

CONDOMINIUM PLAN

SHEET 1

CONDOMINIUM PLAN FOR
THE EDISON
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

LEGAL DESCRIPTION

THE EDISON-100 LBB REAL ESATATE. LLC
RESIDENTIAL UNITS
COMMERCIAL UNITS
LOT 1 OF TRACT NO 72583

PREPARED BY JMC²

CONSISTING OF A DESCRIPTION OF THE LAND INCLUDED WITHIN THE PROJECT
AND CERTIFICATE AS REQUIRED BY CALIFORNIA CIVIL CODE 1351(E) AND
DIAGRAMMATIC FLOOR PLANS FOR THE BUILDING ON SAID LAND.

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OWNER'S CERTIFICATION:

WE, THE UNDERSIGNED, BEING ALL OF THE RECORD OWNERS OF, AND
RECORD HOLDERS OF SECURITY INTEREST IN THE REAL PROPERTY
HEREIN DESCRIBED, DO HEREBY CONSENT TO THE RECORDATION OF
THIS PLAN OF CONDOMINIUM PURSUANT TO THE PROVISIONS OF
CHAPTER 1, TITLE 6, PART 4, DIVISION SECOND,
CALIFORNIA CIVIL CODE, CONSISTING OF:

(1)THE DESCRIPTION OR SURVEY MAP OF THE SURFACE OF THE LAND
INCLUDED WITHIN THIS PROJECT, AS SUCH DESCRIPTION OR
SURVEY MAP IS SET FORTH UPON, OR CONSTITUTED BY, THE
SUBDIVISION MAP SHOWING LOT 1, TRACT NO. 72583 IN THE CITY
OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, RECORDED IN _____ (INSERT BOOK
XXX, PAGES XXX THRU XXX) INCLUSIVE OF MISCELLANEOUS MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND
WHICH SUBDIVISION MAP IS HEREBY, BY THIS REFERENCE,
INCORPORATED HEREIN;

(2) THE DIAGRAMMATIC FLOOR PLANS OF THE CONDOMINIUM
BUILDING CONSTRUCTED ON SAID LAND, WHICH ARE ATTACHED
HERETO AND INCORPORATED HEREIN; AND

(3) THIS CERTIFICATE.

RECORD OWNER

100 LBB REAL ESTATE LLC, A CALIFORNIA CORPORATION

BY: _____
NAME AND TITLE

BY: _____
NAME AND TITLE

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

ON THIS _____, BEFORE ME,
APPEARED _____ NOTARY PUBLIC, PERSONALLY
WHO PROVED TO
ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAME (IS/AREA)SUBSCRIBED TO THE WITHIN INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE
SAME IN HIS/HER/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 CERTIFIED 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 _____

