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AND WHEN RECORDED MAIL TO:

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TORRANCE CA #921  
90503



CONDOMINIUM PLAN

Title of Document

13-522

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WHEN RECORDED MAIL TO:  
DENN ENGINEERS  
3914 DEL AMO BLVD., #921  
TORRANCE, CA 90503

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SHEET 1 OF 9 SHEETS

CONDOMINIUM PLAN  
FOR  
PARCEL 1, PARCEL MAP NO. 72651  
IN THE CITY OF LONG BEACH  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

AS PER MAP FILED IN BOOK 390 PAGES 44, 45 AND 46 OF PARCEL MAPS IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, DIAGRAMMATIC FLOOR PLANS OF THE BUILDINGS AS BUILT ON SAID LAND AND CERTIFICATE AS REQUIRED BY CALIFORNIA CIVIL CODE SECTIONS 4285 AND 4290.

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, RECORD HOLDERS OF SECURITY INTERESTS THEREIN, OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE PROJECT SHOWN ON THIS MAP AND THAT WE CONSENT TO THE RECORDATION OF THIS PLAN PURSUANT TO CHAPTER 1, PART 5 DIVISION 4 OF THE CIVIL CODE.

PADMA MAKINENI  
(OWNER)

*Padma Makineni*

Padma Makineni, spouse of Rao Makineni

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CONDOMINIUM PLAN  
FOR PARCEL 1, PARCEL MAP NO. 72651  
ACKNOWLEDGEMENTS

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

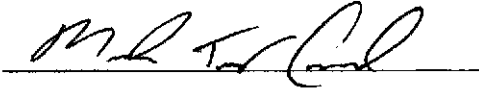
ON February 23, 2017 BEFORE ME, Mark Trevor Conrad

A NOTARY PUBLIC, PERSONALLY APPEARED Padma Makinen

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/HEY 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 PERSONS(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.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE 



CONDOMINIUM PLAN  
FOR  
PARCEL 1, PARCEL MAP NO. 72651  
GENERAL NOTES AND DEFINITIONS

1. This condominium project is composed of a common area and 2 units.
2. The common area of this project is the land and real property, including all improvements constructed thereon within the boundary lines of Parcel 1 of Parcel Map No. 72651 in the City of Long Beach, County of Los Angeles, State of California, as per parcel map filed in Book 390 Pages 44, 45 and 46, of Parcel Maps, in the office of the County Recorder of said county, except there from those portions of said land within, and all improvements now or hereafter constructed within, the boundary lines of units 1 through 2, inclusive, as said units are shown and defined herein.
3. The units of this project are numbered 1 through 2, inclusive. A unit consists of all of those elements bearing an identical number designation. The prefix number designation of an element coincides with the number of that unit of which it is a part. The suffix number designation of an element coincides with the level upon which such element is located. Whenever reference is made to any of Units 1 through 2, inclusive, it shall be construed that reference is made to the unit as a whole and to each and all of its component elements.
4. This plan and the dimensions shown hereon are intended to conform to Civil Code Section 4285 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 or airspace volume in any or all of the units.
5. 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.
6. 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, windows and doors thereof 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 roof 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 in Note 3 above) and the airspace so encompassed.


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CONDOMINIUM PLAN  
FOR  
PARCEL 1, PARCEL MAP NO. 72651

7. Each of those areas shown on this plan bearing the letter designation "B" is an element of a unit consisting of a balcony.
8. Each of those areas shown on this plan bearing the letter designation "D" is an element of a unit consisting of a deck.
9. Each of those areas shown on this plan bearing the letter designation "G" is an element of a unit consisting of a garage area.
10. Each of those areas shown on this plan bearing the letter designation "Y" is an element of a unit consisting of a yard area.
11. The upper vertical limit of each element is a horizontal plane described as "U.E." The lower vertical limit of each element area is a horizontal plane described as "L.E."
12. Included as parts of an element are those areas, if any, which lie between the upper limits, shown as U.E. hereon, and the finished ceilings above the upper limits and within the horizontal dimensions of said elements.
13. All ties to elements are at right angles to the lines they join, unless otherwise indicated. Element boundary lines intersect at right angles or 135 degree angles, unless otherwise indicated.

CONDOMINIUM PLAN  
FOR  
PARCEL 1, PARCEL MAP NO. 72651  
CERTIFICATIONS

I hereby certify that I am a professional registered civil engineer of the State of California and that this condominium plan, consisting of 9 sheets, represents the boundary of the land included within this project and the "as-built" location of the units therein based upon construction plans and field inspection.

