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And when recorded mail to:

TALA ASSOCIATES
1916 COLBY AVE.
LOS ANGELES, CA 90025

Space above for Recorder's use only

15

CONDOMINIUM PLAN FOR LOT 1, TRACT NO. 65802

Title of Document

THIS AREA FOR

RECORDER'S

USE ONLY

PREPARED BY: TALA ASSOCIATES 1916 COLBY AVE., LOS ANGELES, CA 90025

76

sheet 1 of 15 sheets

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A CONDOMINIUM PLAN FOR...

SHEET 3 OF 15 SHEETS

LOT 1, TRACT NO. 65802
IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA

WHEN RECORDED MAIL TO
TALA ASSOCIATES
1916 COLBY AVE.,
LOS ANGELES, CA 90025

CERTIFICATE AND OWNER ACKNOWLEDGEMENT

I/WE THE UNDERSIGNED BEING THE RECORD OWNER(S) OF THE LAND INCLUDED WITHIN THIS PROJECT HEREBY CONSENT TO THE RECORDATION OF THIS PLAN PURSUANT TO THE PROVISIONS OF THE CALIFORNIA CIVIL CODE, SECTION NO.1351(e). "TITLE 6 PART 4 DIVISION SECOND OF THE CIVIL CODE OF THE STATE OF CALIFORNIA."

OTSEGO INVESTMENT, LP, A CALIFORNIA LIMITED PARTNERSHIP, (OWNER)

REM, LLC, GENERAL PARTNER OF OTSEGO INVESTMENT, LP

BY: [Signature] 5-1-09
YUVAL STELMACH

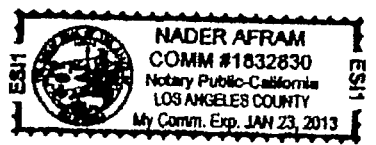
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON May-01-2009 BEFORE ME, NADER AFRAM, Notary Public,
PERSONALLY APPEARED YUVAL STELMACH
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 [Signature] 05-01-09
NADER AFRAM



A CONDOMINIUM PLAN FOR...

SHEET 4 OF 15 SHEETS

LOT 1, TRACT NO. 65802
IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA

CERTIFICATE AND LENDER ACKNOWLEDGEMENT

I/WE THE UNDERSIGNED BEING THE RECORD HOLDER(S) OF SECURITY INTEREST IN THE LAND INCLUDED WITHIN THIS PROJECT HEREBY CONSENT TO THE RECORDATION OF THIS PLAN PURSUANT TO THE PROVISIONS OF THE CALIFORNIA CIVIL CODE, SECTION NO.1351(e). "TITLE 6 PART 4 DIVISION SECOND OF THE CIVIL CODE OF THE STATE OF CALIFORNIA."

EAST WEST BANK, A CALIFORNIA CORPORATION, BENEFICIARY, UNDER A DEED OF TRUST RECORDED APRIL 24, 2007 AS INSTRUMENT NO. 20070980715, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

East West Bank

BY: *Mary Kenney*
Mary Kenney, Senior Vice
PRINT NAME, TITLE *President*

BY: _____
PRINT NAME, TITLE

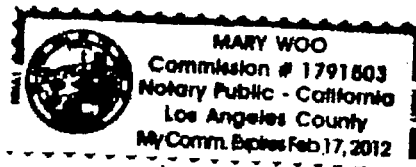
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON *May 8, 2009* BEFORE ME, *Mary Woo, Notary Public*
PERSONALLY APPEARED *Mary Kenney*,
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 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 *Mary Woo*



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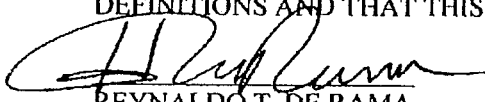
A CONDOMINIUM PLAN FOR...

SHEET 5 OF 15 SHEETS

TRACT NO. 65802
IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

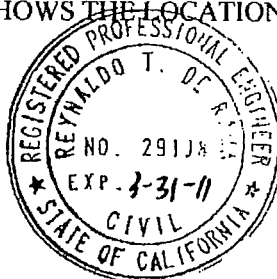
I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS PLAN CORRECTLY REPRESENTS A DESCRIPTION OF THE BOUNDARIES OF THE CONDOMINIUM PROJECT SUBJECT TO MINOR VARIATIONS AND SUBJECT ALSO TO THE NOTES AND DEFINITIONS AND THAT THIS PLAN SHOWS THE LOCATION OF THE UNITS.