NAME OF NOTARY _____

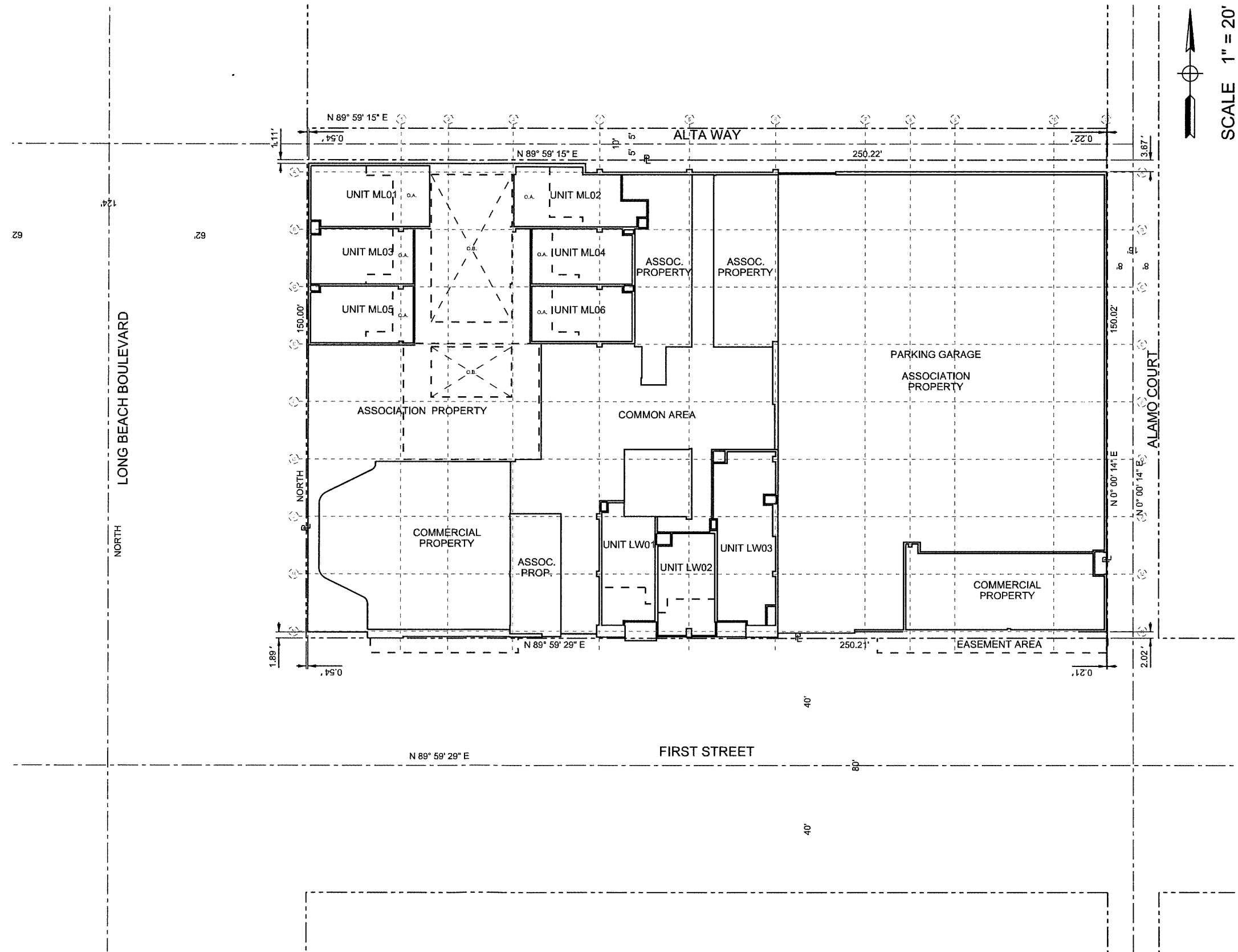
COUNTRY IN WHICH COMMISSIONED _____

DATE COMMISSION EXPIRES _____

COMMISSION NUMBER _____

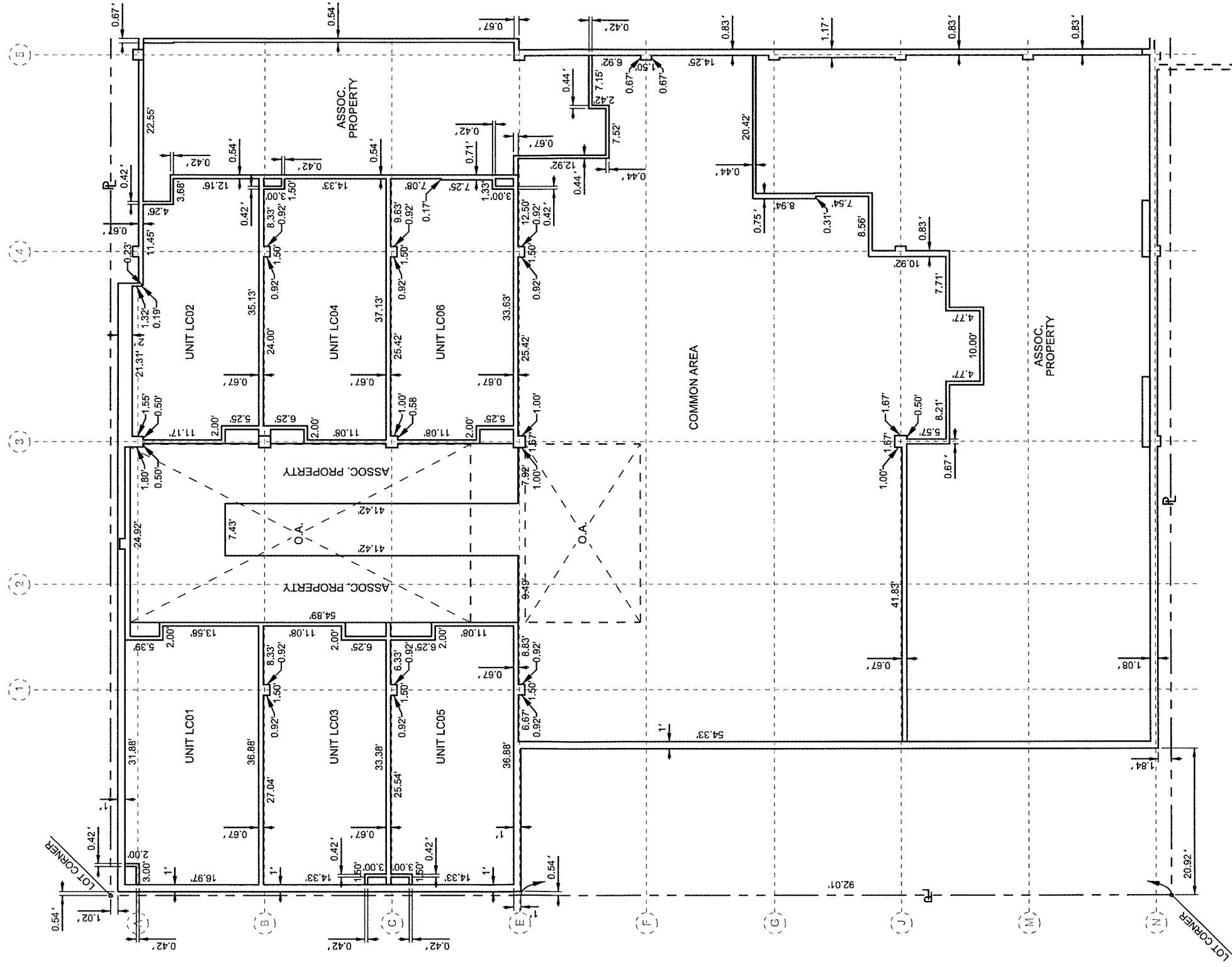
NOTARY PUBLIC IN AND FOR SAID STATE

LOCATION TIES



SCALE 1" = 20'

LOWER COURTYARD BUILDING FLOOR PLAN



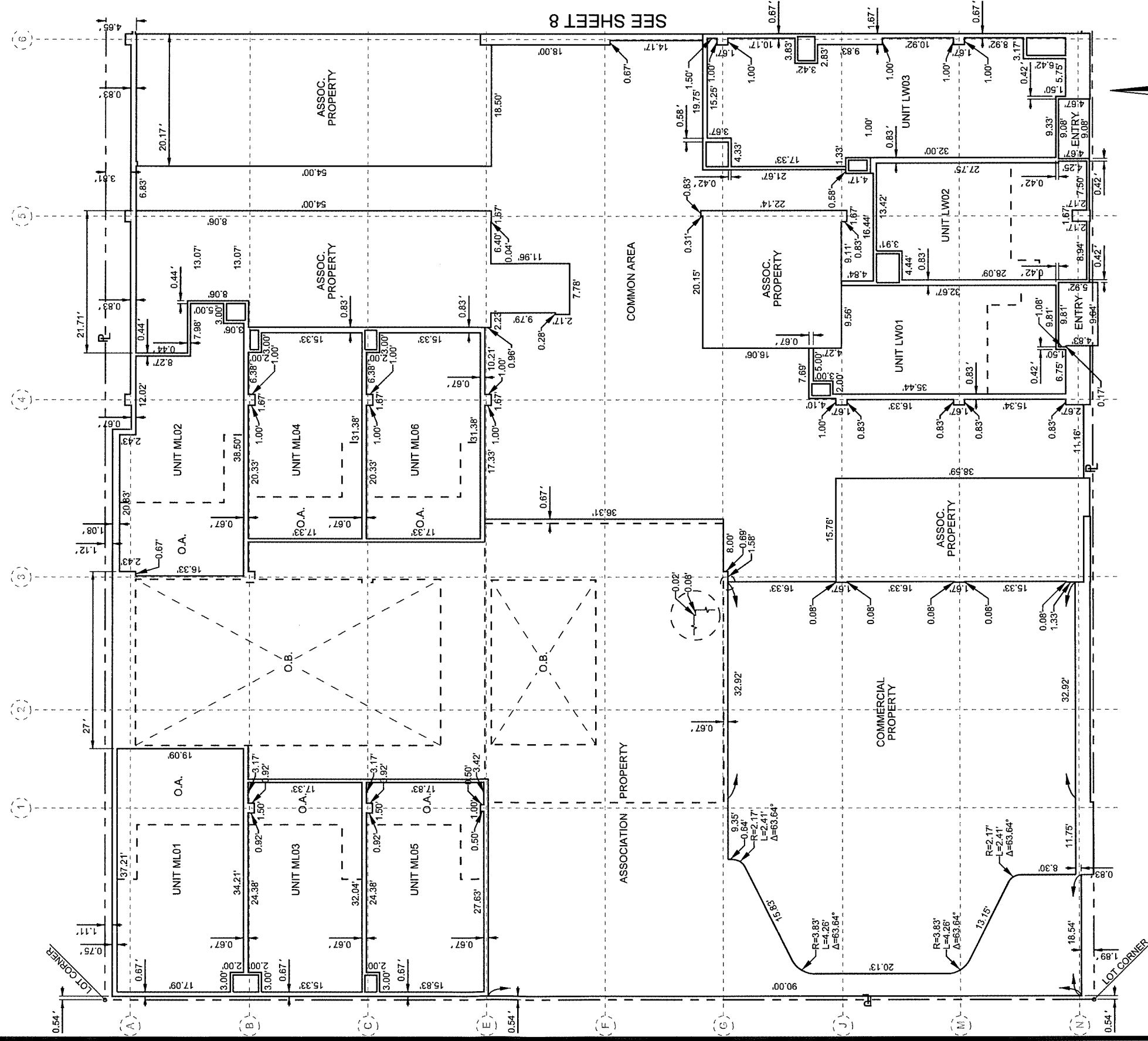
NOTE:

1. ALL WALLS ARE 0.5' THICK, UNLESS OTHERWISE NOTED.
2. DECKS ARE EXCLUSIVE USE COMMON AREAS AND ARE NOT A PART OF THE UNIT AS DEFINED HEREON.
3. O.A. - OPEN ABOVE
O.B. - OPEN BELOW

SCALE 1" = 10'

