



01 1199777

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
JUL 11 2001 AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)
DEED

FEE

D.T.T.

FEE \$37 MM //

CODE
20

D.A. FEE Code 20 \$ 2.00

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

INVESTORS TITLE COMPANY

00-331

862966-02

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WHEN RECORDED MAIL TO:

TOY WAREHOUSE LOFTS REALTY INVESTORS, LLC
1316 CABRILLO AVENUE
TORRANCE, CA 90501

(space reserved for recorder's office)

SHEET 1 OF 11 SHEETS

CONDOMINIUM PLAN

for
LOT 1, TRACT No. 53056
IN THE CITY OF LOS ANGELES
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

AS PER MAP RECORDED IN BOOK 1260 PAGES 39 THROUGH 43, INCLUSIVE, OF
MAPS IN THE OFFICE OF COUNTY RECORDER OF SAID
COUNTY, THREE-DIMENSIONAL DESCRIPTION OF THE BUILDINGS AS
BUILT ON SAID LAND AND CERTIFICATE AS REQUIRED BY
CALIFORNIA CIVIL CODE SECTION 1351.

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

TOY WAREHOUSE LOFTS REALTY INVESTORS, LLC

By: Decoma Structural Industries, LLC,
a California Limited Liability Company, General Manager
(OWNER)

By: Canon Capital Advisors, LLC,
a Limited Liability Company, General Manager

Steve Notaro

Hagop Sargisian

By: Steve Notaro, General Manager

By: Hagop Sargisian,
General Manager

UNITED COMMERCIAL BANK

(BENEFICIARY)

RECORD HOLDER OF BENEFICIAL INTEREST UNDER DEED OF TRUST RECORDED
SEPTEMBER 1, 2000 AS INSTRUMENT No. 00-1374943, OFFICIAL RECORDS.

GARY VETEB

Gary Veteto

Gary Veteto, Vice-President

CONDOMINIUM PLAN

for
LOT 1, TRACT No. 53056
ACKNOWLEDGMENTS

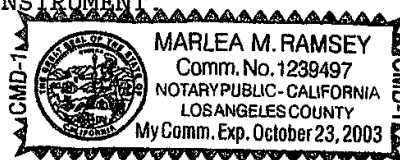
STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS.

ON 5-9-01 BEFORE ME, MARLEA M. RAMSEY, A NOTARY PUBLIC, PERSONALLY APPEARED STEVE NOTARO

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 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.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature]



STATE OF CALIFORNIA)

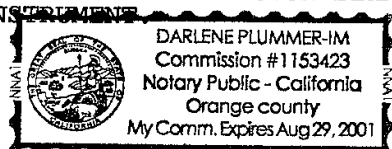
COUNTY OF Orange) SS.

ON 5-10-01 BEFORE ME, Hagop Sargisian A NOTARY PUBLIC, PERSONALLY APPEARED Hagop Sargisian

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 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.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature]



STATE OF CALIFORNIA)

COUNTY OF Los Angeles) SS.

ON May 11, 2001 BEFORE ME, Amy Chen, A NOTARY PUBLIC, PERSONALLY APPEARED GARY VETETO

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 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.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature]



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SHEET 3 OF 11 SHEETS 4

CONDOMINIUM PLANfor LOT 1
TRACT No. 53056
GENERAL NOTES and DEFINITIONS

1. This condominium project is composed of a common area, and 20 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. 53056 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 1260, Pages 39 THRU 42, 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 20, 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 20, 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. The suffix number designation of an element coincides with the level upon which such element is located. Whenever reference is made to any of Units 1 through 20, inclusive, it shall be construed that reference is made to the unit as a whole and to each and all of its component elements.
5. This plan and the dimensions shown hereon are intended to conform to Civil Code Section 1351 which require THREE-DIMENSIONAL DESCRIPTION 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.
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. A parking area is defined as the exclusive use common area of the common area referenced on the attached parking and storage plan as 1P through 40P, inclusive. Parking spaces will be delineated and physically defined by striping and labeling.
8. A guest parking space is defined as a portion of the common area designated as guest parking space and referenced on the attached parking and storage plan as GP-1 through GP-5, inclusive. Guest parking spaces will be delineated and physically defined by striping and labeling.
9. A storage space is defined as the exclusive use common area of the common area referenced on the attached parking and storage plan as 1S through 20S, inclusive. Storage spaces will be delineated on the attached parking and storage plan.

