

**EXHIBIT A**  
**to Purchase Contract**

**CONDOMINIUM PLAN**

RECORDING REQUESTED BY, AND  
WHEN RECORDED MAIL TO:

REGENTS OF THE UNIVERSITY OF CALIFORNIA  
OFFICE OF PROPERTY DEVELOPMENT  
2020 MILVA, SUITE 401  
BERKELEY, CALIFORNIA 94720

**CONDOMINIUM PLAN  
FOR TRACT 6417 - LOT 1  
WITHIN THE  
CITY OF BERKELEY  
ALAMEDA COUNTY, CALIFORNIA**

**CERTIFICATE**

[ CALIFORNIA CIVIL CODE SECTION 1351(e) ]

THE UNDERSIGNED, BEING ALL PARTIES REQUIRED BY CALIFORNIA CIVIL CODE SECTION 1351(e) TO EXECUTE THIS CERTIFICATE, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE WITHIN CONDOMINIUM PLAN PURSUANT TO SAID SECTION 1351(e).

DATED: August 29, 1994

REGENTS OF THE UNIVERSITY OF CALIFORNIA,  
a California Corporation

By: *Thomas Van*

**ACKNOWLEDGEMENT**

STATE OF CALIFORNIA  
COUNTY OF ALAMEDA

ON August 29, 1994, BEFORE ME Cynthia Franco  
PERSONALLY APPEARED, Thomas Van  
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.

*Cynthia Franco*



**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS CONDOMINIUM PLAN WAS MADE UNDER MY SUPERVISION AND THAT THIS CONDOMINIUM PLAN CORRECTLY (1) REPRESENTS THE BOUNDARY OF THE LAND INCLUDED WITHIN THIS PROJECT AND (2) SUBJECT TO MINOR VARIATIONS AND TO THE NOTES AND DEFINITIONS HEREIN, SHOWS THE LOCATION OF THE UNITS THEREIN.

*W.R. Coots* DATE: MAY 9 / 94  
W.R. COOTS - L.S. 4518 (EXP. 9/30/94)



**DESCRIPTION OF PROJECT**

THE LAND INCLUDED WITHIN THIS PROJECT IS ALL OF LOT 1 OF TRACT 6417 AS SHOWN ON THAT CERTAIN CONDOMINIUM MAP FILED IN \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER, ALAMEDA COUNTY, CALIFORNIA.

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING S4.35'00"E BETWEEN THE CITY MONUMENTS ON JEFFERSON STREET AS SHOWN ON THAT CERTAIN CONDOMINIUM MAP FILED IN \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER, ALAMEDA COUNTY, CALIFORNIA.

**VERTICAL DATUM**

THE ELEVATIONS SHOW HEREON ARE BASED ON THE CITY OF BERKELEY DATUM ELEVATION TAKEN ON THE MONUMENT PIN AT THE INTERSECTION OF ADDISON ST. AND McGEE STREET. (ELEVATION=131.35')

EXHIBIT A TO PURCHASE CONT

1. THIS CONDOMINIUM PROJECT IS COMPOSED OF 76 UNITS ON 1 PARCEL.
2. THE BOUNDARY LINES AND UNIT CONTROL LINES OF ALL ELEMENTS AND EXCLUSIVE USE COMMON AREA INTERSECT AT RIGHT ANGLES AND ARE PARALLEL WITH THE EASTERLY AND WESTERLY BOUNDARY OF SAID COMMON AREA.
3. THE TERM "COMMON AREA" SHALL MEAN ALL OF LOT 1 OF TRACT 6417 AS SHOWN ON THAT CONDOMINIUM MAP FILED IN \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER, ALAMEDA COUNTY, CALIFORNIA, TOGETHER WITH ALL STRUCTURES OR IMPROVEMENTS THEREON EXCEPTING ALL UNITS AS HEREINAFTER DEFINED

4. THE TERM "UNIT" SHALL MEAN THAT ELEMENT OF A CONDOMINIUM NOT OWNED IN COMMON WITH THE OWNERS OF OTHER CONDOMINIUMS WITHIN THE PROJECT, TO BE SOLD, CONVEYED, HELD AND OCCUPIED. THE BOUNDARIES OF EACH UNIT SHALL BE THE INTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS, AND DOORS THEREOF, WHERE THEY EXIST, OR THE HORIZONTAL AND VERTICAL PLANES AT THE LIMITS OF THE DIMENSIONS AND ELEVATIONS AS SHOWN ON THE CONDOMINIUM PLAN. EACH UNIT SHALL INCLUDE THE INTERIOR SURFACES SO DESCRIBED (INCLUDING GYPSUM FINISHING, PLASTER PAINT, WALLPAPER OR PANELING ON THE PERIMETER WALLS AND CEILING, AND VINYL AND CARPET FINISHING, IF ANY, ON THE FLOORS), THE PORTIONS OF ANY BUILDING AND IMPROVEMENTS LYING WITHIN SAID BOUNDARIES, AND THE AIRSPACE SO ENCOMPASSED. SAID UNIT SHALL NOT INCLUDE BEARING WALLS, COLUMNS, FLOORS, (AS DISTINGUISHED FROM THE SURFACES THEREOF LOCATED WITHIN A UNIT), ROOFS, FOUNDATIONS, CENTRAL HEATING EQUIPMENT, CENTRAL VENTILATING, REFRIGERATION OR AIR CONDITIONING EQUIPMENT, RESERVOIRS, TANKS, PUMPS AND OTHER CENTRAL SERVICES, WHICH ARE UTILIZED FOR OR SERVE MORE THAN ONE UNIT OR ARE NECESSARY OR CONVENIENT TO THE EXISTENCE, MAINTENANCE, OR SAFETY OF THE PROJECT AS A WHOLE, OR PIPES, DUCTS, FLUES, CHUTES, WIRES OR OTHER UTILITY INSTALLATIONS WHEREVER LOCATED (EXCLUDING FROM THIS EXCEPTION OUTLETS WITHIN THE UNIT). SAID UNIT SHALL INCLUDE ALL FIXTURES ATTACHED THERETO AND MADE A PART THEREOF, AND SHALL INCLUDE ALL HEATING EQUIPMENT, AIR CONDITIONING EQUIPMENT, AND WATER HEATING EQUIPMENT SITUATED WITHIN THE BOUNDARIES OF SAID UNIT AND UTILIZED FOR OR SERVING ONLY SAID UNIT. IN INTERPRETING DEEDS AND PLANS, THE EXISTING PHYSICAL BOUNDARIES OF A 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 OR OTHER DESCRIPTION EXPRESSED IN THE DEED OR CONDOMINIUM PLAN, REGARDLESS OF SETTLING OR OF LATERAL MOVEMENT OF THE BUILDING OF WHICH THE UNIT FORMS A PART, AND REGARDLESS OF CHANGES IN PHYSICAL BOUNDARIES WHICH MAY HEREINAFTER EXIST IN THE EVENT SAID UNIT AND BUILDING OF WHICH THE UNIT FORMS A PART IS RECONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE ORIGINAL PLANS THEREOF, AND REGARDLESS OF MINOR VARIANCES BETWEEN THE PHYSICAL BOUNDARIES SHOWN ON THE CONDOMINIUM PLAN OR IN THE DEED AND THOSE OF A BUILDING.

5. THOSE AREAS SHOWN BEARING THE LETTER DESIGNATION "PY" AND "B" ARE PRIVATE YARD AND BALCONY AREAS, RESPECTIVELY, THE VERTICAL LIMITS OF WHICH ARE THE GROUND OR FLOOR AND CEILING, OVERHEAD STRUCTURE, OR THE ELEVATION EQUAL TO THE FINISH FLOOR ELEVATION OF THE ABOVE UNIT, IF ANY, AND ARE EXCLUSIVE USE COMMON AREA FOR THE USE OF THE UNIT BEARING THE IDENTICAL NUMBER DESIGNATION.

6. THOSE AREAS BEARING THE LETTERS "C", "R" AND "H" ARE EXCLUSIVE USE COMMON AREA PARKING SPACES FOR COMPACT CARS, REGULAR CARS AND HANDICAP PARKING, RESPECTIVELY, FOR THE USE OF THE UNIT BEARING THE IDENTICAL NUMBER DESIGNATION.

7. THOSE AREAS SHOWN BEARING THE LETTER DESIGNATION "SC" ARE STORAGE CLOSET AREAS, THE VERTICAL LIMITS OF WHICH ARE THE GROUND OR FLOOR AND CEILING OR OVERHEAD STRUCTURE, IF ANY, AND ARE EXCLUSIVE USE COMMON AREA FOR THE USE OF THE UNIT BEARING THE IDENTICAL NUMBER DESIGNATION.

8. THOSE AREAS SHOWN BEARING THE LETTER DESIGNATION "S" ARE STORAGE AREAS THE VERTICAL LIMITS OF WHICH ARE THE GROUND OR FLOOR AND CEILING OR OVERHEAD STRUCTURE, IF ANY, AND ARE EXCLUSIVE USE COMMON AREA FOR THE USE OF THE UNIT BEARING THE IDENTICAL NUMBER DESIGNATION.

