

C O N D O M I N I U M P L A N

1. THIS CONDOMINIUM PROJECT IS COMPOSED OF A COMMON AREA AND 10 UNITS.
2. THE COMMON AREA OF THIS PROJECT IS THE LAND AND REAL PROPERTY, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON, WITHIN THE BOUNDARY LINES OF LOT 1 OF TRACT NO. 43485 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1162 PAGES 73 AND 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED HEREIN AS UNITS 1 TO 10 INCLUSIVE.
3. THE FOLLOWING ARE NOT PART OF A UNIT: BEARING WALLS, COLUMNS, VERTICAL SUPPORTS, FLOORS, ROOFS, FOUNDATIONS, SLABS, BEAMS, BALCONY RAILINGS, PIPES, DUCTS, FLUES, CHUTES, WIRES, AND OTHER UTILITY INSTALLATION WHEREVER LOCATED, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNIT.
4. THE UNITS OF THIS PROJECT ARE NUMBERED 1 TO 10 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 OF WHICH IT IS A PART. WHENEVER REFERENCE IS MADE TO ANY OF UNITS 1 TO 10 INCLUSIVE, IT SHALL BE CONSTRUED THAT REFERENCE IS MADE TO THE UNIT AS A WHOLE AND TO EACH AND ALL OF ITS COMPONENT ELEMENTS. THE BOUNDARY LINES OF ALL ELEMENTS INTERSECT AT RIGHT ANGLES UNLESS OTHERWISE INDICATED AND ALL TIES FROM LOT LINES ARE TO INTERIOR BOUNDARIES OF BUILDING UNLESS OTHERWISE INDICATED.
5. THIS PLAN AND THE DIMENSIONS SHOWN HEREON ARE INTENDED TO CONFORM TO CIVIL CODE SECTION 1351 WHICH REQUIRES DIAGRAMMATIC FLOOR PLANS 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 COMPUTATION OF FLOOR AREA OF AIRSPACE VOLUME IN ANY OR ALL OF THE UNITS.
6. 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.
7. EACH OF THOSE AREAS SHOWN ON THIS PLAN BEARING THE LETTER DESIGNATION "A" IS AN ELEMENT OF A UNIT CONSISTING OF A DWELLING AREA. THE LATERAL BOUNDARIES OF EACH SUCH ELEMENT ARE THE INTERIOR SURFACES OF THE PERIMETER WALLS WHERE THEY EXIST OR VERTICAL PLANES AT THE LIMITS OF THE HORIZONTAL DIMENSIONS SHOWN AT THE LIMITS INDICATED ON THE RESPECTIVE PORTIONS THEREOF. THE LOWER VERTICAL BOUNDARY OF EACH SUCH ELEMENT IS THE INTERIOR SURFACE OF THE FLOOR THEREOF AND THE UPPER VERTICAL BOUNDARY OF EACH SUCH ELEMENT IS THE INTERIOR SURFACE OF THE CEILING THEREOF, BOTH AT THE LIMITS SHOWN HEREON. EACH SUCH ELEMENT INCLUDES THE RESPECTIVE PORTIONS OF THE BUILDING AND IMPROVEMENTS LYING WITHIN SAID BOUNDARIES (EXCEPT AS STATED ON NOTE 3 ABOVE) AND AIRSPACE SO ENCOMPASSED.

8. EACH OF THOSE AREAS SHOWN ON THIS PLAN BEARING THE LETTER DESIGNATION "T" IS AN ELEMENT OF A UNIT CONSISTING OF A TERRACE OR BALCONY AREA. THE LATERAL AND VERTICAL BOUNDARIES OF EACH SUCH AREA ARE THE EXTERIOR SURFACES OF THE PERIMETER WALLS, WINDOWS, AND DOORS OF THE ADJACENT BUILDING STRUCTURE, WHERE SUCH SURFACES ADJOIN SUCH AREA AND THE INTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS, AND CEILINGS OF EACH SUCH AREA, WHERE SUCH SURFACES EXIST. OTHERWISE, THE LATERAL AND VERTICAL BOUNDARIES OF EACH SUCH AREA ARE VERTICAL AND HORIZONTAL PLANES AT THE DIMENSIONS AND ELEVATIONS SHOWN HEREON FOR EACH SUCH AREA. EACH SUCH AREA INCLUDES ONLY THE AIRSPACE ENCOMPASSED BY SAID BOUNDARIES.