  
\_\_\_\_\_  
Gary J. Roehl R.C.E. 30826



BENCHMARK:

L & T off of the southeast corner of Parcel Map No. 72651 as filed in Parcel Map Book 390 Pages 44, 45 and 46. Assumed elevation is 45.05'

BASIS OF BEARING:

The bearings shown hereon are based on a bearing N 13°59'56" E of the centerline of Temple Avenue as shown on Parcel Map No. 72651 as filed in Parcel Map Book 390 Pages 44, 45 and 46.

SCALE: 1" = 20'

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# CONDOMINIUM PLAN

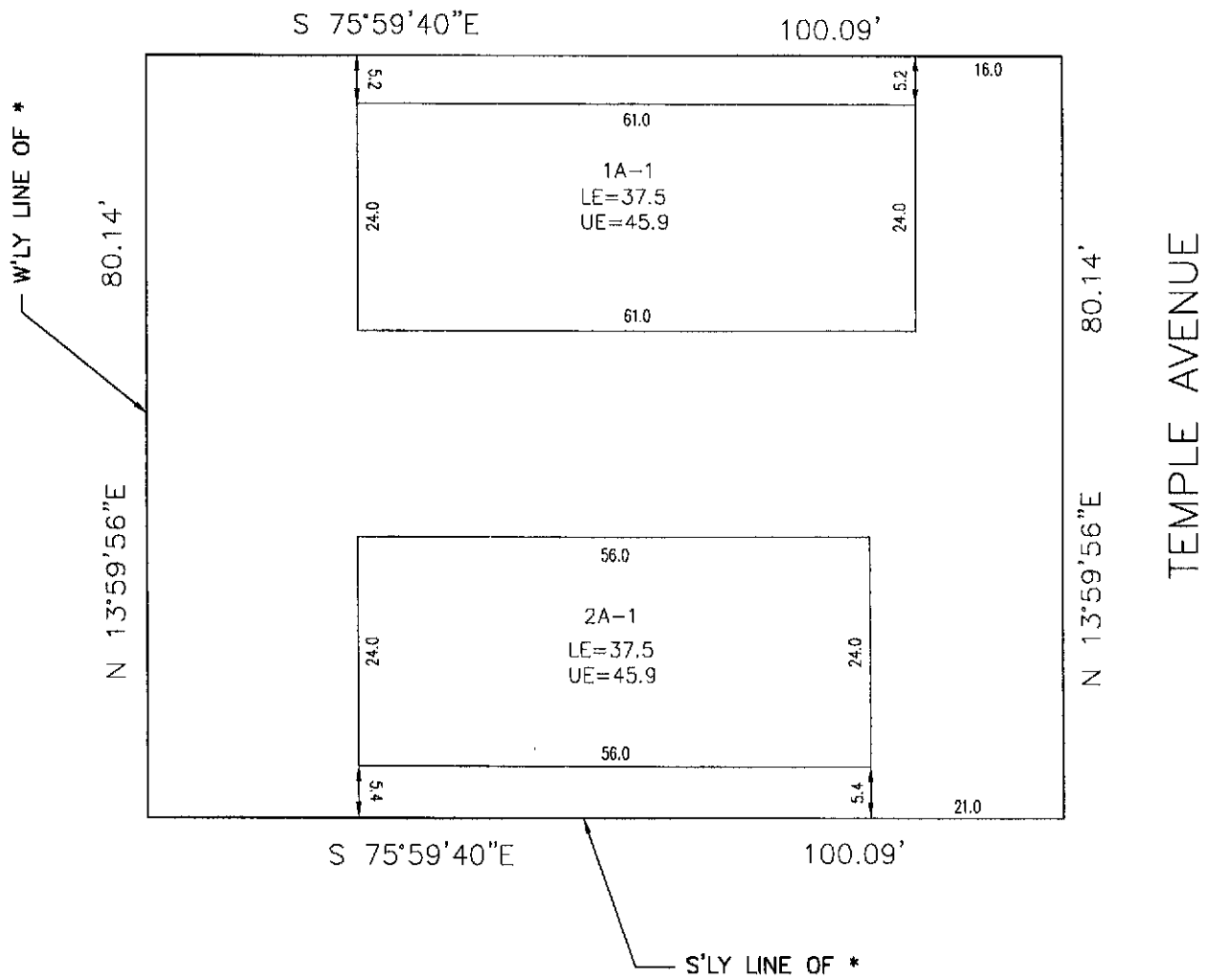
FOR  
PARCEL 1, PARCEL MAP NO. 72651  
BASEMENT LEVEL

