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11

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TITLE(S)

CONDOMINIUM PLAN

FOR

LOT 1

TRACT NO. 68954

91152337-X19

Sheet 1 of 11 sheets

211

PLAN OF A CONDOMINIUM CONSISTING OF LOT 1, TRACT NO. 68954

IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1353, PAGES 64-65 OF MAPS, 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:

WE, THE UNDERSIGNED BEING THE RECORD OWNERS 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.


TOMATOBANK, N.A., OWNER


LI CHEN HERMAN V.P.

**STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)**

ON THIS July 9, 2009 BEFORE ME, Yukari Iizuka, a Notary Public PERSONALLY APPEARED Li Chen Herman 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.

SIGNATURE: 

PRINTED NAME: Yukari Iizuka

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

MY COMMISSION NO.: 1814797


MY COMMISSION EXPIRES: Sep. 25, 2012



PLAN OF A CONDOMINIUM CONSISTING OF LOT 1, TRACT NO. 68954

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 SEPTEMBER 18, 2009.


HAYK MARTIROSIAN
RCE 52563
EXPIRES 12-31-10



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 00°28'50" W OF THE CENTERLINE OF GRISMER AVENUE, AS SHOWN ON MAP OF TRACT 32330 AS RECORDED IN BOOK 854, PAGES 89-90 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BENCH MARK:

2-1/2" BRASS CAP STAMP, CITY OF BURBANK BM #1806-1 AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF SAN FERNANDO BOULEVARD AND AMHERST DRIVE, ABOUT 139 FEET NORTH OF THE CENTERLINE OF SAN FERNANDO BLVD. AND ABOUT 37 FT. EAST OF THE CENTERLINE OF AMERST DRIVE. SET IN THE TOP NORTHEAST CORNER OF A 7X2.5 FOOT CATCH BASIN WITH DROP INLET ON THE EAST SIDE OF AMHERST DRIVE.

ELEV.= 615.87'

CONDOMINIUM PLAN

LOT 1

TRACT NO. 68954, BURBANK, CALIFORNIA

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CONDOMINIUM PLAN
LOT 1
TRACT NO. 68954, BURBANK, CALIFORNIA
NOTES AND DEFINITIONS

1. THIS IS A CONDOMINIUM PROJECT FOR 6 (SIX) 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. 68954** IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK **1353**, PAGES **64-65** OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED HEREIN AS UNITS **101 TO 106**, INCLUSIVE.
3. THE UNITS OF THIS PROJECT ARE NUMBERED **101 TO 106**, 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 106**, 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, CHUTES, 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 **0.50** FEET, UNLESS OTHERWISE INDICATED.

CONDOMINIUM PLAN
LOT 1
TRACT NO. 68954, BURBANK, CALIFORNIA
NOTES AND DEFINITIONS (CONT'D.)

11. THE WALL THICKNESS OF ALL BALCONIES AND PATIOS SHOWN ON THIS PLAN IS 0.67 FEET, UNLESS OTHERWISE INDICATED.
12. AREAS DESIGNATED HEREON AS "A" AND "B", FOLLOWED BY THE UNIT NUMBER ARE DWELLING AREAS AND ARE ELEMENTS OF THE UNIT. "A" BEING ALL UNITS LOCATED AT FIRST FLOOR AREA AND "B" BEING ALL UNITS LOCATED AT SECOND FLOOR AREA.
13. AREAS DESIGNATED HEREON AS "C" FOLLOWED BY THE UNIT NUMBER ARE STAIR AREAS AND ARE ELEMENTS OF THE UNITS.
14. AREAS DESIGNATED HEREON AS "D" FOLLOWED BY THE UNIT NUMBER ARE BALCONY AREAS AND ARE ELEMENTS OF THE UNITS.
15. AREAS DESIGNATED HEREON AS "G" FOLLOWED BY THE UNIT NUMBER ARE PARKING SPACES AND ARE EXCLUSIVE USE COMMON AREAS FOR EXCLUSIVE USE OF THE UNITS BEARING AN IDENTICAL NUMBER DESIGNATION.
16. AREA DESIGNATED HEREON AS "GP" IS GUEST PARKING AREA AND IS PART OF THE COMMON USE AREA FOR THE USE OF GUESTS.
17. AREAS DESIGNATED HEREON AS "S" FOLLOWED BY THE UNIT NUMBER ARE STORAGE AREAS AND ARE EXCLUSIVE USE COMMON AREAS FOR THE EXCLUSIVE USE OF THE UNIT BEARING AN IDENTICAL NUMBER DESIGNATION.
18. AREAS DESIGNATED HEREON AS "T" FOLLOWED BY THE UNIT NUMBER ARE TERRACE AREAS AND ARE ELEMENTS OF THE UNITS.
19. 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, IT'S 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.
20. 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.
21. 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

