

# CONDOMINIUM PLAN PARCEL MAP NO. 73398

LOT 1 OF PARCEL MAP NO. 73398, IN THE CITY OF MONTROSE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ AND \_\_\_\_\_ OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DIAGRAMMATIC FLOOR PLANS OF THE BUILDINGS CONSTRUCTED ON SAID LOT AND CERTIFICATE AS REQUIRED UNDER CALIFORNIA CIVIL CODE SECTION 1351.

**PREPARED BY:**

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**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA, THAT THIS PLAN, CONSISTING OF 1 SHEET, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY OF THIS CONDOMINIUM PROJECT MADE UNDER MY SUPERVISION ON JANUARY, 2015.

*[Signature]* 5/15/15  
SAMSON SOLIVEN DATE:  
PLS: 8269  
EXPIRATION DATE: 12/31/15



**OWNER'S STATEMENT:**

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD HOLDER OF SECURITY INTEREST THEREIN, OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE PROJECT SHOWN ON THIS PLAN, AND THAT I 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.

PRAKASH CHANDRAN

**NOTARY ACKNOWLEDGEMENT:**

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

ON \_\_\_\_\_ BEFORE ME,  
NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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: \_\_\_\_\_  
NAME OF NOTARY: \_\_\_\_\_  
COUNTY IN WHICH COMMISSIONED: \_\_\_\_\_  
DATE COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF MONTROSE AVENUE BEING NORTH 53° 20' 00" WEST PER TRACT NO. 1701, MAP BOOK 22 PAGES 178 AND 179, RECORDS ON FILE IN THE OFFICE OF THE LOS ANGELES COUNTY SURVEYOR.

