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20081407469

Pages:  
013



Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

Fee: 43.00

Tax: 0.00

Other: 0.00

Total: 43.00

08/06/08 AT 08:00AM

Title Company

TITLE(S) :

\_\_\_\_\_



LEAD SHEET

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

✓

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:

08/06/08



20081407469

NAME: TECHNA LAND COMPANY

MAILING: 1545 N. VERDUGO RD. # 2  
ADDRESS

CITY, STATE: GLENDALE, CA.  
ZIP CODE 91208  
Tel: (818) 547-0543

12

SPACE ABOVE THIS LINE RESERVED FOR RECORDING USE

TITLE(S)

CONDOMINIUM PLAN

FOR

LOT 1

TRACT NO. 65646

\_\_\_\_\_

\_\_\_\_\_

911516.36-X19

# PLAN OF A CONDOMINIUM CONSISTING OF LOT 1, TRACT MAP NO. 65646

IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1349, PAGES 18-19 OF MAPS, AND RECORDS OF LOS ANGELES COUNTY. A DIAGRAMMATIC FLOOR PLAN OF BUILDING CONSTRUCTED ON SAID LAND AND CERTIFICATE AS REQUIRED UNDER CALIFORNIA CIVIL CODE, SECTION NO. 1351.

### OWNER'S CERTIFICATE:

I THE UNDERSIGNED BEING THE RECORD OWNER OF THE LAND INCLUDED WITHIN THIS PROJECT, AND THE RECORD HOLDER OF SECURITY INTEREST THERIN, HEREBY CONSENT TO THE RECORDATION OF THIS PLAN, PURSUANT TO THE PROVISIONS OF CHAPTER 1, TITLE 6, PART 4, DIVISION SECOND OF THE CIVIL CODE.

1027 ANGELENO LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

	
ANAID MELKONIAN MANAGER	GRIGOR AVETISIAN MANAGER

STATE OF CALIFORNIA) SS  
COUNTY OF LOS ANGELES)

ON THIS 25<sup>th</sup> of September, 2007 BEFORE ME, TREVOR R. EYSTER  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
ANAID MELKONIAN AND GRIGOR AVETISIAN ~~PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE~~ TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF CALIFORNIA  
MY COMMISSION EXPIRES ON \_\_\_\_\_

See Attached  
Acknowledgement  
9/25/2007 J.E.

08 1007469

State of California }  
County of LOS ANGELES } ss.

CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT

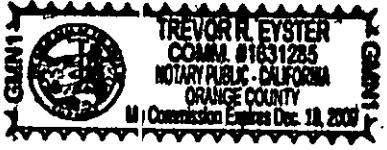
On 9/25/2007, before me, TREVOR R. EYSTER <sup>Notary Public</sup>  
Date Printed Name of Notary Public

personally appeared ANAID MELKONIAN AND GRIGOR AVETISIAN  
Printed Name(s) of Signer(s)

- personally known to me - or -
- proved to me on the basis of satisfactory evidence:
  - form(s) of identification CADL, CADL
  - credible witness(es) \_\_\_\_\_

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.



Trevor R. Eyster  
Signature of Notary Public

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Condo Plan of Lot 1  
Tract Map # 65646  
containing 12 pages, and dated N/A

The signer(s) capacity or authority is/are as

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) \_\_\_\_\_ Title(s) \_\_\_\_\_
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other \_\_\_\_\_

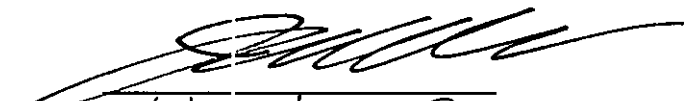
representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/> Other	

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# PLAN OF A CONDOMINIUM CONSISTING OF LOT 1, TRACT MAP NO. 65646

INTERBUSINESS BANK, N.A., A NATIONAL ASSOCIATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED FEBRUARY 28, 2006 AS INSTRUMENT NO. 06-431261 OFFICIAL RECORDS.