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CONDOMINIUM PLAN

LOT 1

TRACT NO. 68954, BURBANK, CALIFORNIA

ELEVATION TABULATION

FIRST FLOOR DWELLING AREA

<u>UNIT NO.</u>	<u>L.E.</u>	<u>U.E.</u>
101-106	722.26'	731.11'

FIRST FLOOR BALCONY AREA

<u>UNIT NO.</u>	<u>L.E.</u>	<u>U.E.</u>
101 & 106	722.11'	731.11'

SECOND FLOOR DWELLING AREA

<u>UNIT NO.</u>	<u>L.E.</u>	<u>U.E.</u>
101-106	732.11'	740.96'

SECOND FLOOR BALCONY AREA

<u>UNIT NO.</u>	<u>L.E.</u>	<u>U.E.</u>
101-106	732.00'	740.96'

TERRACE FLOOR AREA

<u>UNIT NO.</u>	<u>L.E.</u>	<u>U.E.</u>
101-106	741.85'	750.96'

STAIR FLOOR AREA

<u>UNIT NO.</u>	<u>L.E.</u>	<u>U.E.</u>
101-106	732.11'	750.96'

TERRACE FLOOR STORAGE AREA

<u>SPACE NO.</u>	<u>L.E.</u>	<u>U.E.</u>
101&106	741.85'	749.30' 750.96'
102&105	741.85'	749.85' 750.96'
103&104	741.85'	748.50' 750.96'

PARKING FLOOR AREA

<u>SPACE NO.</u>	<u>L.E.</u>	<u>U.E.</u>
101-1,101-2	711.86'	721.11'
102-1,102-2	711.86'	721.11'
103-1,103-2	711.86'	721.11'
104-1,104-2	711.86'	721.11'
105-1	711.86'	721.11'
105-2	711.86'	721.11'
106-1	711.86'	721.11'
106-2	711.86'	721.11'
GP-1	711.86'	721.11'

PARKING FLOOR STORAGE AREA

<u>SPACE NO.</u>	<u>L.E.</u>	<u>U.E.</u>
101-106	711.86'	721.11'

SCALE: 1"=20'

