RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY
SUBDIVISION DEPT.

DOC # 2007-0659981

OCT 12, 2007 4:59 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 31.00

PAGES: 9

2007-0659981

RECORDING REQUESTED BY

RICHARD SPEARE, ESQ.

WHEN RECORDED MAIL TO 10185

RICHARD SPEARE
4455 H LAMONT STREET
SAN DIEGO, CA 92109

F8
9P

6030490890-SU

GEORGIA 74

CONDOMINIUM PLAN AND CERTIFICATE (CA.CIV.CODE.1351)

10186

GEORGIA 74

CERTIFICATE UNDER CALIFORNIA CIVIL CODE

SECTION 1351

The undersigned, being the record owner of the real property described in the documents hereinafter mentioned, does hereby certify that:

It hereby consents to the recordation of the plan of condominium, pursuant to 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 and the airspace included within the project, as such description or survey map is set forth upon or constituted by the subdivision of real property, and included notes and/or diagrams, all of which, including map and legal description, is **attached** and is hereby by reference incorporated herein.

(2) This Certificate.

RECORD OWNER
THE JACQUET FAMILY TRUST DATED JUNE 25, 1999

Karen R. Brandt Jacquet
BY: Karen R. Brandt Jacquet, Trustee

Gerald H. Jacquet
BY: Gerald H. Jacquet, Trustee

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On this 3rd day of October 2007 ac before me amanda coughenour Notary Public, personally appeared **Karen R. Brandt Jacquet and Gerald H. Jacquet, Trustees** personally known to me (or 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 capacity, and that by their signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

a coughenour

MGC1 AMANDA M. COUGHENOUR COMM. # 1456746 NOTARY PUBLIC-CALIFORNIA RIVERSIDE COUNTY COMM. EXP. DEC. 16, 2007 MGC1

loan#0689363604

10187

RECORD HOLDER OF SECURITY INTEREST:

WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION,
BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 26, 2005,
AS FILE NO. 2005-0347263 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.

BY: Wendy A Buchner
ITS: Wendy A Buchner, Asst. VP

BY: _____
ITS:

loan#0689363604

10188

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF South Carolina)
COUNTY OF Florence)

On April 24, 2007 before me, Catherine Smith a Notary Public, personally appeared Wendy A. Buchner personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

WITNESS my hand and official seal.

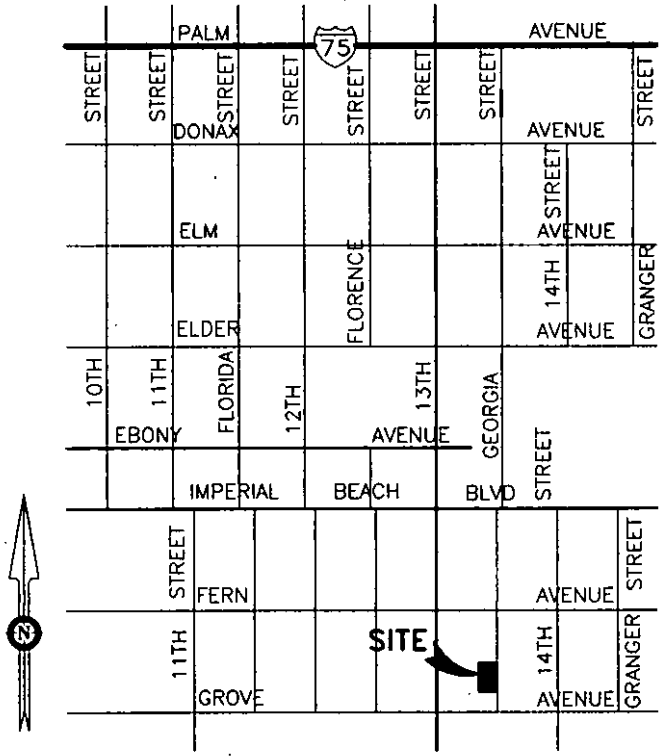
Rev. 9/29/99

Notary, Catherine Smith

12/29/07
My Commission Expires

Catherine Smith
NOTARY PUBLIC
State of South Carolina

10189



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 20080, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 21, 2006.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NAD83, CALIFORNIA COORDINATE SYSTEM, ZONE 6, GRID BEARING BETWEEN PT. # 1368 & PT. # 1372 PER ROS 14492.
I.E. N89°42'40"E

