

C-170/1

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

VENTURE COMMERCE CENTERS, INC.  
ATTN: ROBERT EVES  
600 MILLER AVENUE  
MILL VALLEY, CA 94941

DOC # 2006-0451334

06/22/2006 08:00A Fee:82.00

Page 1 of 26

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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# CONDOMINIUM PLAN

(83)  
C  
SZ

# VENTURE COMMERCE CENTER

# PALM DESERT

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**KIER & WRIGHT**  
CIVIL ENGINEERS & SURVEYORS, INC.  
1233 Quarry Lane, suite 145 (925) 249-6555  
Pleasanton, California 94566 Fax (925) 249-6563

**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**RECORDING PAGE**

**PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA**

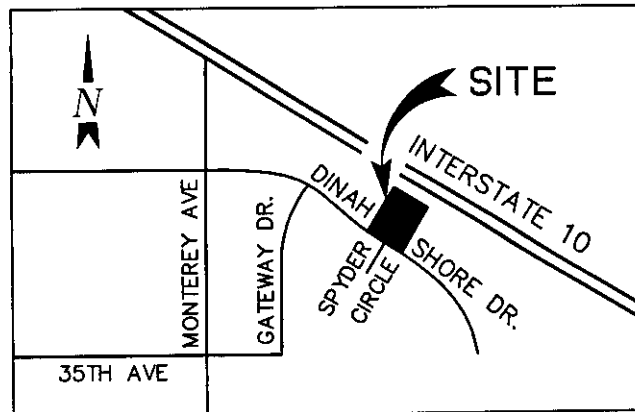
SCALE	NONE
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	1 OF 25

C-170/2

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VICINITY MAP

Not to Scale

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**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**INDEX & VICINITY MAP**  
 PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA

SCALE	NONE
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	2 OF 25

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**SURVEYOR'S STATEMENT:**

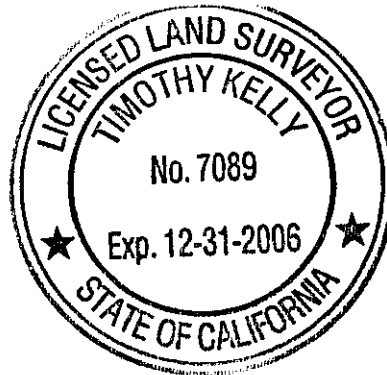
I, TIMOTHY KELLY, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; AND THAT THIS CONDOMINIUM PLAN CONSISTING OF 25 SHEETS CORRECTLY REPRESENTS THE BOUNDARIES OF THIS CONDOMINIUM PROJECT, MADE UNDER MY SUPERVISION IN FEBRUARY 2006, WHICH REFERS TO OR SHOWS MONUMENTATION ON THE GROUND AND A THREE-DIMENSIONAL DESCRIPTION OF THE CONDOMINIUM PROJECT IN SUFFICIENT DETAIL TO IDENTIFY THE COMMON AREAS AND EACH SEPARATE INTEREST WITHIN THE MEANING OF SECTION 1351(e) (1) AND (2) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA.

*Timothy Kelly*

*5-23-06*

TIMOTHY KELLY  
CALIFORNIA LICENSED LAND SURVEYOR  
NO. 7089  
LICENSE EXPIRES: 12-31-06

DATE



**LEGEND:**

- — — — — PROPERTY LINE
- — — — — ADJOINING PROPERTY LINE
- ===== BUILDING ENVELOPE LINE
- ===== UNIT DEMISING LINE
- — — — — MONUMENT LINE
- ⊙ FOUND MONUMENT AS NOTED
- ⊞ TRANSFORMER
- ⊞ DESIGNATED HANDICAP PARKING
- UNIT # CONDOMINIUM UNIT NUMBER
- 55.55' DIMENSION IN FEET AND DECIMAL
- ELEV. ELEVATION
- M-M MONUMENT TO MONUMENT

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**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**SURVEYOR'S STATEMENT**

**PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA**

SCALE	NONE
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	3 OF 25

**OWNER'S STATEMENT:**

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED IN THE ATTACHED DESCRIPTION OF THE CONDOMINIUM PLAN DEPICTED HEREIN; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY AND WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID PLAN AND THE DESCRIPTION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: LB/VCC Palm Desert, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]  
ROBERT J. EVES

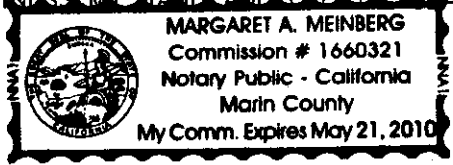
ITS: VICE PRESIDENT

**OWNER'S ACKNOWLEDGEMENT:**

STATE OF CALIFORNIA }  
COUNTY OF Marin } SS.

ON May 17, 2006, BEFORE ME, Margaret Meinberg *Notary Public*, PERSONALLY APPEARED Robert J. Eves PERSONALLY KNOWN TO ME (~~OR PROVED TO ME ON THIS 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.

WITNESS MY HAND AND OFFICIAL SEAL.



Margaret Meinberg  
(SIGNATURE)  
Margaret A. Meinberg  
(PRINT)

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Marin

MY COMMISSION EXPIRES: May 21, 2010

COMMISSION NUMBER: 1660321

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**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**OWNER'S STATEMENT**  
**AND ACKNOWLEDGEMENT**  
**PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA**

SCALE	NONE
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	4 OF 86

**BENEFICIARY'S STATEMENT:**

WE, LEHMAN ALI INC., BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 30, 2005, AS DOCUMENT NO. 2005-0248905 OFFICIAL RECORDS OF RIVERSIDE COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, DOES CONSENT TO THE MAKING AND FILING OF THIS CONDOMINIUM PLAN.

IN WITNESS HEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNDER AFFIXED THIS 30 DAY OF MAY, 2005.

LEHMAN ALI, INC., A DELAWARE CORPORATION

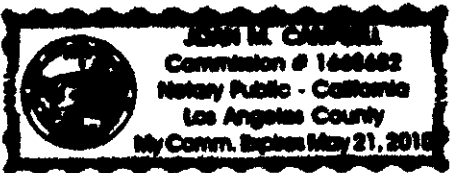
BY: [Signature]  
SIGN  
NAME: Harry W. Bruni  
PRINT  
ITS: Authorized Signatory  
TITLE

**BENEFICIARY'S ACKNOWLEDGEMENT:**

STATE OF CALIFORNIA  
COUNTY OF Los Angeles SS.  
ON May 30, 2006, BEFORE ME, JOAN M CAMPBELL *Notary Public*, PERSONALLY APPEARED Harry W. Bruni PERSONALLY KNOWN TO ME (~~OR PROVED TO ME ON THIS 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.

WITNESS MY HAND AND OFFICIAL SEAL.  
Joan M. Campbell  
(SIGNATURE)  
JOAN M. CAMPBELL  
(PRINT)

COUNTY OF PRINCIPAL PLACE OF BUSINESS: LOS ANGELES



MY COMMISSION EXPIRES: May 21, 2010  
COMMISSION NUMBER: 1668682

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1233 Quarry Lane, suite 145 (925) 249-8555  
Pleasanton, California 94566 Fax (925) 249-6563

**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**TRUSTEE'S STATEMENT**  
**AND ACKNOWLEDGEMENT**  
PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA

SCALE	NONE
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	5 OF 34

C-170/6

Under the provisions of Government Code 27361.7, I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Joan M. Campbell

Commission #: 1668682

County Where Bond is Filed: Los Angeles

State Where Bond is Filed: CALIFORNIA

Date Commission Expires: May 21, 2010

DATE June 16, 2006

Signature: Gary Francis

C-170/7

**GENERAL NOTES:**

- 1. ALL DISTANCES ARE IN FEET (GROUND) AND DECIMALS THEREOF.
- 2. ALL BEARINGS ARE "NORTH ORIENTED".

**BENCHMARK:**

CITY OF PALM DESERT BENCHMARK #155, ELEVATION BEING 316.435'. 2.5" BRONZE DISK ON TOP OF CURB AT NORTH SIDE OF GERALD FORD DRIVE AT THE EAST BEGINNING OF CURB RETURN EAST OF MONTEREY AVENUE.

**BASIS OF BEARINGS**

THE BEARING OF NORTH 54° 32' 32" WEST TAKEN ON THE CENTER LINE OF DINAH SHORE DRIVE AS SHOWN ON THAT CERTAIN PARCEL MAP NUMBER 24255 FILED FOR RECORD ON DECEMBER 5, 2003, IN BOOK 206 OF MAPS AT PAGES 94-99, OFFICIAL RECORDS OF RIVERSIDE COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

**LEGAL DESCRIPTION:**

PARCEL 1 OF PARCEL MAP NO. 34614 RECORDED June 22<sup>nd</sup> 2006 IN BOOK 217 OF PARCEL MAPS AT PAGES 65 THROUGH 106 INCLUSIVE, RIVERSIDE COUNTY RECORDS.

**TERMINOLOGY-DEFINITIONS:**

THE TERMS USED IN THIS CONDOMINIUM PLAN ARE DEFINED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP FOR THE VENTURE COMMERCE CENTER PALM DESERT CONDOMINIUM PROJECT FILED FOR RECORD CONCURRENTLY HERewith, AND FURTHER DEFINED BELOW:

- 1) THE PROJECTS CONSISTS OF ALL THAT REAL PROPERTY SITUATE IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS PARCEL 1 OF PARCEL MAP NO. 34614 RECORDED June 22<sup>nd</sup>, 2006 IN BOOK 217 OF PARCEL MAPS AT PAGES 65 THROUGH 106 INCLUSIVE INCLUDING ALL STRUCTURES AND IMPROVEMENTS ERECTED OR TO BE ERECTED THEREON.
- 2) ASSOCIATION: "ASSOCIATION" SHALL MEAN AND REFER TO VENTURE COMMERCE CENTER - PALM DESERT CONDOMINIUM ASSOCIATION, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION, THE MEMBERS OF WHICH SHALL BE THE OWNERS OF CONDOMINIUMS IN THE PROJECT.
- 3) CONDOMINIUM: "CONDOMINIUM" SHALL MEAN AN ESTATE IN REAL PROPERTY AS DEFINED IN CALIFORNIA CIVIL CODE §§783 AND 1351(F), CONSISTING OF A SEPARATE INTEREST IN A UNIT AND AN UNDIVIDED INTEREST IN THE COMMON AREA AND OTHER RIGHTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP FOR THE VENTURE COMMERCE CENTER-PALM DESERT CONDOMINIUM PROJECT.