CONDOMINIUM PLAN

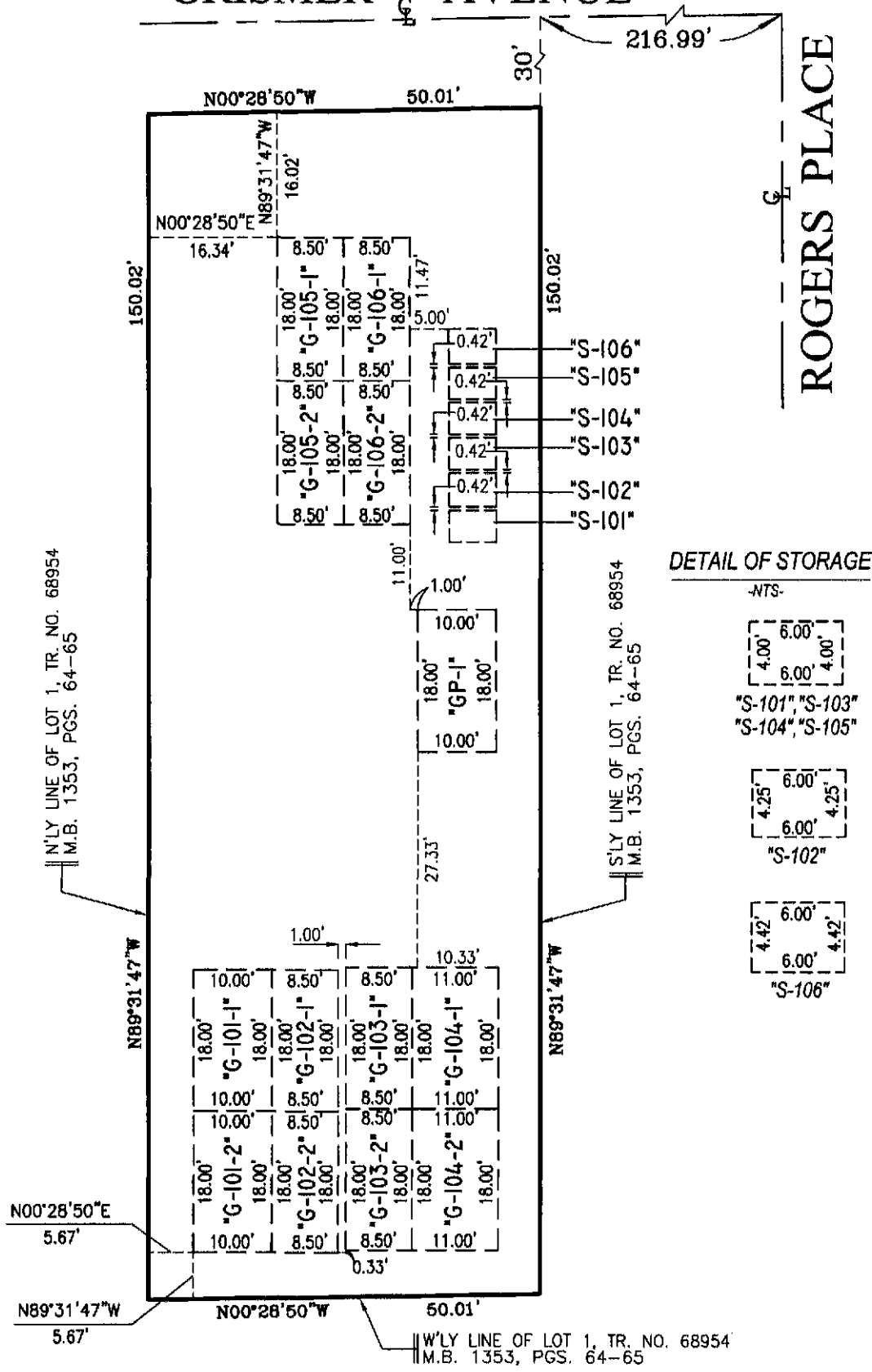
SHEET 8 OF 11 SHEETS

LOT 1, TRACT NO. 68954
BURBANK, CALIFORNIA
PARKING FLOOR PLAN



GRISMER AVENUE

ROGERS PLACE

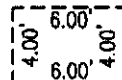


N'LY LINE OF LOT 1, TR. NO. 68954
M.B. 1353, PGS. 64-65

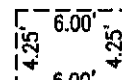
S'LY LINE OF LOT 1, TR. NO. 68954
M.B. 1353, PGS. 64-65

DETAIL OF STORAGE

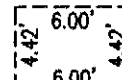
-NTS-



"S-101", "S-103"
"S-104", "S-105"



"S-102"



"S-106"