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SHEET 4 OF 11 SHEETS

CONDOMINIUM PLAN

for
LOT 1
TRACT No. 53056
GENERAL NOTES and DEFINITIONS

10. 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 unfinished 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 unfinished 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 said boundaries (except as stated in Note 3 above) and the airspace so encompassed.

11. The upper vertical limit of each element area is a horizontal plane described as "U.E." The lower vertical limit of each element and exclusive use common 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 unfinished ceilings 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 area boundary lines intersect at right angles, unless otherwise indicated.

14. Common walls between units are 0.8' thick unless otherwise specified. All other walls are 0.4' thick unless otherwise specified.

15. In the event of conflict between any provisions of these general Notes and Definitions and the Declaration of Covenants, Conditions and Restrictions Establishing a Plan of Condominium ownership on the property described in the Condominium plan and any amendments thereto (the Declaration") recorded concurrently, the declaration will control.

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SHEET 5 OF 11 SHEETS

CONDOMINIUM PLAN

for
LOT 1
TRACT No. 53056
CERTIFICATIONS

I hereby certify that I am a professional registered civil engineer of the State of California and that this condominium plan, consisting of 11 sheets, represents the boundary of the land included within this project and the "as-built" location of the units therein based upon construction plans and field inspection.



A handwritten signature in black ink, appearing to read "Edward G. Shweiri", written over a horizontal line.

Edward G. Shweiri R.C.E. 11284

BENCH MARK:

L & T at the Northwest corner of Tract No. 53056 as recorded in Book 1260
Pages 39 through 43 inclusive. Assumed elevation is 100.00'.

BASIS OF BEARING:

The bearings shown hereon are based on the bearing N 00o11'25" E
being the sideline of Santa Fe Ave as shown on Tract No. 8421
as recorded Book 116, Pages 85 and 86.

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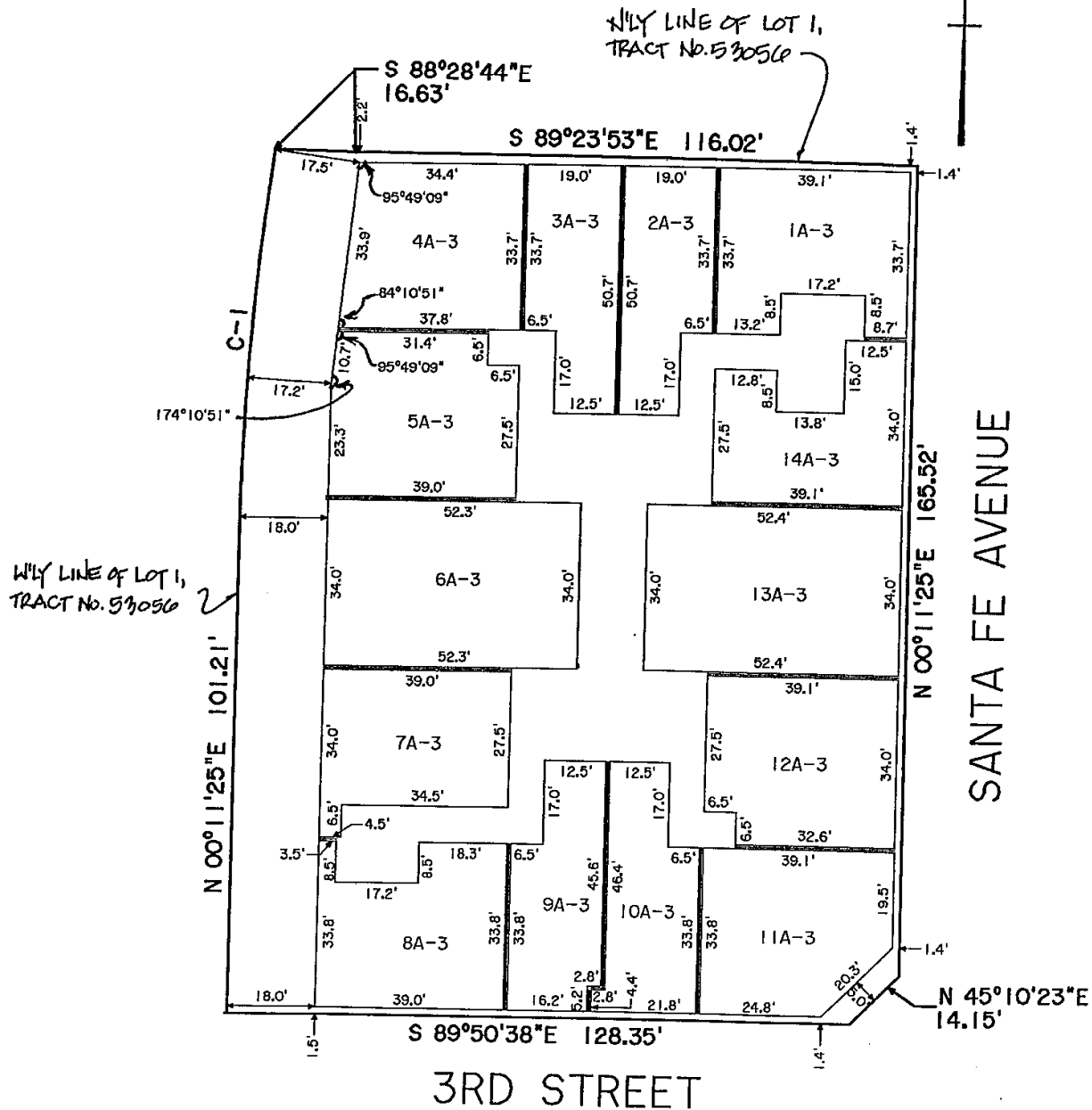
SCALE: 1" = 30'

