

Recorded at the request of:
Board of Directors
808 LAUREL CONDOMINIUMS

Tom Fier
LAW OFFICES OF TOM FIER
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Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



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CONDOMINIUM PLAN

FOR

808 LAUREL CONDOMINIUMS

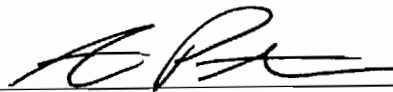
CONDOMINIUM PLAN

MAP OF LANDS OF LAUREL HOUSING CORPORATION FILED IN BOOK 105 OF MAPS AT PAGES 38-40, SAN MATEO COUNTY RECORDS

CERTIFICATE CONSENTING TO THE RECORDATION OF THIS CONDOMINIUM PLAN PURSUANT TO CALIFORNIA CIVIL CODE SECTION 4120

OWNERS:

808 LAUREL CONDOMINIUMS, A CALIFORNIA NONPROFIT MUTUAL BENEFIT ASSOCIATION

BY  BOARD PRESIDENT
NAME, TITLE ALEX PETERSON
808 LAUREL CONDOMINIUMS

STATE OF CALIFORNIA)
COUNTY OF SAN MATEO) SS

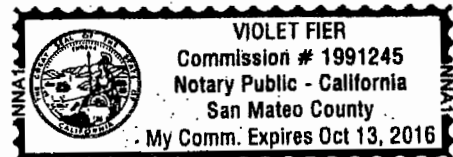
ON June 30, 2014, BEFORE ME, Violet Fier, Notary Public
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED ALEX PETERSON, WHO 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.

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 AND OFFICIAL SEAL.

SIGNATURE  (SEAL)

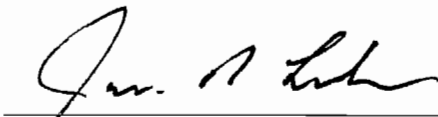


CONDOMINIUM PLAN

MAP OF LANDS OF LAUREL HOUSING CORPORATION FILED IN BOOK 105 OF MAPS AT PAGES 38-40, SAN MATEO COUNTY RECORDS

SURVEYOR'S CERTIFICATE:

I HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS PLAN CONSISTING OF 14 PAGES CORRECTLY SHOWS A SURVEY OF THE BOUNDARY OF THE LAND AND A SURVEY OF AND THE LOCATION OF THE EXISTING BUILDINGS IN RELATION TO THE BOUNDARY AND THE LOCATION OF EACH UNIT WITHIN EACH BUILDING.



JAMES N. LANDRUM, PLS
EXPIRES 09/30/14



06/26/14
DATE

BASIS OF BEARINGS:

BASIS OF BEARINGS IS THE EAST LINE OF LANDS OF LAUREL HOUSING CORPORATION WHICH IS SHOWN AS NORTH 41°28'00" WEST FILED IN BOOK 105 OF MAPS AT PAGES 38-40, SAN MATEO COUNTY RECORDS.

BENCH MARK:

ELEVATIONS ARE BASED ON CITY OF SAN MATEO BENCHMARK #059-003, RAMSET NAIL AND SHINER TOP OF CURB EASTERLY END OF SOUTHEASTERLY RETURN AT B AND 9TH STREETS LISTED AS ELEVATION 19.141 FEET SAN MATEO DATUM.

CONDOMINIUM PLAN

MAP OF LANDS OF LAUREL HOUSING
CORPORATION FILED IN BOOK 105 OF
MAPS AT PAGES 38-40, SAN MATEO COUNTY RECORDS

TABLE OF CONTENTS

SIGNATURE AND NOTARY ACKNOWLEDGEMENTS (OWNERS).....	PAGE 1
SURVEYOR'S CERTIFICATE.....	PAGE 2
TABLE OF CONTENTS	PAGE 3
NOTES AND DEFINITIONS.....	PAGE 4
NOTES AND DEFINITIONS.....	PAGE 5
SURVEY PLAT.....	PAGE 6
BUILDING LOCATION PLAN.....	PAGE 7
GARAGE PLAN.....	PAGE 8
DIAGRAMMATIC FIRST FLOOR PLAN	PAGE 9
DIAGRAMMATIC SECOND FLOOR PLAN.....	PAGE 10
DIAGRAMMATIC THIRD FLOOR PLAN.....	PAGE 11
VERTICAL ELEVATIONS FIRST FLOOR.....	PAGE 12
VERTICAL ELEVATIONS SECOND FLOOR	PAGE 13
VERTICAL ELEVATIONS THIRD FLOOR	PAGE 14

CONDOMINIUM PLAN

MAP OF LANDS OF LAUREL HOUSING
CORPORATION FILED IN BOOK 105 OF
MAPS AT PAGES 38-40, SAN MATEO COUNTY RECORDS

NOTES AND DEFINITIONS:

1. "PROJECT": THE PROJECT IS THE LAND AND REAL PROPERTY INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON, WITHIN THE BOUNDARY LINE OF THOSE LANDS OF LAUREL HOUSING CORPORATION FILED IN BOOK 105 OF MAPS AT PAGES 38-40, SAN MATEO COUNTY RECORDS.
2. "UNIT": A SEPARATE INTEREST IN SPACE AS DEFINED IN CALIFORNIA CIVIL CODE 4185. EACH UNIT SHALL HAVE APPURTENANT TO IT NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND SUPPORT THROUGH THE COMMON AREA. OWNERSHIP OF A UNIT SHALL INCLUDE AN UNDIVIDED FRACTIONAL INTEREST IN THE COMMON AREA AS SET FORTH IN THE DECLARATION. EACH UNIT NUMBER IS PRECEDED BY THE LETTER "U".
3. "DECLARATION": THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THAT IS RECORDED FOR THE PROJECT.
4. "COMMON AREA": THE ENTIRE PROJECT EXCEPT THOSE PORTIONS SHOWN AND DELINEATED HEREIN AS UNITS.
5. "EXCLUSIVE USE COMMON AREA": THOSE PORTIONS OF THE COMMON AREA DESIGNATED BY THE DECLARATION FOR THE EXCLUSIVE USE OF ONE OR MORE, BUT FEWER THAN ALL OF THE OWNERS OF UNITS AND WHICH IS OR WILL BE APPURTENANT TO THE UNITS IN ACCORDANCE WITH CIVIL CODE SECTIONS 4120, 4285, 4290 AND 4295.
6. "ASSOCIATION": 808 LAUREL CONDOMINIUM, A CALIFORNIA NONPROFIT MUTUAL BENEFIT ASSOCIATION FORMED (OR TO BE FORMED) TO GOVERN THE PROJECT. THE TERM INCLUDES ITS AGENTS, THE BOARD OR ANY COMMITTEE AS APPLICABLE.
7. THIS PROJECT CONSISTS OF A COMMON AREA AND THIRTY-SIX (36) UNITS.
8. THE FOLLOWING PHYSICAL FEATURES, IF ANY, WITHIN THE PROJECT ARE A PART OF THE COMMON AREA AND NOT A PART OF A UNIT, WHETHER LOCATED WITHIN THE PHYSICAL AIRSPACE DIMENSIONS OF THE UNIT AS SHOWN HEREIN OR NOT: LAND, DRIVEWAYS, EXTERIOR WALL, RAILINGS, AND ENCLOSURES, COMMON STAIRWAYS, HALLWAYS, BEARING WALLS, COLUMNS, GIRDERS, BEAMS, SUBFLOOR, UNFINISHED FLOORS, ROOFS AND FOUNDATIONS, CENTRAL HEATING AND CENTRAL AIR-CONDITIONING EQUIPMENT, PUMPS, MOTORS, DUCTS, FLUES, CHUTES, AND CONDUITS.
9. UNLESS THE DECLARATION PERTAINING TO THIS PROJECT OTHERWISE PROVIDES, ANY SHUTTERS, AWNINGS, WINDOW BOXES, DOORSTEPS, STOOPS, PORCHES, EXTERIOR DOORS, DOOR FRAMES AND HARDWARE INCIDENT THERETO, SCREENS AND WINDOWS, HOT WATER HEATERS, SPACE HEATERS, PLUMBING FIXTURES AND PIPES, ELECTRICAL AND LIGHTING FIXTURES, INTERNAL AND EXTERIOR TELEPHONE WIRING, OR OTHER FIXTURES DESIGNED TO SERVE A SINGLE UNIT BUT LOCATED OUTSIDE THE UNIT, ARE EXCLUSIVE COMMON AREAS ALLOCATED EXCLUSIVELY TO THAT UNIT AND PROVIDED IN CIVIL CODE SECTION 4145.
10. THIS CONDOMINIUM PLAN INTENTIONALLY OMITTS DETAILED INFORMATION WITHIN INDIVIDUAL UNITS OF THE FOLLOWING (IF ANY): FIREPLACES, BEARING WALLS AND INTERNAL PARTITIONING, SKYLIGHTS, SOFFITS, STEPS AND STAIRWAYS. LIKEWISE, SUCH DETAILS AS PROTRUSIONS OF VENTS, BEAMS, COLUMNS, BAY WINDOWS AND WINDOW CASINGS, CHIMNEY STRUCTURES, AND OTHER SUCH FEATURES ARE NOT INTENDED TO BE REFLECTED ON THIS PLAN. AND AN UNDIVIDED INTEREST IN THE COMMON AREA.
11. EACH OF THE AIRSPACES SHOWN ON THIS PLAN BEARING THE LETTER "U" FOLLOWED BY THE UNIT NUMBER IS A UNIT. THE BOUNDARIES THEREOF BEING THE INTERIOR UNFINISHED SURFACES OF PERIMETER WALLS, WINDOWS, DOORS, FLOORS, AND CEILING. EACH SUCH DWELLING SPACE INCLUDES THE SURFACES SO

