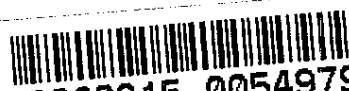


RECORDED AT REQUEST OF

LAWYERS TITLE COMPANY-81

#1002113

SHEET 1 OF 10 SHEETS


20060315-0054979
Pages: 10 Fees: \$34.00
03/15/2006 08:00:00 AM
T20060021361 IH
Ventura County Recorder
Philip J. Schmit

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:

NAME: **TECHNA LAND COMPANY**

MAILING: **1545 N. VERDUGO RD. # 2**
ADDRESS

CITY, STATE: **GLENDALE, CA.**
ZIP CODE **91208**
Tel: **(818) 547-0543**

SPACE ABOVE THIS LINE RESERVED FOR RECORDING USE

TITLE(S)

CONDOMINIUM PLAN

**FOR
PARCEL MAP WAIVER
PZ05-300-7**

PLAN OF A CONDOMINIUM CONSISTING OF PARCEL MAP WAIVER PZ 05-300-7

IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED OCTOBER 10, 2005 AS INSTRUMENT NO. 2005-259487, RECORDS OF VENTURA COUNTY. A DIAGRAMMATIC FLOOR PLAN OF BUILDING CONSTRUCTED ON SAID LAND AND CERTIFICATE AS REQUIRED UNDER CALIFORNIA CIVIL CODE, SECTION NO. 1351.

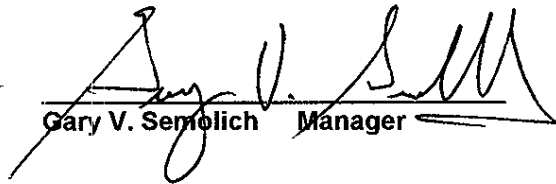
OWNER'S CERTIFICATE:

WE THE UNDERSIGNED BEING THE RECORD OWNERS OF THE LAND INCLUDED WITHIN THIS PROJECT, AND THE RECORD HOLDER OF SECURITY INTEREST THERIN, HEREBY CONSENT TO THE RECORDATION OF THIS PLAN, PURSUANT TO THE PROVISIONS OF CHAPTER 1, TITLE 6, PART 4, DIVISION SECOND OF THE CIVIL CODE.

900 GRAVES PARTNERS, LLC , A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)



Stephen J. Maulhardt Manager



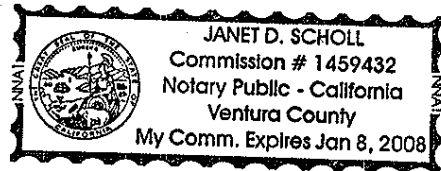
Gary V. Semolich Manager

PLAN OF A CONDOMINIUM CONSISTING OF PARCEL MAP WAIVER PZ 05-300-7

STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES)

ON THIS Feb 9th, 2006 BEFORE ME, Janet D. Scholl
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY
APPEARED Stephen J. Maulhardt PERSONALLY KNOWN
TO ME OR 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 HE/SHE/HEY EXECUTED THE SAME IN HIS/HERS/THEIR
AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURES ON THE
INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS
ACTED, EXECUTED THE INSTRUMENT.

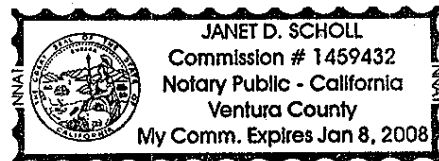
Janet D. Scholl
NOTARY PUBLIC
STATE OF CALIFORNIA
MY COMMISSION EXPIRES ON Jan. 8, 2008



STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES)

ON THIS Feb. 9, 2006 BEFORE ME, Janet D. Scholl
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY
APPEARED Gary V. Semolich PERSONALLY KNOWN
TO ME OR 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 HE/SHE/HEY EXECUTED THE SAME IN HIS/HERS/THEIR
AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURES ON THE
INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS
ACTED, EXECUTED THE INSTRUMENT.

Janet D. Scholl
NOTARY PUBLIC
STATE OF CALIFORNIA
MY COMMISSION EXPIRES ON Jan. 8, 2008



PLAN OF A CONDOMINIUM CONSISTING OF PARCEL MAP WAIVER PZ 05-300-7

FOOTHILL INDEPENDENT BANK, AS BENEFICIARY UNDER A DEED OF TRUST
RECORDED APRIL 16, 2004, AS INSTRUMENT NO. 20040416-0100067, OF OFFICIAL
RECORDS.

