

1. THE COMMON AREA OF THIS PROJECT IS THE ENTIRE PARCEL OF REAL PROPERTY INCLUDED WITHIN THE BOUNDARY LINES (BLUE BORDER) OF THIS SUBDIVISION (LOT "A"), EXCEPT THOSE PORTIONS SHOWN AND DEFINED HEREIN AS UNITS 1 THRU 56, INCLUSIVE.

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

UNIT NO.	AIR SPACE ELEMENT	UNIT NO.	AIR SPACE ELEMENT
1	1C, 1B	29	29C, 29B
2	2C-1, 2C-2, 2B	30	30C-1, 30C-2, 30B
3	3C, 3B	31	31C, 31B
4	4C-1, 4C-2, 4C	32	32C-1, 32C-2, 32B
5	5C, 5B	33	33C, 33B
6	6C-1, 6C-2, 6B	34	34C-1, 34C-2, 34B
7	7C, 7B	35	35C, 35B
8	8C-1, 8C-2, 8B	36	36C-1, 36C-2, 36B
9	9C, 9B	37	37C, 37B
10	10C-1, 10C-2, 10B	38	38C-1, 38C-2, 38B
11	11C, 11B	39	39C, 39B
12	12C-1, 12C-2, 12B	40	40C-1, 40C-2, 40B
13	13C, 13B	41	41C, 41B
14	14C-1, 14C-2, 14B	42	42C-1, 42C-2, 42B
15	15C, 15B	43	43C, 43B
16	16C-1, 16C-2, 16B	44	44C-1, 44C-2, 44B
17	17C, 17B	45	45C, 45B
18	18C-1, 18C-2, 18B	46	46C-1, 46C-2, 46B
19	19C, 19B	47	47C, 47B
20	20C-1, 20C-2, 20B	48	48C-1, 48C-2, 48B
21	21C, 21B	49	49C, 49B
22	22C-1, 22C-2, 22B	50	50C-1, 50C-2, 50B
23	23C, 23B	51	51C, 51B
24	24C-1, 24C-2, 24B	52	52C-1, 52C-2, 52B
25	25C, 25B	53	53C, 53B
26	26C-1, 26C-2, 26B	54	54C-1, 54C-2, 54B
27	27C, 27B	55	55C, 55B
28	28C-1, 28C-2, 28B	56	56C-1, 56C-2, 56B

3. THE FOLLOWING ARE NOT A PART OF A UNIT:

BEARING WALLS, COLUMNS, VERTICAL SUPPORTS, HORIZONTAL SUPPORTS, FLOORS, ROOFS, FOUNDATIONS, BEAMS, CENTRAL SERVICES, PIPES, DUCTS, FLUES, CHIMNEYS, WIRES AND OTHER UTILITY INSTALLATIONS, WHEREVER LOCATED, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN A UNIT.

4. EACH OF AIR SPACES 1C, 3C, 5C, 7C, 9C, 11C, 13C, 15C, 17C, 19C, 21C, 23C, 25C, 27C, 29C, 31C, 33C, 35C, 37C, 39C, 41C, 43C, 45C, 47C, 49C, 51C, 53C and 55C IS THE ELEMENT OF A DWELLING WITHIN A BUILDING BUILT AND LOCATED WITHIN THIS PROJECT. THE BOUNDARIES OF EACH SUCH ELEMENT ARE THE INTERIOR FINISHED SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS THEREOF AND EACH SUCH ELEMENT INCLUDES THE SURFACES SO DESCRIBED, THE PORTIONS OF THE BUILDING AND IMPROVEMENTS LYING WITHIN SAID BOUNDARIES (EXCEPT AS STATED IN NOTE 3) AND THE AIR SPACE SO ENCOMPASSED. SEE SHEET NOS. 4 and 5.

5. EACH OF AIR SPACES 2C-1, 4C-1, 6C-1, 8C-1, 10C-1, 12C-1, 14C-1, 16C-1, 18C-1, 20C-1, 22C-1, 24C-1, 26C-1, 28C-1, 30C-1, 32C-1, 34C-1, 36C-1, 38C-1, 40C-1, 42C-1, 44C-1, 46C-1, 48C-1, 50C-1, 52C-1, 54C-1 and 56C-1 IS THE FIRST LEVEL ELEMENT OF A TWO LEVEL DWELLING WITHIN A BUILDING BUILT AND LOCATED WITHIN THIS PROJECT. THE BOUNDARIES OF EACH SUCH FIRST LEVEL ELEMENT ARE THE INTERIOR FINISHED SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS THEREOF AND EACH SUCH FIRST LEVEL INCLUDES THE SURFACES SO DESCRIBED, THE PORTIONS OF THE BUILDING AND IMPROVEMENTS LYING WITHIN SAID BOUNDARIES (EXCEPT AS STATED IN NOTE 3) AND THE AIR SPACES SO ENCOMPASSED. SEE SHEET NOS. 6 and 7.

