

WHEN RECORDED PLEASE RETURN
TO T.I. BOX - ROOM 5 - HALL
OF RECORDS. PLEASE DO NOT ANY
MAIL.

BK451 PG408

ATTN: BOB PARKHILL

FEE \$32 ⁰⁰/₁₀₀

CONDOMINIUM PLAN

FOR LOT 1 OF TRACT NO. 31373 IN THE CITY OF HERMOSA BEACH
CALIFORNIA AS SHOWN ON MAP RECORDED IN BOOK 836 PAGES
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, A DIAGRA
ON SAID LAND AND CERTIFICATE AS REQUIRED BY CALIFORNIA CIVIL

OWNER'S CERTIFICATE AND DEDICATIONS AND/OR RESTRICTIONS

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

OWNER: WISE & AUSTIN PROPERTIES, A PARTNERSHIP

Jack O. Wise Robert E. Austin, Jr.
JACK O. WISE, PARTNER ROBERT E. AUSTIN, JR., PARTNER
WISE & AUSTIN PROPERTIES, A PARTNERSHIP

BENEFICIARY

USLIFE SAVINGS AND LOAN ASSOCIATION (RECORD BENEFICIARY)
UNDER DEED OF TRUST RECORDED IN BOOK T7913 PAGE 546
OFFICIAL RECORDS.

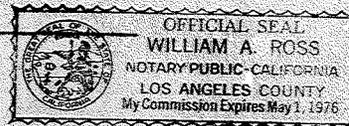
Niel F. Moser Kenneth C. Adams
NIEL F. MOSER, VICE PRES. KENNETH C. ADAMS
STATE OF CALIFORNIA SECRETARY
COUNTY OF LOS ANGELES SS

ON THIS 11th DAY OF OCTOBER, 1973, BEFORE ME,
AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JACK O. WISE and
ROBERT E. AUSTIN, JR., KNOWN TO ME TO BE ~~THE~~ ALL OF THE PARTNERS OF
THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.

William A. Ross

, Notary Public

MY COMMISSION EXPIRES MAY 1, 1976



STATE OF CALIFORNIA
COUNTY OF LOS ANGELES SS

ON THIS 11th DAY OF OCTOBER, 1973, BEFORE ME,
AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NIEL F. MOSER
, KNOWN TO ME TO BE THE VICE PRESIDENT AND
KENNETH C. ADAMS KNOWN TO ME TO BE THE SECRETARY OF THE CORPORATION

ENGINEER

I HEREBY
FORNIA T
TRUE AND
THAT THE
THAT SAID
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BASIS OF

THE BEAR
OF HER
CORDED IN
COUNTY

BENCHMARK
COUNTY
1371 40

NOTES

CONDOMINIUM PLAN

CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF
 IN BOOK 836 PAGES 11 OF MAPS RECORDED
 OF SAID COUNTY, A DIAGRAMATIC FLOOR PLAN OF BUILDINGS BUILT
 REQUIRED BY CALIFORNIA CIVIL CODE SECTION 1351

709

RECORDED IN OFFICIAL RECORDS
 OF LOS ANGELES COUNTY, CALIF.
 FOR TITLE INSURANCE & TRUST CO.

NOV 7 1973 AT 8 A.M.

Registrar-Recorder

ENGINEER OR SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS MAP, CONSISTING OF 5 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION APRIL 1973; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RE-TRACED

Blaise J. Subbiondo
 Registered Civil Engineer, 16,119

BASIS OF BEARING

THE BEARING OF S12°-10'-00"E OF THE CENTERLINE
 OF HERMOSA AVE. AS SHOWN ON MAP OF ADDITION TO HERMOSA BEACH TRACT AS RECORDED IN BOOK 1 PAGES 59 & 60 OF MAPS, RECORDS OF LOS ANGELES COUNTY WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BENCHMARK

COUNTY SURVEYOR'S MONUMENT WELL STAMPED TORRANCE E 6A, FB
 1391.40 PRECISE NET 21, 1960 ADJ., LOCATED AT STRAND & LYNDON ST.

