

DESCRIPTION:

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 125 & 126 OF THE MAP OF THE HEMME TRACT, FILED OCTOBER 1ST, 1889 IN BOOK 9 OF MAPS, AT PAGE 33, ALAMEDA COUNTY RECORDS AND LYING ENTIRELY WITHIN THE CITY OF SAN LEANDRO, STATE OF CALIFORNIA.


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**CONDOMINIUM PLAN FOR
MARINA BLVD CONDOMINIUMS
342 MARINA BOULEVARD
APN 75-82-10**

San Leandro

California

LC ENGINEERING

598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

SCALE: NO SCALE

DATE: 01/30/20

DRWG. NAME:

PROJECT NO.

SHEET

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OWNER'S STATEMENT

THE UNDERSIGNED, THE RECORD OWNER OF FEE TITLE TO THE PROPERTY DESCRIBED IN THIS CONDOMINIUM PLAN, CERTIFIES THAT IT CONSENTS TO THE RECORDATION OF THIS CONDOMINIUM PLAN.

CHEE YAN PROPERTY, INC.

NAME : CHEE FONG CHAN

TITLE : PRESIDENT

DATE : _____

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF _____)

ON _____ BEFORE ME, _____,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

_____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

NOTARY PUBLIC

NAME: _____

MY COMMISSION EXPIRES: _____

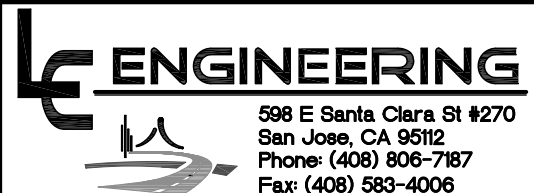
MY COMMISSION NUMBER: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

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SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED CIVIL ENGINEER IN THE STATE OF CALIFORNIA AND THAT THIS CONDOMINIUM PLAN CORRECTLY SHOWS THE BOUNDARIES OF THE LAND AND THE RELATION THERETO OF THE UNITS SHOWN HEREON.

H. W. CHUI, RCE NO. 32912

DATE:



BASIS OF BEARINGS

THE CENTERLINE OF MARINA BOULEVARD AS MONUMENTED AND SHOWN ON RECORD OF SURVEY NO. 0662, RECORDED IN BOOK 13 OF RSM, AT PAGE 39, ALAMEDA COUNTY RECORDS, TAKEN AS N61°55'09"E.

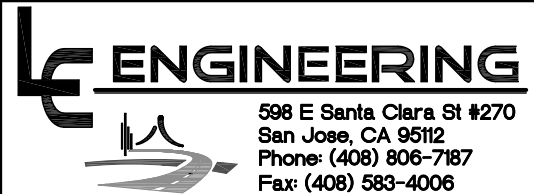
BENCHMARK

TOP OF 2.5" BRASS DISC IN THE CENTERLINE OF MARINA BOULEVARD, APPROXIMATELY 188 FEET FROM THE CENTERLINE INTERSECTION OF CLARKE BOULEVARD AND MARINA BOULEVARD. ASSUMED ELEVATION OF 52.89 FEET.

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PLAN DEFINITIONS AND NOTES:

1. UNITS.

EACH OF THE UNITS AS SEPARATELY SHOWN, NUMBERED AND DESIGNATED IN THE CONDOMINIUM PLAN. EACH UNIT CONSISTS OF THE SPACE BOUNDED BY AND CONTAINED WITHIN THE AIRSPACE AS SHOWN ON THE CONDOMINIUM PLAN, INCLUDING THE PORTIONS OF THE LAND SO DESCRIBED AND ALL IMPROVEMENTS THEREON, EACH OF SUCH SPACES BEING DEFINED AND REFERRED TO HEREIN AS A "UNIT."

A. EACH UNIT INCLUDES BOTH THE BUILDING SO DESCRIBED AND THE EARTH AND AIRSPACE SO ENCOMPASSED. THE UNIT DOES NOT INCLUDE THOSE AREAS AND THOSE THINGS WHICH ARE DEFINED AS "COMMON AREA" IN THE PROJECT'S DECLARATION.