SHEET 6 OF 9

\* PARCEL 1, PARCEL MAP NO. 72651



ALLEY





SCALE: 1" = 20'

SHEET 7 OF 9

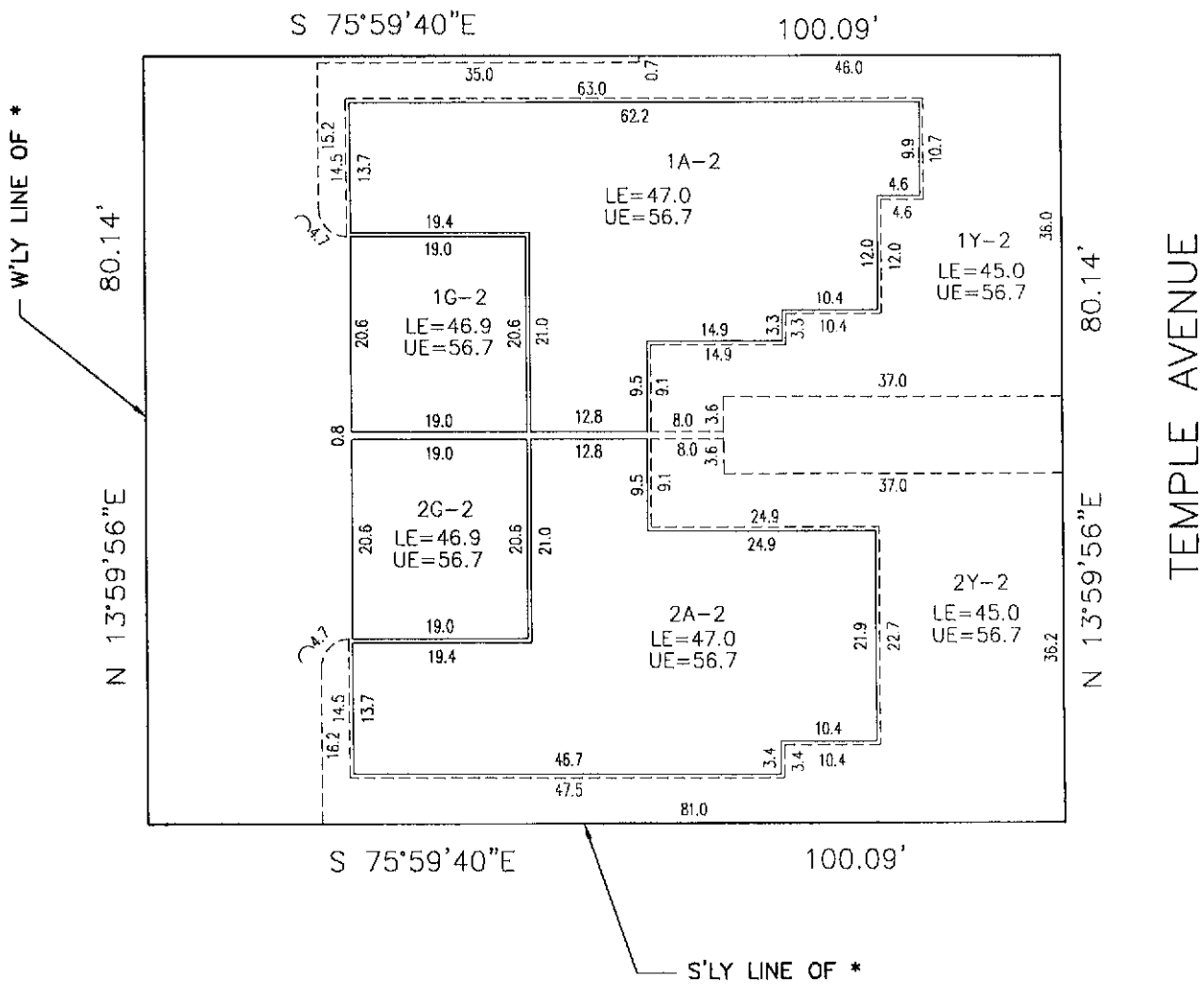
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# CONDOMINIUM PLAN FOR PARCEL 1, PARCEL MAP NO. 72651 FIRST LEVEL

\* PARCEL 1, PARCEL MAP NO. 72651



ALLEY



SCALE: 1" = 20'

