GENERAL NOTES AND DEFINITIONS

1) THE HORIZONTAL BOUNDARIES OF THE LIVING UNITS, ARE SHOWN ON THIS PLAN SHEET NUMBERS 3 THRU 9.

2) THE LOWER VERTICAL BOUNDARY OF THE LIVING UNITS IS AS SHOWN IN THE FINISH FLOOR ELEVATION TABLE ON SHEET NUMBER 2.

3) THE UPPER VERTICAL BOUNDARY OF THE LIVING UNITS IS 8.1 FEET ABOVE THE LOWER FLOOR FINISHED FLOOR ELEVATION AND 8.1 FEET ABOVE THE UPPER FLOOR FINISHED FLOOR ELEVATION.

4) THE LOWER VERTICAL BOUNDARY OF THE EXCLUSIVE AND JOINT EXCLUSIVE USE COMMON AREAS IS 0.7 FEET BELOW THE LOWER FLOOR FINISH FLOOR ELEVATION AS SHOWN IN THE FINISH FLOOR ELEVATION TABLE ON SHEET NO. 2.

5) THE UPPER VERTICAL BOUNDARY OF THE EXCLUSIVE AND JOINT EXCLUSIVE USE COMMON AREA IS 18.0 FEET ABOVE THE LOWER FINISH FLOOR ELEVATION AS SHOWN IN THE FINISH FLOOR ELEVATION TABLE ON SHEET NO. 2.

6) ALL LATERAL BOUNDARIES ARE VERTICAL PLANES AT THE HORIZONTAL DIMENSIONS SHOWN ON THIS PLAN.

7) ALL HORIZONTAL ANGLES BETWEEN BOUNDARY PLANES ARE 90 DEGREES UNLESS INDICATED OTHERWISE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

8) "PH" INDICATE PATIO HOMES LIVING UNITS AND "TH" INDICATE TOWN HOMES LIVING UNITS.

9) "CONDOMINIUM" SHALL MEAN AND REFER TO AN ESTATE IN THE REAL PROPERTY SHOWN HEREIN, AS DEFINED IN CIVIL CODE SECTION 1351 (f) AND SHALL CONSIST OF AN UNDIVIDED INTEREST AS TENANT-IN-COMMON IN THE PORTION OF THE REAL PROPERTY COUPLED WITH A SEPARATE INTEREST IN SPACE CALLED A UNIT, THE BOUNDARIES OF WHICH ARE DESCRIBED ON THIS PLAN.

10) "CONDOMINIUM PROPERTY" SHALL MEAN AND REFER TO A COMMON INTEREST DEVELOPMENT ON THAT CERTAIN REAL PROPERTY LOCATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS:

LOT 854 OF CORONADO CAYS SIXTEEN IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12025, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON FEBRUARY 25, 1988.

11) "COMMON AREA" AS DEFINED IN CIVIL CODE SECTION 1351 (b) SHALL MEAN THE ENTIRE COMMON INTEREST DEVELOPMENT, EXCEPT THE SEPARATE INTEREST SHOWN HEREIN.

12) "LIVING UNIT" SHALL MEAN A SEPARATE INTEREST IN SPACE DEFINED IN CIVIL CODE SECTION 1351 (f) AND (1) (2). EACH OF THE LIVING UNITS SHALL BE A SEPARATE FREEHOLD ESTATE AS SEPARATELY SHOWN, NUMBERED AND DESIGNATED ON THE CONDOMINIUM PLAN. THE UNITS IN THE PROJECT ARE NUMBERED 1 THROUGH 70, THE LIVING UNIT CONSISTS OF ALL THOSE SEPARATE INTERESTS IN SPACE SHOWN AND IDENTIFIED ON THE CONDOMINIUM PLAN AS BEING PART OF SUCH LIVING UNIT.

13) THE BOUNDARIES OF EACH "LIVING UNIT" ARE THE INTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS, AND DOORS THEREOF, AND THE LIVING UNIT INCLUDES BOTH THE PORTIONS OF THE BUILDING SO DESCRIBED AND THE AIR SPACE SO ENCOMPASSED AS SHOWN ON THE TYPICAL FLOOR PLAN ON SHEETS 3 THRU 9. THE FOLLOWING ARE NOT PART OF OF THE LIVING UNIT: BEARING WALLS, COLUMNS, FLOORS, ROOFS, FOUNDATIONS, PIPES, DUCTS, FLUES, CHUTES, CONDUITS, WIRES, AND OTHER UTILITIES INSTALLATIONS, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE LIVING UNIT. IN THE INTERPRETING DEEDS AND PLANS, THE EXISTING PHYSICAL BOUNDARIES OF THE LIVING UNIT OR OF A LIVING UNIT RECONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE ORGINAL 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 MOVEMENT OF THE BUILDING AND REGARDLESS OF VARIANCES BETWEEN BOUNDARIES SHOWN ON THE PLAN OR IN THE DEED AND THOSE OF THE BUILDING.

14) "EXCLUSIVE USE COMMON AREA" OR "JOINT EXCLUSIVE USE COMMON AREA" SHALL MEAN AND REFER TO THOSE PORTIONS OF THE COMMON AREA WHICH ARE DESIGNATED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE EXCLUSIVE USE OF ONE (1) OR MORE, BUT FEWER THAN ALL OF THE SEPARATE INTEREST IN ACCORDANCE WITH CIVIL CODE SECTION 1351 (i).

15) EACH "LIVING UNIT" HAS APPURTENANT THERETO THE EXCLUSIVE RIGHT TO USE THOSE PORTIONS OF THE "EXCLUSIVE USE COMMON AREA" AND / OR "JOINT EXCLUSIVE USE COMMON AREA" DESIGNATED HEREIN ON SHEET NO. 10 THROUGH 15 BEARING THE SAME NUMBER AS THE "LIVING UNIT".

16) "LIVING UNITS" ARE 20 IN TOTAL AND ARE NUMBERED 51 THROUGH 70 INCLUSIVE FOR PATIO HOMES.

17) "LIVING UNITS" ARE 50 IN TOTAL AND ARE NUMBERED 1 THROUGH 50 INCLUSIVE FOR TOWN HOMES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE WESTERLY LOT LINE OF LOT 854 OF CORONADO CAYS SIXTEEN MAP NO. 12025, I.E., N 9°29'18" W

BENCH MARK

HO 750 4.8 MILES NORTHWEST ALONG STATE HIGHWAY 75 FROM THE SAN DIEGO AND ARIZONA EASTERN RAILWAY CROSSING AT PALM CITY, ON TOP OF A SMALL SAND DUNE, 24.4 FT. NORTHEAST OF AND ACROSS A SPUR TRACK OF THE RAILWAY FROM THE CENTERLINE OF THE HIGHWAY, 69 FT. WEST OF POWERLINE POLE NO. 87817, 33.4 FT. NORTHEAST OF THE NORTHEAST RAIL, 1.6 FT. SOUTH OF A WITNESS POST, ABOUT LEVEL WITH THE HIGHWAY AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.2 FT. ABOVE THE GROUND

ELEVATION : 9.970 DATUM : M.L.L.W.

LEGEND

PH 1	INDICATES " LIVING UNIT " FLOOR TYPE (PATIO HOMES)
TH 1	INDICATES " LIVING UNIT " FLOOR TYPE (TOWN HOMES)
L.U.10	INDICATES " LIVING UNIT " NUMBER
TH 1R	INDICATES REVERSED FLOOR PLAN TYPE#
E-2	INDICATES " EXCLUSIVE USE COMMON AREA" AND THE CORRESPONDING "UNIT" NUMBER TO WHICH THE AREA IS APPURTENANT.
J 2&3	INDICATES " JOINT EXCLUSIVE USE COMMON AREA" AND THE CORRESPONDING "UNIT" NUMBER TO WHICH THE AREA IS APPURTENANT.