GROUND FLOOR

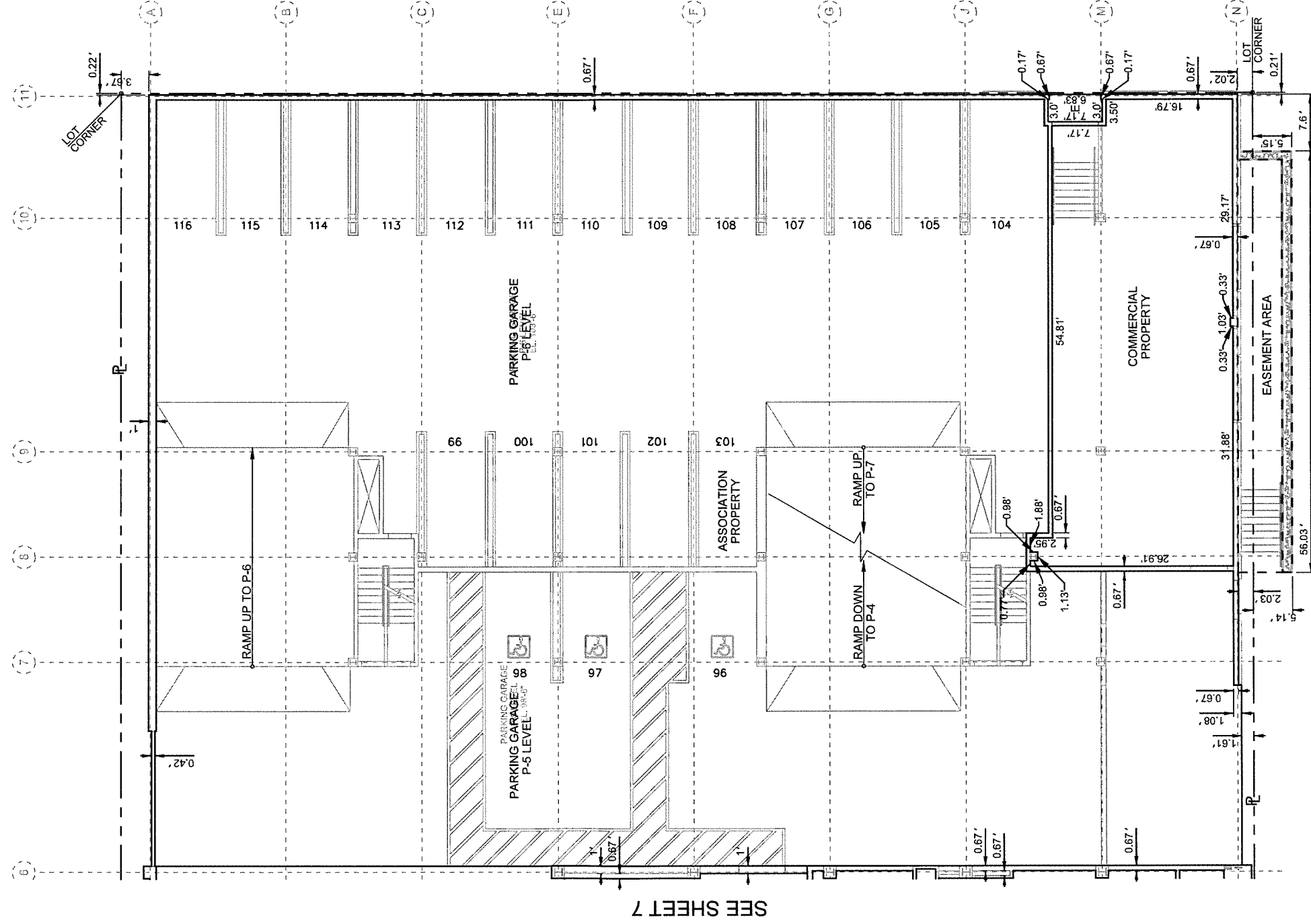
BUILDING FLOOR PLAN



NOTE:

- NOTES:**
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 2. DECKS ARE EXCLUSIVE USE COMMON AREAS AND ARE NOT A PART OF THE UNIT AS DEFINED HEREON.
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GROUND FLOOR BUILDING FLOOR PLAN

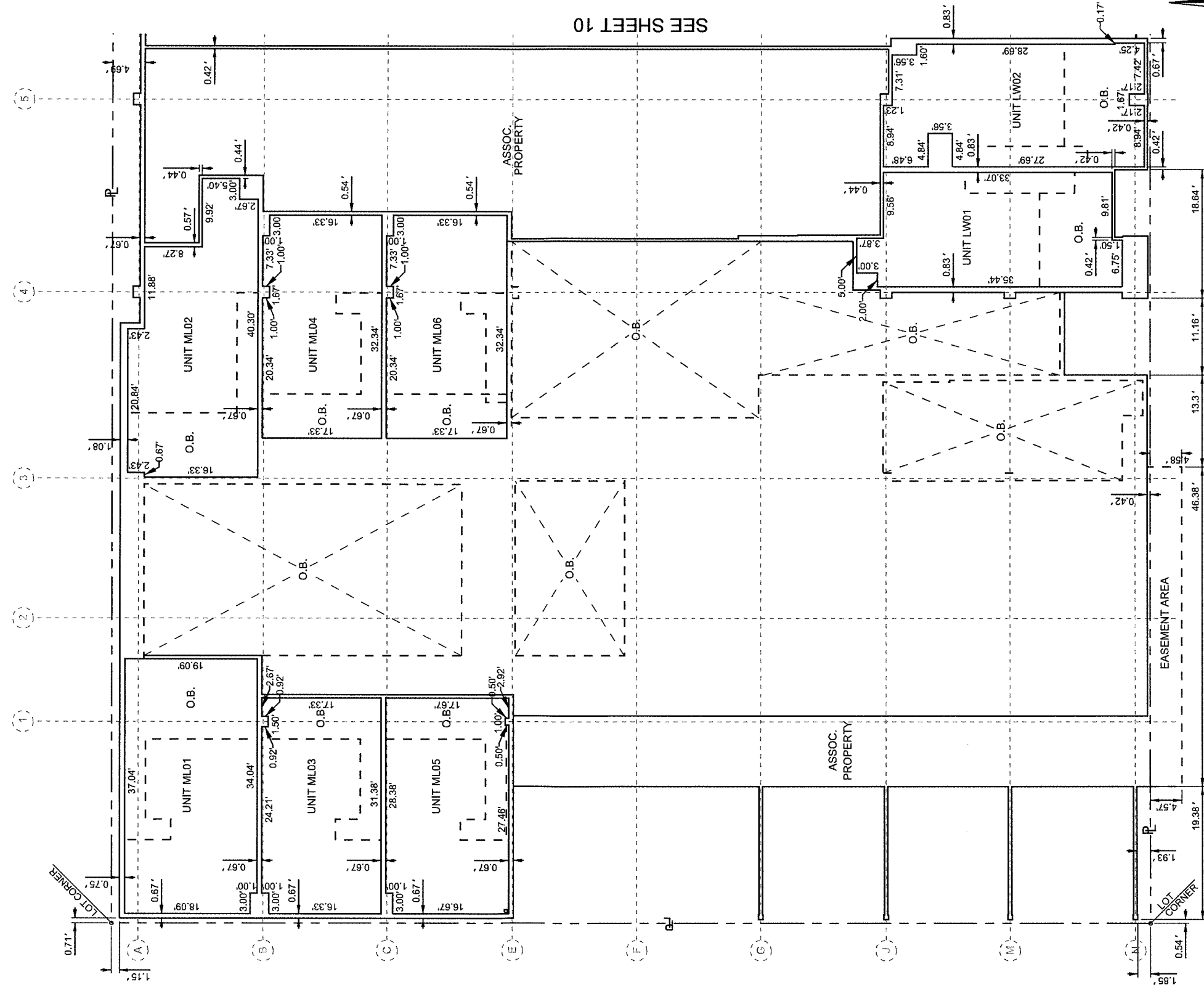


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SCALE 1" = 10'

M LEVEL

BUILDING FLOOR PLAN



NOTE:

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3. O.A. - OPEN ABOVE
O.B. - OPEN BELOW

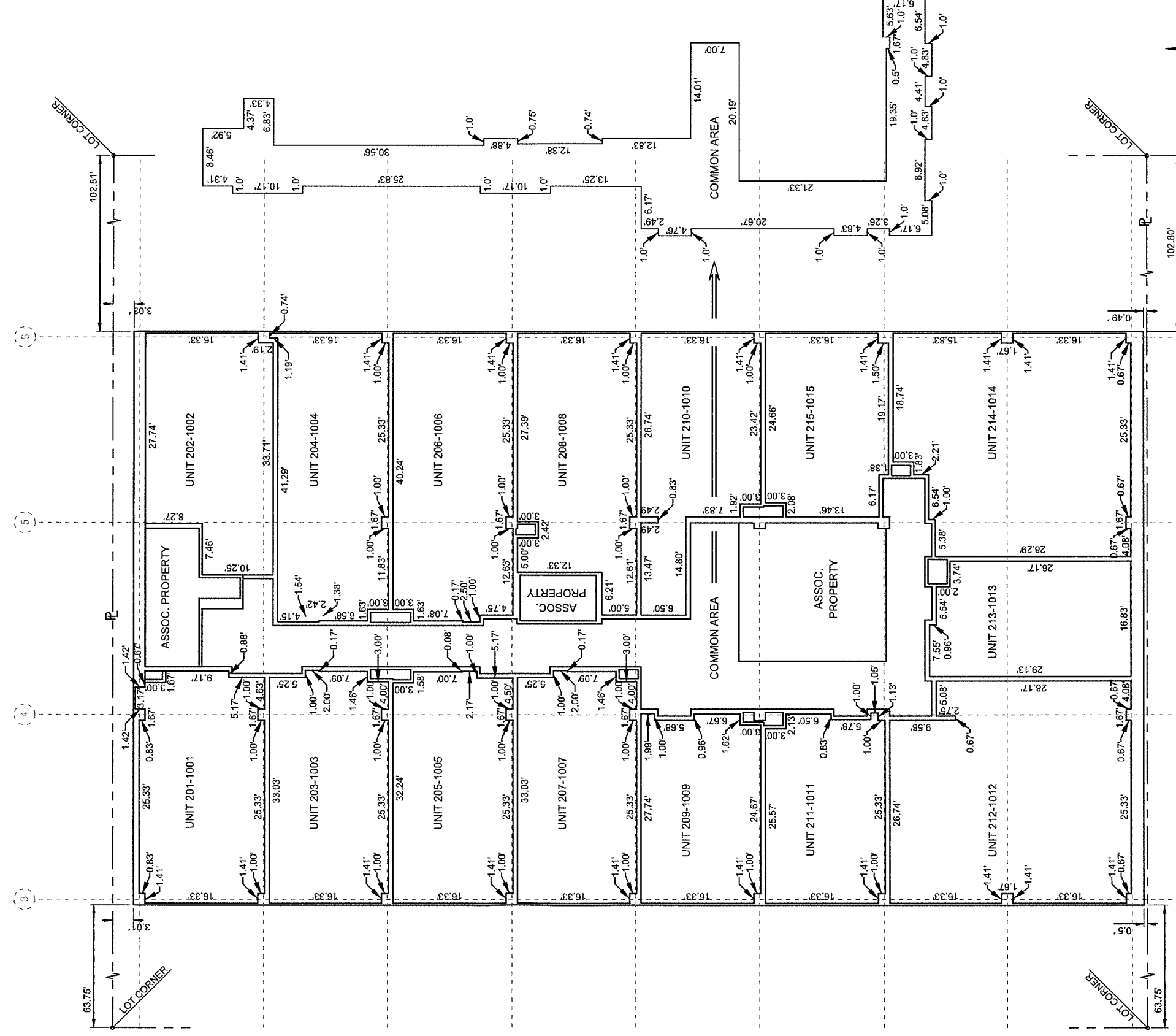
SCALE 1" = 10'

