

RECORDING REQUESTED BY:
TRANSAMERICA TITLE INS. CO.

AFTER RECORDING RETURN TO:
Transamerica Title Ins. Co.
4355 Ruffin Road
San Diego, California 92123
ATTN: M. ROLAND

2269

84-205273



1984 JUN 1 AM 8:00



RF 6.00
MG 1.00

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER

CONDOMINIUM PLAN

VILLA ITALIA

WE, the undersigned, R. L. CALIFORNIA SOUTH, INC., a California corporation, being the record owner of the property herein described and BANK OF AMERICA, a National Banking Assoc., being the beneficiary under a deed of trust recorded February 28, 1984 as File/Page No. 84-070289, Official Records of San Diego County, California, do hereby certify that we consent to the recordation of this Condominium Plan pursuant to California Civil Code Section 1351.

The property referred to above is described as follows:

Lots 1, 2 and 3 in Block 15 of CENTER ADDITION TO LA JOLLA PARK, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 915, filed in the Office of the County Recorder of San Diego County, August 4, 1904.

Attached hereto and made a part hereof is a survey map of the surface of the land included within the project to which this Condominium Plan relates and diagrammatic floor plans of the building built or to be built thereon.

Each Unit has, as an incorporeal hereditament thereto, record ownership and right to possess in common with others all the land area above described, including all buildings, structures, and improvements presently erected or planned, excepting therefrom the Living Unit as described on the attached Plan.

IN WITNESS WHEREOF, this Condominium Plan has been executed this 10th day of May, 1984.

OWNER:

R. L. CALIFORNIA SOUTH, INC.,
a California corporation

BENEFICIARY:

BANK OF AMERICA,
a National banking association

BY: Roberto Mariniello
Roberto Mariniello - President

BY: S. H. Speer
S. H. Speer - Vice President

BY: John D. M. Hayes
John D. M. Hayes - Vice President

2270

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

}SS



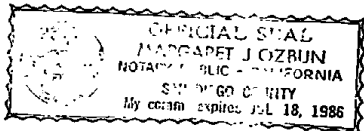
ON May 10th, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERTO MARINIELLO proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the President, and Secretary of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its By-laws or a Resolution of its Board of Directors.

Notary's Signature Margaret M. Roland

CORPORATION ACKNOWLEDGMENT
Form No. 14 Rev. 7-82

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

}SS



ON May 18, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared S. H. Speer and John D. M. Hayes proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as Vice President, and Vice President Secretary of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its By-laws or a Resolution of its Board of Directors.