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**CONDOMINIUM PLAN  
VENTURE COMMERCE CENTER  
PALM DESERT  
SURVEY NOTES**

PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA

SCALE	NONE
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	6 OF 25

C-170/8

- 4) COMMON AREA: "COMMON AREA" SHALL MEAN AND REFER TO ALL OF THE PROPERTY WITHIN THE PROJECT WITH THE EXCEPTION OF THE UNITS, INCLUDING, WITHOUT LIMITATION ALL OF THE LAND WITHIN THE PROJECT, AND THE IMPROVEMENTS UPON THAT LAND, EXCLUDING THE UNITS, INCLUDING, BUT NOT LIMITED TO: PARKING AND DRIVEWAY AREAS, LANDSCAPED AREAS, PROJECT MONUMENTS AND IDENTIFICATION SIGNS, EXTERIOR SPRINKLERS AND SPRINKLER PIPES, OPEN SPACE AREAS; GARBAGE COLLECTION FACILITIES, AND UTILITY FACILITIES.
- 5) UNITS: THE TERM "UNIT" SHALL MEAN THOSE PORTIONS OF THE SUBJECT PROPERTY SHOWN ON THIS CONDOMINIUM PLAN AS INDIVIDUALLY NUMBERED PARCELS PRECEDED BY THE WORD "UNIT". EACH OF THE UNITS CONSISTS OF THE SPACE AND IMPROVEMENTS BOUNDED BY AND CONTAINED WITHIN THE INTERIOR UNFINISHED SURFACES OF THE EXTERIOR PERIMETER WALLS AND WHERE FOR A PARTICULAR UNIT, AN INTERIOR PERIMETER DIVIDING WALL SEPARATES TWO ADJOINING UNITS, THE BOUNDARIES OF THE UNITS WITH RESPECT TO SAID INTERIOR PERIMETER DIVIDING WALL SHALL BE THE CENTER OF SUCH DIVIDING WALL. THE SHEET ROCK AND OTHER COMPONENTS OF SUCH DIVIDING WALL LOCATED INTERIOR OF THE CENTER OF THE STUDS OF SUCH DIVIDING WALL SHALL BE OWNED BY THE UNIT OWNER AND CONSTITUTE PART OF THE UNIT. THE HORIZONTAL AND VERTICAL DIMENSIONS OF ALL UNITS ARE SHOWN ON THE CONDOMINIUM PLAN. THE UNIT SHALL INCLUDE THE ROOF OF THE UNIT AND THE FLOOR SLAB OF THE UNIT LOCATED WITHIN THE AREA DEFINED ON THE CONDOMINIUM PLAN AS THE UNIT. EACH UNIT INCLUDES THE AIRSPACE ENCOMPASSED WITHIN THE BOUNDARIES DESCRIBED. NOTWITHSTANDING THE FOREGOING, THE ASSOCIATION, AND NOT THE OWNER OF THE UNIT SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND REPLACEMENT OF THE FOLLOWING ELEMENTS OF THE BUILDING, WHETHER LOCATED WITHIN THE UNIT OR WITHIN THE COMMON AREA: THE ROOF AND THE ROOF MEMBRANE; THE FLOOR SLAB; EXCEPT FOR FINISHES ON INTERIOR SURFACES, ANY PORTION OF THE BUILDING WHICH EXISTS FOR STRUCTURAL PURPOSES, INCLUDING, WITHOUT LIMITATION, LOAD BEARING WALLS, SUPPORT BEAMS AND COLUMNS; FLOOR SYSTEMS, STAIRWAYS; VENTILATION SHAFTS; DUCTS FOR HEATING AND COOLING PURPOSES, FLUES, CHASES, SHAFTS AND WELLS CONTAINING UTILITY CONDUITS OR PIPES, OR WHICH PROVIDE ACCESS TO ANY PORTION OF THE UTILITY SYSTEMS. THE FOLLOWING ELEMENTS OF THE BUILDING SHALL BE PART OF THE UNIT: THE WINDOWS, WINDOW FRAMES, DOORS AND DOOR FRAMES; FLOORING INSTALLED OVER THE FLOOR SLAB; SHEET ROCK, PANELING, PAINT OR OTHER FINISHES ON THE PERIMETER WALLS; ALL INTERIOR WALLS OTHER THAN BEARING WALLS.
- 6) PARKING SPACE: "PARKING SPACE" MEANS THAT PORTION OF THE COMMON AREA SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAN AS AN INDIVIDUALLY NUMBERED SPACE DESIGNATED WITH THE LETTER "P". THOSE PARKING SPACES WHICH ARE DESIGNATED ON THE DEED WHICH GRANTS THE UNIT FROM THE DECLARANT TO THE UNIT OWNER AS EXCLUSIVE USE COMMON AREA, OR AS PROVIDED IN SUCH OTHER DEED OR INSTRUMENT FROM THE DECLARANT, THE ASSOCIATION OR ANOTHER OWNER GRANTING A PARKING SPACE TO AN OWNER AS EXCLUSIVE USE COMMON AREA FOR THE EXCLUSIVE USE OF THAT UNIT.
- 7) RULES OF CONSTRUCTION: PURSUANT TO SECTION 1371 OF THE CALIFORNIA CIVIL CODE: IN INTERPRETING DEEDS AND CONDOMINIUM PLANS, THE EXISTING PHYSICAL BOUNDARIES OF A UNIT IN A CONDOMINIUM PROJECT, WHEN THE BOUNDARIES OF THE UNIT ARE CONTAINED WITHIN A BUILDING, 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 CONDOMINIUM PLAN, IF ANY EXISTS, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN ON THE PLAN OR IN THE DEED AND THOSE OF THE BUILDING.
- 8) CONFLICT BETWEEN THESE TERMINOLOGY-DEFINITIONS AND THE DECLARATION OF COVENANTS AND RESTRICTIONS ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP FOR VENTURE COMMERCE CENTER-PALM DESERT: IN THE EVENT THERE ARE INCONSISTENCIES BETWEEN THESE CONDOMINIUM PLAN TERMINOLOGY-DEFINITIONS AND DEFINITIONS AND PROVISIONS OF THE DECLARATION, THE PROVISIONS OF THE DECLARATION SHALL PREVAIL.

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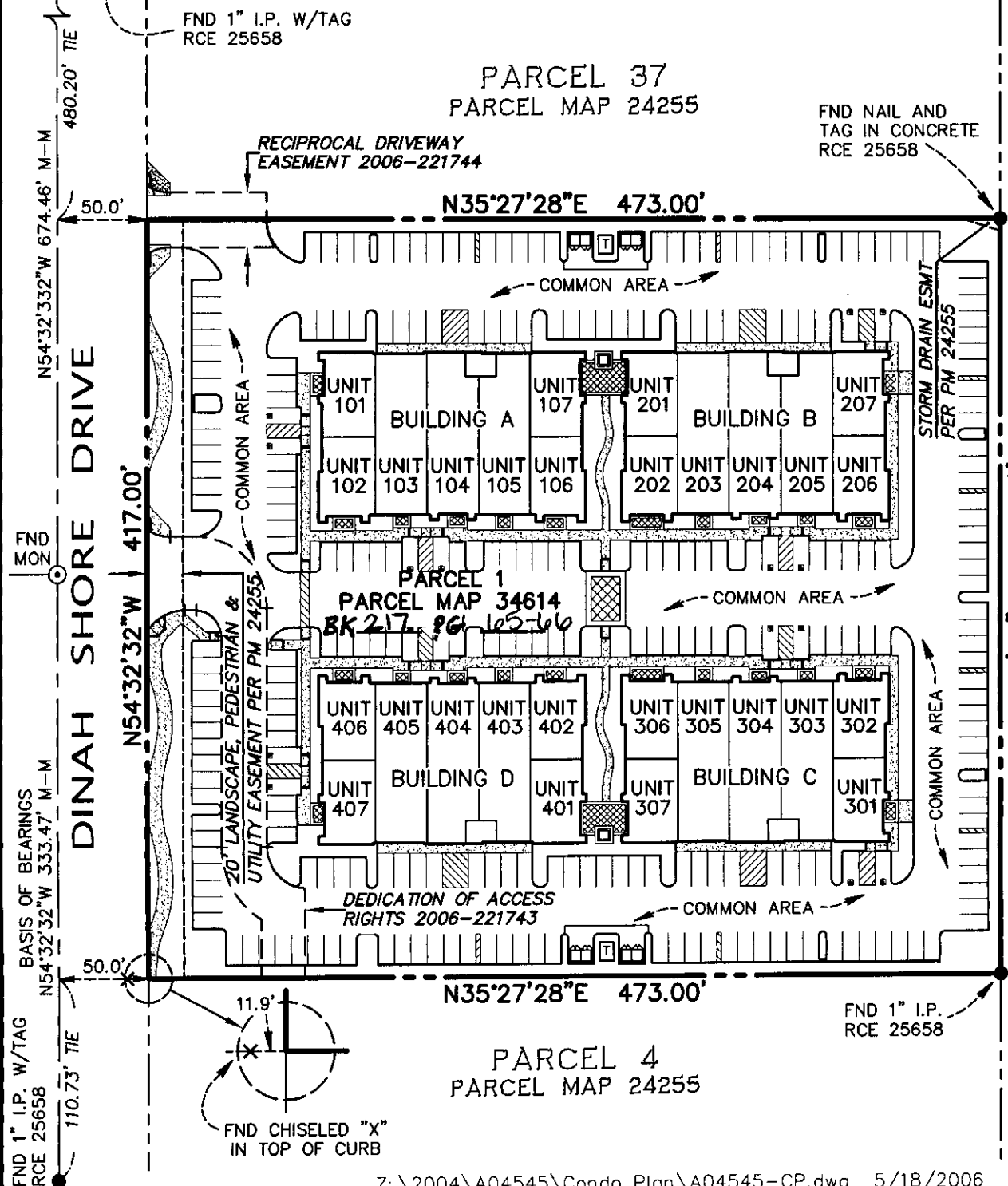
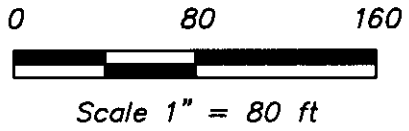
**KIER & WRIGHT**  
 CIVIL ENGINEERS & SURVEYORS, INC.  
 1233 Quarry Lane, suite 145 (925) 249-6555  
 Pleasanton, California 94566 Fax (925) 249-6563

