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PAID:	48.00



LEADSHEET



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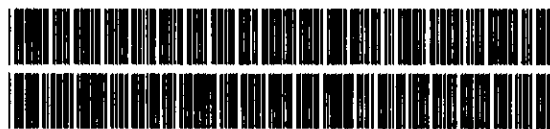
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AND WHEN RECORDED MAIL TO:

~~HP HIGHLAND~~
608 N FAIR OAKS #126
PASADENA CA 91103



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CONDOMINIUM PLAN

Title of Document

WHEN RECORDED, MAIL TO:
 HHP HIGHLAND LLC
 608 N FAIR OAKS #126
 PASADENA, CA 91103
 ATTN: CHARLES E. LOVEMAN, JR.

CONDOMINIUM PLAN
FOR PARCEL 1 OF PARCEL MAP NO. 73420
 IN THE CITY OF SIERRA MADRE, COUNTY OF LOS ANGELES, AS
 PER MAP FILED IN BOOK 388 PAGES 96 TO 97 INCLUSIVE, OF
 PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.
UNITS A, B & C

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS CONDOMINIUM PLAN WAS MADE UNDER MY SUPERVISION AND THAT THIS CONDOMINIUM PLAN (i) CORRECTLY REPRESENTS THE BOUNDARY OF THE LAND INCLUDED WITHIN THIS PROJECT AND (ii) SUBJECT TO MINOR VARIANCES AND ALSO SUBJECT TO THE NOTES AND DEFINITIONS HEREIN, SHOWS THE LOCATIONS OF UNITS (AS DEFINED HEREIN) A, B AND C BASED ON ARCHITECTURAL PLANS.

Robert D. Hennon

ROBERT D. HENNON, PLS 5573
 LICENSE EXPIRES 9-30-2019



OCTOBER 12, 2017

DATE

PREPARED BY:

HENNON

601 E. GLENOAKS BLVD., SUITE 208
 GLENDALE, CALIFORNIA 91207
 (818)243-0640

Surveying & Mapping, Inc.

FAX: (818)243-0650 EMAIL: HENNON@AOL.COM

CERTIFICATE (CALIFORNIA CIVIL CODE SECTION 4285 & 4290):

OWNER'S STATEMENT:

WE, THE UNDERSIGNED, BEING ALL PARTIES REQUIRED BY CALIFORNIA CIVIL CODE SECTION 4285 & 4290 TO EXECUTE THIS CERTIFICATE, DO HEREBY CONSENT TO THE RECORDING OF THIS CONDOMINIUM PLAN PURSUANT TO THE PROVISIONS OF PART 5, DIVISION FOUR OF THE CIVIL CODE.

DATED AS OF THIS 19th DAY OF OCTOBER, 2017

NOTE: THIS CONDOMINIUM PLANS CONSISTS OF SHEETS 1 TO 8 INCLUSIVE AND SIGNATURE SHEETS 2A TO 2C INCLUSIVE FOR A TOTAL OF 10 PAGES.

50357-X19

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SHEET NO. 2A

CONDOMINIUM PLAN
PARCEL 1 OF PARCEL MAP NO. 73420
IN THE CITY OF SIERRA MADRE,
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

OWNER:

HHP-HIGHLAND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: HERITAGE HOUSING PARTNERS, A CALIFORNIA NON-PROFIT
PUBLIC BENEFIT CORPORATION, ITS MANAGING MEMBER

BY: _____

NAME: CHARLES E. LOVEMAN, JR

TITLE: EXECUTIVE DIRECTOR

NOTARY ACKNOWLEDGEMENT:

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 THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

} SS

ON October 19, 2017 BEFORE ME Anush A. Bayburtyan A NOTARY PUBLIC,

PERSONALLY APPEARED Charles E. Loveman, Jr.