**BENCH MARK:**

BENCHMARK NO. Y 4730 ELEVATION: 1326.06 FEET YEAR: 2005

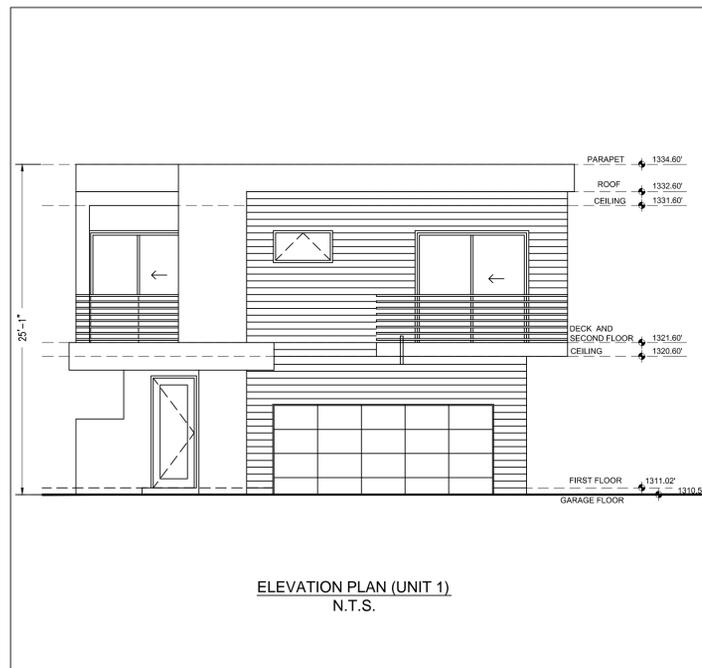
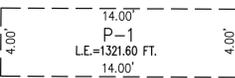
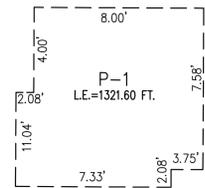
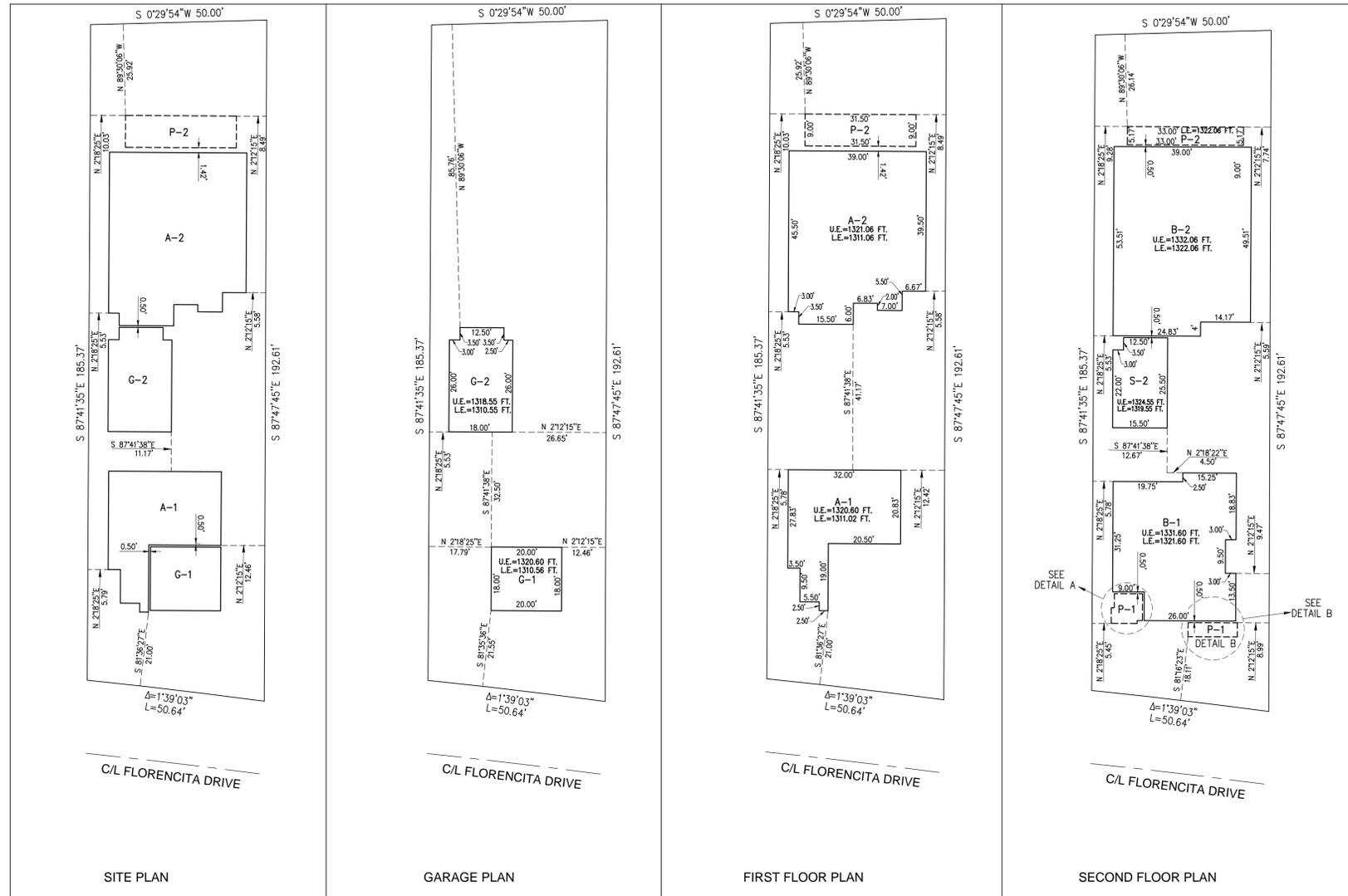
FOUND CRESCENT WATER COMPANY MONUMENT ON CURB RETURN; 16.4 FEET SOUTH OF B.C.R. NORTHWEST CORNER OF MONTROSE AVENUE AND BRIGGS AVENUE.

