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COUNTY RECORDER'S OFFICE ON

8-2-2016 AS INST. # 2016 0907025  
OFFICIAL RECORDS OF LOS ANGELES  
COUNTY  
L.T.C.  
BY Adlene Jodis

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CONDOMINIUM PLAN FOR TRACT NO. 67680

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
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CONDOMINIUM PLAN FOR  
**TRACT NO. 67680**

IN THE CITY OF ALHAMBRA  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**CERTIFICATE**

**CALIFORNIA CIVIL CODE SECTIONS 4285-4290**

We the undersigned, hereby certify that we are the owners of the real property included within this condominium project, and the record holders of security interests therein; That we are the only persons whose consent is necessary to pass clear title to said real property, and we do hereby consent to the preparation and recordation of this condominium plan pursuant to the provisions of Sections 4285-4290 of the California Civil Code.

HOMEY DEVELOPMENT, INC., A CALIFORNIA CORPORATION, OWNER

Yi Wei                      7/21/2016

BY: YI WEI                      DATE

TITLE: PRESIDENT

LOAN EXPRESS LENDING, INC., AS BENEFICIARY UNDER A DEED OF TRUST RECORDED JULY 30, 2015, AS INSTRUMENT NO 20150929165, OF OFFICIAL RECORDS.

Harold Yang                      7/21/2016

BY: Harold Yang                      DATE                      BY:                      DATE

TITLE: President                      TITLE.

CONDOMINIUM PLAN FOR  
**TRACT NO. 67680**  
IN THE CITY OF ALHAMBRA  
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A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA, COUNTY OF Los Angeles

ON July 21st, 2016, BEFORE ME Xiaoxi Shang A NOTARY PUBLIC, PERSONALLY APPEARED Yi Wei WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~THEY~~<sup>he</sup> EXECUTED THE SAME IN THEIR ~~THEIR~~<sup>her</sup> AUTHORIZED CAPACITY AND THAT BY ~~THEIR~~<sup>her</sup> SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE ~~PERSONS~~<sup>her</sup> ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS IF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

*Xiaoxi Shang*  
SIGNATURE OF NOTARY PUBLIC



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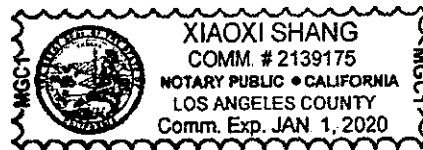
STATE OF CALIFORNIA, COUNTY OF Los Angeles

ON July 21st, 2016, BEFORE ME Xiaoxi Shang A NOTARY PUBLIC, PERSONALLY APPEARED Harold Yang WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~THEY~~<sup>he</sup> EXECUTED THE SAME IN THEIR ~~THEIR~~<sup>his</sup> AUTHORIZED CAPACITY AND THAT BY ~~THEIR~~<sup>his</sup> SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE ~~PERSONS~~<sup>his</sup> ACTED, EXECUTED THE INSTRUMENT.

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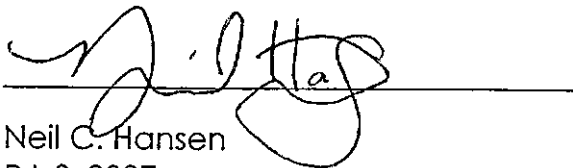
WITNESS MY HAND AND OFFICIAL SEAL.

*Xiaoxi Shang*  
SIGNATURE OF NOTARY PUBLIC

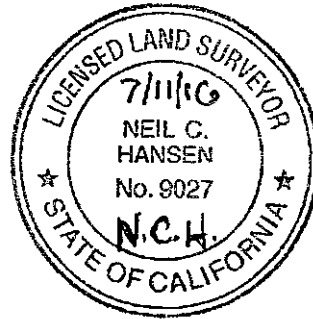


CONDOMINIUM PLAN FOR  
**TRACT NO. 67680**  
IN THE CITY OF ALHAMBRA  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS CONDOMINIUM PLAN CONSISTING OF 12 SHEETS WAS MADE UNDER MY SUPERVISION AND THAT THIS CONDOMINIUM PLAN CORRECTLY REPRESENTS THE BOUNDARY OF THE LAND INCLUDED WITHIN THIS PROJECT AND THE DIAGRAMMATIC AIRSPACE PLAN OF THE UNITS THEREIN AND IS BASED UPON CONSTRUCTION PLANS.



Neil C. Hansen  
P.L.S. 9027  
Expires 9/30/2017



**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 34°21'38" WEST ON THE CENTERLINE OF MONTEREY STREET, AS SHOWN ON THE MAP OF TRACT NO. 060317, FILED IN BOOK 1316, PAGES 28 AND 29 OF MAPS IN THE OFFICE OF THE RECORDED OF LOS ANGELES COUNTY.