B. EACH CONDOMINIUM SHALL HAVE APPURTENANT TO IT, NONEXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND SUPPORT THROUGH THE COMMON AREA, SUBJECT TO THE RIGHTS OF EACH OWNER IN THE EXCLUSIVE USE COMMON AREA APPURTENANT TO THE OWNER'S CONDOMINIUM.

2. COMMON AREA.

THE PROPERTY OTHER THAN THE UNITS CONSTITUTES, AND SHALL BE REFERRED TO HEREIN AS, THE "COMMON AREA", AND INCLUDES, WITHOUT LIMITATION, ALL OF THE ELEMENTS SET FORTH IN SECTION 1.8. EACH OWNER SHALL HAVE, AS APPURTENANT TO HIS OR HER UNIT, A ONE-SIXTH (1/6TH) UNDIVIDED INTEREST IN THE COMMON AREA. EACH CONDOMINIUM INCLUDES A UNIT AND SUCH UNDIVIDED INTEREST IN THE COMMON AREA. EACH CONDOMINIUM SHALL HAVE APPURTENANT TO IT, NONEXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND SUPPORT THROUGH THE COMMON AREA. THE COMMON INTEREST APPURTENANT TO EACH UNIT IS PERMANENT IN CHARACTER AND CANNOT BE ALTERED WITHOUT THE UNANIMOUS CONSENT OF THE OWNERS AND OF THE HOLDERS OF FIRST MORTGAGES ON THE CONDOMINIUMS, AS EXPRESSED IN AN AMENDED DECLARATION. EACH OWNER MAY USE THE COMMON AREA IN ACCORDANCE WITH THE PURPOSES FOR WHICH IT IS INTENDED WITHOUT HINDERING THE EXERCISE OF OR ENCROACHING UPON THE RIGHTS OF ANY OTHER OWNERS, SUBJECT TO THE RIGHTS OF EACH OWNER IN ANY EXCLUSIVE USE COMMON AREA APPURTENANT TO THAT OWNER'S CONDOMINIUM.

3. EXCLUSIVE USE COMMON AREAS.

THE FOLLOWING DESCRIBED PORTIONS OF THE COMMON AREA, REFERRED TO AS "EXCLUSIVE USE COMMON AREAS," ARE SET ASIDE AND ALLOCATED FOR THE EXCLUSIVE USE OF THE OWNER OF THE CONDOMINIUM TO WHICH THEY ARE ATTACHED OR ASSIGNED AS SHOWN ON THE CONDOMINIUM PLAN, AND ARE APPURTENANT TO THAT CONDOMINIUM:

(A) YARDS: EACH UNIT SHALL HAVE THE RIGHTS OF USE OF THE YARD SHOWN ON THE CONDOMINIUM PLAN AS Y - FOLLOWED BY THE UNIT NUMBER.

EXCEPT AS DESCRIBED HEREIN, NO OTHER PORTION OF THE COMMON AREAS SHALL BE EXCLUSIVE USE COMMON AREA.

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PLAN DEFINITIONS AND NOTES (CONTINUED):

4. NO SEPARATE CONVEYANCE OF UNDIVIDED INTERESTS.

THE FOREGOING INTERESTS ARE HEREBY ESTABLISHED AND ARE TO BE CONVEYED WITH THE RESPECTIVE CONDOMINIUMS AS INDICATED ABOVE, CANNOT BE CHANGED, EXCEPT AS HEREIN SET FORTH, AND DECLARANT, ITS SUCCESSORS, ASSIGNS AND GRANTEE'S COVENANT AND AGREE THAT THE INTERESTS IN THE COMMON AREAS AND THE UNITS CONVEYED THEREWITH, SHALL NOT BE SEPARATED OR SEPARATELY CONVEYED, AND EACH SUCH INTEREST SHALL BE DEEMED TO BE CONVEYED TOGETHER EVEN THOUGH THE DESCRIPTION IN THE INSTRUMENT OF CONVEYANCE OR ENCUMBRANCE MAY REFER ONLY TO THE UNIT.

5. CONDOMINIUM PLAN.

THIS RECORDED THREE-DIMENSIONAL PLAN OF THE CONDOMINIUMS BUILT OR TO BE BUILT ON THE PROPERTY WHICH IDENTIFIES THE COMMON AREA AND EACH SEPARATE INTEREST PURSUANT TO CIVIL CODE SECTIONS 4120 AND §4285.