9. THIS PLAN AND THE DIMENSIONS SHOWN HEREIN ARE INTENDED TO CONFORM TO CIVIL CODE SECTION 1351 WHICH REQUIRES DIAGRAMMETRIC 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 UNITS.

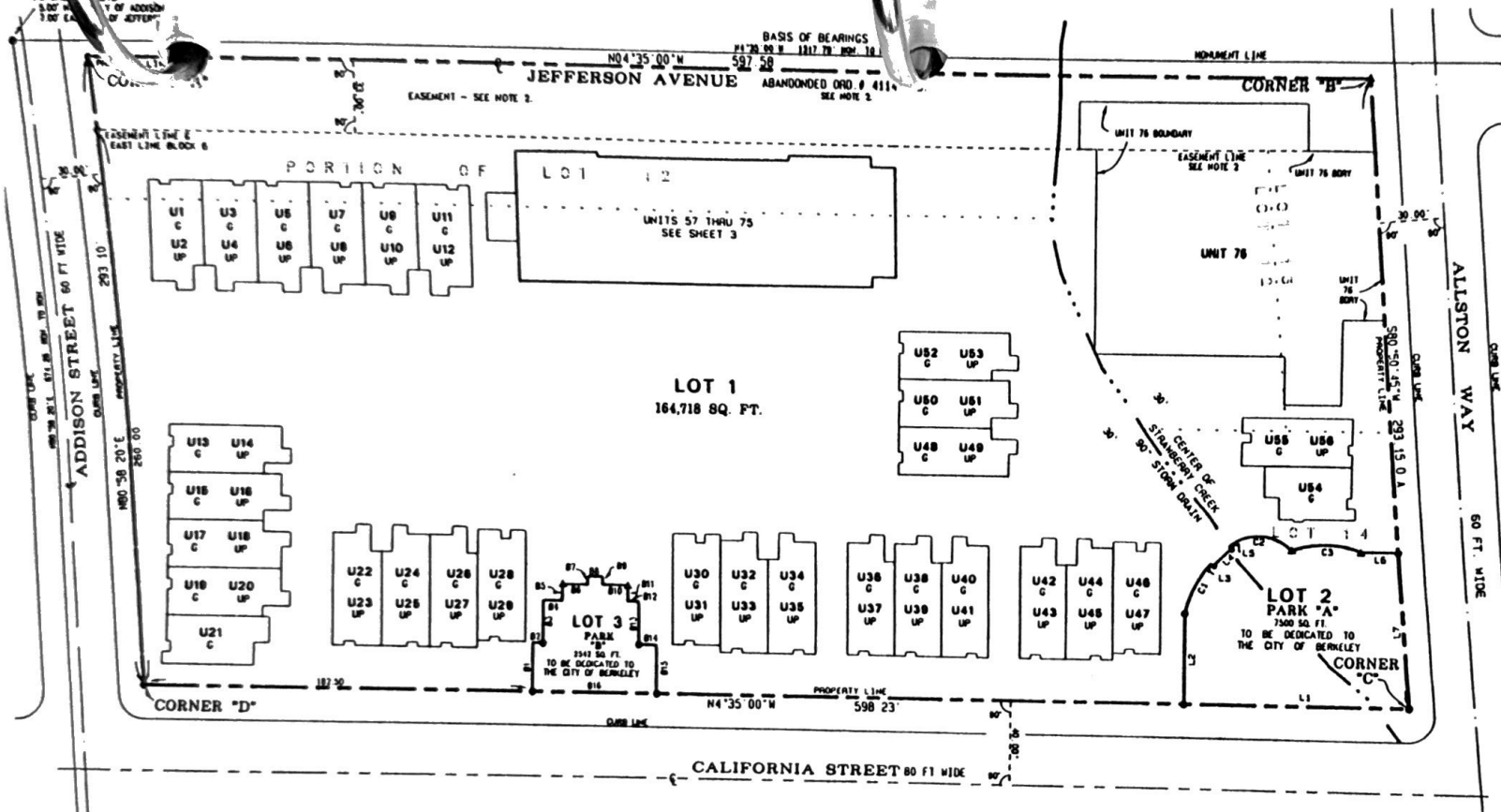
10. THIS CONDOMINIUM PLAN INTENTIONALLY OMITTS DETAILED INFORMATION WITHIN INDIVIDUAL UNITS OF THE FOLLOWING NATURE (IF ANY): SLOPED AND FURRED AND DROPPED CEILINGS; VARYING CEILING AND FLOOR ELEVATIONS; SKYLIGHTS; INTERNAL PARTITIONING; SOFFITS; STEPS AND STAIRWAYS; PROTRUSIONS OF VENTS, BEAMS COLUMNS, BAY WINDOWS AND WINDOW CASINGS; AND OTHER SUCH FEATURES.

## CONDOMINIUM PLAN FOR TRACT 6417 - LOT 1

### NOTES AND DEFINITIONS

# CONDOMINIUM PLAN FOR TRACT 6417 - LOT 1

## PROJECT BOUNDARY

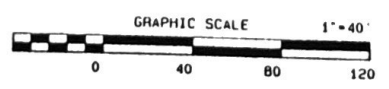


- NOTES:**
- SEE CONDOMINIUM PLAN FOR DEFINITIONS, LOCATION AND DIAGRAMMETRICS OF UNITS.
  - AN EASEMENT FOR PUBLIC UTILITIES EXISTS OVER THE ENTIRE ABANDONED PORTION OF JEFFERSON AVENUE AS RESERVED BY ORDINANCE 4114-N.S. WHICH WAS RECORDED SEPT. 28, 1965, REEL 1607, IMAGE 68, SERIES No. AX-134320, ALAMEDA COUNTY RECORDS.

**LOT 3 LINE TABLE**

LINE	BEARING	DISTANCE
B1	N85°25'00"E	23 00'
B2	S04°35'00"E	4 90'
B3	N85°25'00"E	20 00'
B4	N04°35'00"W	9 10'
B5	N85°25'00"E	7 80'
B6	S04°35'00"E	12 00'
B7	N85°25'00"E	4 00'
B8	S04°35'00"E	7 20'
B9	N85°25'00"E	4 00'
B10	S04°35'00"E	12 00'
B11	S04°35'00"E	7 60'
B12	N04°35'00"W	5 30'
B13	N85°25'00"E	20 20'
B14	N04°35'00"W	8 50'
B15	N85°25'00"E	23 00'
B16	S04°35'00"E	59 00'

**BASIS OF BEARINGS:**  
 BETWEEN MONUMENTS SHOWN ON JEFFERSON STREET TAKEN AS S4°35'00"E THIS AGREES WITH THE BEARING SHOWN FOR JEFFERSON STREET ON AN UNRECORDED SURVEY BY E.A. RUNNER, L.S. 1660, DATED DEC. 18, 1920, A COPY OF WHICH IS ON FILE IN THE CITY OF BERKELEY ENGINEERING DEPARTMENT.



**LOT 2 CURVE TABLE**

CURVE LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD
C1	26 01'	25°41'31"	60 00'	S67°48'34"E 26 68'
C2	32 37'	84°18'08"	22 00'	S01°32'56"E 29 53'
C3	34 31'	40°11'42"	48 01'	S04°03'17"E 33 01'

**LOT 2 LINE TABLE**

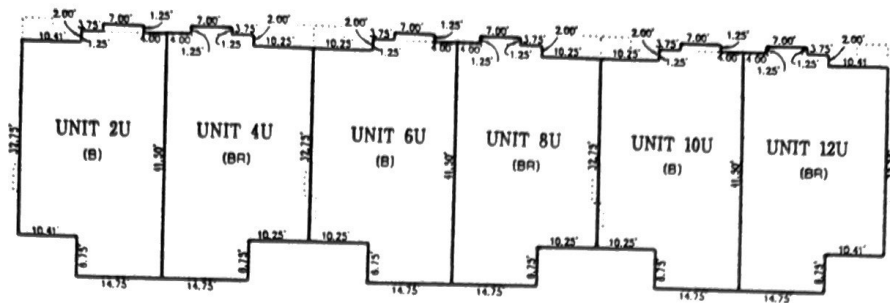
LINE	BEARING	DISTANCE
L1	N04°35'00"W	106 60'
L2	N85°25'00"E	42 10'
L3	N35°02'14"E	1 50'
L4	S49°18'53"E	11 40'
L5	N46°17'58"E	1 50'
L6	S04°35'00"E	17 34'
L7	N80°50'45"E	72 65'



- LEGEND**
- SET 5/8" REBAR AND TAG L.S. 4518
  - ▲ SET LEAD AND TAG L.S. 4518 IN CONCRETE
  - FOUND STANDARD CITY WELL MONUMENT
  - U CONDOMINIUM UNIT
  - G GROUND FLOOR CONDOMINIUM UNIT
  - UP UPSTAIRS CONDOMINIUM UNIT
  - - - MCGEE TRACT LOT LINE
  - 1 2 MCGEE TRACT LOT NUMBER