SHEET 6 OF 11

CONDOMINIUM PLAN
FOR
LOT 1, TRACT NO. 53056

THIRD LEVEL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C-1	549.80'	37.99'	75.85'	7°54'17"



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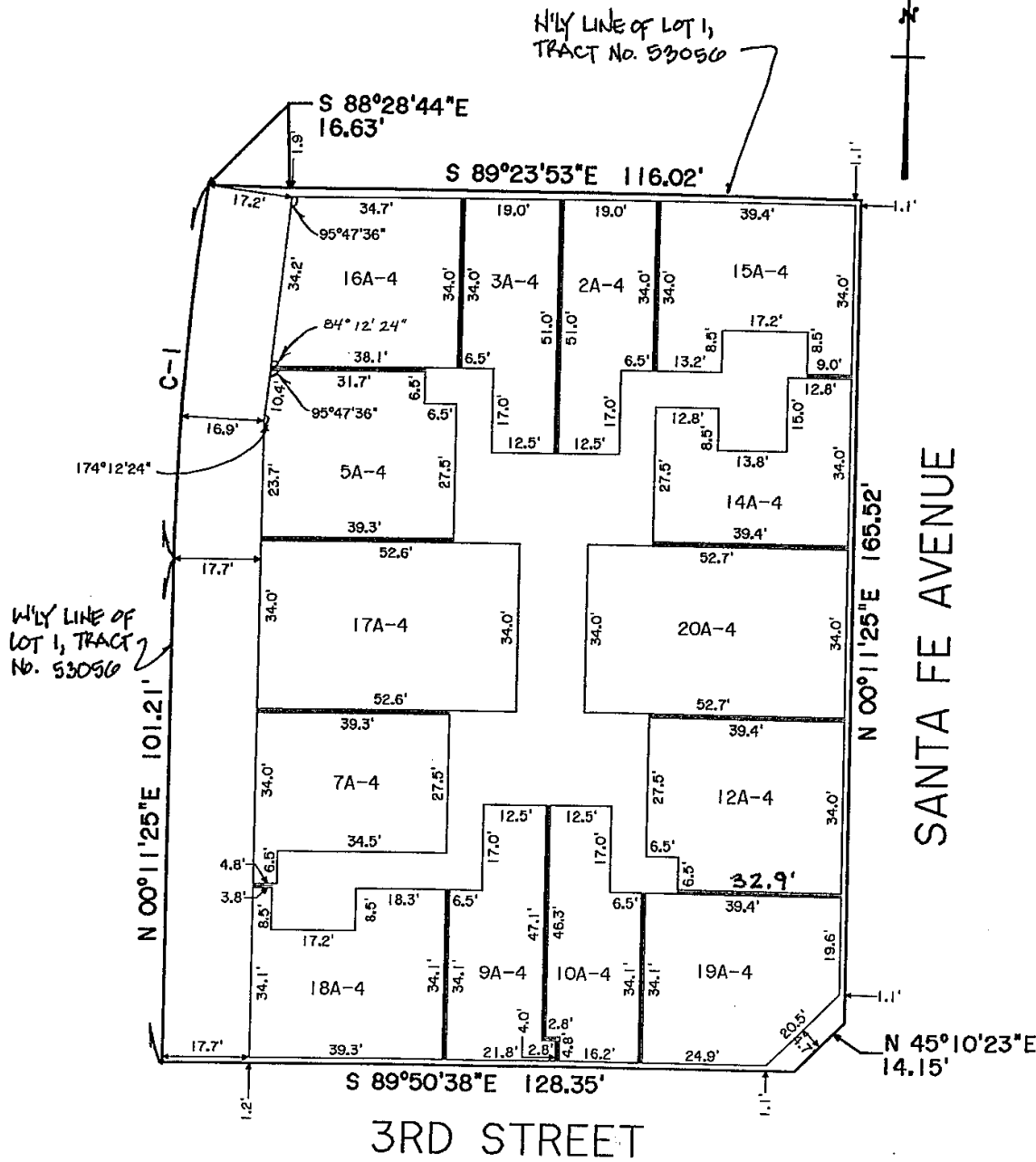
SCALE: 1" = 30'

CONDOMINIUM PLAN
FOR
LOT 1, TRACT NO. 53056

SHEET 7 OF 11
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FOURTH LEVEL

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C-1	549.80'	37.99'	75.85'	7°54'17"