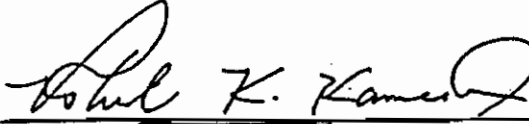
9. EACH OF THOSE AREAS SHOWN ON THIS PLAN BEARING THE LETTER DESIGNATION "P" DEPICTS A PATIO AREA AND IS PART OF THE COMMON AREA DESIGNATED AS AN "EXCLUSIVE USE COMMON AREA." THE BOUNDARIES OF EACH PATIO AREA IS AS FOLLOWS:
 - (A) THE LOWER VERTICAL BOUNDARY IS THE SURFACE THEREOF, WHICH COINCIDES WITH THE ELEVATION AS SHOWN ON THE PLAN HEREIN.
 - (B) THE UPPER VERTICAL BOUNDARY IS THE SURFACE OF THE CEILINGS THEREOF WHERE SUCH SURFACES EXIST, WHICH COINCIDES WITH THE ELEVATION AS SHOWN ON THE PLAN HEREIN.
 - (C) THE LATERAL BOUNDARIES ARE VERTICAL PLANES AT THE LIMITS OF THE HORIZONTAL DIMENSIONS AS SHOWN ON THE PLAN HEREIN. EACH SUCH PATIO AREA INCLUDES ONLY THE AIRSPACE ENCOMPASSED BY SAID BOUNDARIES.

10. EACH OF THOSE AREAS SHOWN ON THIS PLAN BEARING THE LETTER DESIGNATION "G" DEPICTS A PARKING SPACE AND IS PART OF THE COMMON AREA DESIGNATED AS AN "EXCLUSIVE USE COMMON AREA." THOSE AREAS BEARING THE LETTER DESIGNATION GP DEPICTS A GUEST PARKING SPACE AND IS PART OF THE COMMON AREA. THE BOUNDARIES OF EACH PARKING SPACE AREA ARE AS FOLLOWS:
 - (A) THE LOWER VERTICAL BOUNDARY IS THE SURFACE THEREOF, WHICH COINCIDES WITH THE ELEVATION AS SHOWN ON THE PLAN HEREIN.
 - (B) THE UPPER VERTICAL BOUNDARY IS THE SURFACE OF THE CEILING THEREOF WHERE SUCH SURFACES EXIST, WHICH COINCIDES WITH THE ELEVATION AS SHOWN ON THE PLAN HEREIN.
 - (C) THE LATERAL BOUNDARIES ARE VERTICAL PLANES AT THE LIMITS OF THE HORIZONTAL DIMENSIONS AS SHOWN ON THE PLAN HEREIN. EACH SUCH PARKING SPACE INCLUDES ONLY THE AIRSPACE ENCOMPASSED BY SAID BOUNDARIES.

11. WALLS BETWEEN ELEMENTS OF A UNIT HAVE A THICKNESS OF 0.4'. THOSE WALLS SEPARATING UNITS HAVE A THICKNESS OF 0.8'.
12. THE BENCH MARK FOR THIS PROJECT AND ITS ELEVATION ARE AS FOLLOWS:
STD. TRAV MON STAMPD HWD E-1A 1951 ON CENTERLINE INT. SUNSET BLVD. &
FAIRFAX AVE. WESTERLY OF 2 MONUMENTS ABOUT 4 FT. APART L.A. CITY B.M.
NO. 13-04549. ELEV. = 392.114 (1975 ADJ.)
13. THE BEARING OF N 88° 57' 49" E OF THE CENTERLINE OF SUNSET BOULEVARD,
BETWEEN LOS ANGELES CENTERLINE MONUMENTS, SHOWN IN LOS ANGELES CITY
ENGINEER FIELD BOOK NO. 147-177 PAGES 138 AND 140, WHOSE PLANE
RECTANGULAR COORDINATES ARE BASED ON THE LAMBERT CONFORMAL PROJECTION,
CALIFORNIA ZONE 7, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS
MAP.

CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS CONDOMINIUM PLAN, CONSISTING OF 8 SHEETS, CORRECTLY REPRESENTS THE BOUNDARY OF THE LAND INCLUDED WITHIN THIS PROJECT AND THE LOCATION OF THE UNITS THEREIN.


