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20081397778

Pages:
010



Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

Fee: 34.00

Tax: 0.00

Other: 0.00

Total: 34.00

08/05/08 AT 08:00AM

Title Company

TITLE(S) :



LEAD SHEET

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

0

Recording Requested By:

CHICAGO TITLE COMPANY

When Recorded Mail to:

Name: EGL Associates, Inc.
Attn: Hank Jong
Mailing: 11819 Goldring Rd., Unit "A"
City/State: Arcadia, Ca.
Zip Code 91006



20081397778

Space above this line reserved for Recorder's use

TITLE(S)

CONDOMINIUM PLAN

9115 2174-X12

5720-18-2

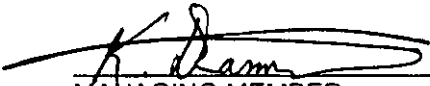
3

CONDOMINIUM PLAN
FOR LOT 1
TRACT NO. 66786

FOR LOT 1 OF TRACT NO. 66786, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1349 PAGE ** OF TRACT MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ****39-40**

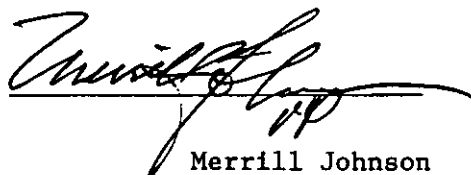
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, RECORD HOLDER OF SECURITY
INTEREST THEREIN, OR INTERESTED IN THE LAND INCLUDED WITHIN THE PROJECT SHOWN
ON THIS PLAN, AND THAT WE HEREBY CONSENT TO THE RECORDATION OF THIS PLAN
PURSUANT TO THE PROVISIONS OF CHAPTER 1, TITLE 6, PART 4, DIVISION SECOND OF THE
CIVIL CODE SECTION 1351.

GULF INVESTMENT REALTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)




MANAGING MEMBER
Krikor Diramerian

UNIVERSAL BANK, BENEFICIARY UNDER A DEED OF TRUST RECORDED OCTOBER 12, 2006 AS
INSTRUMENT NO. 06 - 2268014, OF OFFICIAL RECORDS.



Merrill Johnson



Visman Chow **SVP**

THIS SUBDIVISION IS APPROVED AS CONDOMINIUM PROJECT WITH 11 UNITS, WHEREBY THE
OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON
AREAS WHICH WILL, IN TURN PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS
FOR THE UNITS.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

ON THIS 10-10-2007 BEFORE ME, Joyce L. Blake
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY
APPEARED Visman Chow and Krikar Diramerian and Merrill Johnson
PERSONALLY KNOWN TO ME OR 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/THEY 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 HALF OF WHICH THE PERSON(S) ACTED,
EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL,



Joyce L. Blake
NOTARY PUBLIC

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

ON THIS _____ BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY
APPEARED _____
PERSONALLY KNOWN TO ME OR 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/THEY 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 HALF OF WHICH THE PERSON(S) ACTED,
EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL,

NOTARY PUBLIC

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CONDOMINIUM PLAN
LOT 1
TRACT NO. 66786

NOTES:

1. THIS CONDOMINIUM PROJECT IS COMPOSED OF A COMMON AREA AND ELEVEN (11) 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 MAP 66786 IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER TRACT MAP RECORDED IN BOOK 1349 PAGE 39-40, INCLUSIVE, OF TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED HEREIN AS UNITS 1 THROUGH 11, INCLUSIVE.
3. THE FOLLOWING ARE NOT PART OF A UNIT: BEARING WALLS, COLUMNS, VERTICAL SUPPORTS, FLOORS, ROOFS, FOUNDATIONS, BEAMS, BALCONY RAILINGS, PIPES, DUCTS, FLUES, CHUTES, CONDUITS, WIRES, AND OTHER UTILITY INSTALLATIONS, WHEREVER LOCATED EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNIT.
4. THE UNITS OF THIS PROJECT ARE NUMBERED 1 THROUGH 11, 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.
5. THIS PLAN AND THE DIMENSIONS SHOWN HEREON ARE INTENDED TO CONFORM TO CIVIL CODE SECTION 1351 WHICH REQUIRE DIAGRAMMATIC FLOOR PLANS OF THE BUILDING BUILT OR TO BE BUILT THEREON IN SUFFICIENT DETAIL TO IDENTIFY EACH UNITS, 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.
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 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 THE 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 "G" IS AN ELEMENT OF A UNIT CONSISTING OF A GARAGE 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 CEILING THEREOF, BOTH AT THE LIMITS SHOWN HEREON. EACH SUCH ELEMENT INCLUDES THE RESPECTIVE PORTIONS OF THE BUILDING AND IMPROVEMENTS LYING WITHIN THE SAID BOUNDARIES (EXCEPT AS STATED IN NOTE 3 ABOVE) AND THE AIRSPACE SO ENCOMPASSED.
9. EACH OF THOSE AREAS SHOWN ON THIS PLAN BEARING THE LETTER DESIGNATION "P.Y." IS AN ELEMENT OF A UNIT CONSISTING OF A PRIVATE YARD 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 SURFACE OF THE PERIMETER WALLS, FLOORS, AND CEILING OF EACH SUCH AREA WHERE SUCH SURFACE 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.
10. EACH OF THOSE AREAS SHOWN ON THIS PLAN BEARING THE LETTER DESIGNATION "B" IS AN ELEMENT OF A UNIT CONSISTING OF A BALCONY. 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 SURFACE OF THE PERIMETER WALLS, FLOORS, AND CEILING OF EACH SUCH AREA WHERE SUCH SURFACE 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.
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 PART OF AN ELEMENT ARE THOSE AREAS, IF ANY, WHICH LIE BETWEEN THE UPPER LIMITS, SHOWN AS U.E. HEREON, AND THE FINISHED CEILING 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, UNLESS OTHERWISE INDICATED.

CONDOMINIUM PLAN
LOT 1
TRACT NO. 66786SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS PLAN CONSISTING OF 8 SHEETS CORRECTLY REPRESENTS THE PROJECT BOUNDARIES AND THE BOUNDARIES OF THE UNITS SHOWN HEREIN WHICH WERE DETERMINED BY A SURVEY, MADE BY ME OR UNDER MY DIRECTION, ON AUGUST 4, 2005.




ALFRED J. THELWELL L.S. NO. 6999
EXPIRATION DATE: 9-30-09

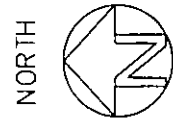
BENCH MARK:

CITY OF PASADENA BM #618 - 46
ELEV = 758.57'
RAMSET E. CURB MARENGO 6' S/O C/L GLENARM

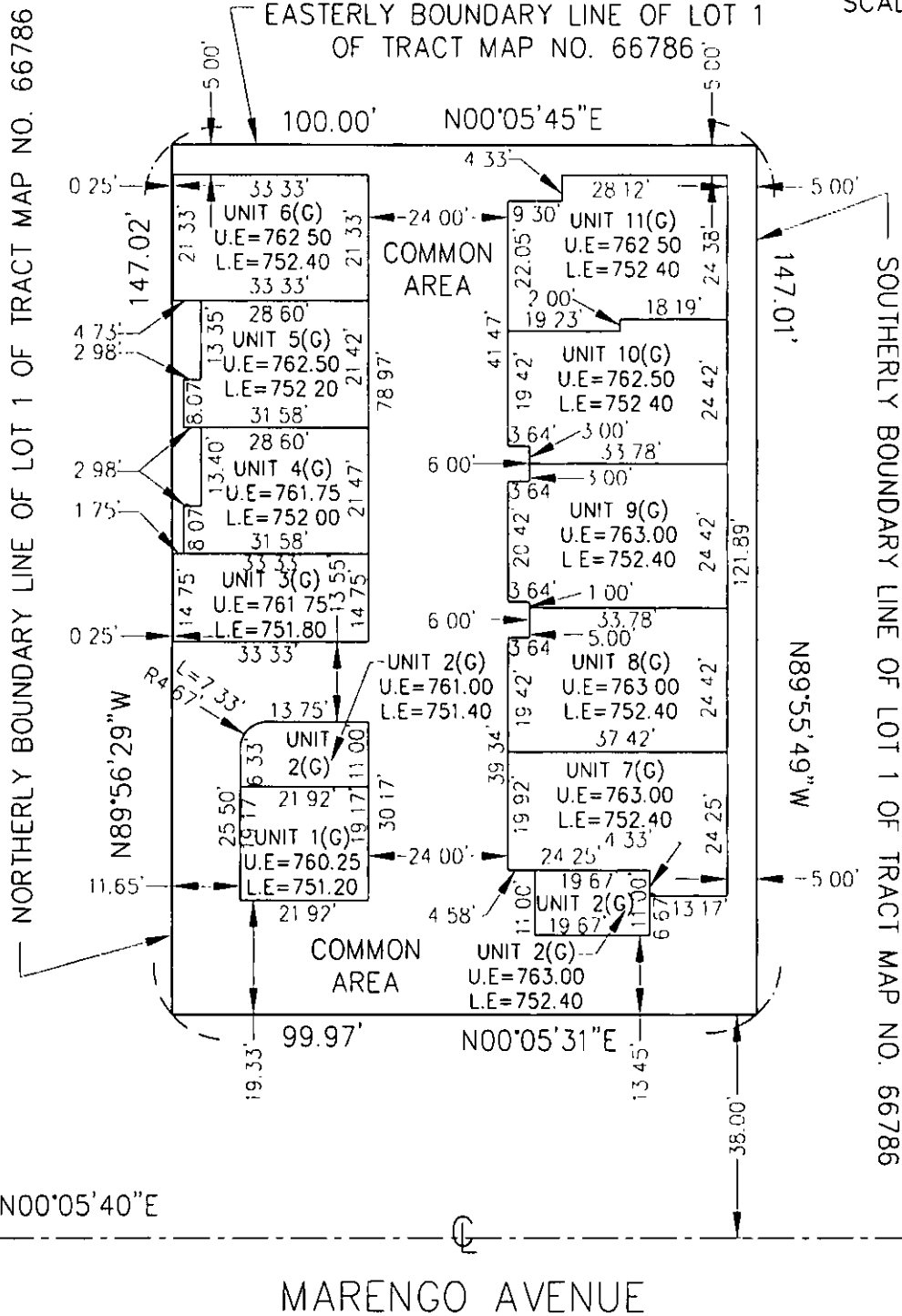
BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N89°56'56"W OF THE CENTERLINE OF OHIO STREET AS SHOWN ON PM NO. 24693, P.M.B. 306 - 99 - 100.

CONDOMINIUM PLAN FOR LOT 1 OF TRACT MAP NO. 66786 BASEMENT GARAGE ELEVATION

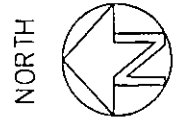


SCALE : 1" = 30'



