

02/01/08



20080195280

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:

NAME: . TECHNA LAND COMPANY

MAILING: 1545 N. VERDUGO RD. #2  
ADDRESS

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

SPACE ABOVE THIS LINE RESERVED FOR RECORDING USE

TITLE(S)  
CONDOMINIUM PLAN  
FOR  
LOT 1  
TRACT NO. 62750

9151532-X19

PLAN OF A CONDOMINIUM CONSISTING OF LOT 1, TRACT NO. 62750

IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1344, PAGES 70-71 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.

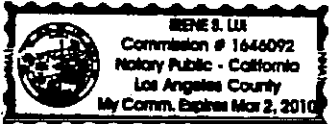
CRESCENTA, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

*Garnik Keshishian*  
GARNIK KESHISHIAN MANAGER

STATE OF CALIFORNIA) SS  
COUNTY OF LOS ANGELES)

ON THIS August 03, 2007 BEFORE ME, IRENE S. LIAI  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GARNIK KESHISHIAN  
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.

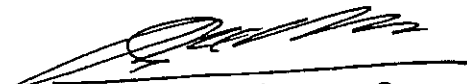
*Irene S. Liai*  
NOTARY PUBLIC  
STATE OF CALIFORNIA  
MY COMMISSION EXPIRES ON MAR 2, 2010



08 0195288


PLAN OF A CONDOMINIUM CONSISTING  
OF LOT 1, TRACT NO. 62750

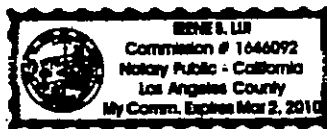
INTERBUSINESS BANK, N.A., A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER  
A DEED OF TRUST RECORDED JANUARY 24, 2006 AS INSTRUMENT NO. 06-163268,  
OFFICIAL RECORDS.

  
John Wu, EVP

STATE OF CALIFORNIA) SS  
COUNTY OF LOS ANGELES)

ON THIS August 03, 2007 BEFORE ME, IRENE S. LUI  
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 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 MAR. 02, 2010




08 0195280

# PLAN OF A CONDOMINIUM CONSISTING OF LOT 1, TRACT NO. 62750

**ENGINEER'S CERTIFICATE:**

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, THAT THIS PLAN CONSISTING OF 16 SHEETS CORRECTLY REPRESENTS THIS CONDOMINIUM PROJECT MADE UNDER MY SUPERVISION ON JANUARY 8, 2008

  
HAYK MARTIROSIAN  
RCE 52563  
EXPIRES 12-31-08



**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HERE ON ARE BASED ON THE BEARING N00°11'50"E OF THE CENTERLINE OF LA CRESCENTA AVENUE, AS SHOWN ON TRACT NO. 2535, AS RECORDED IN BOOK 24, PAGES 72 AND 73 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WERE TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

**BENCH MARK:**

BM NO. Y 9965 ELEV.=1354.30'  
SPK. & L IN S'LY CATCH BASIN ON MONTROSE AVE.  
4M W/O BCR 11.3M S/O C/L & 15.5M W/O LA CRESCENTA AVE.

CG 88 Q195288

**CONDOMINIUM      PLAN**  
**LOT 1**

TRACT NO. 62750 GLENDALE, CALIFORNIA.

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**CONDOMINIUM PLAN**  
**LOT 1**  
**TRACT NO. 62750, GLENDALE, CALIFORNIA**

**NOTES AND DEFINITIONS**

1. THIS IS A CONDOMINIUM PROJECT FOR 20 (TWENTY) 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. 62750 IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1344, PAGES 70 & 71 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED HEREIN AS UNITS "101 TO 114" & "301 TO 306", INCLUSIVE.
3. THE UNITS OF THIS PROJECT ARE NUMBERED "101 TO 114" & "301 TO 306", 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 PART. WHENEVER REFERENCE IS MADE TO ANY OF THE UNITS "101 TO 114" & "301 TO 306", 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 0.83 FEET, UNLESS OTHERWISE INDICATED.
10. THE WALL THICKNESS OF ALL EXTERIOR WALLS SHOWN ON THIS PLAN IS 0.50 FEET, UNLESS OTHERWISE INDICATED.
11. THE WALL THICKNESS OF ALL BALCONY AND PATIO AREAS SHOWN ON THIS PLAN IS 0.87 FEET, UNLESS OTHERWISE INDICATED.
12. AREAS DESIGNATED HEREON AS "A", "B" & "C", FOLLOWED BY THE UNIT NUMBERS ARE DWELLING AREAS AND ARE ELEMENTS OF A UNIT. "A" BEING ALL UNITS LOCATED AT FIRST FLOOR AREA, "B" BEING ALL UNITS LOCATED AT SECOND FLOOR AREA, AND "C" BEING ALL UNITS LOCATED AT THIRD FLOOR AREA.
13. 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.