W'LY LINE OF LOT 1, TR. NO. 68954
M.B. 1353, PGS. 64-65

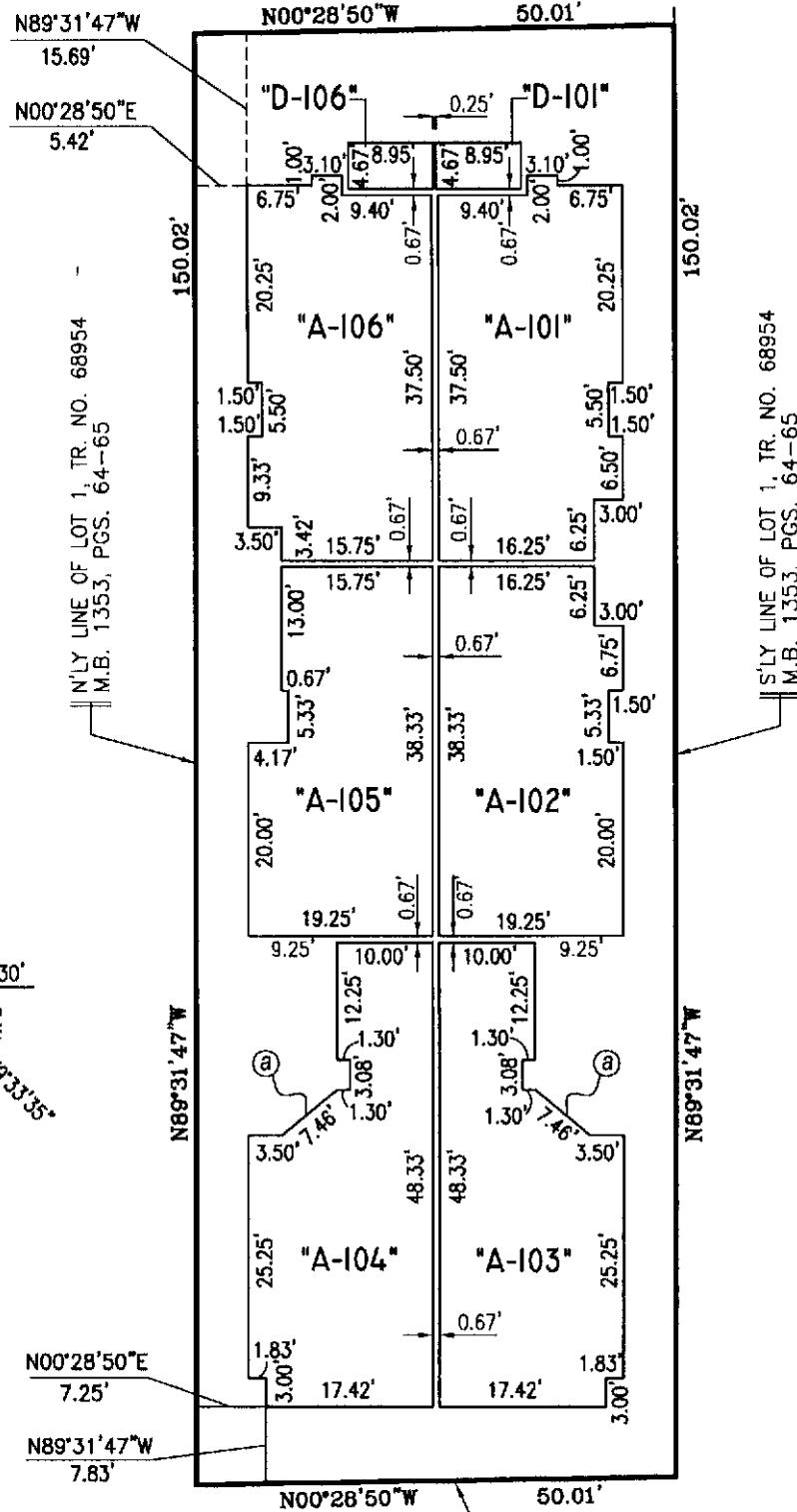
SCALE: 1"=20'

CONDOMINIUM PLAN

LOT 1, TRACT NO. 68954
BURBANK, CALIFORNIA
FIRST FLOOR DWELLING PLAN

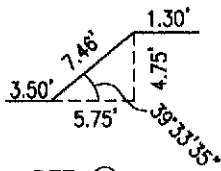
SHEET 9 OF 11 SHEETS

GRISMER AVENUE



N'LY LINE OF LOT 1, TR. NO. 68954
M.B. 1353, PGS. 64-65

S'LY LINE OF LOT 1, TR. NO. 68954
M.B. 1353, PGS. 64-65



W'LY LINE OF LOT 1, TR. NO. 68954
M.B. 1353, PGS. 64-65

SCALE: 1"=20'