**BENCHMARK**

"RE 1216" SUR. DISC. 30'N OF C.R.PI N.W. COR. MCLEAN ST & STORY PL  
ELEVATION = 527.606'

**LEGEND**

- B: EXCLUSIVE USE BALCONY AREA DESIGNATION FOLLOWED BY A RESIDENTIAL UNIT NUMBER
- G: GARAGE ELEMENT DESIGNATION FOLLOWED BY A RESIDENTIAL UNIT NUMBER
- U: RESIDENTIAL UNIT DESIGNATION FOLLOWED BY A RESIDENTIAL UNIT NUMBER

CONDOMINIUM PLAN FOR  
**TRACT NO. 67680**  
IN THE CITY OF ALHAMBRA  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**NOTES AND DEFINITIONS**

1. THIS CONDOMINIUM PROJECT IS COMPOSED OF A COMMON AREA AND **SIX (6)** "CONDOMINIUM 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 NO. 67680, IN THE CITY OF ALHAMBRA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1389, PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED HEREIN AS UNITS 1 THROUGH 6, INCLUSIVE.
3. THE FOLLOWING ARE NOT A 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 6, 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. 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.

CONDOMINIUM PLAN FOR  
**TRACT NO. 67680**  
IN THE CITY OF ALHAMBRA  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**NOTES AND DEFINITIONS (continued)**

6. THIS CONDOMINIUM PLAN AND THE DIMENSIONS SHOWN HEREIN ARE INTENDED TO CONFORM TO CIVIL CODE SECTION 4285 WHICH REQUIRE 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 OF THE UNITS. IN INTERPRETING DEEDS, DECLARATIONS, AND PLANS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES, RATHER THAN THE DESCRIPTION EXPRESSED IN THE DEED, CONDOMINIUM PLAN OR DECLARATION, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BOUNDARY WALLS AND REGARDLESS OF VARIANCES BETWEEN BOUNDARIES AS SHOWN ON THE CONDOMINIUM PLAN OR DEFINED IN THE DEED AND DECLARATION, AND THE BOUNDARIES OF A BOUNDARY WALL AS CONSTRUCTED OR RECONSTRUCTED. IN THE EVENT OF A CONFLICT BETWEEN THE DIMENSIONS SHOWN ON THIS CONDOMINIUM PLAN AND THE ACTUAL AS-CONSTRUCTED DIMENSIONS, THE ACTUAL DIMENSIONS SHALL CONTROL.
  
7. EACH OF THOSE AREAS SHOWN ON THIS PLAN BEARING THE LETTER DESIGNATION "U" 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 ELEMENT IS THE INTERIOR SURFACE OF THE CEILING THEREOF, BOTH AT THE LIMITS SHOWN HEREON. EACH SUCH ELEMENT INCLUDED THE RESPECTIVE PORTIONS OF THE BUILDING AND IMPROVEMENTS LYING WITHIN THE SAID BOUNDARIES (EXCEPT AS STATED IN NOTE 3 ABOVE) AND AIRSPACE SO ENCOMPASSED.

CONDOMINIUM PLAN FOR  
**TRACT NO. 67680**  
IN THE CITY OF ALHAMBRA  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**NOTES AND DEFINITIONS (continued)**

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 ELEMENT IS THE INTERIOR SURFACE OF THE CEILING THEREOF, BOTH AT THE LIMITS SHOWN HEREON. EACH SUCH ELEMENT INCLUDED THE RESPECTIVE PORTIONS OF THE BUILDING AND IMPROVEMENTS LYING WITHIN THE SAID BOUNDARIES (EXCEPT AS STATED IN NOTE 3 ABOVE) AND AIRSPACE SO ENCOMPASSED.
9. THE UPPER VERTICAL LIMIT OF EACH ELEMENT IS A HORIZONTAL PLANE DESCRIBED AS "U.E." THE LOWER VERTICAL LIMIT OF EACH ELEMENT IS A HORIZONTAL PLANE DESCRIBED AS "L.E."
10. 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.
11. EACH OF THOSE AREAS SHOWN ON THIS PLAN BEARING THE LETTER DESIGNATION "B" IS AN "EXCLUSIVE USE COMMON AREA" CONSISTING OF A BALCONY. THE LOWER VERTICAL LIMIT IS THE SURFACE THEREOF AND THE UPPER VERTICAL LIMIT IS SURFACE OF THE CEILINGS THEREOF, WHERE SUCH SURFACES EXIST. THE LATERAL BOUNDARIES ARE VERTICAL PLANES AT THE LIMITS OF THE HORIZONTAL DIMENSIONS AS SHOWN ON THE PLAN HEREIN. EACH SUCH BALCONY INCLUDES ONLY THE AIRSPACE ENCOMPASSED BY SAID BOUNDARIES.