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**CONDOMINIUM PLAN**  
**LOT 1**  
**TRACT NO. 62750 GLENDALE, CALIFORNIA**

**NOTES AND DEFINITIONS (CONT'D.)**

14. AREAS DESIGNATED HEREON AS "D" FOLLOWED BY THE UNIT NUMBERS ARE BALCONY AREAS AND ARE ELEMENTS OF A UNIT.
15. AREAS DESIGNATED HEREON AS "G" FOLLOWED BY THE NUMBERS ARE PARKING AREAS AND ARE EXCLUSIVE USE COMMON AREAS FOR EXCLUSIVE USE OF THE UNIT TO BE ASSIGNED AT LATER DATE.
16. AREA DESIGNATED HEREON AS "GP" FOLLOWED BY NUMBERS ARE GUEST PARKING AREAS AND ARE PART OF THE COMMON AREA FOR THE USE OF GUESTS.
17. AREAS DESIGNATED HEREON AS "S" FOLLOWED BY THE NUMBERS ARE STORAGE AREAS AND ARE EXCLUSIVE USE COMMON AREAS FOR THE EXCLUSIVE USE OF THE UNITS TO BE ASSIGNED AT LATER DATE.
18. 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.
19. 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.
20. 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 VARIANCES BETWEEN BOUNDARIES SHOWN HEREON AND THOSE OF THE BUILDING.

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**CONDOMINIUM PLAN  
LOT 1**

TRACT NO. 62750 GLENDALE, CALIFORNIA

**ELEVATION TABULATION**

FIRST FLOOR DWELLING AREA			FIRST FLOOR PATIO AREA		
UNIT NO.	L.E.	U.E.	UNIT NO.	L.E.	U.E.
101,103,105,107	1378.58'	1385.76'	101,103,105,107	1376.45'	1385.76'
102,104,106,108	1373.10'	1383.02'	102,104,106,108	1373.00'	1383.02'
109-114	1373.10'	1383.02'	109-114	1373.00'	1383.02'

SECOND FLOOR DWELLING AREA		
UNIT NO.	L.E.	U.E.
101,103,105,	1386.78'	1394.80'
102,104,106,108	1384.10'	1392.90'
107	1386.10'	1394.15'
109-111	1384.10'	1393.90'
112-114	1384.10'	1392.85'

THIRD FLOOR DWELLING AREA			THIRD FLOOR BALCONY AREA		
UNIT NO.	L.E.	U.E.	UNIT NO.	L.E.	U.E.
301	1396.00'	1403.95'	301	1395.90'	1403.95'
303	1395.00'	1403.00'	303	1394.90'	1403.00'
302,304-306	1394.00'	1404.00'	302,304-306	1393.90'	1404.00'

