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TITLE(S)

CONDOMINIUM PLAN

FOR

LOT 1

TRACT NO. 63597



11D

Q1152703-X19

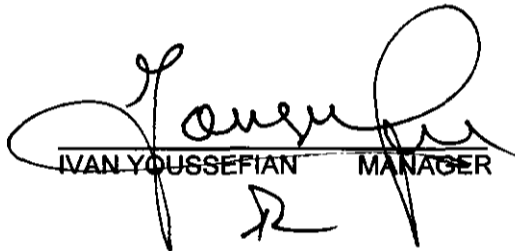
PLAN OF A CONDOMINIUM CONSISTING OF LOT 1, TRACT NO. 63597

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1353, PAGES 53-54 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:

WE, THE UNDERSIGNED BEING THE RECORD OWNERS OF THE LAND INCLUDED WITHIN THIS PROJECT, AND THE RECORD HOLDERS OF SECURITY INTEREST THEREIN, 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.

GREELEY AVENUE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER


IVAN YOUSSEFIAN MANAGER

STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES)

ON THIS 11-14-2008, 2008 BEFORE ME, EDDIE MORALES
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY

APPEARED IVAN YOUSSEFIAN WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I HEREBY CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

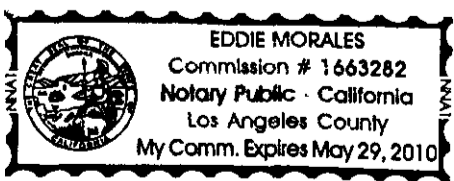
SIGNATURE: Eddie Morales

PRINTED NAME: EDDIE MORALES

MY PRINCIPAL PLACE OF BUSINESS IS IN: LOS ANGELES COUNTY

MY COMMISSION NO.: 1669282

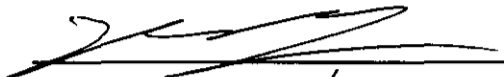
MY COMMISSION EXPIRES: MAY 29, 2010

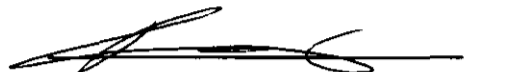


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PLAN OF A CONDOMINIUM CONSISTING OF LOT 1, TRACT NO. 63597

AMERICAN CONTINENTAL BANK, A CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED SEPTEMBER 19, 2007 AS INSTRUMENT NO. 2007-2153719, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.


Terry Lou / CEO

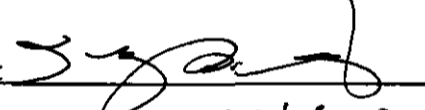

Alina Che / FVP Lending

STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES)

ON THIS November 14, 2008 BEFORE ME, SANDY YANG
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

Terry Lou AND Alina Che WHO 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.

I HEREBY CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

SIGNATURE: 

PRINTED NAME: SANDY YANG

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

MY COMMISSION NO.: 1764859

MY COMMISSION EXPIRES: Sep 7, 2011




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PLAN OF A CONDOMINIUM CONSISTING OF LOT 1, TRACT NO. 63597

ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, THAT THIS PLAN CONSISTING OF 12 SHEETS CORRECTLY REPRESENTS THIS CONDOMINIUM PROJECT MADE UNDER MY SUPERVISION ON JANUARY 9, 2009.



HAYK MARTIROSIAN
RCE 52563
EXPIRES 12-31-10



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 86° 49' 00" W OF THE SIDELINE OF GREELEY STREET, AS SHOWN ON MAP OF LOS TERRENITOS TRACT, AS FILED IN BOOK 23, PAGES 38 AND 39 OF MAPS, RECORDS OF LOS ANGELES COUNTY.