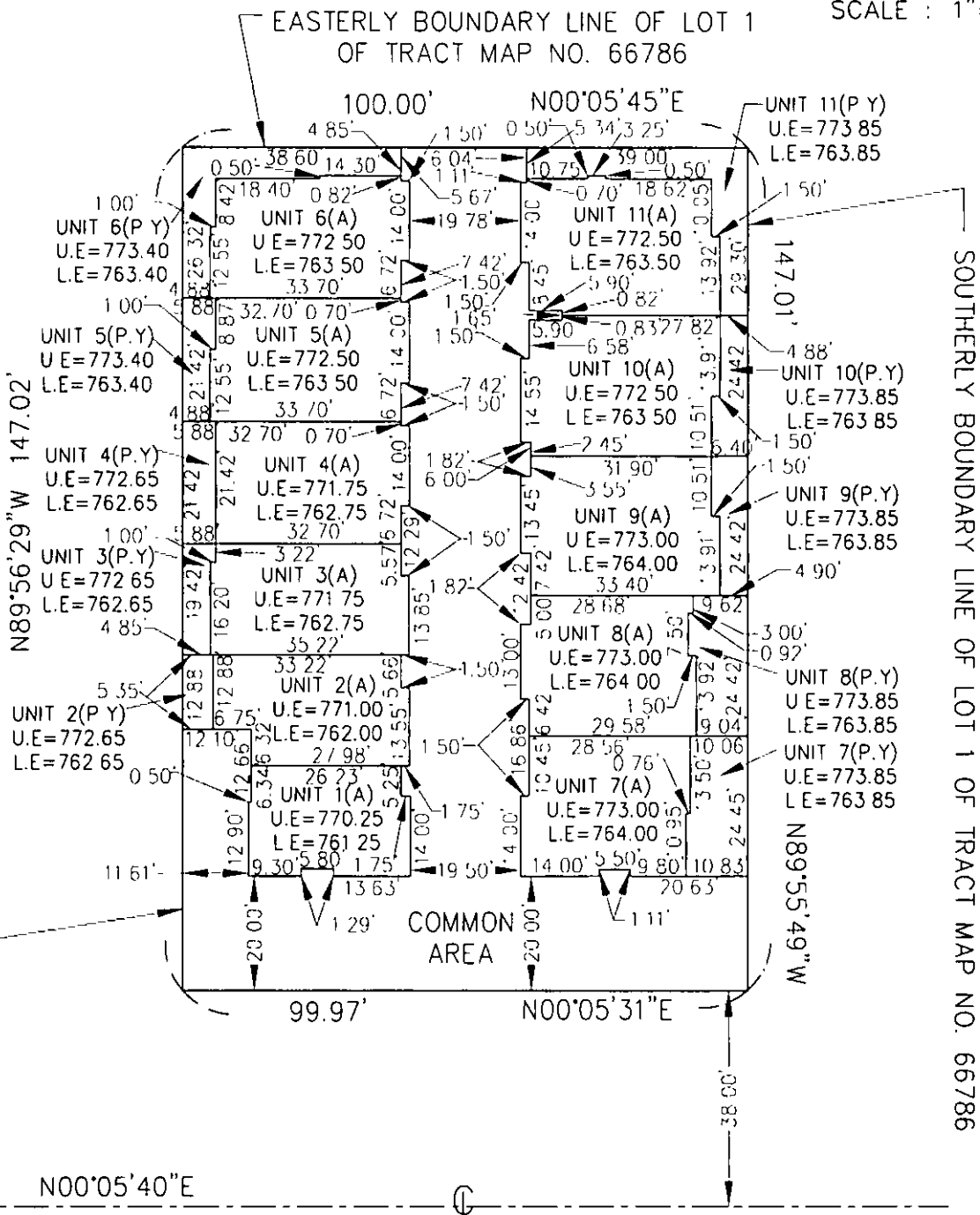
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CONDOMINIUM PLAN FOR LOT 1 OF TRACT MAP NO. 66786 FIRST FLOOR ELEVATION



SCALE : 1" = 30'

NORTHERLY BOUNDARY LINE OF LOT 1 OF TRACT MAP NO. 66786



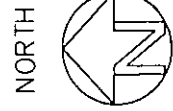
SOUTHERLY BOUNDARY LINE OF LOT 1 OF TRACT MAP NO. 66786