Charles Long, VP

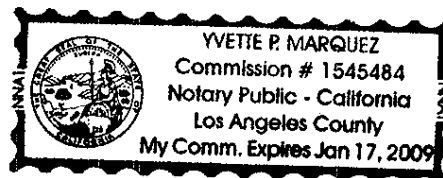
Yvette P. Marquez, EVP

STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES)

ON THIS 17th day of February, 2006 BEFORE ME, YVETTE P. MARQUEZ
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Charles Long and Joe Cicala PERSONALLY KNOWN
TO ME OR 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 EXECUTED THE SAME IN THEIR AUTHORIZED
CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS
OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE
INSTRUMENT.

Yvette P. Marquez
NOTARY PUBLIC
STATE OF CALIFORNIA
MY COMMISSION EXPIRES ON


JAN. 17, 2009



PLAN OF A CONDOMINIUM CONSISTING OF PARCEL MAP WAIVER PZ 05-300-7

ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, THAT THIS PLAN CONSISTING OF 10 SHEETS CORRECTLY REPRESENTS THIS CONDOMINIUM PROJECT MADE UNDER MY SUPERVISION ON JANUARY 11, 2006


HAYK MARTIROSIAN
RCE 52563
EXPIRES 12-31-06



BASIS OF BEARINGS:

THE BEARINGS SHOWN HERE ON ARE BASED ON THE BEARING N 01° 14' 37"E OF THE SCENTERLINE OF GRAVES AVENUE, AS SHOWN ON MAP OF LOT 3, TR NO. 4373 AS RECORDED IN BOOK 119, PAGE 52 OF MAPS, RECORDS OF VENTURA COUNTY, WERE TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BENCH MARK:

FROM THE INTERSECTION OF RICE AVENUE AND COLONIA ROAD, NORTH 515', FD. A 2" BRASS DISK FLUSH IN CONCRETE CURB 2' FROM B.C.R.
BM.NO. 80-37

CONDOMINIUM PLAN
FOR
PARCEL MAP WAIVER PZ05-300-7
CITY OF OXNARD, CALIFORNIA.

<u>INDEX</u>	<u>SHEET NO.</u>
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ENGINEERS CERTIFICATE, BASIS OF BEARING & BENCH MARKS	5
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PARKING FLOOR PLAN AND FIRST FLOOR PLAN	9

CONDOMINIUM PLAN
FOR
PARCEL MAP WAIVER PZ05-300-7

CITY OF OXNARD, CALIFORNIA.
NOTES AND DEFINITIONS

1. THIS IS A COMMERCIAL CONDOMINIUM PROJECT FOR 3 UNITS WHEREBY THE OWNERS OF THE UNITS WILL ALSO HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS WHICH IN TURN PROVIDE ACCESS AND, UTILITY EASEMENTS FOR THE UNITS.
2. THE "COMMON AREA" OF THIS CONDOMINIUM PROJECT IS THE LAND AND REAL PROPERTY INCLUDED WITHIN THE LIMITS OF **PARCEL MAP WAIVER, PZ 05-300-7** IN THE CITY OF OXNARD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED **OCTOBER 18, 2005**, AS INSTRUMENT NO. **20051018-0259487**, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE AIRSPACE ENCOMPASSING THOSE PORTIONS OF SAID LAND WITHIN LINES OF UNITS, THE BOUNDARY LINES OF UNITS "A", "B" AND "C", AS SAID UNITS AND THE EXCLUSIVE USE COMMON AREA (P) ARE SHOWN AND DEFINED HEREON.
3. EACH OF THE UNITS OF THIS PROJECT INCLUDES ALL THE AIRSPACE WITHIN, AND ALL IMPROVEMENTS NOW OR THEREAFTER CONSTRUCTED WITHIN, THE BOUNDARY LINES OF THE INDIVIDUAL UNITS AS DEFINED HEREIN.
4. THE FOLLOWING ARE NOT A PART OF THE UNITS; BEARING WALLS, FLOORS, COLUMNS, ROOFS, BALCONY RAILINGS, SLABS, FOUNDATIONS, PIPES, DUCTS, FLUES, CHUTES, CONDUITS, WIRES, AND OTHER UTILITIES INSTALLATIONS, WHEREVER LOCATED, EXCEPT OUTLETS THEREOF WITHIN THE UNIT.
5. THE BOUNDARIES OF THE ELEMENTS AND EXCLUSIVE USE COMMON AREAS SET FORTH HEREIN ARE MEASURED TO THE INTERIOR UNFINISHED SURFACE OF THE PERIMETER WALLS, FLOORS CEILINGS, WINDOWS, AND DOORS THEREOF, WHERE THEY EXIST, OR TO VERTICAL AND HORIZONTAL PLANES AT THE LIMITS OF THE DIMENSIONS SHOWN.
6. THE VERTICAL LIMITS OF THE ELEMENTS AND EXCLUSIVE USE COMMON AREAS SHOWN HEREON ARE HORIZONTAL PLANES DESCRIBED BY THE ELEVATIONS SHOWN ON THE RESPECTIVE PORTIONS THEREOF AS LOWER ELEVATIONS (L.E.) AND UPPER ELEVATIONS (U.E.), EXCEPT UPPER VERTICAL LIMITS OF THE AREAS HEREIN WHICH ARE INCLINED PLANES INTERSECTING THE UPPER LIMIT ELEVATION SHOWN ON THEIR RESPECTIVE PORTIONS THEREOF.
7. ALL TIES FROM LOT LINES ARE TO INTERIOR BOUNDARIES OF THE BUILDING UNLESS OTHERWISE INDICATED.
8. THE WALL THICKNESS BETWEEN CONTIGUOUS UNITS IS 0.66 FEET, UNLESS OTHERWISE INDICATED.
9. THE WALL THICKNESS OF ALL EXTERIOR WALLS SHOWN ON THIS PLAN IS 0.66 FEET, UNLESS OTHERWISE INDICATED.
10. AREAS DESIGNATED HEREON AS "P" FOLLOWED BY THE UNIT LETTERS ARE PARKING AREAS AND ARE EXCLUSIVE USE COMMON AREAS FOR EXCLUSIVE USE OF THE UNIT BEARING AN IDENTICAL LETTER DESIGNATION