ROBERT [REDACTED]

R.C.E. NO. 15429
EXP. DATE 3-31-01

7-28-98
DATE

SCALE: 1"=20'

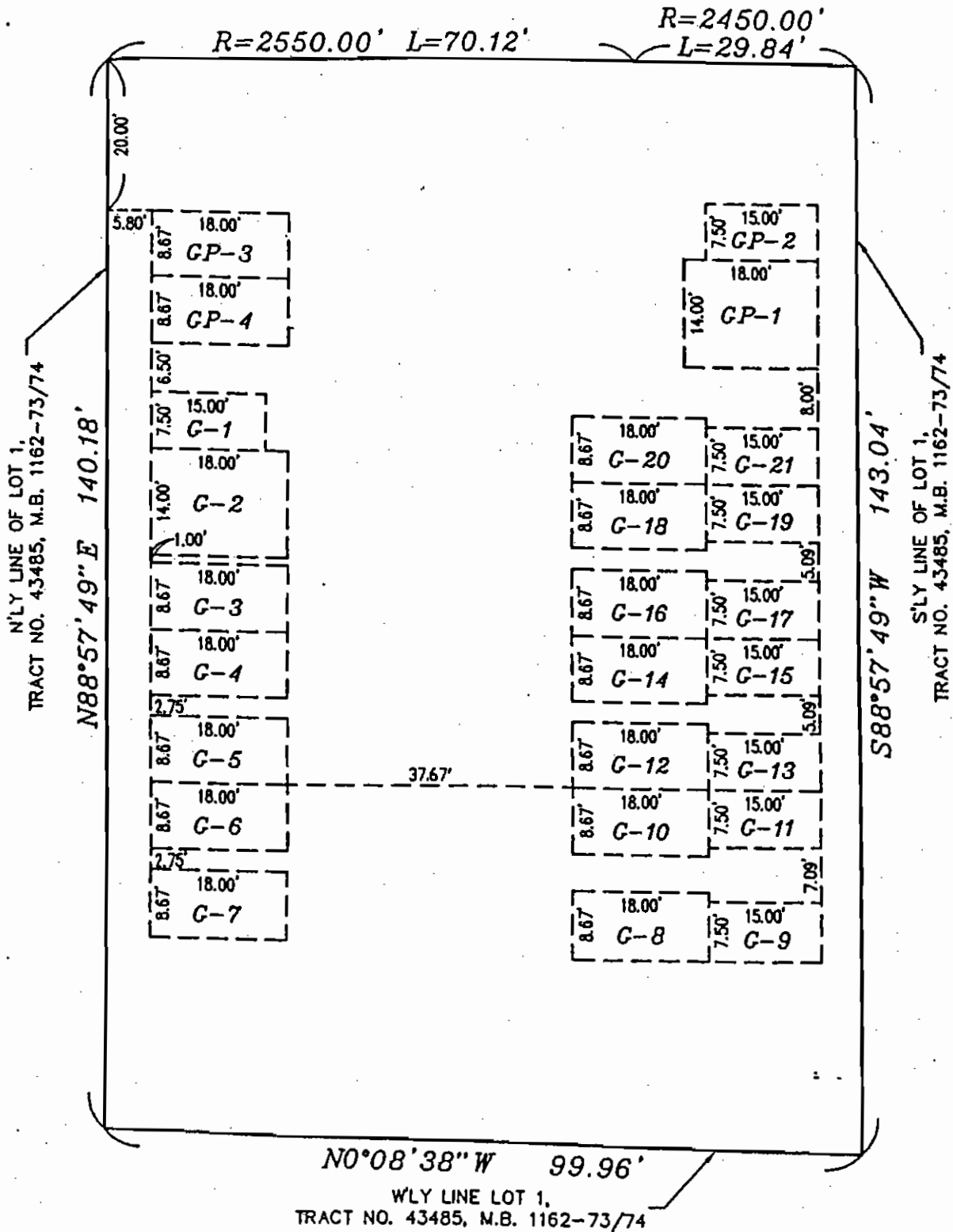
CONDOMINIUM PLAN LOT 1, TRACT NO. 43485

SHEET 6 OF 8

GARAGE FLOOR

UPPER ELEVATION=407.00
LOWER ELEVATION=399.00

FAIRFAX AVENUE



SCALE: 1"=20'

