

WHEN RECORDED MAIL TO:
CHICAGO TITLE

92 1595524

ATTN: Public Records
1717 WALNUT GROVE AVENUE
ROSEMead, CALIFORNIA 91770 3798

Sheet 1 of 11 Sheets

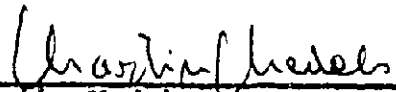
C O N D O M I N I U M P L A N

FOR LOT 1 OF TRACT NO. 35057 IN THE CITY OF
LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 995
PAGE 46, OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID STATE.

FEE \$ 35⁰⁰ P


We hereby certify that we are the owners of, record holders of //
security interests therein, or are interested in the land inclu-
ded within the subdivision and project shown on this map within
the colored border lines, and that we consent to the filing of
the within condominium plan pursuant to Chapter 1, Title 6, Part
4, Subdivision Second, of the Civil Code and to the preparation
and filing of said map and subdivision.


Martin Medak and Brigitte Medak
Owners


Martin Medak


Brigitte Medak

Southwest Savings and Loan Association, a Corporation, record
holder of Beneficial Interest under Deed of Trust recorded
February 28, 1978 as Instrument No. 78-213928.


Jack A. Tweedy
Vice-President


Jeanne Bartolucci
Assistant Secretary

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
AUG 26 1992 AT 8 A.M.
Recorder's Office

CONDOMINIUM PLAN FOR TRACT NO. 35057

CAT. NO. NN00627
TO 1944 CA (9-84)

 **TICOR TITLE INSURANCE**

(Individual)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.

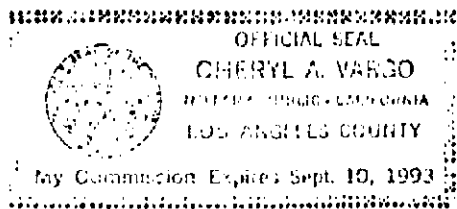
On April 22, 1992 before me, the undersigned, a Notary Public in and for said State, personally appeared Martin Medak and Brigitte Medak

STAPLE HERE

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the person S, whose name S are subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature

Cheryl A. Vargo



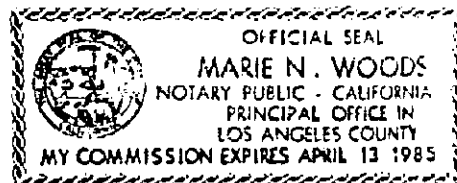
(This area for official notarial seal)

State of California }
County of Los Angeles } SS

On this 28th day of February, 1985 before me Marie N. Woods a Notary Public in and for said State, personally appeared Jack A. Tweedy, known to me to be the Vice-President and Jeanne Bartolucci, known to me to be the Ass't Sec. of Southwest Savings and Loan Association, the Corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the Corporation herein named and acknowledged to me that such Corporation executed the same as Beneficiary.