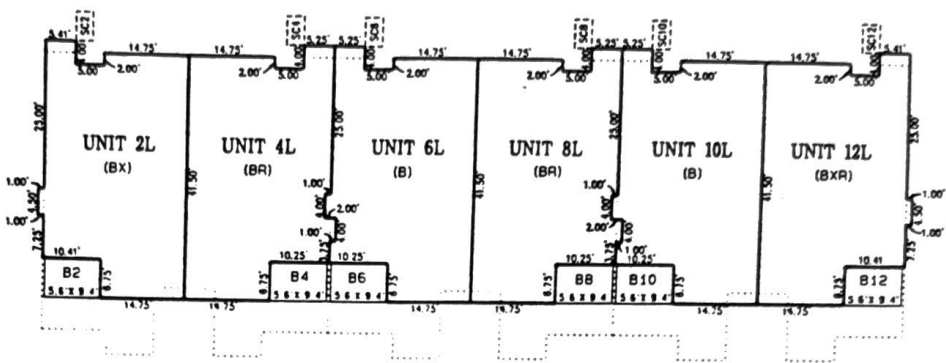
MONUMENT AT SPREADING AVE. 0/5 5 00' NORTHERLY OF CENTERLINE ADDISON STREET

MONUMENT AT BANCROFT AVE. 0/5 7 00' EASTERLY OF JEFFERSON AVE. E



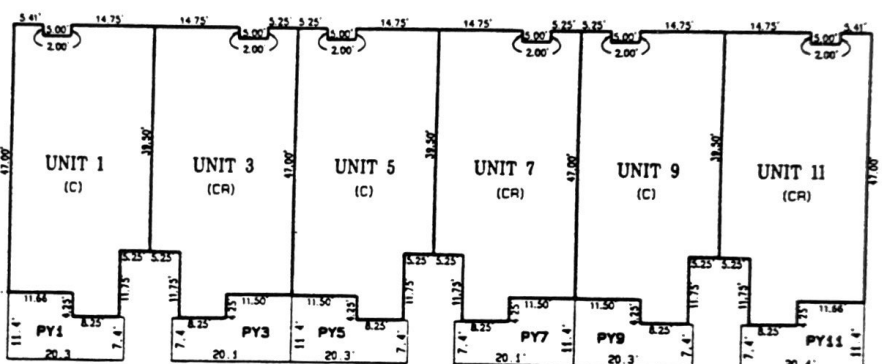
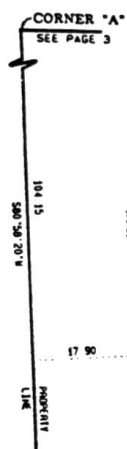
**SECOND FLOOR**

FINISH FLOOR ELEV. = 143.0



**FIRST FLOOR**

FINISH FLOOR ELEV. = 133.5  
(STORAGE CLOSETS ON GROUND FLOOR LEVEL)



**GROUND FLOOR**

FINISH FLOOR ELEV. = 124.0

NOTE REGARDING DIMENSIONS: (SEE ALSO NOTES ON PAGE 2.)  
 1. DIMENSIONS SHOWN ARE BASED ON ARCHITECTS PLANS AND/OR AS-BUILT MEASUREMENTS AND ARE INTENDED TO CONFORM TO CIVIL CODE SECTION 1351 WHICH REQUIRES DIAGRAMMETRICS IN SUFFICIENT DETAIL TO IDENTIFY EACH UNIT, LOCATION AND APPROXIMATE DIMENSIONS. THE DIMENSIONS SHOWN ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR COMPUTATION OF FLOOR AREA AND/OR AIRSPACE VOLUME.  
 2. THIS CONDOMINIUM PLAN INTENTIONALLY OMITTS DETAILS OF THE FOLLOWING NATURE: FURRED AND DROPPED CEILINGS; VARYING CEILING AND FLOOR ELEVATIONS; SKYLIGHTS; INTERNAL PARTITIONING; SOFFITS; STEPS AND STAIRWAYS; PROTRUSIONS OF VENTS, BEAMS, COLUMNS, BAY WINDOWS AND WINDOW CASINGS, AND OTHER SUCH FEATURES.

GRAPHIC SCALE



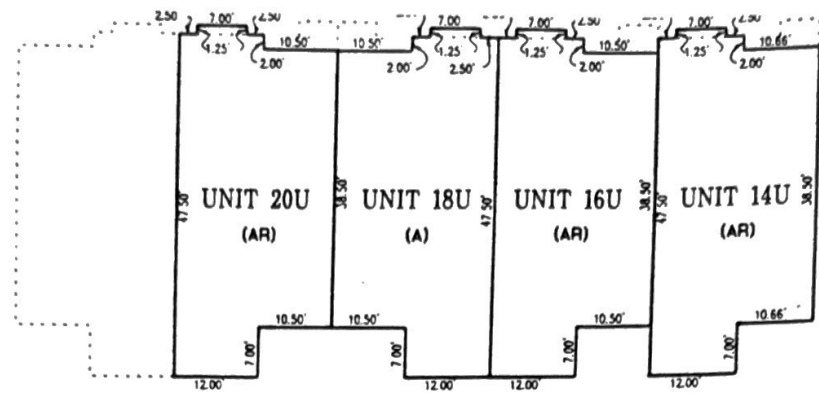
- LEGEND**
- L LOWER LEVEL OF 2 STORY UNIT
  - U UPPER LEVEL OF 2 STORY UNIT
  - B BALCONY
  - PY PRIVATE YARD
  - SC 3' X 5' STORAGE CLOSET - SEE SHEET 16
  - ( ) UNIT TYPE - SEE PAGES 15 AND 16.

NOTE:

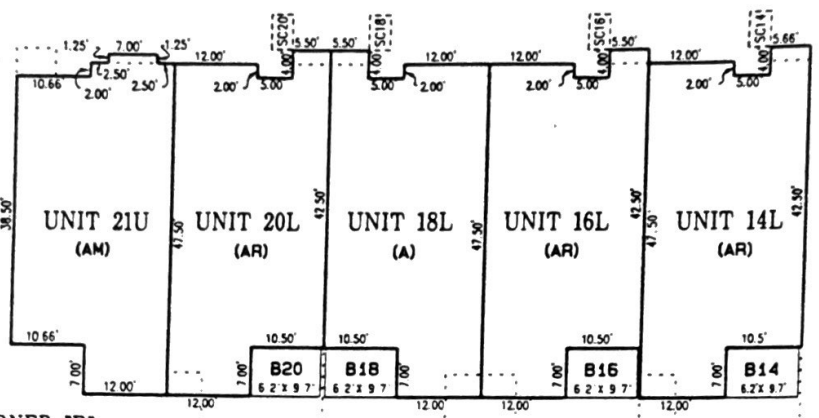
1. UNIT TYPES & INTERIOR DIMENSIONS BEGIN ON PAGE 15.

**CONDOMINIUM PLAN  
FOR TRACT 6417 - LOT 1**

**LOCATION & EXTERIOR DIMENSIONS  
UNITS 1 THRU 12**

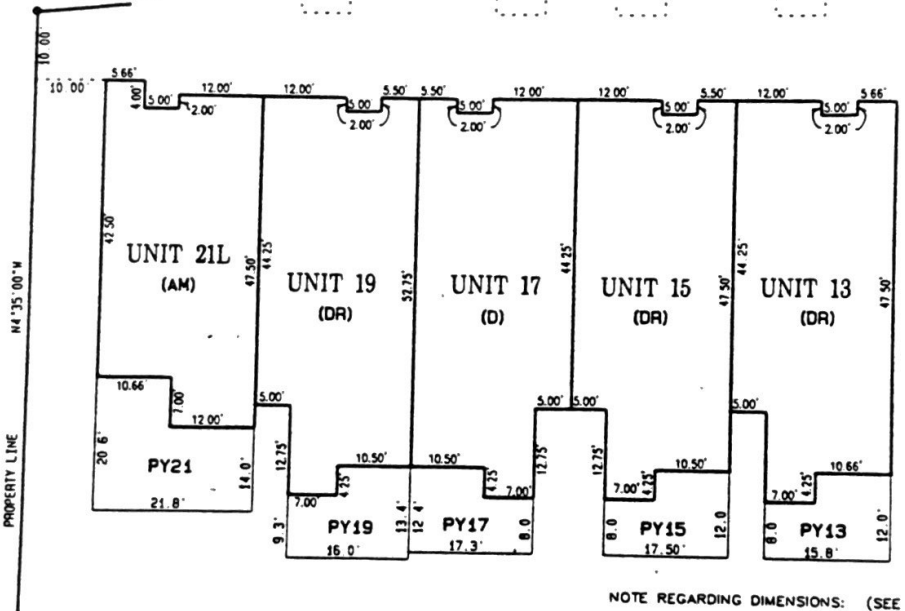


**SECOND FLOOR**  
 FINISH FLOOR  
 ELEV. = 142.5



**FIRST FLOOR**  
 FINISH FLOOR  
 ELEV. = 133.0  
 (STORAGE CLOSETS  
 ON GROUND FLOOR LEVEL)

CORNER "D"  
 SEE PAGE 3



**GROUND FLOOR**  
 FINISH FLOOR  
 ELEV. = 123.5



**LEGEND**

- L LOWER LEVEL OF 2 STORY UNIT
- U UPPER LEVEL OF 2 STORY UNIT
- B BALCONY
- PY PRIVATE YARD
- SC 3' X 5' STORAGE CLOSET - SEE SHEET 16
- ( ) UNIT TYPE - SEE PAGES 15 AND 16.