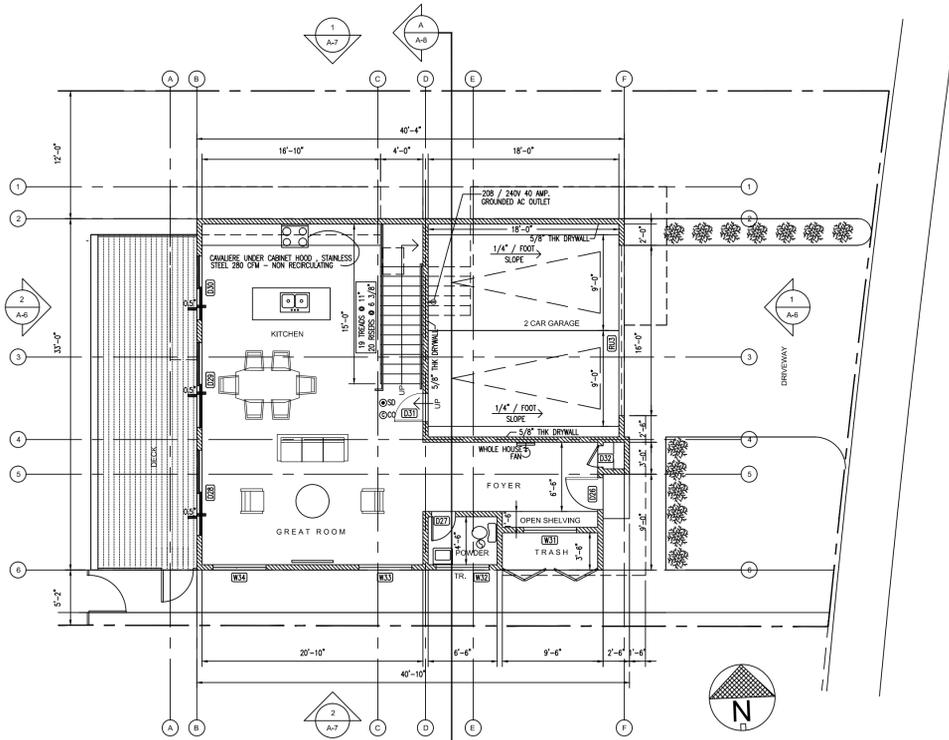
**NOTES AND DEFINITIONS:**

- THIS IS A CONDOMINIUM PROJECT FOR 2 (TWO) UNITS WHEREBY THE OWNERS OF THE UNITS OF AIRSPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREA WHICH WILL, IN TURN, PROVIDE ACCESS AND UTILITY EASEMENTS FOR THE UNITS.
- THE COMMON AREA OF THIS PROJECT IS THE LAND AND REAL PROPERTY INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREIN WITHIN THE BOUNDARY LINES OF LOT 1 OF PARCEL MAP NO. 73398, IN THE CITY OF MONTROSE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ AND \_\_\_\_\_ INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED HEREIN AS UNITS 1 THROUGH 2 INCLUSIVE.
- A UNIT IS THAT PORTION OF A CONDOMINIUM WHICH IS NOT OWNED IN COMMON WITH THE OWNERS OF OTHER CONDOMINIUMS IN THE PROJECT. THE UNITS OF THIS PROJECT ARE NUMBERED 1 THROUGH 2 INCLUSIVE. A UNIT CONSISTS OF ALL THOSE ELEMENTS BEARING AN IDENTICAL NUMBER DESIGNATION. THE NUMBER DESIGNATION OF AN ELEMENT OF A UNIT COINCIDES WITH THE NUMBER DESIGNATION OF THE UNIT OF WHICH IT IS A PART. WHENEVER REFERENCE IS MADE TO ANY UNITS 1 THROUGH 2 INCLUSIVE, UNLESS OTHERWISE NOTED, IT SHALL BE CONSTRUCTED THAT REFERENCE IS MADE TO A UNIT AS A WHOLE AND TO EACH AND ALL OF ITS COMPONENT PARTS.