REYNALDO T. DE RAMA

DEC. 1, 2009

DATE



BASIS OF BEARINGS

THE BEARING NORTH 01° 02' 35" WEST OF THE SIDELINE OF BAKMAN AVENUE, AS SHOWN ON MAP OF TRACT NO. 12334, AS RECORDED IN BOOK 234, PAGES 48 AND 49 OF MAPS, RECORDS OF THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

BENCHMARK

NORTH EASTERLY PROPERTY CORNER AS SHOWN ON SHEET A-2.0 OF THE ARCHITECTURAL PLAN.

ELEVATION: 102.75

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LOT 1, TRACT NO. 65802
IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA

NOTES AND DEFINITIONS

1. DIAGRAMMATIC PLAN OF THE BUILDINGS TO BE CONSTRUCTED ON SAID LAND, AND CERTIFICATE AS REQUIRED UNDER CALIFORNIA CIVIL CODE, SECTION NO. 1351(e). THIS CONDOMINIUM PROJECT IS COMPOSED OF A COMMON AREA AND 39 UNITS, BEING A SUBDIVISION OF LOT 1, TRACT NO. 65802, PER MAP RECORDED IN BOOK 1359, PAGES 19 THROUGH 20.
2. "COMMON AREA" MEANS THE ENTIRE PROJECT EXCEPTING ALL UNITS AS DEFINED IN THE DECLARATION AND AS SHOWN ON THE CONDOMINIUM PLAN. WITHOUT LIMITING THE FOREGOING, THE COMMON AREA SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, ALL BEARING WALLS, COLUMNS, VERTICAL SUPPORTS, FLOORS (AS DISTINGUISHED FROM THE SURFACES LOCATED WITHIN ANY UNIT), ROOFS, FOUNDATIONS, BEAMS, BALCONY RAILINGS, PATIO WALLS AND FENCES, PLANTER WALLS, ELEVATOR EQUIPMENT AND SHAFTS, CENTRAL HEATING, CENTRAL REFRIGERATION AND CENTRAL AIR-CONDITIONING EQUIPMENT, RESERVOIRS, TANKS, PUMPS AND OTHER CENTRAL SERVICES, PIPES, DUCTS, FLUES, CHUTES, CONDUITS, WIRES, SPRINKLER SYSTEMS AND COMMON SECURITY EQUIPMENT, COMPRESSORS AND CONTROL EQUIPMENT SERVING INDIVIDUAL UNITS, AND ALL OTHER PARTS, APPARATUS AND INSTALLATIONS EXISTING IN ANY BUILDING NECESSARY OR CONVENIENT TO THE EXISTENCE, MAINTENANCE OR SAFETY OF THE PROJECT AS A WHOLE.
3. THE UNITS OF THIS PROJECT ARE DESIGNATED AS 102-114, 201-206, 301-306 AND 401-414. A UNIT CONSISTS OF ALL THOSE ELEMENTS BEARING AN IDENTICAL NUMBER DESIGNATION. THE LETTER DESIGNATION OF AN ELEMENT COINCIDES WITH THE NUMBER OF THAT UNIT OF WHICH IT IS A PART. WHENEVER REFERENCE IS MADE TO ANY OF UNITS 102-114, 201-206, 301-306 AND 401-414, 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 1351 WHICH REQUIRES DIAGRAMMATIC FLOOR PLANS OF THE BUILDING 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 UNIT LIMITS OF THE DWELLING AREA, AND GARAGE LOCATION. LIKEWISE, SUCH DETAILS AS PROTRUSIONS OF

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LOT 1, TRACT NO. 65802
IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA

NOTES AND DEFINITIONS (CONT.)

