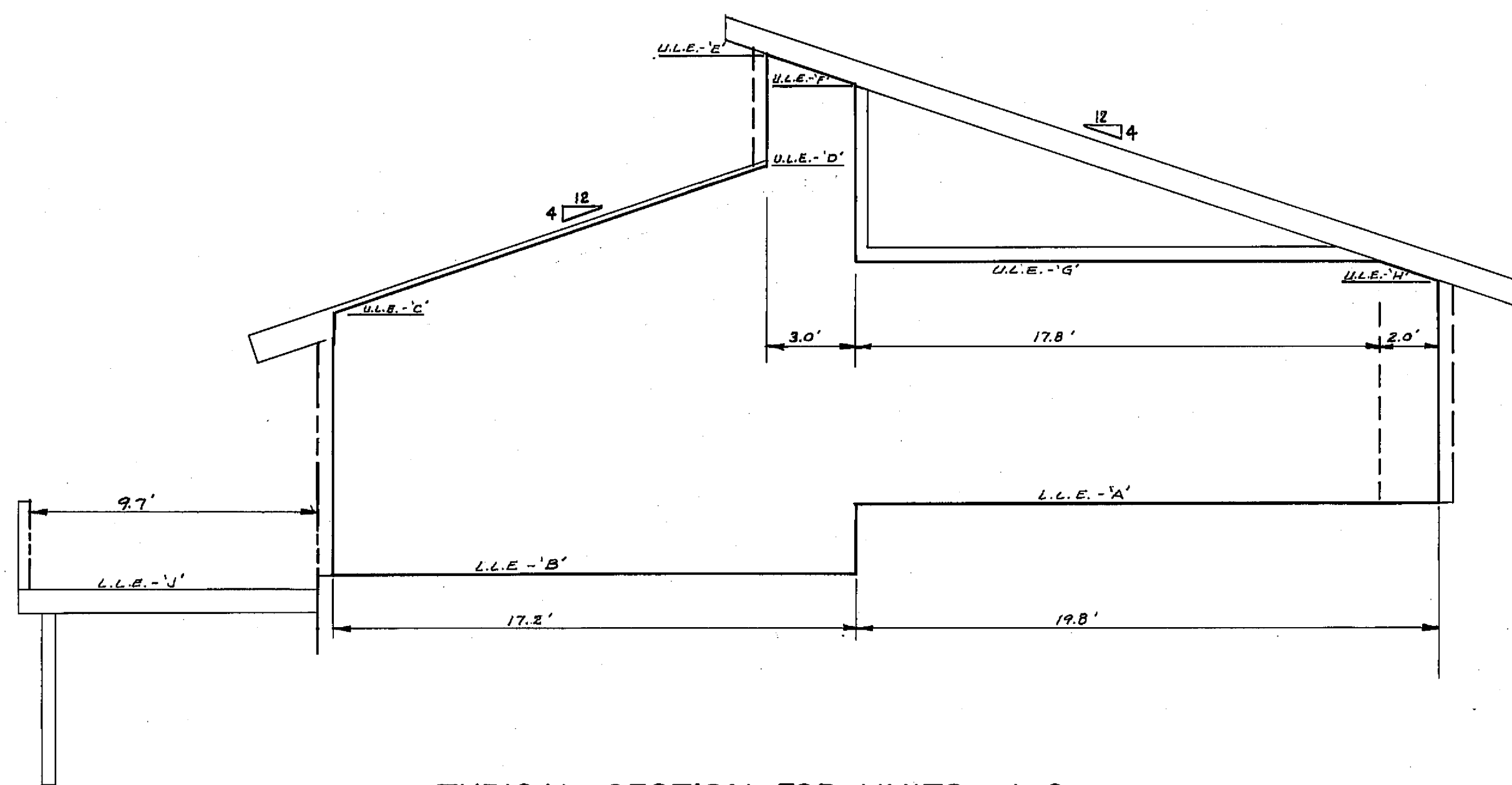
ADD 4500 FEET TO ALL ELEVATIONS SHOWN IN TABLE FOR RECORD ELEVATIONS, PER PG+E DATUM.

