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20090055302



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

01/15/09 AT 08:00AM

FEES:	35.00
TAXES:	0.00
OTHER:	0.00
PAID:	35.00

TITLE(S) : CONDOMINIUM PLAN



LEADSHEET



200901150210003



001177889

SEQ:
13

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

CHICAGO TITLE-SUBDIVISION



WHEN RECORDED RETURN TO:

Murakami Law Office
1990 South Bundy Drive, Suite 540
Los Angeles, California 90025

CONDOMINIUM PLAN
for TAMA-LIN
in the City of Los Angeles, County of Los Angeles,
State of California

CERTIFICATE UNDER CALIFORNIA CIVIL CODE SECTION 1351

OWNERS' AND BENEFICIARIES' CERTIFICATE:

We, the undersigned, being record Owners of, and record holders of security interests in the real property described herein, do hereby certify that we consent to the recordation of this Plan of Condominium pursuant to the provisions of Chapter 1, Title 6, Part 4, Division 2 of the California Civil Code, and specifically Civil Code Section 1351(c)(iv), which permits the recordation of this Plan by those owners and holders of the beneficial interests of recorded security interests, consenting to the conversion of this community apartment project to a condominium project.

We, the undersigned, being record Owners of, and record holders of security interests in the real property described herein, further expressly accept and agree to that certain provision set forth in the Declaration wherein the Association is appointed as attorney-in-fact, with a specific power of attorney to prepare, execute, acknowledge and record any amendment to or restatement of this Condominium Plan as is reasonably necessary to correct errors, to conform to as built conditions, or to bring the Condominium Plan into compliance with any City, County, State or Federal laws or regulations.

LAND SURVEYOR CERTIFICATE:

I hereby certify that I am a registered land surveyor of the State of California; that this plan consisting of 7 sheets (excluding signature pages) correctly represents the boundaries of the units shown hereon as derived from the existing record data as shown on the Diagrammatic Plot Plan recorded on November 4, 1983 Instrument No. 83-1316714 Official Records of said County.

x Taik Yul Kim
TAIK YUL KIM
L.S. 5462
Exp. 9-30-10

Date: 12/03/08



810001472-X19

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CONDOMINIUM PLAN NOTES AND DEFINITIONS

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1. This condominium project is composed of a common area and twelve (12) units.
2. The description of the project is:

THE NORTH 16 FEET OF LOT 31 AND THE SOUTH 36 FEET OF LOT 30 OF HOLLYWOOD PINEAPPLE TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
3. The common area of this project is the land and real property including all improvements constructed thereon as described in Note 2 above, except therefrom those portions shown and defined herein as units.
4. The units of this project are numbered 1 through 12, inclusive.

NOTE: This plan corrects errors in the Diagrammatic Plan recorded 11-04-83, as Instrument No. 83-1316714. The footprints and dimensions of units 2 and 8 were switched in the recorded Diagrammatic Plan, and are corrected in this plan. The sheets depicting the First and Second Floor Plans were incorrectly labeled in the recorded Diagrammatic Plan, and are correctly labeled in this plan.
5. The lateral boundaries of each such unit 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 unit is the interior surface of the unfinished floor thereof and the upper vertical boundary of each such unit is the interior surface of the ceiling thereof, both at the limits shown herein. Each such unit includes the respective portions of the building and improvements lying within said boundaries and the air space so encompassed (except as stated in note 6).
6. The following are not part of a unit: bearing walls, columns, vertical supports, unfinished floors, roofs, foundation slabs, party walls, utility walls, foundations, sewers, pipes, chutes, ducts, flues, conduits, wires and other utility installations, wherever located, except the outlets thereof when located within the unit.
7. The plan and the dimensions shown hereon are intended to conform to Civil Code section 1351, which requires diagrammatic floor plans of the building built thereon to be 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 in computation of floor areas or air space volume in any or all units.
8. The plan and the dimensions shown hereon are intended to conform to Civil Code section 1371, which provides "in interpreting deeds and condominium plans, the existing physical boundaries of a unit in a condominium project, when the boundaries of the unit are contained within a building, or of a unit reconstructed in substantial accordance with the original plans thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed in the deed or condominium plan, if any exists, regardless of settling or lateral movement of the building and regardless of minor variance between boundaries shown on the plan or in the deed and those of the building.