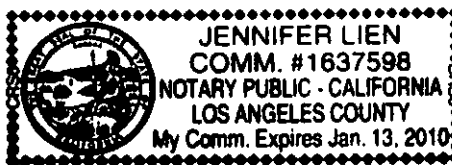
  
John Wu, EVP

STATE OF CALIFORNIA) SS  
COUNTY OF LOS ANGELES)

ON THIS September 26, 2007 BEFORE ME, Jennifer Lien  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

John Wu PERSONALLY KNOWN TO ME OR ~~PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE~~ PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

  
NOTARY PUBLIC  
STATE OF CALIFORNIA  
MY COMMISSION EXPIRES ON Jan. 13, 2010



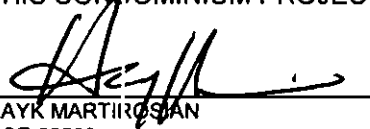
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# PLAN OF A CONDOMINIUM CONSISTING OF LOT 1, TRACT NO. 65646

## ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, THAT THIS PLAN CONSISTING OF 11 SHEETS CORRECTLY REPRESENTS THIS CONDOMINIUM PROJECT MADE UNDER MY SUPERVISION ON JUNE 30, 2008.

  
HAYK MARTIROSYAN  
RCE 52563  
EXPIRES 12-31-08



## BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING S 40°07'00" W OF THE CENTERLINE OF OLIVE AVENUE AS SHOWN ON MAP OF TRACT 3910, AS FILED IN BOOK 42, PAGE 89 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WERE TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

## BENCH MARK:

BM. NO. 1607-1  
2 1/2" BRASS CAP STAMP CITY OF BURBANK BM. 1607-1 AT THE NORTHEASTERLY QUAD. OF THE INTERSECTION OF LAKE STREET AND OLIVE AVE. AND ABOUT 70 FEET NORTHERLY OF THE CENTERLINE OF OLIVE AVE. AND ABOUT 27 FEET EASTERLY OF LAKE STREET, SET IN THE TOP SOUTHEAST CORNER OF A 7X4 FOOT CATCH BASIN EASTERLY OF LAKE ST., ABOUT 3.6 FEET NORTHERLY OF UTILITY POLE # 23244B AND ABOUT 5.5 FEET WESTERLY OF 11-FOOT HIGH WALL  
ELEV. = 555.054 FT.

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# CONDOMINIUM PLAN

## LOT 1

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### TRACT NO. 65646, BURBANK, CALIFORNIA