LEGEND

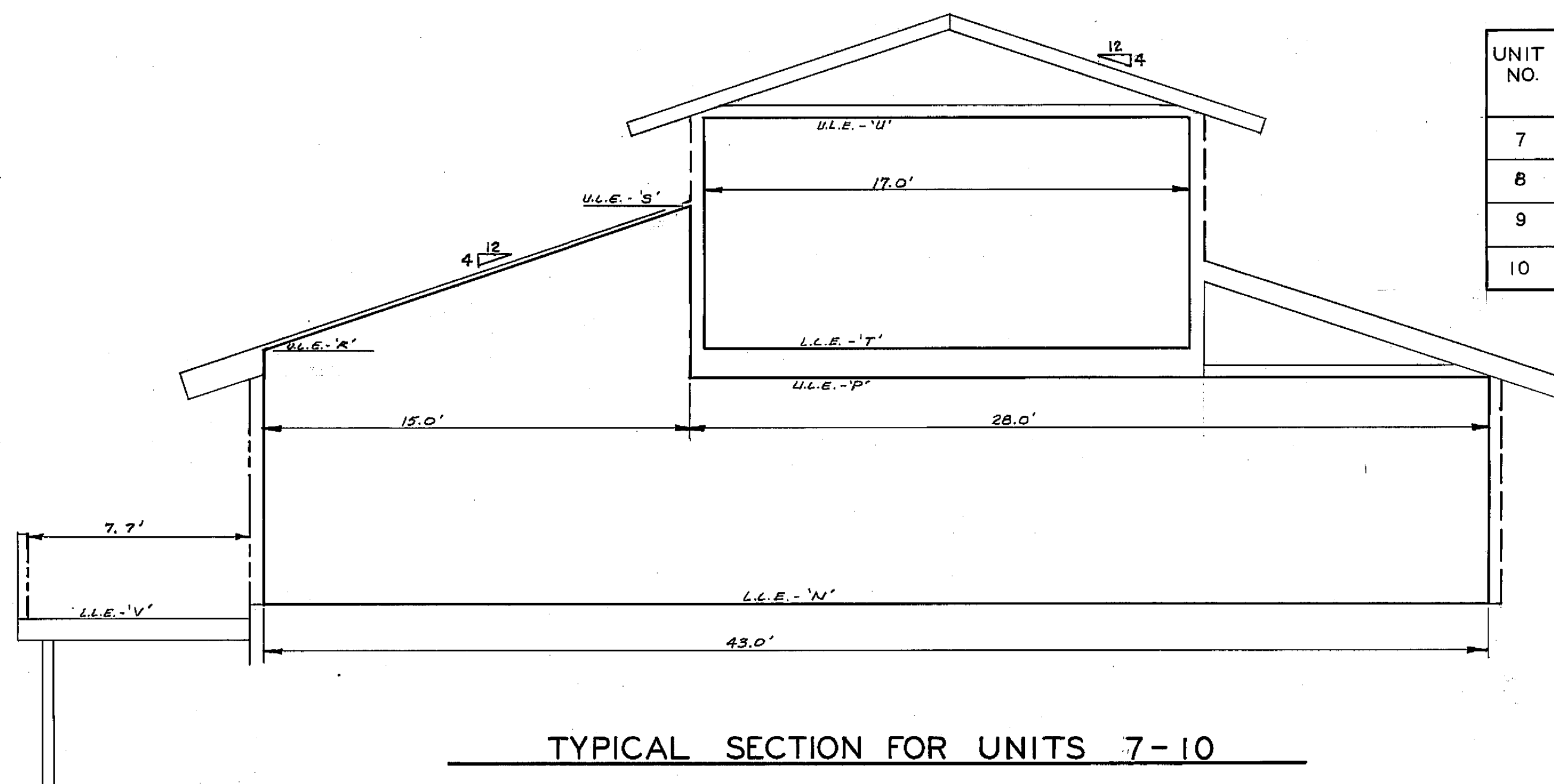
- Indicates Exterior Building Wall
- Indicates Boundary Living Unit
- - - - Indicates Restricted Common Area
- U.L.E. Indicates Upper Limit Elevation
- L.L.E. Indicates Lower Limit Elevation

UNIT NO.	FIRST FLOOR				SECOND FLOOR			DECK L.L.E. V
	L.L.E.		U.L.E.		L.L.E.		U.L.E.	
	N	P	R	S	T	U		
7	36.0	44.0	45.0	50.0	45.0	53.0	35.5	
8	34.0	42.0	43.0	48.0	43.0	51.0	33.5	
9	29.0	37.0	38.0	43.0	38.0	46.0	28.5	
10	31.0	39.0	40.0	45.0	40.0	48.0	30.5	

ADD 4500 FEET TO ALL ELEVATIONS SHOWN IN TABLE FOR RECORD ELEVATIONS, PER PG+E DATUM.



TYPICAL SECTION FOR UNITS 1-6



TYPICAL SECTION FOR UNITS 7-10

A PLANNED UNIT DEVELOPMENT FOR
PENINSULA VILLAGE
CONDOMINIUMS

LOT 4 AND PORTION OF LOT 3, BLOCK 5
LAKE ALMANOR PENINSULA UNIT NO. 2
PLUMAS COUNTY, CALIFORNIA