M LEVEL BUILDING FLOOR PLAN



NOTE:

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O.B. - OPEN BELOW

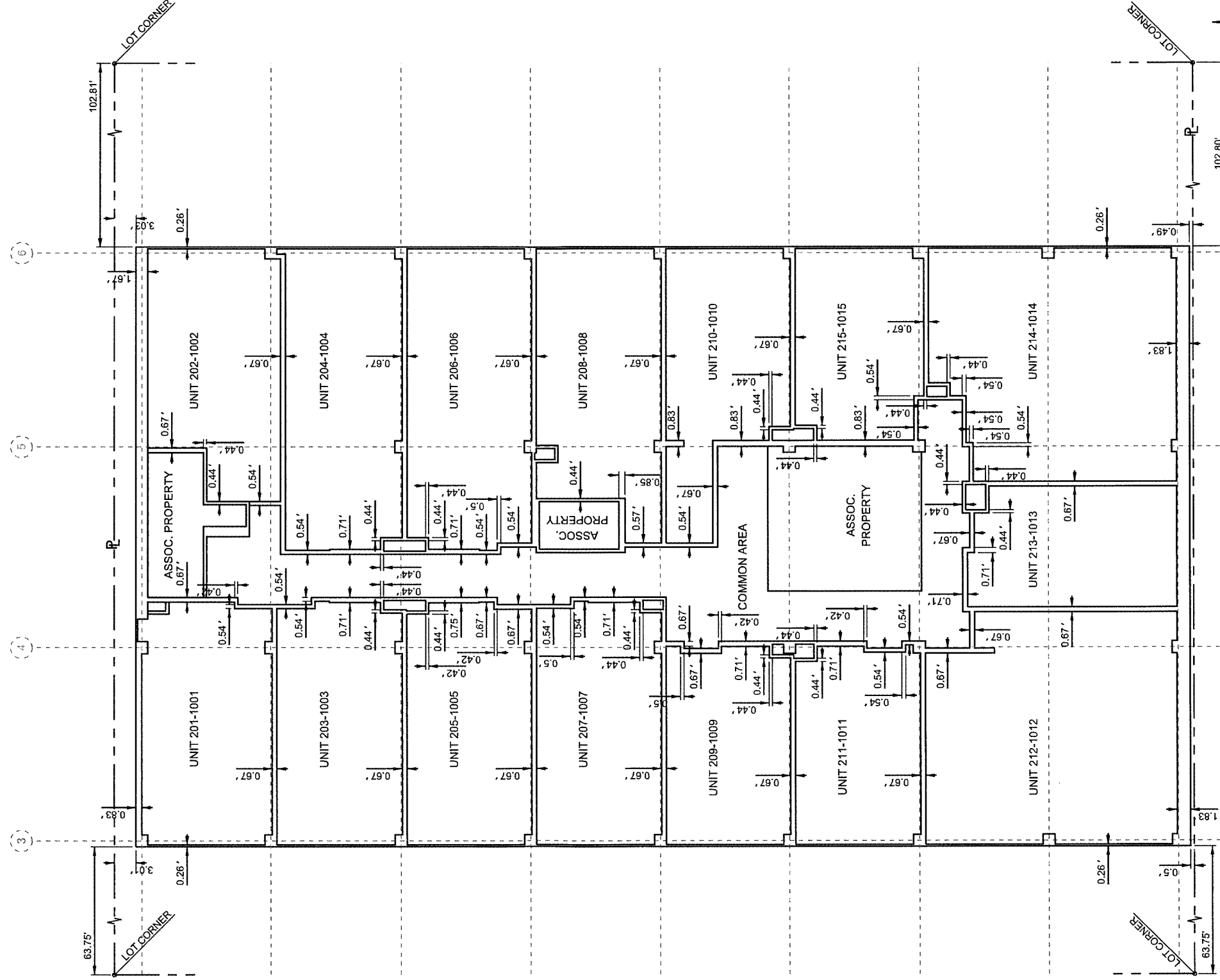


NOTE:

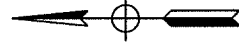
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TYPICAL FLOOR 2-10

BUILDING FLOOR PLAN
- WALL DIMENSION

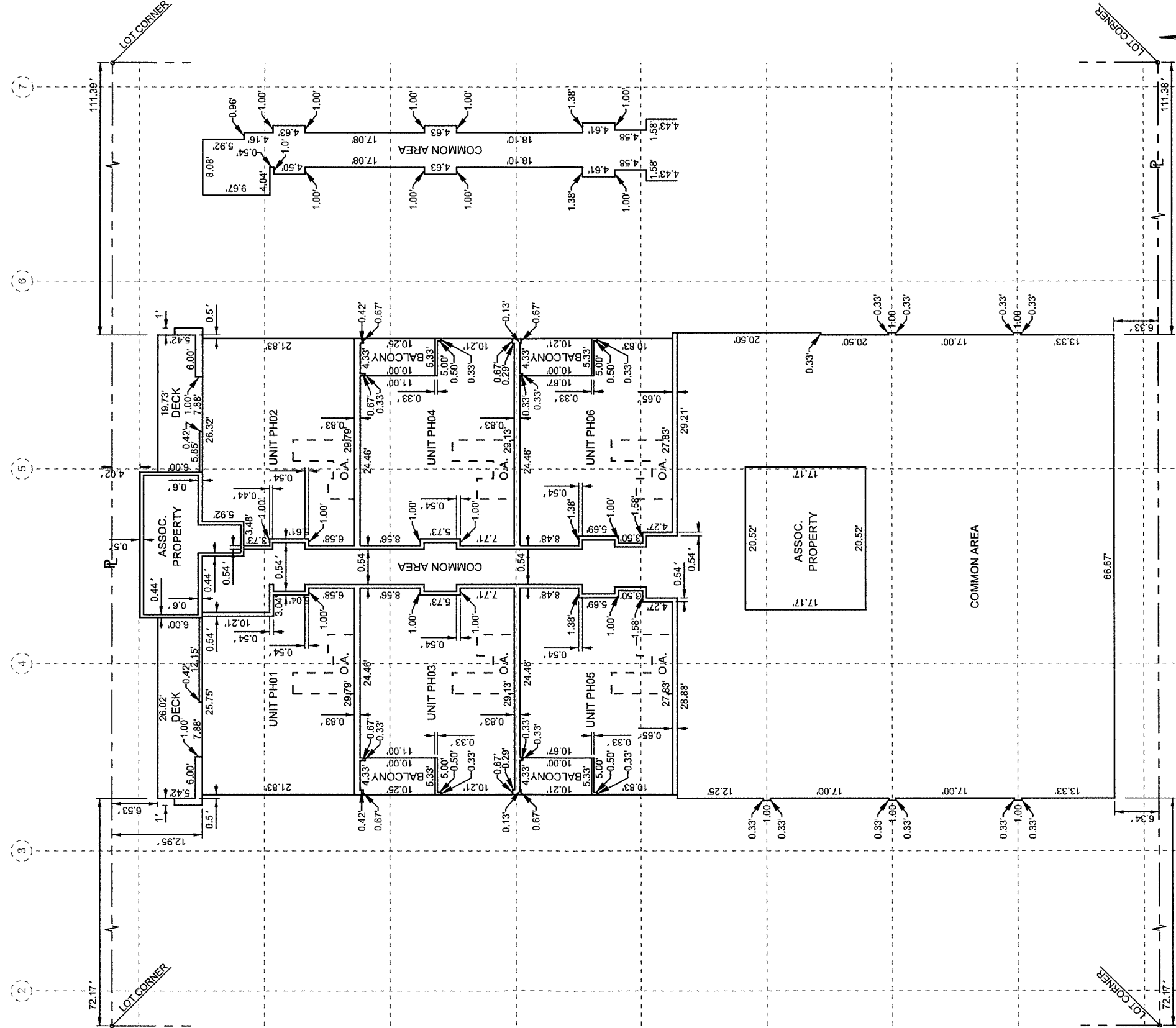


- NOTE:**
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O.B. - OPEN BELOW



SCALE 1" = 10'