### NOTES AND DEFINITIONS

1. THIS IS A CONDOMINIUM PROJECT FOR 12 (TWELVE) UNITS WHEREBY THE OWNERS OF THE UNITS WILL ALSO HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS WHICH IN TURN PROVIDE ACCESS AND, UTILITY EASEMENTS FOR THE UNITS.
2. THE "COMMON AREA" OF THIS CONDOMINIUM PROJECT IS THE LAND AND REAL PROPERTY INCLUDED WITHIN THE LIMITS OF LOT 1 TRACT NO. 65646 IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1349, PAGES 18 AND 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED HEREIN AS UNITS 101 TO 112, INCLUSIVE.
3. THE UNITS OF THIS PROJECT ARE NUMBERED 101 TO 112, INCLUSIVE. A UNIT CONSISTS OF ALL THOSE ELEMENTS BEARING AN IDENTICAL NUMBER DESIGNATION. THE NUMBER DESIGNATION OF AN ELEMENT COINCIDES WITH THE NUMBER OF THAT UNIT TO WHICH IT IS A PART. WHENEVER REFERENCE IS MADE TO ANY OF THE UNITS 101 TO 112, INCLUSIVE, IT SHALL BE CONSTRUED THAT REFERENCE IS MADE TO THE UNIT AS A WHOLE AND EACH OF ITS COMPONENT AREAS.
4. THE FOLLOWINGS ARE NOT A PART OF THE UNITS; BEARING WALLS, FLOORS, COLUMNS, ROOFS, BALCONY RAILINGS, SLABS, FOUNDATIONS, PIPES, DUCTS, FLUES, CHIMNEYS, CONDUITS, WIRES, AND OTHER UTILITIES INSTALLATIONS, WHEREVER LOCATED, EXCEPT OUTLETS THEREOF WITHIN THE UNIT.
5. THE BOUNDARIES OF THE ELEMENTS AND EXCLUSIVE USE COMMON AREAS SET FORTH HEREIN ARE MEASURED TO THE INTERIOR SURFACE OF THE PERIMETER WALLS, FLOORS CEILINGS, WINDOWS, AND DOORS THEREOF, WHERE THEY EXIST, OR TO VERTICAL AND HORIZONTAL PLANES AT THE LIMITS OF THE DIMENSIONS SHOWN.
6. THE VERTICAL LIMITS OF THE ELEMENTS AND EXCLUSIVE USE COMMON AREAS SHOWN HEREON ARE HORIZONTAL PLANES DESCRIBED BY THE ELEVATIONS SHOWN ON THE RESPECTIVE PORTIONS THEREOF AS LOWER ELEVATIONS (L.E.) AND UPPER ELEVATIONS (U.E.), EXCEPT UPPER VERTICAL LIMITS OF THE AREAS HEREIN WHICH ARE INCLINED PLANES INTERSECTING THE UPPER LIMIT ELEVATION SHOWN ON THEIR RESPECTIVE PORTIONS THEREOF.
7. ALL TIES AND ALL BOUNDARY LINES OF THE ELEMENTS AND EXCLUSIVE USE COMMON AREAS INTERSECT AT RIGHT ANGLES, UNLESS OTHERWISE INDICATED.
8. ALL TIES FROM LOT LINES ARE TO INTERIOR BOUNDARIES OF THE BUILDING UNLESS OTHERWISE INDICATED.
9. THE WALL THICKNESS BETWEEN CONTIGUOUS UNITS IS 0.67 FEET, UNLESS OTHERWISE INDICATED.
10. THE WALL THICKNESS OF ALL EXTERIOR WALLS SHOWN ON THIS PLAN IS 0.67 FEET, UNLESS OTHERWISE INDICATED.
11. THE WALL THICKNESS OF ALL PATIOS AND BALCONIES SHOWN ON THIS PLAN IS 0.67 FEET, UNLESS OTHERWISE INDICATED.

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**CONDOMINIUM PLAN**  
**LOT 1**  
**TRACT NO. 65646, BURBANK, CALIFORNIA**  
**NOTES AND DEFINITIONS (CONT'D.)**

12. AREAS DESIGNATED HEREON AS "A" & "B" FOLLOWED BY THE UNIT NUMBERS ARE DWELLING AREAS AND ARE ELEMENTS OF A UNIT. "A" BEING ALL UNITS LOCATED AT FIRST FLOOR AREA AND "B" BEING ALL UNITS LOCATED AT THE SECOND FLOOR AREA.
13. AREAS DESIGNATED HEREON AS "D" FOLLOWED BY THE UNIT NUMBERS ARE BALCONY AREAS AND ARE ELEMENTS OF THE UNITS.
14. AREAS DESIGNATED HEREON AS "G" FOLLOWED BY THE UNIT NUMBERS ARE PARKING AREAS AND ARE ELEMENTS OF THE UNITS.
15. AREAS DESIGNATED HEREON AS "GP" ARE GUEST PARKING AREA AND ARE PART OF THE COMMON USE AREA FOR THE USE OF GUESTS.
16. AREAS DESIGNATED HEREON AS "E" FOLLOWED BY THE UNIT NUMBERS ARE STAIR AREAS AND ARE ELEMENTS OF THE UNITS.
17. AREAS DESIGNATED HEREON AS "L" FOLLOWED BY THE UNIT NUMBERS ARE LAUNDRY ROOM AREAS AND ARE ELEMENTS OF THE UNITS.
18. AREAS DESIGNATED HEREON AS "P" FOLLOWED BY THE UNIT NUMBERS ARE PATIO AREAS AND ARE EXCLUSIVE USE COMMON AREAS FOR EXCLUSIVE USE OF THE UNIT BEARING AN IDENTICAL NUMBER DESIGNATION.
19. AREAS DESIGNATED HEREON AS "S" FOLLOWED BY THE UNIT NUMBERS ARE STORAGE AREAS AND ARE ELEMENTS OF THE UNITS.
20. THIS PLAN AND THE DIMENSIONS SHOWN ARE INTENDED TO CONFORM TO CIVIL CODE SECTION 1351 (e) WHICH REQUIRES DIAGRAMMATIC FLOOR PLAN OF THE BUILDING BUILT OR TO BE BUILT THEREON IN SUFFICIENT DETAIL TO IDENTIFY EACH UNIT, ITS RELATIVE LOCATION AND APPROXIMATE DIMENSIONS. THE DIMENSIONS SHOWN HEREON ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR CALCULATION OF FLOOR AREA OR AIRSPACE VOLUME IN ANY OR ALL THE UNITS.
21. THESE DIAGRAMMATIC PLANS INTENTIONALLY OMIT DETAILED INFORMATION OF INTERNAL PARTITIONING WITHIN INDIVIDUAL UNITS, LIKEWISE, SUCH DETAILS AS PROTRUSIONS OF VENTS, BEAMS, COLUMNS, WINDOW CASINGS, AND OTHER SUCH FEATURES ARE NOT INTENDED TO BE REFLECTED ON THIS PLAN.
22. THE PHYSICAL BOUNDARIES OF A CONDOMINIUM UNIT, OR OF A CONDOMINIUM 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 HEREON, REGARDLESS OF THE SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN HEREON AND THOSE OF THE BUILDING.