CONDOMINIUM PLAN
FOR
PARCEL MAP WAIVER PZ05-300-7

CITY OF OXNARD, CALIFORNIA.
NOTES AND DEFINITIONS (CONT'D.)

11. THIS PLAN AND THE DIMENSIONS SHOWN ARE INTENDED TO CONFORM TO CIVIL CODE SECTION 1351 (E) WHICH REQUIRES DIAGRAMMATIC FLOOR PLAN OF THE BUILDING BUILT OR TO BE BUILT THEREON IN SUFFICIENT DETAIL TO IDENTIFY EACH UNIT, IT'S RELATIVE LOCATION AND APPROXIMATE DIMENSIONS. THE DIMENSIONS SHOWN HEREON ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR CALCULATION OF FLOOR AREA OR AIRSPACE VOLUME IN ANY OR ALL THE UNITS.
12. 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.
13. THE PHYSICAL BOUNDARIES OF A CONDOMINIUM UNIT, OR OF A CONDOMINIUM UNIT RECONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE ORIGINAL PLANS, THEREOF, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES. AND BOUNDS EXPRESSED HEREON, REGARDLESS OF THE SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN HEREON AND THOSE OF THE BUILDING.

CONDOMINIUM PLAN
FOR
PARCEL MAP WAIVER PZ05-300-7
CITY OF OXNARD, CALIFORNIA.

ELEVATION TABULATION

UNIT FLOOR AREA

<u>UNIT NO.</u>	<u>L.E.</u>	<u>U.E.</u>
A	630.66	639.66
B	630.66	639.66
C	631.45	640.45

PARKING FLOOR AREA

<u>UNIT NO. A</u>	<u>L.E.</u>	<u>U.E.</u>
P1,P2	629.86	639.66
P3,P4,P5,P6	629.81	639.66
P7,P8,P9,P10	629.76	639.66
P11,P12,P13,P14	629.86	639.66

PARKING FLOOR AREA

<u>UNIT NO. B</u>	<u>L.E.</u>	<u>U.E.</u>
P1,P2	630.66	639.66
P3,P4,P5	630.28	639.66
P6,P7,P8,P9	630.14	639.66
P10,P11,P12	629.86	639.66
P13,P14	629.86	639.66

PARKING FLOOR AREA

<u>UNIT NO. C</u>	<u>L.E.</u>	<u>U.E.</u>
P1,P2,P3	630.16	639.66
P4,P5	631.36	640.45
P6,P7	630.96	640.45
P8,P9	631.06	640.45
P10,P11,P12,P13	631.26	640.45
P14,P15,P16,P17	630.86	640.45

SCALE: 1"=50'

CONDOMINIUM PLAN

SHEET 10 OF 10 SHEETS

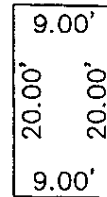
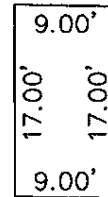
PARCEL MAP WAIVER PZ05-300-7

CITY OF OXNARD, STATE OF CALIFORNIA
PARKING AND FIRST FLOOR PLAN



DET. "A"
TYP.