ELEV. = 13.640'

NOTES AND DEFINITIONS

- 1: THE "COMMON AREA" OF THIS PROJECT IS THE LAND AND REAL PROPERTY INCLUDED WITHIN THE BOUNDARY LINES OF LOT 1 OF SAID TRACT NO. 31373 EXCEPT THOSE PORTIONS SHOWN AND DEFINED HEREIN AS UNITS 1 TO 13 INCLUSIVE.
- 2: THE UNITS OF THIS PROJECT ARE NUMBERED 1 TO 13 INCLUSIVE EACH UNIT IS COMPRISED OF 2 OR MORE ELEMENTS BEARING AN IDENTICAL NUMBER DESIGNATION. WHENEVER REFERENCE IS MADE TO ANY OF UNITS 1 TO 13 INCLUSIVE IT SHALL BE CONSTRUED THAT REFERENCE IS MADE TO THE UNIT AS A WHOLE AND EACH OF ITS COMPONENT ELEMENTS.
- 3: THOSE AREAS SHOWN ON THIS MAP BEARING THE LETTER DESIGNATIONS A, C, & D ARE ELEMENTS OF A CONDOMINIUM UNIT CONSISTING OF LIVING AREAS. THE BOUNDARIES THEREOF BEING THE INTERIOR SURFACES OF PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS.
- 4: THOSE AREAS SHOWN ON THIS MAP BEARING THE LETTER DESIGNATIONS "1"

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- 4: THOSE AREAS SHOWN ON THIS MAP BEARING THE LETTER DESIGNATIONS B & DB DEPICTING PATIO AREAS AND DESIGNATIONS P & DP DEPICTING PARKING AREAS ARE ELEMENTS OF A CONDOMINIUM UNIT. THE BOUNDARIES OF WALLS, WINDOWS AND DOORS OF ADJOINING BUILDINGS WHERE THEY EXIST ARE HORIZONTAL AND VERTICAL PLANES AT THE LIMITS OF THE DIMENSIONS SHOWN HEREIN.
- 5: THE VERTICAL LIMITS OF THE ELEMENTS SHOWN HEREIN ARE HORIZONTAL PLANES AT THE LIMITS OF THE ELEVATIONS SHOWN IN THE ELEVATION TABLES HEREIN.
- 6: ALL TIES FROM LOT LINES TO ELEMENT LINES AND ALL ELEMENT LINES INTERSECT AT RIGHT ANGLES UNLESS OTHERWISE INDICATED.
- 7: THE WALL THICKNESS BETWEEN ALL ELEMENTS IS 0.50 FEET UNLESS OTHERWISE SPECIFIED.
- 8: THE FOLLOWING ARE NOT A PART OF THE UNIT; BEARING WALLS, COLUMNS, FLOORS, ROOFS, FOUNDATIONS, CENTRAL HEATING, RESERVOIRS, TANKS, PUMPS & OTHER CENTRAL SERVICES, PIPES, DUCTS, FLUES, CHUTES, CONDUITS, WIRES, & OTHER UTILITY INSTALLATIONS, WHERE EVER LOCATED, EXCEPT THE OUTLETS THERE OF WHEN LOCATED WITHIN THE UNIT

BKMAS | PCA |

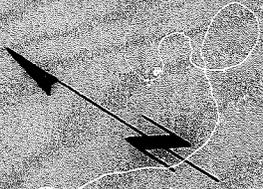
TABLES OF UPPER AND LOWER VERTICAL BOUNDARIES

	7	8	9	10	11	12	13						
	31.03	31.65	31.65	31.65	31.65	31.65	40.73						
	37.03	37.03	37.03	37.61	37.61	37.61	48.10						
	31.55	31.55	31.55	31.55	31.55	31.55	40.63						
	42.55	42.55	42.55	39.66	39.66	39.66	55.13						
	13.64	13.64	13.64	13.60	13.60	13.56	13.44						
	21.47	21.47	21.47	21.47	21.47	21.47	21.47						

SCALE: 1" = 10'