LOWER PENTHOUSE BUILDING FLOOR PLAN

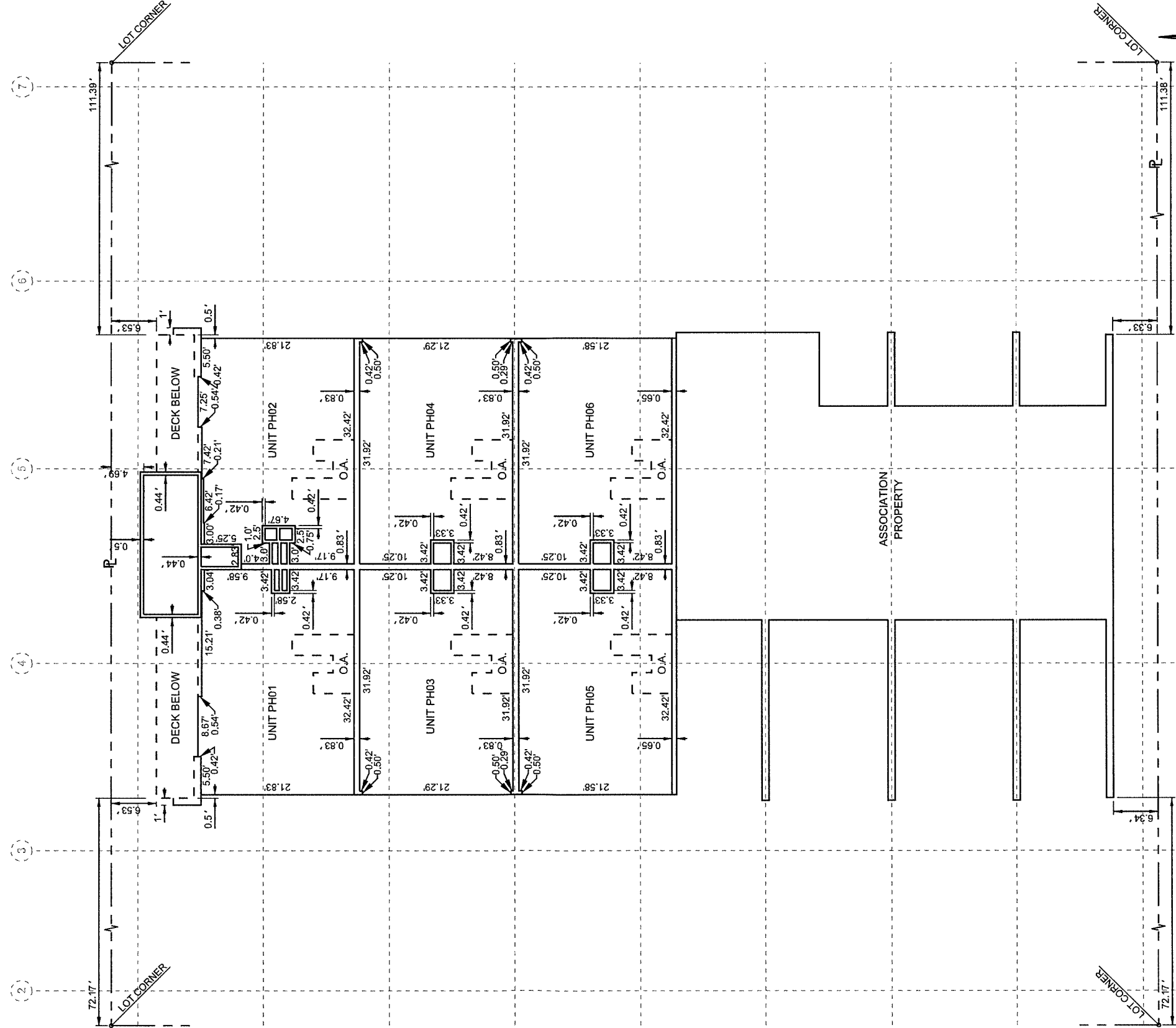


- NOTE:**
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 3. O.A. - OPEN ABOVE
O.B. - OPEN BELOW

SCALE 1" = 10'

UPPER PENTHOUSE

BUILDING FLOOR PLAN



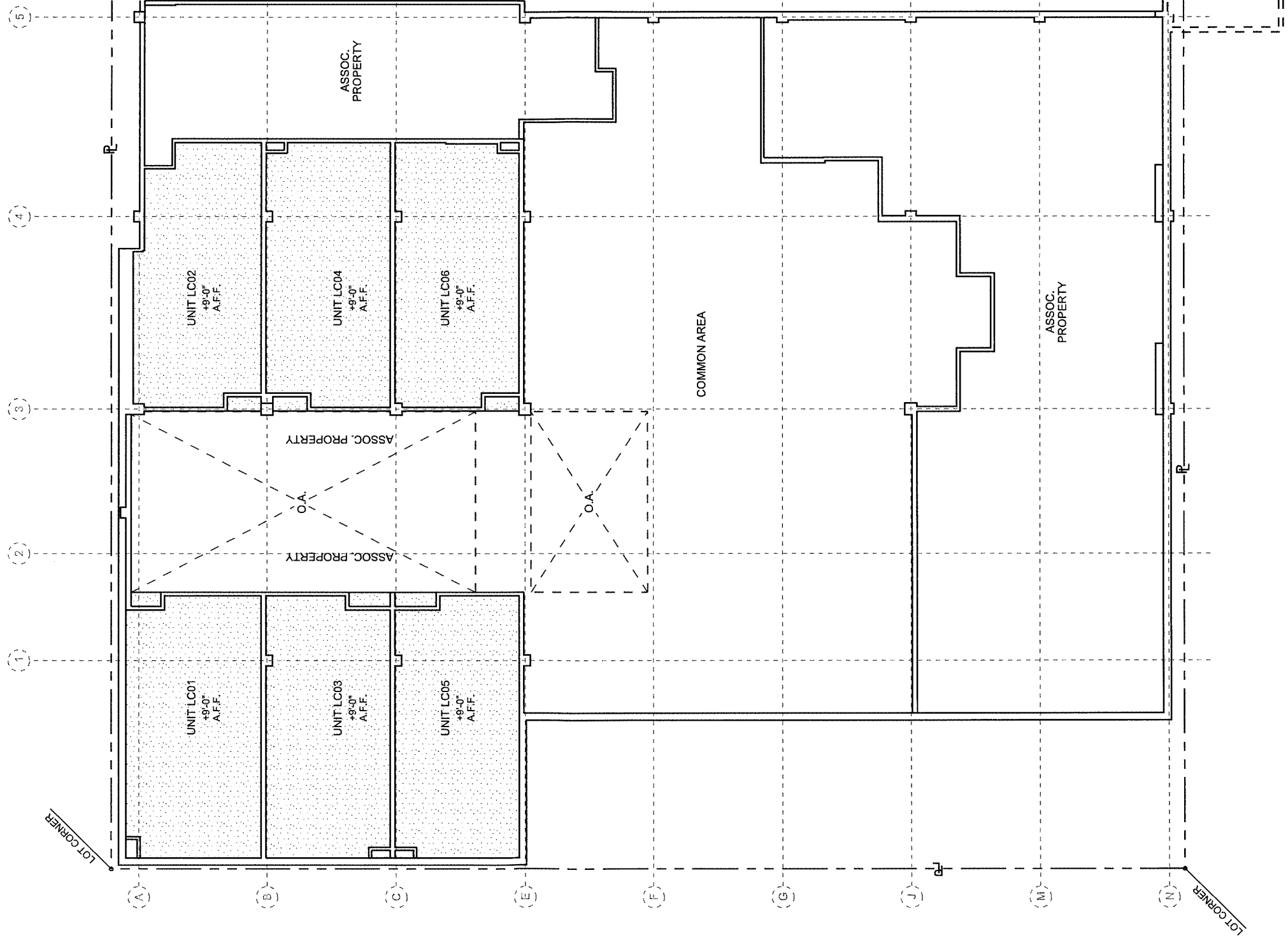
- NOTE:**
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O.B. - OPEN BELOW

SCALE 1" = 10'