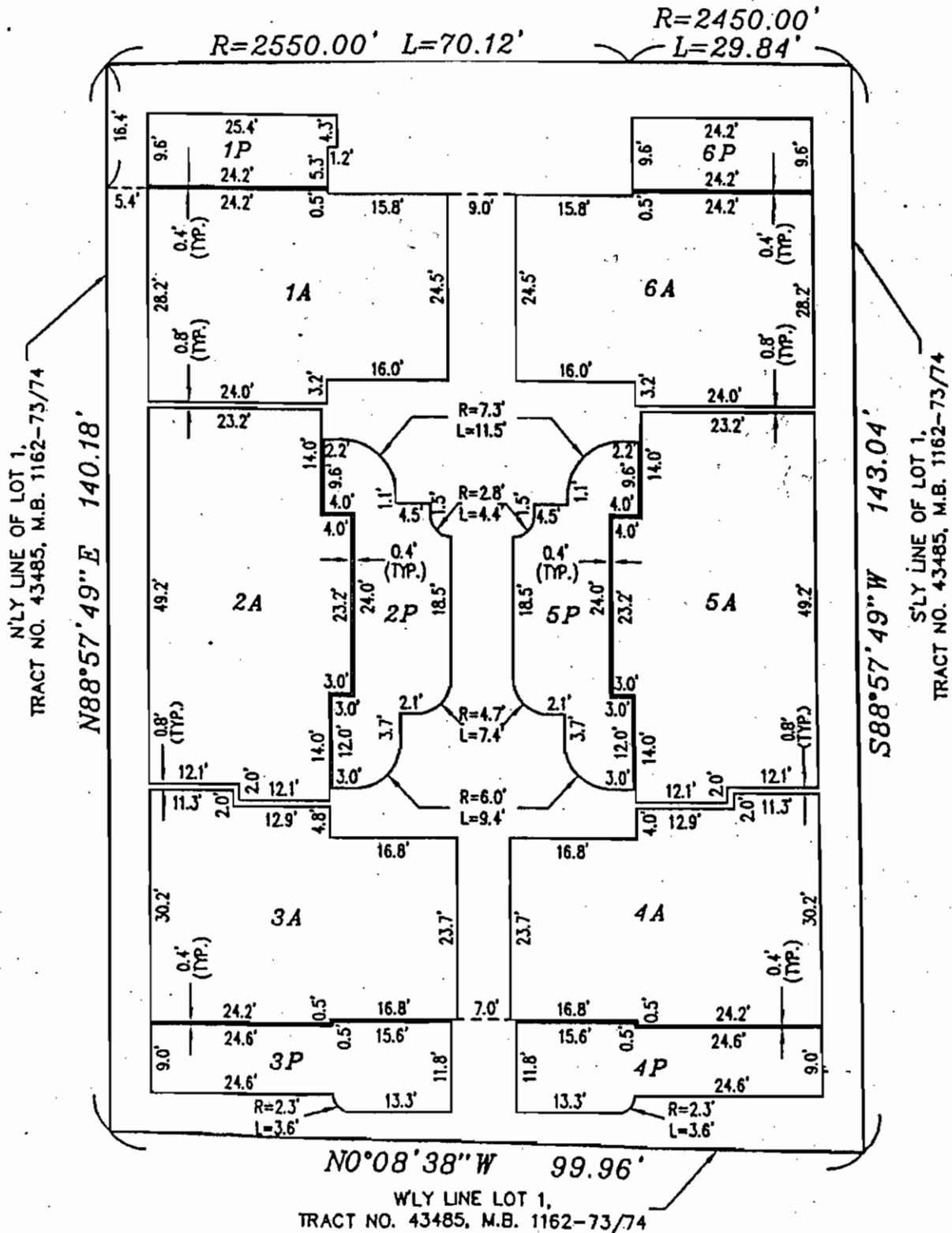
CONDOMINIUM PLAN LOT 1, TRACT NO. 43485

SHEET 7 OF 8

FIRST FLOOR

UPPER ELEVATION=417.50
LOWER ELEVATION=408.00

FAIRFAX AVENUE



CONDOMINIUM PLAN
LOT 1, TRACT NO. 43485

SECOND FLOOR

UPPER ELEVATION=428.00
LOWER ELEVATION=418.50

FAIRFAX AVENUE