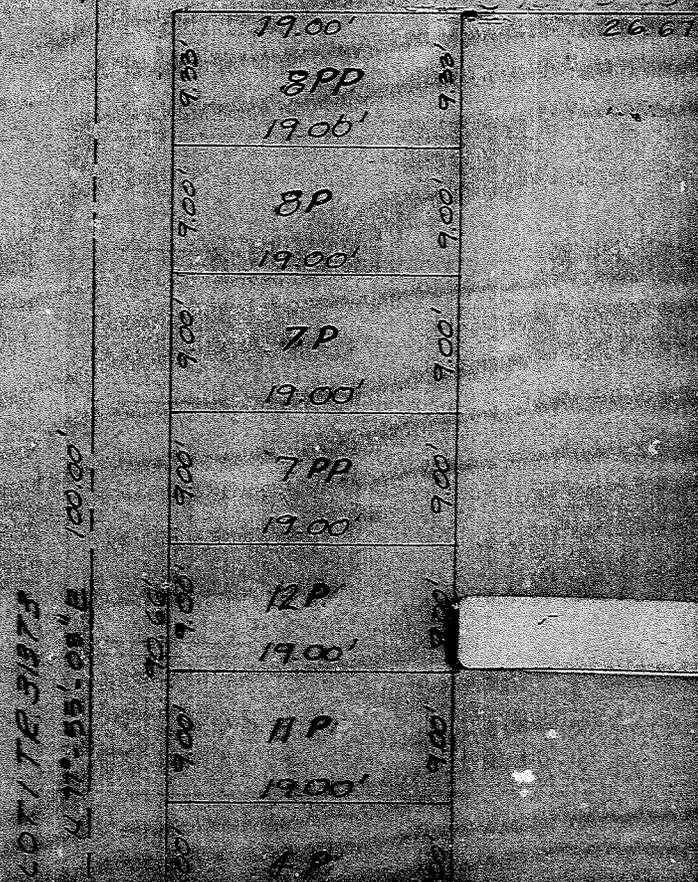
TRACT NO.

IN THE CITY OF HERMOSA BEACH OF THE
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES



NELY LINE LOT

5.12° = 10'



LOT 17E 3187A

4 11° 55' 05" E 100.00'

71.58'

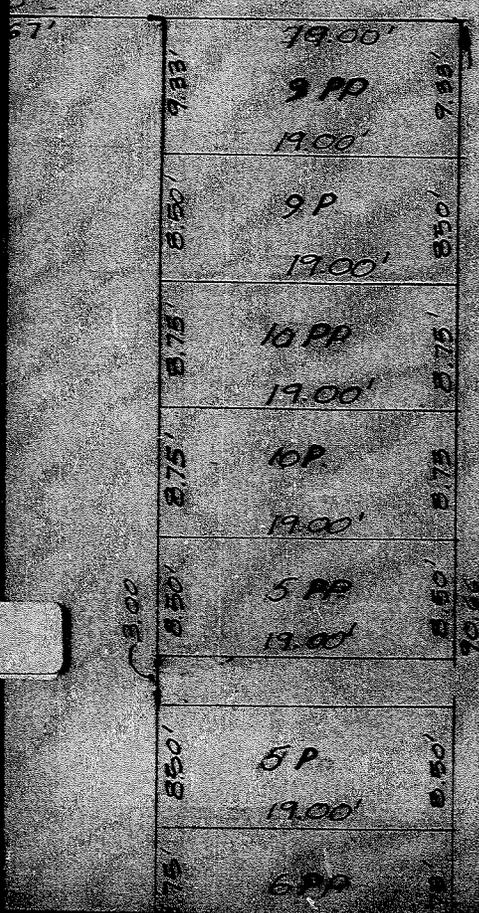
O. 31373

THE COUNTY OF LOS ANGELES

PROPOSES

PT 1, TR 31373

90°-14' E 80.00'