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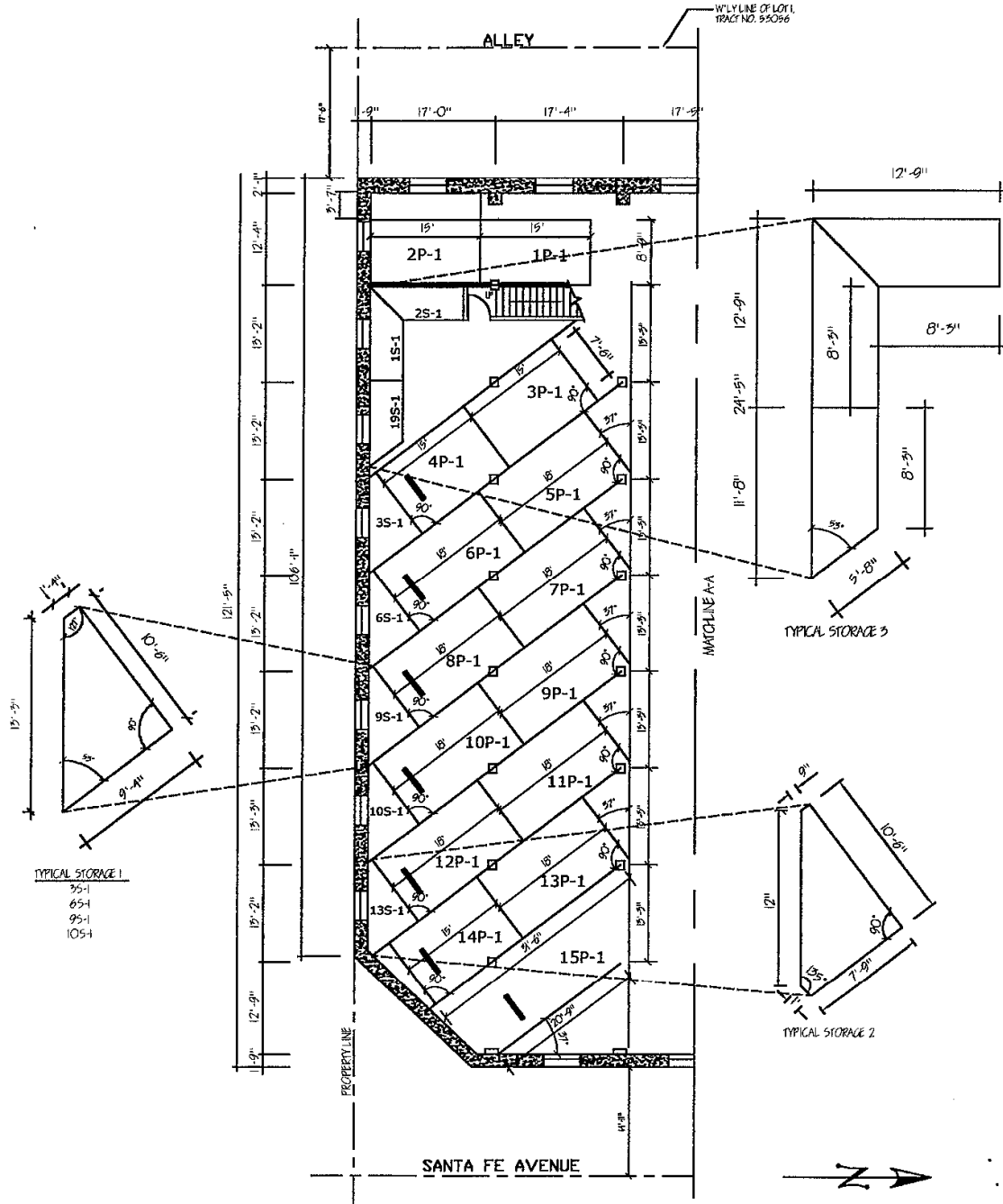
CONDOMINIUM PLAN

SHEET 8 OF 11

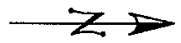
9

FOR

LOT 1, TRACT NO. 53056