BENCH MARK

CITY OF IMPERIAL BEACH, 5' W OF NW PCR ON GROVE AVENUE & 13TH STREET.
ELEV. 24.971 MSL

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS PLAN, CONSISTING OF 5 SHEETS, CORRECTLY SHOWS THE BOUNDARIES OF THE LAND, AND THE RELATIONSHIP OF THE UNITS THERETO.

REGISTERED PROFESSIONAL ENGINEER
CHARLES S. THOMAS
NO.30926
EXP 3-31-08
CIVIL
STATE OF CALIFORNIA

CHARLES S. THOMAS, RCE 30926 — DATE 9/13/07

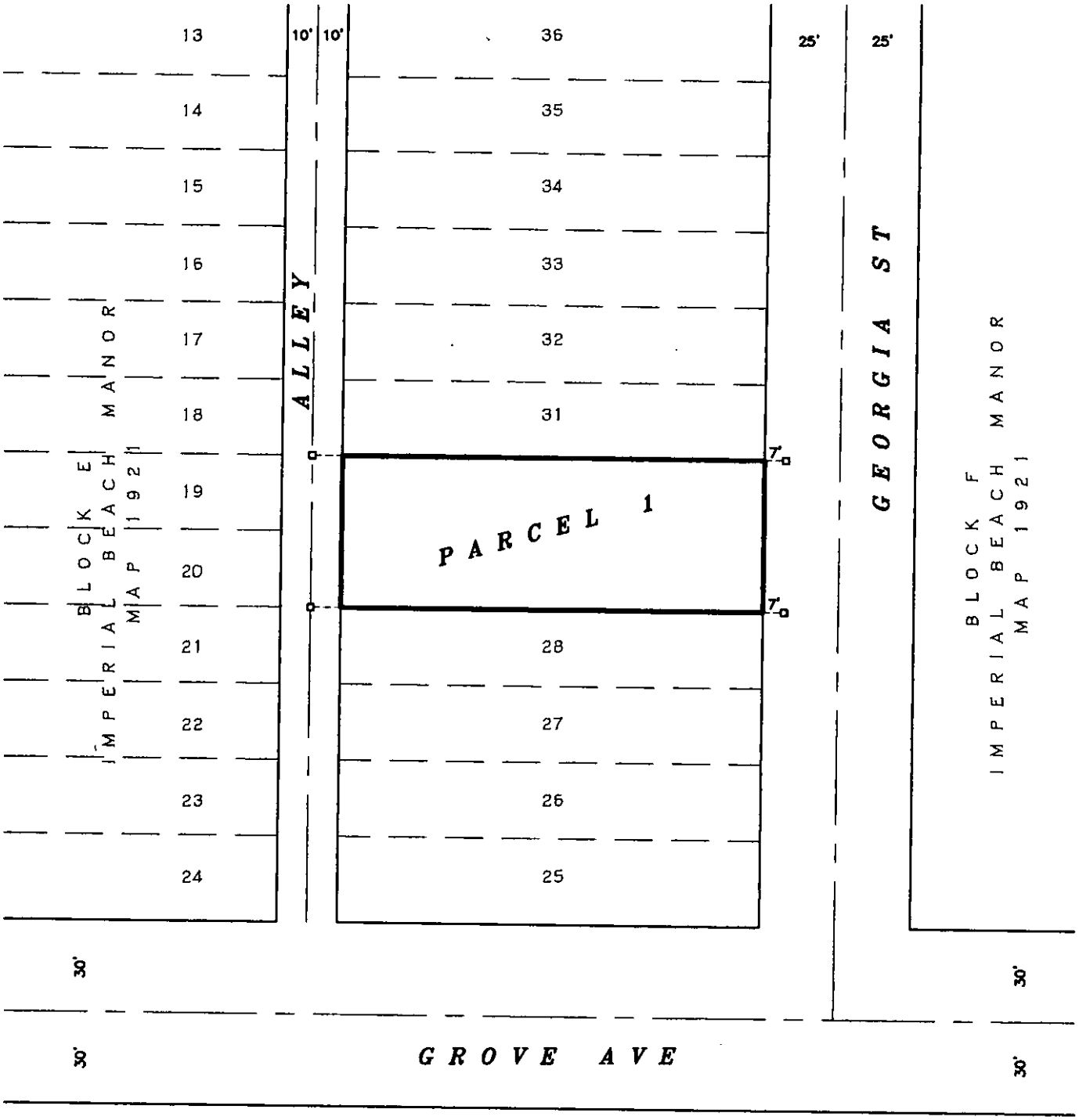
DGB SURVEY & MAPPING
23 1/2 Naples Street, Chula Vista, CA. 91911
Tele. (619)422-7269 FAX (619)422-8547