Witness my hand and official seal

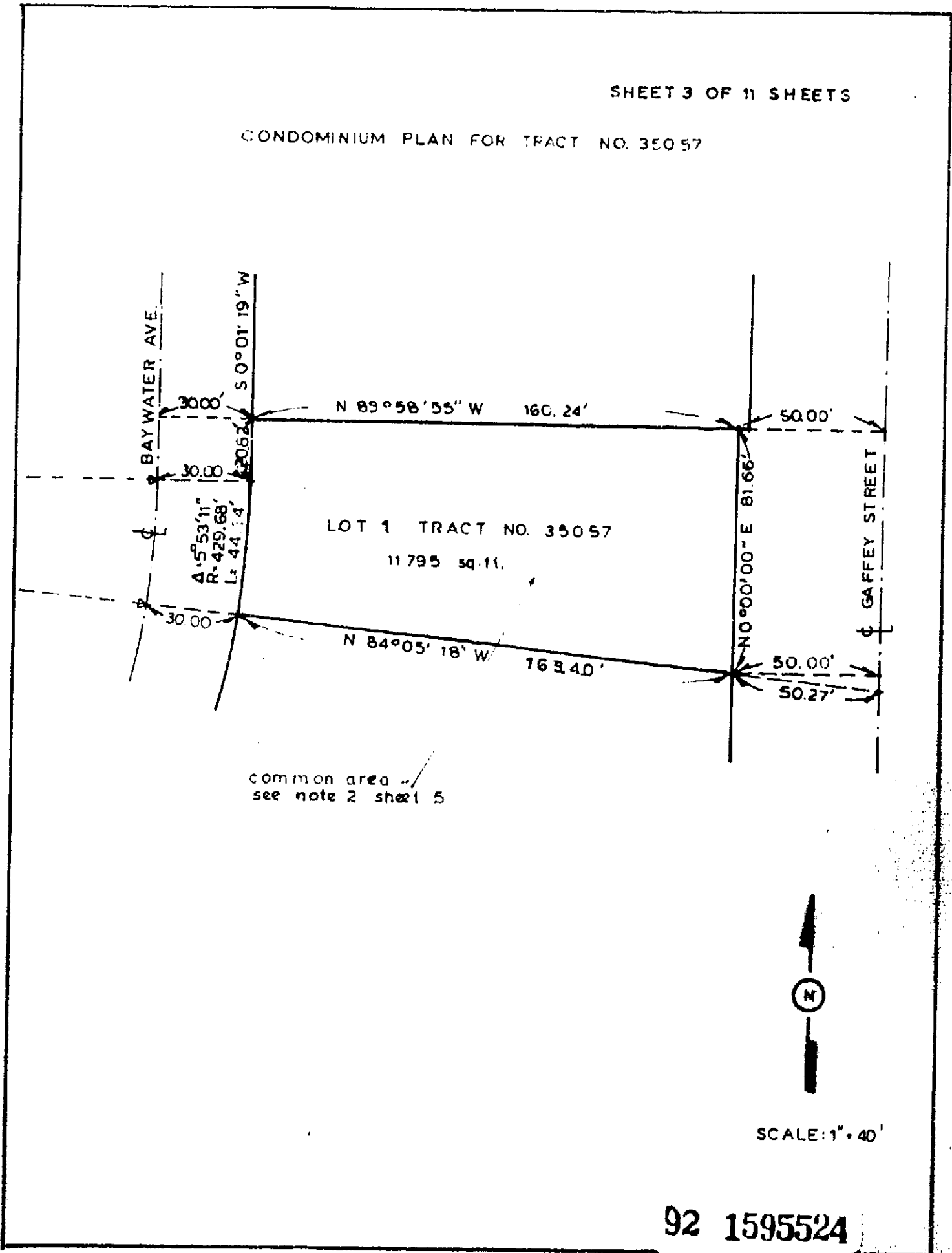
Marie N. Woods
Notary Public



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SHEET 3 OF 11 SHEETS

CONDOMINIUM PLAN FOR TRACT NO. 35057



CONDOMINIUM PLAN FOR TRACT NO. 35057

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 a true and complete survey of this project made under my supervision on July 22, 1992.

Bruce A. Packard
Bruce A. Packard, R.C.E. 13801



Bench Mark:

Cut SPK in NW corner of concrete vault, 1 ft. E of E curb line Gaffey Street at BC curb return S of 28th Street.

Elevation: 201.684 - Date: 1975
Ref.: # 24-08150

Tabulation of Units:

Unit:	comprised of		elements		..... and	.....	exclusive use	common areas
1	.....	1A	.....	1B-1 /	1B-2	..	1P-1 /	1P-2
2	2A	2B-1 /	2B-2	..	2P-1 /	2P-2
3	3A	3B-1 /	3B-2	..	3P-1 /	3P-2
4	4A	4B-1 /	4B-2	..	4P-1 /	4P-2
5	5A	5B-1 /	5B-2	..	5P-1 /	5P-2
				5B-3 /	5B-4	..	5P-1 /	5P-2

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CONDOMINIUM PLAN FOR TRACT NO. 35057

Notes and Definitions:

1. This Condominium Project is composed of a common area and five (5) units.
2. The common area of this project is the land and real property, including all improvements constructed thereon, with the boundary lines of Lot 1, Tract No. 35057, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 995, Page 46 of Maps, in the Office of the County Recorder of said County, except therefrom those portions shown and defined herein as units 1 to 5, inclusive.
3. The following are not a part of the unit: bearing walls, columns, vertical supports, floors, roof, foundation, beams, balcony railings, pipes, ducts, flues, chutes, conduits, wires, and other utility installations, wherever located, except the outlets thereof within the unit.
4. The units of this project are numbered 1 through 5 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 the units 1 through 5 inclusive it shall be construed that reference is made to the unit as a whole and to each and all of its component elements.
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 or airspace volume in any or all 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, windows, and doors thereof at the limits indicated on the respective portions thereof. The lower vertical boundary

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CONDOMINIUM PLAN FOR TRACT NO. 35057

Notes and Definitions: (cont.)

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. Each such element includes the surfaces so described, the respective portions of the building and improvements lying within said boundaries (except as stated in Note 3, above) and the airspace so encompassed.

8. Each of those areas shown on this plan bearing the letter designation "B" is an exclusive use common area consisting of a balcony area for the use of that unit bearing an identical number designation. The lateral and vertical boundaries of each such element are the exterior surfaces of the perimeter walls, windows and doors of the adjacent structure, where such surfaces adjoin such element and the interior surfaces of the perimeter walls, floors, and ceilings of each such element, where such surfaces exist. Otherwise, the lateral and vertical boundaries of each such element are vertical and horizontal planes at the dimensions shown hereon for each such element. Each such element includes only the airspace encompassed by said boundaries.
9. Each of those areas shown on this plan bearing the letter designation "P" depicts a parking space and is an exclusive use common area for the use of that unit bearing an identical number designation. The boundaries of each such parking space are as follows:
 - (a) the lower vertical boundary is the interior surface of the floor thereof.
 - (b) the upper vertical boundary is the interior surface of the ceiling thereof;
 - (c) the lateral boundaries are the interior surface of the perimeter walls, windows and doors, where they exist, or at horizontal limits indicated on the respective portions thereof.Each such parking space includes the airspace encompassed by said boundaries.
10. The vertical limits of the elements shown hereon are horizontal planes described by the elevations shown on the respective portions thereof as lower vertical boundary (L.B.) and as upper vertical boundary (U.B.).

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CONDOMINIUM PLAN FOR TRACT NO. 35057

Notes and Definitions: (cont.)