VENTS, UTILITY METERS, BEAMS, COLUMNS, WINDOW CASINGS, STAIRWAYS, ADJOINING FIREPLACE CHIMNEYS, ADJOINING EAVES AND OR ROOF STRUCTURES, IF ANY, 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". ARE ELEMENTS OF A UNIT CONSISTING OF A DWELLING AREA; "UNIT" MEANS THAT ELEMENT OF A CONDOMINIUM WHICH IS A SEPARATE INTEREST IN SPACE AS DEFINED IN THE CALIFORNIA CIVIL CODE SECTION 1351. THE UNIT IS NOT OWNED IN COMMON WITH OWNERS OF OTHER CONDOMINIUMS WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE BOUNDARIES OF EACH UNIT SHALL BE THE INTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS, WHERE THEY EXIST, OR HORIZONTAL AND VERTICAL PLANES AT THE LIMITS OF THE DIMENSIONS AND ELEVATIONS SHOWN ON THE CONDOMINIUM PLAN. ALSO INCLUDED IN THE VERTICAL BOUNDARY ARE THOSE AREAS LYING BETWEEN THE UPPER ELEVATIONS SHOWN HEREON, AND THE FINISHED SURFACE OF THE CEILING, IF ANY.
7. EACH OF THOSE AREAS SHOWN ON THIS PLAN BEARING THE LETTER DESIGNATION "B" ARE "EXCLUSIVE USE COMMON AREAS" CONSISTING OF "BALCONY" AREAS FOR THE UNIT BEARING IDENTICAL NUMBER DESIGNATION. 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 EXIST; OTHERWISE, THE LATERAL AND VERTICAL BOUNDARIES OF EACH SUCH AREA ARE VERTICAL AND HORIZONTAL PLANES OR INCLINED PLANES, IF ANY, AT THE DIMENSIONS AND ELEVATIONS SHOWN HEREON FOR EACH SUCH AREA. EACH SUCH AREA INCLUDES ONLY THE AIRSPACE ENCOMPASSED BY SAID AREA BOUNDARIES.
8. EACH OF THOSE AREAS SHOWN ON THIS PLAN BEARING THE LETTER DESIGNATION "P" DEPICTS A PARKING SPACE AND IS PART OF THE EXCLUSIVE USE COMMON AREAS FOR THE UNIT BEARING AN IDENTICAL NUMBER DESIGNATION. THE BOUNDARIES OF EACH SUCH PARKING SPACE AREAS FOLLOWS.
 - (A) THE LOWER VERTICAL BOUNDARY IS THE SURFACE THEREOF, THE ELEVATION OF WHICH IS SHOWN ON THE PLAN HEREIN.
 - (B) THE UPPER VERTICAL BOUNDARY IS A HORIZONTAL PLANE PARALLEL TO THE LOWER VERTICAL BOUNDARY, THE ELEVATION OF WHICH IS SHOWN ON THE PLAN HEREIN.
 - (C) THE LATERAL BOUNDARIES ARE VERTICAL PLANES AT THE LIMITS OF THE HORIZONTAL DIMENSION AS SHOWN ON THE PLAN HEREIN. EACH SUCH PARKING SPACE INCLUDES ONLY THE AIRSPACE ENCOMPASSED BY SAID BOUNDARIES.

A CONDOMINIUM PLAN FOR...

SHEET 8 OF 15 SHEETS

**LOT 1, TRACT NO. 65802
IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA**

NOTES AND DEFINITIONS (CONT.)

9. EACH OF THOSE AREAS SHOWN ON THIS PLAN BEARING THE LETTER DESIGNATION "GP-1 THROUGH GP-19" DEPICTS A "GUEST PARKING SPACE AND IS PART OF THE COMMON AREA." THE BOUNDARIES OF EACH SUCH PARKING SPACE ARE AS FOLLOWS.
 - (A) THE LOWER VERTICAL BOUNDARY IS THE SURFACE THEREOF, THE ELEVATION OF WHICH IS SHOWN ON THE PLAN HEREIN.
 - (B) THE UPPER VERTICAL BOUNDARY IS A HORIZONTAL PLANE PARALLEL TO THE LOWER VERTICAL BOUNDARY, THE ELEVATION OF WHICH IS SHOWN ON THE PLAN HEREIN.
 - (C) THE LATERAL BOUNDARIES ARE VERTICAL PLANES AT THE LIMITS OF THE HORIZONTAL DIMENSION AS SHOWN ON THE PLAN HEREIN. EACH SUCH PARKING SPACE INCLUDES ONLY THE AIRSPACE ENCOMPASSED BY SAID BOUNDARIES.