- DESCRIBED, THE SURFACES OF ANY BEARING WALLS, COLUMNS, AND BEAMS WITHIN SUCH IMPROVEMENTS LYING WITHIN SAID BOUNDARIES (EXCEPTS AS STATED IN ABOVE) AND THE AIRSPACE SO ENCOMPASSED BY SAID BOUNDARIES.
12. EACH OF THE AIRSPACES SHOWN ON THIS PLAN BEARING THE LETTER "B" AND THE UNIT NUMBER IS AN EXCLUSIVE USE COMMON AREA. THE EXCLUSIVE RIGHT TO USE OF WHICH IS RESERVED AS A BALCONY SPACE FOR THE BENEFIT OF THE UNIT BEARING THE SAME UNIT DESIGNATION. THE BOUNDARIES THEREOF BEING THE EXTERIOR SURFACES OF PERIMETER WALLS, WINDOWS AND DOORS OF ADJOINING BUILDING STRUCTURES WHERE THEY EXIST, AND THE INTERIOR SURFACES OF FENCES OR RAILINGS, ENCLOSURES AND FLOORS OF EACH SUCH AIRSPACE, WHERE SUCH SURFACES EXIST. OTHERWISE, THE LATERAL AND HORIZONTAL BOUNDARIES ARE VERTICAL AND HORIZONTAL PLANES AT THE LIMITS OF THE HORIZONTAL DIMENSIONS AND THE ELEVATIONS SHOWN HEREIN. EACH SUCH PATIO SPACE INCLUDES ONLY THE AIRSPACE ENCOMPASSED BY SAID BOUNDARIES.
 13. EACH OF THE AIRSPACES SHOWN ON THIS PLAN BEARING THE LETTER "G" AND THE UNIT NUMBER IS AN EXCLUSIVE USE COMMON AREA RESERVED AS A PARKING SPACE FOR THE BENEFIT OF THE UNIT AS SHOWN HEREIN. THE LATERAL AND HORIZONTAL BOUNDARIES ARE VERTICAL AND HORIZONTAL PLANES AT LIMITS OF THE HORIZONTAL DIMENSIONS SHOWN ON SHEET 7 HEREIN. THE VERTICAL LIMITS OF EACH SPACE IS 8.25 FEET ABOVE THE FINISH SURFACE OF THE PARKING AREA. EACH SUCH SPACE INCLUDES ONLY THE AIRSPACE ENCOMPASSED BY SAID BOUNDARIES.
 14. ALL TIES TO AIRSPACES SHOWN HEREIN ARE AT RIGHT ANGLES FROM THE PROPERTY LINES OR FROM OTHER AIRSPACE BOUNDARY LINES TO WHICH THEY JOIN, UNLESS OTHERWISE INDICATED. AIRSPACE BOUNDARY LINES INTERSECT AT RIGHT ANGLES UNLESS OTHERWISE INDICATED.
 15. THE VERTICAL LIMITS OF THE UNITS SHOWN HEREIN ARE HORIZONTAL AND/OR INCLINED PLANES DESCRIBED BY THE ELEVATIONS SHOWN ON PAGES 11-14 HEREIN. ALL FLOORS AND CEILINGS ARE CONSIDERED TO BE AT RIGHT ANGLES TO THE WALLS, UNLESS OTHERWISE INDICATED.
 16. THIS CONDOMINIUM PLAN AND THE DIMENSIONS SHOWN HEREIN ARE INTENDED TO CONFORM TO CALIFORNIA CIVIL CODE SECTION 4120, 4285, 4290, AND 4295 WHICH REQUIRES A DESCRIPTION OR SURVEY MAP OF A CONDOMINIUM PROJECT THAT REFERS TO OR SHOWS SUFFICIENT MONUMENTATION ON THE GROUND TO LOCATE APPLICABLE BOUNDARIES FOR THE CONDOMINIUM PROJECT AND A THREE DIMENSIONAL DESCRIPTION OF THE PROJECT IN SUFFICIENT DETAIL TO IDENTIFY THE COMMON AREAS AND EACH SEPARATE INTEREST. THE DIMENSIONS SHOWN HEREIN ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR COMPUTATION OF FLOOR AREA OR AIRSPACE VOLUME IN ANY OR ALL OF THE UNITS.
 17. IN THE EVENT ANY PORTION OF THE COMMON AREA AND IMPROVEMENTS THEREIN ENCROACHES UPON ANY UNIT OR IN ANY EVENT ANY UNIT ENCROACHES UPON ANY PORTION OF THE COMMON AREA OR ANOTHER UNIT AS SHOWN ON THIS CONDOMINIUM PLAN, WHETHER AS A RESULT OF CONSTRUCTION, RECONSTRUCTION, REPAIR, SHIFTING, SETTLEMENT OR MOVEMENT OF ANY PORTION OF THE PROJECT, A VALID EASEMENT FOR SUCH ENCROACHMENT AND FOR THE MAINTENANCE OF SAME SHALL EXIST SO LONG AS THE BUILDING STANDS.
 18. NOTWITHSTANDING THE METES AND BOUNDS DESCRIPTION EXPRESSED IN THIS CONDOMINIUM PLAN, IF A UNIT OR UNITS (WHETHER PRESENTLY EXISTING OR TO BE CONSTRUCTED IN THE FUTURE) ARE RECONSTRUCTED AFTER AN EVENT OF DESTRUCTION. THE PHYSICAL BOUNDARIES OF SUCH UNIT, OR UNITS SHALL BE CONCLUSIVELY PRESUMED TO BE THE BOUNDARIES OF SUCH UNITS, REGARDLESS OF SETTLING OR LATERAL MOVEMENTS OF THE BUILDING CONTAINING THE UNITS AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN ON THE CONDOMINIUM PLAN AND THOSE OF SUCH BUILDINGS.

