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Tom Daly, Clerk-Recorder



87.00

2008000247933 04:15pm 05/23/08

105 59 C32 28

0.00 0.00 0.00 0.00 81.00 0.00 0.00 0.00

WHEN RECORDED MAIL TO:

MAPPING DEPARTMENT
FUSCOE ENGINEERING
16795 VON KARMAN, SUITE 100
IRVINE, CA 92606

NCS-351639-SM

SPACE ABOVE THIS LINE FOR RECORDERS USE

CONDOMINIUM PLAN
MONARCH CORPORATE CENTER

IN THE CITY OF CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A CONDOMINIUM OVER PARCELS 1 AND 2, OF PARCEL MAP NO. 2006-293, AS
SHOWN ON THE MAP FILED IN BOOK 361, PAGES 15 THROUGH 17, INCLUSIVE, OF
PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

CONDOMINIUM PLAN MONARCH CORPORATE CENTER

PAGE INDEX

TITLE PAGE	1
PAGE INDEX	2
OWNERS CERTIFICATE AND ACKNOWLEDGMENT	3
SURVEYOR'S STATEMENT, BASIS OF BEARINGS	4
DEFINITIONS	5-6A
NOTES	6A
LEGEND OF SYMBOLS	7
BOUNDARY MAP	8
BUILDING LOCATION PLAN	9-10
BUILDING PLANS	11-15
UNIT PLANS	16-25
SECTIONS	26-27

CONDOMINIUM PLAN MONARCH CORPORATE CENTER

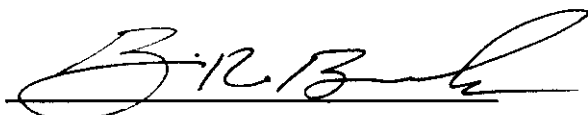
OWNERSHIP CERTIFICATE:

WE, THE UNDERSIGNED, BEING ALL PARTIES REQUIRED BY CALIFORNIA CIVIL CODE CHAPTER 1, TITLE 6, PART 4 DIVISION SECOND, 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).

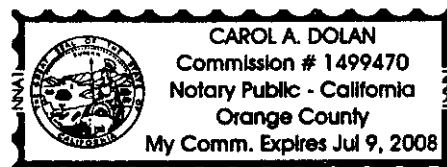
BURKE MONARCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: CMK MONARCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: CMK FAMILY PARTNERS, A LIMITED PARTNERSHIP, A CALIFORNIA PARTNERSHIP, ITS SOLE MEMBER



BRIAN R. BURKE
GENERAL PARTNER



STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON MAY 13, 2008 BEFORE ME, CAROL A. DOLAN,
PERSONALLY APPEARED BRIAN R. BURKE, 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/HEY 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 Carol A. Dolan

NAME OF COUNTY: ORANGE
COMMISSION EXPIRES: JULY 9 2008
COMMISSION NUMBER: 1499470

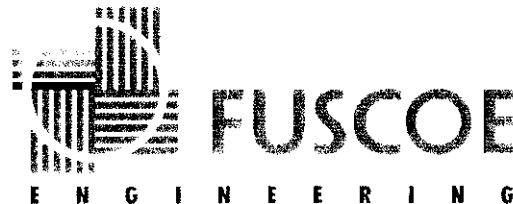
CONDOMINIUM PLAN MONARCH CORPORATE CENTER

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS CONDOMINIUM PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THIS CONDOMINIUM PLAN: (1) CORRECTLY REPRESENTS THE BOUNDARY OF THE LAND INCLUDED WITHIN THIS PROJECT; AND (2) SUBJECT TO MINOR VARIANCES AND SUBJECT ALSO TO THE NOTES AND DEFINITIONS HEREIN, SHOWS THE LOCATION OF THE UNITS TO BE BUILT.


GLENN F. LAKE, L.S. 5793
MY LICENSE EXPIRES 06/30/08

DATE 5-12-08



16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoec.com

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYOR'S HORIZONTAL CONTROL STATION G.P.S. No. 3616 AND STATION G.P.S. No. 3615, BEING NORTH 88°47'42" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

BENCHMARK:

COUNTY OF ORANGE VERTICAL CONTROL # 1H-143-90
O.C.S. 1995 ADJUSTMENT
ELEV. 52.078' - NAVD88 (2005 - LEVELED)

DESCRIBED BY OCS 2002 - FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1H-43-90" SET IN THE SOUTHWESTERLY CORNER OF A 4.5 FT. BY 7.5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF KNOTT AVENUE, 0.25 MILES SOUTHERLY OF KATELLA AVENUE, 46 FT. WESTERLY OF THE CENTERLINE OF KNOTT AND AT THE "T" INTERSECTION OF KNOTT AVENUE AND THE ENTRANCE TO THE MATERIAL RECOVERY FACILITY "PUBLIC DUMP". MONUMENT IS SET LEVEL WITH THE SIDEWALK.

CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

DEFINITIONS

Association.

The term "Association" shall mean and refer to the Monarch Corporate Center Association, a California nonprofit corporation, incorporated under the laws of the State of California, its successors and assigns.

Building.

The term "Building" shall mean (i) Building 2, as identified on page 11 of the Condominium Plan, consisting of Units 201 and 202, (ii) Building 3, as identified on page 12 of the Condominium Plan, consisting of Units 301 and 302, (iii) Building 4, as identified on page 13 of the Condominium Plan, consisting of Units 401 and 402, and (iv) Building 5, as identified on pages 14 and 15 of the Condominium Plan, consisting of Units 501 through 516, and specifically excludes the construction, installation or development of any Improvements to the interior space of a Unit by an Owner.

Building 2 Exclusive Use Common Area

The term "Building 2 Exclusive Use Common Area" shall mean that certain area designated on the Condominium Plan as a trash enclosure/common utility room over which Exclusive Use Easements have been reserved for the benefit of (i) Owners of Units in Building 2 for trash disposal and utility room purposes, and (ii) the Association for trash disposal. In no event shall the Building 2 Exclusive Use Common Area be used for storage by any individual Owner.

Building 3 Exclusive Use Common Area

The term "Building 3 Exclusive Use Common Area" shall mean that certain area designated on the Condominium Plan as a trash enclosure/common utility room over which Exclusive Use Easements have been reserved for the benefit of (i) Owners of Units in Building 3 for trash disposal and utility room purposes, and (ii) the Association for trash disposal and for housing for the utility meters for Common Area lighting. In no event shall the Building 3 Exclusive Use Common Area be used for storage by any individual Owner.

Building 4 Exclusive Use Common Area

The term "Building 4 Exclusive Use Common Area" shall mean that certain area designated on the Condominium Plan as a trash enclosure/common utility room over which Exclusive Use Easements have been reserved for the benefit of (i) Owners of Units in Building 4 for trash disposal and utility room purposes, and (ii) the Association for trash disposal. In no event shall the Building 4 Exclusive Use Common Area be used for storage by any individual Owner.

Building 5 Exclusive Use Common Area

The term "Building 5 Exclusive Use Common Area" shall mean those certain areas designated on the Condominium Plan as either a trash enclosure or as a common utility room over which Exclusive Use Easements have been reserved for the benefit of (i) Owners of Units in Building 5 for trash disposal and utility room purposes, and (ii) the Association for trash disposal and for housing for the utility meters for Common Area lighting. In no event shall the Building 5 Exclusive Use Common Area be used for storage by any individual Owner.

Common Area.

The term "Common Area" shall mean the entire Project, except the Units, including without limitation, the Building roofs, exterior walls of the Building, Building footings, Site landscaping, Easements, Utility Facilities, Site lighting, the Emergency Access Easement, the Emergency Access Gates, the North Screening Wall and the West Screening Wall.

CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

DEFINITIONS

Condominium.

The term "Condominium" shall mean an estate in real property as defined in California Civil Code Section 1351(f) consisting of an undivided fee interest as a tenant in common in the Common Area together with a separate fee interest in one or more Units. The fractional undivided fee simple interest appurtenant to each Unit shall be an undivided one twenty-second (1/22nd) fractional interest.

Condominium Plan.

The term "Condominium Plan" shall mean the Condominium Plan for the Project, recorded in the Official Records, as the same may be amended from time to time.

Declarant.

The term "Declarant" shall mean Burke Monarch LLC, a California Limited Liability Company, or any successor or assign.

Declaration.

The term "Declaration" shall mean the instrument as it may be amended in writing from time to time.