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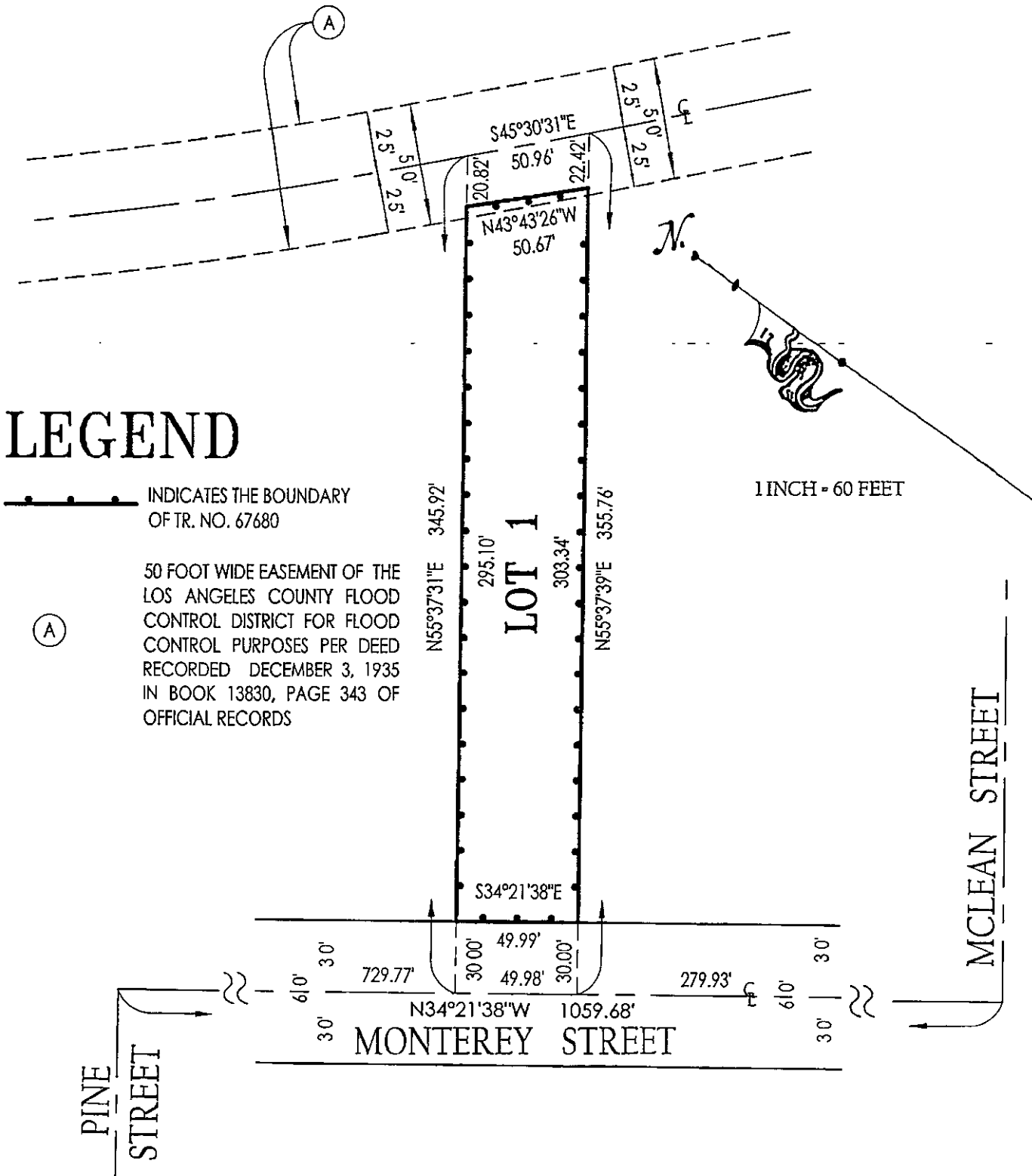
**NOTES AND DEFINITIONS (continued)**

12. ALL TIES TO ELEMENTS ARE AT RIGHTS ANGLES TO THE LINE WHICH THEY JOIN UNLESS OTHERWISE INDICATED AND ELEMENT BOUNDARY LINES INTERSECT AT RIGHT ANGLES UNLESS OTHERWISE INDICATED.
13. AREAS LABELED "G.P." INDICATE A GUEST PARKING SPACE.
14. HANDICAP PARKING (HC1) AND GUEST PARKING (GP1 AND GP2) SHOWN ON SHEET 9 ARE SHOWN FOR REFERENCE ONLY AND ARE DEFINED IN THE DECLARATION.



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**BOUNDARY**



**LEGEND**

INDICATES THE BOUNDARY OF TR. NO. 67680

(A)

50 FOOT WIDE EASEMENT OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES PER DEED RECORDED DECEMBER 3, 1935 IN BOOK 13830, PAGE 343 OF OFFICIAL RECORDS

1 INCH = 60 FEET

PINE STREET

MONTEREY STREET

MCLEAN STREET

**LOT 1**







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SHEET 12 OF 12 SHEETS

**UNIT ELEVATION SCHEDULE**

UNIT	GARAGE L.E.	GARAGE U.E.	FIRST FLOOR L.E.	FIRST FLOOR U.E.	SECOND FLOOR L.E.	SECOND FLOOR U.E.
1	527.00	535.00	536.00	545.00	546.00	555.00
2	526.00	535.00	536.00	545.00	546.00	555.00
3	522.50	531.25	532.25	541.25	542.25	551.25
4	521.75	531.25	532.25	541.25	542.25	551.25
5	519.00	527.75	528.75	537.75	538.75	547.75
6	518.00	527.75	528.75	537.75	538.75	547.75