CONDOMINIUM PLAN
1274 GEORGIA STREET

SHEET 1 OF 5 SHEETS

04-0816CON1

10190



NOTE: FOR SURVEY DATA – SEE P.M. NO. 20080

LOCATION MAP

25 0 25 50

GRAPHIC SCALE

SCALE: 1" = 50'

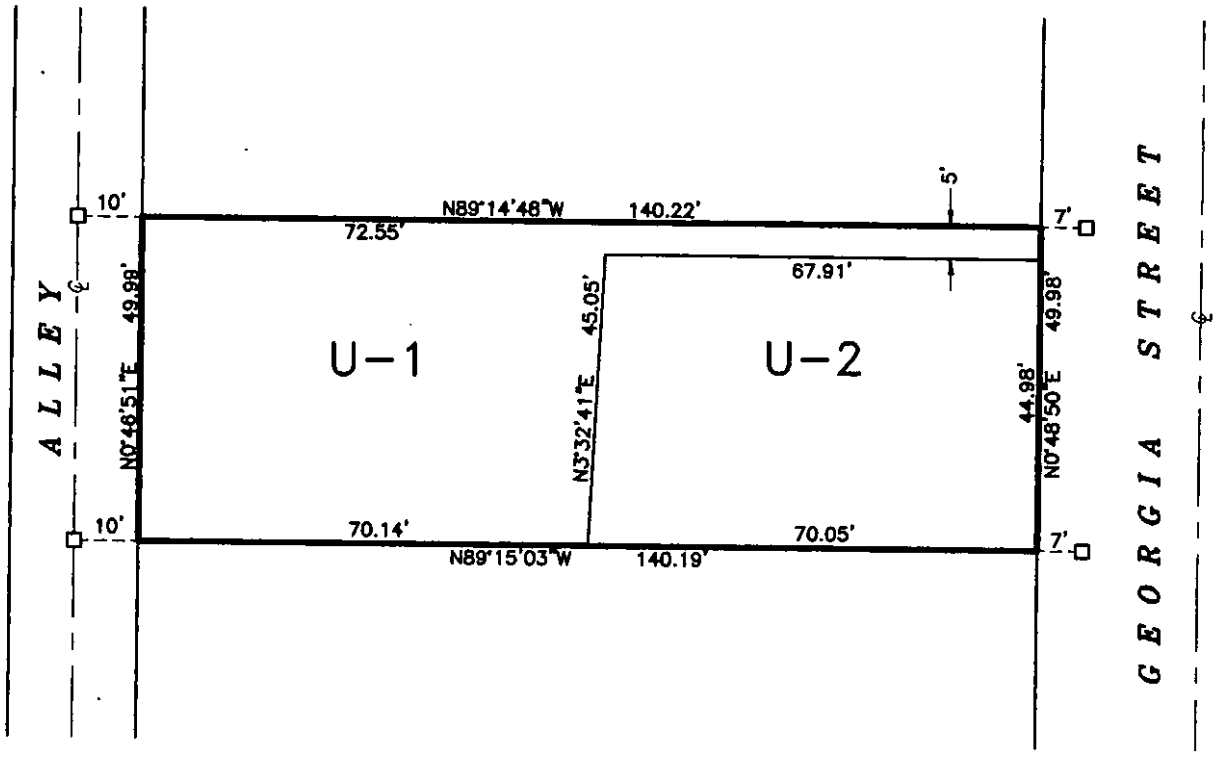
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CONDOMINIUM PLAN