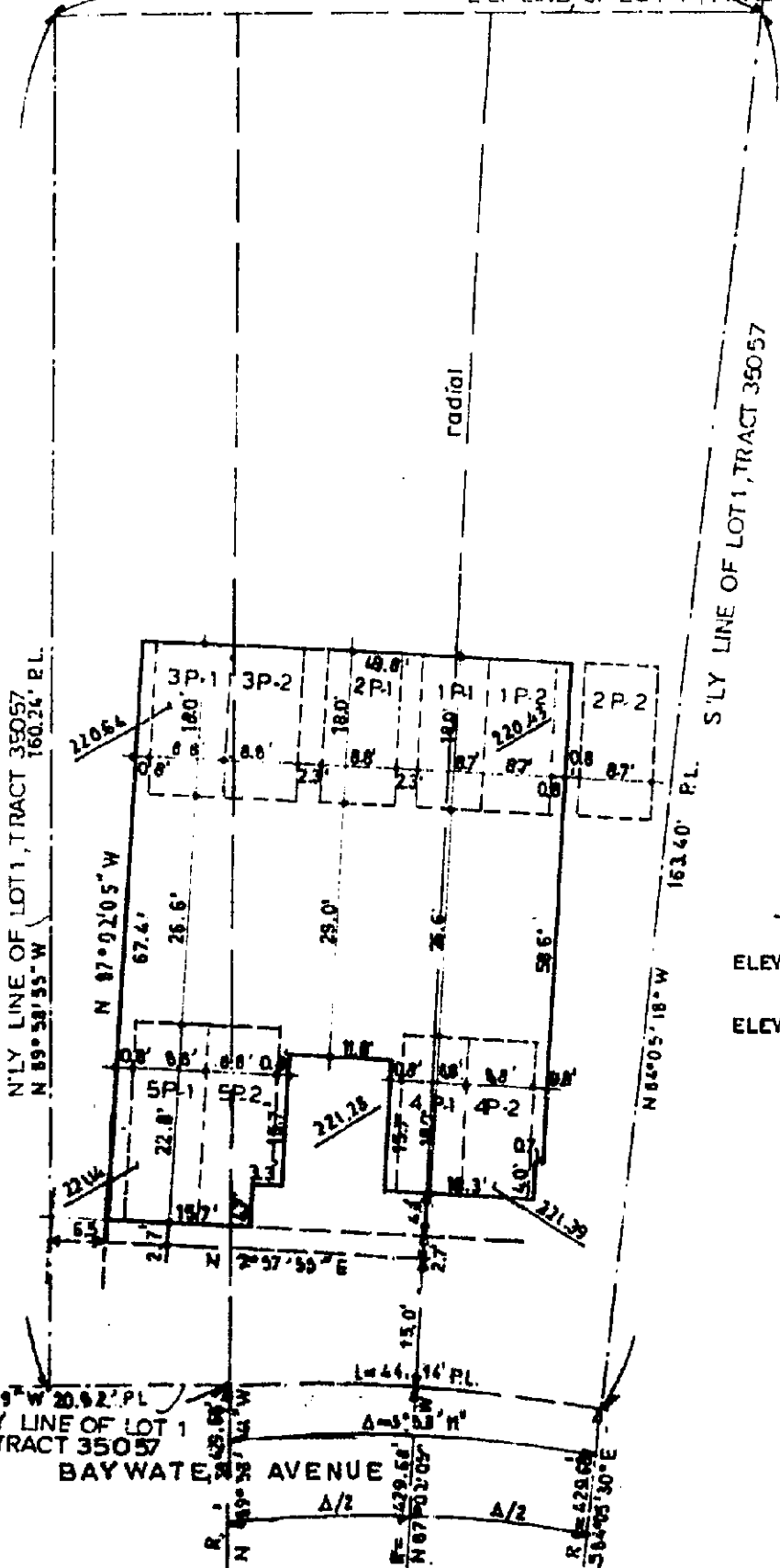
11. All ties shown from elements to lot lines are measured at right angles, unless otherwise indicated and all element and exclusive use common area lines intersect at right angles, unless indicated otherwise.
12. The wall thickness between adjacent units is 0.8 feet, unless indicated otherwise and the wall thickness between component elements is 0.5 feet, unless otherwise indicated.

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CONDOMINIUM PLAN FOR TRACT NO. 35057 Sheet 8 of n Sheets

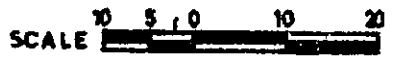
GAFFEY STREET

NORTH 21.65' PL. E'LY LINE OF LOT 1, TRACT 35057



GARAGE LEVEL

ELEVATION OF LOWER VERTICAL BOUNDARY: VARIED FROM 228.43 TO 221.23
 ELEVATION OF UPPER VERTICAL BOUNDARY: 231.39'



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 CONDOMINIUM PLAN FOR TRACT NO. 35057

GAFFEY STREET

NORTH

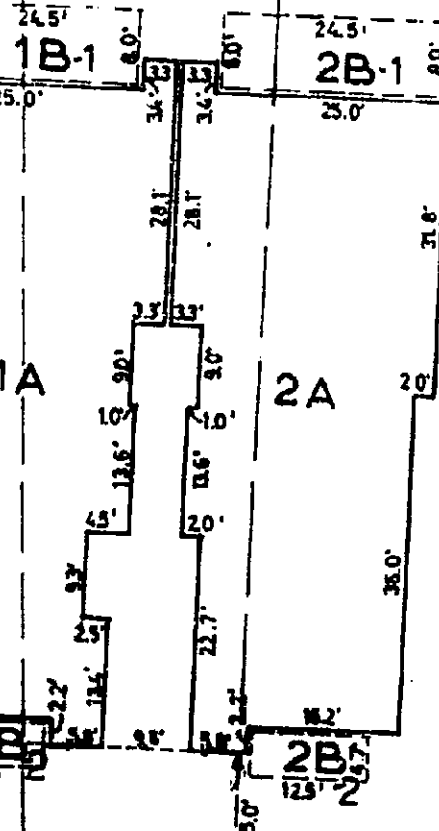
81.66' PL. E'LY LINE OF LOT 1 TRACT 35057

N'LY LINE OF LOT 1 TRACT 35057
 N 89°50'55" W
 160.24' PL.