LOWER COURTYARD CEILING PLAN



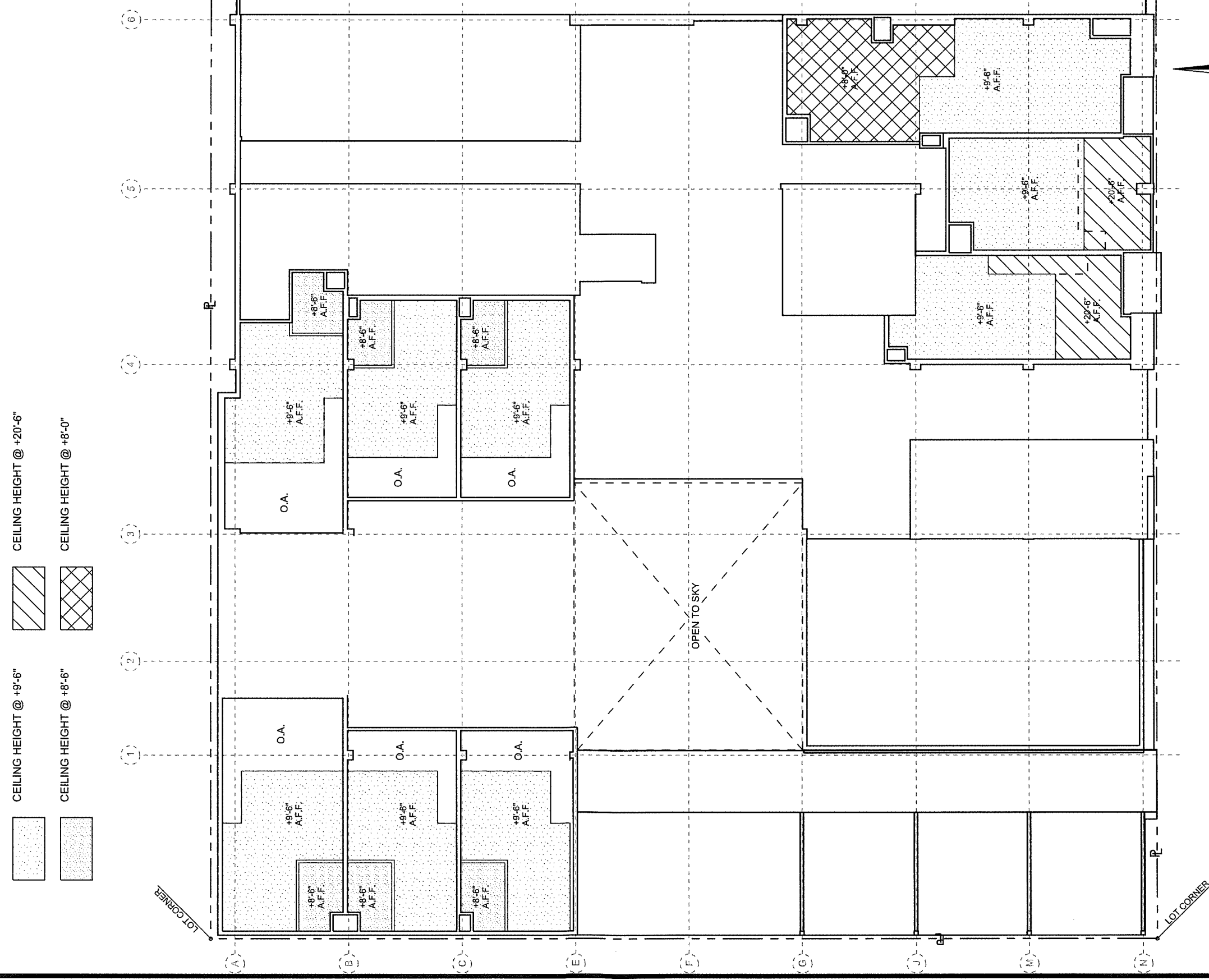
CEILING HEIGHT @ +9'-0"



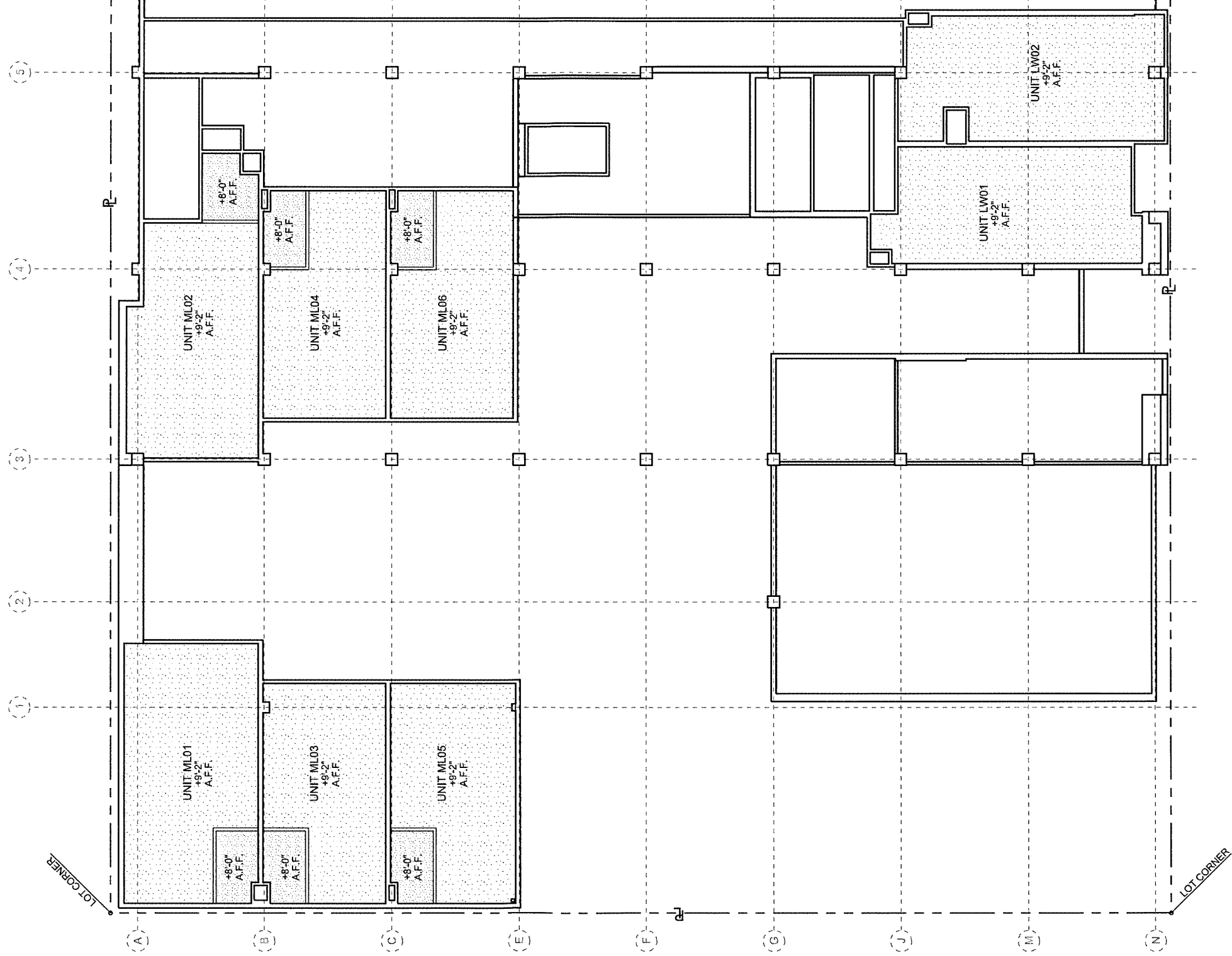
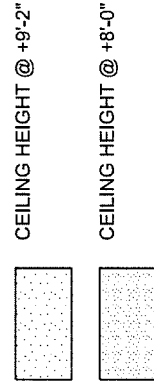
SCALE 1" = 10'