1274 GEORGIA STREET

SHEET 2 OF 5 SHEETS

04-0816CON2



LEGEND

———	INDICATES PROJECT BOUNDARY
———	INDICATES UNIT BOUNDARY
U-1	INDICATES LIVING ALPHA-NUMERICAL DESIGNATION
□	INDICATES SET LEAD & DISK STAMPED RCE 30926 PER PM NO. 20080



PROJECT BOUNDARY

15 0 15 30

GRAPHIC SCALE

SCALE: 1" = 30'

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CONDOMINIUM PLAN

1274 GEORGIA STREET

04-0816CON3

NOTES AND DEFINITIONS

1. EACH UNIT CONSISTS OF 1 BUILDING AND THE SURROUNDING AIRSPACE ENVELOPE AS SHOWN HEREON.

2. "UNITS" ARE NUMBERED U-1 THROUGH U-2 INCLUSIVE. TOTAL NUMBER OF UNITS IS TWO (2).

3. "CONDOMINIUM" SHALL MEAN AND REFER TO AN ESTATE IN THE REAL PROPERTY SHOWN HEREON, AS DEFINED IN CIVIL CODE SECTION 1351 (f), AND SHALL CONSIST OF AN UNDIVIDED INTEREST AS TENANT-IN-COMMON IN A PORTION OF THE REAL PROPERTY DESCRIBED HEREIN AS "COMMON AREA" OR "COMMUNITY COMMON AREA" (CCA) COUPLED WITH A SEPARATE INTEREST IN SPACE CALLED A UNIT. THE BOUNDARIES OF WHICH ARE DESCRIBED ON THIS PLAN WITH SUFFICIENT DETAIL TO LOCATE ALL BOUNDARIES THEREOF.

4. "UNIT" SHALL MEAN AND REFER TO THE SEPARATE INTERESTS IN SPACE, AS DEFINED IN CIVIL CODE SECTION 1351 (f), IN THE CONDOMINIUM PROJECT WHICH ARE NOT OWNED IN COMMON WITH THE OTHER OWNERS OF OTHER CONDOMINIUMS IN THE PROJECT. EACH OF THE UNITS SHALL BE A SEPARATE FREEHOLD ESTATE. SAID UNITS ARE SHOWN AND DESCRIBED BY AIRSPACE ENVELOPES DIMENSIONED AND SHOWN ON THESE PLANS.