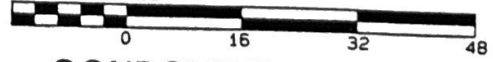
**NOTES:**

1. UNIT TYPES & INTERIOR DIMENSIONS BEGIN ON PAGE 15.
2. DIMENSIONS SHOWN HEREON ARE SUBJECT TO MINOR VARIATIONS. SEE NOTES & DEFINITIONS ON PAGE 2.

**NOTE REGARDING DIMENSIONS: (SEE ALSO NOTES ON PAGE 2.)**

1. DIMENSIONS SHOWN ARE BASED ON ARCHITECTS PLANS AND/OR AS-BUILT MEASUREMENTS AND ARE INTENDED TO CONFORM TO CIVIL CODE SECTION 1351 WHICH REQUIRES DIAGRAMMETRICS IN SUFFICIENT DETAIL TO IDENTIFY EACH UNIT, LOCATION AND APPROXIMATE DIMENSIONS. THE DIMENSIONS SHOWN ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR COMPUTATION OF FLOOR AREA AND/OR AIRSPACE VOLUME.  
 2. THIS CONDOMINIUM PLAN INTENTIONALLY OMITTS DETAILS OF THE FOLLOWING NATURE: FURRED AND DROPPED CEILINGS; VARYING CEILING AND FLOOR ELEVATIONS; SKYLIGHTS; INTERNAL PARTITIONING; SOFFITS; STEPS AND STAIRWAYS; PROTRUSIONS OF VENTS, BEAMS, COLUMNS, BAY WINDOWS AND WINDOW CASINGS; AND OTHER SUCH FEATURES.

**GRAPHIC SCALE**



**CONDOMINIUM PLAN**  
 FOR TRACT 6417 - LOT 1

**LOCATION & EXTERIOR DIMENSIONS**  
**UNITS 13 THRU 21**

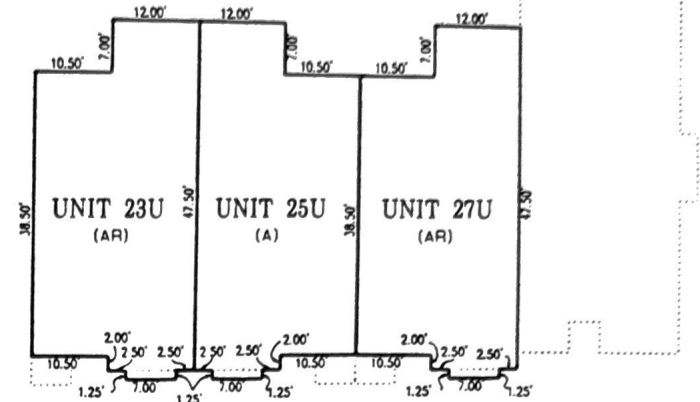
LEGEND

- L LOWER LEVEL OF 2 STORY UNIT
- U UPPER LEVEL OF 2 STORY UNIT
- B BALCONY
- PY PRIVATE YARD
- SC 3' X 5' STORAGE CLOSET - SEE PAGE 16
- ( ) UNIT TYPE - SEE PAGES 15 AND 16.

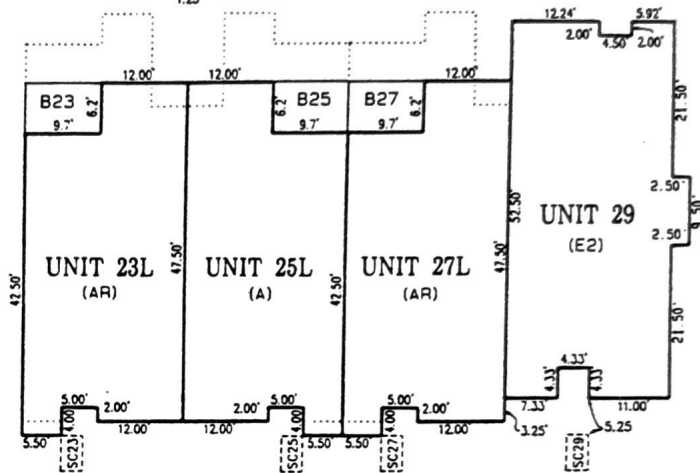
GRAPHIC SCALE



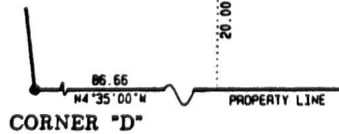
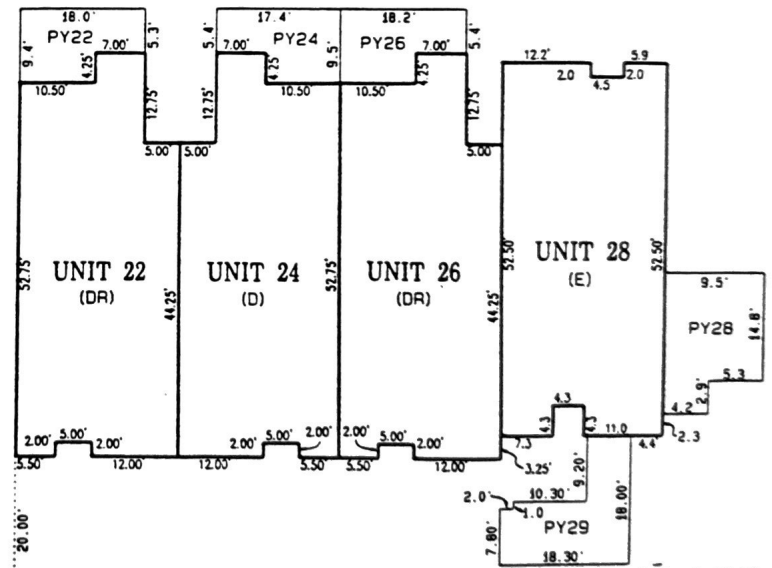
**SECOND FLOOR**  
FINISH FLOOR ELEV. = 139.9



**FIRST FLOOR**  
FINISH FLOOR ELEV. = 130.4  
(STORAGE CLOSETS ON GROUND FLOOR LEVEL)



**GROUND FLOOR**  
FINISH FLOOR ELEV. = 120.9



SEE PAGE 3

NOTE REGARDING DIMENSIONS: (SEE ALSO NOTES ON PAGE 2.)  
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2. THIS CONDOMINIUM PLAN INTENTIONALLY OMITTS DETAILS OF THE FOLLOWING NATURE: FURRED AND DROPPED CEILINGS, VARYING CEILING AND FLOOR ELEVATIONS, SKYLIGHTS, INTERNAL PARTITIONING, SOFFITS, STEPS AND STAIRWAYS, PROTRUSIONS OF VENTS, BEAMS, COLUMNS, BAY WINDOWS AND WINDOW CASINGS; AND OTHER SUCH FEATURES.

**LOCATION & EXTERIOR DIMENSIONS  
UNITS 22 THRU 29**

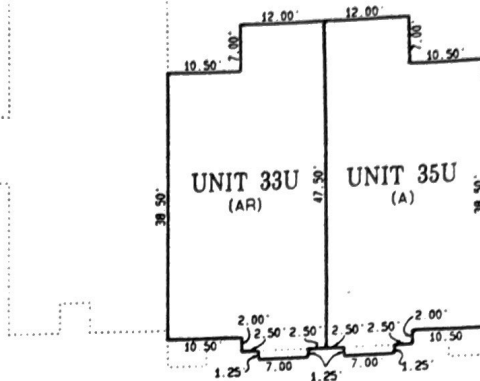
**CONDOMINIUM PLAN  
FOR TRACT 6417 - LOT 1**

NOTES:

1. UNIT TYPES & INTERIOR DIMENSIONS BEGIN ON PAGE 15.
2. DIMENSIONS SHOWN HEREON ARE SUBJECT TO MINOR VARIATIONS. SEE NOTES & DEFINITIONS ON PAGE 2.