BENCH MARK:

WIRE SPIKE IN NORTH CURB FOOTHILL BOULEVARD 1.3 FT. E/O BC RETURN E/O MARCUS AVENUE, WEST END CATCH BASIN

ELEV. = 1803.156 (1980 ADJ.) NGVD 1929
CITY OF LA BM# 09-01030

CONDOMINIUM PLAN

LOT 1, TRACT NO. 63597
LOS ANGELES, CALIFORNIA

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CONDOMINIUM PLAN

LOT 1, TRACT NO. 63597
LOS ANGELES, 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. 63597** IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN **BOOK 1353, PAGES 53 AND 54** OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED HEREIN AS UNITS **101 TO 104, 201 TO 204, & 301 TO 304, INCLUSIVE.**
3. THE UNITS OF THIS PROJECT ARE NUMBERED **101 TO 104, 201 TO 204, & 301 TO 304, 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 104, 201 TO 204, & 301 TO 304, 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 SHOWN/INDICATED ON PLAN.
10. THE WALL THICKNESS OF ALL EXTERIOR WALLS SHOWN ON THIS PLAN IS **0.60** FEET, UNLESS OTHERWISE INDICATED.

CONDOMINIUM PLAN

LOT 1, TRACT NO. 63597
LOS ANGELES, CALIFORNIA

NOTES AND DEFINITIONS (CONT'D.)

11. THE WALL THICKNESS OF ALL BALCONIES SHOWN ON THIS PLAN IS 0.67 FEET, UNLESS OTHERWISE INDICATED.
12. AREAS DESIGNATED HEREON AS "A", "B", AND "C", FOLLOWED BY THE UNIT NUMBER 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 "D" FOLLOWED BY THE UNIT NUMBER ARE BALCONY AREAS AND ARE ELEMENTS OF THE UNITS.
14. AREAS DESIGNATED HEREON AS "G" FOLLOWED BY A NUMBER ARE PARKING AREAS AND ARE EXCLUSIVE USE COMMON AREA FOR EXCLUSIVE USE OF THE UNIT WHICH WILL BE ASSIGNED AT A LATER DATE.
15. AREAS DESIGNATED HEREON AS "GP" ARE GUESTS PARKING AREAS AND ARE PART OF THE COMMON USE AREA FOR THE USE OF GUESTS.
16. AREAS DESIGNATED HEREON AS "P" FOLLOWED BY THE NUMBER ARE PATIO AREAS AND ARE EXCLUSIVE COMMON AREA FOR EXCLUSIVE USE OF THE UNIT BEARING AN IDENTICAL NUMBER DESIGNATION.
17. 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.
18. 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.
19. 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. 63597
LOS ANGELES, CALIFORNIA

ELEVATION TABULATION

FIRST FLOOR DWELLING AREA			FIRST FLOOR PATIO AREA		
UNIT NO.	L.E.	U.E.	UNIT NO.	L.E.	U.E.
101-104	1753.33'	1761.33'	101-104	1753.23'	1761.33'

SECOND FLOOR DWELLING AREA			SECOND FLOOR BALCONY AREA		
UNIT NO.	L.E.	U.E.	UNIT NO.	L.E.	U.E.
201-204	1762.33'	1770.33'	201-204	1762.23'	1770.33'

THIRD FLOOR DWELLING AREA			THIRD FLOOR BALCONY AREA		
UNIT NO.	L.E.	U.E.	UNIT NO.	L.E.	U.E.
301-304	1771.33'	1779.33'	301-304	1771.23'	1779.33'

PARKING	FLOOR	AREA
SPACE NO.	L.E.	U.E.
1-24	1743.23'	1752.18'
GP-1-GP-6	1743.23'	1752.18'