Exclusive Use Area

The term "Exclusive Use Area" shall mean collectively Building 2 Exclusive Use Common Area, Building 3 Exclusive Use Common Area, Building 4 Exclusive Use Common Area and Building 5 Exclusive Use Common Area.

Owner

The term "Owner" with respect to each Condominium, shall mean the fee owner of such Condominium (including Declarant, if applicable). In the event that more than one person or entity is an Owner by reason of the fee ownership of any Condominium, whether by way of undivided interests or in severalty, the persons and/or entities holding all of such interests in and to any Condominium shall, for purposes of the Declaration, be jointly considered a single Owner. The Owner with respect to any Unit may be referred to herein by reference to the commonly known address assigned to the Condominium.

Notwithstanding the foregoing, in the event the whole of the interest of an Owner in and to the Condominium in which it has a present interest is assigned, transferred, conveyed or released, but a new interest is created in such Owner simultaneously with the assignment, transfer, conveyance or release of such interest, or in the event such Owner shall encumber its interest in said Condominium or any part thereof by a Mortgage, then none of the rights or duties conferred upon such Owner shall be deemed to have been assigned, transferred, conveyed or released, but all of the rights and duties herein referred to shall remain in such Owner so long as it retains any possessory interest in and to the said Condominium.

Project

The term "Project" shall mean all of the real property, including the Site, all Improvements located thereon and all Easements relating thereto.

CONDOMINIUM PLAN MONARCH CORPORATE CENTER

DEFINITIONS

Units

The term "Unit" means a separate interest in space as defined in Section 1351(f) of the California Civil Code and as further described on the Condominium Plan. Each Unit is a separate freehold estate, as separately shown, numbered and designated in the Condominium Plan. Each Unit consists of one or more three-dimensional volumes of real property, containing airspace and improvements located within the boundaries of the Unit, including interior walls, doors, windows and outlets. The vertical and horizontal boundaries of each Unit shall be as shown on the Condominium Plan. In interpreting deeds and the Declaration, the physical boundaries of the Unit shall be deemed to extend to (i) the unfinished surface of the bottom of the ceiling, (ii) the unfinished surface of the top of the floor slab, and (iii) the unfinished surface of the walls which establish the perimeter wall (and not interior partition walls) of the Unit.

NOTES

Notes.

- 1) This Condominium Plan and the dimensions shown herein are intended to conform to California Civil Code Section 1351(e), 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 approximate dimensions. The dimensions shown herein are not intended to be sufficiently accurate enough to use for computation of floor area or air space volume in any or all of the Units. 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. In the event of a conflict between this Condominium Plan and the Declaration, the Declaration shall control. Terms not defined herein shall have the meanings set forth in the Declaration.
- 2) The architectural plans prepared by William Skinner, Dated 05-17-06 were used in the preparation of these condominium plans.
- 3) The definitions are from the Declaration of Covenants, Conditions and Restrictions prepared by Bryan Cave, LLP

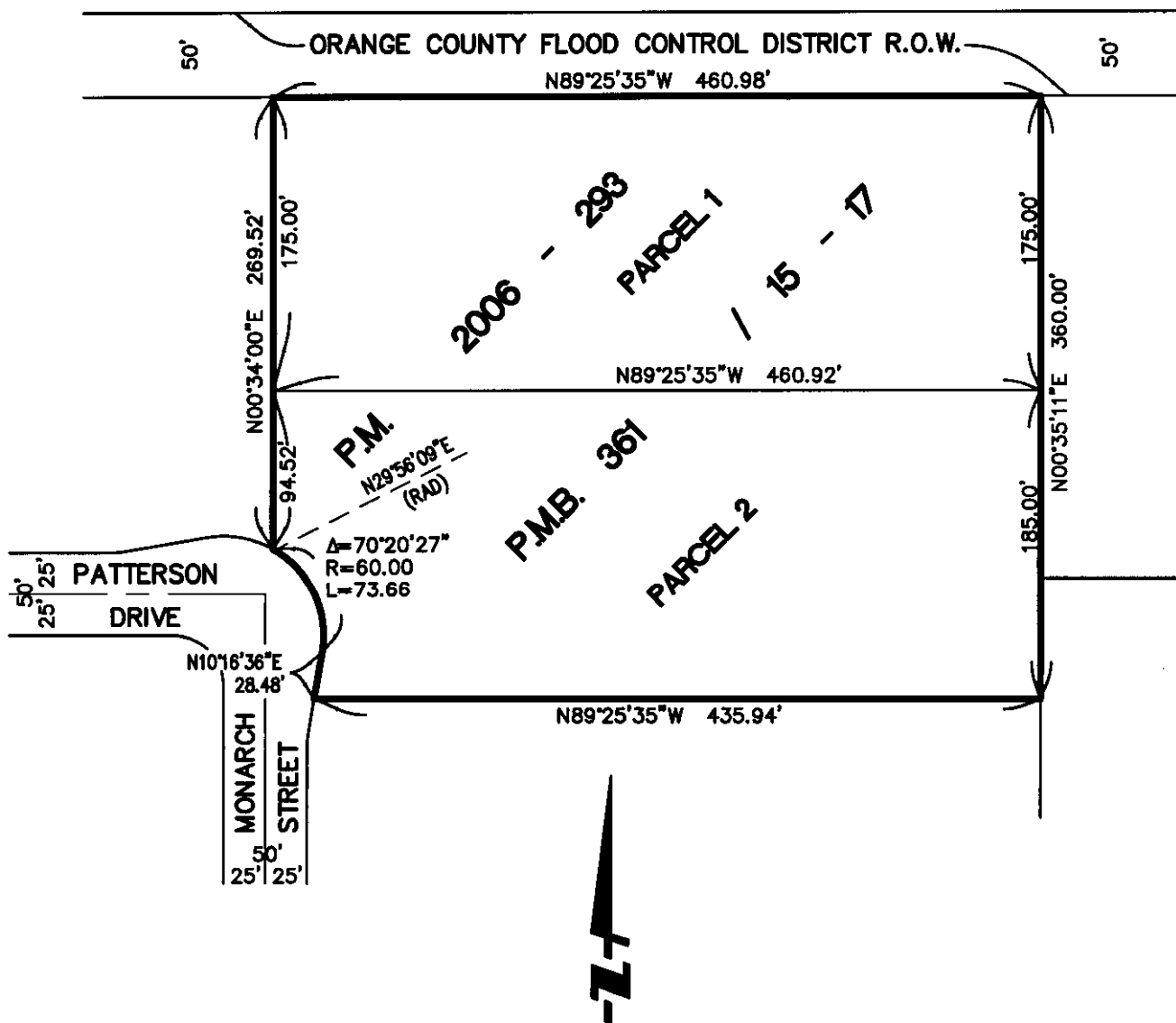
CONDOMINIUM PLAN MONARCH CORPORATE CENTER