PARKING FLOOR AREA			STORAGE FLOOR AREA		
SPACE NO.	L.E.	U.E.	SPACE NO.	L.E.	U.E.
1	1359.00'	1371.45'	1	1370.56'	1373.22'
2	1359.20'	1371.45'	2,3,4	1370.15'	1372.81'
3,25	1359.40'	1371.45'	5,6	1369.12'	1371.78'
4,24	1359.60'	1371.45'	7	1366.90'	1369.56'
5,23	1359.80'	1371.45'	8	1366.55'	1369.21'
5,22	1360.00'	1371.45'	9,10	1366.15'	1368.81'
7,8,20,21	1360.20'	1371.45'	11,12	1365.75'	1368.41'
9-15,17-19	1360.25'	1371.45'	13	1365.02'	1367.68'
26,27	1360.00'	1371.45'	14	1364.00'	1366.67'
29,30,45	1363.07'	1375.45'	15-28	1365.25'	1367.91'
32	1362.05'	1371.45'	29,30	1365.20'	1367.20'
33	1361.60'	1371.45'	31,32	1365.00'	1367.00'
34	1361.30'	1371.45'	33	1364.80'	1366.80'
35	1360.90'	1371.45'	34	1364.60'	1366.60'
36	1360.50'	1371.45'	35	1364.40'	1366.40'
37	1360.25'	1371.45'	36,37	1364.20'	1366.20'
38	1360.00'	1371.85'	38,39	1363.00'	1365.66'
39	1361.02'	1371.85'	40,43	1366.07'	1368.73'
40	1361.39'	1371.85'	41	1363.00'	1365.66'
41	1361.75'	1371.85'	42	1363.40'	1366.06'
42	1362.15'	1371.85'			
43	1362.55'	1371.85'			
44	1362.90'	1371.85'			
GP-3	1364.12'	1375.45'			
GP-2	1365.15'	1375.45'			
48	1365.56'	1375.45'			
49	1365.93'	1375.45'			
GP-1	1363.07'	1375.45'			
GP-4	1363.07'	1375.45'			
GP-5	1360.25'	1371.45'			

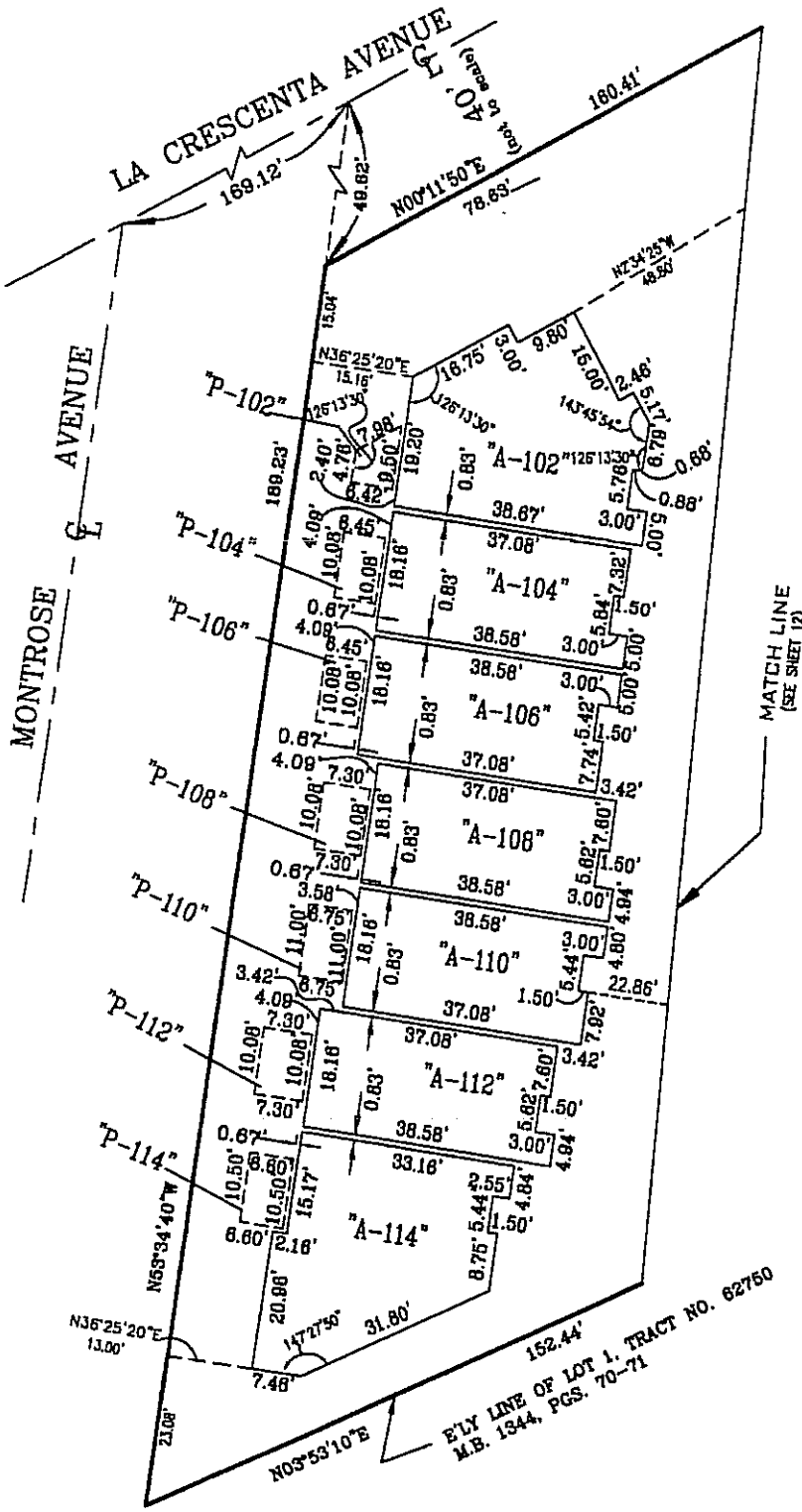
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# CONDOMINIUM PLAN