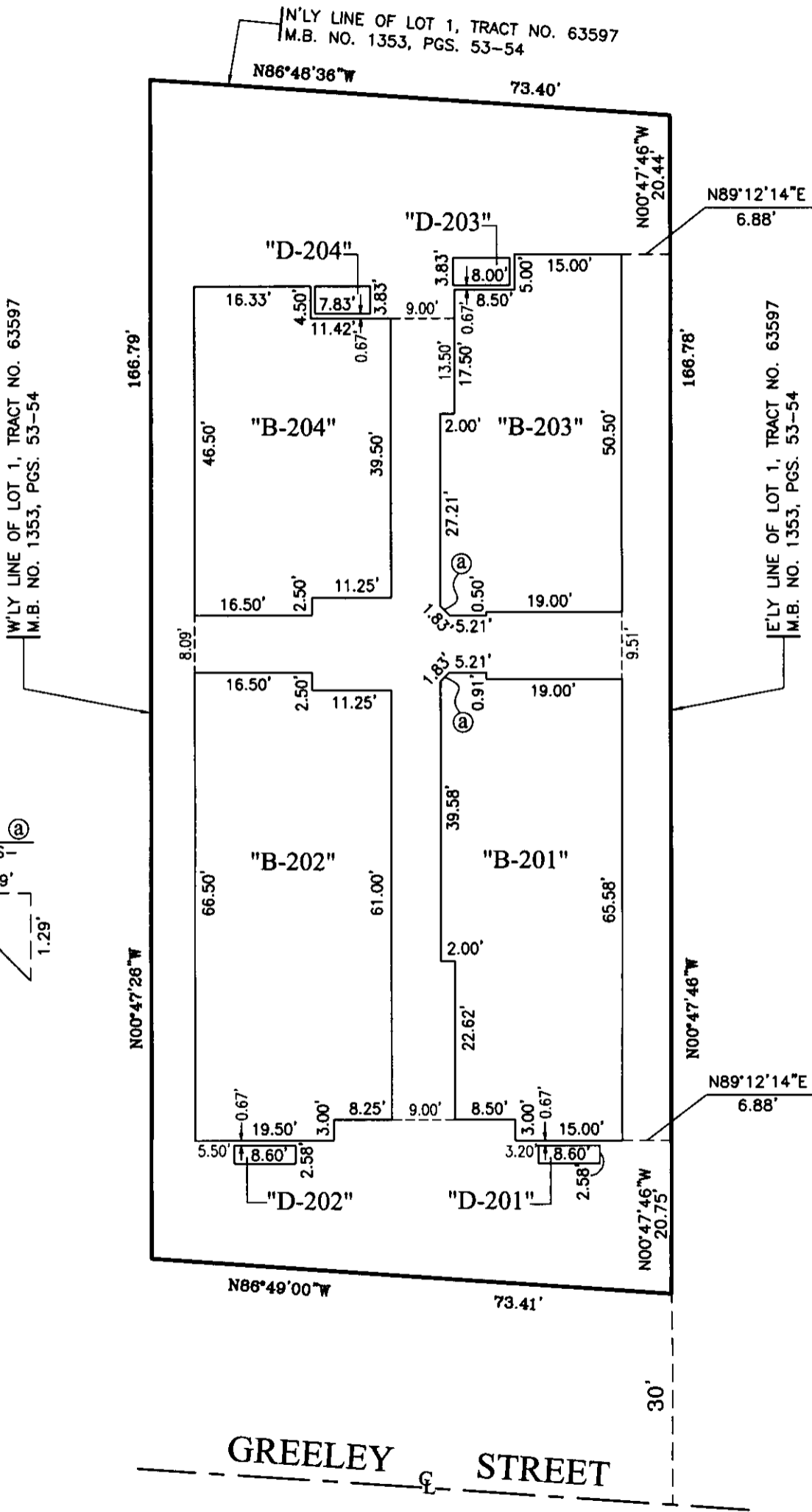
SCALE: 1"=20'

CONDOMINIUM PLAN

LOT 1, TRACT NO. 63597
LOS ANGELES, CALIFORNIA
SECOND FLOOR DWELLING PLAN

SHEET 11 OF 12 SHEETS

12



GREELEY STREET

SCALE: 1"=20'

CONDOMINIUM PLAN

LOT 1, TRACT NO. 63597
LOS ANGELES, CALIFORNIA
THIRD FLOOR DWELLING PLAN

SHEET 12 OF 12 SHEETS