10. ALL ELEMENT LINES, BALCONY LINES, PATIO LINES, AND PARKING LINES INTERSECT AT RIGHT ANGLES UNLESS OTHERWISE INDICATED. ALL TIES TO ELEMENT LINES, BALCONY LINES AND PARKING LINES ARE AT RIGHT ANGLES TO THE LINE THAT THEY ADJOIN UNLESS OTHERWISE INDICATED.

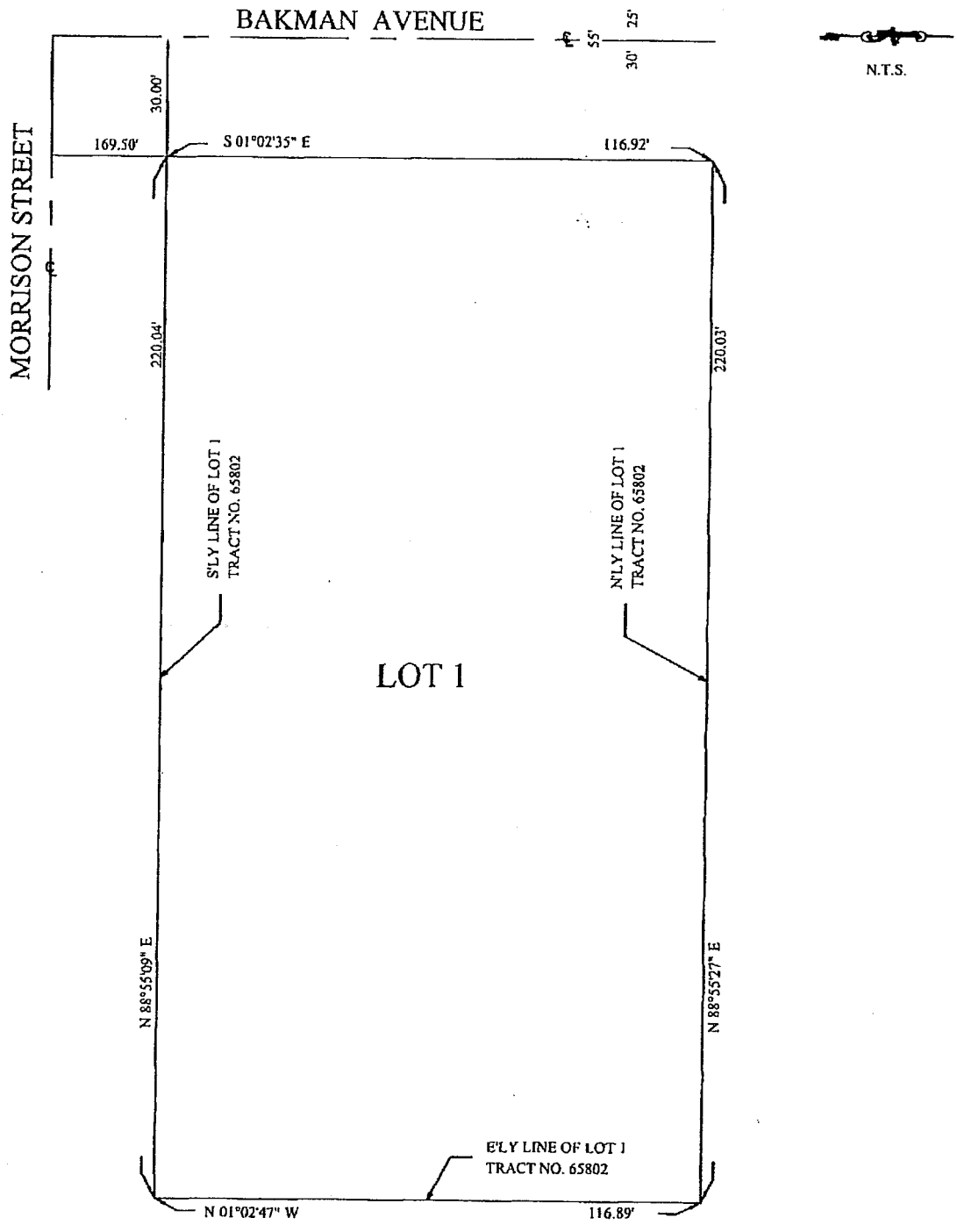
10

A CONDOMINIUM PLAN FOR....