LEGEND

- (M) MEASURED
- (R1) MAP OF LANDS OF LAUREL HOUSING CORPORATION FILED IN BOOK 105 OF MAPS AT PAGES 38-40, S.M.C.R.
- MONUMENT FOUND AS NOTED

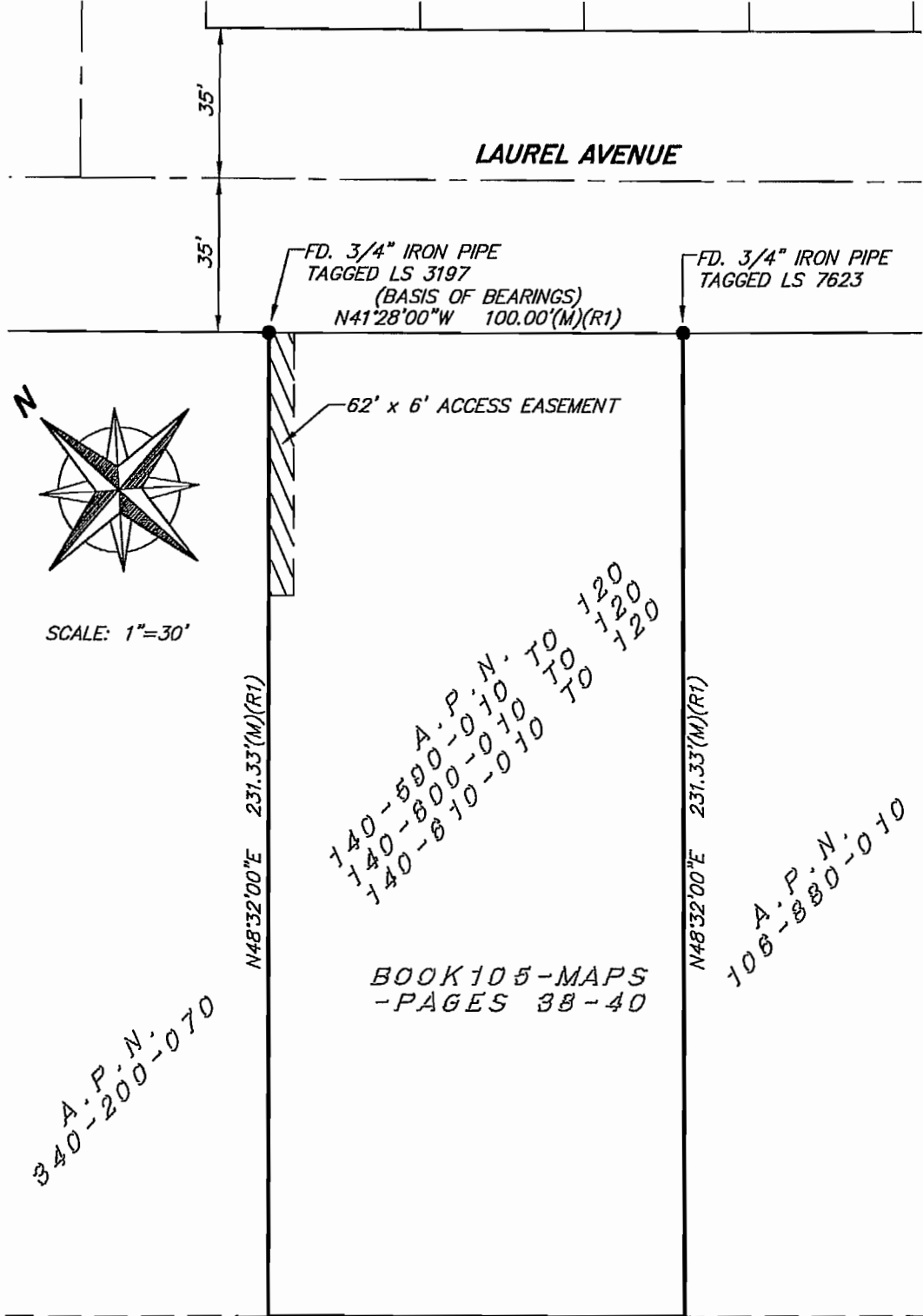
**CONDOMINIUM PLAN
SURVEY PLAT**

BENCHMARK

SAN MATEO BENCH MARK #059-003
RAMSET NAIL AND SHINER TOP OF CURB
EASTERLY END OF SOUTHEASTERLY
RETURN AT B AND 9TH STREET.
ELEV. = 19.141 SAN MATEO DATUM

BASIS OF BEARINGS

BASIS OF BEARINGS IS THE EAST LINE OF LANDS OF LAUREL HOUSING CORPORATION WHICH IS SHOWN AS NORTH 41°28'00" WEST FILED IN BOOK 105 OF MAPS AT PAGES 38-40, SAN MATEO COUNTY RECORDS