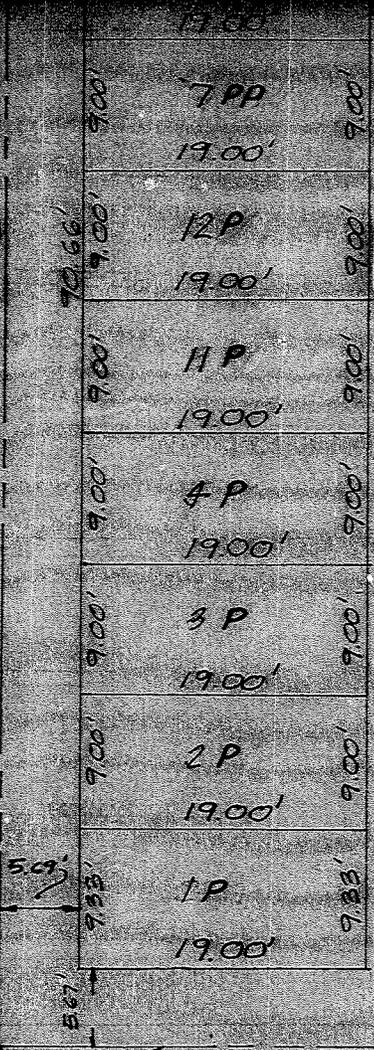


770.81' - 50' E 100.01'

TR 31373

NWLY LINE LOT 1 TR 31373

4 71° 55' 08" E 100.00'



BX 4511 PG 414

SWLY LINE LOT 1 TR 31373

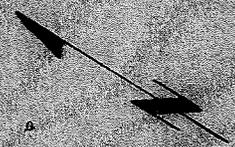
LOWER FLOOR

BK4511PC416

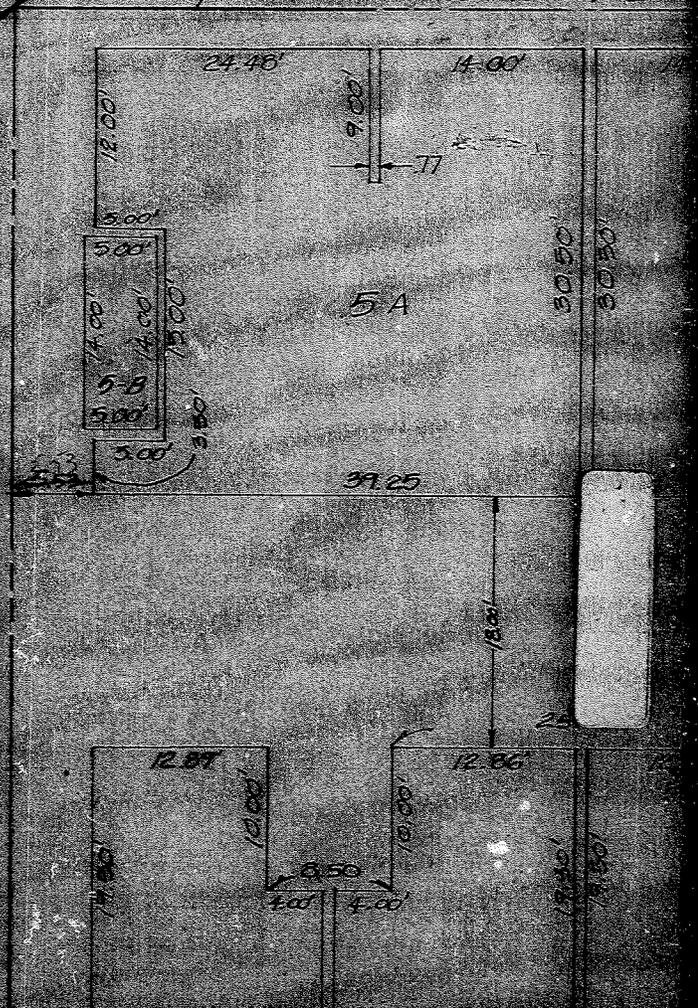
SCALE 1"=10'