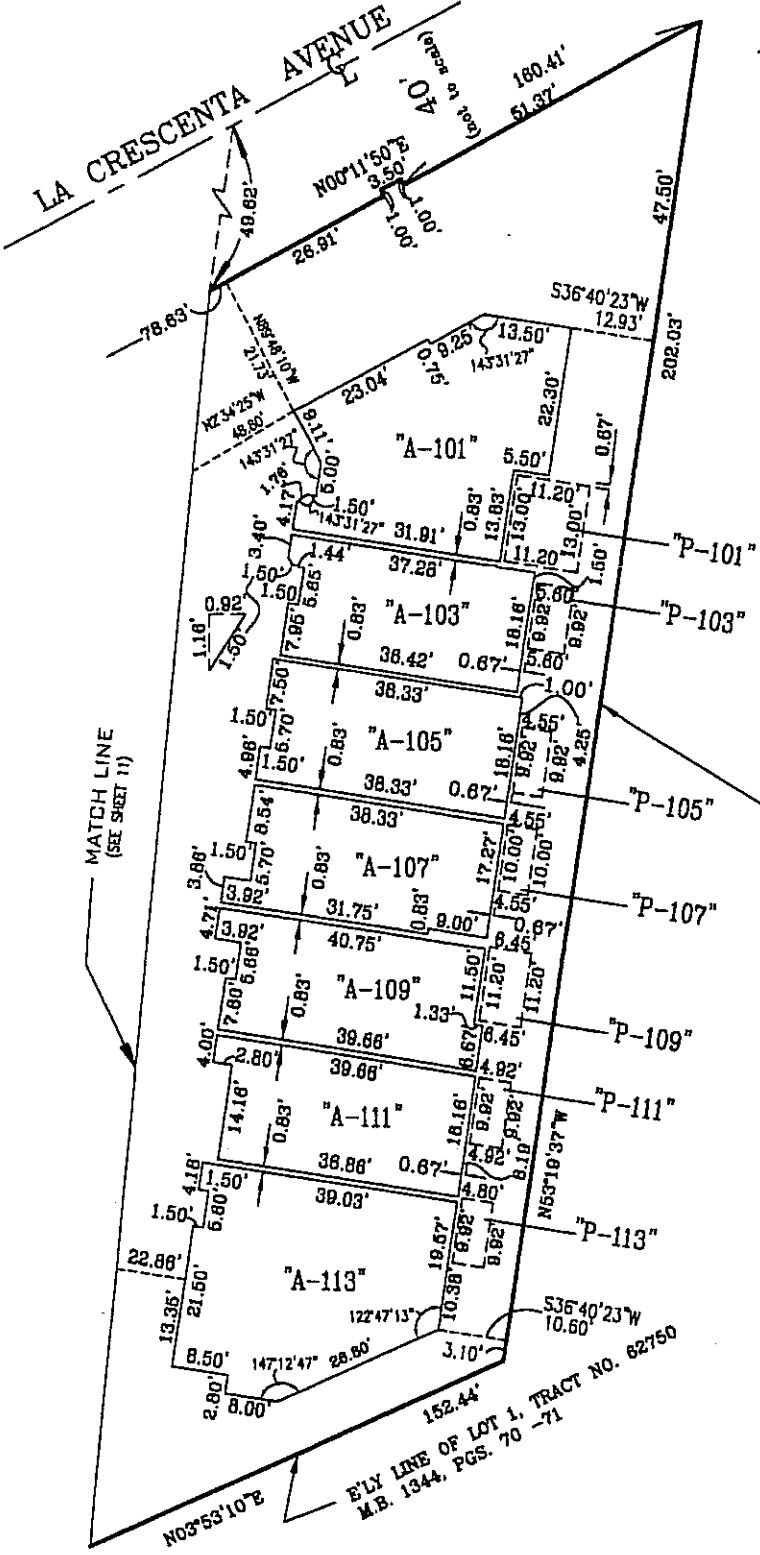
LOT 1, TRACT NO. 62750  
CITY OF GLENDALE  
STATE OF CALIFORNIA  
FIRST FLOOR DWELLING PLAN