GROUND FLOOR

CEILING PLAN



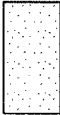
M LEVEL CEILING PLAN

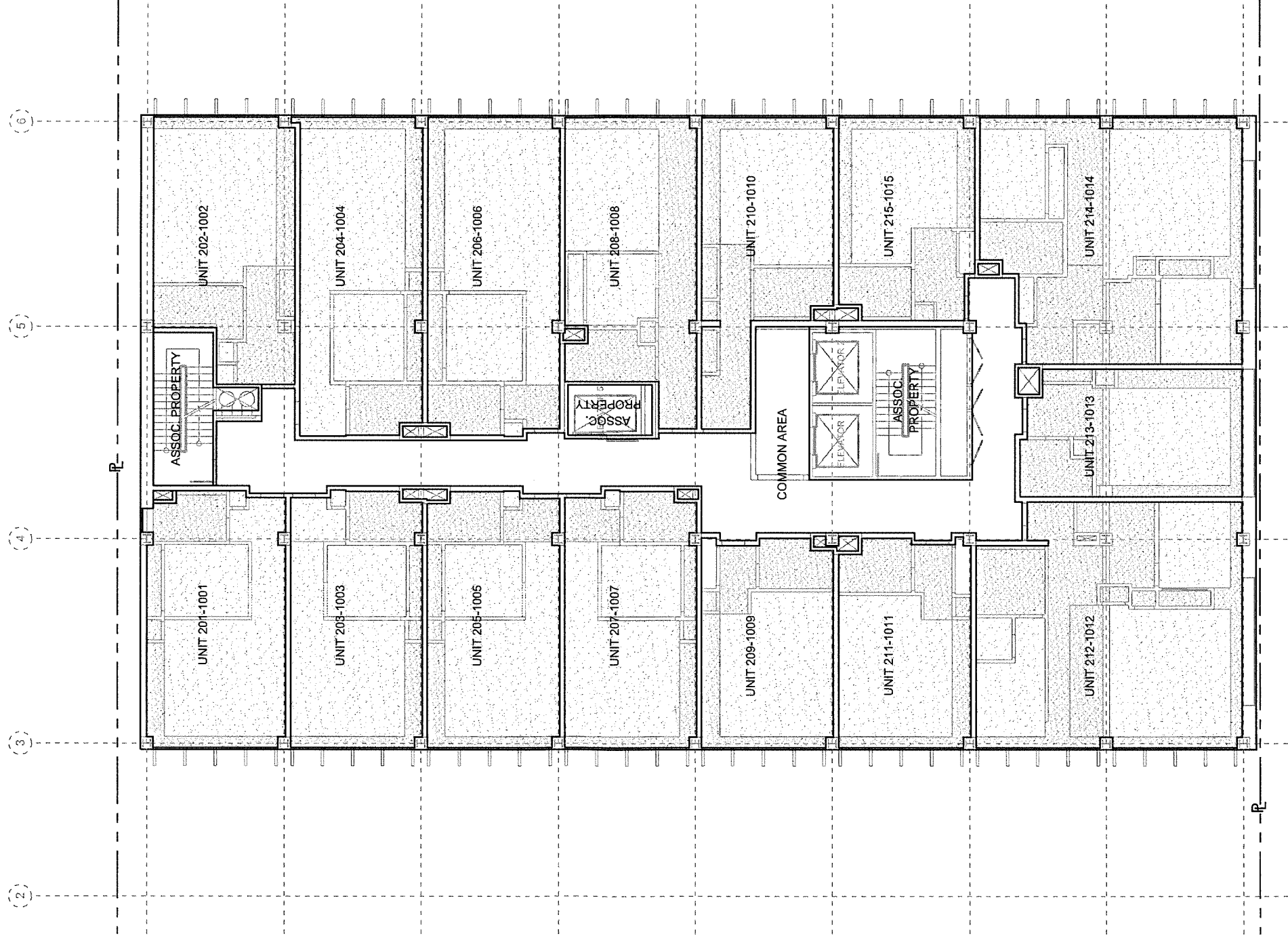


SCALE 1" = 10'

TYPICAL FLOOR 2-10

CEILING PLAN

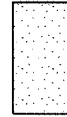
-  CEILING HEIGHT @ +11'-1"
-  PLASTER SOFFIT @ +9'-7" A.F.F.



SCALE 1" = 10'

LOWER PENTHOUSE

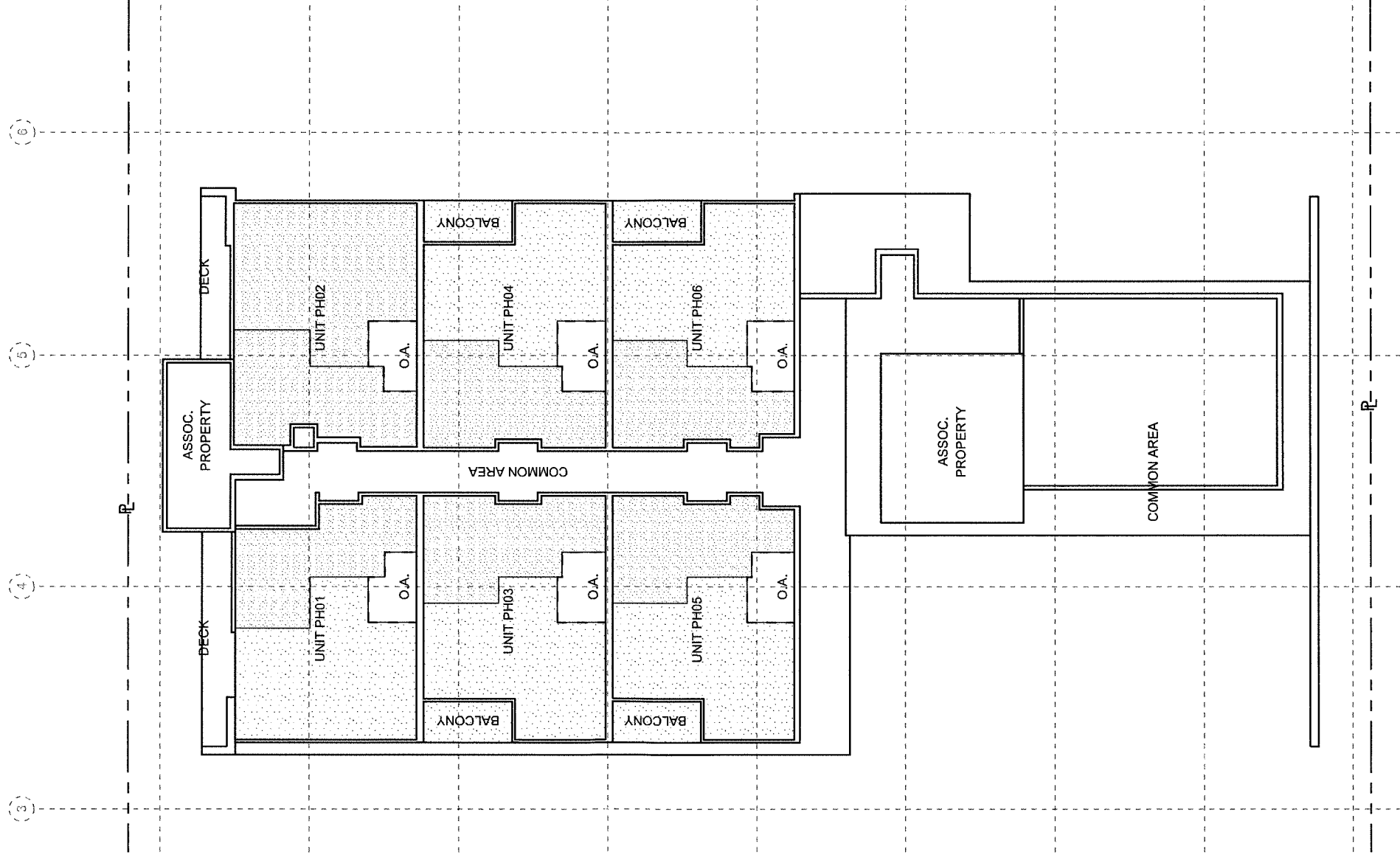
CEILING PLAN



CEILING HEIGHT @ +11'-1"



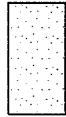
PLASTER SOFFIT @ +9'-7" A.F.F.