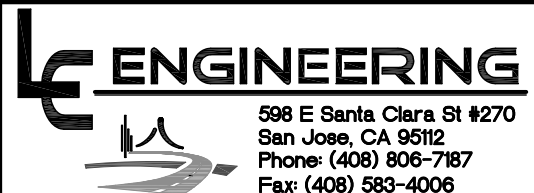
6. DECLARATION

THE MARINA BOULEVARD CONDOMINIUMS DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP TO WHICH THIS CONDOMINIUM PLAN IS ATTACHED.

NOTES:

- A. THIS CONDOMINIUM PLAN AND DIMENSIONS SHOWN HEREIN ARE INTENDED TO CONFORM TO CALIFORNIA CIVIL CODE SECTION 4285 WHICH REQUIRES, IN PART, WITH RESPECT TO THE LAND AND REAL PROPERTY DESCRIBED IN THE ABOVE REFERENCED SUBDIVISION, THE INCLUSION HEREIN OF DIAGRAMMATIC PLANS IN SUFFICIENT DETAIL TO IDENTIFY EACH UNIT, ITS RELATIVE LOCATION AND APPROPRIATE DIMENSIONS. DIMENSIONS SHOWN HEREIN ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR COMPUTATION OF FLOOR AREA OR THE AIR SPACE VOLUME IN ANY OR ALL OF THE UNITS.
- B. THIS CONDOMINIUM PLAN IS PREPARED FOR DIAGRAMMATIC PURPOSES AND IS NOT INTENDED TO BE USED FOR SALES PURPOSES TO DETERMINE SQUARE FOOTAGE. THE DIAGRAMMATIC PLANS CONTAINED HEREIN INTENTIONALLY OMIT INFORMATION WITH RESPECT TO ANY CONSTRUCTED IMPROVEMENTS WITHIN THE UNITS.
- C. IN THE EVENT OF A CONFLICT BETWEEN THIS CONDOMINIUM PLAN AND THE DECLARATION, THE DECLARATION SHALL CONTROL. CAPITALIZED TERMS NOT DEFINED HEREIN SHALL HAVE THE MEANINGS GIVEN IN THE DECLARATION.

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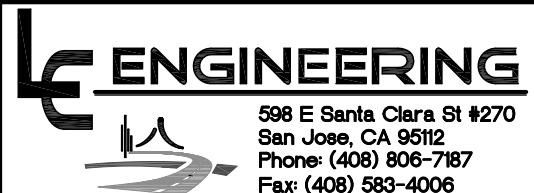
LEGEND OF SYMBOLS

| | |
|---|---------------------------|
|  | RESIDENTIAL UNIT |
|  | YARD |
|  | COMMON AREA |
|  | EXCLUSIVE USE COMMON AREA |
|  | PROPERTY LINE |
|  | CONDOMINIUM UNIT LINE |
|  | FINISHED FLOOR ELEVATION |

NOTES:

1. IN INTERPRETING DEEDS AND PLANS, THE EXISTING PHYSICAL BOUNDARIES OF A UNIT OR EXCLUSIVE USE COMMON AREAS, WHETHER IN ITS ORIGINAL STATE OR RECONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE PLANS THEREOF, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE BOUNDARIES EXPRESSED IN THE DEED OR PLANS, REGARDLESS OF LATERAL MOVEMENT OF A BUILDING, FENCE, WALL OR OTHER IMPROVEMENT AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN ON THE ATTACHED PLANS OR DEED AND THOSE OF THE BUILDING, FENCE, WALL OR OTHER IMPROVEMENT.
2. ALL BUILDING LOCATION TIES SHOWN ON THE BUILDING CONTROL PLAN ARE MEASURED AT RIGHT ANGLES TO SAID BOUNDARIES FROM THE EXTERIOR STUD WALLS OF THE BUILDINGS.
3. THE SUBDIVISION DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE DAVIS-STIRLING COMMON INTEREST DEVELOPMENT ACT, SECTION 4000 OF THE CIVIL CODE.
4. THIS CONDOMINIUM PLAN CONTAINS SIX (6) RESIDENTIAL CONDOMINIUM UNITS.