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY
THEIR SIGNATURES ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF
OF WHICH THE PERSON 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 officiate seal

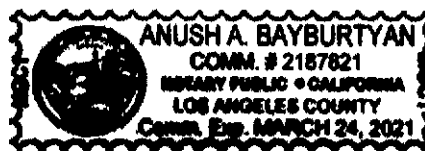
SIGNATURE _____

MY PRINCIPAL PLACE OF BUSINESS IS

IN Los Angeles COUNTY

PRINTED NAME Anush A. Bayburtyan

MY COMMISSION EXPIRES: 03/24/2021



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SHEET NO. 2B

CONDOMINIUM PLAN
PARCEL 1 OF PARCEL MAP NO. 73420
IN THE CITY OF SIERRA MADRE,
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

BENEFICIARY:

GENESIS LA ECONOMIC GROWTH CORPORATION, A CALIFORNIA NON-PROFIT
PUBLIC BENEFIT CORPORATION, LENDER, PER DOCUMENT RECORDED
FEBRUARY 9, 2016 AS INSTRUMENT 2016-144572, OF OFFICIAL RECORDS

BY: 

NAME: Thomas De Simone

TITLE: President & CEO

NOTARY ACKNOWLEDGEMENT:

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 THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

} SS

ON October 17, 2017 BEFORE ME Jemelle T. Dicioco A NOTARY PUBLIC,

PERSONALLY APPEARED Thomas De Simone
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY
THEIR SIGNATURES ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF
OF WHICH THE PERSON 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

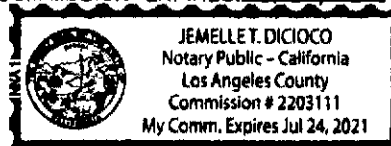
SIGNATURE 

MY PRINCIPAL PLACE OF BUSINESS IS

IN Los Angeles COUNTY

PRINTED NAME JEMELLE T. DICIOCO

MY COMMISSION EXPIRES: 07/24/2021



6

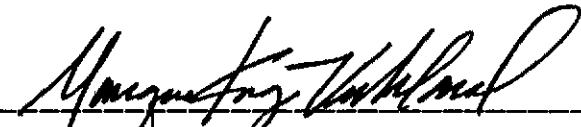
SHEET NO. 2C

CONDOMINIUM PLAN
PARCEL 1 OF PARCEL MAP NO. 73420
IN THE CITY OF SIERRA MADRE,
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

BENEFICIARY:

COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES, A
PUBLIC BODY CORPORATE AND POLITIC, LENDER, PER DOCUMENT RECORDED
FEBRUARY 9, 2016 AS INSTRUMENT 2016-144574, OF OFFICIAL RECORDS

BY:


NAME: MONIQUE KING-VIEHLAND
TITLE: DEPUTY EXECUTIVE DIRECTOR

NOTARY ACKNOWLEDGEMENT:

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 THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }

COUNTY OF ORANGE } SS

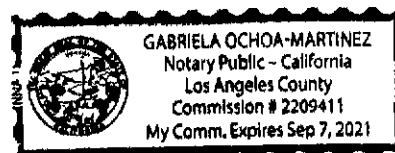
ON Oct. 18, 2017 BEFORE ME Gabriela Ochoa-Martinez A NOTARY PUBLIC,

PERSONALLY APPEARED Monique King-Viehlend
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY
THEIR SIGNATURES ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF
OF WHICH THE PERSON 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 Gabriela Ochoa-Martinez MY PRINCIPAL PLACE OF BUSINESS IS
IN Los Angeles COUNTY
PRINTED NAME Gabriela Ochoa-Martinez MY COMMISSION EXPIRES: 9-7-21



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SHEET NO. 3

CONDOMINIUM PLAN
PARCEL 1 OF PARCEL MAP NO. 73420
 IN THE CITY OF SIERRA MADRE,
 COUNTY OF LOS ANGELES,
 STATE OF CALIFORNIA
UNITS A, B, & C

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NOTES AND DEFINITIONS SHEETS 4 AND 5

DIAGRAMMATIC PLANS. SHEET 6 TO 8

DATE: NOV. 10, 2015
 THOM. GDE: 567 A2
 SCALE: 1"=30'
 PROJECT NO. : 3242

HENNON _____
Surveying & Mapping, Inc.