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# CONDOMINIUM PLAN

LOT 1, TRACT NO. 62750  
CITY OF GLENDALE  
STATE OF CALIFORNIA  
FIRST FLOOR DWELLING PLAN



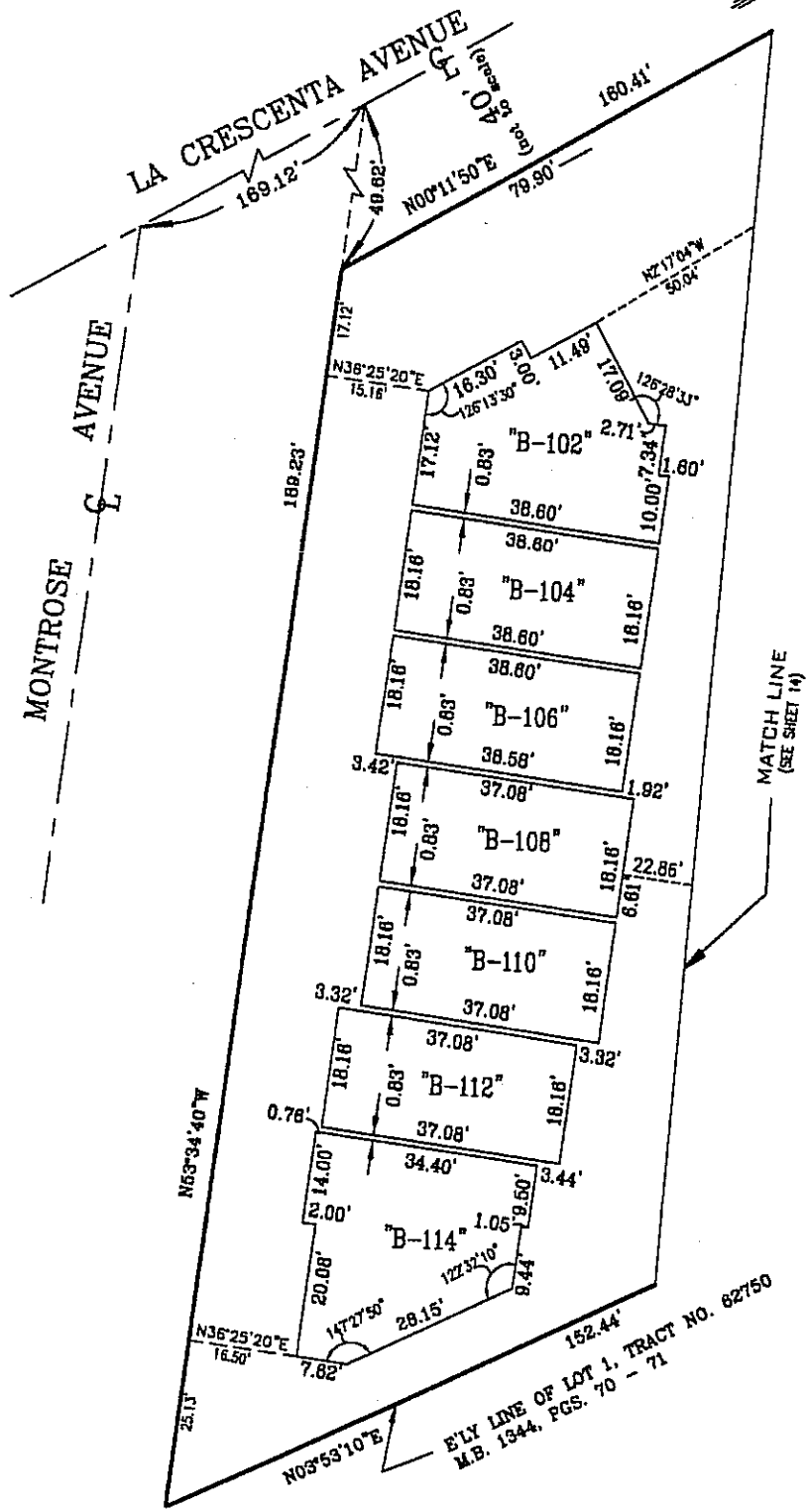
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M.B. 1344, PGS. 70-71