**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**SURVEY NOTES**

PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA

SCALE	NONE
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	7 OF 25

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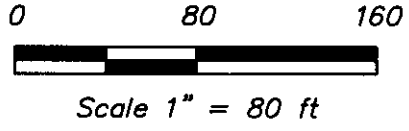


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**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**SURVEY PLAN**  
 PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA

SCALE	1" = 80'
DATE	MAY 2008
BY	TK
JOB NO.	A04545
SHEET	8 OF 25

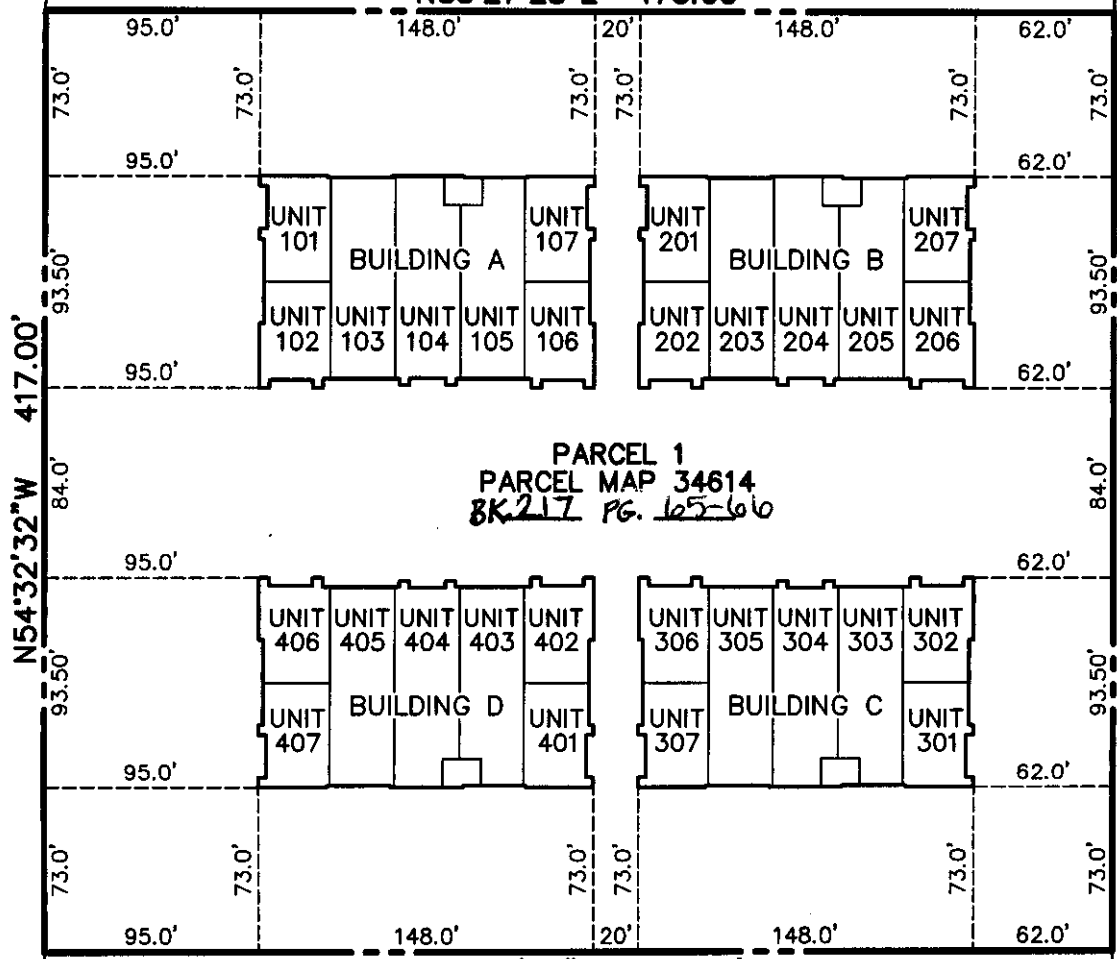
C-170/10



PARCEL 37  
PARCEL MAP 24255

N35°27'28"E 473.00'

DINAH SHORE DRIVE




PARCEL 1  
PARCEL MAP 34614  
8K217 PG. 65-66

LOT H  
PARCEL MAP 24255

N35°27'28"E 473.00'

PARCEL 4  
PARCEL MAP 24255

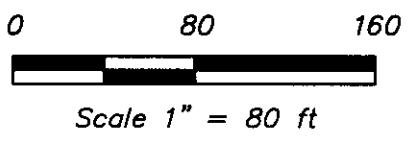
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**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**UNIT LOCATION PLAN**  
PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA

SCALE	1" = 80'
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	9 OF 25

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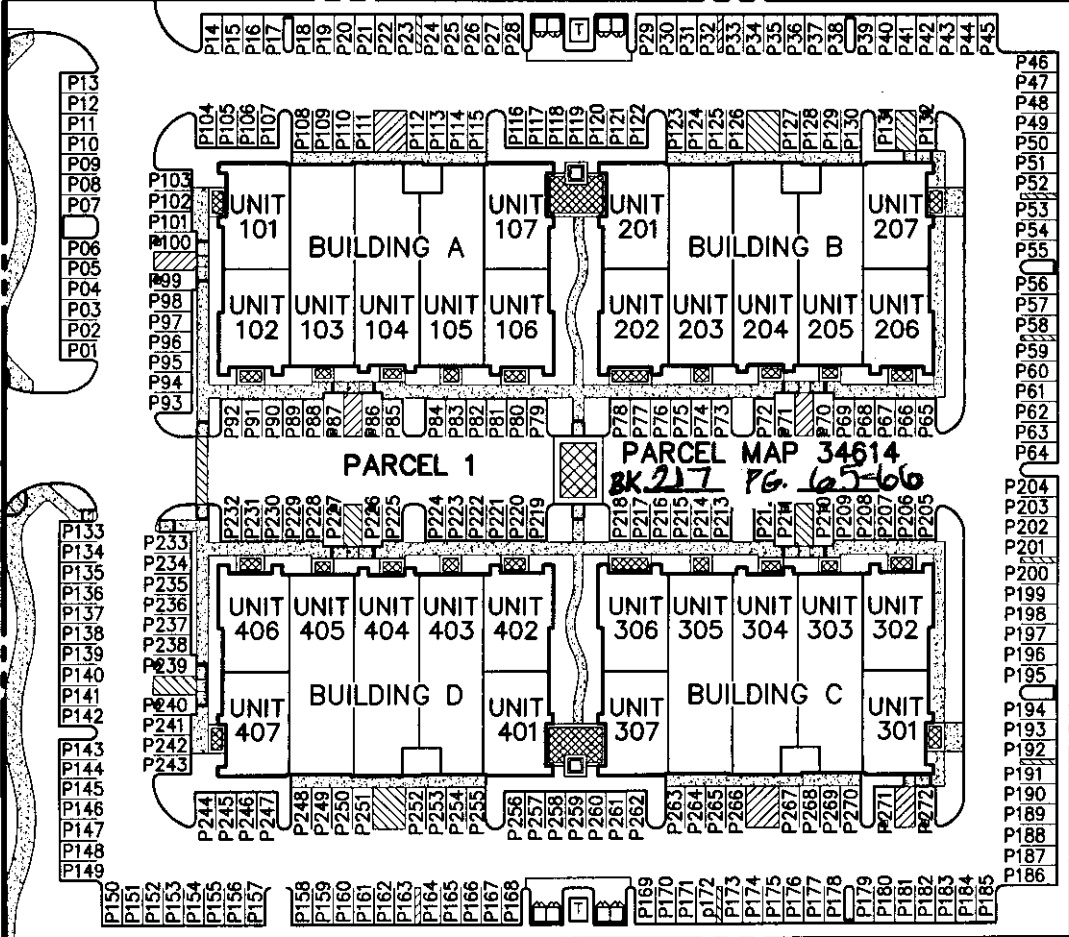


PARCEL 37  
PARCEL MAP 24255

N35°27'28"E 473.00'

DINAH SHORE DRIVE

N54°32'32"W 417.00'



N35°27'28"E 473.00'

PARCEL 4  
PARCEL MAP 24255

N54°32'32"W 417.00'

LOT H  
PARCEL MAP 24255

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**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**PARKING PLAN**

PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA


SCALE	1" = 80'
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	10 OF 25

C-170/12

STANDARD PARKING SPACE 9'X18'
SPACE NUMBER P1-P69 P72-P85 P88-P98 P101-P130 P133-P209 P212-P225 P228-P238 P241-P270

HANDICAP PARKING SPACE 9'X18'
SPACE NUMBER P70-P71 P86-P87 P99-P100 P131-P132 P210-P211 P226-P227 P239-P240 P271-P272

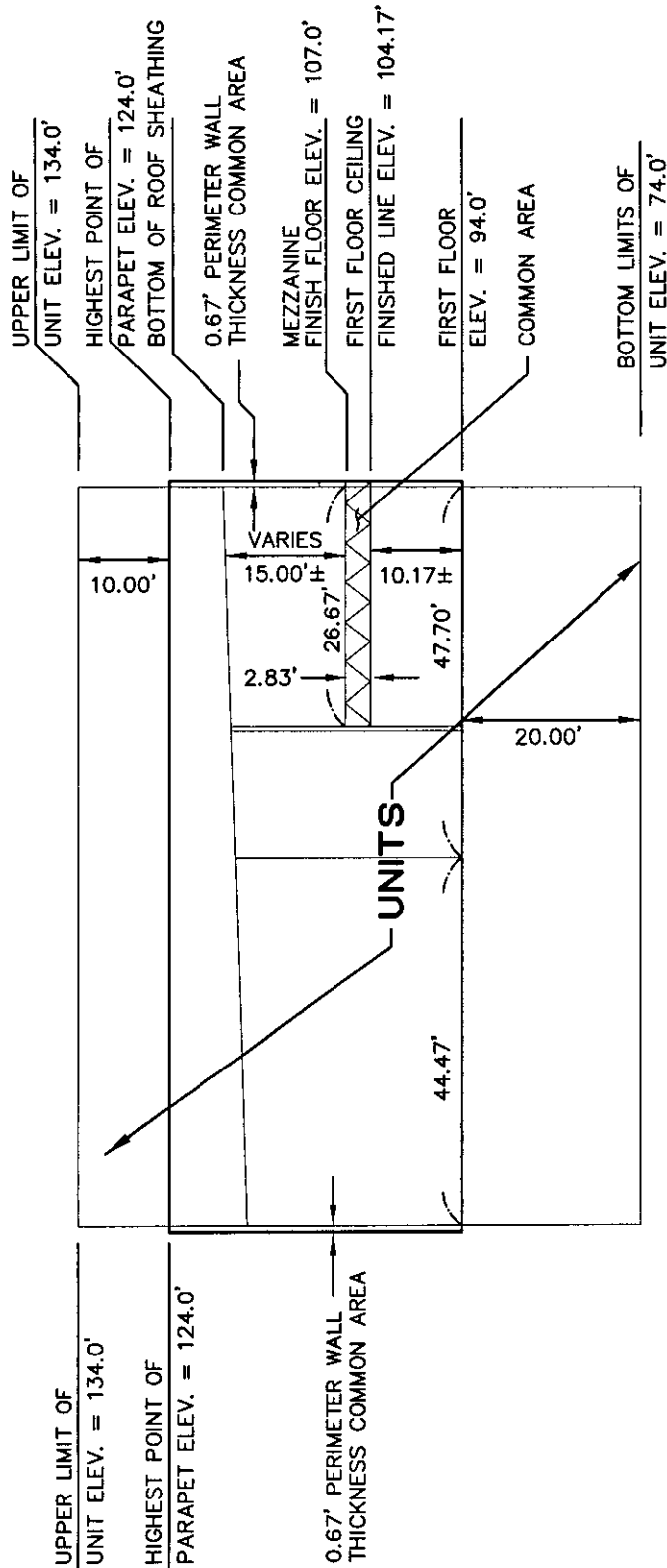
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 <b>KIER &amp; WRIGHT</b> CIVIL ENGINEERS & SURVEYORS, INC. 1233 Quarry Lane, suite 145 (925) 249-6555 Pleasanton, California 94566 Fax (925) 249-6563	<b>CONDOMINIUM PLAN</b>	SCALE NONE
	<b>VENTURE COMMERCE CENTER</b>	DATE MAY 2006
	<b>PALM DESERT</b>	BY TK
	<b>PARKING TABLE</b>	JOB NO. A04545
	<b>PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA</b>	SHEET 11 OF 25

C-170/13

**NOTE:**

1. ALL ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
2. BENCHMARK: SEE SURVEY NOTES, SHEET 6.



BUILDINGS A & B  
 UNITS 101, 102, 106, 107  
 UNITS 201, 202, 206, 207

Z: \2004\A04545\Condo Plan\A04545-CP.dwg 5/18/2006 9:30:31 AM PST



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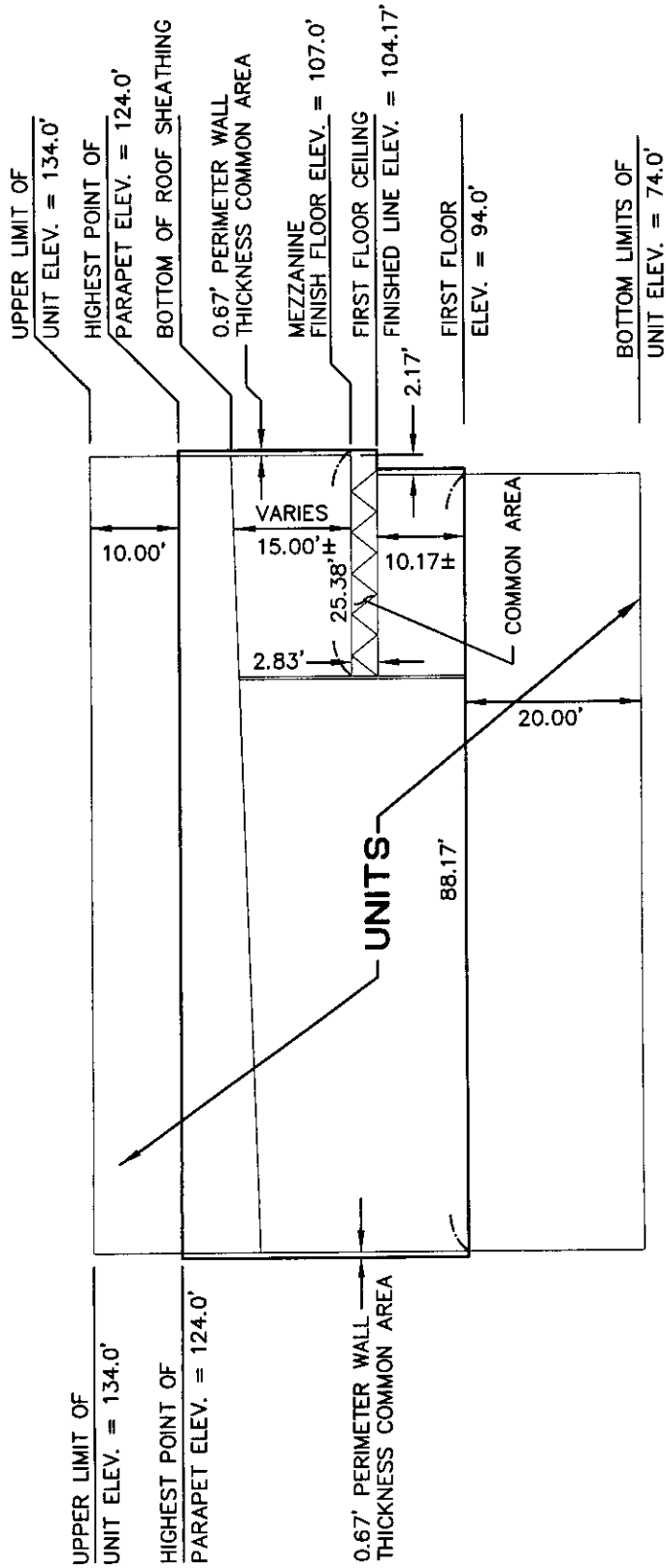
**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**PROFILE PLAN, BUILDINGS A & B**  
 PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA

SCALE	NTS
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	12 OF 25

C-170/14

**NOTE:**

1. ALL ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
2. BENCHMARK: SEE SURVEY NOTES, SHEET 6.



BUILDINGS A & B  
UNITS 104 & 204

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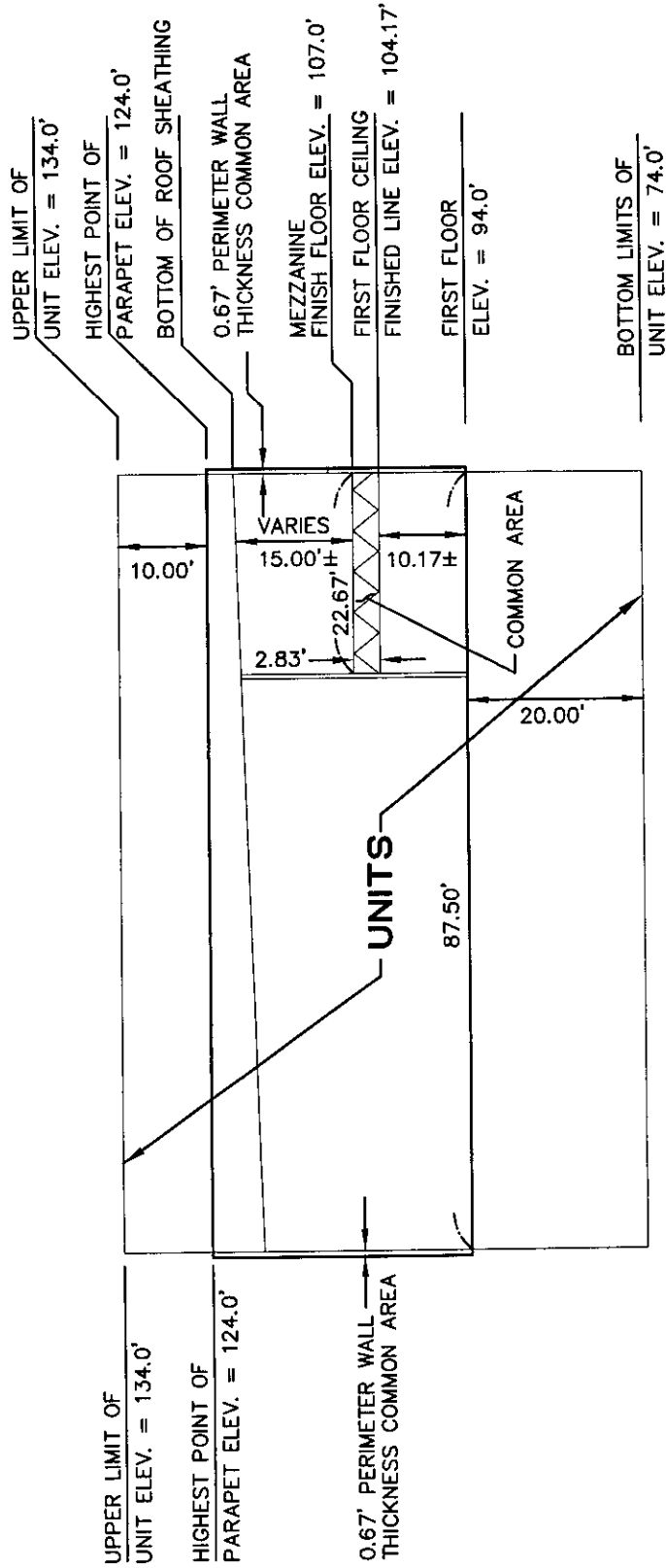
**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**PROFILE PLAN, BUILDINGS A & B**  
**PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA**

SCALE	NTS
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	13 OF 25

C-170/15

**NOTE:**

1. ALL ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
2. BENCHMARK: SEE SURVEY NOTES, SHEET 6.



BUILDINGS A & B  
UNITS 103, 105 & 203, 205

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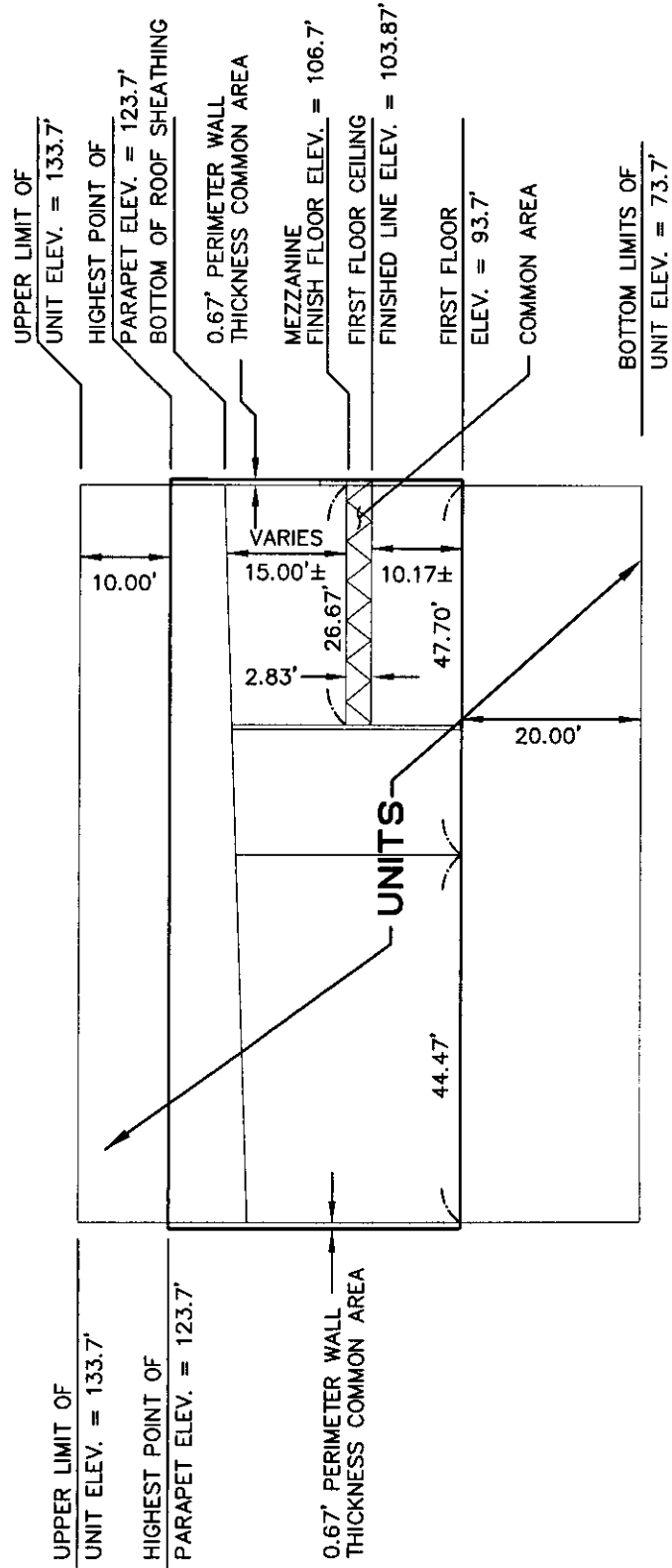
**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**PROFILE PLAN, BUILDINGS A & B**  
**PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA**

SCALE	NTS
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	14 OF 25

C-170/16

**NOTE:**

1. ALL ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
2. BENCHMARK: SEE SURVEY NOTES, SHEET 6.



BUILDINGS C & D  
 UNITS 301, 302, 306, 307  
 UNITS 401, 402, 406, 407

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**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**PROFILE PLAN, BUILDINGS C & D**  
 PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA

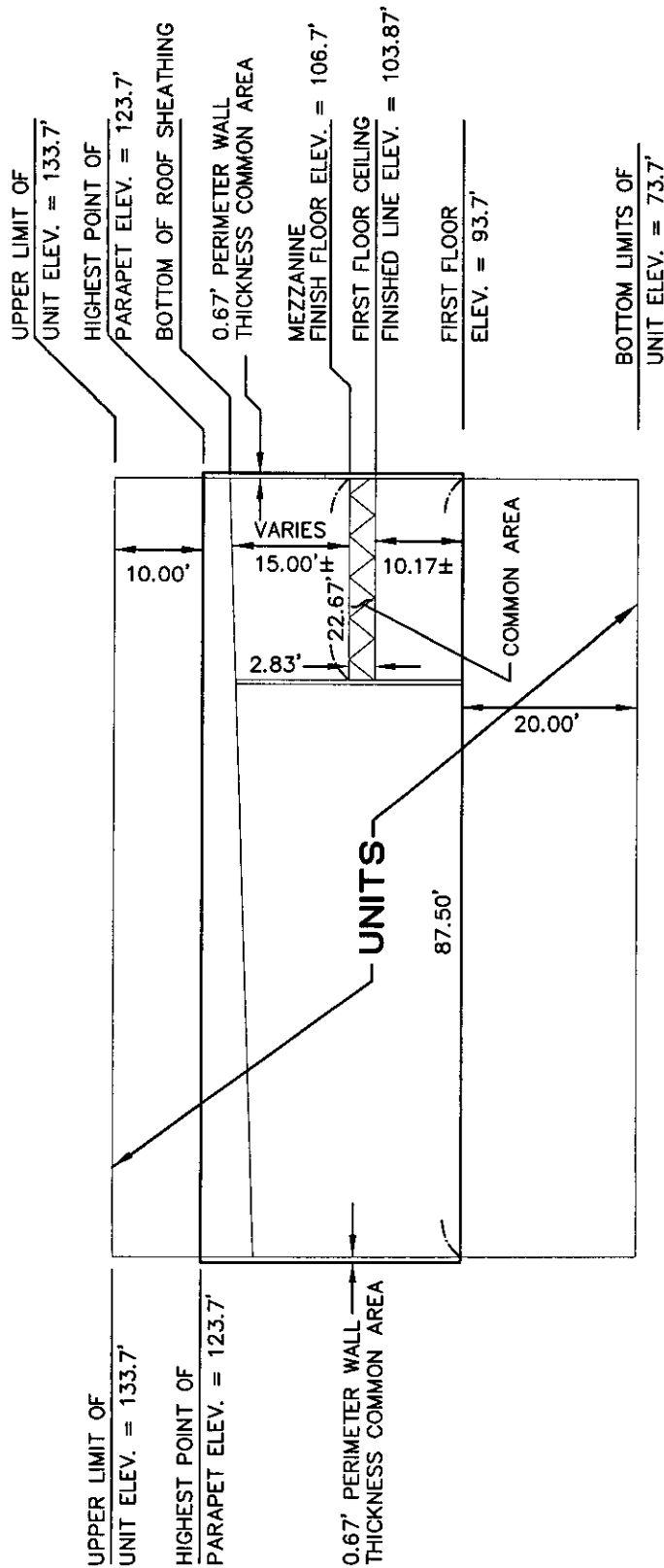
SCALE	NTS
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	15 OF 25