# CONDOMINIUM PLAN

## LOT 1

TRACT NO. 65646, LOS ANGELES, CALIFORNIA

### ELEVATION TABULATION

#### FIRST FLOOR DWELLING AREA

UNIT NO.	L.E.	U.E.
101 TO 112	542.20'	552.35'

#### FIRST FLOOR PATIO AREA

UNIT NO.	L.E.	U.E.
101 TO 112	542.08'	552.35'

#### FIRST FLOOR BALCONY AREA

UNIT NO.	L.E.	U.E.
101 & 102	542.08'	552.35'

#### SECOND FLOOR DWELLING AREA

UNIT NO.	L.E.	U.E.
101,102	553.35'	563.35 569.05'
103,104	553.35'	563.35 569.68'
105 TO 110	553.35'	563.35 569.60'
111	553.35'	563.35 569.52'
112	553.35'	563.35 568.35'

#### SECOND FLOOR BALCONY AREA

UNIT NO.	L.E.	U.E.
101,102	553.28'	569.05'
103,104	553.28'	569.68'
105 TO 110	553.28'	569.60'
111	553.28'	569.52'
112	553.28'	568.35'

#### PARKING FLOOR AREA

UNIT NO.	L.E.	U.E.
101 TO 112	530.48'	541.28'
GP-1 & GP-2	530.48'	541.28'

#### STORAGE FLOOR AREA

UNIT NO.	L.E.	U.E.
101,104	530.48'	541.28'
102-1,103-1	530.48'	541.28'
102-2,103-2	530.48'	531.00 541.28'
105-1,106-1	530.48'	541.28'
105-2,106-2	530.48'	531.00 541.28'
107,109,111	530.48'	541.28'
108-1,110-1	530.48'	541.28'
108-2,110-2	530.48'	531.00 541.28'
112-1	530.48'	541.28'
112-2	530.48'	531.00 541.28'

#### STAIRS FLOOR AREA

UNIT NO.	L.E.	U.E.
101-112	530.48'	541.28'

#### LAUNDRY FLOOR AREA

UNIT NO.	L.E.	U.E.
101 TO 112	530.48'	541.28'

SCALE: 1"=30'