601 E. GLENOAKS BLVD., SUITE 208
 GLENDALE, CALIFORNIA 91207
 (818)243-0640
 WWW.HENNON.COM EMAIL: HENNON@AOL.COM

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CONDOMINIUM PLAN

SHEET NO. 4

PARCEL 1 OF PARCEL MAP NO. 73420

IN THE CITY OF SIERRA MADRE, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

NOTES AND DEFINITIONS:

- 1 THE CONDOMINIUM PROJECT (HEREIN THE "PROJECT") DEPICTED ON THIS CONDOMINIUM PLAN IS COMPOSED OF THREE (3) UNITS. THIS CONDOMINIUM PLAN AFFECTS CERTAIN LAND DESCRIBED AS PARCEL 1 OF PARCEL MAP NO. 73420 IN THE CITY OF SIERRA MADRE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 388, PAGES 96 TO 97 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- 2 THE COMMON AREA OF THIS PROJECT IS THE LAND AND REAL PROPERTY, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON, WITHIN THE BOUNDARY LINES OF THE ENTIRETY OF SAID PARCEL 1 OF PARCEL MAP NO. 73420 PER NOTE 1 HEREIN, EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED HEREIN AS UNITS A, B & C. THE COMMON AREA OF THE PROJECT IS OWNED BY THE OWNERS AS TENANTS IN COMMON. EACH OWNER SHALL HAVE, AS APPURTENANT TO THEIR OWNER'S UNIT, AN EQUAL UNDIVIDED 1/3RD INTEREST IN THE COMMON AREA.
- 3 A "CONDOMINIUM" SHALL MEAN AN ESTATE IN REAL PROPERTY, AS DEFINED IN CALIFORNIA CIVIL CODE SECTION 783 AND 4125, CONSISTING OF A SEPARATE INTEREST IN A CONDOMINIUM UNIT ("UNIT" HEREIN), TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREA. FOR PURPOSES OF THIS CONDOMINIUM PLAN, THE OWNERSHIP OF EACH CONDOMINIUM SHALL INCLUDE A UNIT, ALL EASEMENTS APPURTENANT THERETO, AND THE RESPECTIVE UNDIVIDED INTEREST IN THE COMMON AREA.
- 4 THE UNITS OF THIS PROJECT ARE NUMBERED AS SHOWN HEREON. A UNIT CONSISTS OF ALL THOSE ELEMENTS SHOWN HEREON AS FORMING A PART THEREOF. WHENEVER REFERENCE IS MADE TO ANY OF THE UNITS, THAT REFERENCE SHALL BE CONSTRUED AS A REFERENCE TO THE UNIT AS A WHOLE AND TO EACH AND ALL OF ITS COMPONENT ELEMENTS.
- 5 THIS CONDOMINIUM PLAN AND THE DIMENSIONS SHOWN HEREON ARE INTENDED TO CONFORM TO CIVIL CODE SECTION 4285 AND CONTAIN DIAGRAMMATIC FLOOR PLANS OF THE BUILDINGS NOW IN PLACE 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 THIS CONDOMINIUM PLAN INTENTIONALLY OMITTS INFORMATION WITHIN INDIVIDUAL UNITS OF THE FOLLOWING (IF ANY): BEAM CEILINGS; SKYLIGHTS; INTERNAL PARTITIONING; SLOPED CEILINGS; SOFFITS; DROPPED CEILINGS; STEPS AND STAIRWAYS; PROTRUSIONS OF VENTS, BEAMS, COLUMNS, BAY WINDOWS AND WINDOW CASINGS, AND OTHER SUCH FEATURES; AND FIRE PLACES. THIS CONDOMINIUM PLAN INTENTIONALLY OMITTS INFORMATION WITHIN ANY ELEMENT 'A' (ELEMENT 'A' AS DEFINED WITHIN THIS PLAN) AND ANY EXCLUSIVE USE COMMON AREA EASEMENT, OF THE FOLLOWING (IF ANY): COMMON UTILITY INSTALLATIONS, ELECTRIC METER CLOSETS, PROPERTY BOUNDARY WALLS, DRAINAGE SYSTEMS, AND IRRIGATION SYSTEMS.