   EACH UNIT IS A THREE-DIMENSIONAL DIVISION OF LAND (INCLUDING AIRSPACE, EARTH, WATER AND IMPROVEMENTS) THE LATERAL BOUNDARIES OF WHICH ARE VERTICAL PLANES AT THE LIMITS OF THE HORIZONTAL DIMENSIONS OF EACH SUCH RESPECTIVE UNIT AS SHOWN ON THE PLAN, THE UPPER LIMIT OF WHICH EXTENDS FROM GROUND ELEVATION TO THE HEAVENS; AND THE LOWER LIMIT FOR WHICH EXTENDS FROM THE GROUND ELEVATION DOWN TO THE CENTER OF THE EARTH; EXCEPTING THEREFROM THE "CCA" AS DEFINED HEREIN. ADDITIONALLY INCLUDED IN THE RESPECTIVE UNITS ARE ALL THE UTILITIES SYSTEMS LOCATED OUTSIDE THE BOUNDARIES OF A UNIT AND SERVING, AND ARE DESIGNED TO SERVE, OR ARE USED OR OPERATED EXCLUSIVELY BY THE OWNER OF ONE UNIT AND NOT IN COMMON.

5. "COMMON AREA" OR "COMMUNITY COMMON AREA" (CCA) SHALL CONSIST OF AIRSPACE AND, WHERE SUCH EXISTS, CONDUITS, PIPES, PLUMBING, WIRES, EXTERIOR SPRINKLERS AND SPRINKLER PIPES, TELEVISION SATELLITE AND/OR CABLE TELEVISION INSTALLATIONS, AND OTHER UTILITY INSTALLATIONS REQUIRED TO PROVIDE POWER, LIGHT, TELEPHONE, GAS, WATER, SEWERAGE, DRAINAGE AND OTHER SUCH UTILITY SERVICES, EXCEPT WHEN SUCH SYSTEMS ARE LOCATED ENTIRELY WITHIN A UNIT AND/OR WHEN SUCH SYSTEMS ARE LOCATED OUTSIDE THE BOUNDARIES OF A UNIT AND SERVE, AND ARE DESIGNED TO SERVE, OR ARE USED OR OPERATED EXCLUSIVELY BY THE OWNER OF ONE UNIT AND NOT IN COMMON.

6. AN EASEMENT IS HEREBY GRANTED TO EACH OWNER OF A UNIT SEPARATE INTEREST THROUGH ANY OTHER UNIT FOR ACCESS, MAINTENANCE, AND UTILITY INSTALLATION PURPOSES EXCEPTING THEREFROM ANY PORTION OF A UNIT THAT CONSISTS OF A BUILDING.