FIRST LEVEL
UE = 284.08
LE = 267.66



TYPICAL STORAGE 1
75-1
65-4
95-1
105-4



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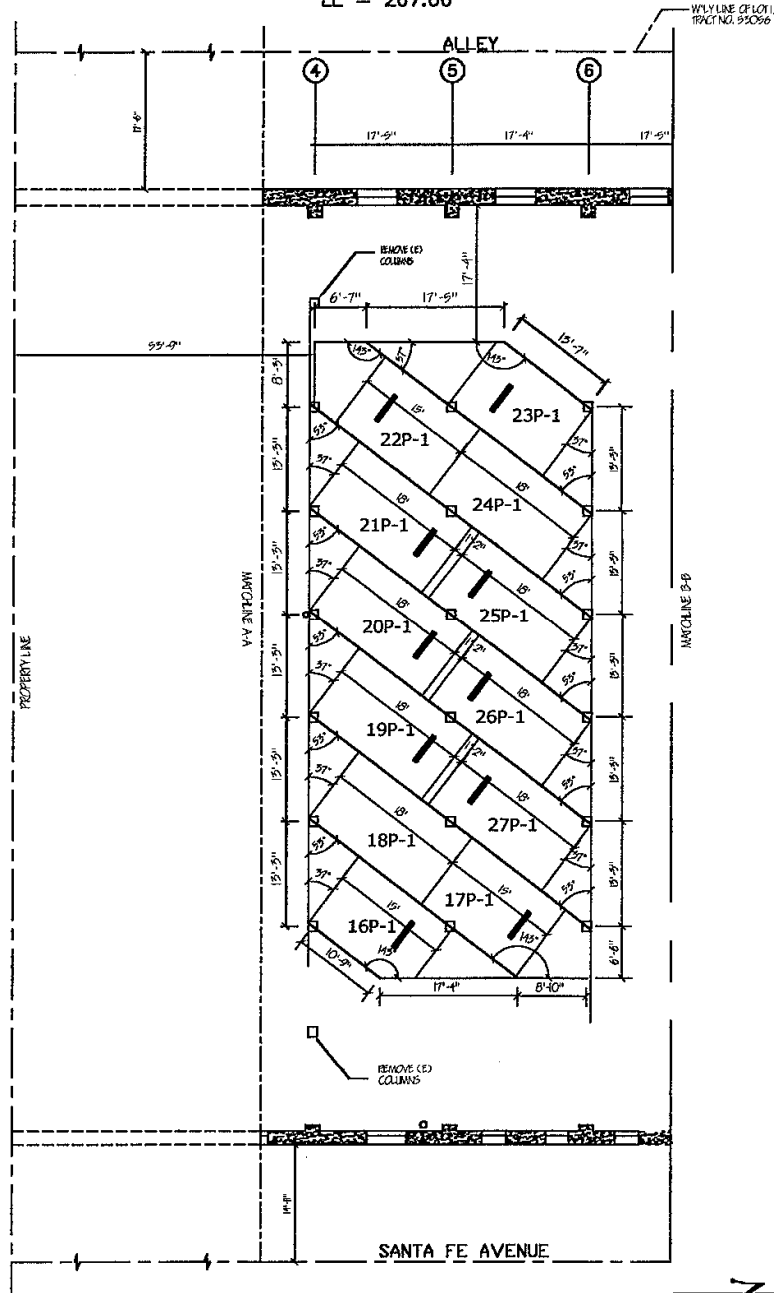
CONDOMINIUM PLAN