CONDOMINIUM PLAN

SHEET NO. 5

PARCEL 1 OF PARCEL MAP NO. 73420
 IN THE CITY OF SIERRA MADRE, COUNTY OF LOS ANGELES,
 STATE OF CALIFORNIA

NOTES AND DEFINITIONS CONTINUED:

- 7 EACH OF THOSE AREAS SHOWN ON THIS CONDOMINIUM PLAN BEARING THE DESIGNATION ELEMENT 'A' IS AN ELEMENT OF A UNIT CONSISTING OF A CONDOMINIUM "LOT". THE LATERAL BOUNDARIES OF EACH SUCH ELEMENT ARE THE LIMITS AS DIAGRAMMED HEREIN. THE LOWER VERTICAL BOUNDARIES AND UPPER VERTICAL BOUNDARIES OF EACH SUCH ELEMENT ARE DIAGRAMMED HEREIN. AS INDICATED ON SHEETS 6 & 7 HEREOF, THE BOUNDARIES OF EACH UNIT ARE DETERMINED BY THE AS BUILT LOCATION OF THE IMPROVEMENTS. IN THE EVENT OF ANY CONFLICT WITH RESPECT TO THE BOUNDARIES OF THE UNIT AS DEPICTED HEREON AND THE BOUNDARIES OF THE UNIT AS DETERMINED BY THE AS BUILT LOCATION OF SUCH IMPROVEMENTS, THE BOUNDARIES OF THE UNIT AS DETERMINED BY THE AS BUILT LOCATION OF THE IMPROVEMENTS SHALL CONTROL.
- 8 EACH OF THOSE AREAS SHOWN ON THIS CONDOMINIUM PLAN BEARING THE DESIGNATION ELEMENT 'S' IS A STORAGE SPACE CONSISTING OF AN EXCLUSIVE USE EASEMENT FOR STORAGE PURPOSES. THE LATERAL BOUNDARIES OF EACH SUCH ELEMENT ARE THE LIMITS AS DIAGRAMMED HEREIN. THE LOWER VERTICAL BOUNDARIES AND UPPER VERTICAL BOUNDARIES OF EACH SUCH ELEMENT ARE DIAGRAMMED HEREIN. EACH SUCH ELEMENT IS TO BE ASSIGNED TO A UNIT AS DETERMINED BY THE PROJECT COVENANTS, CONDITIONS AND RESTRICTIONS.
- 9 EACH OF THOSE AREAS SHOWN ON THIS CONDOMINIUM PLAN BEARING THE DESIGNATION ELEMENT 'D' IS AN ELEMENT OF A UNIT CONSISTING OF AN EXCLUSIVE USE EASEMENT FOR DECK OR PATIO PURPOSES. THE LATERAL BOUNDARIES OF EACH SUCH ELEMENT ARE THE LIMITS AS DIAGRAMMED HEREIN. THE LOWER VERTICAL BOUNDARIES AND UPPER VERTICAL BOUNDARIES OF EACH SUCH ELEMENT ARE DIAGRAMMED HEREIN.
- 10 EACH OF THOSE AREAS SHOWN ON THIS CONDOMINIUM PLAN BEARING THE DESIGNATION 'P' IS A NUMBERED PARKING SPACE EXCLUSIVE USE EASEMENT TO BE EITHER ASSIGNED TO A UNIT OR TO BE USED AS A GUEST SPACE AS DETERMINED BY THE PROJECT COVENANTS, CONDITIONS AND RESTRICTIONS.
- 11 FOR EASEMENTS OF THE CITY OF SIERRA MADRE, AND OTHERS THAT AFFECT THE PROJECT, IF ANY. SUCH EASEMENTS ARE NOT SHOWN ON THIS CONDOMINIUM PLAN.
- 12 ALL UNIT ELEMENT LINES INTERSECT AT RIGHT ANGLES EXCEPT AS NOTED. ALL TIES TO ELEMENTS ARE AT RIGHT ANGLES FROM THE LINES WHICH THEY JOIN UNLESS OTHERWISE NOTED.
- 13 ALL VERTICAL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER LA COUNTY DEPARTMENT OF PUBLIC WORKS YEAR 2005 ADJUSTMENT.
- 14 PROJECT BENCHMARK LA COUNTY DEPARTMENT OF PUBLIC WORKS BM G-4732 ELEVATION = 875.842 FEET NAVD88 YEAR 2005 ADJUSTMENT BENCHMARK IS A LEAD & DEPARTMENT OF PUBLIC WORKS BM TAG IN CURB 1 FT. WEST OF BEGINNING OF CURB RETURN AT NORTHWEST CORNER OF SIERRA MADRE BLVD. & LIMA STREET.
- 15 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF S89°25'02"W ALONG THE CENTERLINE OF WEST HIGHLAND AVENUE AS SHOWN ON MAP OF PARCEL MAP NO. 24120, FILED IN BOOK 266 PAGES 65 AND 66 OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