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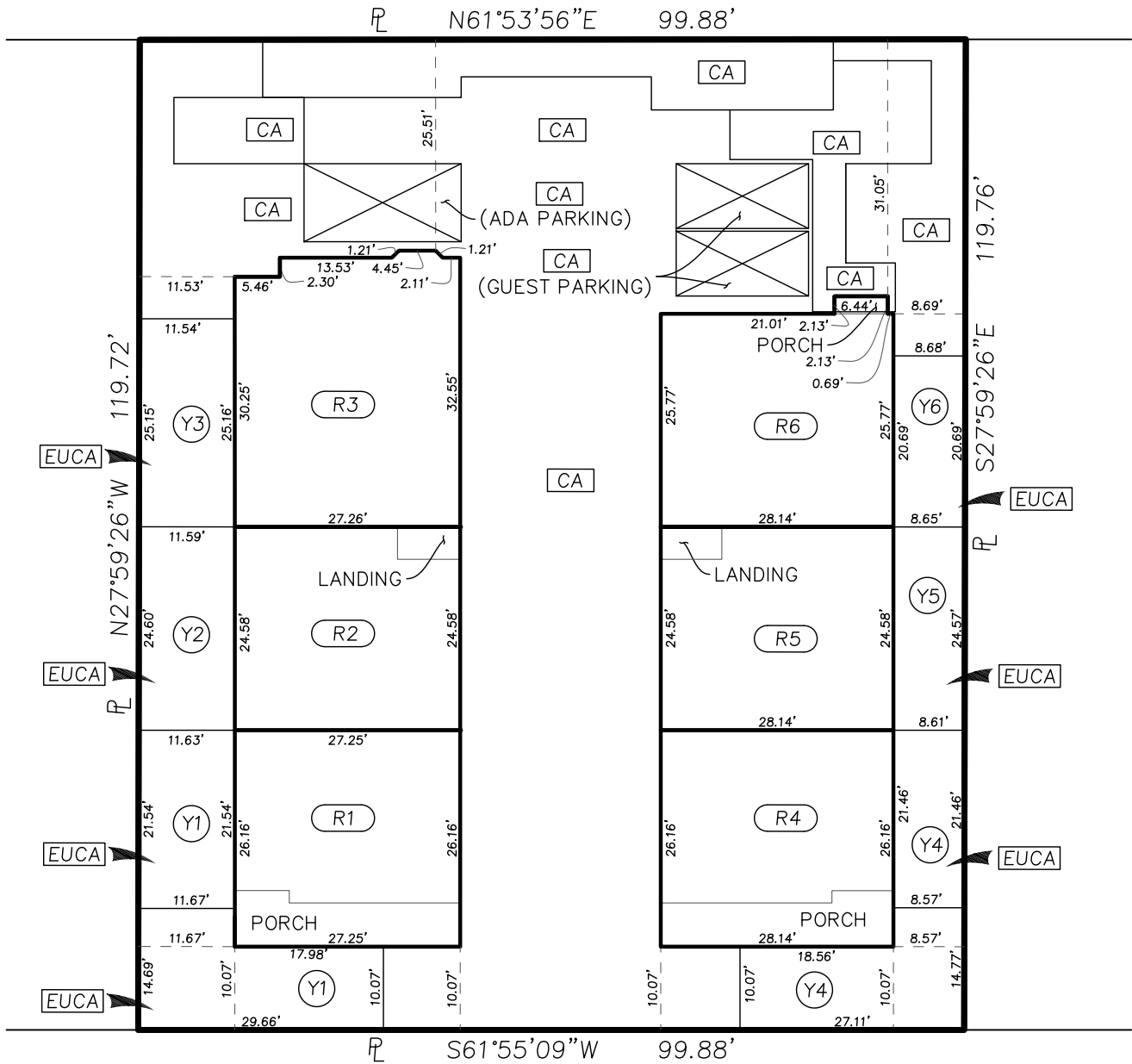
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FIRST FLOOR – UNIT CONTROL & DETAIL PLAN



MARINA BOULEVARD (60' R/W)

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LE

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SCALE: 1"=20'