N 87°02'05" W
 36.0'

1A

2A



S'LY LINE OF LOT 1 TRACT 35057
 N 82°05'18" W
 163.40' PL.

FIRST LEVEL

ELEVATION OF LOWER
 VERTICAL BOUNDARY : 232.21'

ELEVATION OF UPPER
 VERTICAL BOUNDARY : 240.21'

SCALE 0 5 10 20



S 0°01'19" W 26.62' PL.
 W'LY LINE OF LOT 1
 TRACT 35057

BAYWATER AVENUE

R 429.60'
 N 89°58'41" W

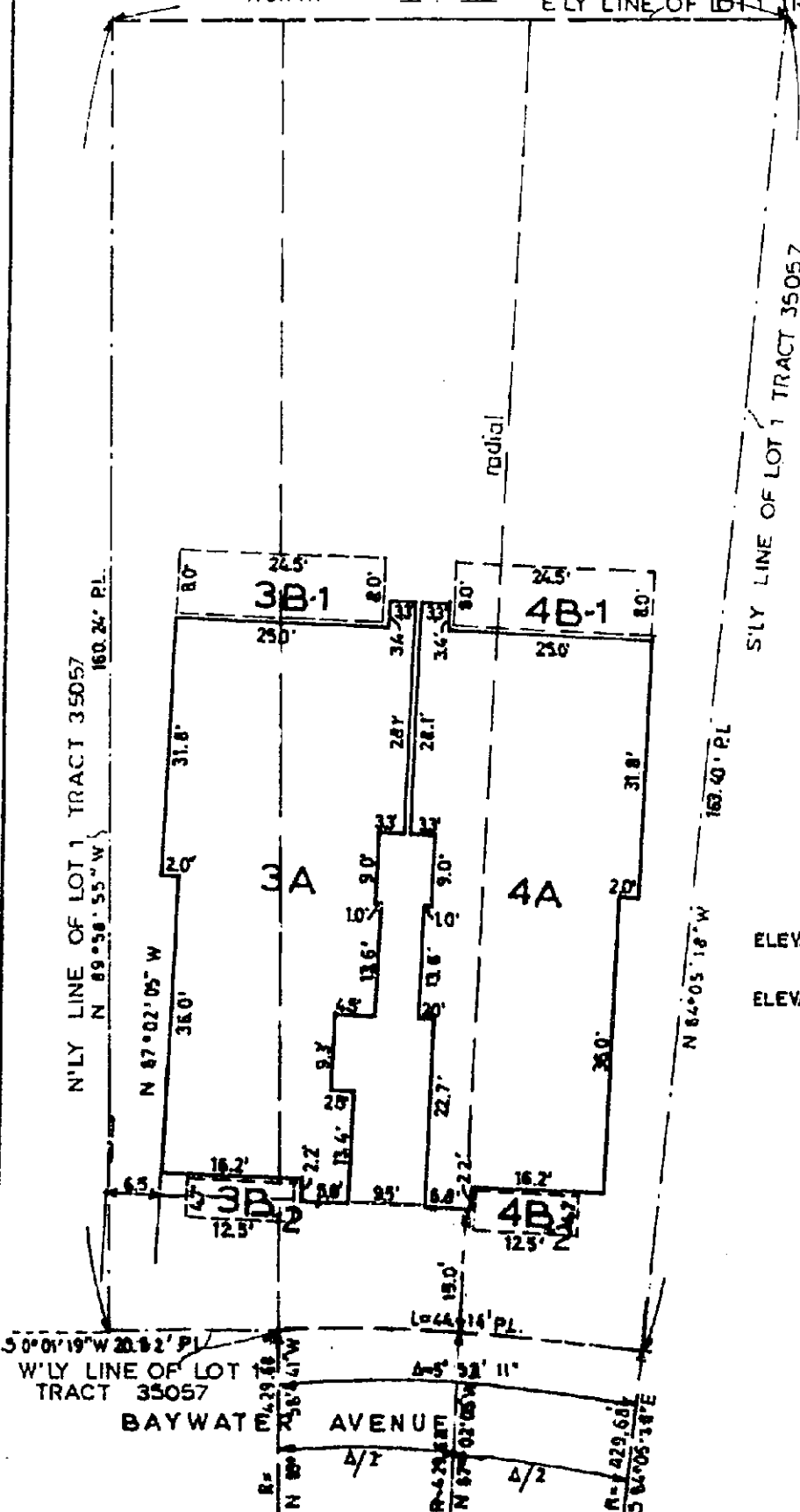
R 429.60'
 N 87°02'05" W

R 429.60'
 S 84°05'30" E

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 CONDOMINIUM PLAN FOR TRACT NO. 35057

GAFFEY STREET NORTH 91.66' PL E'LY LINE OF LOT 1 TRACT 35057



SECOND LEVEL

ELEVATION OF LOWER VERTICAL BOUNDARY : 241.32'
 ELEVATION OF UPPER VERTICAL BOUNDARY : 249.32'

SCALE 0 5 10 20