CONDOMINIUM PLAN

SHEET 10 OF 11 SHEETS

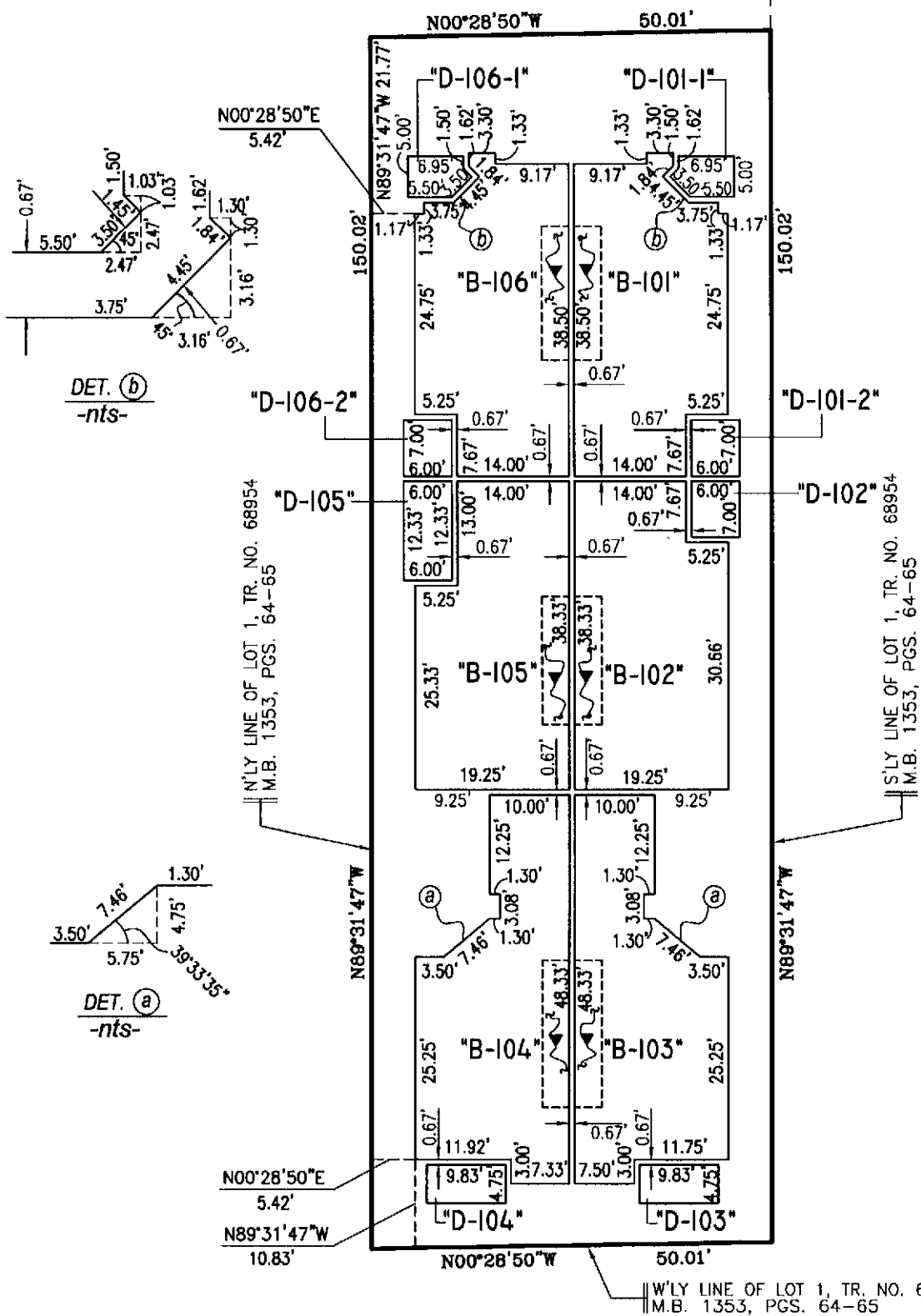
LOT 1, TRACT NO. 68954
BURBANK, CALIFORNIA
SECOND FLOOR DWELLING PLAN

GRISMER AVENUE



LEGEND

INDICATES AREA OPEN TO ABOVE



DET. (b)
-nts-

DET. (a)
-nts-

N'LY LINE OF LOT 1, TR. NO. 68954
M.B. 1353, PGS. 64-65

S'LY LINE OF LOT 1, TR. NO. 68954
M.B. 1353, PGS. 64-65

W'LY LINE OF LOT 1, TR. NO. 68954
M.B. 1353, PGS. 64-65

SCALE: 1"=20'

CONDOMINIUM PLAN

SHEET 11 OF 11 SHEETS

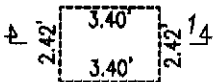
LOT 1, TRACT NO. 68954
BURBANK, CALIFORNIA
TERRACE FLOOR PLAN

GRISMER AVENUE

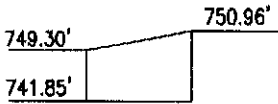


DETAIL OF STORAGE

-NTS-

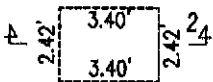


"S-101" & "S-106"