SECOND FLOOR

FINISH FLOOR ELEV. = 138.25

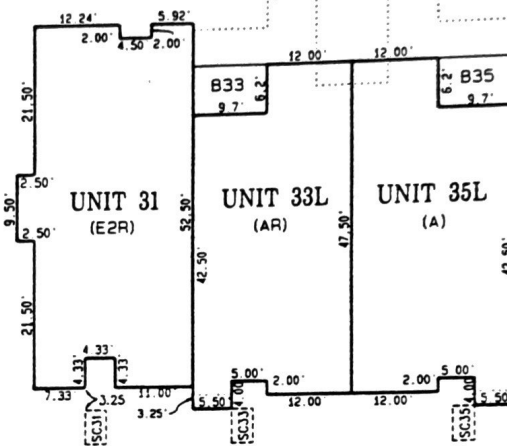


LEGEND

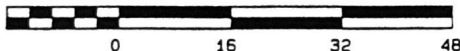
- L LOWER LEVEL OF 2 STORY UNIT
- U UPPER LEVEL OF 2 STORY UNIT
- B BALCONY
- PY PRIVATE YARD
- SC 3' X 5' STORAGE CLOSETS - SEE PAGE 16
- ( ) UNIT TYPE - SEE PAGES 15 AND 16.

FIRST FLOOR

FINISH FLOOR ELEV. = 128.75  
(STORAGE CLOSETS ON GROUND FLOOR LEVEL)

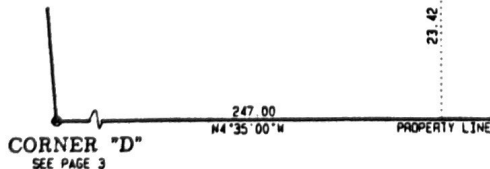
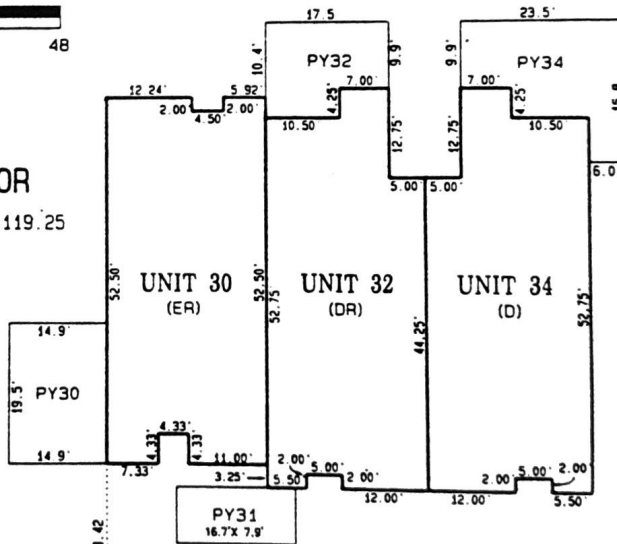


GRAPHIC SCALE



GROUND FLOOR

FINISH FLOOR ELEV. = 119.25



NOTE REGARDING DIMENSIONS: (SEE ALSO NOTES ON PAGE 2.)

1. DIMENSIONS SHOWN ARE BASED ON ARCHITECTS PLANS AND/OR AS-BUILT MEASUREMENTS AND ARE INTENDED TO CONFORM TO CIVIL CODE SECTION 1351 WHICH REQUIRES DIAGRAMMETRICS IN SUFFICIENT DETAIL TO IDENTIFY EACH UNIT, LOCATION AND APPROXIMATE DIMENSIONS. THE DIMENSIONS SHOWN ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR COMPUTATION OF FLOOR AREA AND/OR AIRSPACE VOLUME.
2. THIS CONDOMINIUM PLAN INTENTIONALLY OMITTS DETAILS OF THE FOLLOWING NATURE: FURRED AND DROPPED CEILINGS; VARYING CEILING AND FLOOR ELEVATIONS; SKYLIGHTS; INTERNAL PARTITIONING; SOFFITS; STEPS AND STAIRWAYS; PROTRUSIONS OF VENTS, BEAMS, COLUMNS, BAY WINDOWS AND WINDOW CASINGS; AND OTHER SUCH FEATURES.

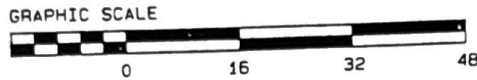
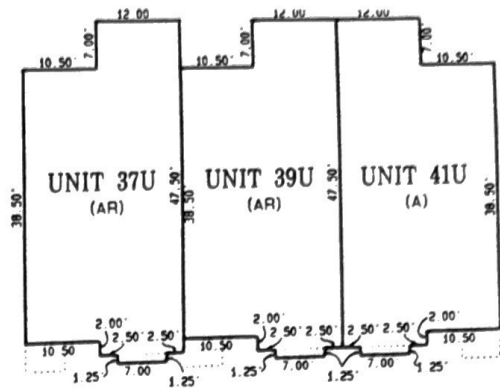
LOCATION & EXTERIOR DIMENSIONS  
UNITS 30 THRU 35

CONDOMINIUM PLAN  
FOR TRACT 6417 - LOT 1

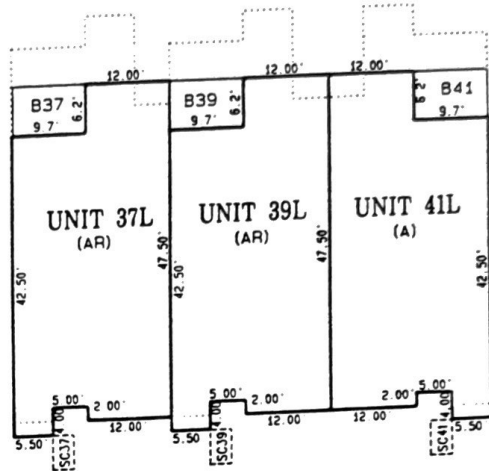
LEGEND

- L LOWER LEVEL OF 2 STORY UNIT
- U UPPER LEVEL OF 2 STORY UNIT
- B BALCONY
- PY PRIVATE YARD
- SC 3' X 5' STORAGE CLOSET - SEE PAGE 16
- ( ) UNIT TYPE - SEE PAGES 15 AND 16.

**SECOND FLOOR**  
FINISH FLOOR ELEV. = 136.2

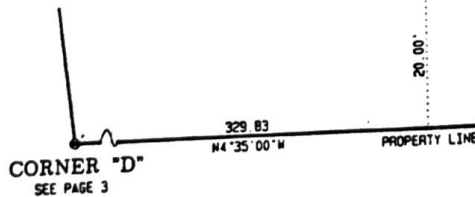
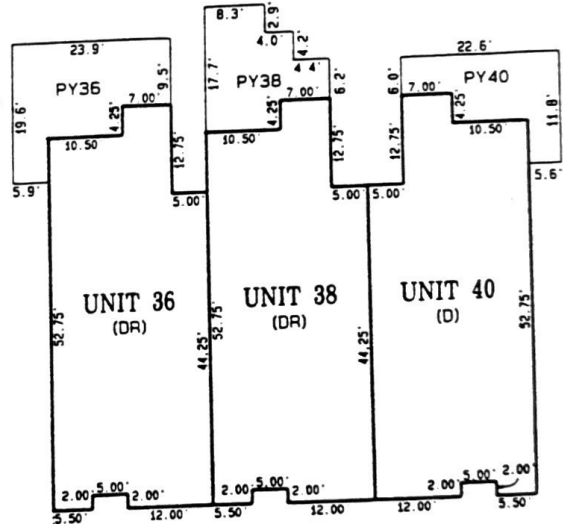


**FIRST FLOOR**  
FINISH FLOOR ELEV. = 126.7  
(STORAGE CLOSETS ON GROUND FLOOR LEVEL)



- NOTES:
- UNIT TYPES & INTERIOR DIMENSIONS BEGIN ON PAGE 15.
  - DIMENSIONS SHOWN HEREON ARE SUBJECT TO MINOR VARIATIONS. SEE NOTES & DEFINITIONS ON PAGE 2.

**GROUND FLOOR**  
FINISH FLOOR ELEV. = 117.2



NOTE REGARDING DIMENSIONS: (SEE ALSO NOTES ON PAGE 2.)

- DIMENSIONS SHOWN ARE BASED ON ARCHITECTS PLANS AND/OR AS-BUILT MEASUREMENTS AND ARE INTENDED TO CONFORM TO CIVIL CODE SECTION 1351 WHICH REQUIRES DIAGRAMMETRICS IN SUFFICIENT DETAIL TO IDENTIFY EACH UNIT, LOCATION AND APPROXIMATE DIMENSIONS. THE DIMENSIONS SHOWN ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR COMPUTATION OF FLOOR AREA AND/OR AIRSPACE VOLUME.
- THIS CONDOMINIUM PLAN INTENTIONALLY OMITTS DETAILS OF THE FOLLOWING NATURE: FURRED AND DROPPED CEILINGS; VARYING CEILING AND FLOOR ELEVATIONS; SKYLIGHTS; INTERNAL PARTITIONING; SOFFITS; STEPS AND STAIRWAYS; PROTRUSIONS OF VENTS, BEAMS, COLUMNS, BAY WINDOWS AND WINDOW CASINGS; AND OTHER SUCH FEATURES.