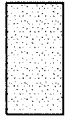
SCALE 1" = 10'

UPPER PENTHOUSE

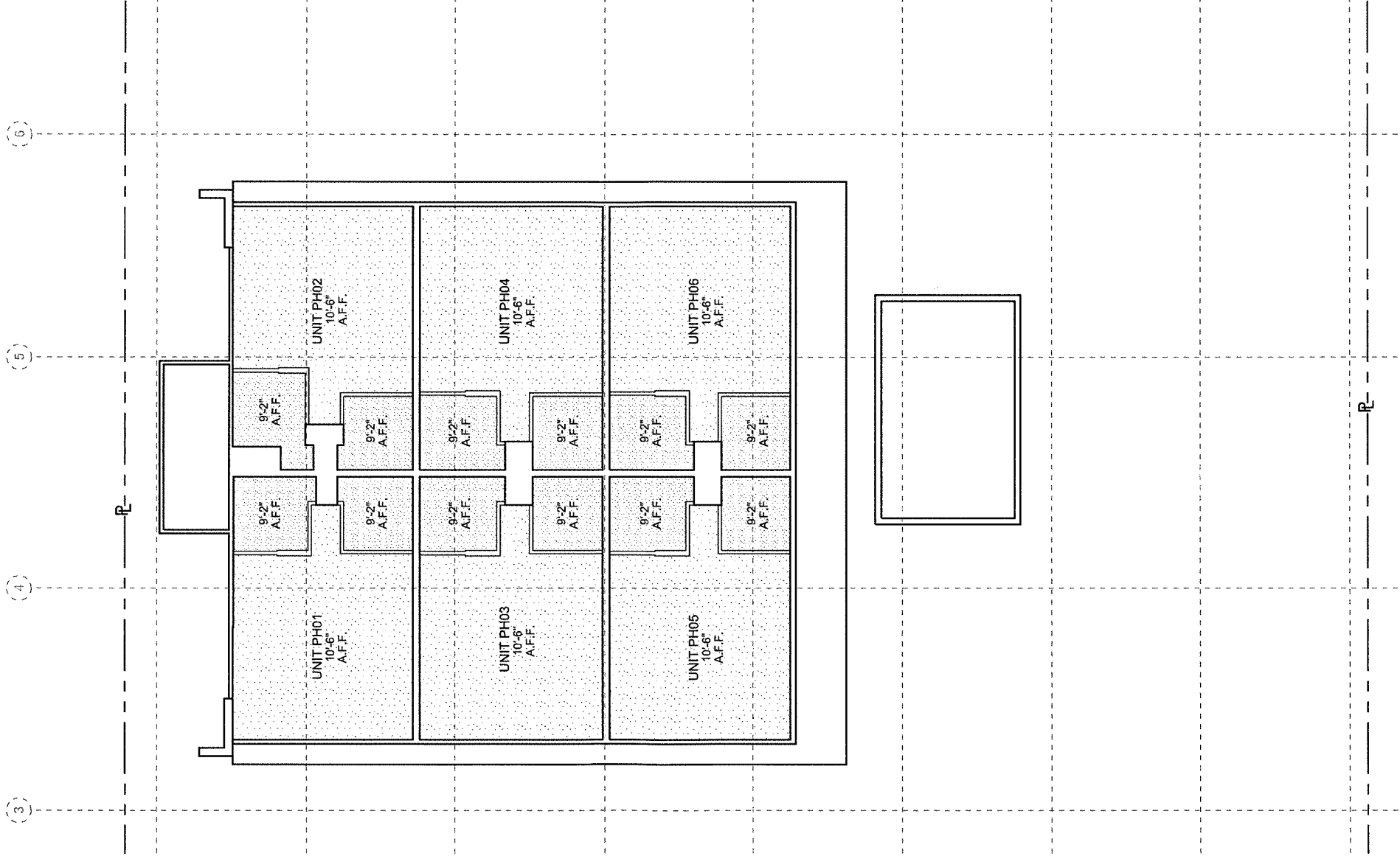
CEILING PLAN



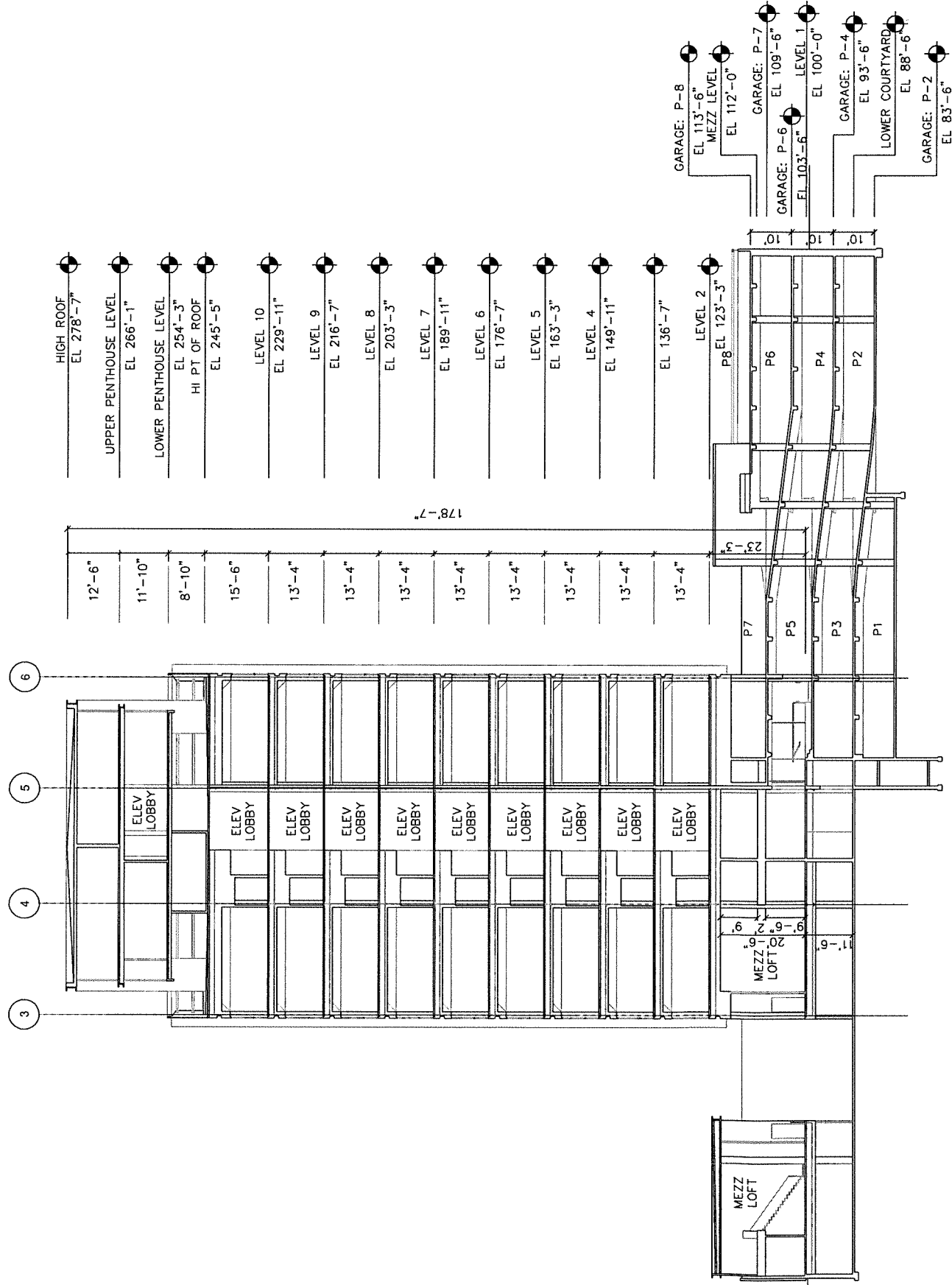
CEILING HEIGHT @ +11'-1"



PLASTER SOFFIT @ +9'-7" A.F.F.



CROSS SECTION



SCHEDULE OF UNIT VERTICAL FINISHED FLOOR ELEVATION

	UNIT	FF (Elevation)		CEILING (Elevation)	
		LOWER	UPPER	LOWER	UPPER
Lower Courtyard	LC01-LC06	88.50	---	97.50	---
Ground FL	ML01-ML-06	100.00	---	108.50	109.50
	LW01-LW02	100.00	---	109.50	120.50
	LW03	98.50	100.00	106.50	108.00
M Level	ML01-ML-06	112.00	---	120.00	121.17
	LW01-LW02	111.33	---	120.50	---
2nd FL	201-215	123.25	---	132.83	134.33
3rd FL	301-315	136.58	---	146.16	147.66
4th FL	401-415	149.92	---	159.50	161.00
5th FL	501-515	163.25	---	172.83	174.33
6th FL	601-615	176.58	---	186.16	187.66
7th FL	701-715	189.92	---	199.50	201.00
8th FL	801-815	203.25	---	212.83	214.33
9th FL	901-915	216.58	---	226.16	227.66
10th FL	1001-1015	229.92	---	239.50	241.00
Lower Penthouse	PH01-PH06	254.25	---	263.42	264.75
Upper Penthouse	PH01-PH06	266.08	---	275.25	276.58

NOTE:
TO CONVERT TO CITY DATUM, SUBTRACT 67.03' FROM BUILDING ELEVATIONS.
GROUND FLOOR PLAN ELEV., 100.00' = 32.97' CITY DATUM

SCALE 1" = 20'