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9. These diagrammatic floor plans intentionally omit detailed information of internal partitioning within the 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.
10. Exclusive use common area shall mean those portions of the common area over which exclusive easements are reserved for the benefit of owners of certain units. The exclusive use common areas for parking space purposes are designated by the letter "G". Parking Spaces shall be granted as an exclusive easement along with the conveyance of a unit. Parking Spaces are arbitrarily numbered as follows: 1G through 7G, inclusive, 10G, and 12G.

The lateral boundaries of the exclusive use common areas set forth herein are measured to the interior surfaces of the perimeter walls, windows and doors thereof, where they exist, or to vertical and horizontal planes at the limits of the dimensions shown herein, if any.
11. For purposes hereof, "U.E." means upper limit in elevation and "L.E." means lower limit in elevation.
12. All ties to units are at right angles to the lines they join, unless otherwise indicated. Unit and exclusive use common area boundary lines intersect at right angles, unless otherwise indicated.
13. The vertical limits of all air spaces are horizontal planes having elevations shown as "L.E." and "U.E." on the respective portions thereof.
14. All adjacent dwelling units are 0.6 feet apart as shown on the plan.
15. The basis of bearings for this plan is: THE BEARING EAST IS BASED ON THE CENTERLINE OF TAMARIND AVENUE AS SHOWN ON M.R. BOOK 12 PAGE 57 OF COUNTY RECORDS.
16. The bench mark is as follows:
CITY OF LOS ANGELES DATUM.
WIRE SPIKE IN W. CURB TAMARIND AVENUE
4 FT. N. OF FRANKLIN AVENUE
SW. COR.
ELEV. 431.293 (1975 ADJ.)

CONDOMINIUM PLAN

FOR

TAMA-LIN - 1929 TAMARIND AVENUE

LOS ANGELES, CA 90068

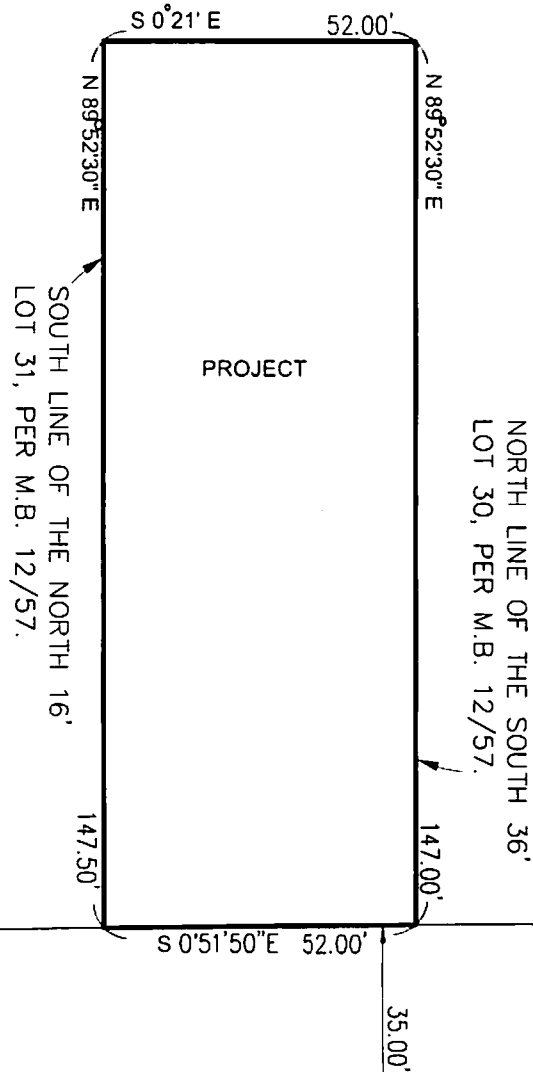
CHEREMOYA AVE.

FRANKLIN

AVE.

CHULA VISTA

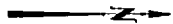
WAY



PROJECT

TAMARIND AVE.