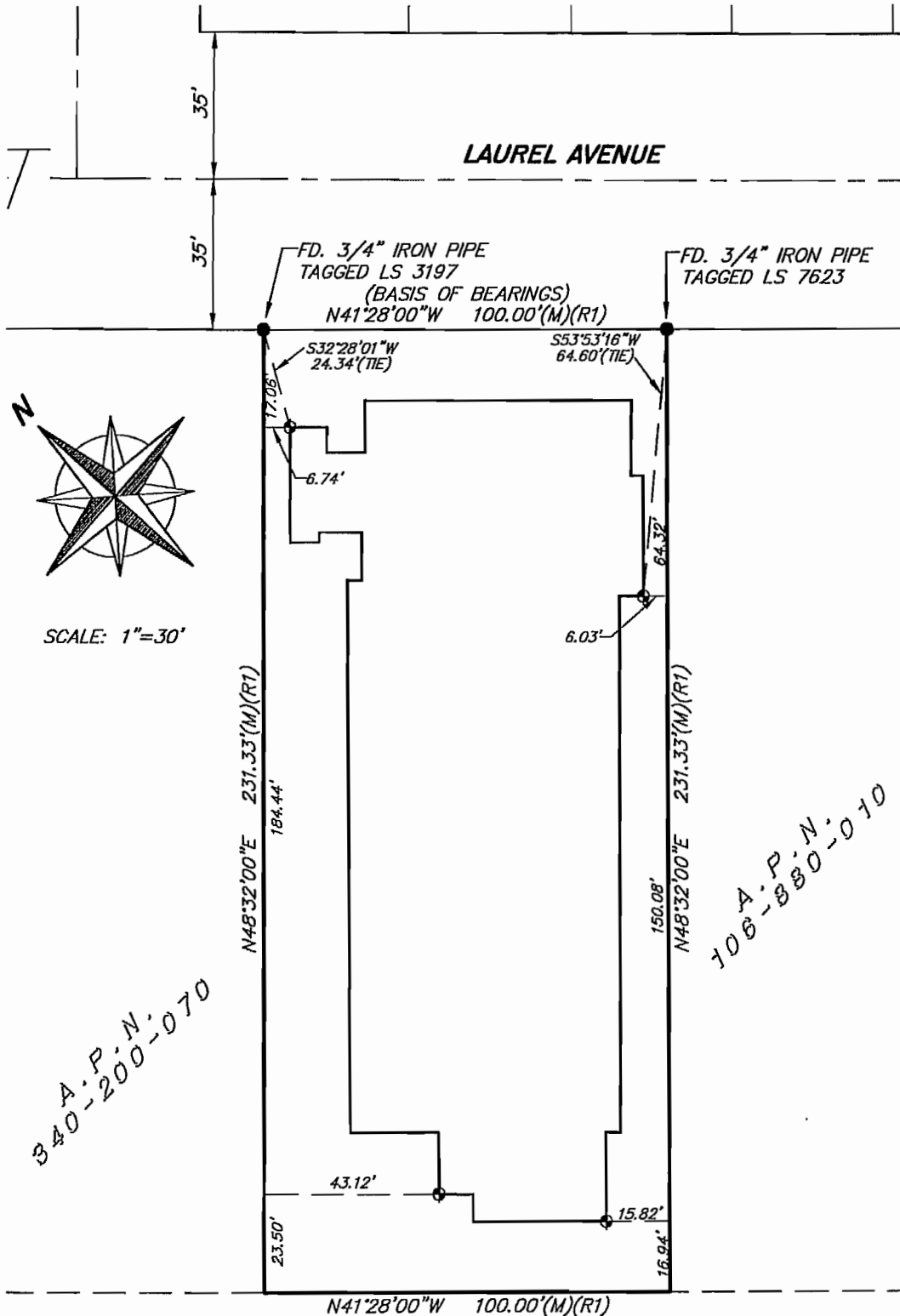


CONDOMINIUM PLAN

BUILDING LOCATION PLAN

LEGEND

- (M) MEASURED
- (R1) MAP OF LANDS OF LAUREL HOUSING CORPORATION
FILED IN BOOK 105 OF MAPS AT PAGES 38-40, S.M.C.R.
- PROPERTY CORNER
- ◆ BUILDING TIE