**LOCATION & EXTERIOR DIMENSIONS**  
**UNITS 36 THRU 41**

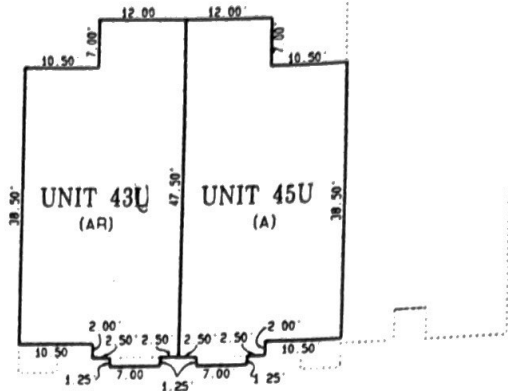
**CONDOMINIUM PLAN**  
**FOR TRACT 6417 - LOT 1**

**LEGEND**

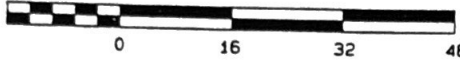
- L LOWER LEVEL OF 2 STORY UNIT
- U UPPER LEVEL OF 2 STORY UNIT
- B BALCONY
- PY PRIVATE YARD
- SC 3' X 5' STORAGE CLOSET ON GROUND LEVEL
- ( ) UNIT TYPE - SEE SHEETS 15 AND 16.

**SECOND FLOOR**

FINISH FLOOR ELEV. = 133.8

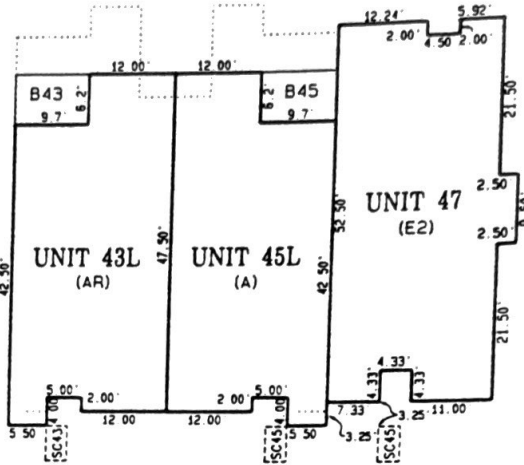


**GRAPHIC SCALE**



**FIRST FLOOR**

FINISH FLOOR ELEV. = 124.3  
(STORAGE CLOSETS ON GROUND FLOOR LEVEL)

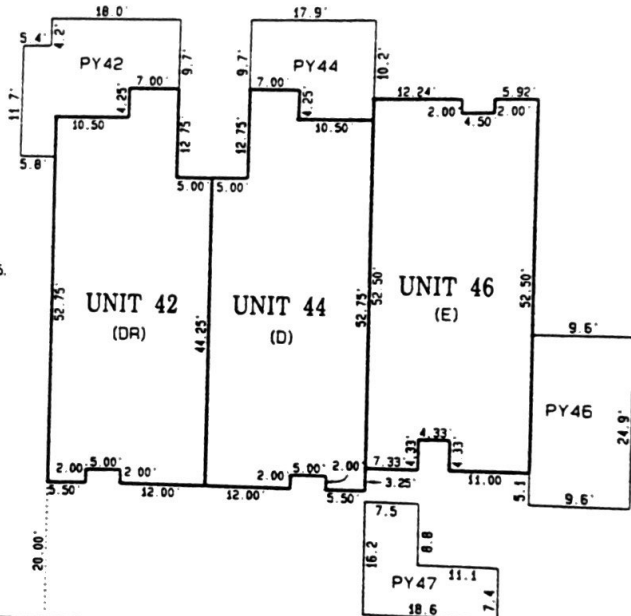


**NOTES:**

1. UNIT TYPES & INTERIOR DIMENSIONS BEGIN ON PAGE 15.
2. DIMENSIONS SHOWN HEREON ARE SUBJECT TO MINOR VARIATIONS. SEE NOTES & DEFINITIONS ON PAGE 2.

**GROUND FLOOR**

FINISH FLOOR ELEV. = 114.8



CORNER "D"  
N4°35'00"W 412.66' PROPERTY LINE  
SEE PAGE 3

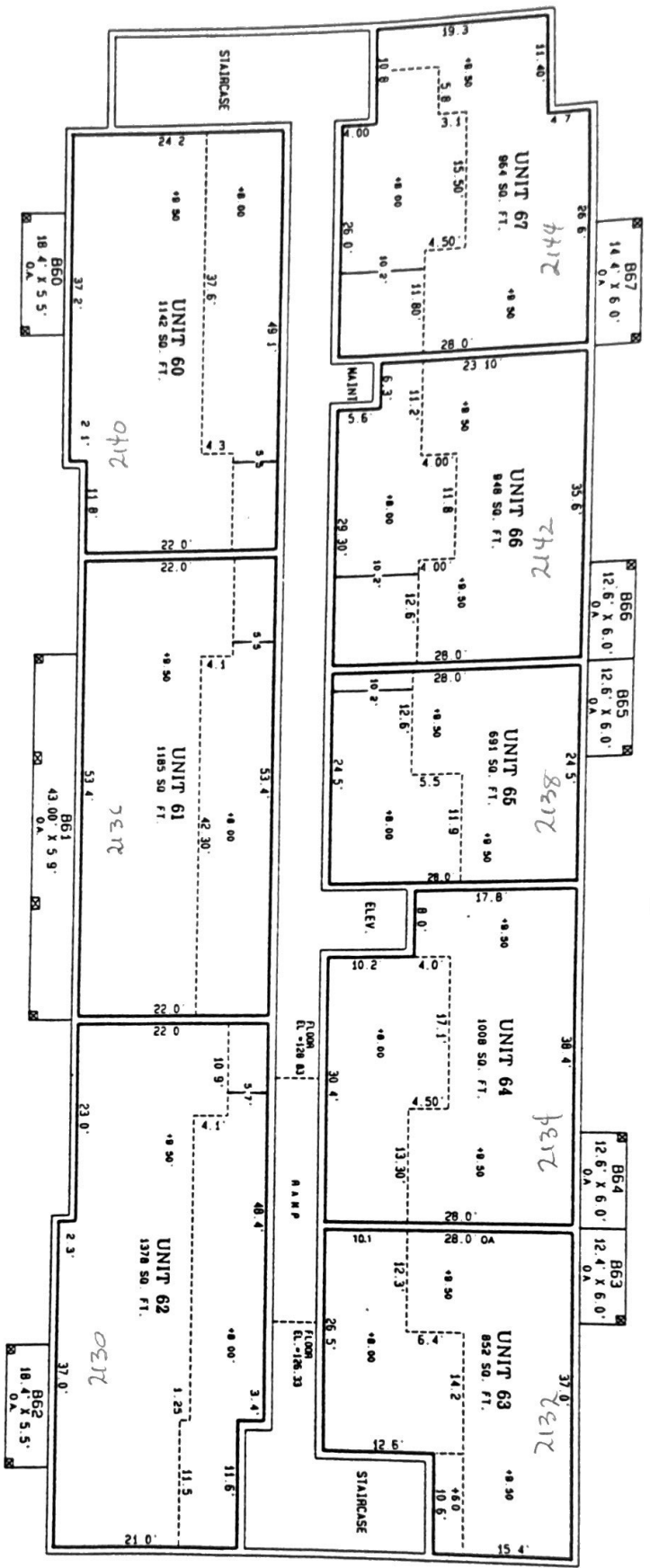


**LOCATION & EXTERIOR DIMENSIONS  
UNITS 42 THRU 47**

NOTE REGARDING DIMENSIONS: (SEE ALSO NOTES ON PAGE 2.)  
1. DIMENSIONS SHOWN ARE BASED ON ARCHITECTS PLANS AND/OR AS-BUILT MEASUREMENTS AND ARE INTENDED TO CONFORM TO CIVIL CODE SECTION 1351 WHICH REQUIRES DIAGRAMMETRICS IN SUFFICIENT DETAIL TO IDENTIFY EACH UNIT, LOCATION AND APPROXIMATE DIMENSIONS. THE DIMENSIONS SHOWN ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR COMPUTATION OF FLOOR AREA AND/OR AIRSPACE VOLUME.  
2. THIS CONDOMINIUM PLAN INTENTIONALLY OMITTS DETAILS OF THE FOLLOWING NATURE: FURRED AND DROPPED CEILINGS; VARYING CEILING AND FLOOR ELEVATIONS; SKYLIGHTS; INTERNAL PARTITIONING; SOFFITS; STEPS AND STAIRWAYS; PROTRUSIONS OF VENTS, BEAMS, COLUMNS, BAY WINDOWS AND WINDOW CASINGS; AND OTHER SUCH FEATURES.