LEGEND OF SYMBOLS

PROJECT BOUNDARY	
BUILDING LINES	
GROUND FLOOR	
LOT LINES	

CONDOMINIUM PLAN MONARCH CORPORATE CENTER

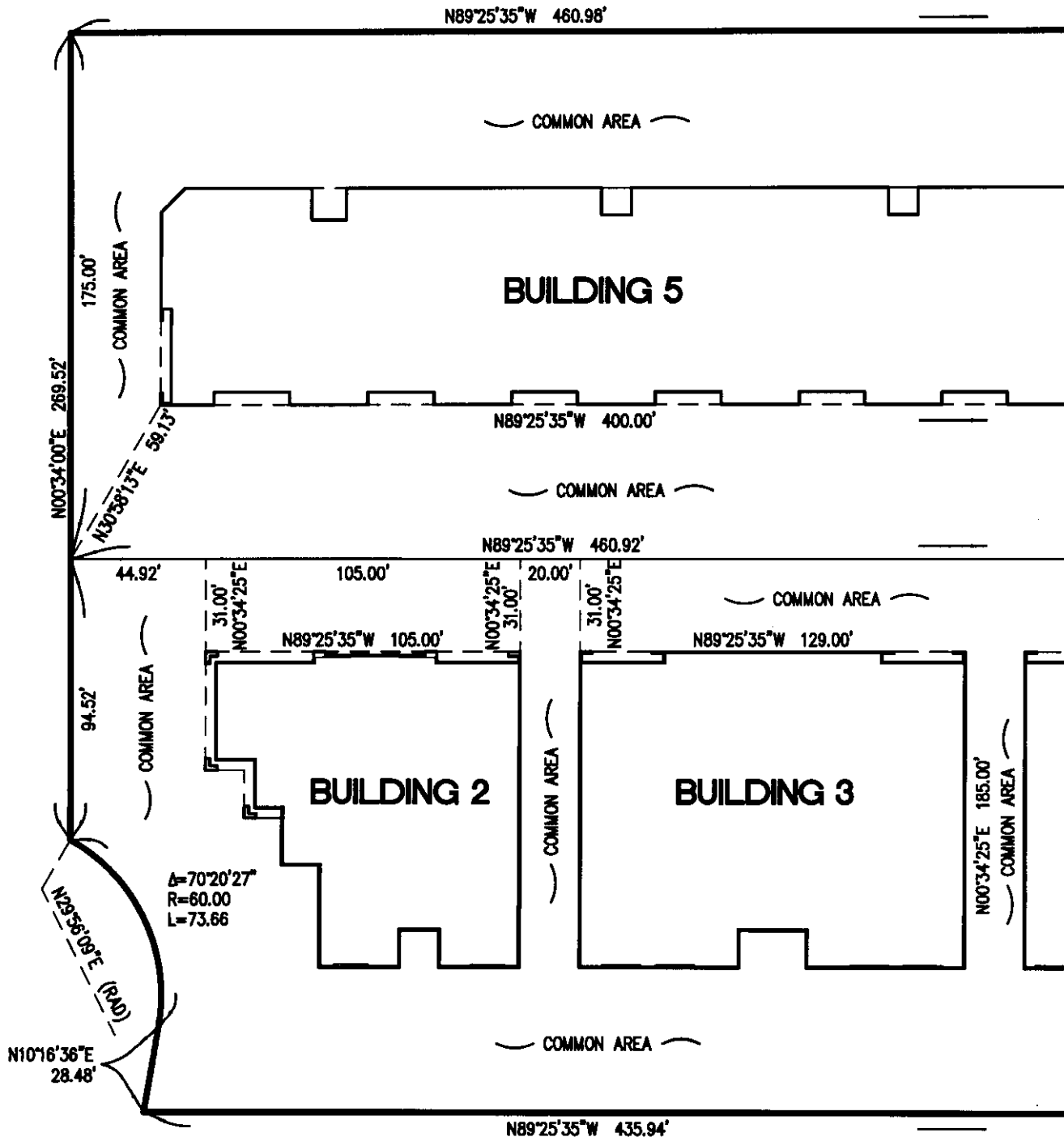
BOUNDARY MAP



CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

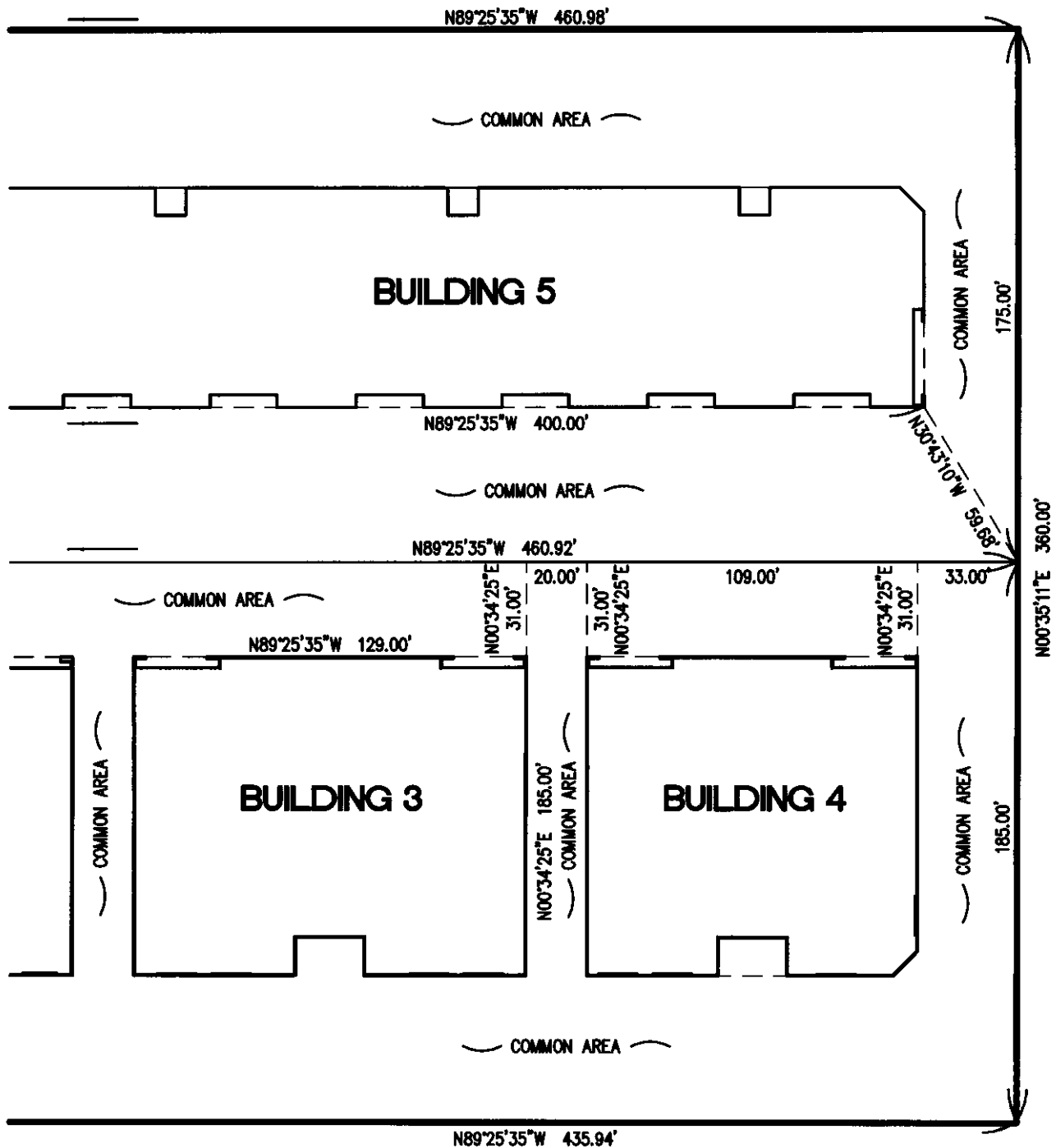
BUILDING LOCATION PLAN



CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

BUILDING LOCATION PLAN

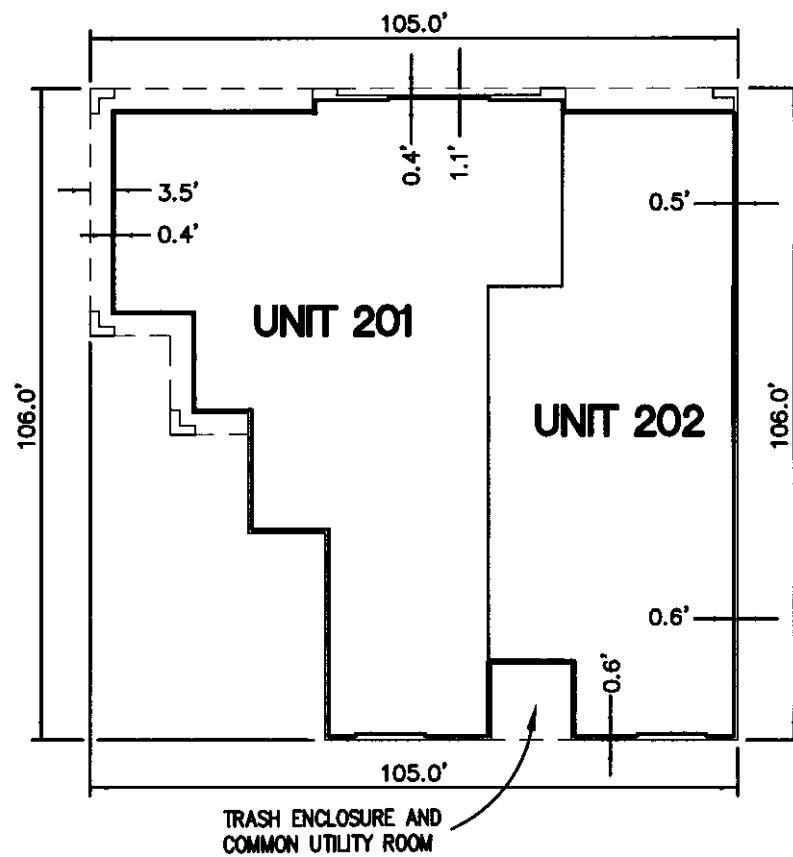


CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