DET. "B"
TYP.

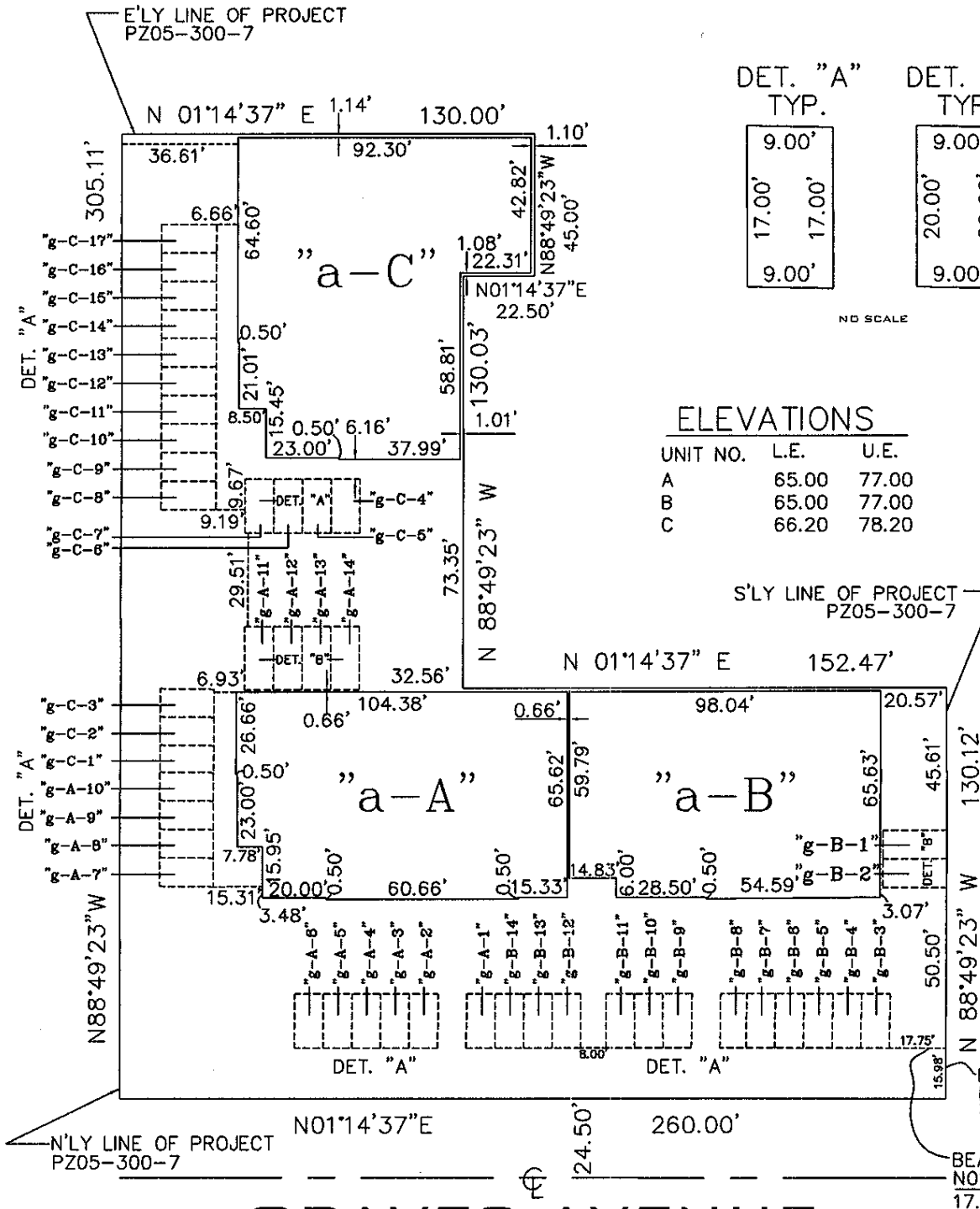


NO SCALE

ELEVATIONS

UNIT NO.	L.E.	U.E.
A	65.00	77.00
B	65.00	77.00
C	66.20	78.20

S'LY LINE OF PROJECT
PZ05-300-7



GRAVES AVENUE