CONDOMINIUM PLAN

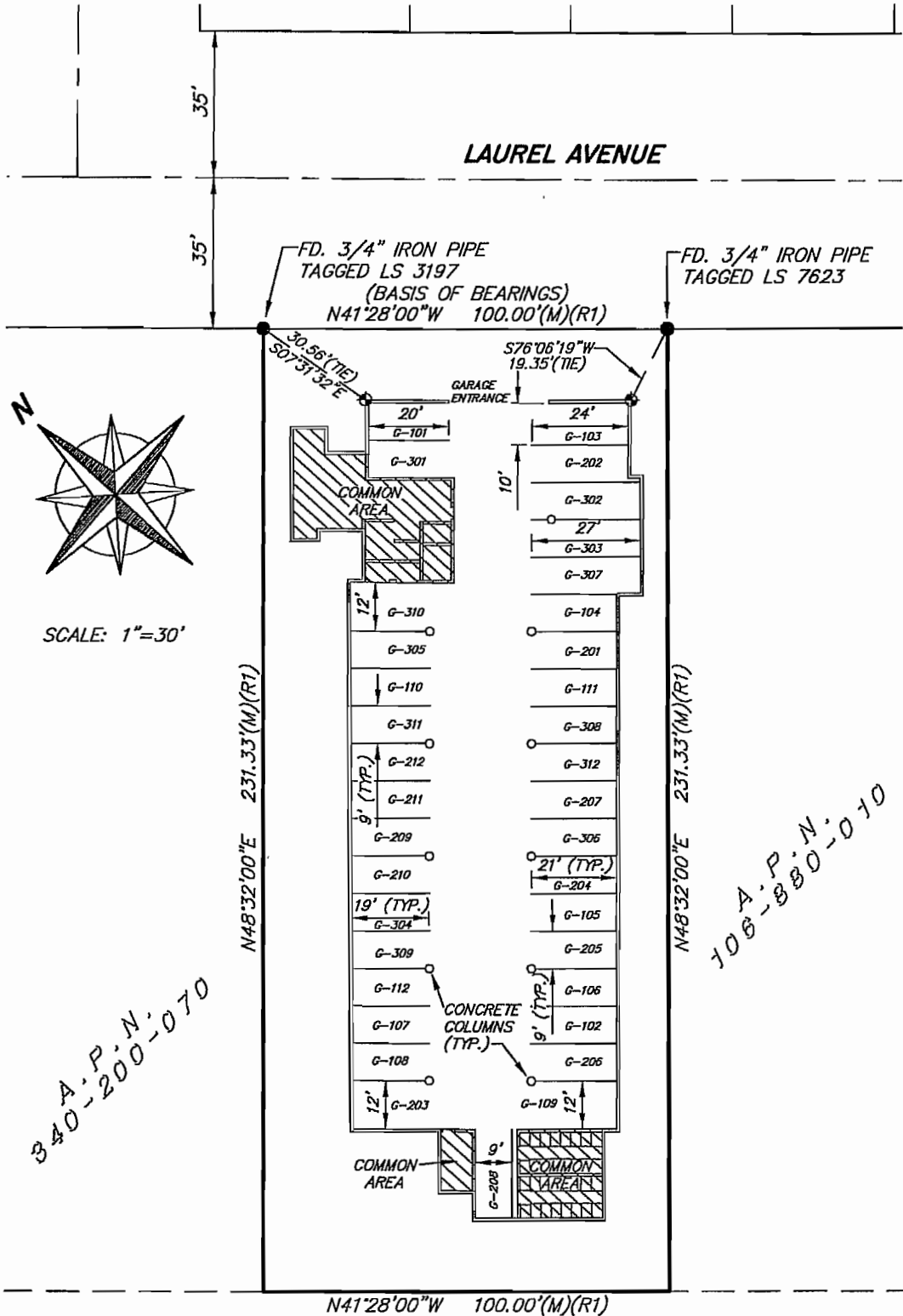
LEGEND

- (M) MEASURED
- (R1) MAP OF LANDS OF LAUREL HOUSING CORPORATION
FILED IN BOOK 105 OF MAPS AT PAGES 38-40, S.M.C.R.
- PROPERTY CORNER
- ⊕ BUILDING TIE
- G-301 PARKING STALL TO ASSIGNED UNIT