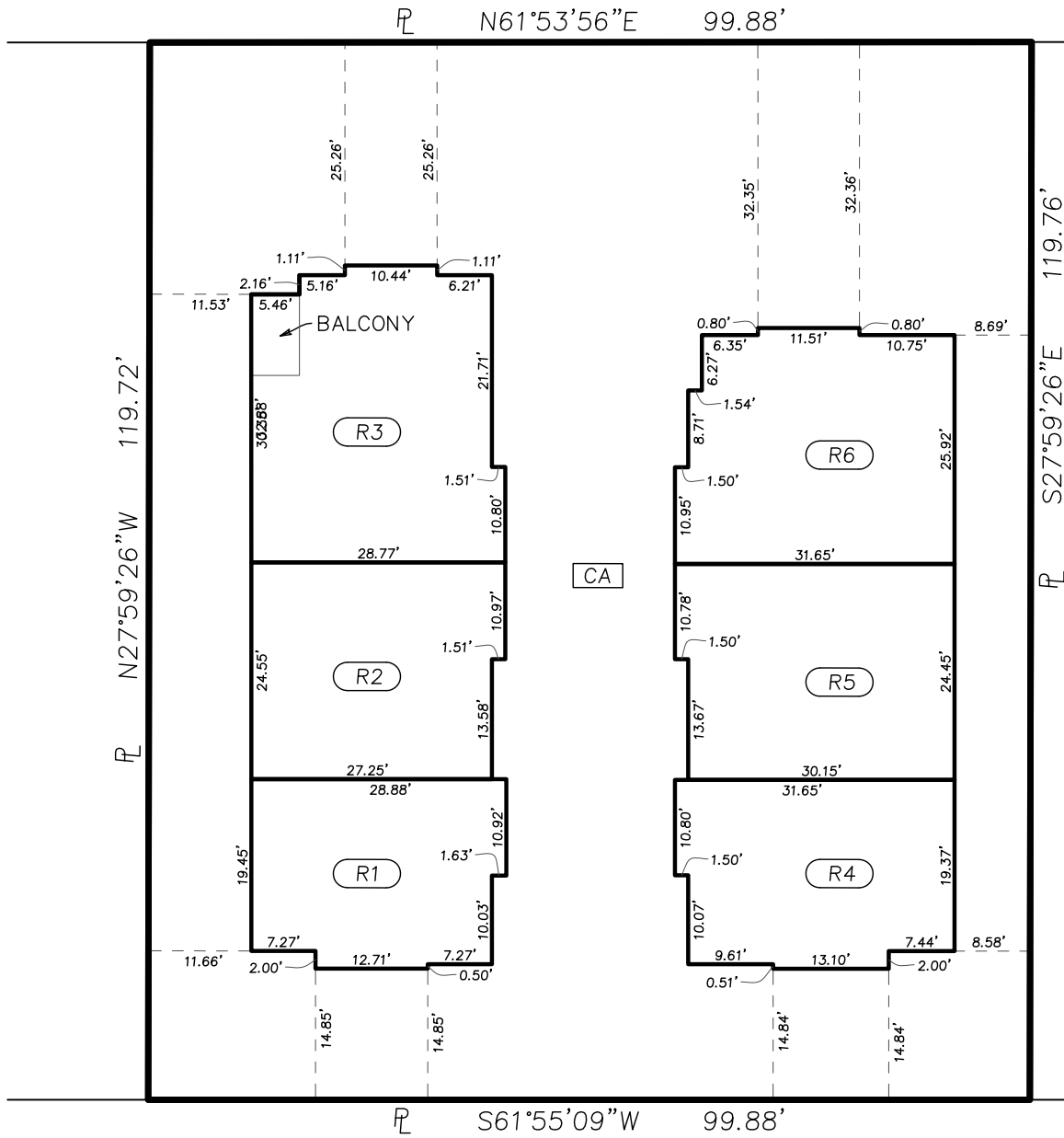
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SECOND FLOOR – UNIT CONTROL & DETAIL PLAN