# CONDOMINIUM PLAN

SHEET 8 OF 9

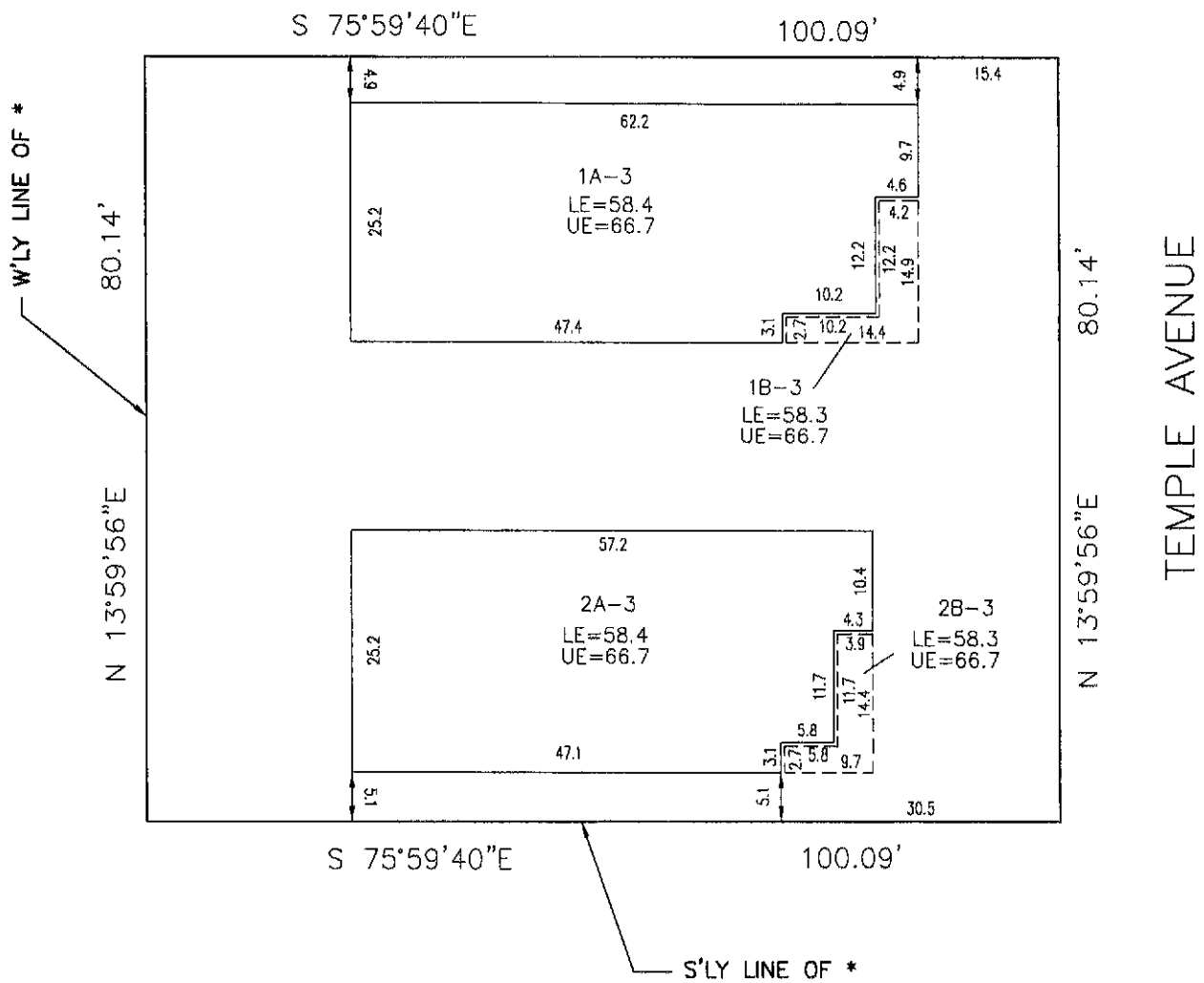
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FOR  
PARCEL 1, PARCEL MAP NO. 72651  
SECOND LEVEL

\* PARCEL 1, PARCEL MAP NO. 72651



ALLEY



SCALE: 1" = 20'

# CONDOMINIUM PLAN

SHEET 9 OF 9

FOR  
PARCEL 1, PARCEL MAP NO. 72651  
THIRD LEVEL

\* PARCEL 1, PARCEL MAP NO. 72651



ALLEY