Notary's Signature Margaret J. Ozbun

CORPORATION ACKNOWLEDGMENT
Form No. 14 Rev. 7-82

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, REC-1

2271

NOTES

- 1) "LIVING UNITS" ARE NUMBERED LU-1 THROUGH LU-9.
- 2) "BALCONIES" ARE NUMBERED B-1 THROUGH B-9.
- 3) "ASSIGNED PARKING SPACES" ARE NUMBERED PS-1 THROUGH PS-9.
- 4) "PATIOS" ARE NUMBERED P-1 THROUGH P-3.
- 5) "STORAGE AREAS" ARE NUMBERED S-1 THROUGH S-9.
- 6) THE BOUNDARIES OF EACH "LIVING UNIT" ARE THE INTERIOR SURFACES OF THE PERIMETER WALLS, THE FINISHED SURFACES OF THE FLOORS, AND OF THE CEILINGS, WINDOWS AND DOORS THEREOF AND INCLUDES BOTH THE PORTIONS OF THE BUILDING SO DESCRIBED AND THE AIRSPACE AS ENCOMPASSED, THE FOLLOWING ARE NOT PART OF THE LIVING UNIT: BEARING WALLS, COLUMNS, FLOORS, ROOFS, FOUNDATIONS, ELEVATOR EQUIPMENT AND SHAFTS, CENTRAL HEATING, CENTRAL REFRIGERATION AND CENTRAL AIR-CONDITIONING EQUIPMENT, RESERVOIRS, TANKS, PUMPS AND OTHER CENTRAL SERVICES, PIPES, DUCTS, FLUES, CHUTES, CONDUITS, WIRES AND OTHER UTILITY INSTALLATIONS, WHEREVER LOCATED, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNIT. IN INTERPRETING DEEDS AND PLANS THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT OR OF A 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 IN THE DEED OR PLAN, REGARDLESS OF SETTLING OR LATERAL ACQUISITION OF THE BUILDING AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN ON THE PLAN OR IN THE DEED AND THOSE OF THE BUILDING.
- 7) "COMMON AREA" IS ALL PORTIONS OF THE REAL PROPERTY NOT LOCATED WITHIN ANY "LIVING UNIT".
- 8) EACH BALCONY, ASSIGNED PARKING SPACE, PATIO AND STORAGE AREA IS AN "EXCLUSIVE USE AREA". THE CONDOMINIUM TO WHICH AN EXCLUSIVE USE AREA IS APPURTENANT HAS THE EXCLUSIVE RIGHT TO USE THAT EXCLUSIVE USE AREA. THE LIVING UNIT TO WHICH EACH EXCLUSIVE USE AREA IS APPURTENANT IS THE LIVING UNIT BEARING THE SAME NUMBER AS THE APPURTENANT USE AREA. THE BOUNDARY OF EACH EXCLUSIVE USE AREA IS AS FOLLOWS:

THE UPPER HORIZONTAL BOUNDARY OF THE BALCONIES, ASSIGNED PARKING SPACES, PATIOS AND STORAGE AREAS IS A HORIZONTAL PLANE PARALLEL TO AND 8.00 FEET ABOVE THE FINISHED FLOOR UNLESS OTHERWISE NOTED. THE FINISHED FLOOR OF THE "EXCLUSIVE USE" BALCONIES AND PATIOS IS 0.2 FEET LOWER THAN THE ADJACENT FINISHED FLOOR OF THE LIVING UNITS TO WHICH IT IS APPURTENANT. SEE FINISHED ELEVATIONS SHOWN ON PLANS.

THE LATERAL BOUNDARIES ARE VERTICAL PLANES AT THE LIMITS OF THE HORIZONTAL DIMENSIONS SHOWN ON THESE PLANS.

9) ALL HORIZONTAL ANGLES BETWEEN BOUNDARY PLANES ARE 90° UNLESS OTHERWISE NOTED.
- 10) WRITTEN DIMENSIONS ON THESE PLANS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- 11) ALL DIMENSIONS ARE AT RIGHT ANGLES TO THE PROPERTY LINE.

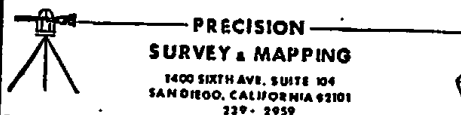
LEGAL DESCRIPTION
LOTS 1, 2, AND 3 IN BLOCK 15
LA JOLLA PARK, IN THE CITY OF
DIEGO, STATE OF CALIFORNIA,
OF NO. 915, FILED IN THE OFF
OF SAN DIEGO COUNTY, AUGUST 4

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THE
EAST LINE OF HERSCHEL AVENUE
TIONS ON THE SUN AND IS ESTABLISHED

BASIS OF ELEVATION
THE BASIS OF ELEVATION FOR THE
THE RE BE LOCATION AT THE INT
AVENUE AND PEARL STREET

DATUM: LEVEL CIRCUIT, MEAN S
DIEGO
ELEVATION: 172.568

LEGEND
DENOTES BOUNDARY LINES OF REAL
DENOTES BOUNDARY OF AIRSPACE
DENOTES TIE LINE (90° TO PROPERTY
DENOTES VERTICAL TIE POINT
DENOTES LIVING UNIT NUMBER
DENOTES BALCONY "EXCLUSIVE USE"
DENOTES ASSIGNED PARKING SPACE
DENOTES PATIO "EXCLUSIVE USE"
DENOTES STORAGE "EXCLUSIVE USE"
DENOTES FINISHED FLOOR ELEVATION
DENOTES FINISHED CEILING ELEVATION