SHEET 9 OF 11 SHEETS

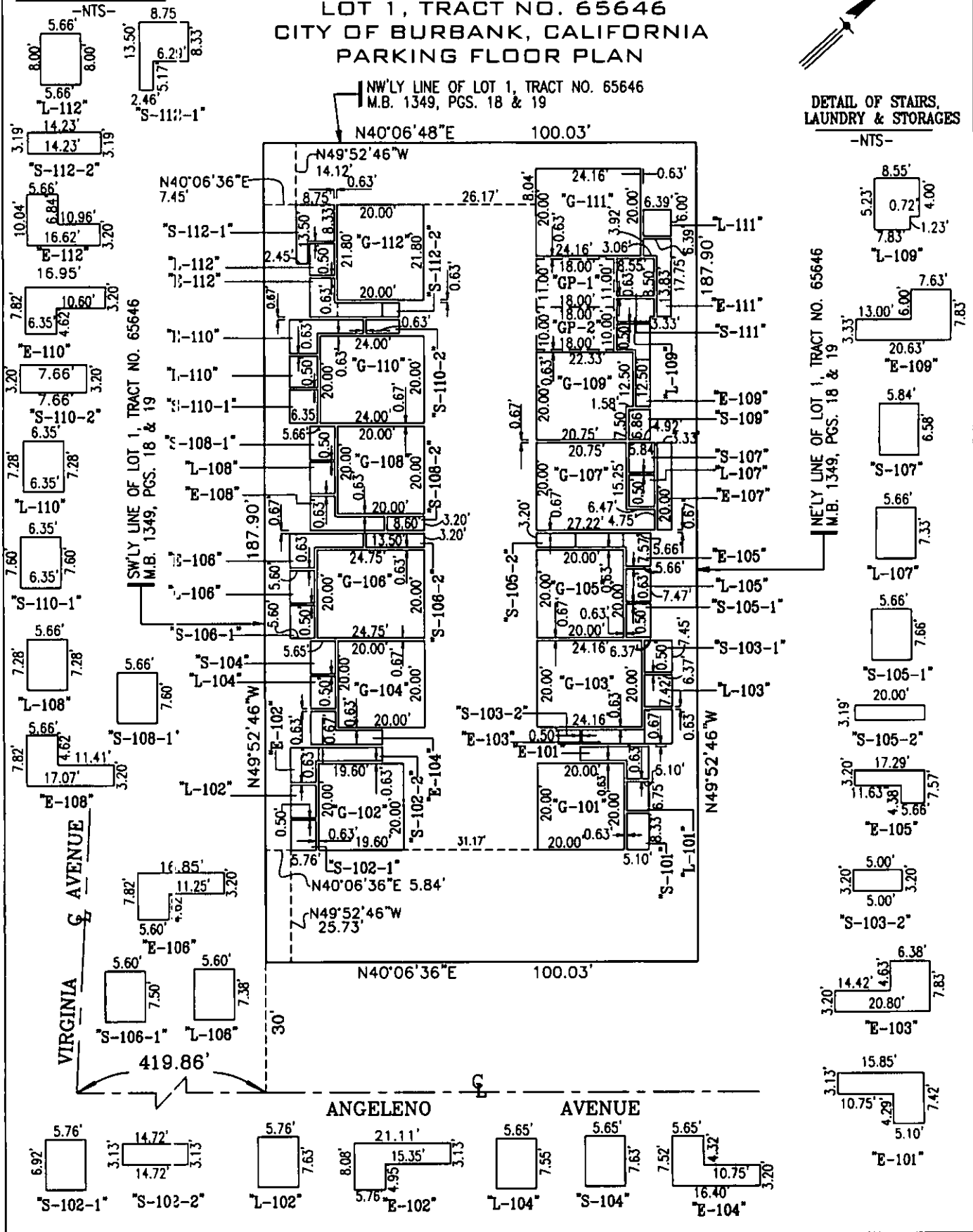
DETAIL OF STAIRS,  
LAUNDRY & STORAGE

# CONDOMINIUM PLAN

LOT 1, TRACT NO. 65646  
CITY OF BURBANK, CALIFORNIA  
PARKING FLOOR PLAN

NW'LY LINE OF LOT 1, TRACT NO. 65646  
M.B. 1349, PGS. 18 & 19

DETAIL OF STAIRS,  
LAUNDRY & STORAGE



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SCALE: 1"=30'

