



Unit #1 traverses the entire front of the building on Sunset Plaza Drive, as shown in the picture above, and shares no common walls with any other unit. This floor plan gives a feeling of spaciousness and provides much natural light. There is a view from every room including the bathrooms! It makes the Subject Property feel like a private home.

In this, one and only, Sunset Plaza Drive condominium project, there are only two other units, out of the project's thirty-six units, that are of the same size, number of rooms, with balconies, and lack of common walls like the Subject Property. These are the only residences that offer this unique floor plan.

After a battle with the Cultural Heritage Commission and thereby further reducing the supply of available apartments or condos on Sunset Plaza Drive, the landmark Sunset Plaza Apartments, formerly directly across the street from the Subject Property and depicted in "American Gigolo", were completely demolished so that a single owner could build his personal residence on a very expensive piece of real estate.

There are two elevators in the upper building of the Subject Property, one at each end of the gated parking garage. The two full-sized, side-by-side, parking spaces (largest and most easily accessible by vehicles), {**owned** -> *not assigned*} are the first spaces when entering the garage and are the closest spaces to the front elevator which conveniently takes you easily up to this, first floor, Subject Property. This unit has hardwood floors over thick cement. Second and third floor units are not allowed hardwood flooring by CC&R's rules. ("You can do jumping jacks in this unit if you want to!")

There are two community laundry rooms in the upper portion of The Project with many machines, as differentiated from the washer/dryer provided in the Subject unit.

Historical Note of interest: The upper parking garage contains the official designated bomb shelter for the entirety of Sunset Plaza Drive due to its thick cement construction and special cement doors.

The next paragraph is copied from an old appraisal where we also addressed some appraiser's errors. (Some data is worth noting and some is a repeat from above though maybe stated differently)

"Additional Features (special energy efficient items, etc.): Balcony"

- 1) The balcony is easily accessed from both the bedroom and the living room.
- 2) Windows in every room, even the bathrooms.
- 3) Separate maid's entrance to unit through kitchen via discrete gated entry from street.
- 4) Formal and separate dining room with view.
- 5) Crown moulding throughout.
- 6) Cement floor covered with hardwood. The floor within the Subject Property is the only floor in the project permitted to have hardwood flooring.
- 7) Storage Unit: The Subject Property is the only condominium unit in the entire Project with a secured, large, two-room, private, storage area. See page 7 of this document, S-1 on the Parking Plan.



STORAGE ROOM



VIEW

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