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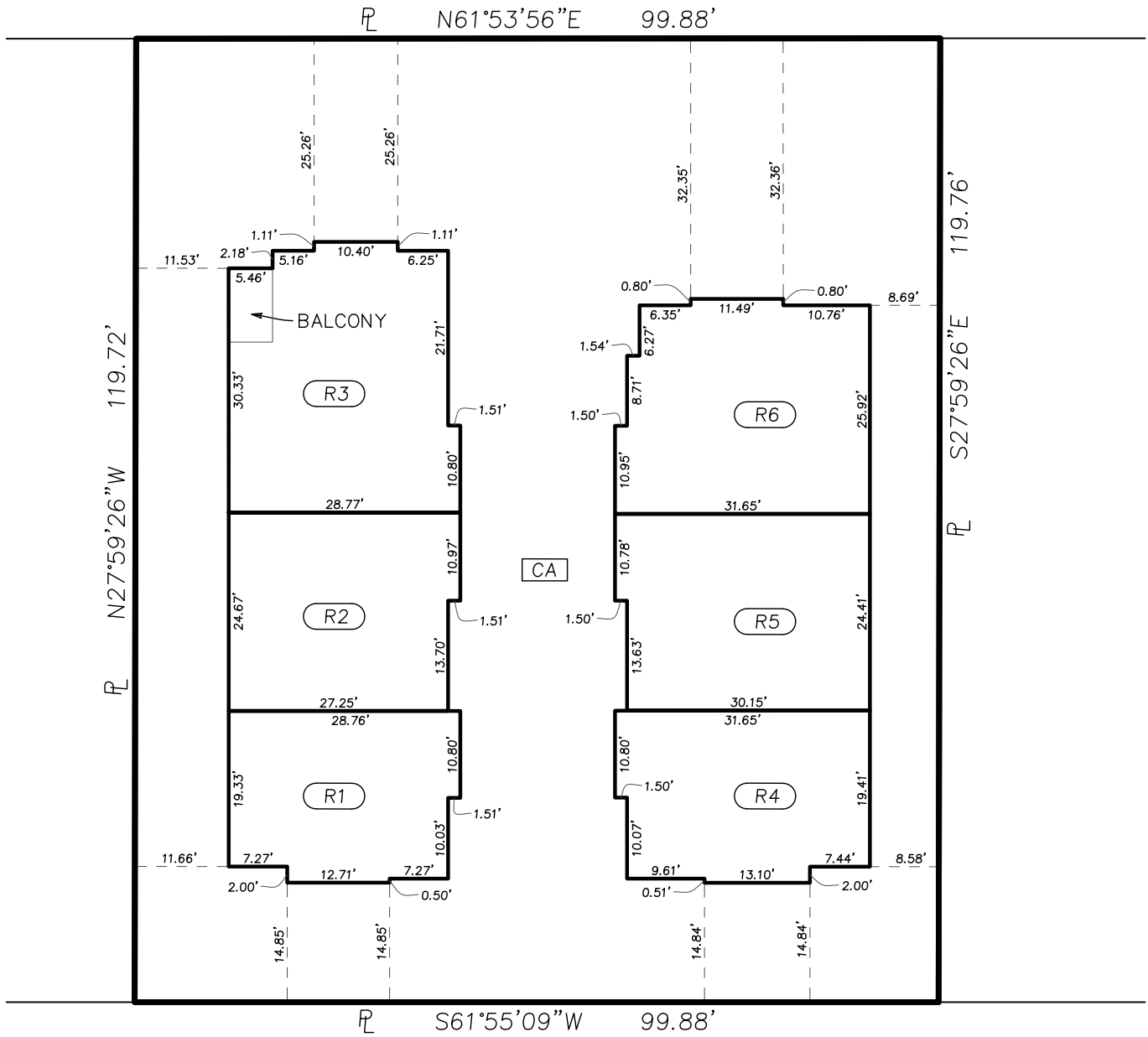
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THIRD FLOOR – UNIT CONTROL & DETAIL PLAN



MARINA BOULEVARD (60' R/W)

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ELEVATION TABULATIONS

CONDOMINIUM NO.