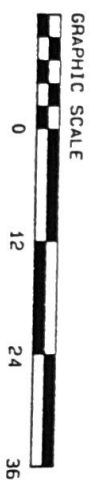
**CONDOMINIUM PLAN  
FOR TRACT 6417 - LOT 1**





NOTES REGARDING DIMENSIONS (SEE ALSO NOTES & DEFINITIONS ON PAGE 2)  
 1. DIMENSIONS SHOWN ARE BASED ON ARCHITECT'S PLANS AND/OR AS-BUILT MEASUREMENTS AND ARE INTENDED TO CORRELATE WITH THE DIMENSIONS SHOWN ON THE ARCHITECT'S DIAGNOSTIC DRAWINGS. THE DIMENSIONS SHOWN ARE NOT INTENDED TO BE SURVEY ACCURATE. TO USE FOR COMPUTATION OF FLOOR AREA AND/OR AIRSPACE VOLUME.  
 2. THIS CONDOMINIUM PLAN INTENTIONALLY OMMITS DETAILS OF THE FOLLOWING NATURE: FINISHED AND DROPPED CEILING, VARYING CEILING STEPS AND STAIRWAYS, SKYLIGHTS, INTERNAL PARTITIONING, SORTIES, WINDOWS AND WINDOW CASINGS, AND OTHER SUCH FEATURES.

FINISH FLOOR ELEV. = 126.45 - UNIT 62 & 63  
 FINISH FLOOR ELEV. = 128.90 - REMAINDER OF UNITS



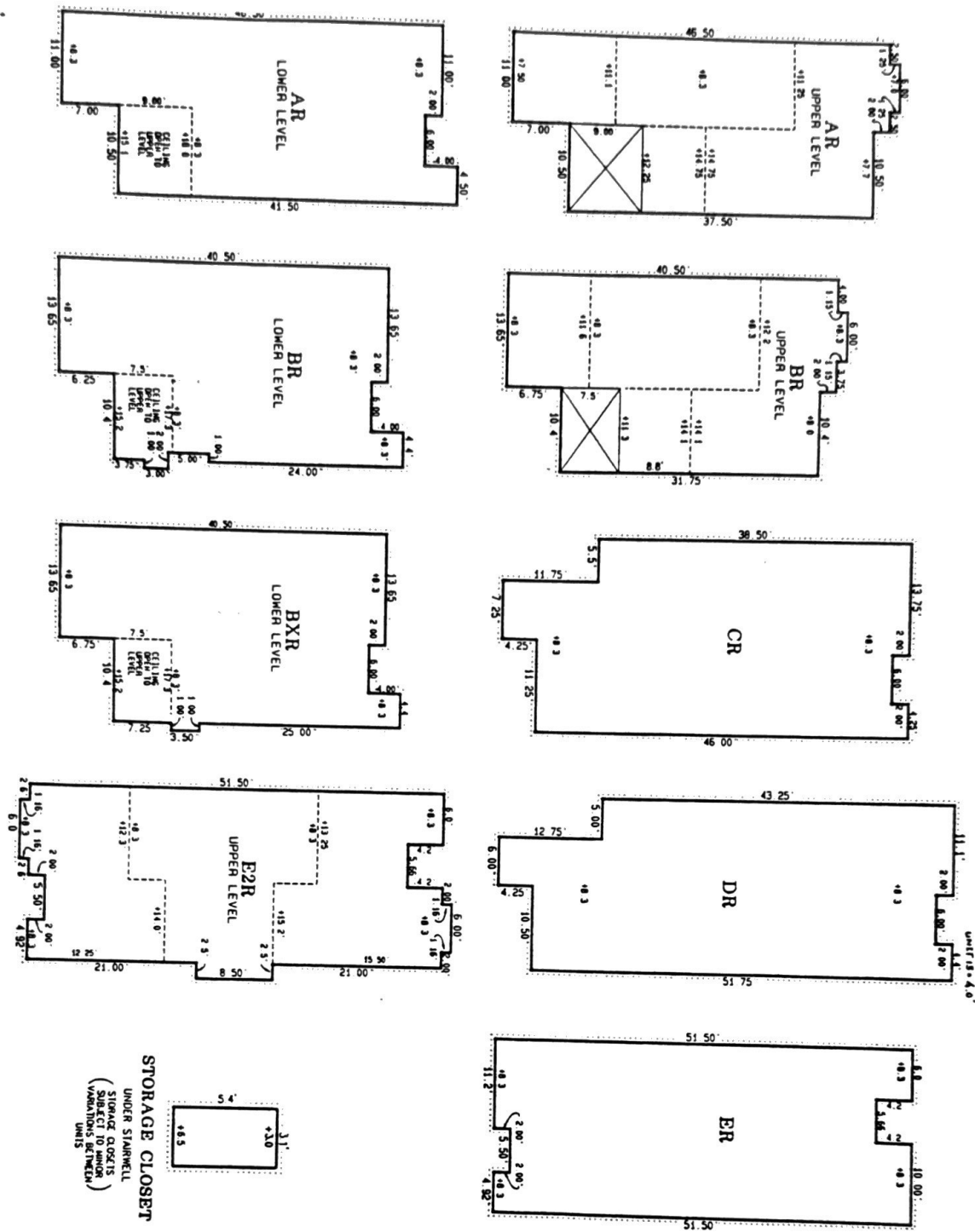
LEGEND  
 B BALCONY  
 --- CEILING BREAK  
 + CEILING HEIGHT (+8.00) ABOVE FINISH FLOOR  
 □ STRUCTURAL COLUMN  
 O.A. OVERALL DIMENSION

**FIRST FLOOR EXISTING BUILDING  
 UNITS 60 THRU 67**

**CONDOMINIUM PLAN  
 FOR TRACT 6417 - LOT 1**







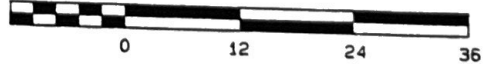
NOTE REGARDING DIMENSIONS (SEE ALSO NOTES & DEFINITIONS ON PAGE 2)

1. DIMENSIONS SHOWN ARE BASED ON ARCHITECTS PLANS AND/OR AS-BUILT MEASUREMENTS AND ARE INTENDED TO CONFORM TO CIVIL CODE SECTION 1351 WHICH REQUIRES DIAGMETERICS IN SUFFICIENT DETAIL TO IDENTIFY EACH UNIT, LOCATION AND APPROXIMATE DIMENSIONS. THE DIMENSIONS SHOWN ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR COMPUTATION OF FLOOR AREA AND/OR AIRSPACE VOLUME.
2. THIS CONDOMINIUM PLAN INTENTIONALLY OMITTS DETAILS OF THE FOLLOWING NATURE: FURRED AND DROPPED CEILINGS, VARYING CEILING AND FLOOR ELEVATIONS, SKYLIGHTS, INTERNAL PARTITIONING, SOFFITS, STEPS AND STAIRWAYS, PROTRUSIONS OF VENTS, BEAMS, COLUMNS, BAY WINDOWS AND WINDOW CASINGS; AND OTHER SUCH FEATURES.

NOTE:  
A PLUS (+8.00) INDICATES FINISH CEILING HEIGHT ABOVE FINISH FLOOR.