TRACT NO

IN THE CITY OF HERMOSA BEACH OF THE COUNTY OF
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES



NELY LINE LOT 1 TR
S 12° 10' 14" E



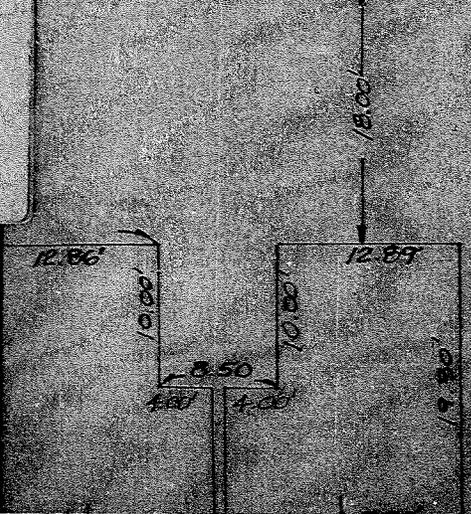
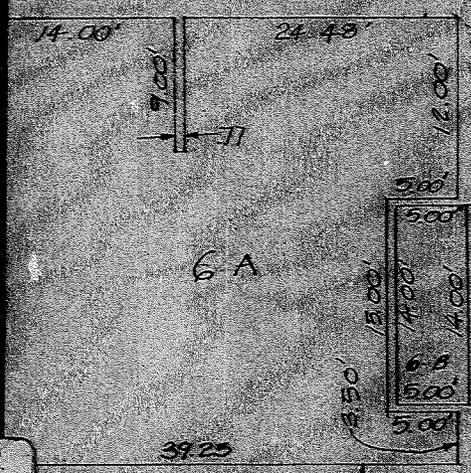
NE LOT LINE 51173
N 77° 55' 03" E 100.00'

0. 31373

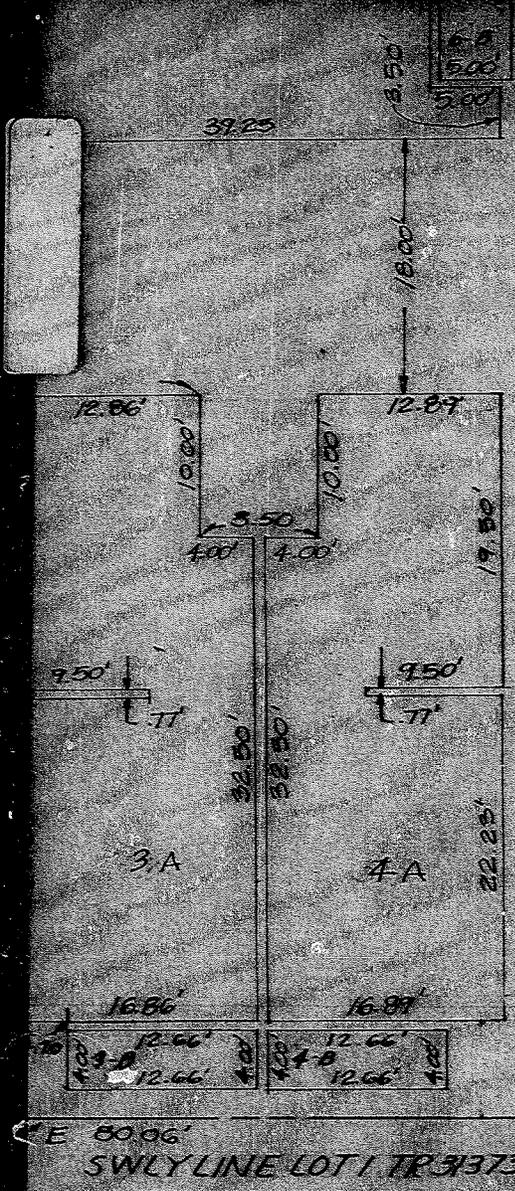
COUNTY OF LOS ANGELES

USES

R 31373
E 80.02'