MATCH LINE  
(SEE SHEET 11)

62750 50

# CONDOMINIUM PLAN

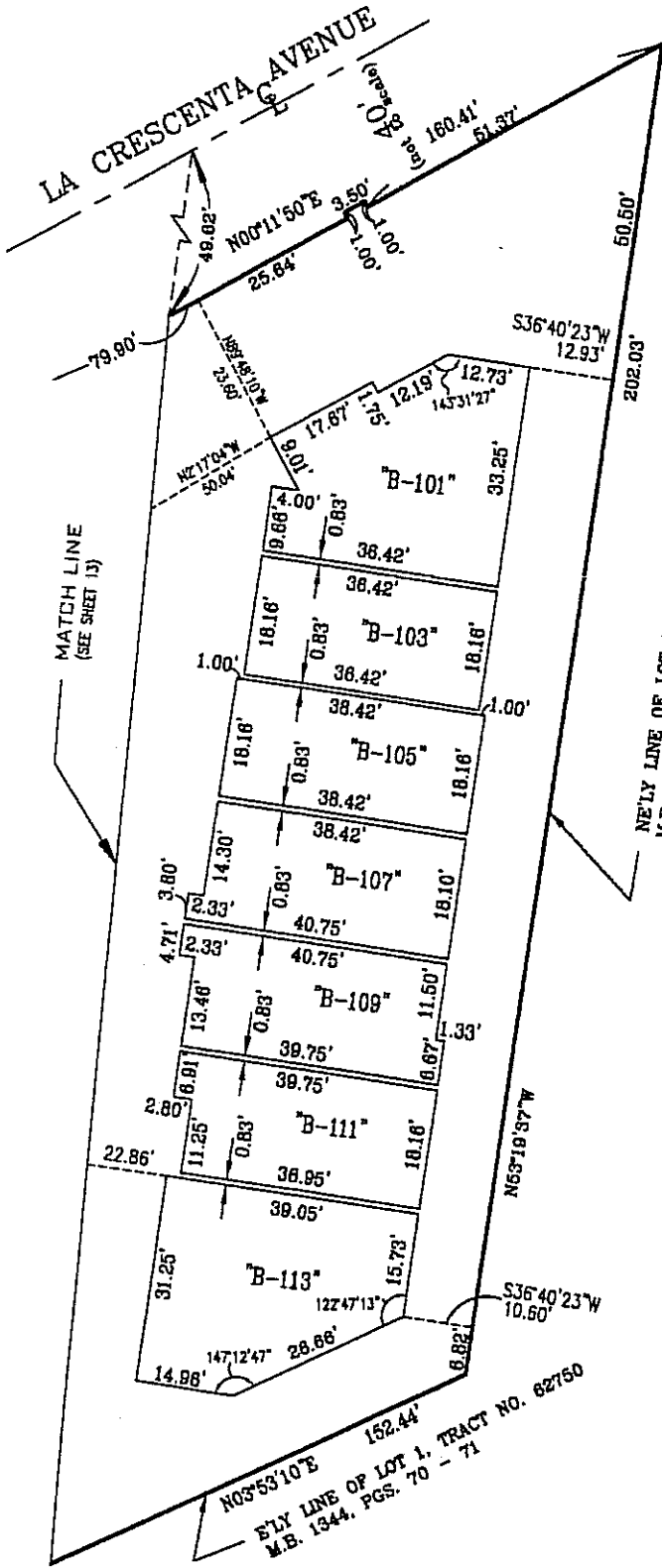
LOT 1, TRACT NO. 62750  
CITY OF GLENDALE, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA  
SECOND FLOOR DWELLING PLAN