SHEET 9 OF 11

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FOR

LOT 1, TRACT NO. 53056
FIRST LEVEL
UE = 284.08
LE = 267.66



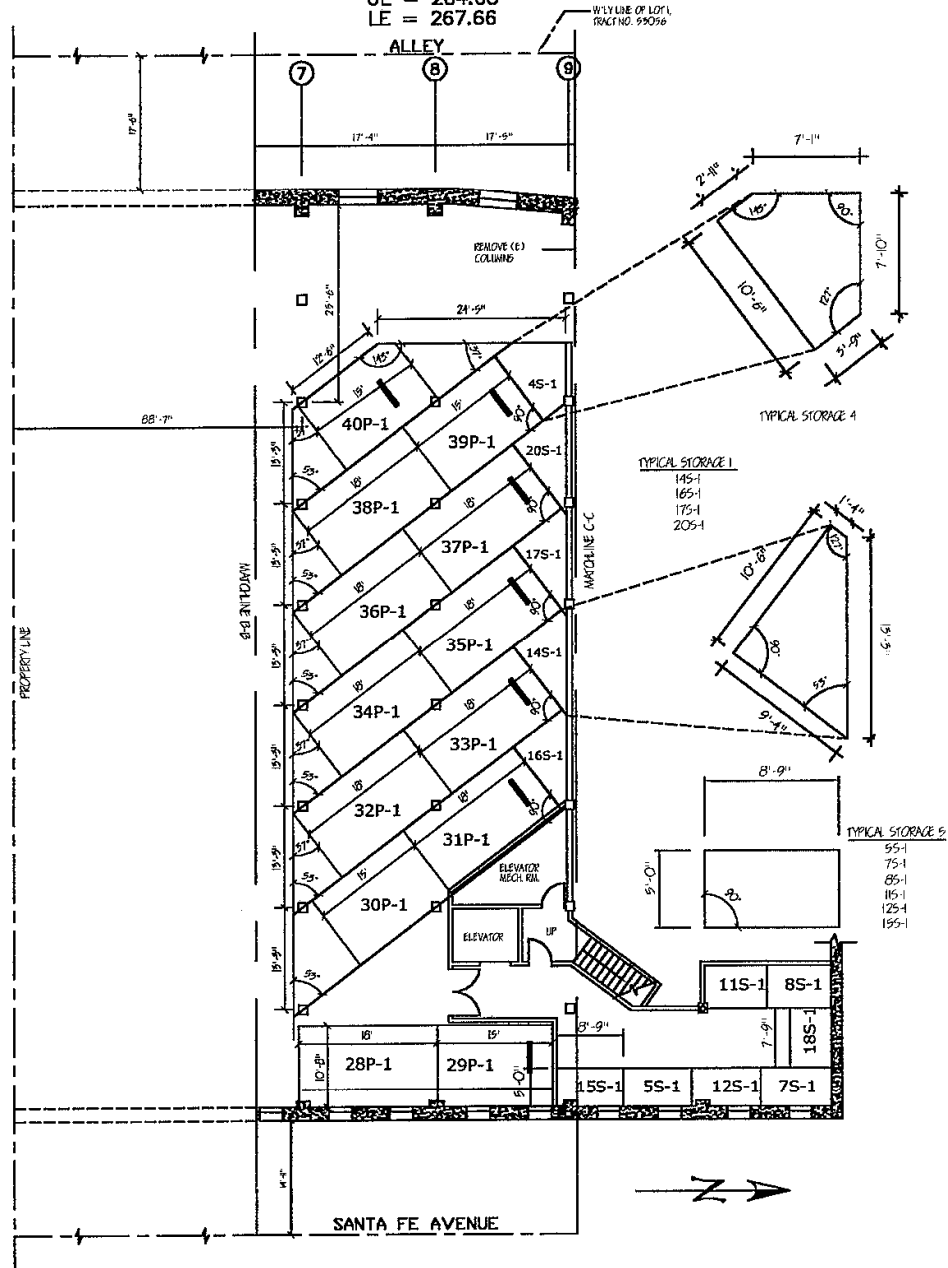
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CONDOMINIUM PLAN