7. ALL REAL PROPERTY SHOWN HEREON NOT LOCATED WITHIN A UNIT, IS A PART OF THE COMMON AREA.

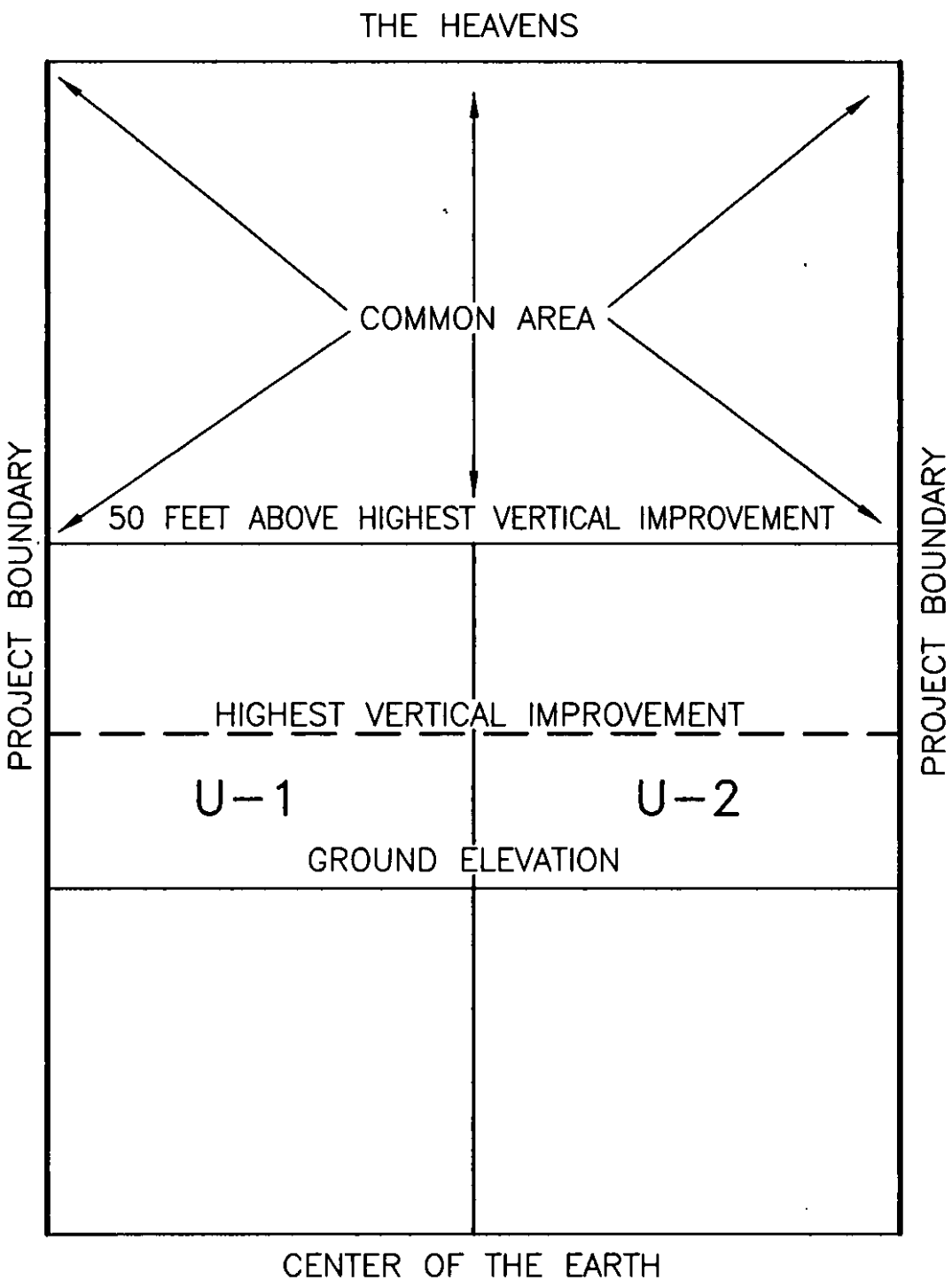
8. DIMENSIONS LABELED HEREIN SHALL HAVE PRECEDENCE OVER DISTANCES SCALED FROM PLANS.

9. ALL LATERAL BOUNDARIES ARE VERTICAL PLANES AT THE LIMITS OF THE HORIZONTAL DIMENSIONS SHOWN ON THESE PLANS. ALL VERTICAL AND HORIZONTAL LINES INTERSECT AT RIGHT ANGLES, UNLESS OTHERWISE NOTED OR APPARENT, ON THIS CONDOMINIUM PLAN.

10. IN INTERPRETING THE DEEDS AND PLANS, THE THEN EXISTING PHYSICAL BOUNDARIES OF A UNIT AND BUILDING THEREIN, WHETHER IN ITS ORIGINAL STATE OR RECONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE ORIGINAL PLANS THEREOF, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE DESCRIPTION EXPRESSED IN THE DEED, LEASE, DECLARATION OR THIS PLAN, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING(S) AND REGARDLESS OF MINOR VARIANCE BETWEEN THE BOUNDARIES SHOWN ON THIS PLAN AND THOSE OF THE BUILDING AS ACTUALLY PHYSICALLY CONSTRUCTED.

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CONDOMINIUM PLAN
1274 GEORGIA STREET



ASSOCIATION PROPERTY AND COMMON AREA VERTICAL CONTROL PLAN

NOT TO SCALE

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CONDOMINIUM PLAN
1274 GEORGIA STREET

SHEET 5 OF 5 SHEETS

04-0816CON5