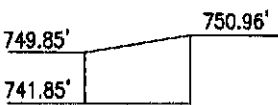


SEC. 1

-NTS-



"S-102" & "S-105"



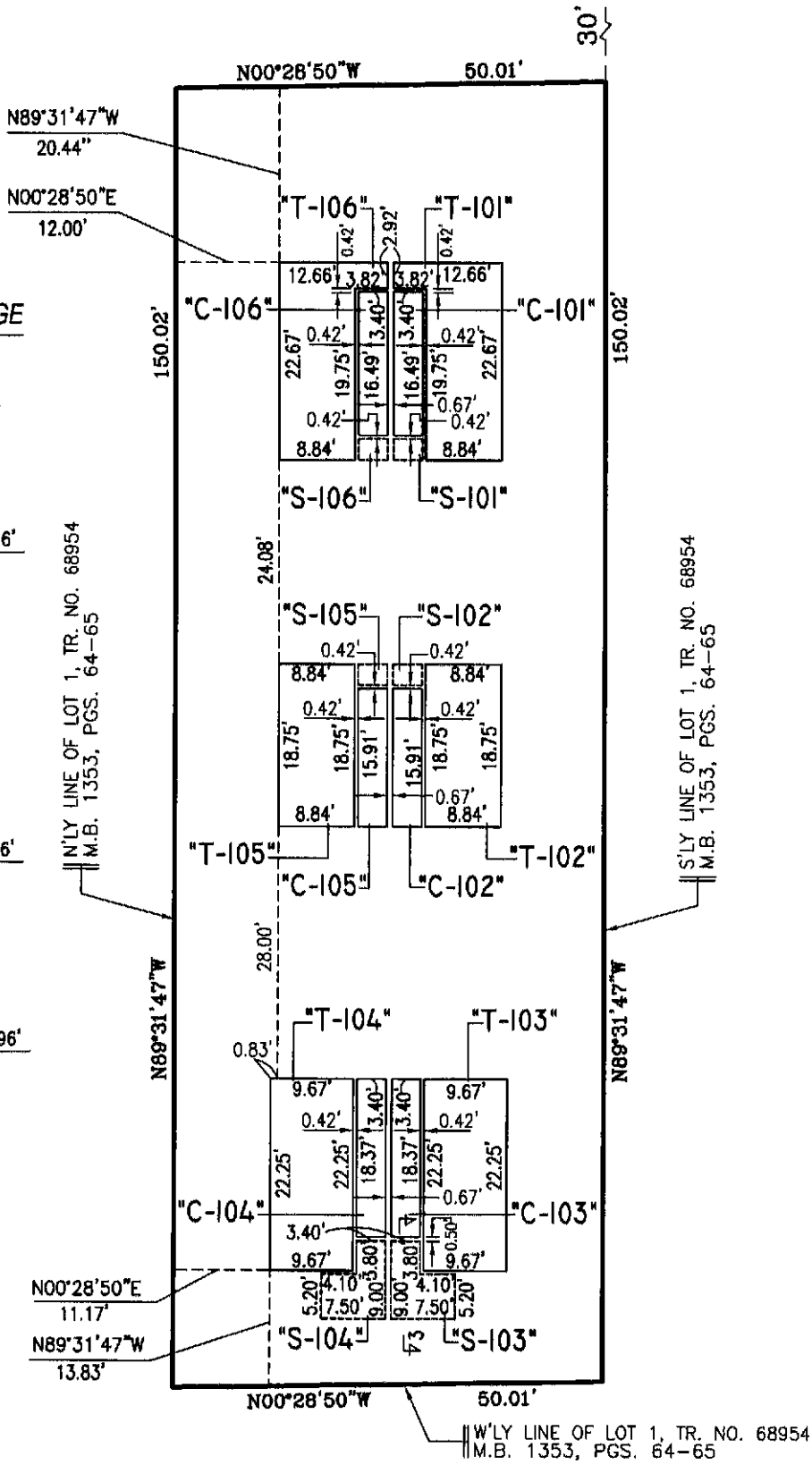
SEC. 2

-NTS-



SEC. 3

-NTS-



W'LY LINE OF LOT 1, TR. NO. 68954
M.B. 1353, PGS. 64-65