10.00' 3.05' SE 1/4 N. 107 E
PL 1/107 E



N 77° 55' 50" E 100.01'
 SWLY LINE LOT 1 TR 51373

BK M45 | PG 4 | 9

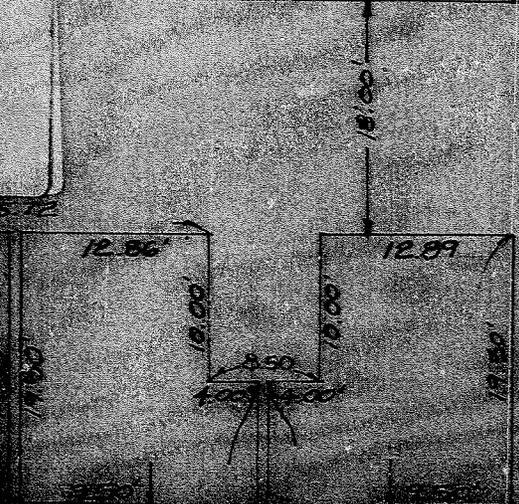
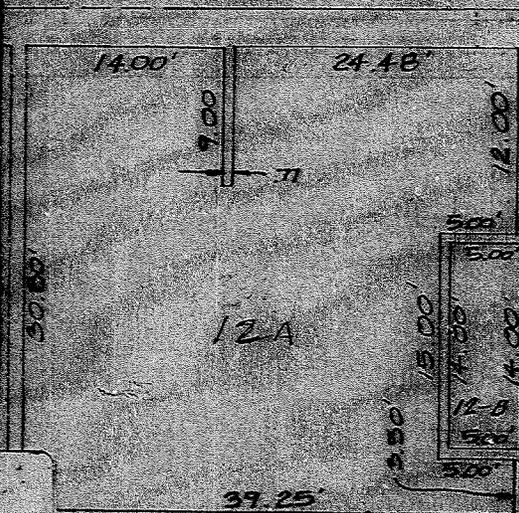
E 80.06'
 SWLY LINE LOT 1 TR 51373

O. 31373

CITY AND COUNTY OF LOS ANGELES

PROPOSED

LOT 1 TR 31373
"E. 80.02"



W 77°-55'-50" E 100.0'
SELY LINE LOT 1 TR 31373

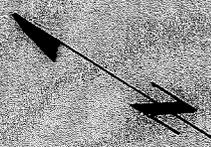
SCALE: 1" = 10'

TRACT NO

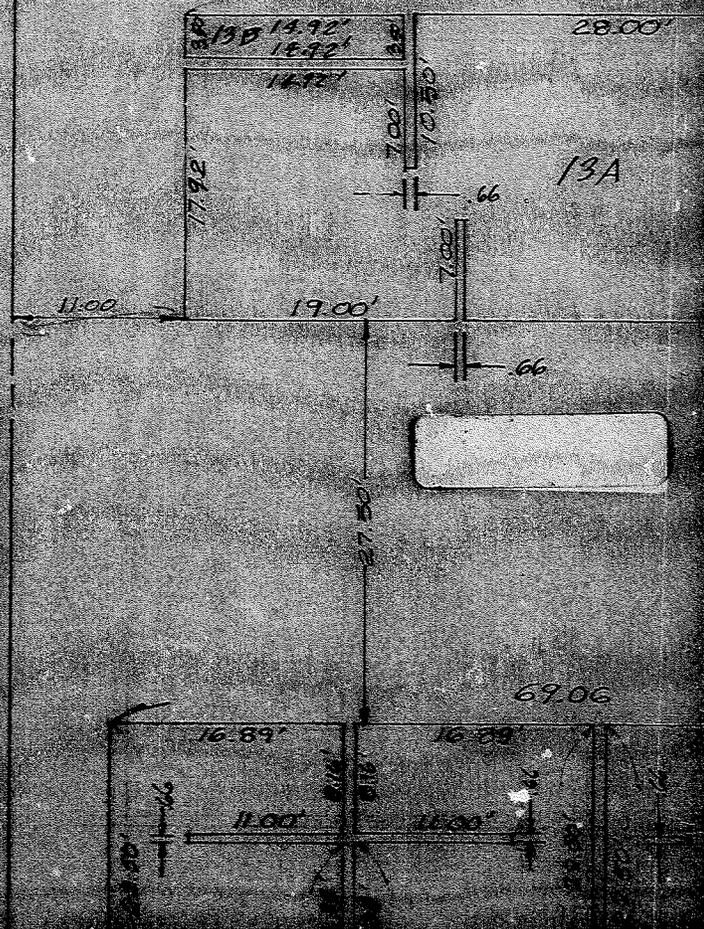
IN THE CITY OF HERMOSA BEACH OF THE CO

STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSE



NELY LINE LOT 1 TR
S 12° 10' 14" E 80'



NELY LINE LOT 1 TR 31.00'
N 77° 55' 03" E 100.00'