BUILDING PLAN

BUILDING 2

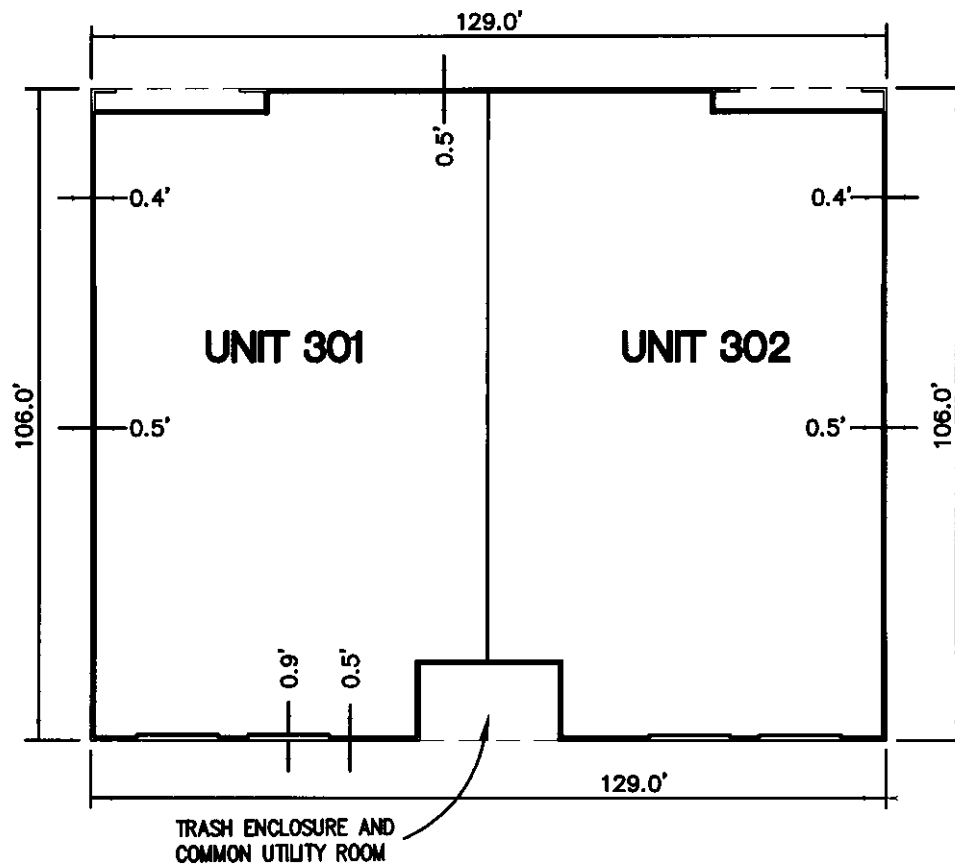


SEE PAGES 16 THROUGH 25 FOR UNIT PLANS

CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

BUILDING PLAN BUILDING 3

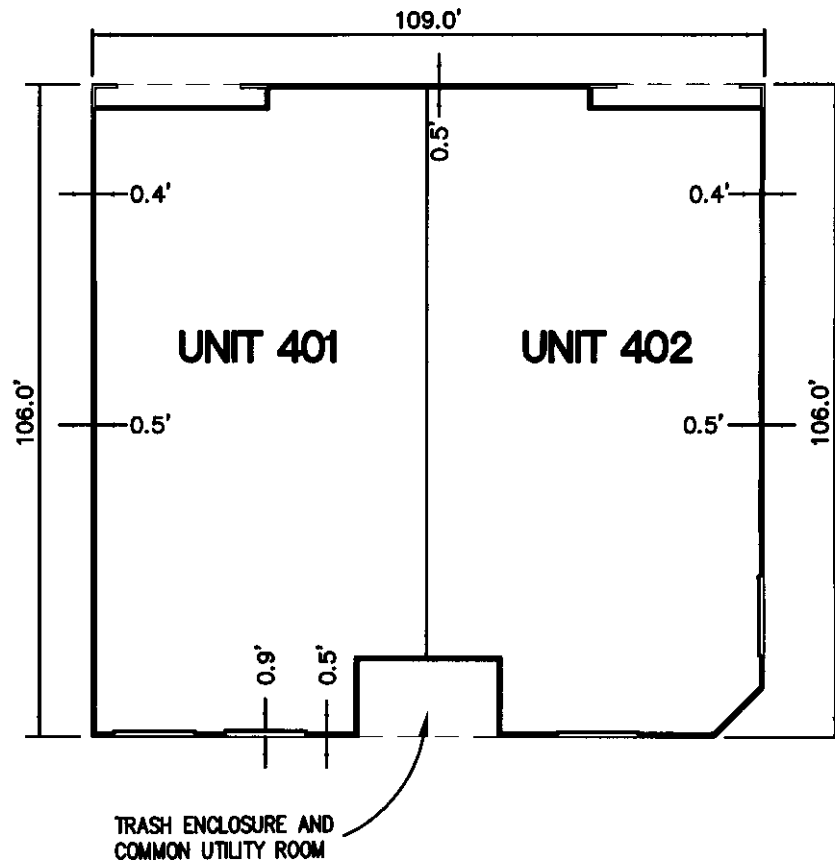


SEE PAGES 16 THROUGH 25 FOR UNIT PLANS

CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

BUILDING PLAN BUILDING 4



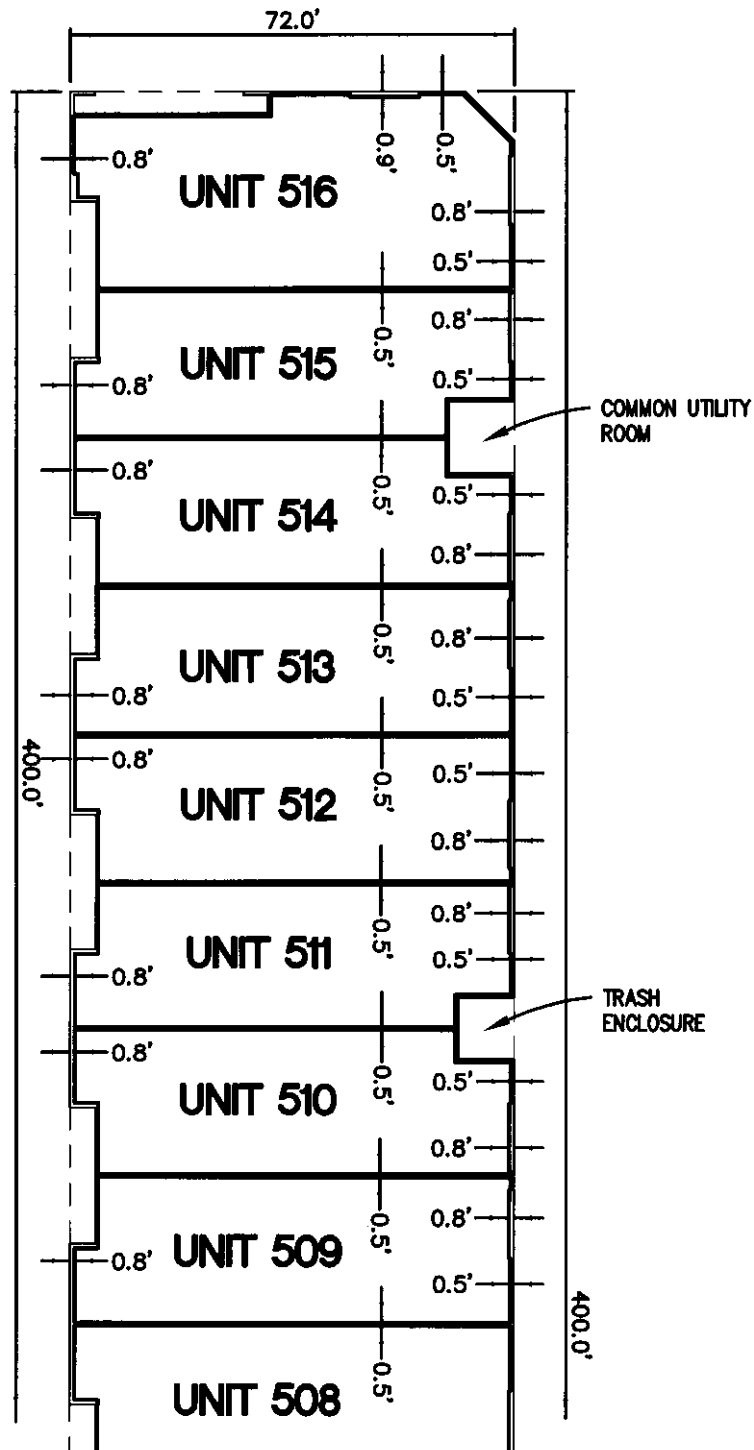
SEE PAGES 16 THROUGH 25 FOR UNIT PLANS

CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

BUILDING PLAN BUILDING 5

SEE PAGES 16 THROUGH 25 FOR UNIT PLANS

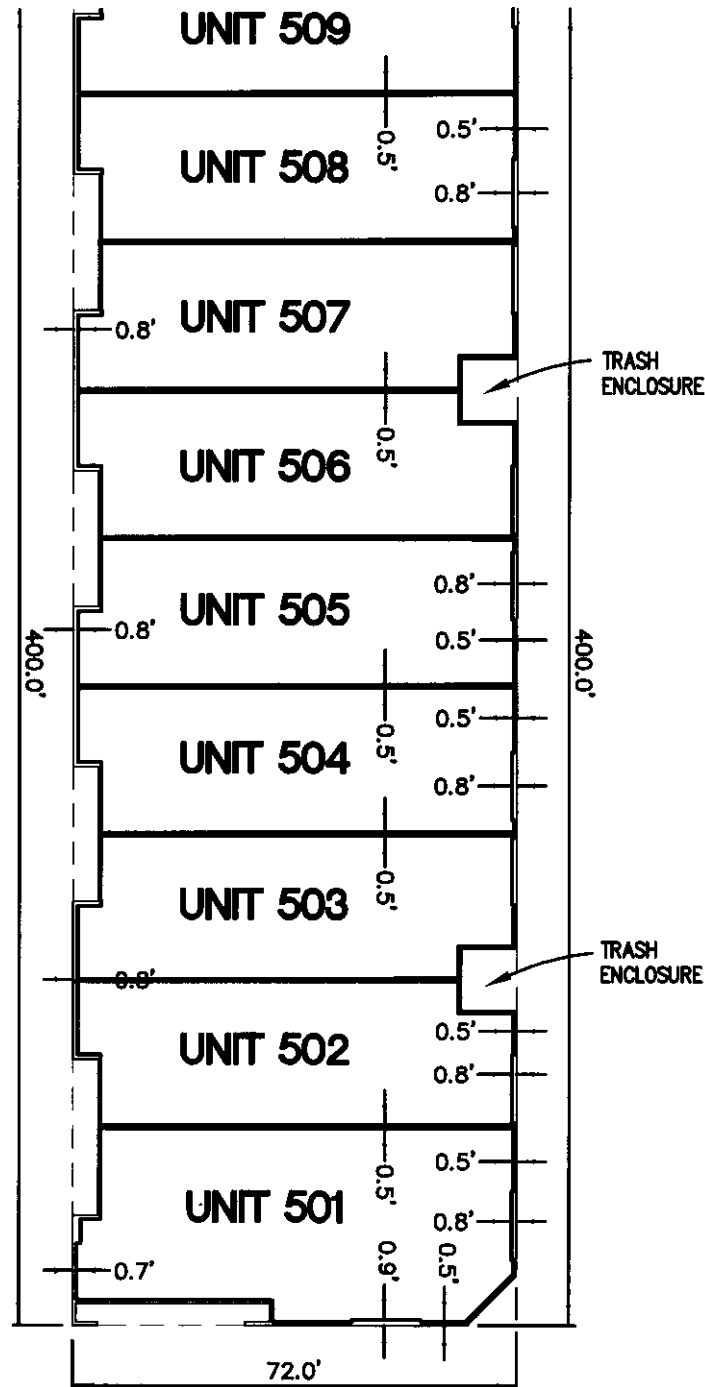


CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

BUILDING PLAN BUILDING 5

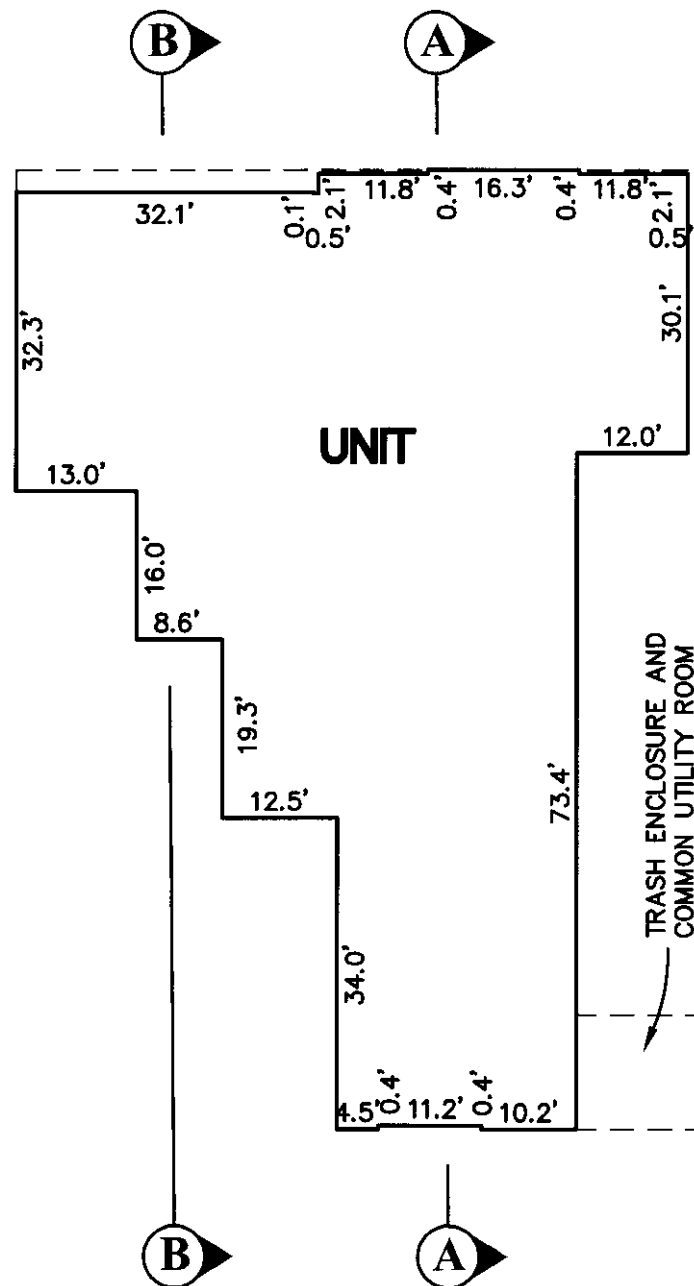
SEE PAGES 16 THROUGH 25 FOR UNIT PLANS



CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

UNIT PLAN UNIT 201

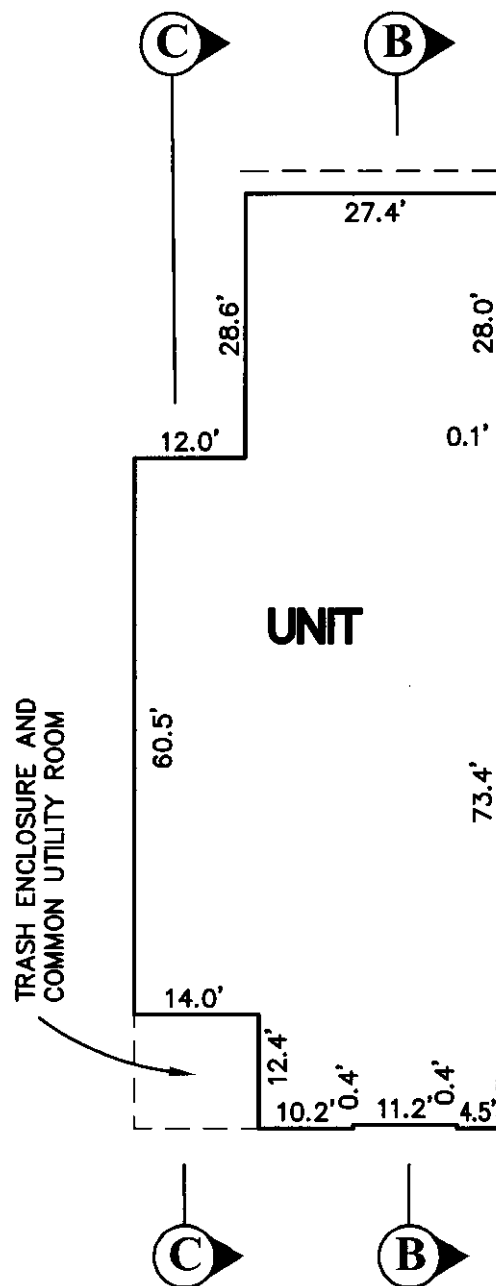


SEE PAGES 26 AND 27 FOR SECTIONS.

CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

UNIT PLAN UNIT 202

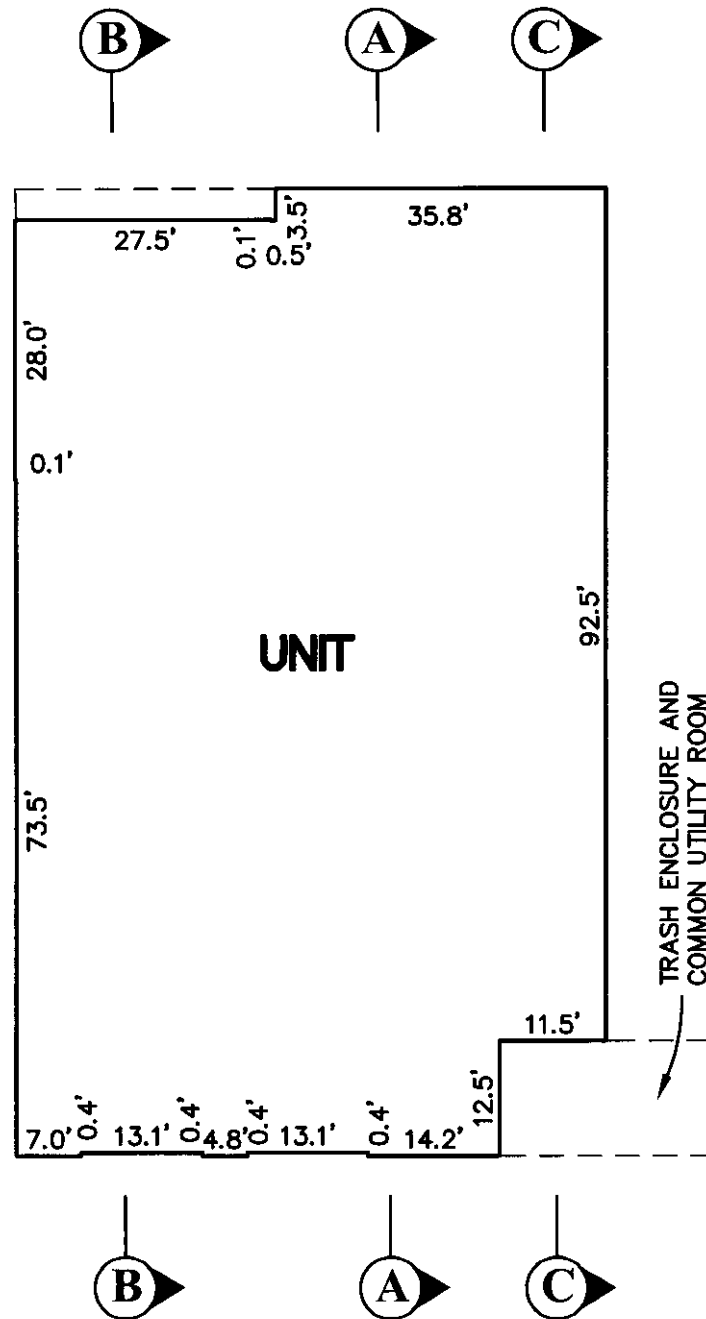


SEE PAGES 26 AND 27 FOR SECTIONS.

CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

UNIT PLAN UNIT 301

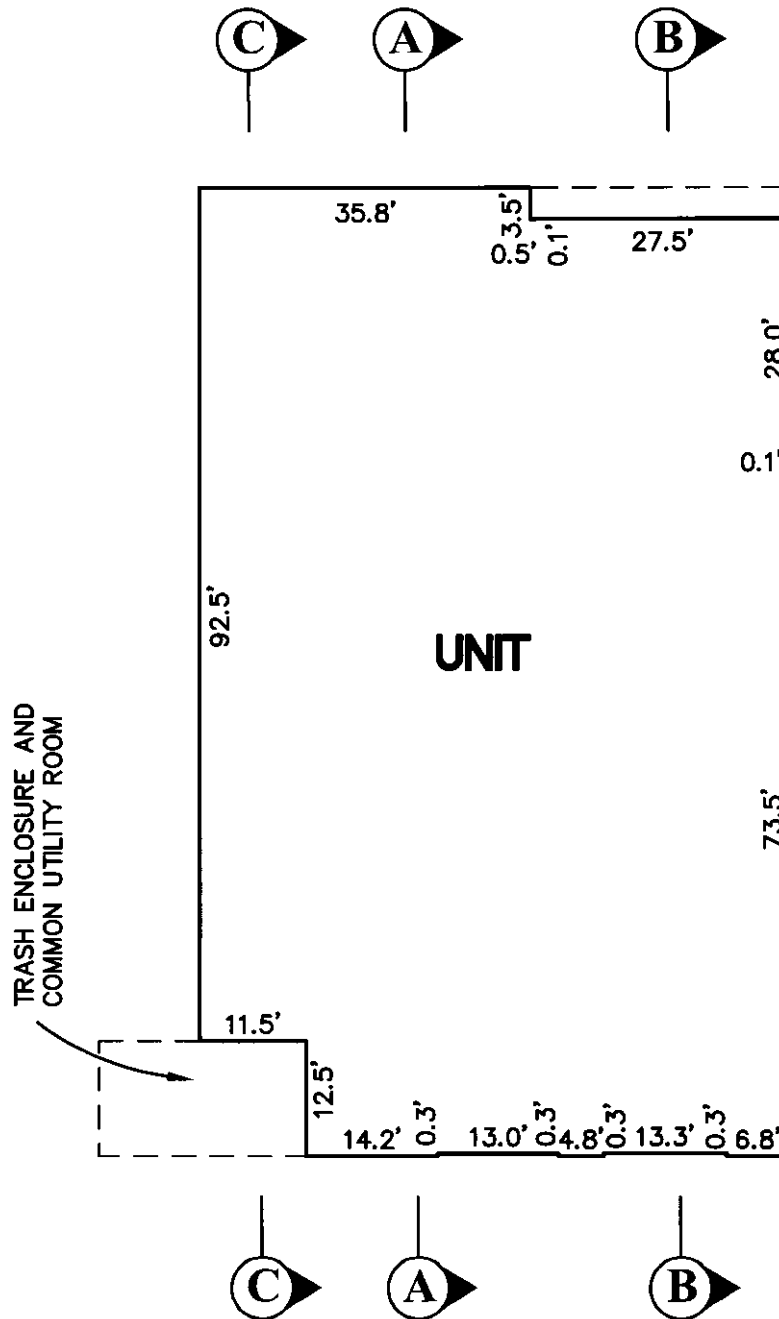


SEE PAGES 26 AND 27 FOR SECTIONS.

CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

UNIT PLAN UNIT 302

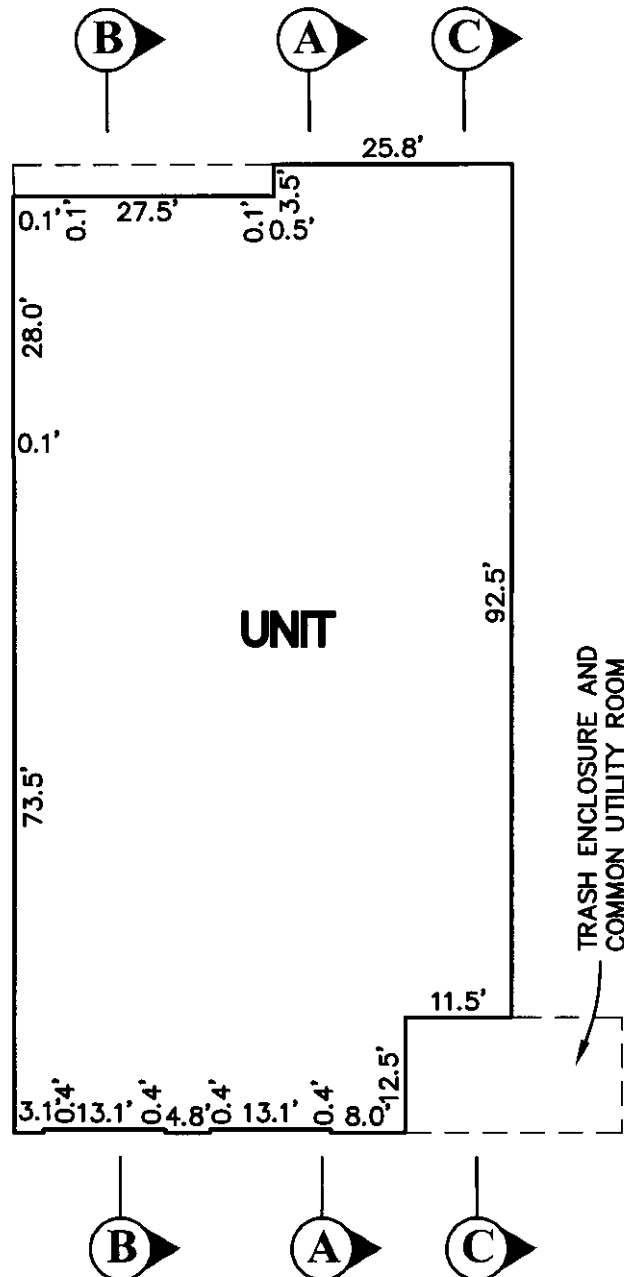


SEE PAGES 26 AND 27 FOR SECTIONS.

CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

UNIT PLAN UNIT 401

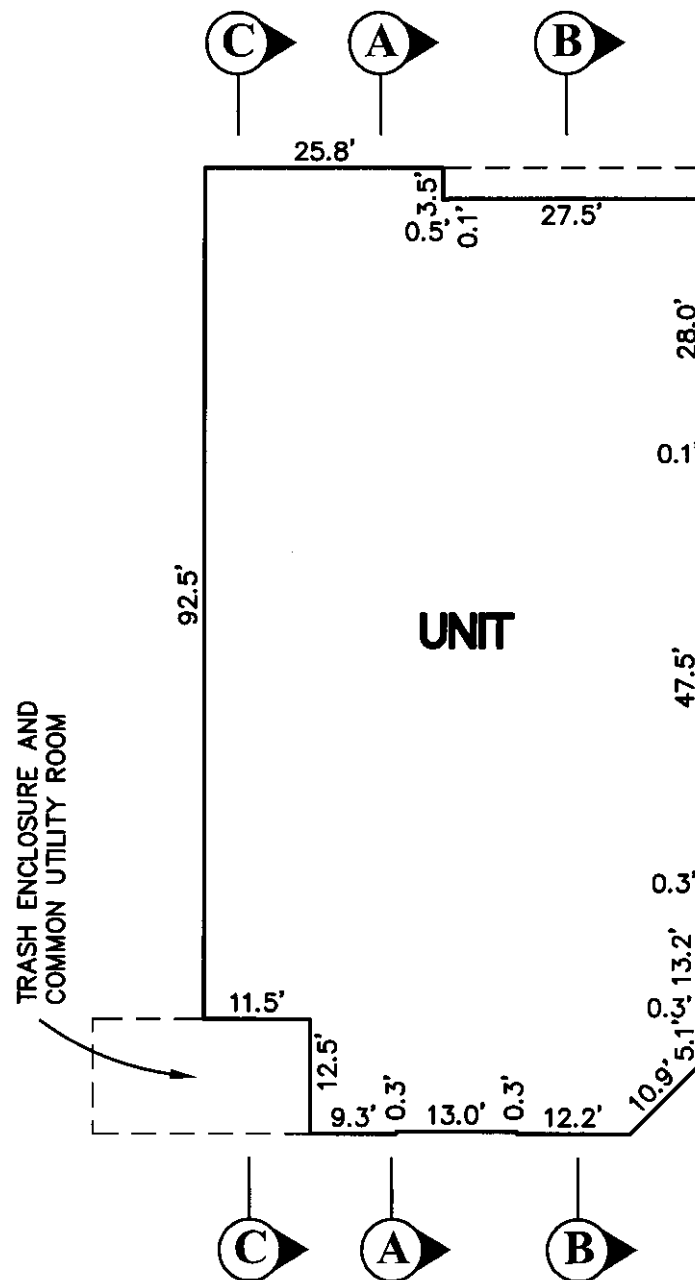


SEE PAGES 26 AND 27 FOR SECTIONS.

CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

UNIT PLAN UNIT 402



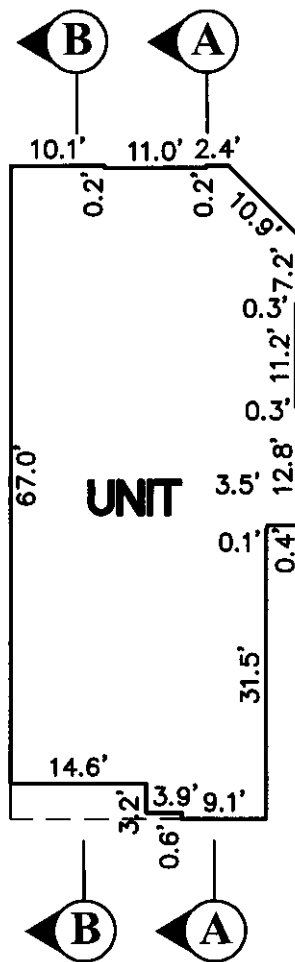
SEE PAGES 26 AND 27 FOR SECTIONS.

CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

UNIT PLAN

UNITS 501 AND 516(R)



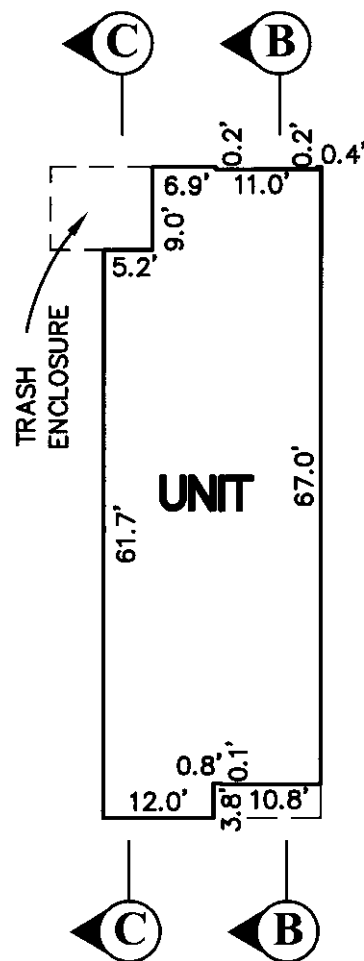
SEE PAGES 26 AND 27 FOR SECTIONS.

CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

UNIT PLAN

UNITS 502, 503(R), 506, 507(R), 510 AND 511(R)

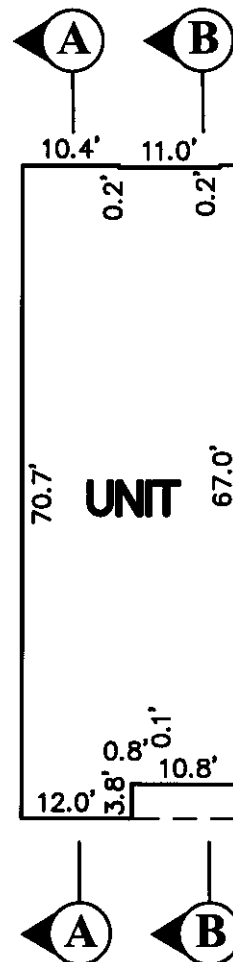


SEE PAGES 26 AND 27 FOR SECTIONS.

CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

UNIT PLAN
UNIT 504, 505(R), 508, 509(R), 512 AND 513(R)



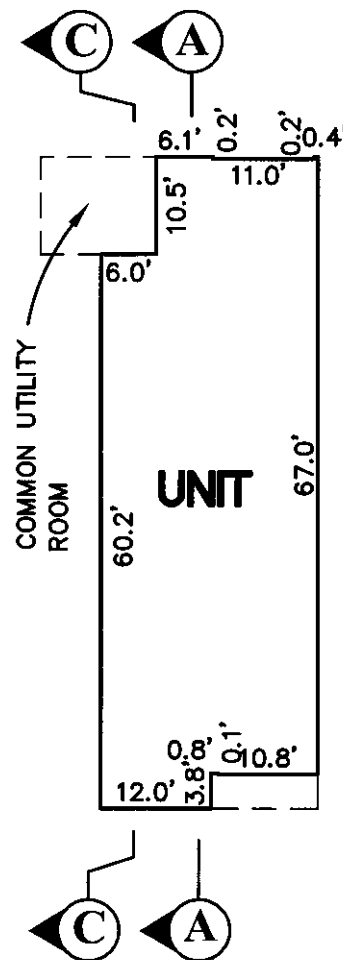
SEE PAGES 26 AND 27 FOR SECTIONS.

CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

UNIT PLAN

UNIT 514 AND 515(R)

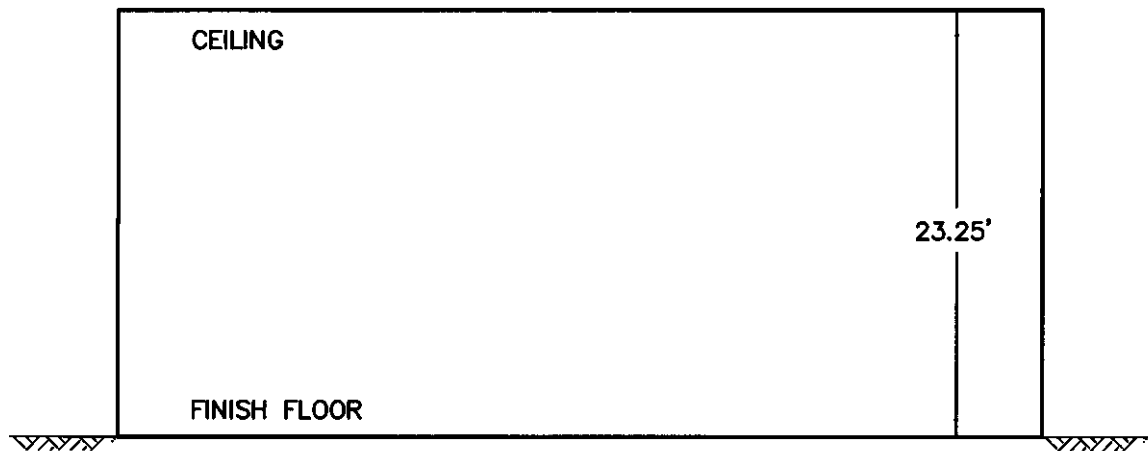


SEE PAGES 26 AND 27 FOR SECTIONS.

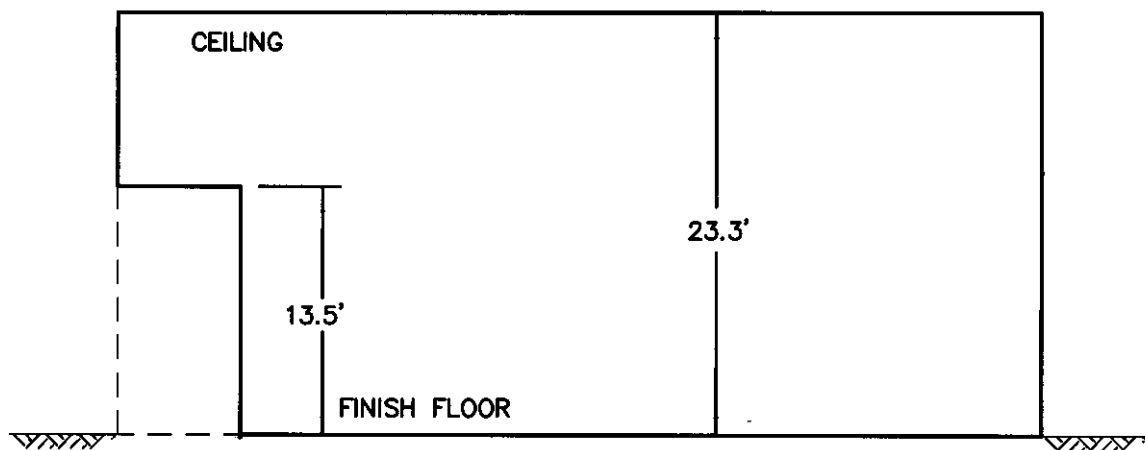
CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

BUILDING SECTIONS



SECTION 'A'

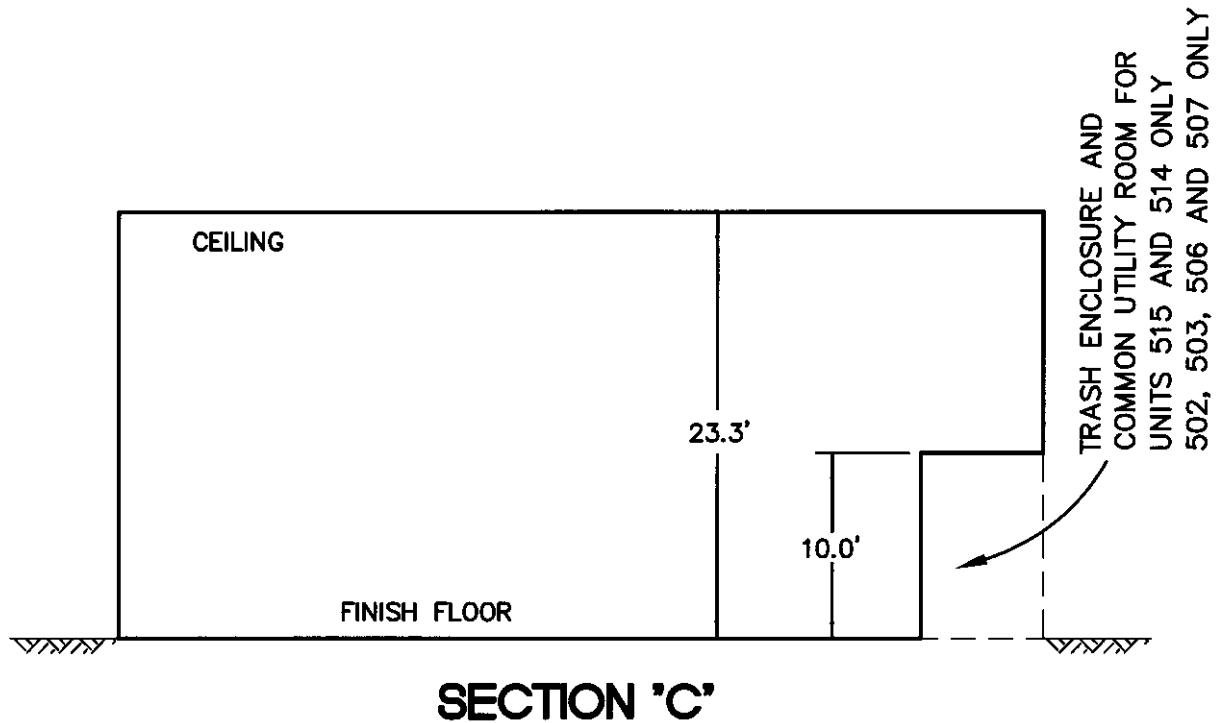


SECTION 'B'

CONDOMINIUM PLAN

MONARCH CORPORATE CENTER

BUILDING SECTIONS



SECTION 'C'

FINISH FLOOR ELEVATIONS:

UNIT 201 = 53.55	UNIT 506 = 54.65
UNIT 202 = 53.55	UNIT 507 = 54.59
UNIT 301 = 54.25	UNIT 508 = 53.53
UNIT 302 = 54.25	UNIT 509 = 54.47
UNIT 401 = 55.20	UNIT 510 = 55.41
UNIT 402 = 55.20	UNIT 511 = 54.35
UNIT 501 = 54.96	UNIT 512 = 54.29
UNIT 502 = 54.89	UNIT 513 = 54.23
UNIT 503 = 54.83	UNIT 514 = 54.17
UNIT 504 = 54.77	UNIT 515 = 54.11
UNIT 505 = 54.71	UNIT 516 = 54.04