C-170 / 18

**NOTE:**

1. ALL ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
2. BENCHMARK: SEE SURVEY NOTES, SHEET 6.



BUILDINGS C & D  
 UNITS 303, 305 & 403, 405

Z: \2004\A04545\Condo Plan\A04545-CP.dwg 5/18/2006 9:30:31 AM PST



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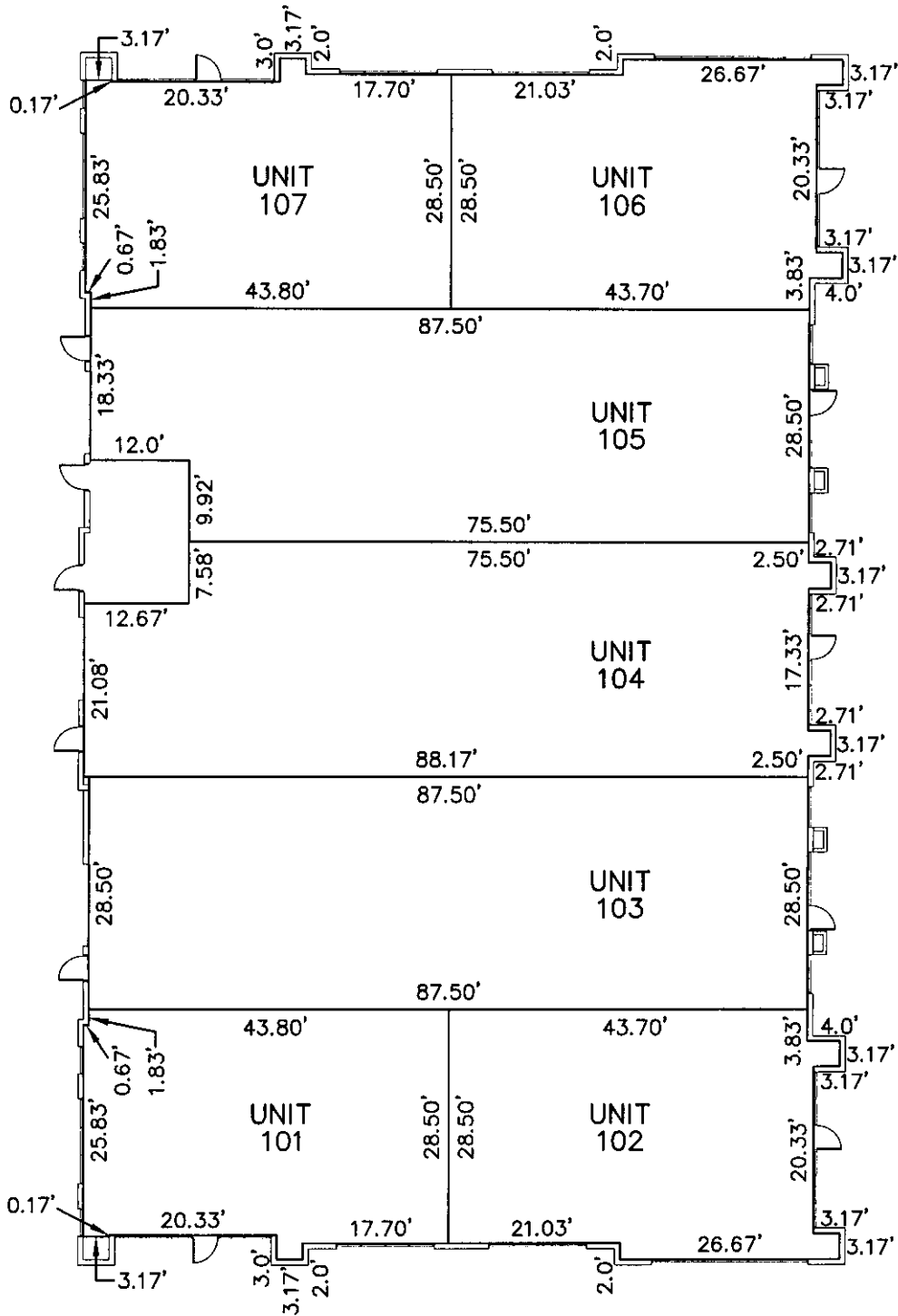
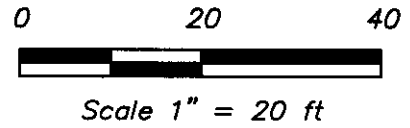
**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**PROFILE PLAN, BUILDINGS C & D**  
 PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA

SCALE	NTS
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	17 OF 25

C-170/19

**NOTE:**

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.



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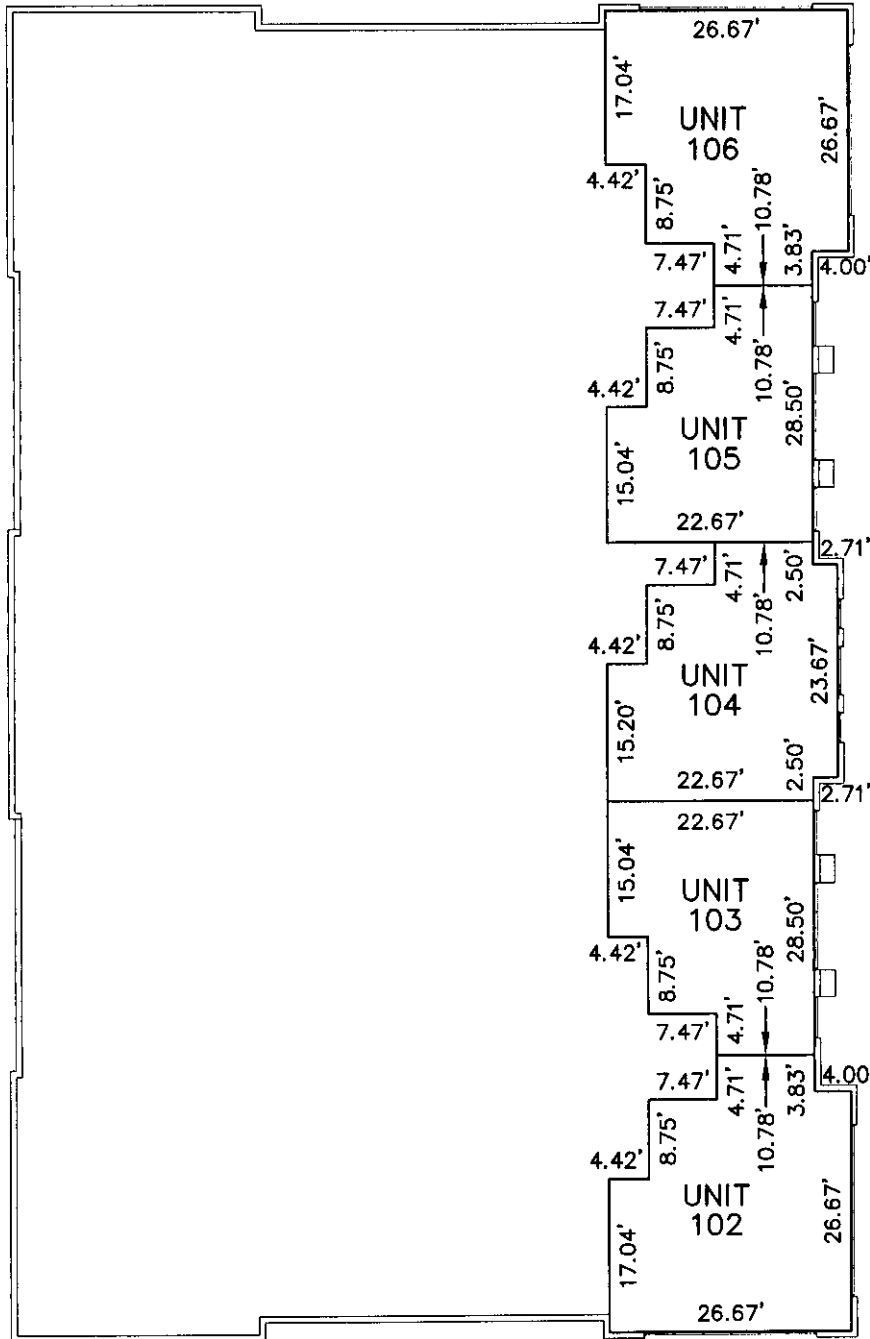
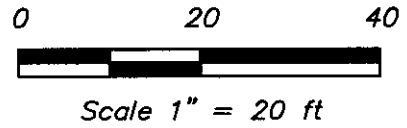
**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**FLOOR PLAN BLDG A LOWER LEVEL**  
 PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA

SCALE	1" = 20'
DATE	MAY 2008
BY	TK
JOB NO.	A04545
SHEET	18 OF 25

C-170 / 20

**NOTE:**

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.