SCALE: 1" = 16'

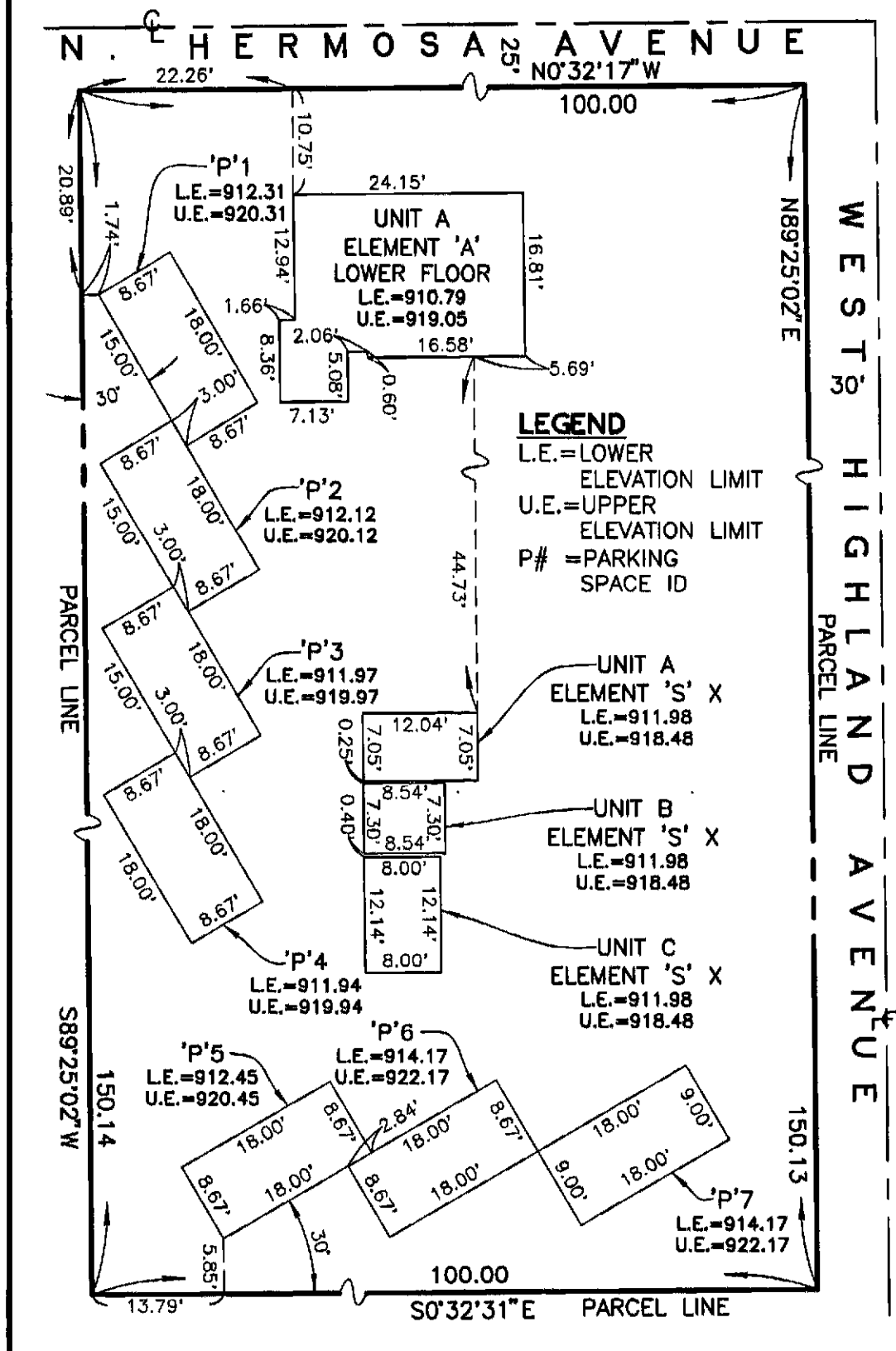
CONDOMINIUM PLAN

SHEET NO. 6



PARCEL 1 PM NO. 73420

IN THE CITY OF SIERRA MADRE, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA



SCALE: 1" = 16'