PARKING GARAGE PLAN

NOTE

VERTICAL ELEVATIONS FOR GARAGE PLAN:
FINISH FLOOR ELEVATION = 20.26 FEET
FINISH CEILING ELEVATION = 28.51 FEET



340-A.P.N.
200-070

106-A.P.N.
880-010

LEGEND

- ◆ BUILDING TIE
- B BALCONY
- U UNIT

CONDOMINIUM PLAN

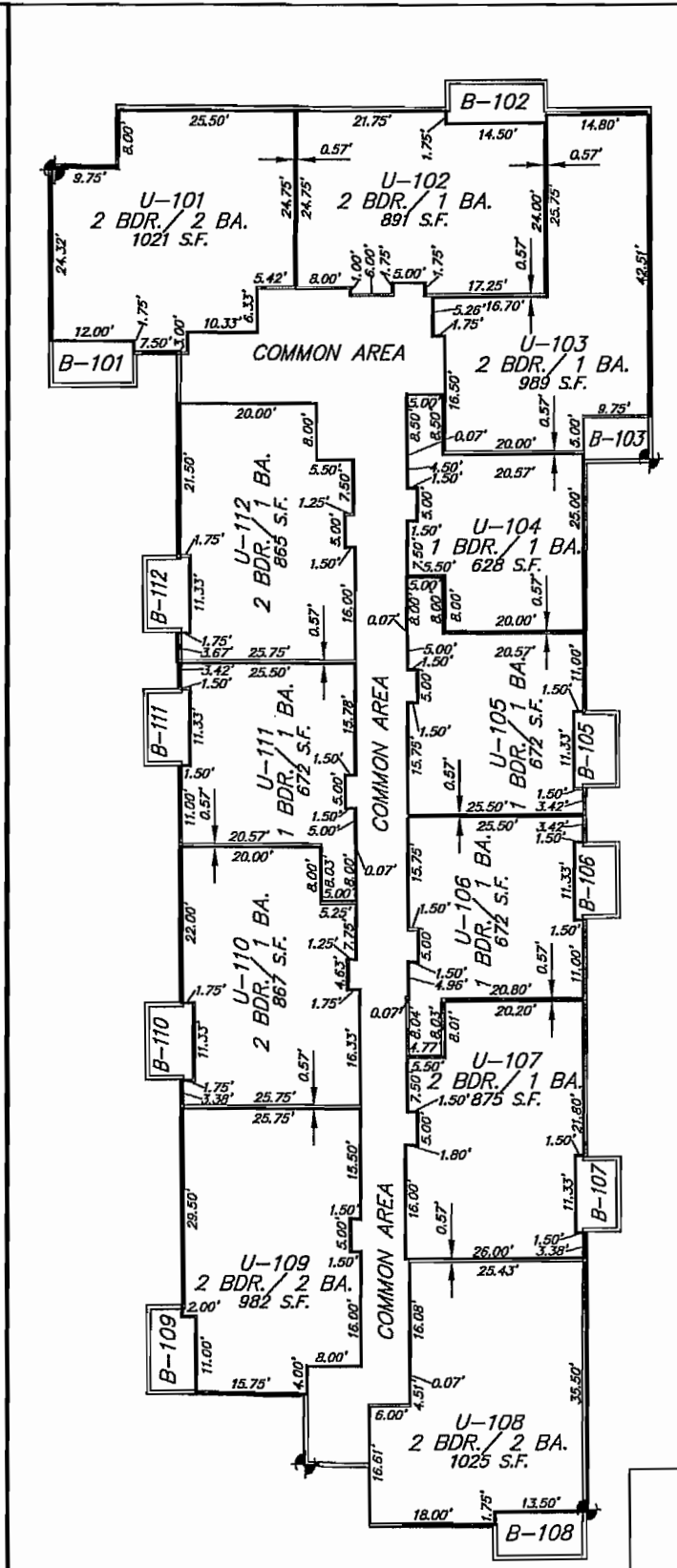
DIAGRAMMATIC FIRST FLOOR PLAN



NOTE

VERTICAL ELEVATIONS FOR FIRST FLOOR PLAN:
 FINISH FLOOR ELEVATION = 29.60 FEET
 FINISH CEILING ELEVATION = 37.68 FEET

SCALE: 1"=20'

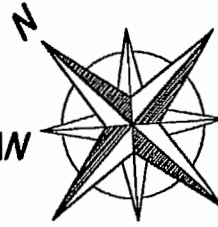


LEGEND

- ⊕ BUILDING TIE
- B BALCONY
- U UNIT

CONDOMINIUM PLAN

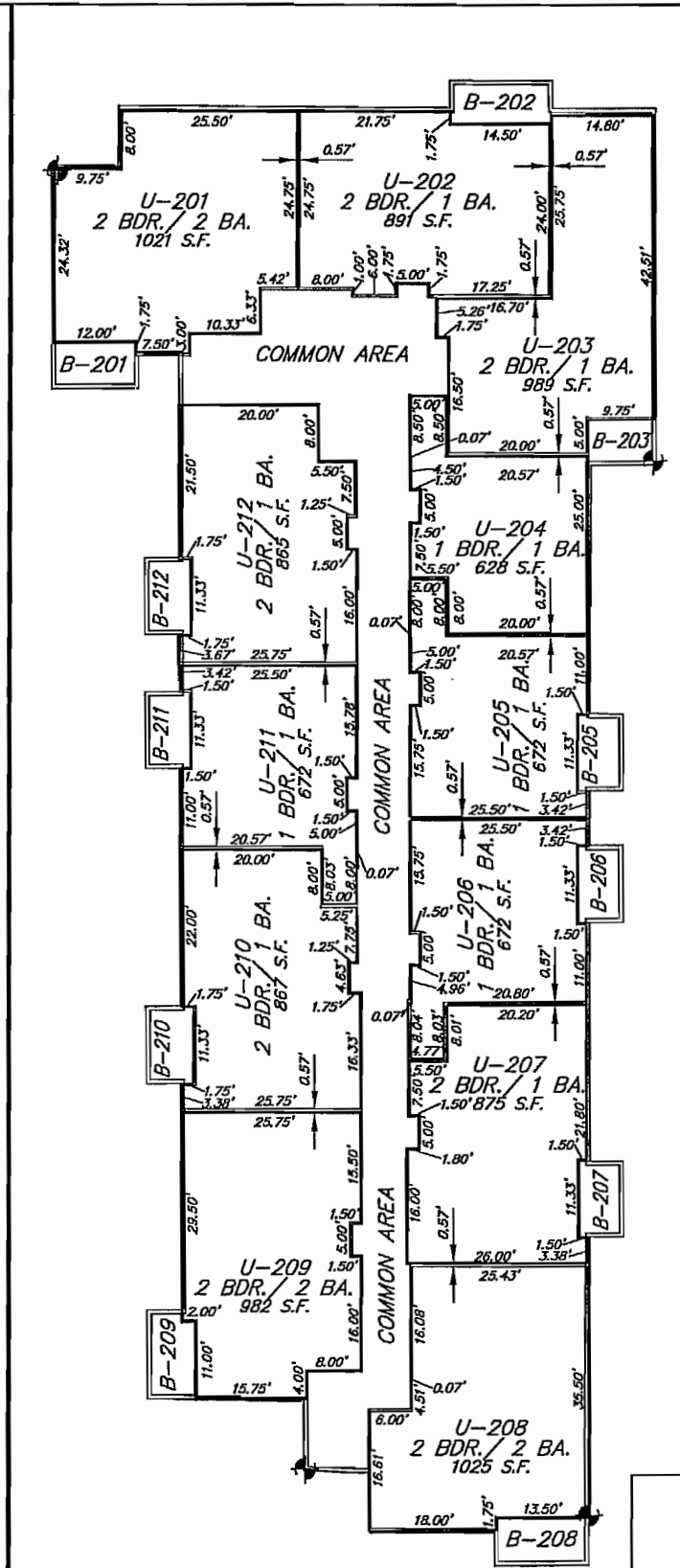
DIAGRAMMATIC SECOND FLOOR PLAN



NOTE

VERTICAL ELEVATIONS FOR SECOND FLOOR PLAN:
 FINISH FLOOR ELEVATION = 38.50 FEET
 FINISH CEILING ELEVATION = 46.58 FEET

SCALE: 1"=20'