NOTE

THE BEARINGS AND DISTANCES SHOWN ON THE BOUNDARY LINES ON SHEETS 10 THRU 15 OF THIS PLAN ARE THE RECORD BEARINGS AND DISTANCES SHOWN ON LOT 854 OF CORONADO CAYS SIXTEEN MAP NO. 12025 ON FILE IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY., THE UNIT TIES SHOWN ON SHEET 10 THRU 15 ARE TO THE EXTERIOR FACE OF WALLS AS SHOWN ON SHEETS 3 THRU 9 OF THIS PLAN.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA AND THAT THIS CONDOMINIUM PLAN CONSISTING OF 15 SHEETS SHOWS THE BOUNDARIES OF THE LAND AND THE RELATION THERETO OF EXISTING AND FUTURE UNITS AS DETERMINED FROM EXISTING AVAILABLE BUILDING PLANS, AND IS NOT THE RESULT OF A FIELD SURVEY.

Robert G Schoettler 12-23-88

ROBERT G SCHOETTHER L.S. 4324 DATE

LICENSED LAND SURVEYOR ROBERT G. SCHOETTLER No. L004324 Expires 6-30-97 CALIFORNIA

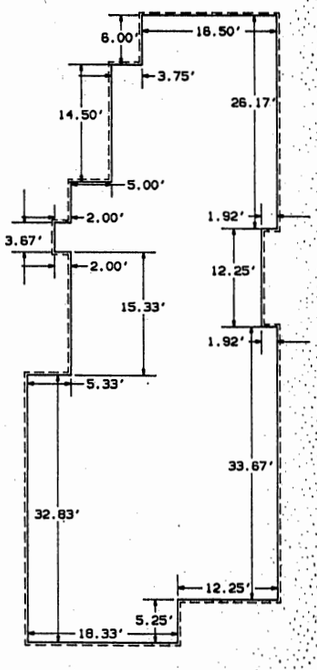
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5090 PIO PICO DRIVE CARLSBAD, CALIFORNIA 92008 (619) 729-4067
365 S. RANCHO SANTA FE RD. SAN MARCOS, CA 92069 (619) 744-4000

CONDOMINIUM PLAN FOR

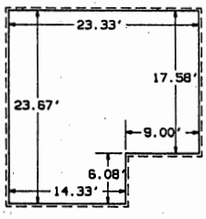
CORONADO CAYS SIXTEEN

DATE 12-21-88
SHEET 1 OF 15
PROJECT NO. 9919

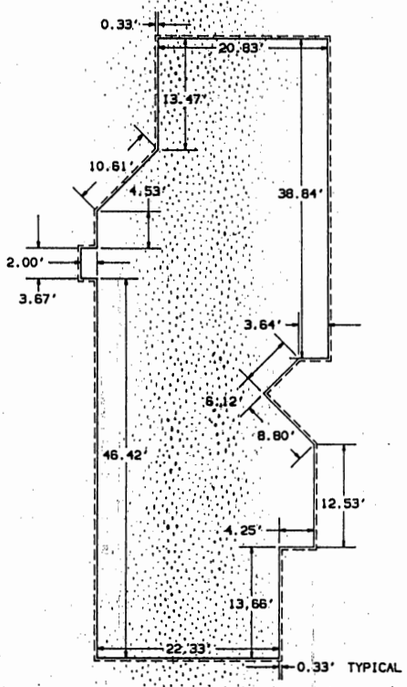
010273



FIRST FLOOR PLAN PH 2



SECOND FLOOR PLAN PH 2



FIRST FLOOR PLAN PH 1

PATIO HOMES

0 5 10 20 30

SCALE: 1 IN.= 10 FT.

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CONDOMINIUM PLAN FOR

CORONADO CAYS SIXTEEN

DATE 12-21-88
SHEET 3 OF 15
PROJECT NO. 9919

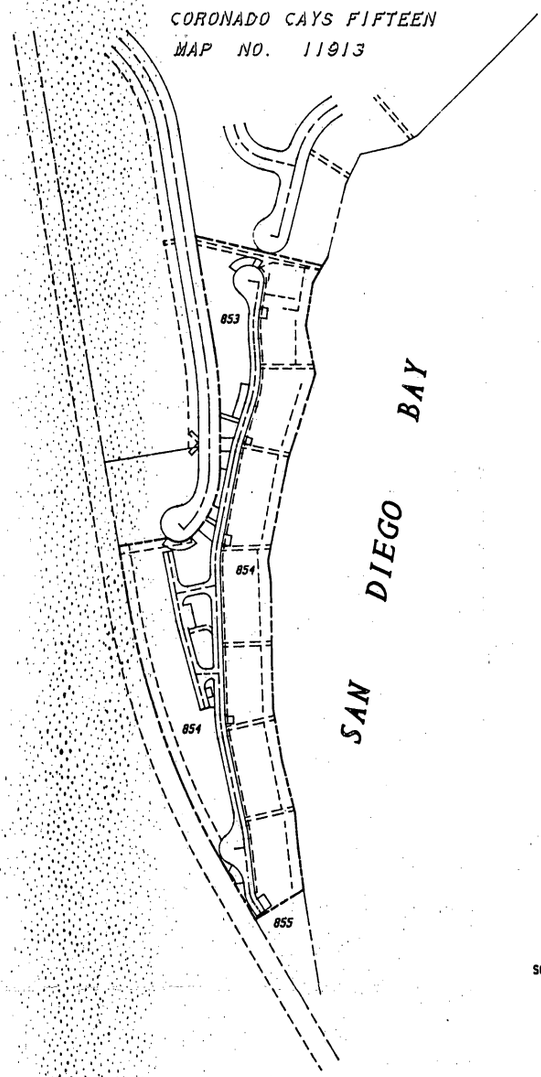
010274

TOWN HOMES FINISHED FLOOR ELEVATION TABLE

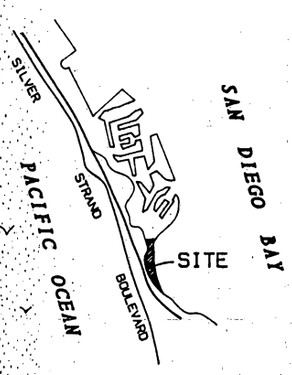
LIVING UNIT NO.	FLOOR PLAN	LOWER FLOOR F.F.E.	UPPER FLOOR F.F.E.
1	1	12.2	21.3
2	3	12.2	21.3
3	2	12.2	21.3
4	1R	12.2	21.3
5	1	12.2	21.3
6	2R	12.2	21.3
7	3R	12.2	21.3
8	1R	12.2	21.3
9	1	12.2	21.3
10	2R	12.2	21.3
11	3R	12.2	21.3
12	2R	12.2	21.3
13	3R	12.2	21.3
14	1R	12.2	21.3
15	1	12.2	21.3
16	3	12.2	21.3
17	2	12.2	21.3
18	3	12.2	21.3
19	2	12.2	21.3
20	2R	12.2	21.3
21	3R	12.2	21.3
22	1R	12.2	21.3
23	1	12.2	21.3
24	3	12.2	21.3
25	2	12.2	21.3
26	3	12.2	21.3
27	2	12.2	21.3
28	2R	12.2	21.3
29	3R	12.2	21.3
30	1	12.2	21.3
31	1	12.2	21.3
32	3	12.2	21.3
33	2	12.2	21.3
34	3	12.2	21.3
35	2	12.2	21.3
36	1R	12.2	21.3
37	1	12.2	21.3
38	3	12.2	21.3
39	2	12.2	21.3
40	2R	12.2	21.3
41	3R	12.2	21.3
42	2R	12.2	21.3
43	3R	12.2	21.3
44	1R	12.2	21.3
45	1	12.2	21.3
46	3	12.2	21.3
47	2	12.2	21.3
48	3	12.2	21.3
49	2	12.2	21.3
50	1R	12.2	21.3

PATIO HOMES FINISHED FLOOR ELEVATION TABLE

LIVING UNIT NO.	FLOOR PLAN	LOWER FLOOR F.F.E.	UPPER FLOOR F.F.E.
51	4	13.5	22.6
52	3	13.5	22.6
53	4R	12.6	21.7
54	3	13.1	22.2
55	4R	13.4	22.5
56	3R	13.5	22.6
57	2R	13.2	22.3
58	1R	13.3	
59	2R	12.9	22.0
60	1R	13.1	
61	4R	13.3	22.4
62	2R	13.5	22.6
63	1R	13.7	
64	4R	13.7	22.8
65	3R	13.1	22.2
66	4R	12.9	22.0
67	1R	12.9	
68	2R	13.0	22.1
69	3	15.0	24.1
70	3	14.2	23.3



SCALE: 1 IN. = 200 FT.