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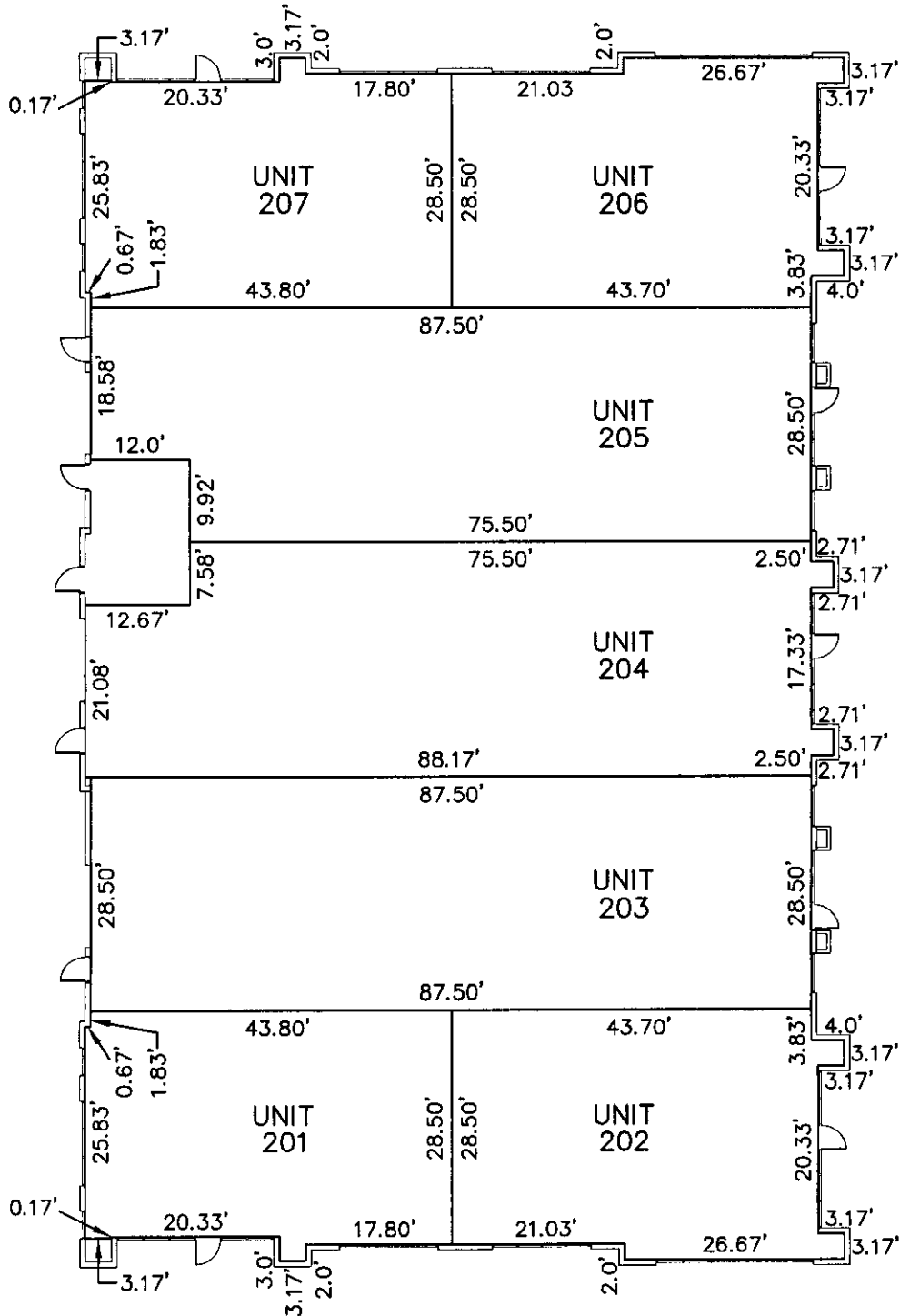
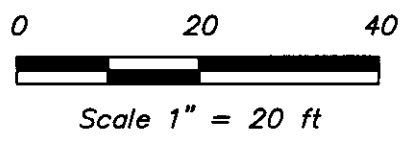
**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**FLOOR PLAN BLDG A UPPER LEVEL**  
**PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA**

SCALE	1" = 20'
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	19 OF 25

C-170 / 21

**NOTE:**

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.



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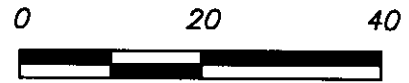
**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**FLOOR PLAN BLDG B LOWER LEVEL**  
 PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA

SCALE	1" = 20'
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	20 OF 25

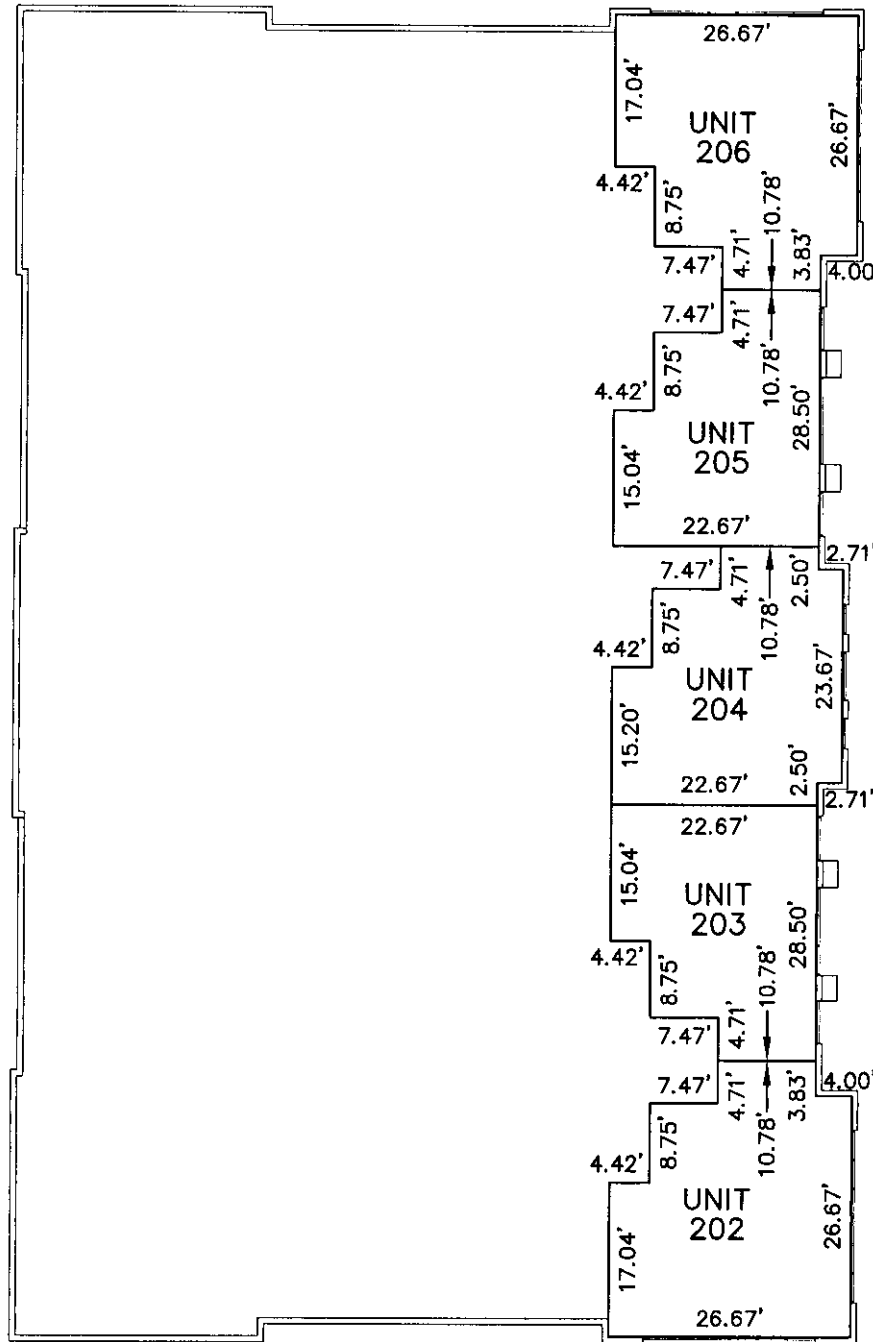
C-170/22

**NOTE:**

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.



Scale 1" = 20 ft



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**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**FLOOR PLAN BLDG B UPPER LEVEL**  
**PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA**

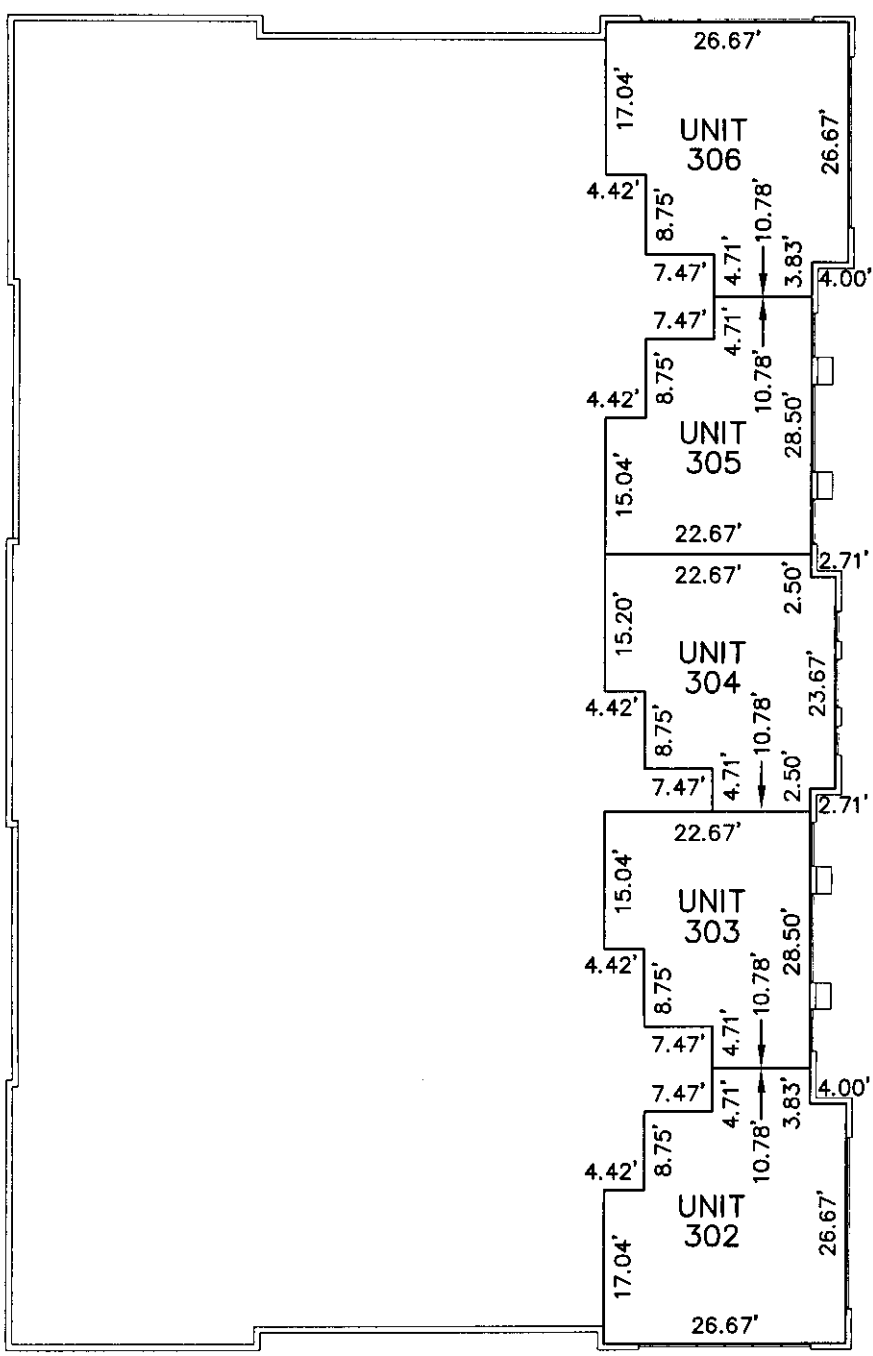
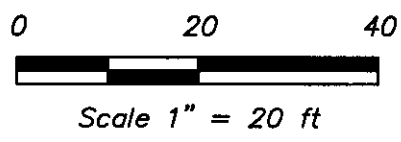
SCALE	1" = 20'
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	21 OF 25



C-170/24

**NOTE:**

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.