A DASHED LINE (-----) INDICATES A CEILING BREAK

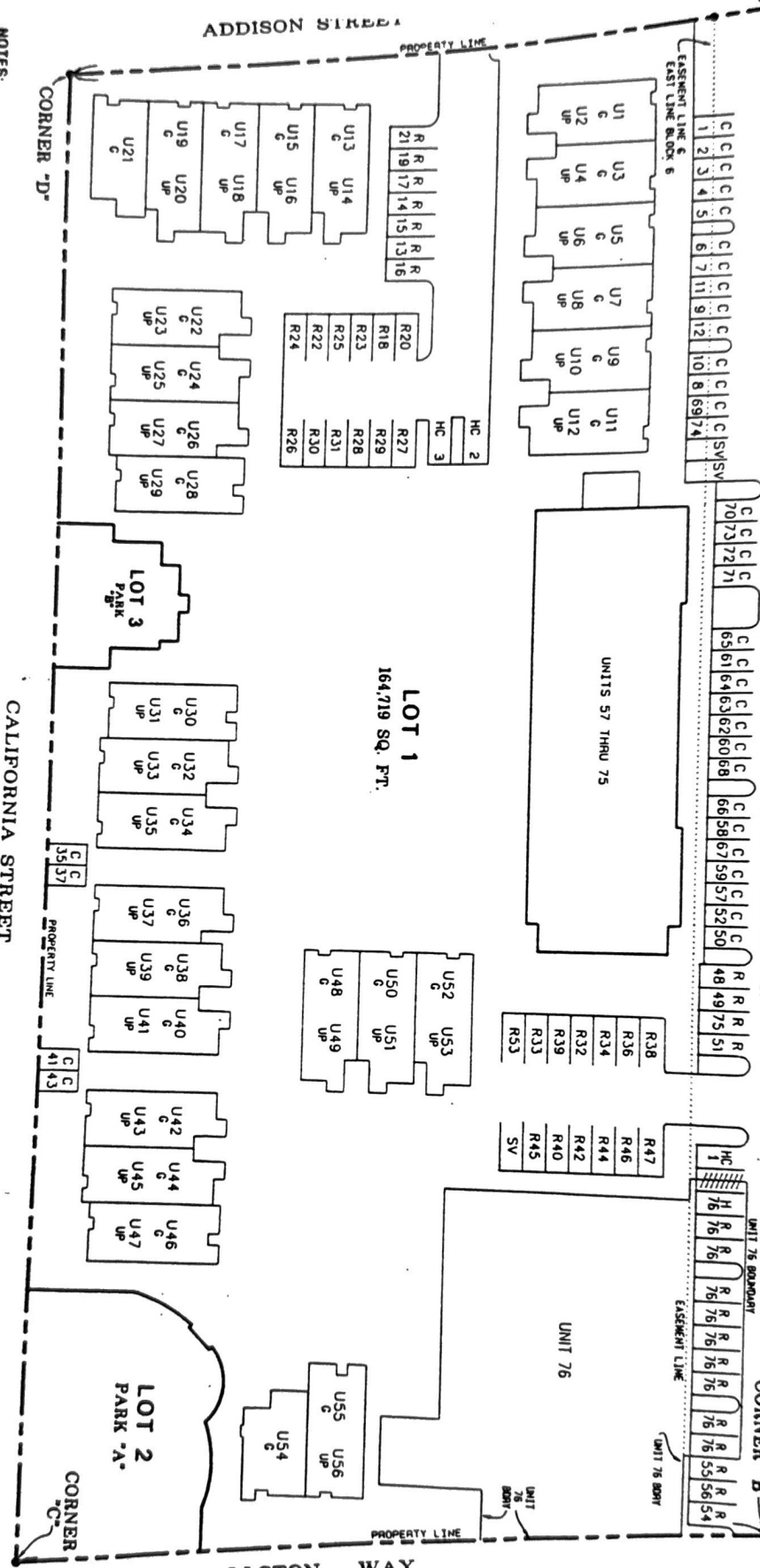
GRAPHIC SCALE



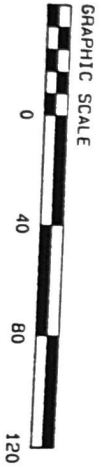
UNIT TYPES - (REVERSED)  
INTERIOR DIMENSIONS & CEILING HEIGHTS

CONDOMINIUM PLAN  
FOR TRACT 6417 - LOT 1

PROPERTY LINE  
**CORNER "A"**  
**JEFFERSON AVENUE** ABANDONED ORD. # 4114 N.S.  
**CORNER "B"**  
**ALLSTON WAY**



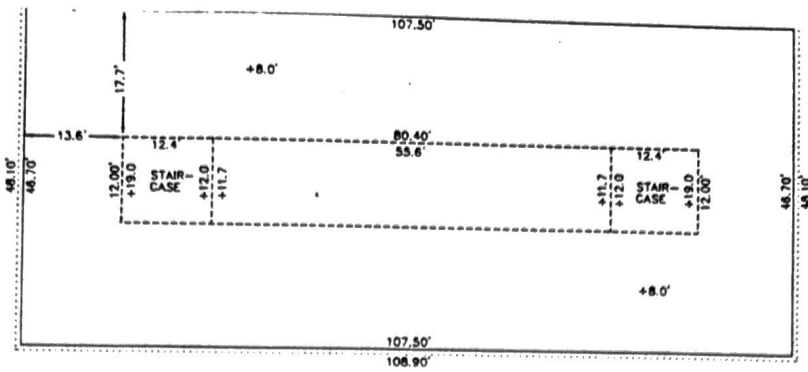
- NOTES:**
1. PARKING SPACE DIMENSIONS ARE AS FOLLOWS:  
 COMPACT CAR SPACES = 8.5' X 16.0 FT.  
 REGULAR CAR SPACES = 9.0' X 18.0 FT.  
 HANDICAP PARKING SPACES = 9.0' X 18.00 FT.
  2. SEE PAGE 2 FOR DEFINITIONS AND NOTES.



- LEGEND**
- C COMPACT PARKING SPACE - EUCA
  - R REGULAR PARKING SPACE - EUCA
  - H HANDICAP PARKING SPACE - EUCA
  - HC HANDICAP PARKING SPACE
  - SV SERVICE/VISITOR SPACE
  - EUCA EXCLUSIVE USE COMMON AREA

**PARKING LAYOUT**

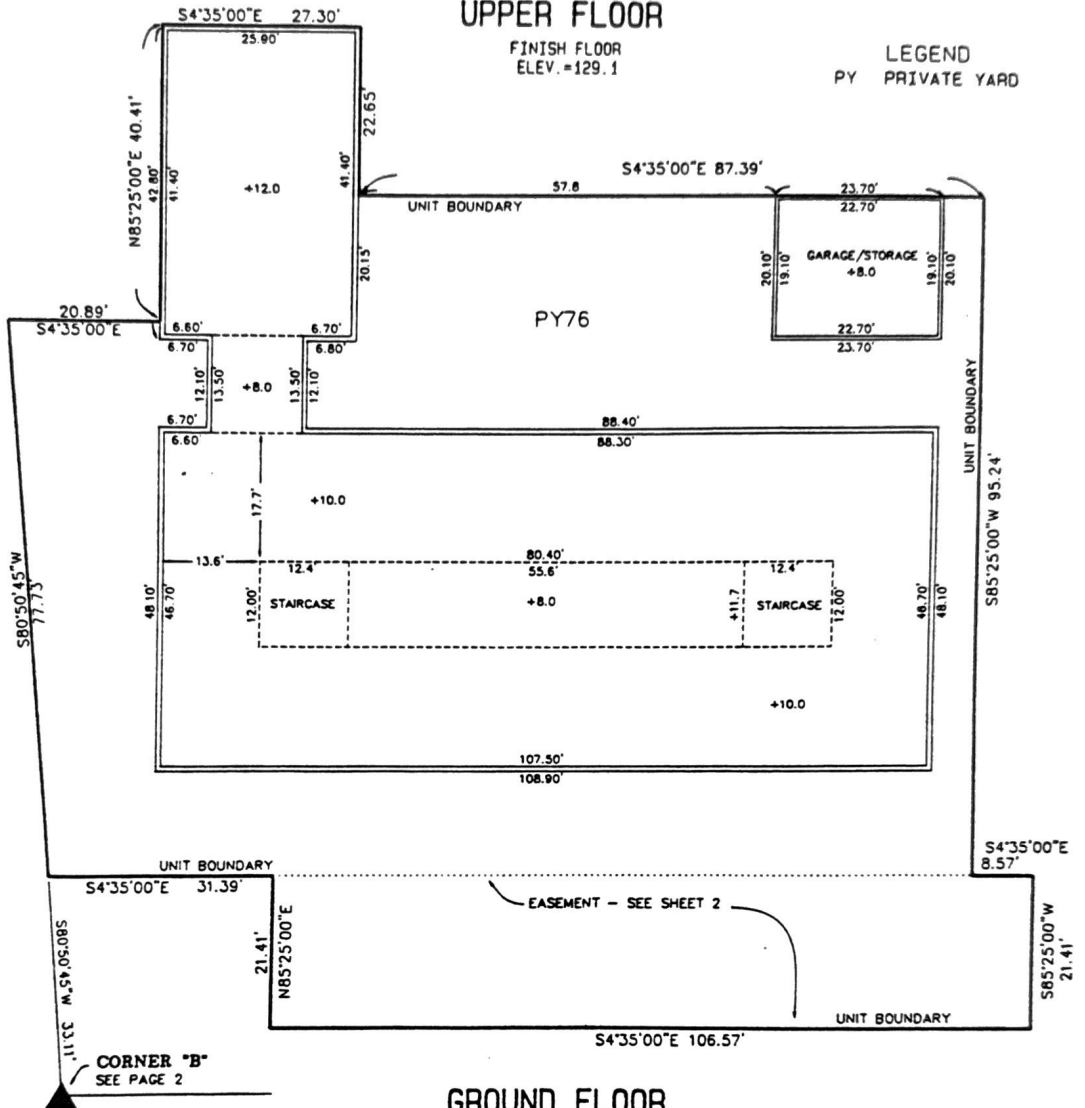
**CONDOMINIUM PLAN  
 FOR TRACT 6417 - LOT 1**



**UPPER FLOOR**

FINISH FLOOR  
ELEV. = 129.1

LEGEND  
PY PRIVATE YARD

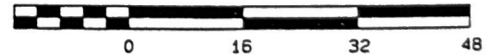


**GROUND FLOOR**

FINISH FLOOR  
ELEV. = 118.0'



GRAPHIC SCALE



NOTE: (SEE ALSO NOTES & DEFINITIONS ON PAGE 2)

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**CONDOMINIUM PLAN  
FOR TRACT 6417 - LOT 1**

**DIMENSIONS  
UNIT 76**