VICINITY MAP

NO SCALE

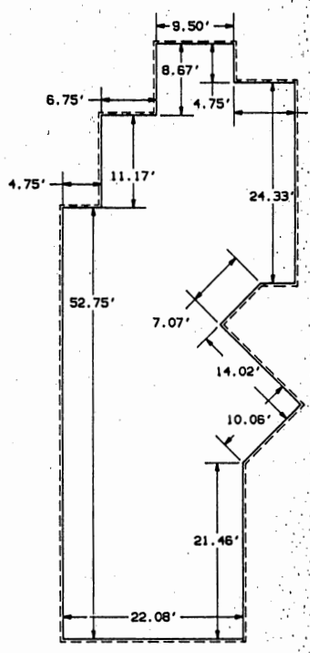
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CONDOMINIUM PLAN FOR

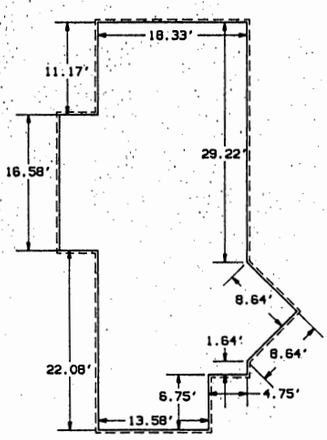
CORONADO CAYS SIXTEEN

DATE 12-21-88
SHEET 2 OF 15
PROJECT NO. 9919

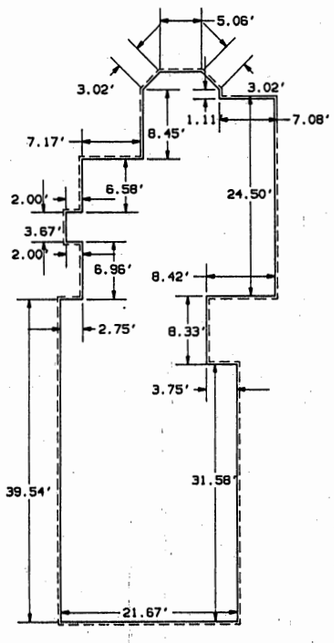
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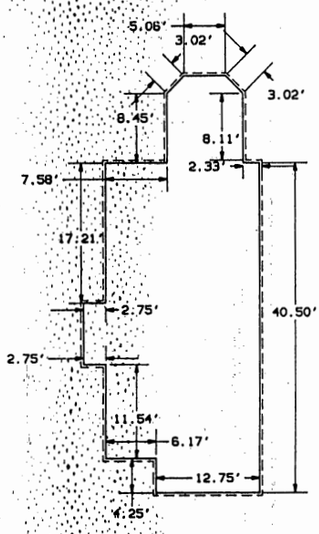
FIRST FLOOR PLAN PH 4



SECOND FLOOR PLAN PH 4



FIRST FLOOR PLAN PH 3



SECOND FLOOR PLAN PH 3

PATIO HOMES

0 5 10 20 30

SCALE: 1 IN.= 10 FT.

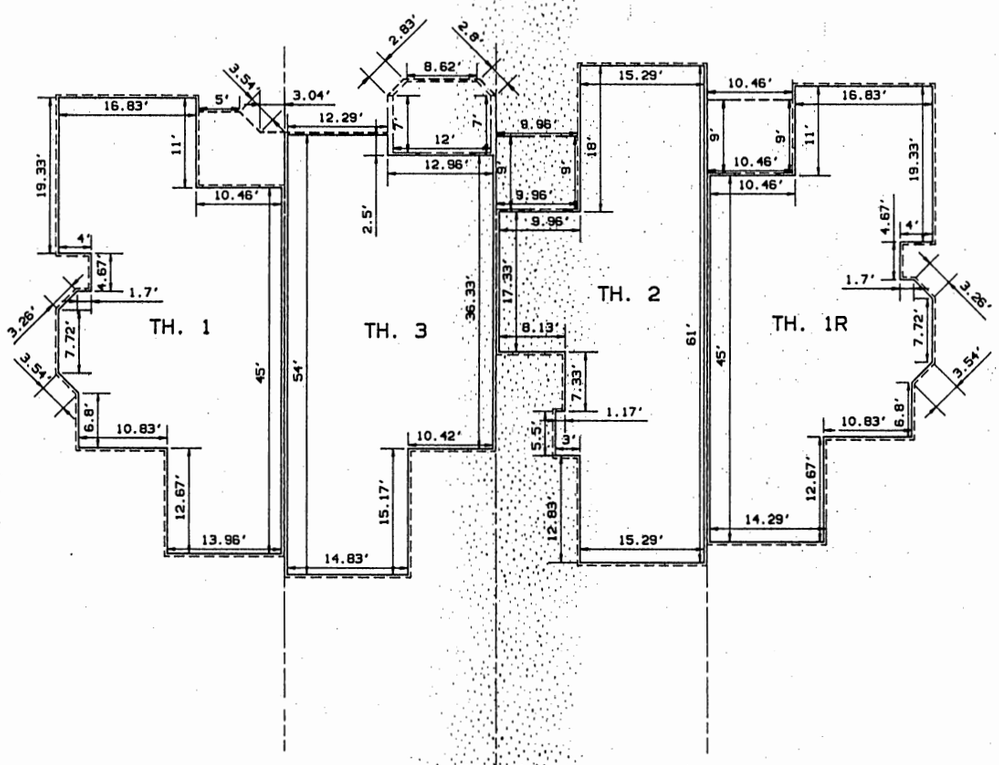
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CONDOMINIUM PLAN FOR

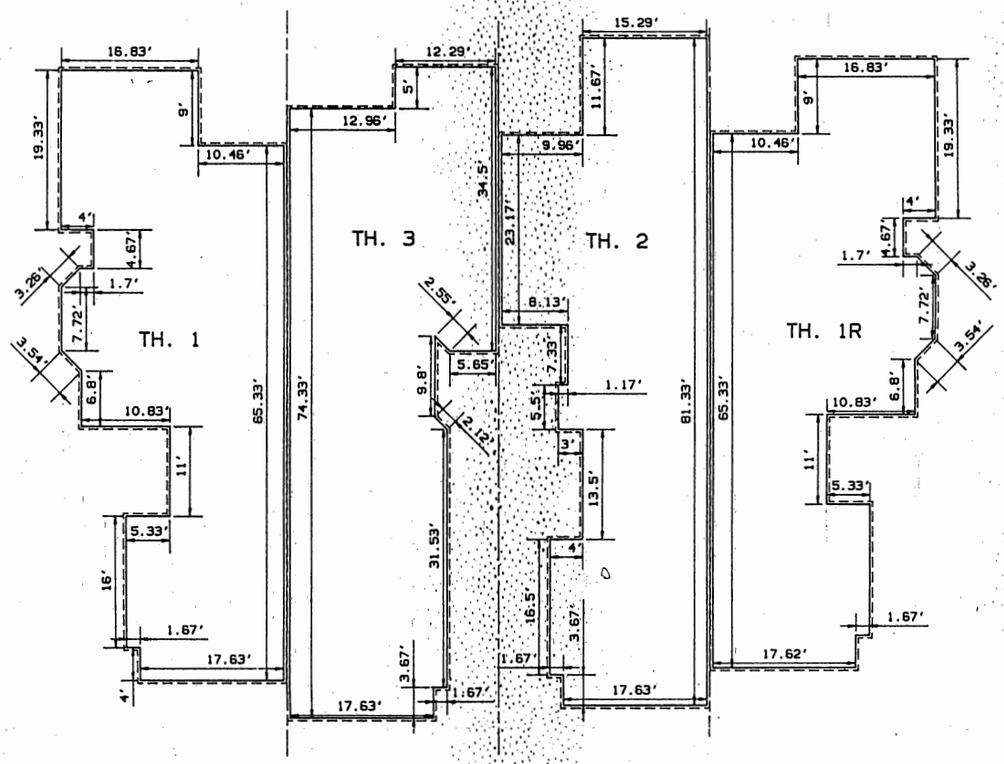
CORONADO CAYS SIXTEEN

DATE 12-21-88
SHEET 4 OF 15
PROJECT NO. 9919

010276



SECOND FLOOR TYPE I



FIRST FLOOR TYPE I

TOWN HOMES

0 10 20 30
SCALE 1 IN.= 10 FT.