N00°05'40\"E

MARENGO AVENUE

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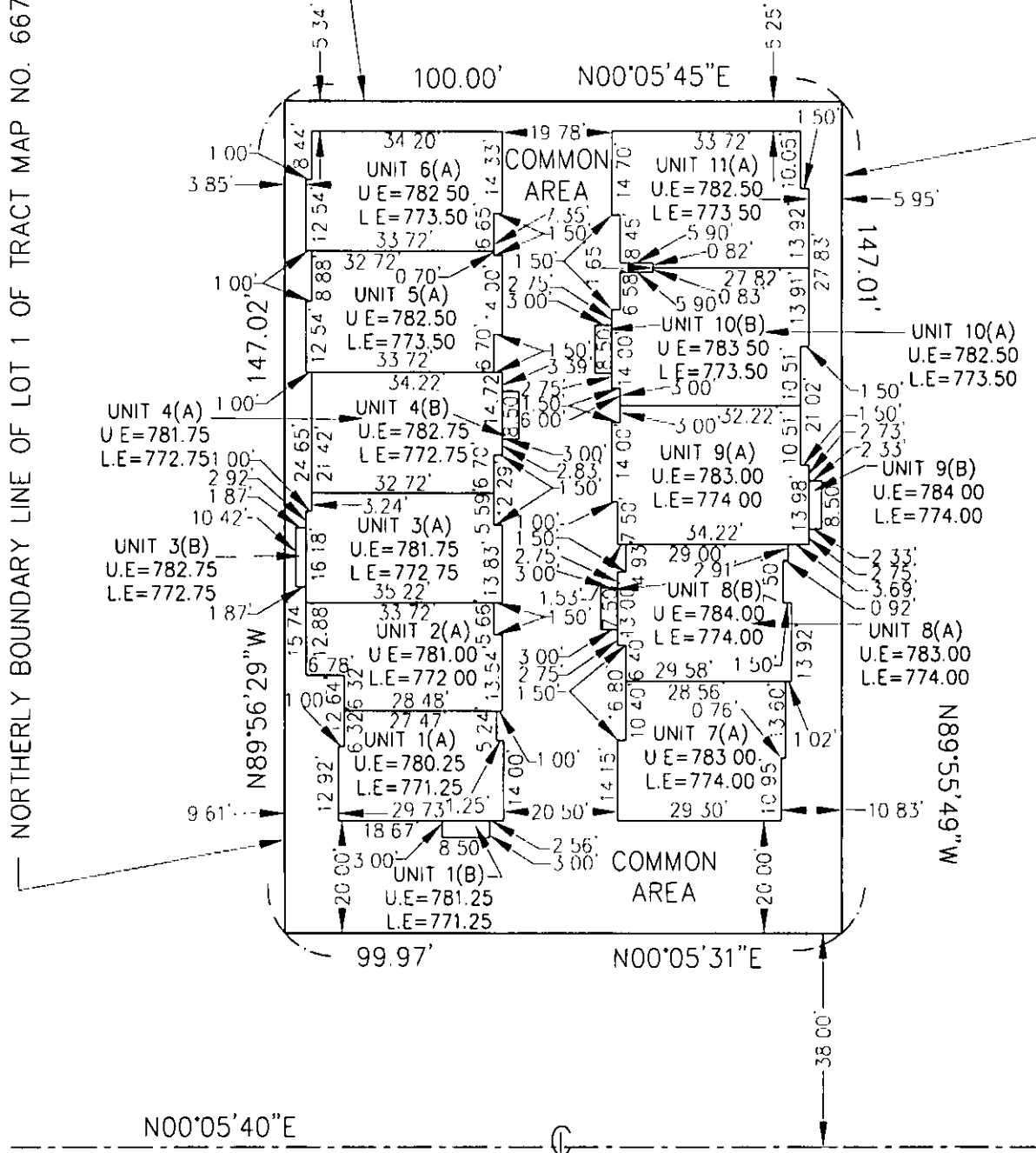
CONDOMINIUM PLAN FOR LOT 1 OF TRACT MAP NO. 66786 SECOND FLOOR ELEVATION



NORTHERLY BOUNDARY LINE OF LOT 1 OF TRACT MAP NO. 66786

EASTERLY BOUNDARY LINE OF LOT 1 OF TRACT MAP NO. 66786 SCALE : 1" = 30'

SOUTHERLY BOUNDARY LINE OF LOT 1 OF TRACT MAP NO. 66786



08 1397778

MARENGO AVENUE