FLOOR HEIGHT

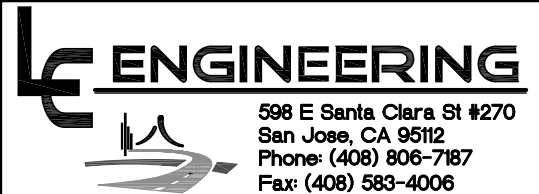
R1, R2, & R3

1ST FLOOR = 53.06
2ND FLOOR = 63.06
3RD FLOOR = 73.06

R4, R5, & R6

1ST FLOOR = 53.06
2ND FLOOR = 63.06
3RD FLOOR = 73.06

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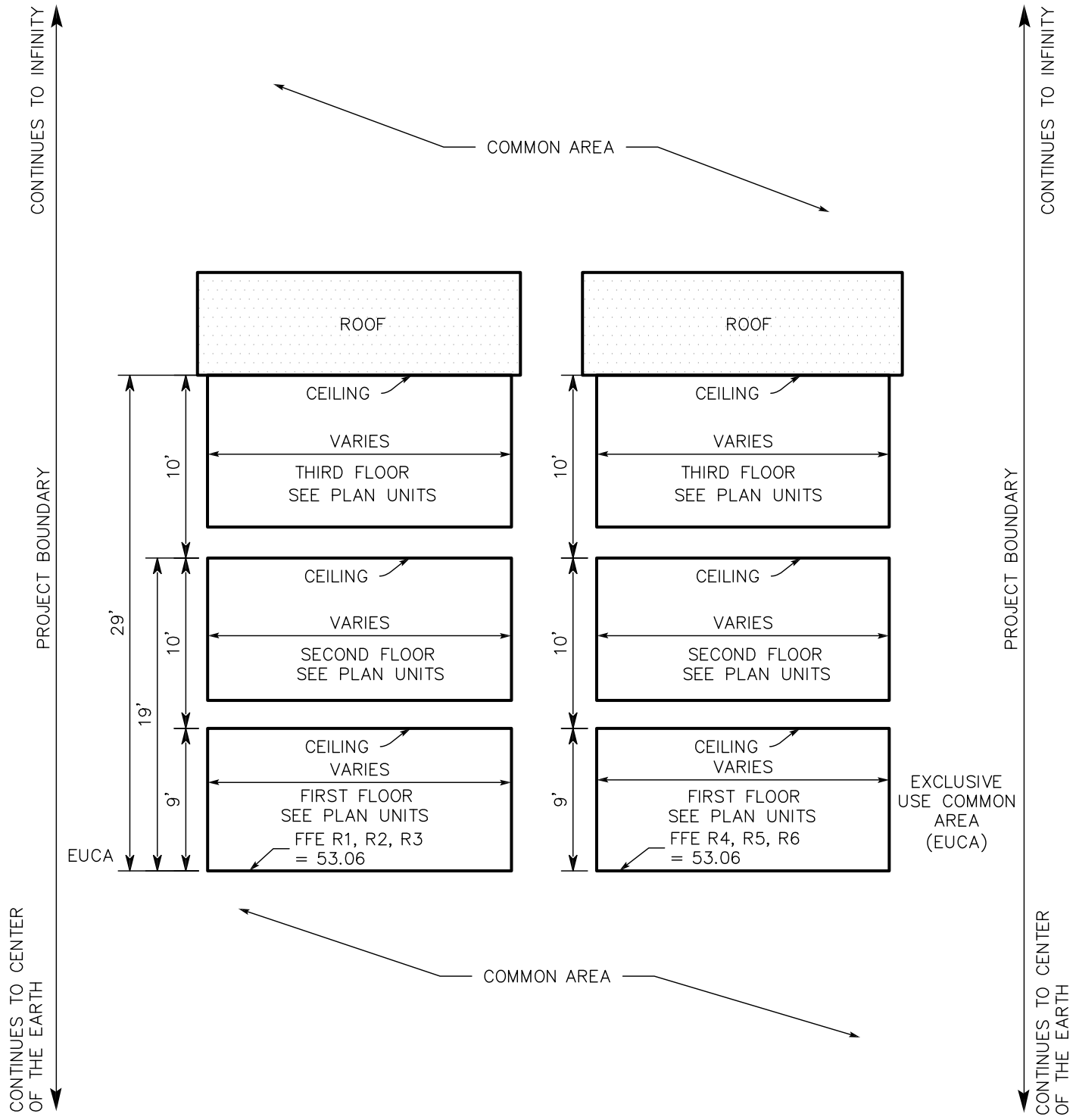
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TYPICAL VERTICAL CROSS SECTION OF CONDOMINIUM UNITS AND COMMON AREA ABOVE



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