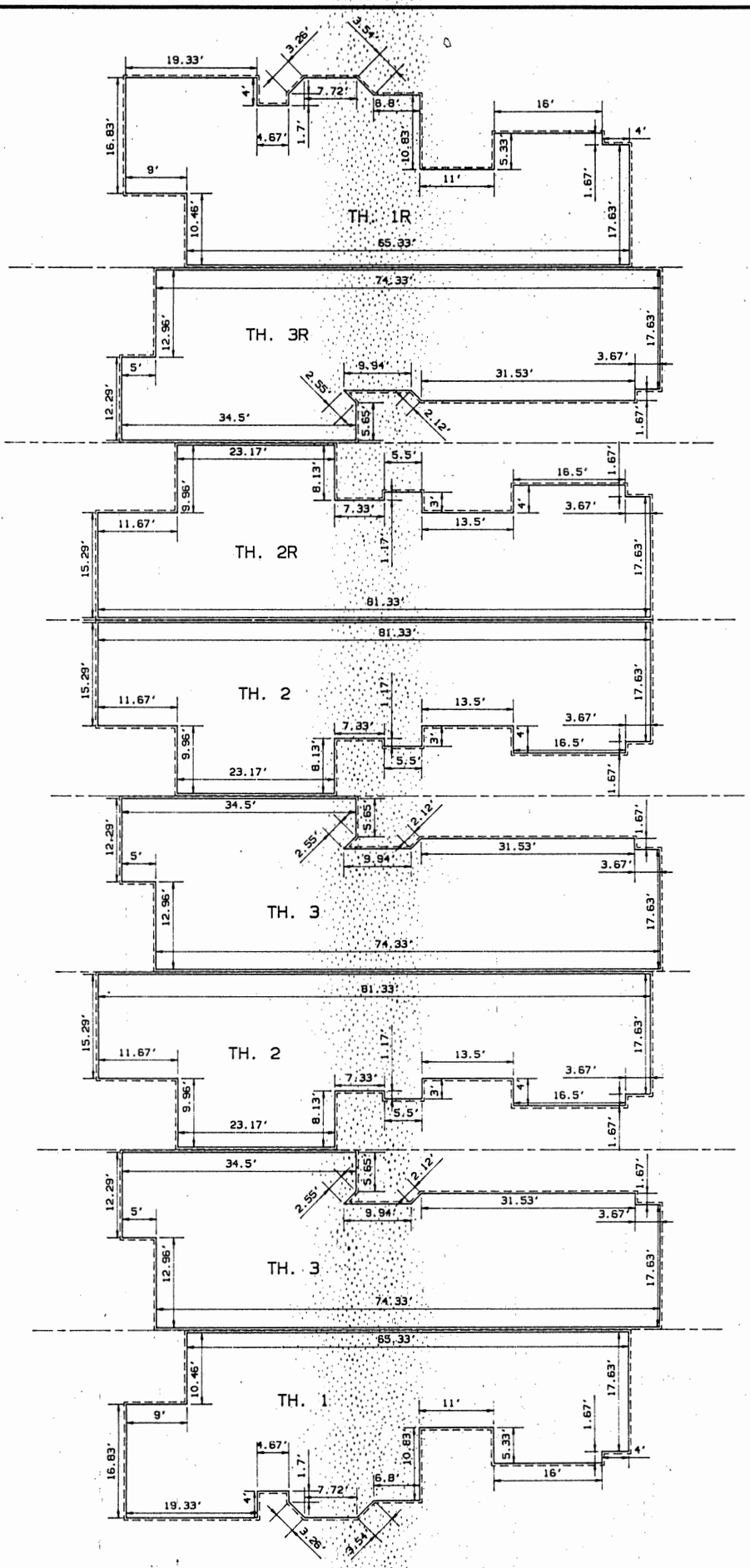
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CONDOMINIUM PLAN FOR

CORONADO CAYS SIXTEEN

DATE 12-21-88
SHEET 5 OF 15
PROJECT NO. 9919

010277



FIRST FLOOR TYPE IV TOWN HOMES

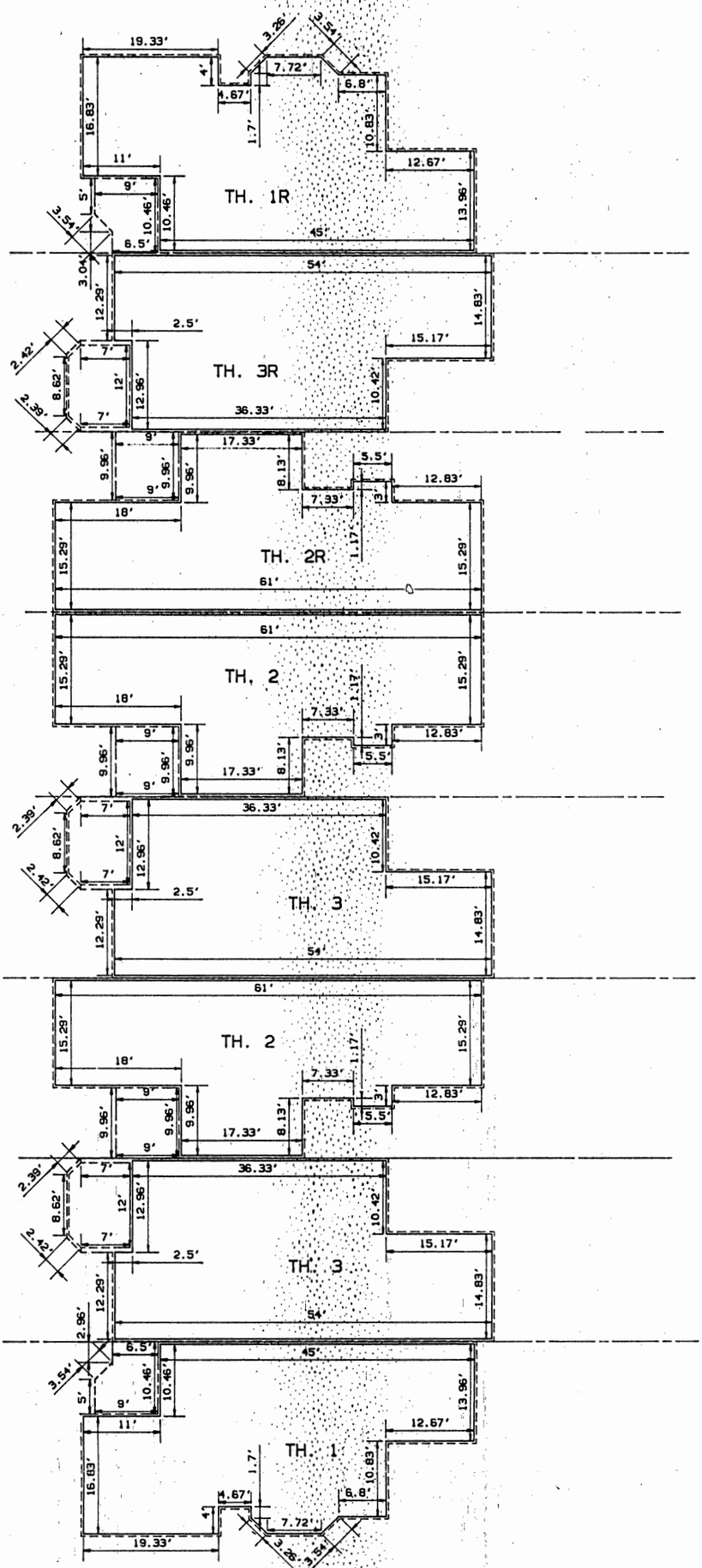
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CONDOMINIUM PLAN FOR

CORONADO CAYS SIXTEEN

DATE 12-21-88
SHEET 6 OF 15
PROJECT NO. 9919

(10278



SECOND FLOOR TYPE IV TOWN HOMES

SCALE: 1 IN. = 10 FT.