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# CONDOMINIUM PLAN

LOT 1, TRACT NO. 62750  
CITY OF GLENDALE, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA  
SECOND FLOOR DWELLING PLAN



MATCH LINE  
(SEE SHEET 13)

NE'LY LINE OF LOT 1, TRACT NO. 62750  
M.B. 1344, PGS. 70 - 71

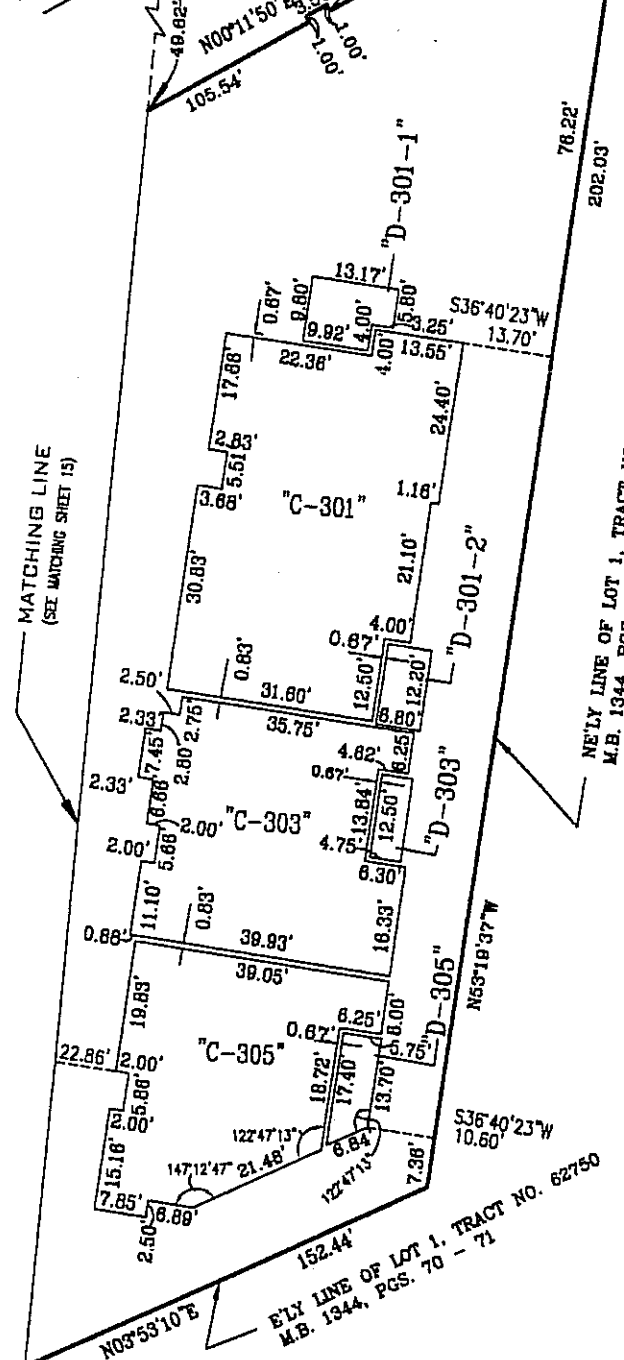
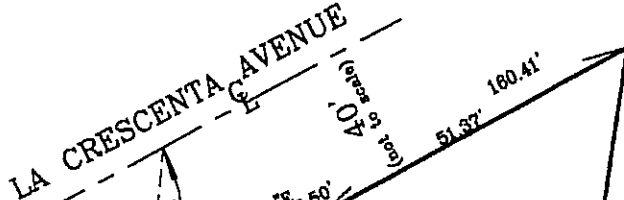
NE'LY LINE OF LOT 1, TRACT NO. 62750  
M.B. 1344, PGS. 70 - 71

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# CONDOMINIUM PLAN

LOT 1, TRACT NO. 62750  
CITY OF GLENDALE, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA  
THIRD FLOOR DWELLING PLAN



NE'LY LINE OF LOT 1, TRACT NO. 62750  
M.B. 1344, PGS. 70 - 71

E'LY LINE OF LOT 1, TRACT NO. 62750  
M.B. 1344, PGS. 70 - 71

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