6. EACH OF AIR SPACES 2C-2, 4C-2, 6C-2, 8C-2, 10C-2, 12C-2, 14C-2, 16C-2, 18C-2, 20C-2, 22C-2, 24C-2, 26C-2, 28C-2, 30C-2, 32C-2, 34C-2, 36C-2, 38C-2, 40C-2, 42C-2, 44C-2, 46C-2, 48C-2, 50C-2, 52C-2, 54C-2, and 56C-2 IS THE SECOND LEVEL ELEMENT OF A TWO LEVEL DWELLING WITHIN A BUILDING BUILT AND LOCATED WITHIN THIS PROJECT. THE BOUNDARIES OF EACH SUCH SECOND LEVEL INCLUDES THE SURFACES SO DESCRIBED, THE PORTIONS OF THE BUILDING AND IMPROVEMENTS LYING WITHIN SAID BOUNDARIES (EXCEPT AS STATED IN NOTE 3) AND THE AIR SPACE SO ENCOMPASSED. SEE SHEET NOS. 8 and 9.

7. EACH OF AIR SPACES 1B thru 56B, INCLUSIVE, ARE BALCONIES. THE BOUNDARIES OF EACH SUCH BALCONY ARE AS FOLLOWS:

- THE LOWER VERTICAL BOUNDARY IS 0.05 FEET BELOW THE SURFACE OF THE FINISHED FLOOR OF THE ADJACENT ELEMENT OF AIR SPACE TO WHICH SAID BALCONY IS DIRECTLY ATTACHED.
- THE UPPER VERTICAL BOUNDARY OF 1B, 3B, 5B, 7B, 9B, 11B, 13B, 15B, 17B, 19B, 21B, 23B, 25B, 27B, 29B, 31B, 33B, 35B, 37B, 39B, 41B, 43B, 45B, 47B, 49B, 51B, 53B, and 55B IS A HORIZONTAL PLANE, THE ELEVATION OF WHICH IS THE ELEVATION OF THE FINISHED CEILING OF THE ADJACENT ELEMENT OF AIR SPACE TO WHICH SAID BALCONY IS DIRECTLY ATTACHED. SEE SHEET NOS. 4 and 5.
- THE UPPER VERTICAL BOUNDARY OF 2B, 4B, 6B, 8B, 10B, 12B, 14B, 16B, 18B, 20B, 22B, 24B, 26B, 28B, 30B, 32B, 34B, 36B, 38B, 40B, 42B, 44B, 46B, 48B, 50B, 52B, 54B and 56B IS AN INCLINED PLANE AT THE UPPER LIMIT ELEVATIONS AS SHOWN ON SHEET NOS. 6 and 7. SEE NOTE 8.
- THE LATERAL BOUNDARIES ARE THE EXTERIOR FINISHED SURFACES OF THE PERIMETER WALLS, WINDOWS AND DOORS OF THE ADJOINING BUILDING WALLS, WHERE THEY EXIST, OTHERWISE THE LATERAL BOUNDARIES ARE VERTICAL PLANES AT THE LIMITS OF THE HORIZONTAL DIMENSIONS.

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

- ALL AIR SPACE BOUNDARY LINES INTERSECT AT RIGHT ANGLES, EXCEPT THE UPPER VERTICAL LIMITS OF THOSE AREAS DESIGNATED (M) WHICH ARE INCLINED PLANES AT THE UPPER LIMIT ELEVATIONS AS SHOWN ON SHEET NOS. 6 thru 9, INCLUSIVE.
- THE AIR SPACE TIE LINES ARE AT RIGHT ANGLES TO THE PROPERTY LINES, UNLESS OTHERWISE NOTED, AND ARE TO THE VERTICAL PROJECTIONS OF THE INTERIOR FINISHED FACE OF THE WALLS.
- THE WALL THICKNESS BETWEEN ELEMENT B (BALCONIES) AND ELEMENT C (LIVING AREAS) BEARING AN IDENTICAL UNIT NUMBER DESIGNATION IS 0.34 FEET UNLESS OTHERWISE NOTED.
- IN INTERPRETING DEEDS AND PLANS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT, OR OF A UNIT RECONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE ORIGINAL PLANS THEREOF SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED IN THE DEED OR PLAN REGARDLESS OF SETTLING OR LATERAL MOVEMENTS OF THE BUILDING, AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN ON THE PLAN OR IN THE DEED AND THOSE OF THE BUILDING.
- THE ELEVATION OF THE BENCH MARK TO BE SET AS NOTED ON SHEET 2 OF THIS MAP SHALL BE PLACED ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF MONO COUNTY WITHIN ONE (1) YEAR OF RECORDATION OF THIS MAP.

TRACT NO. 36-76  
VIEWPOINT  
MONO COUNTY, CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF THE NORTH-  
WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION  
34,T.3S., R.27E., M.D.M..

PLAN FOR CONDOMINIUM PURPOSES