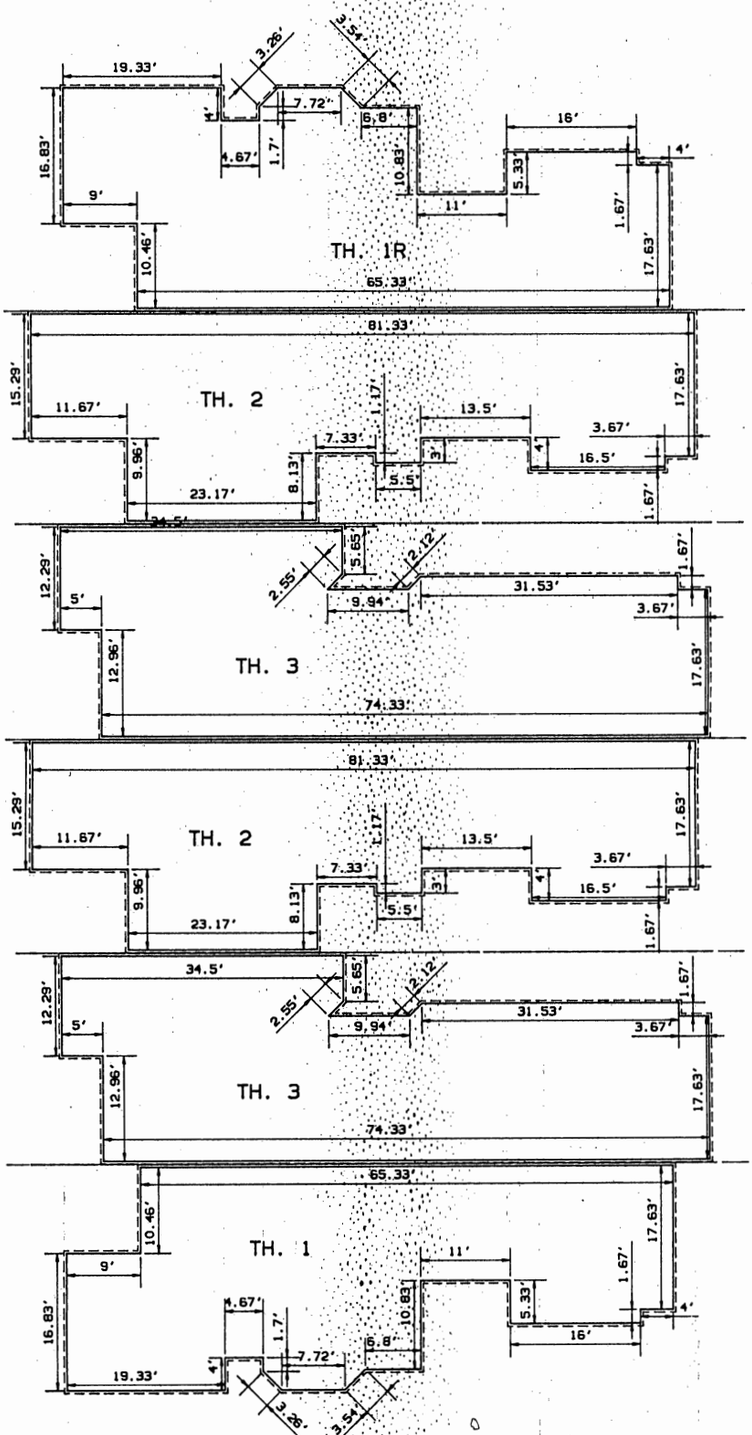
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CONDOMINIUM PLAN FOR

CORONADO CAYS SIXTEEN

DATE 12-21-88
SHEET 7 OF 15
PROJECT NO. 9919

010279



FIRST FLOOR TYPE V

TOWN HOMES

SCALE: 1 IN. = 10 FT.

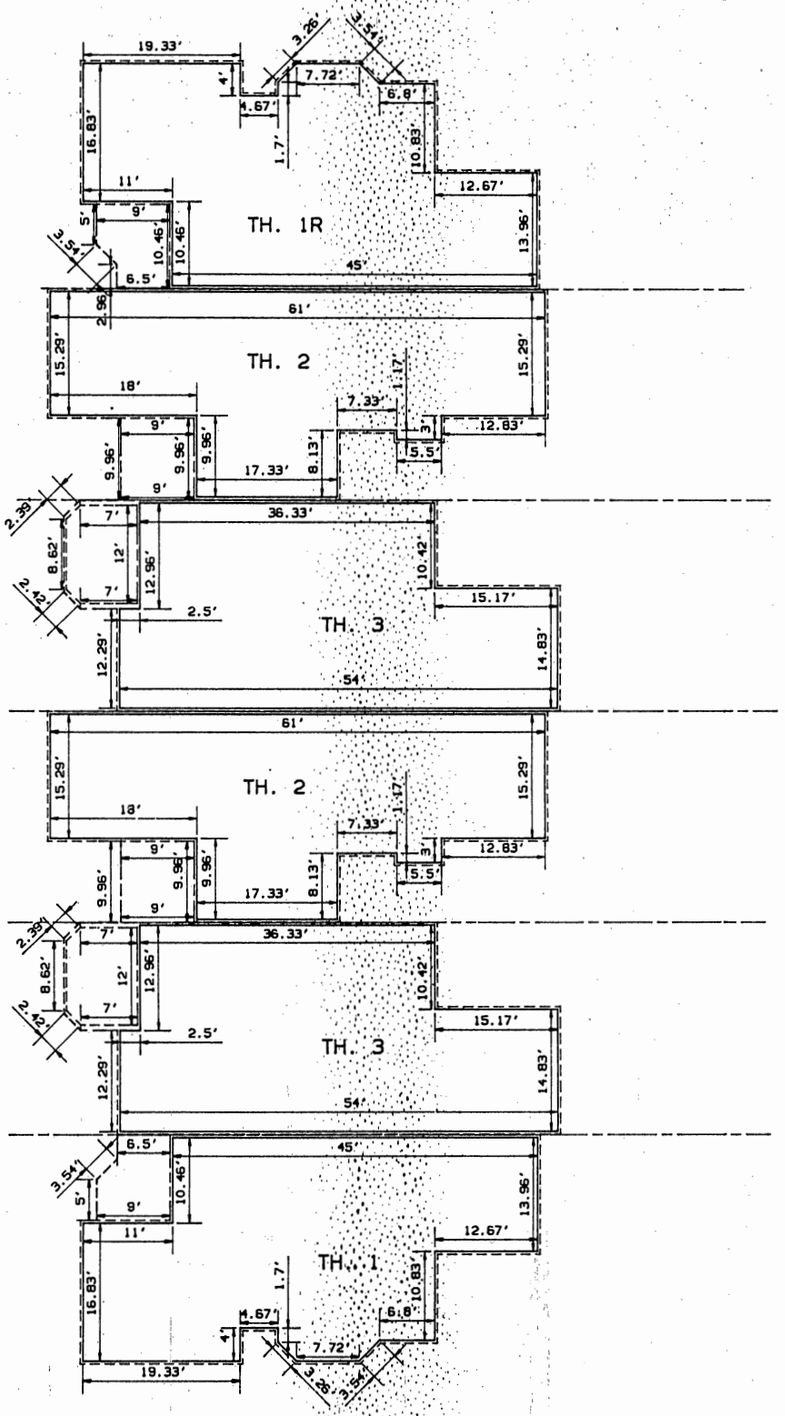
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CONDOMINIUM PLAN FOR

CORONADO CAYS SIXTEEN

DATE 12-21-88
SHEET 8 OF 15
PROJECT NO. 9919

010280



SECOND FLOOR TYPE V

TOWN HOMES

0 10 20 30

SCALE: 1 IN.= 10 FT.