CONDOMINIUM PLAN VILLA ITALIA

SHEET 1 OF

SURVEYOR'S CERTIFICATION

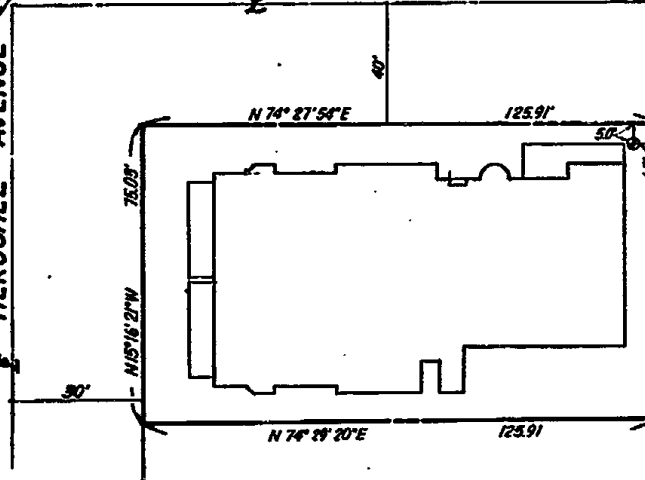
I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA, AND THAT THIS PLAN CONSISTING OF TWO SHEETS CORRECTLY SHOWS THE BOUNDARIES OF THE LAND, AND THE RELATION THEREOF OF THE BUILDINGS AND LIVING UNITS SHOWN HEREON.

Michael J. Pallamary
MICHAEL J. PALLAMARY RLS 4830



HERSCHEL AVENUE

PEARL STREET



LEGAL DESCRIPTION

LOTS 1, 2, AND 3 IN BLOCK 15 OF CENTER ADDITION TO THE LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THERE OF NO. 915, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 4, 1904

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS CONDOMINIUM PLAN IS THE EAST LINE OF HERSCHEL AVENUE AS DETERMINED BY OBSERVATIONS ON THE SUN AND IS ESTABLISHED AS N 15° 16' 21\"/>

BASIS OF ELEVATION

THE BASIS OF ELEVATION FOR THIS CONDOMINIUM PLAN IS THE MEAN SEA LEVEL AT THE INTERSECTION OF HERSCHEL AVENUE AND PEARL STREET

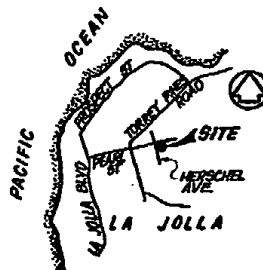
DATUM: LEVEL CIRCUIT, MEAN SEA LEVEL - CITY OF SAN DIEGO
ELEVATION: 122.968

LEGEND

DENOTES BOUNDARY LINES OF REAL ESTATE PROPERTY	---
DENOTES BOUNDARY OF AIRSPACE	---
DENOTES TIE LINE (90° TO PROPERTY LINE)	---
DENOTES VERTICAL TIE POINT	⊙
DENOTES LIVING UNIT NUMBER	LU 1
DENOTES BALCONY "EXCLUSIVE USE AREA"	B-4
DENOTES ASSIGNED PARKING SPACE "EXCLUSIVE USE AREA"	PS 1
DENOTES PATIO "EXCLUSIVE USE AREA"	P-2
DENOTES STORAGE "EXCLUSIVE USE AREA"	S-2
DENOTES FINISHED FLOOR ELEVATION	FE
DENOTES FINISHED CEILING ELEVATION	EC