SURVEY PLAN

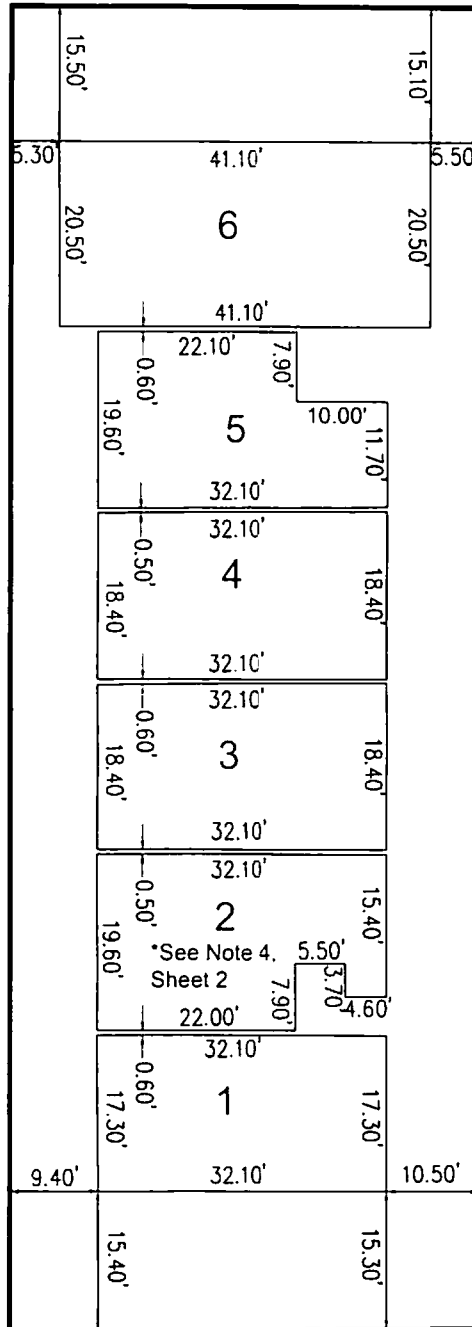


SCALE: 1"=30'

CONDOMINIUM PLAN

FOR
TAMA-LIN

1929 TAMARIND AVENUE
LOS ANGELES, CA 90068

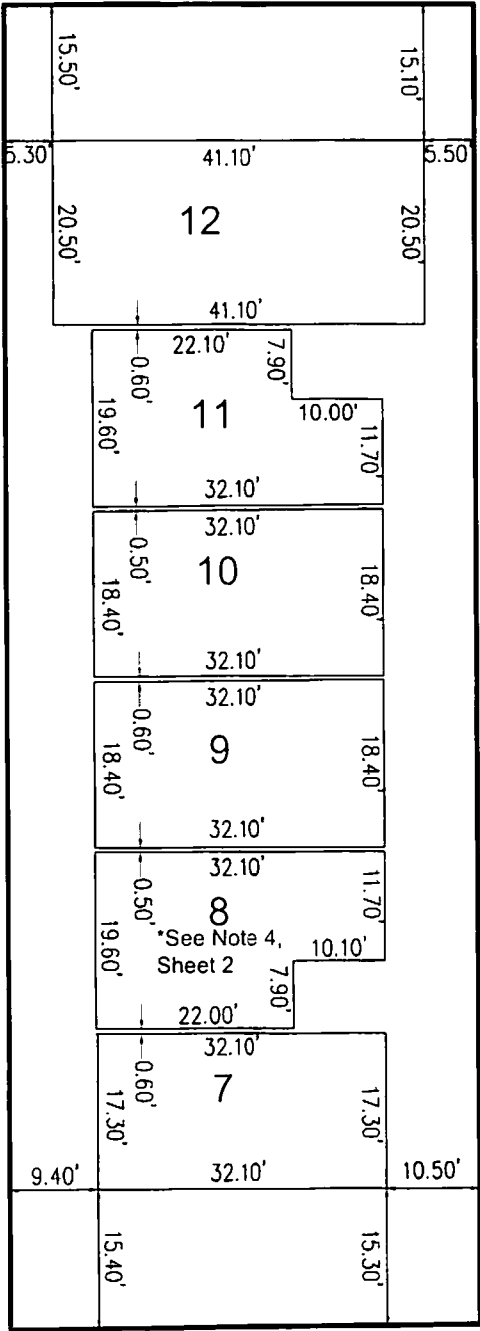


UNITS	L.E.	U.E.
1	446.60	454.80
2	449.90	458.10
3	449.90	458.10
4	449.90	458.10
5	449.90	458.10
6	449.90	458.10

SCALE 1"=20'