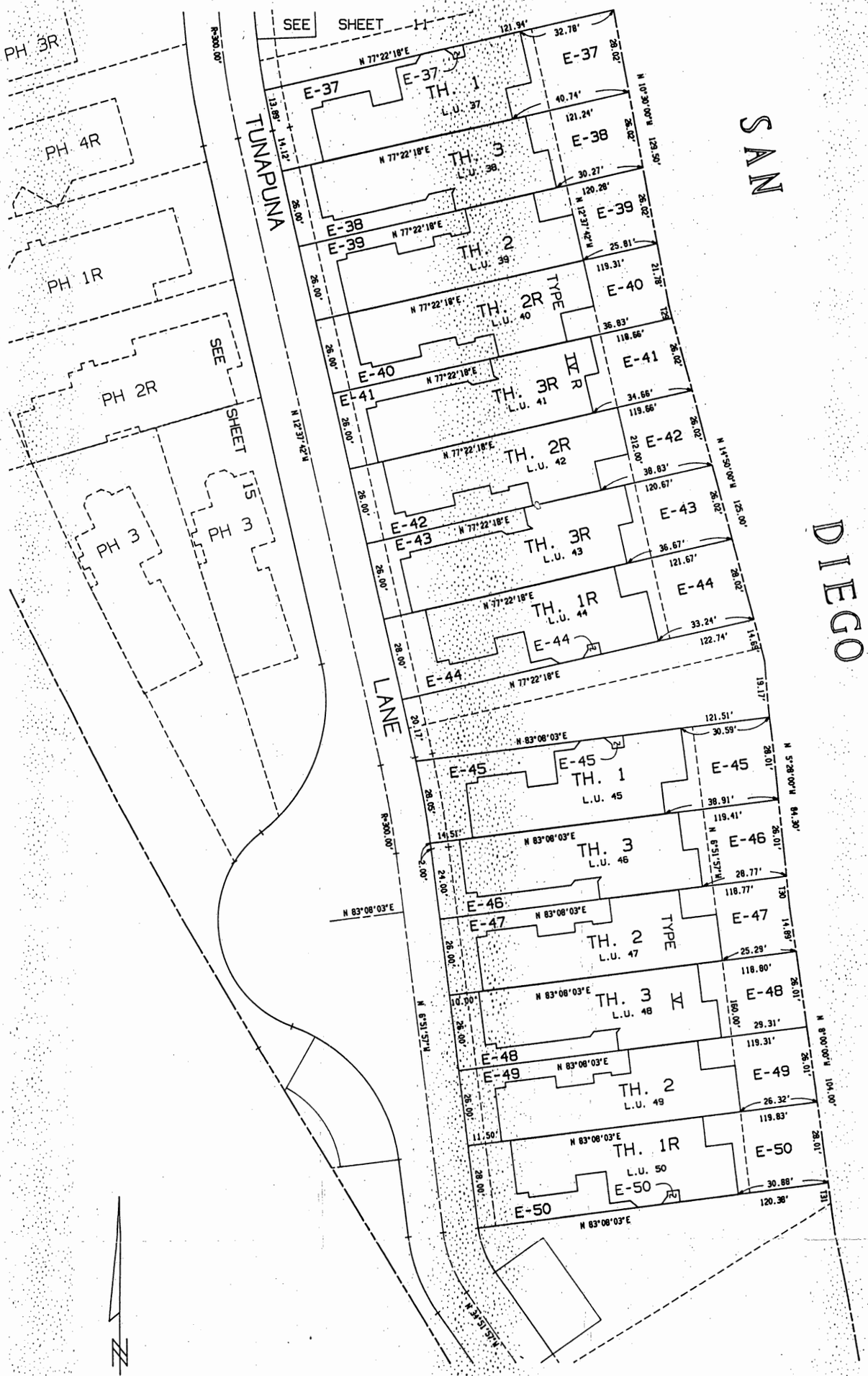
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CONDOMINIUM PLAN FOR

CORONADO CAYS SIXTEEN

DATE 12-21-88
SHEET 9 OF 15
PROJECT NO. 9919

010281



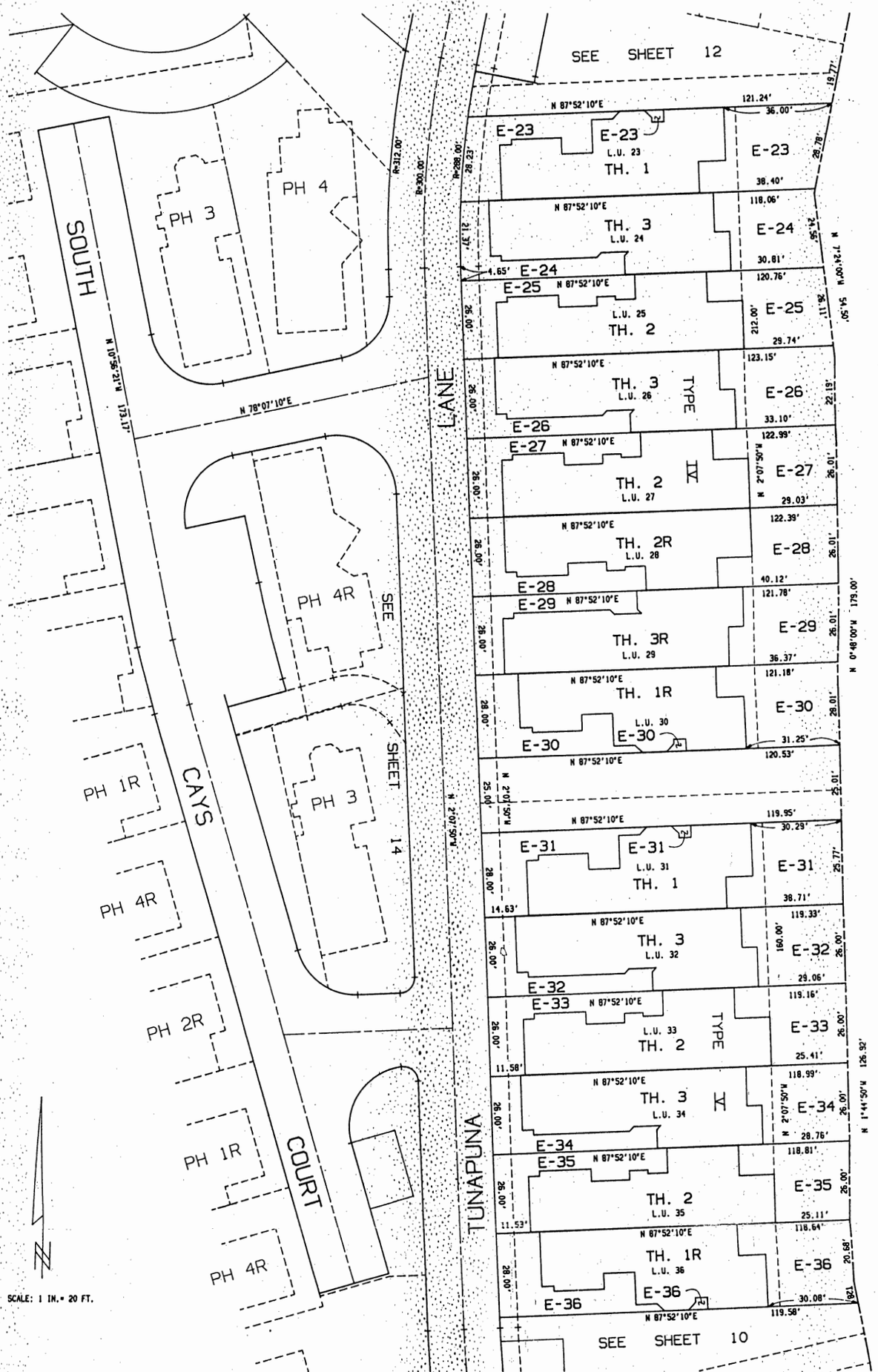
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CONDOMINIUM PLAN FOR