SHEET 9 OF 15 SHEETS

LOT 1, TRACT NO. 65802
IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

SITE PLAN



A CONDOMINIUM PLAN FOR...

SHEET 10 OF 15 SHEETS

LOT 1, TRACT NO. 65802
IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

FIRST FLOOR

L.E. = 102.75'

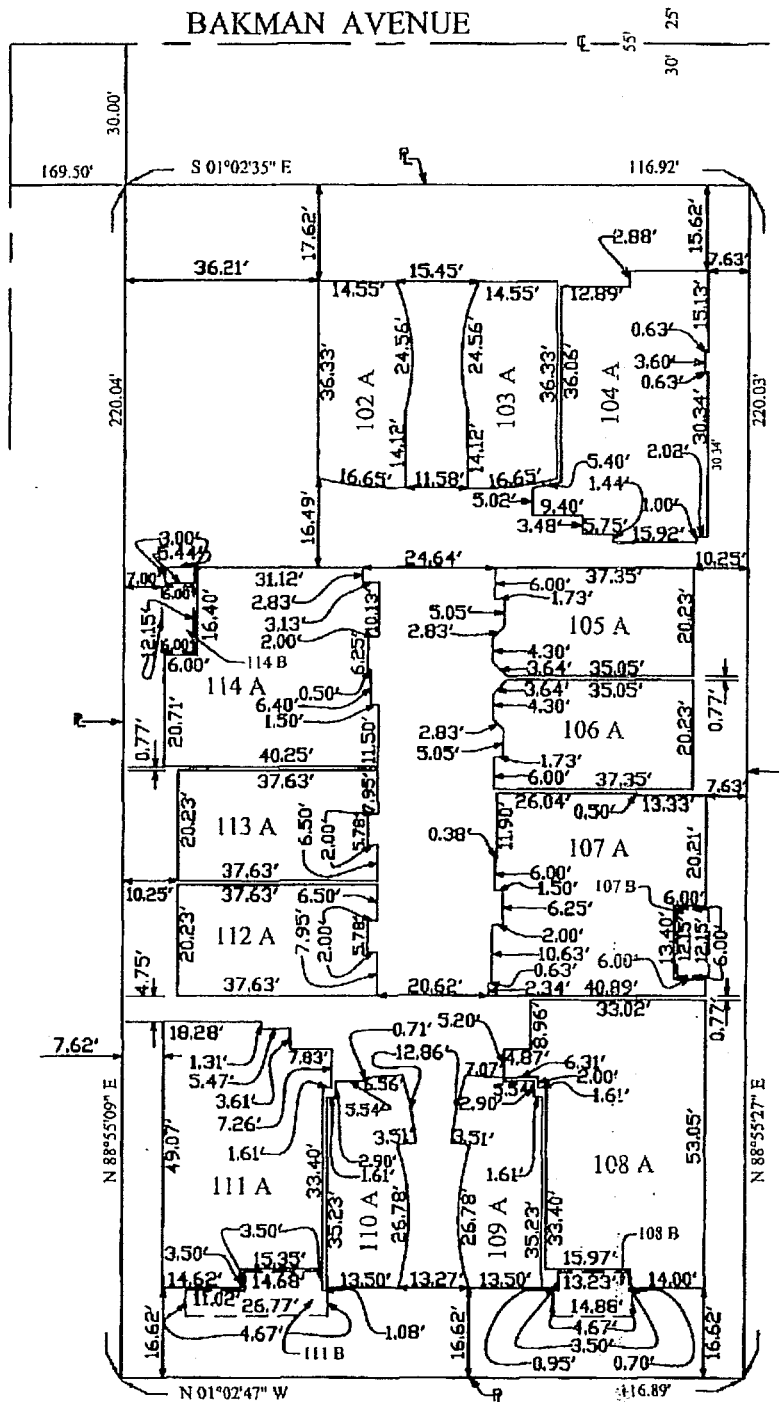
U.E. = 112.25'

BAKMAN AVENUE

MORRISON STREET



N.T.S.