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CONDOMINIUM PLAN FOR TRACT NO. 35057

Sheet 11 of 11 Sheets

GAFFEY STREET NORTH 81.66' PL E'LY LINE OF LOT 1 TRACT 35057

N'LY LINE OF LOT 1 TRACT 35057
N 89°58'55" W
160.24' PL

S'LY LINE OF LOT 1 TRACT 35057
163.40' PL

N 87°42'05" W
38.0'

N 84°05'18" W
163.40' PL

30°01'19" W
20.02' PL

W'LY LINE OF LOT 1 TRACT 35057

BAY WATER AVENUE

R 429.68' Δ/2

L=44.16' PL

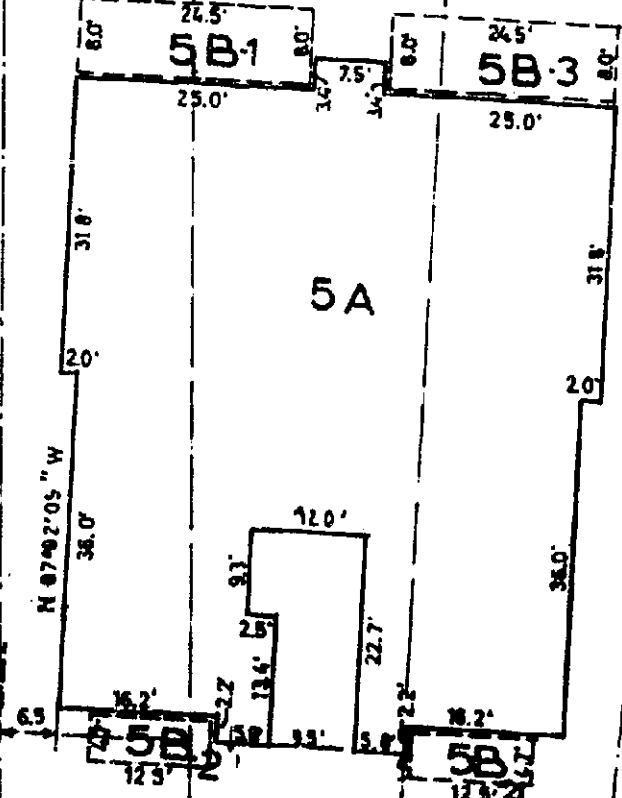
Δ=9°58'

R=429.68' Δ/2

N 87°02'05" W

R=429.68' Δ/2

N 84°05'30" E



THIRD LEVEL

ELEVATION OF LOWER VERTICAL BOUNDARY 250.43'

ELEVATION OF UPPER VERTICAL BOUNDARY : VARIED - FROM 258.93' TO 268.66' - TO BOTTOM OF SLOPING RAFTERS

SCALE 0 5 10 20



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