CORONADO CAYS SIXTEEN

DATE 12-21-88
SHEET 10 OF 15
PROJECT NO. 9919

010282



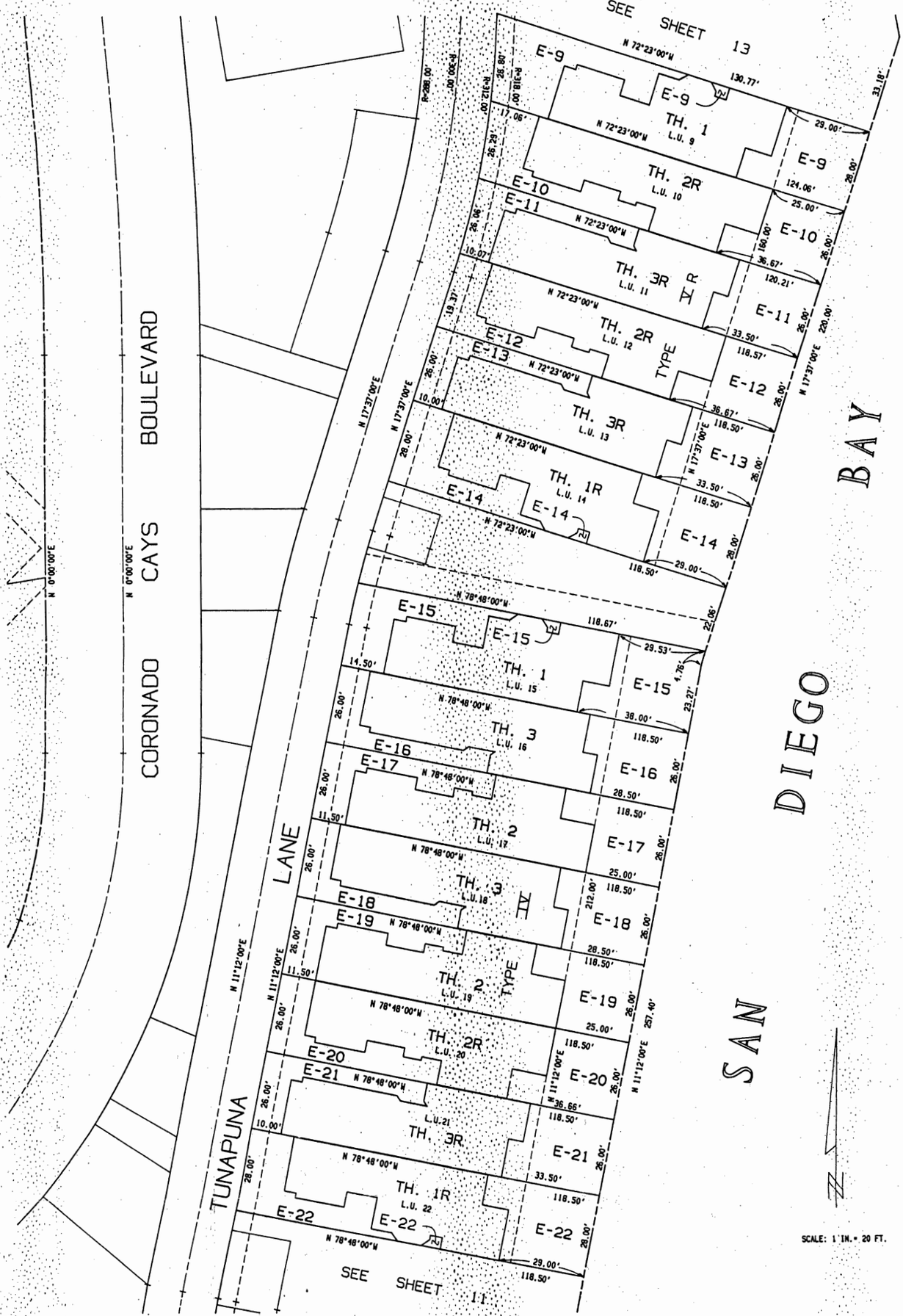
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CONDOMINIUM PLAN FOR