SHEET 10 OF 11

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LOT 1, TRACT NO. 53056
FIRST LEVEL
UE = 284.08
LE = 267.66



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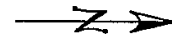
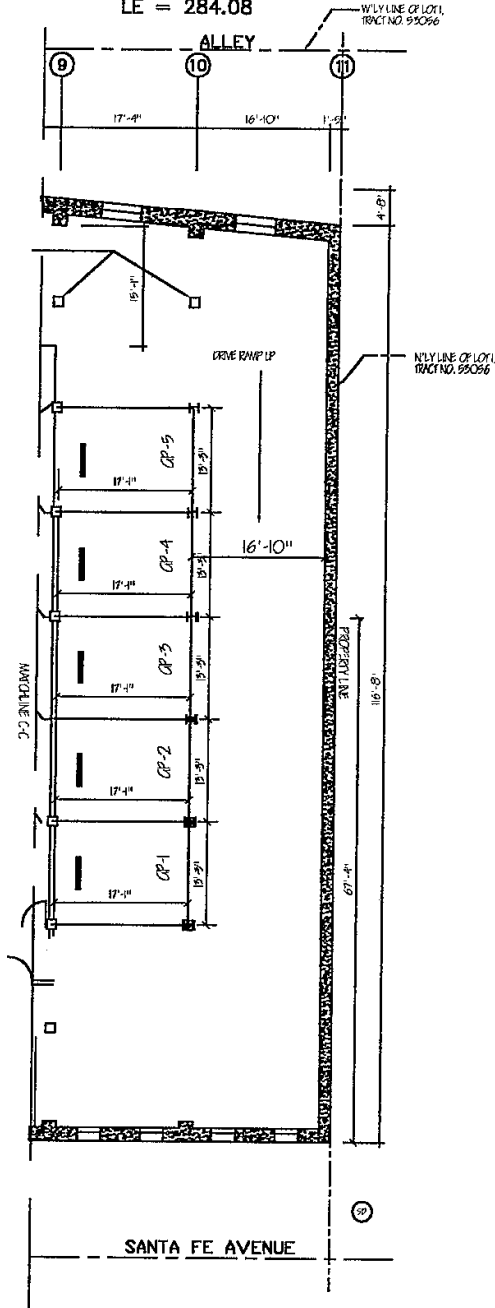
CONDOMINIUM PLAN

SHEET 11 OF 11

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FOR

LOT 1, TRACT NO. 53056
SECOND LEVEL
UE = 312.08
LE = 284.08



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