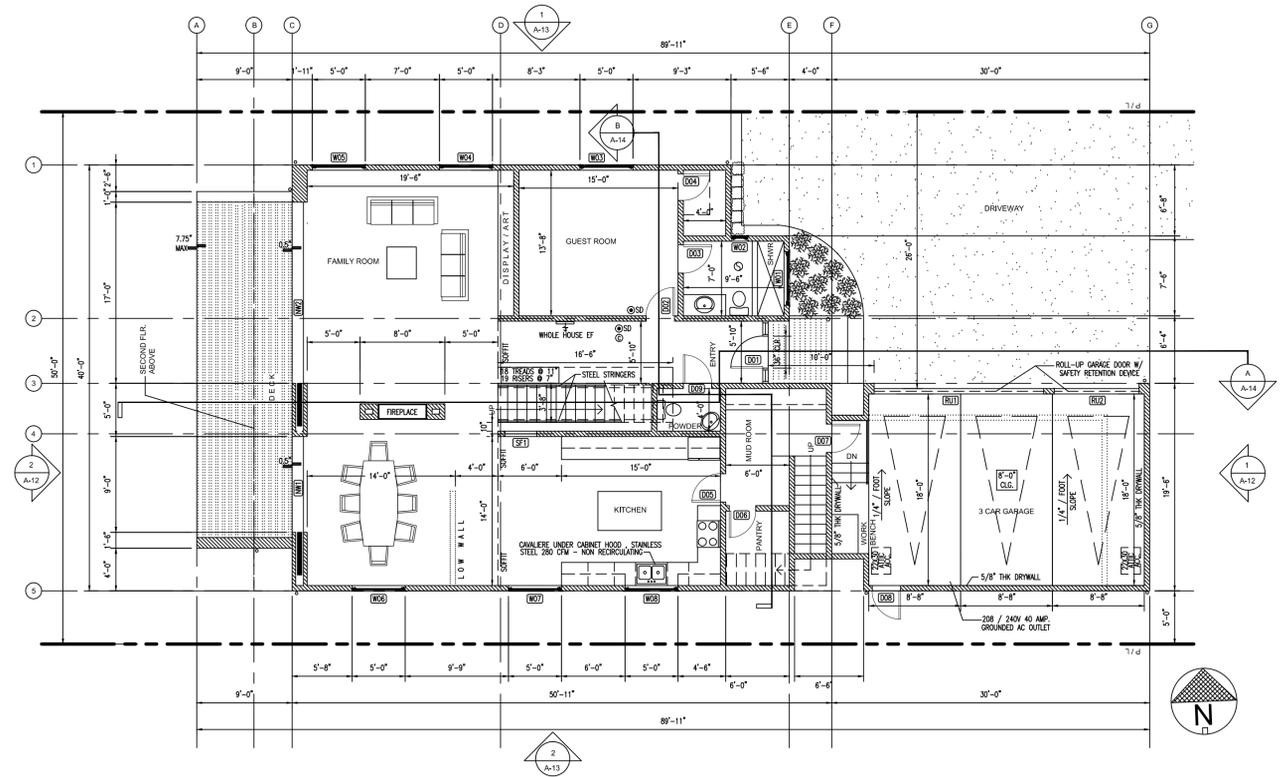
**NOTES AND DEFINITIONS: (CONT'D)**

- THE FOLLOWING ARE NOT PART OF THE UNIT: BEARING WALLS, COLUMNS, FLOORS, ROOFS, FOUNDATIONS, SLABS, PIPES, DUCTS, CHUTES, FLUES, CONDUITS, WIRES, AND OTHER UTILITIES WHEREVER LOCATED EXCEPT OUTLETS THEREOF WITHIN THE LIMITS.
- THE BOUNDARIES OF THE AIRSPACE OF EACH UNIT ELEMENT SET FORTH HEREIN ARE MEASURED TO THE INTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS, AND DOORS THEREOF. WHERE THEY EXIST AND PORTIONS OF THE BUILDINGS AND IMPROVEMENTS LYING WITHIN SAID BOUNDARIES (EXCEPT AS NOTED IN NOTE 7), OTHERWISE, THE LATERAL BOUNDARIES ARE TO THE VERTICAL PLANES AT THE LIMITS OF THE HORIZONTAL DIMENSIONS SHOWN HEREIN AND THE VERTICAL BOUNDARIES ARE TO THE HORIZONTAL PLANES AT THE UPPER LIMIT ELEVATIONS SHOWN HEREIN.
- THE BOUNDARY LINES AND TIES TO ALL UNITS INTERSECT AT RIGHT ANGLES UNLESS OTHERWISE INDICATED.
- THE WALL THICKNESS BETWEEN ALL ELEMENTS AND EXCLUSIVE USE COMMON AREAS IS 0.50 FEET UNLESS OTHERWISE INDICATED.
- AREAS DESIGNATED HEREON AS "A" AND "B" FOLLOWED BY THE UNIT NUMBERS ARE DWELLING AREAS AND ARE ELEMENTS OF A UNIT. "A" BEING THE FIRST LEVEL. "B" BEING THE SECOND LEVEL.