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A CONDOMINIUM PLAN FOR...

SHEET 11 OF 15 SHEETS

LOT 1, TRACT NO. 65802
IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

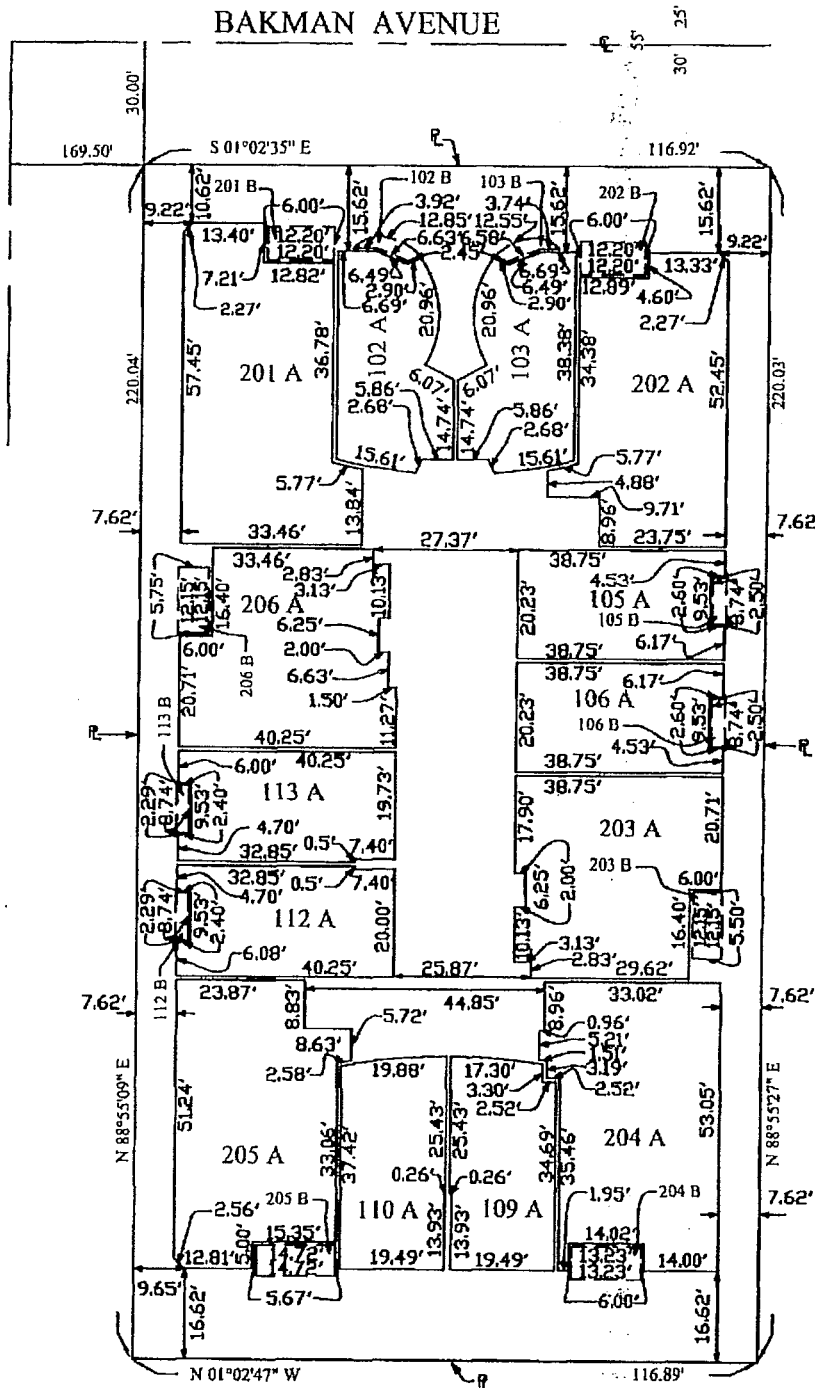
SECOND FLOOR

L.E. = 113.25'

U.E. = 122.75'

BAKMAN AVENUE

MORRISON STREET



A CONDOMINIUM PLAN FOR...