SHEET 11 OF 11 SHEETS

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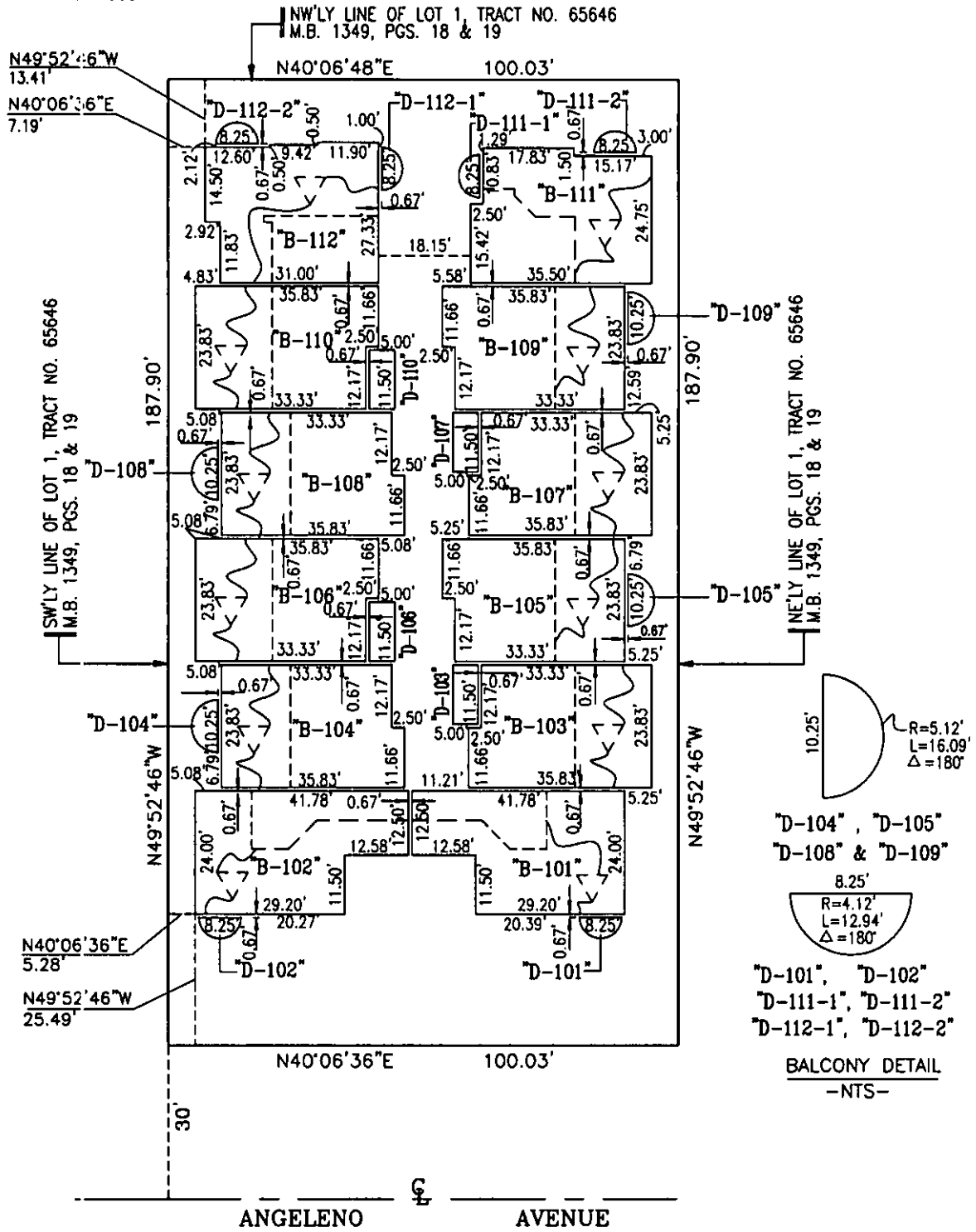
# CONDOMINIUM PLAN

LOT 1, TRACT NO. 65646  
CITY OF BURBANK, CALIFORNIA  
SECOND FLOOR DWELLING PLAN



LEGEND:

▽ HIGHER UPPER ELEVATION



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