LEGEND

- ◆ BUILDING TIE
- B BALCONY
- U UNIT

CONDOMINIUM PLAN

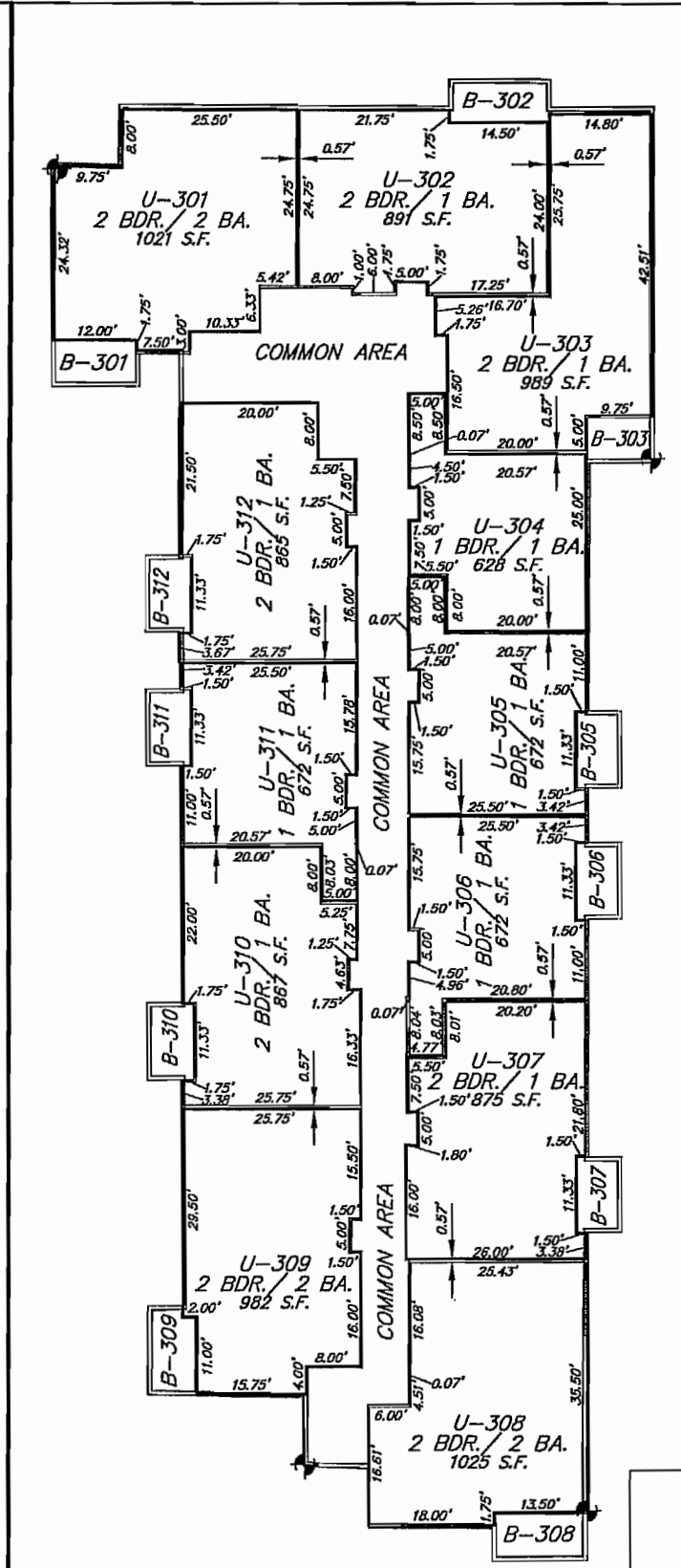
DIAGRAMMATIC THIRD FLOOR PLAN



NOTE

VERTICAL ELEVATIONS FOR THIRD FLOOR PLAN:
FINISH FLOOR ELEVATION = 47.42 FEET
FINISH CEILING ELEVATION = 55.50 FEET

SCALE: 1"=20'



CONDOMINIUM PLAN
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MAPS AT PAGES 38-40, SAN MATEO COUNTY RECORDS

VERTICAL ELEVATIONS - FIRST FLOOR

UNIT NO.	FFE	FCE
101	29.60	37.68
102	29.60	37.68
103	29.60	37.68
104	29.60	37.68
105	29.60	37.68
106	29.60	37.68
107	29.60	37.68
108	29.60	37.68
109	29.60	37.68
110	29.60	37.68
111	29.60	37.68
112	29.60	37.68

NOTES:

FFE = FINISH FLOOR ELEVATION
FCE = FINISH CEILING ELEVATION

CONDOMINIUM PLAN

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VERTICAL ELEVATIONS - SECOND FLOOR

UNIT NO.	FFE	FCE
201	38.50	46.58
202	38.50	46.58
203	38.50	46.58
204	38.50	46.58
205	38.50	46.58
206	38.50	46.58
207	38.50	46.58
208	38.50	46.58
209	38.50	46.58
210	38.50	46.58
211	38.50	46.58
212	38.50	46.58

NOTES:

FFE = FINISH FLOOR ELEVATION

FCE = FINISH CEILING ELEVATION

CONDOMINIUM PLAN

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VERTICAL ELEVATIONS - THIRD FLOOR

UNIT NO.	FIRST FLOOR	FCE
301	47.42	55.50
302	47.42	55.50
303	47.42	55.50
304	47.42	55.50
305	47.42	55.50
306	47.42	55.50
307	47.42	55.50
308	47.42	55.50
309	47.42	55.50
310	47.42	55.50
311	47.42	55.50
312	47.42	55.50

NOTES:

FFE = FINISH FLOOR ELEVATION

FCE = FINISH CEILING ELEVATION