SHEET 15 OF 15 SHEETS

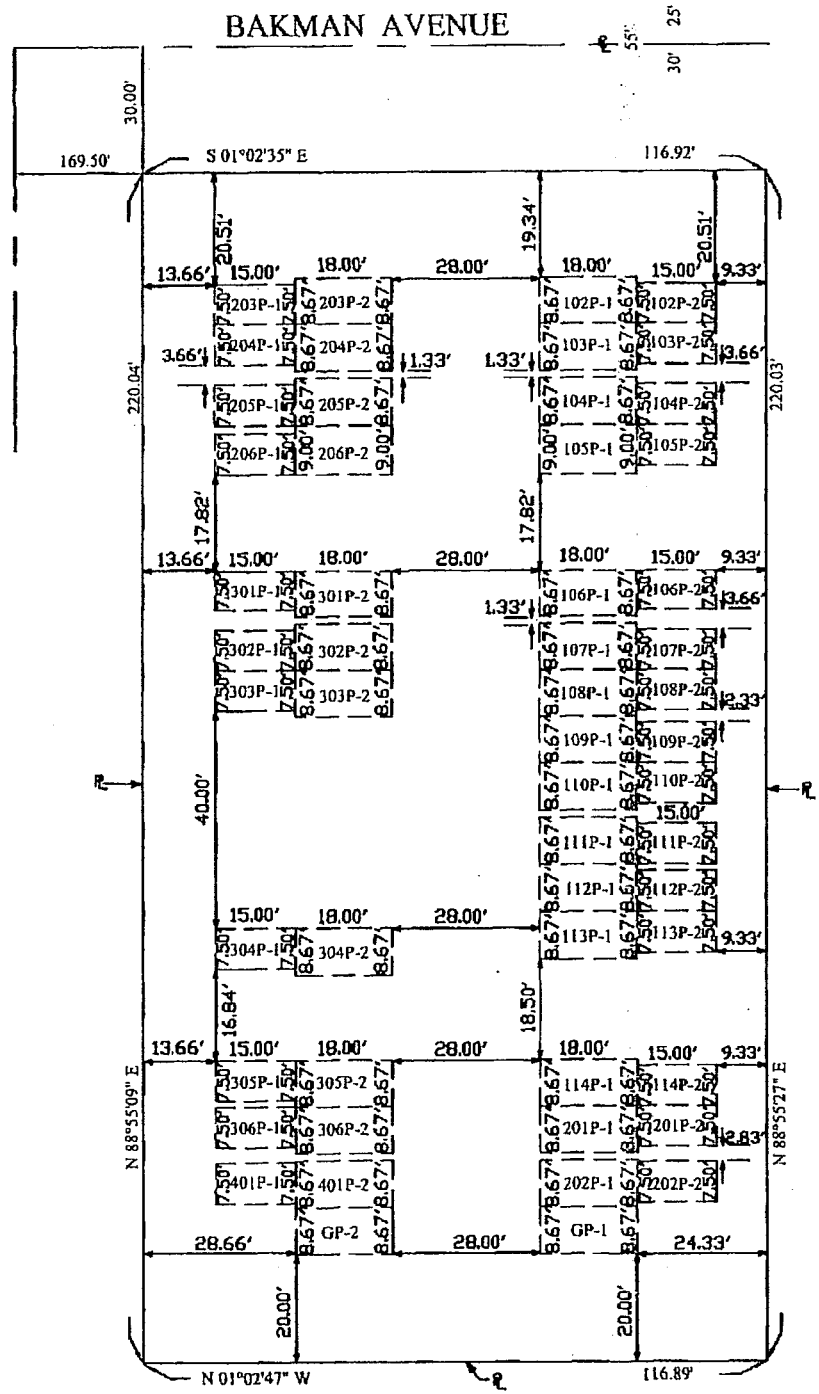
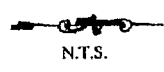
LOT 1, TRACT NO. 65802
IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

LOWER GARAGE

L.E. = 81.25'
U.E. = 90.25'

BAKMAN AVENUE

MORRISON STREET



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