SITE PLAN

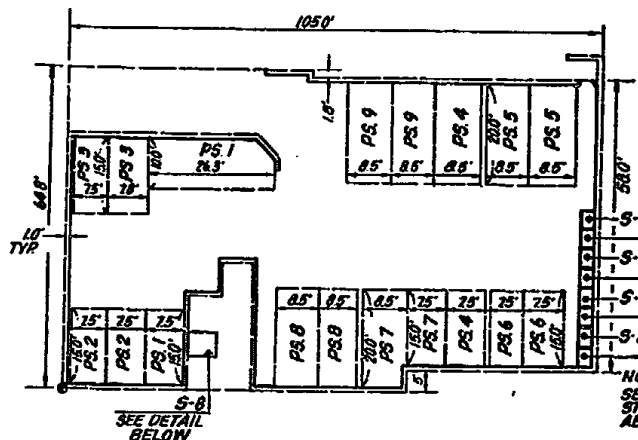
0 10
GRAPHIC



VICINITY MAP

NO SCALE

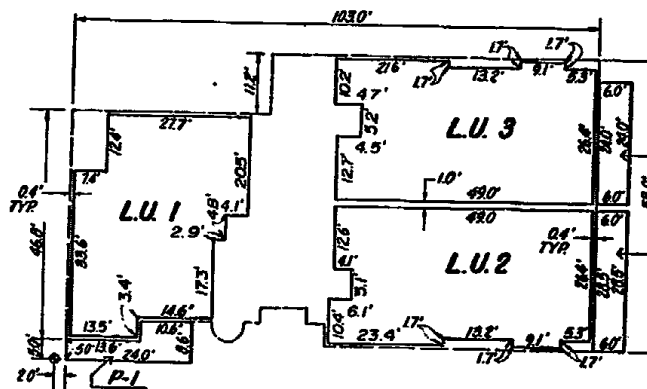
C. 2273



BASEMENT PLAN



DETAIL S-8
NO SCALE



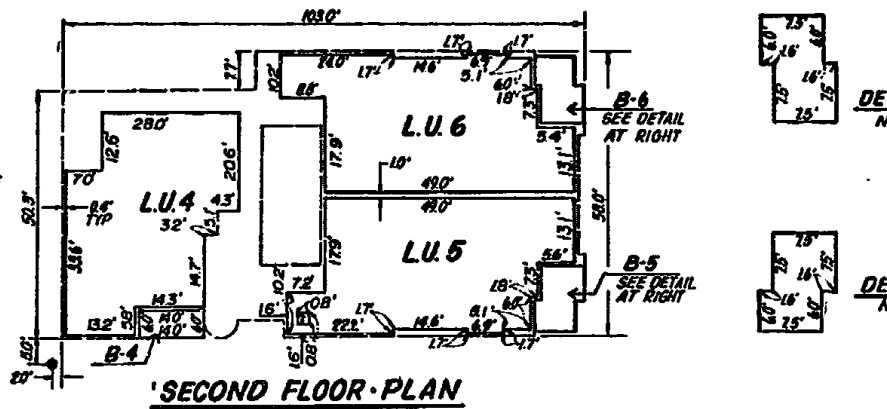
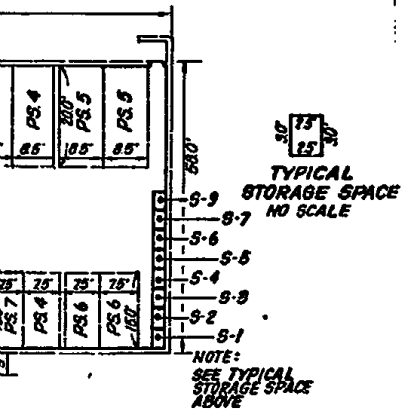
FIRST FLOOR PLAN



PRECISION
SURVEY & MAPPING
1400 SIXTH AVE. SUITE 104
SAN DIEGO, CALIFORNIA 92101
239-2939

CONDOMINIUM PLAN VILLA ITALIA

SHEET 2 OF



UNIT DESCRIPTION

UNIT	FE	FC	PGAS.F
LU.1	131.4	131.4	122.1
LU.2	131.4	131.4	122.1
LU.3	131.4	131.4	122.1
LU.4	140.4	140.4	122.1
LU.5	140.4	140.4	122.1
LU.6	140.4	140.4	122.1
LU.7	149.4	157.4	122.1
LU.8	149.4	157.4	122.1
LU.9	149.4	157.4	122.1