- AREAS DESIGNATED HEREON AS "G" FOLLOWED BY THE UNIT NUMBERS ARE PARKING AREAS AND ARE EXCLUSIVE USE COMMON AREAS FOR EXCLUSIVE USE OF THE UNIT BEARING AN IDENTICAL NUMBER DESIGNATION.
- AREAS DESIGNATED HEREON AS "P" FOLLOWED BY THE UNIT NUMBERS ARE DECK AREAS AND ARE EXCLUSIVE USE COMMON AREAS FOR THE EXCLUSIVE USE OF THE UNIT BEARING AN IDENTICAL NUMBER DESIGNATION.
- AREAS DESIGNATED HEREON AS "S" FOLLOWED BY THE UNIT NUMBERS ARE ATTIC AREAS AND ARE EXCLUSIVE USE COMMON AREAS FOR THE EXCLUSIVE USE OF THE UNIT BEARING AN IDENTICAL NUMBER DESIGNATION.
- 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, ITS 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.
- 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.
- 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 MEETS AND BOUNDS EXPRESSED HEREON, REGARDLESS OF THE SETTING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN HEREON AND THOSE OF THE BUILDING.
- FOR PURPOSE THEREOF, "U.E." MEANS UPPER ELEVATION AND "L.E." MEANS LOWER ELEVATION. ALL ELEVATIONS ARE IN FEET.