FIRST FLOOR PLAN

CONDOMINIUM PLAN
FOR
TAMA-LIN
1929 TAMARIND AVENUE
LOS ANGELES, CA 90068



UNITS	L.E.	U.E.
7	455.30'	463.50'
8	458.60'	466.80'
9	458.60'	466.80'
10	458.60'	466.80'
11	458.60'	466.80'
12	458.60'	466.80'

SCALE 1"=20'

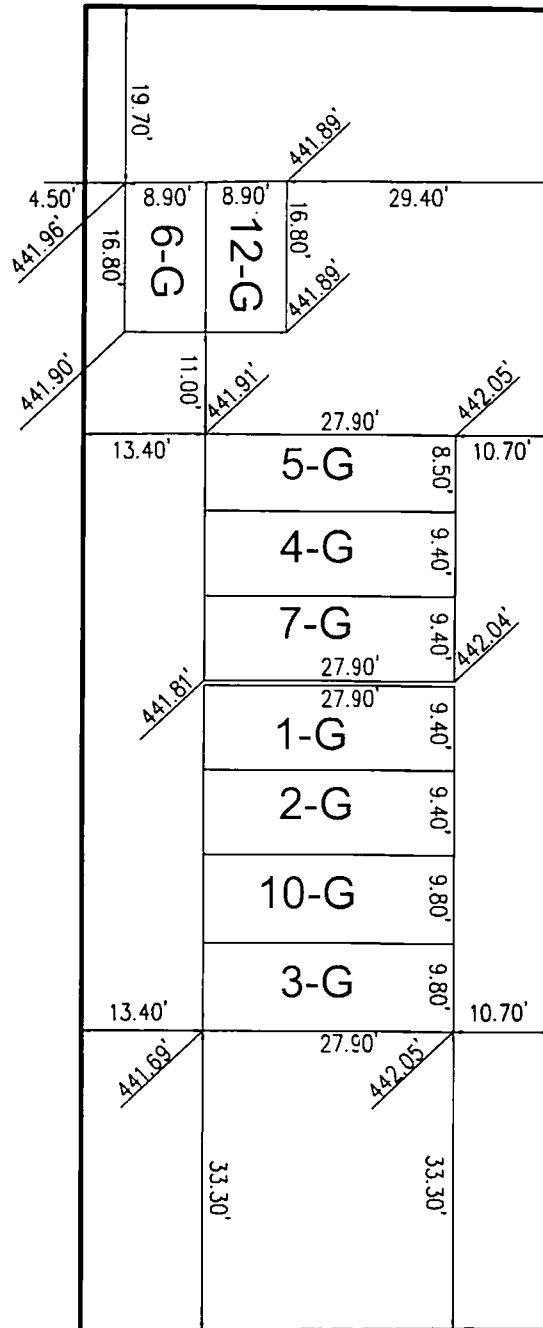
SECOND FLOOR PLAN

CONDOMINIUM PLAN

FOR

TAMA-LIN

1929 TAMARIND AVENUE
LOS ANGELES, CA 90068



SCALE 1" = 20'

PARKING PLAN

RECORD OWNER:

TAMA-LIN APARTMENTS, INC., a California corporation

X

By: **CHARLES PORCH**

its: President

(See attached Adk) mte

X

By: **TEENA SMITH**

its: Secretary

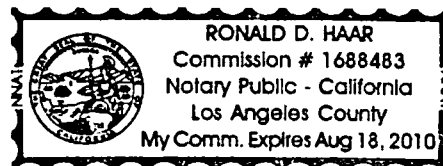
STATE OF CALIFORNIA)
COUNTY OF)

On November 19, 2008 before me, Ronald D Haar, Notary Public,
personally appeared

Teena Smith
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/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 behalf of which the person(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 Ronald D Haar
Notary Public

(Seal)

Notary Acknowledgement

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STATE OF CALIFORNIA)
COUNTY OF Los Angeles

On November 21, 2008 before me, Stephanie M Zelada, Notary Public
Notary Public, personally appeared

Charles Porch

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/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 behalf of which the person(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

Notary Public

(Seal)