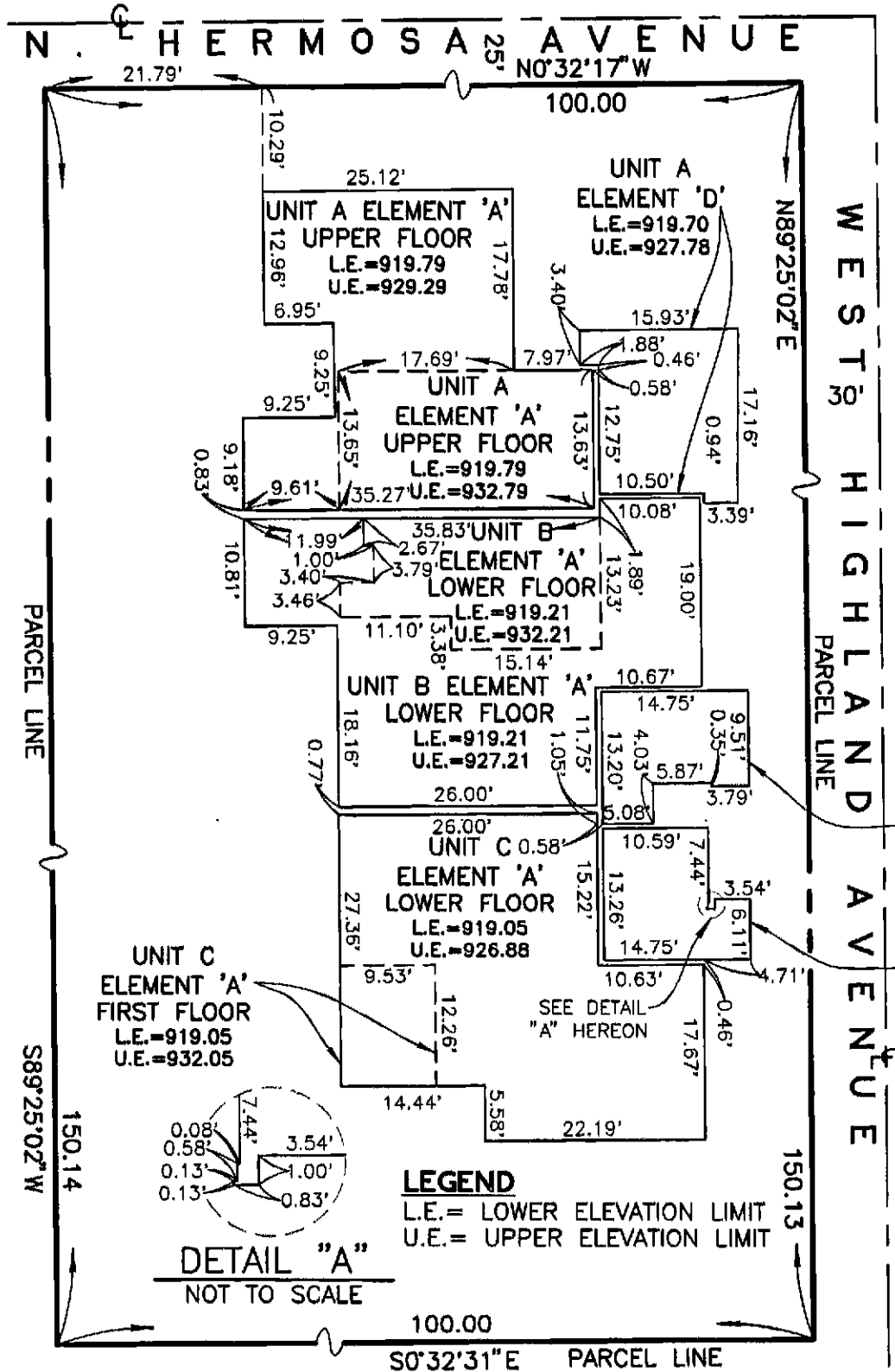
CONDOMINIUM PLAN

SHEET NO. 7



PARCEL 1 PM NO. 73420

IN THE CITY OF SIERRA MADRE, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA



SCALE: 1" = 16'

CONDOMINIUM PLAN

SHEET NO. 8



PARCEL 1 PM NO. 73420

IN THE CITY OF SIERRA MADRE, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