CORONADO CAYS SIXTEEN

DATE 12-21-88
SHEET 11 OF 15
PROJECT NO. 9919

010283

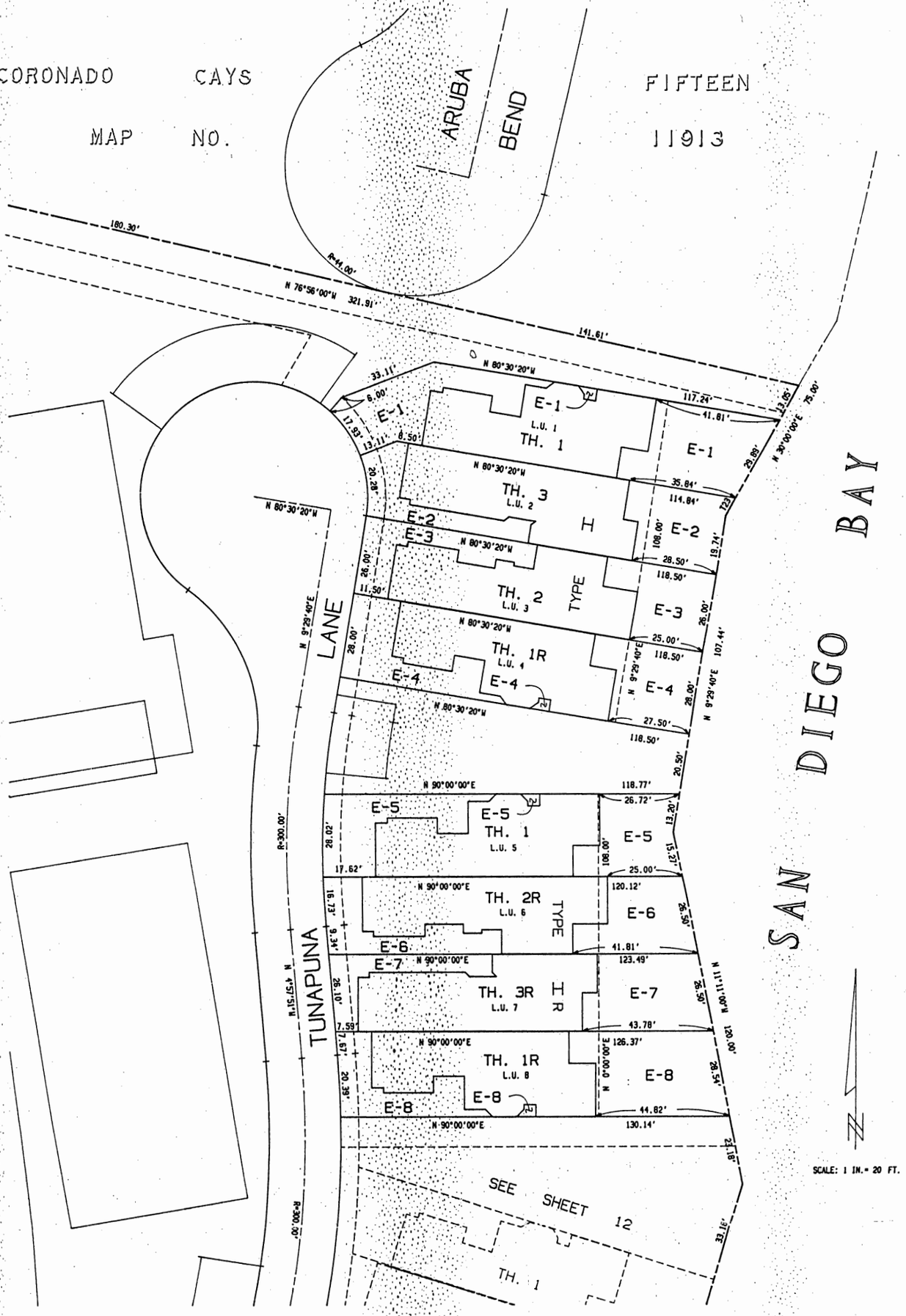


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CONDOMINIUM PLAN FOR
CORONADO CAYS SIXTEEN

DATE 12-21-88
SHEET 12 OF 15
PROJECT NO. 9919

010284

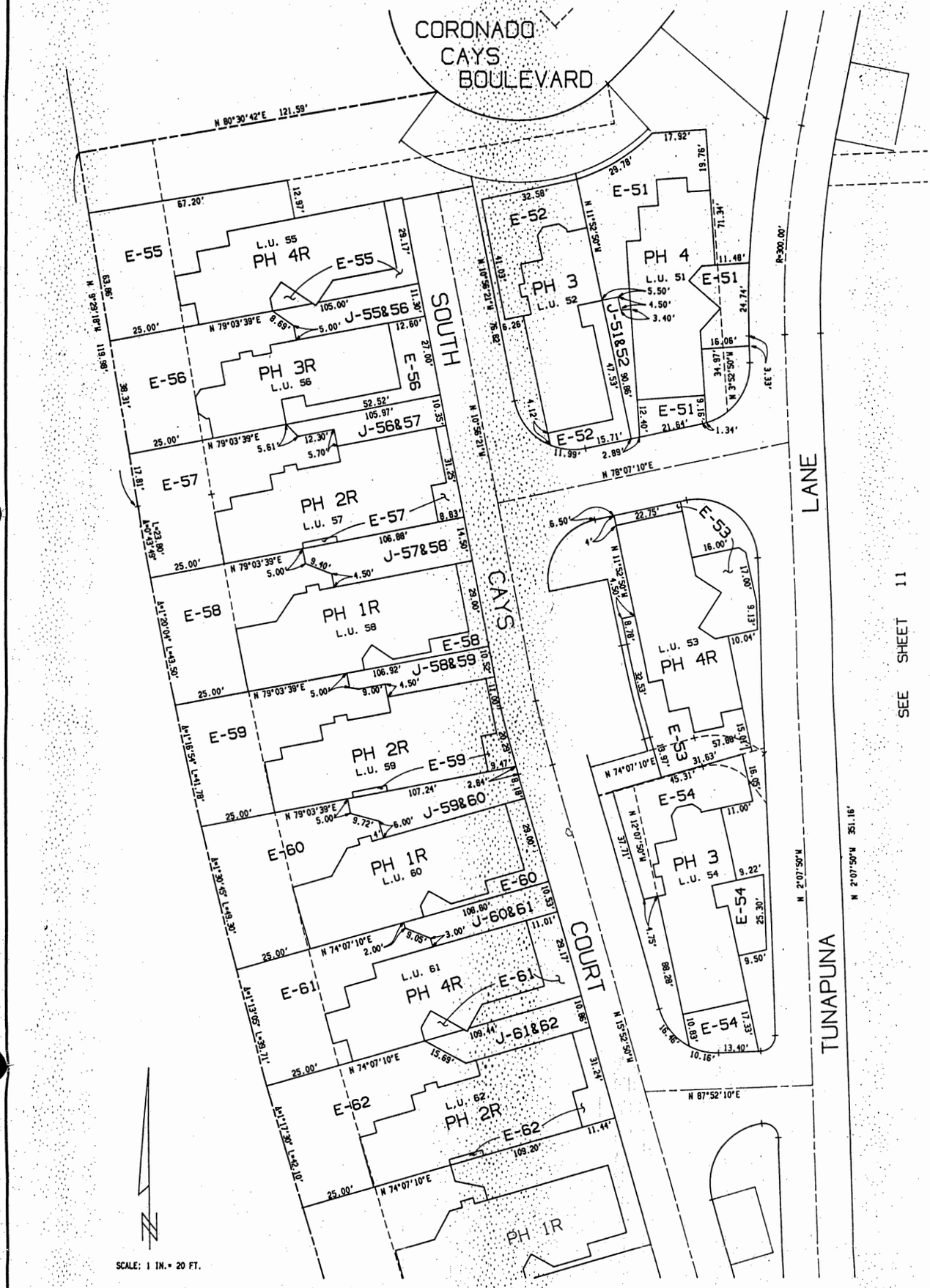


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CONDOMINIUM PLAN FOR
CORONADO CAYS SIXTEEN

DATE 12-21-88
SHEET 13 OF 15
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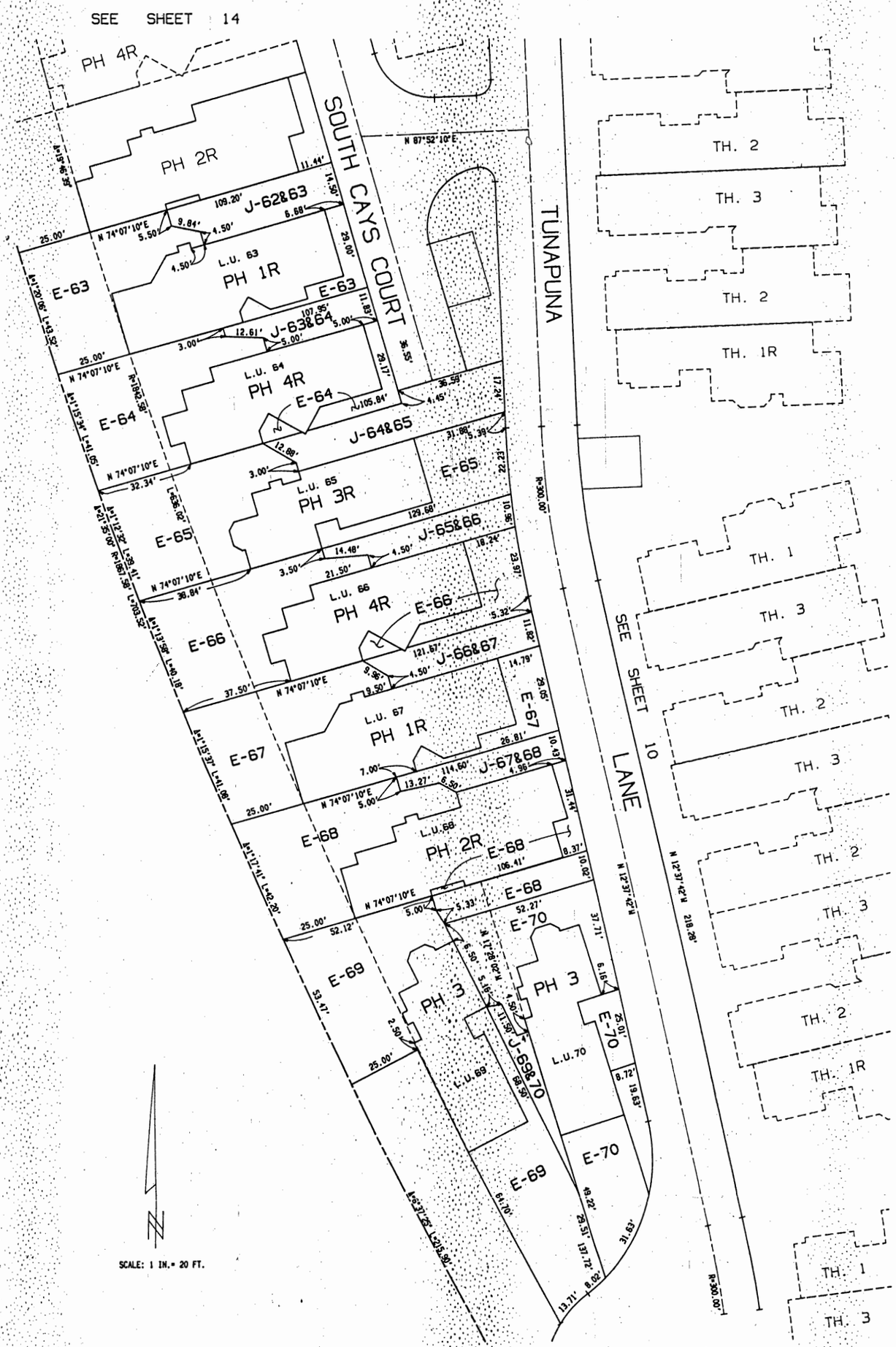
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