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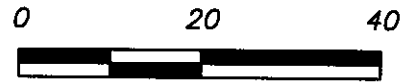
**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**FLOOR PLAN BLDG C UPPER LEVEL**  
**PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA**

SCALE	1" = 20'
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	23 OF 25

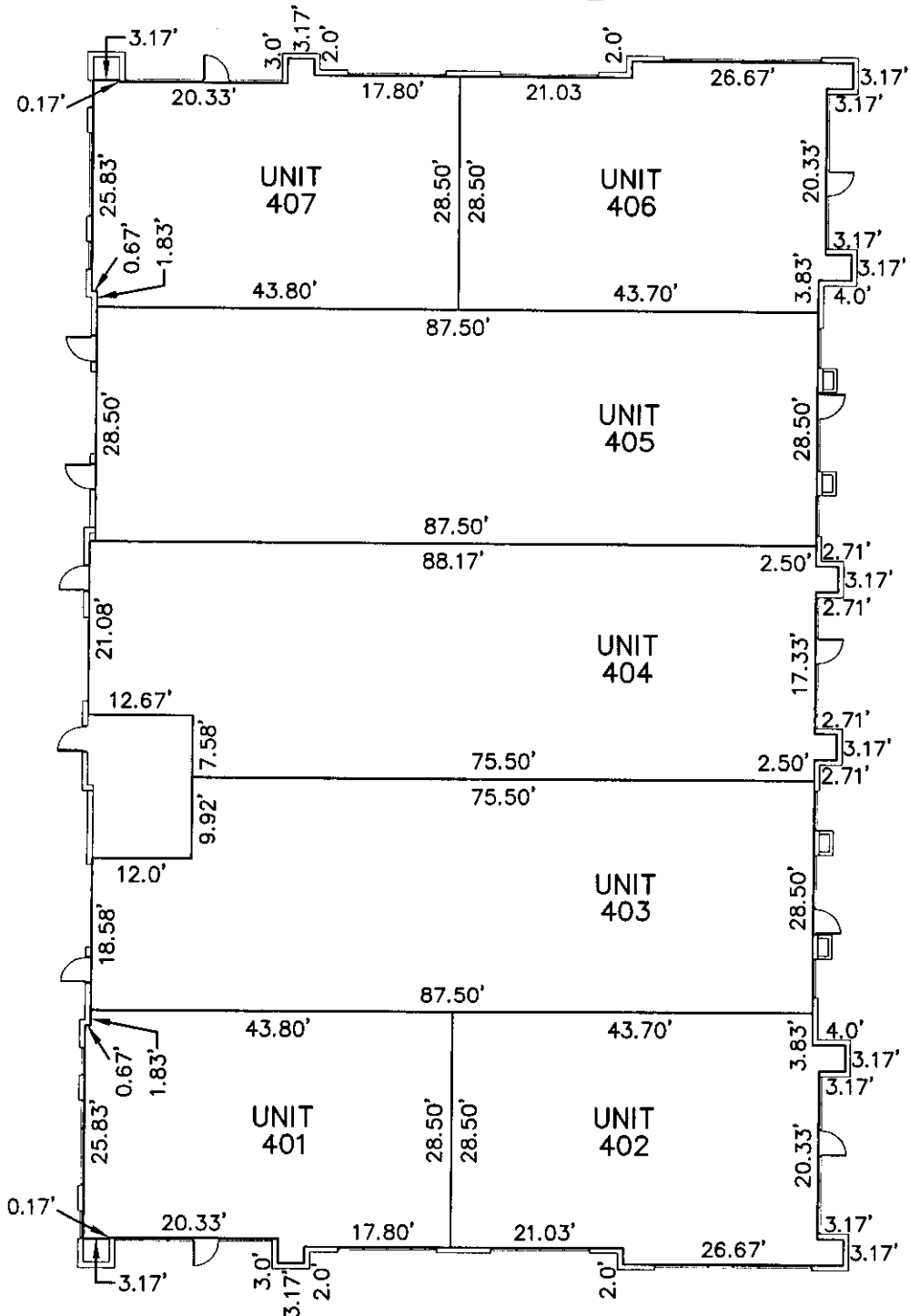
C-170/ 25

**NOTE:**

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.



Scale 1" = 20 ft



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**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**FLOOR PLAN BLDG D LOWER LEVEL**  
 PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA

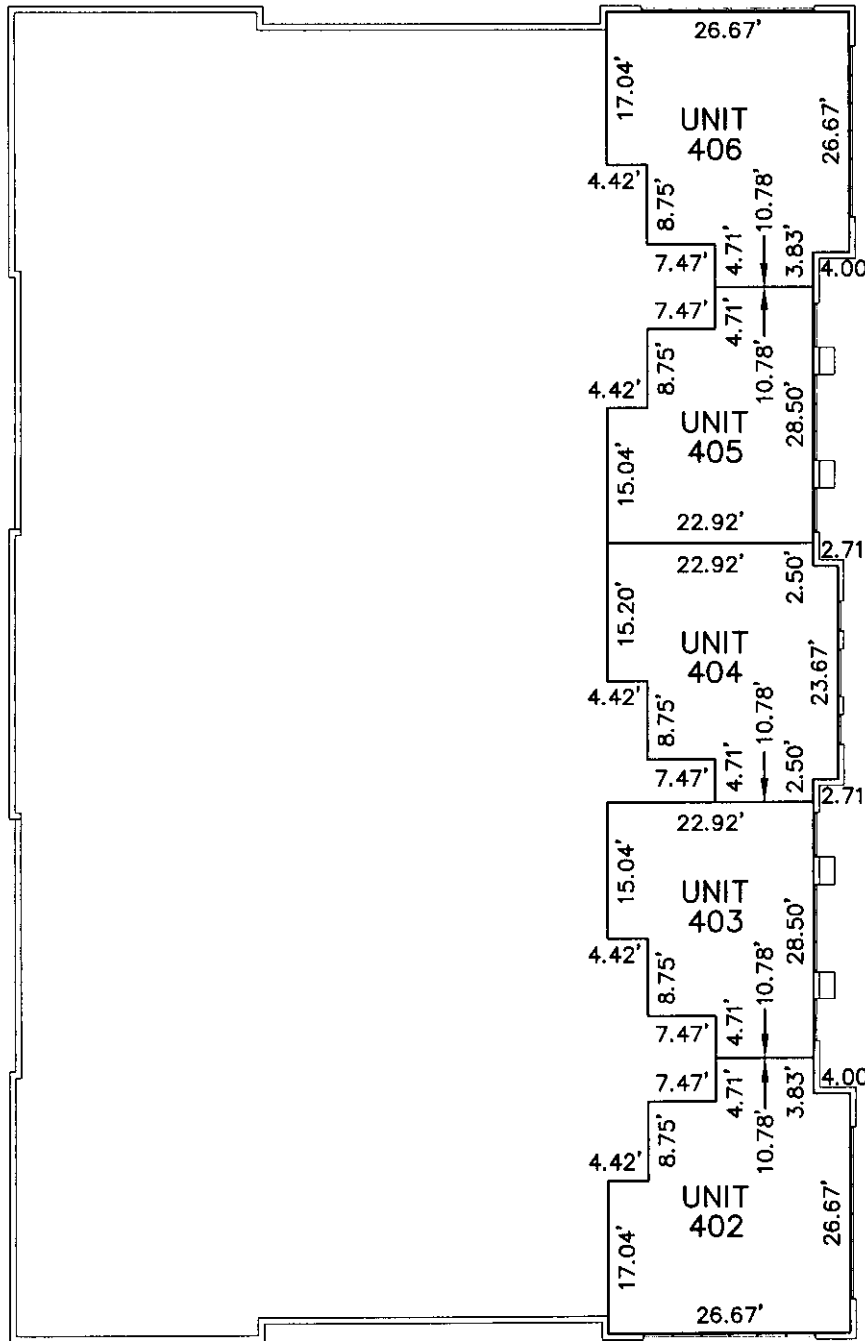
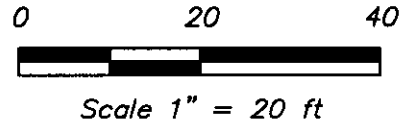
SCALE	1" = 20'
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	24 OF 25

C-170/

26

**NOTE:**

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.



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**CONDOMINIUM PLAN**  
**VENTURE COMMERCE CENTER**  
**PALM DESERT**  
**FLOOR PLAN BLDG D UPPER LEVEL**  
**PALM DESERT, RIVERSIDE COUNTY, CALIFORNIA**

SCALE	1" = 20'
DATE	MAY 2006
BY	TK
JOB NO.	A04545
SHEET	25 OF 25