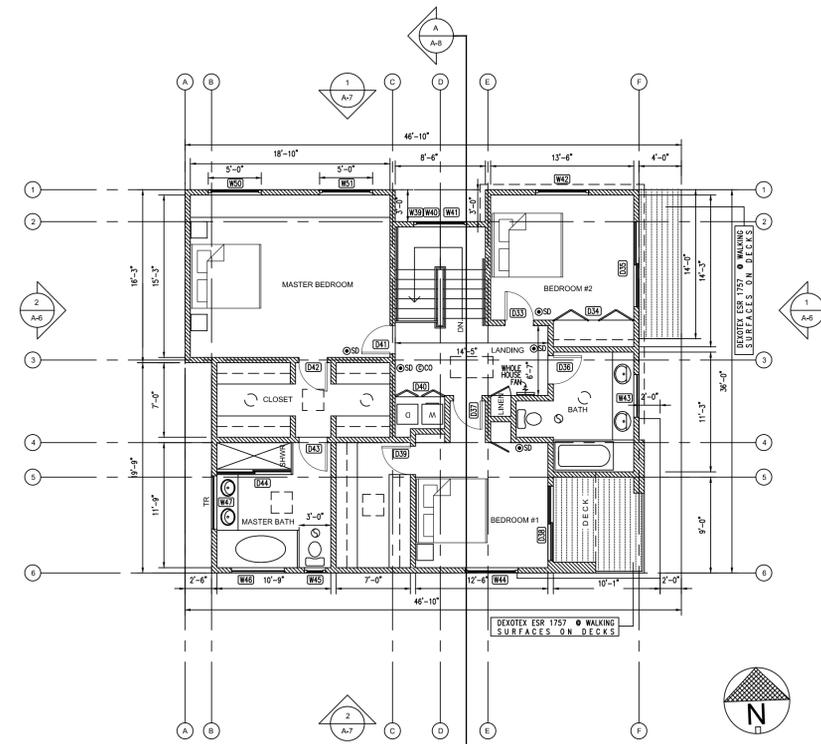




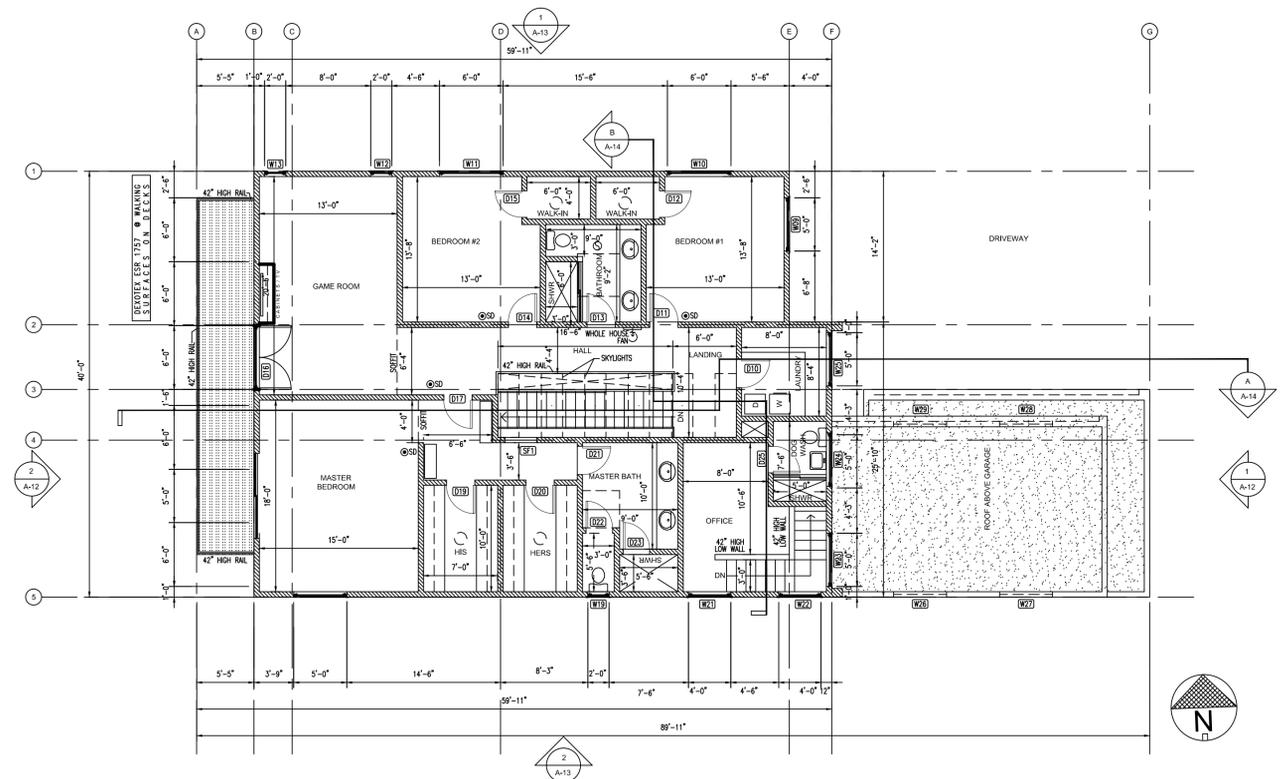
2474 FLORENCITA DRIVE MONTROSE CA 91020  
FIRST FLOOR PLAN  
NOT TO SCALE



2476 FLORENCITA DRIVE MONTROSE CA 91020  
FIRST FLOOR PLAN  
NOT TO SCALE



2474 FLORENCITA DRIVE MONTROSE CA 91020  
SECOND FLOOR PLAN  
NOT TO SCALE



2476 FLORENCITA DRIVE MONTROSE CA 91020  
SECOND FLOOR PLAN  
NOT TO SCALE