

RECORDED REQUEST OF FIRST AMERICAN TITLE  
SUBDIVISION MAPPING DEPARTMENT

Recording Requested By  
and

When Recorded Mail To:

1953

HECHT, SOLBERG, ROBINSON & GOLDBERG

Ms. Susan L. Daly  
600 West Broadway, Eighth Floor  
San Diego, California 92101

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DOC # 1996-0087283  
22-FEB-1996 03:17 PM

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY SMITH, COUNTY RECORDER  
RF: 17.00 FEES: 82.00  
AF: 25.00  
MF: 1.00  
MISC: 39.00

**CALIFORNIA AUTUMNWOOD INCREMENT 1  
CONDOMINIUM PLAN**

KAUFMAN AND BROAD OF SAN DIEGO, INC., a California corporation, being the record owner of the real property described below, and those beneficiary(ies) of deed(s) of trust encumbering the property who have executed consent(s) attached hereto, consent to the recordation of the CALIFORNIA AUTUMNWOOD INCREMENT 1 CONDOMINIUM PLAN ("Plan") pursuant to the California CIVIL CODE.

The property covered by this Plan is located in the City of Santee, County of San Diego, California, and is described as:

PARCEL "A" of that certain Certificate of Compliance recorded on October 11, 1995 as File No. 1995-0459684 filed in the Office of the County Recorder of San Diego County, California, on October 11, 1995 and described as follows:

LOT 107 AND THAT PORTION OF LOT 108 IN THE CITY OF SANTEE TRACT NO. 89-06 UNIT NO. 1, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13101 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 108 WHICH BEARS S 65°20'22" W 209.72 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 108; THENCE N 65°20'22" E 209.72 FEET ALONG SAID NORTHWESTERLY LINE TO SAID MOST NORTHERLY CORNER; THENCE S 03°00'35" W 129.20 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT; THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE S 40°54'10" E 175.52 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 108; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT THE FOLLOWING COURSES: S 68°02'15" W 46.77 FEET, S 64°16'28" W 49.81 FEET, S 67°02'21" W 98.10 FEET, S 67°39'23" W 95.44 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE N

81°54'02" W 74.38 FEET; THENCE N 08°05'58" E 157.68 FEET; THENCE S 81°54'02" E 29.38 FEET; THENCE N 08°05'58" E 20.00 FEET; THENCE N 65°20'22" E 32.82 FEET; THENCE N 24°39'38" W 101.13 FEET TO THE POINT OF BEGINNING.

Attached and made a part of the Plan is a survey map of the surface of the land included within the project to which this Plan relates, and diagrammatic floor plans of the buildings built within the project. The following notes and definitions are a part of the survey map and diagrammatic floor plans.

1. The Plan describes fifty-five (55) condominiums, each containing a Living Unit and those Exclusive Use Common Areas which are shown on the diagrammatic floor plans as having the same number as the Living Unit. The following symbols, as used on the attached diagrammatic floor plans, are defined as follows:

<b>LU</b>	—	<b>Living Unit;</b>
<b>G</b>	—	<b>Garage (portion of Living Unit);</b>
<b>Y</b>	—	<b>Yard (Exclusive Use Common Area); and</b>
<b>PD</b>	—	<b>Private Driveway (Plan 1 [Exclusive Use Common Area]).</b>

2. Each of the Living Units is a separate interest in space as defined in California CIVIL CODE §1351(f) and as shown and described as such on this Plan. Included within the boundaries of each Living Unit are the exterior surfaces of the perimeter walls, the exterior surfaces of the foundations and of the roof, windows and doors, and other portions of each building described as being within a Living Unit, together with any real property shown on this Plan as being outside the building but located within a Living Unit. Each Living Unit includes all the airspace so encompassed. The following are also a part of each Living Unit: bearing walls, columns, floors, roofs, foundations, overhanging protrusions, central heating and other services, pipes, including water and sewer pipes, ducts, flues, chutes, conduits, wires and other utility installations, wherever located upon or within a Living Unit, except any pipes, wires and other utility installations which serve another Living Unit. In interpreting deeds and plans, the then existing physical boundaries of a Living Unit, whether in its original state or reconstructed in substantial accordance with the original plans therefor, shall be conclusively presumed to be its boundaries rather than the boundaries expressed in the deed or plan, regardless of settling or lateral movement of the building and regardless of minor variance between boundaries shown on the plan or deed and those of the building.

3. **Each Living Unit has appurtenant thereto the Yard Exclusive Use Common Area bearing the same number as the Living Unit to which it is appurtenant.** The horizontal and vertical dimensions of each Yard are shown on the attached diagrammatic floor plans. The horizontal dimensions of each Yard may vary from the dimensions shown on the attached diagrammatic floor plans and shall be as actually constructed with the perimeter horizontal boundaries being the area enclosed by buildings and fences as constructed or reconstructed.

4. Plan 1 Living Units have appurtenant thereto the Private Driveway Exclusive Use Common Area bearing the same number as the Plan 1 Living Unit to which it is appurtenant. The horizontal and vertical dimensions of each Private Driveway are shown on the attached diagrammatic floor plans. The horizontal dimensions of each Private Driveway may vary from the dimensions shown on the attached diagrammatic floor plans and shall be as actually constructed.

5. Each Living Unit has, as a further appurtenance, the right and easement to use in common with others the Common Area, as defined below, excepting that portion of the Common Area described as Exclusive Use Common Areas which are appurtenant to other Living Units.

6. Each Living Unit has, as a further appurtenance, an undivided 1/55th fractional interest as tenant in common in the Common Area.

7. The Common Area is all of the property encompassed in and by this Plan, including all buildings, structures and improvements now or hereafter built thereon excepting all the Living Units described on the attached diagrammatic floor plans.

8. The attached diagrammatic floor plans may describe Side Yard Maintenance Easements within the Yards appurtenant to certain Plan 1 Living Units. Each of these areas is the location of an easement to allow the owner of the Plan 1 Living Unit which adjoins such easement access to maintain, repair and rebuild the benefitted Plan 1 Living Unit. Each such easement benefits and is appurtenant to the Plan 1 Living Unit adjoining the easement.

9. In the event all Phases of Increment 1, as defined in the Declaration of Covenants, Conditions and Restrictions for California Autumnwood recorded on 7/22/96 as Document No. 96-6087284 with the Office of County Recorder of San Diego County, California ("Declaration") and as shown on the Plan, are not constructed as originally intended by Declarant (as defined in the Declaration), Declarant may convey by quitclaim deed equally to the then Owners of Condominiums in Increment 1 or to the Association (as such terms are defined in the Declaration) the undivided fractional interest in the Common Area within Increment 1 then owned by Declarant which is attributable to the uncompleted portion of Increment 1, and an undivided fractional interest in the Living Units within Increment 1 which have not then been constructed (collectively the "Undeveloped Phase(s)"). Upon the conveyance of the Undeveloped Phase(s), the Living Units which have not then been constructed shall thereafter be deemed to be Common Area if conveyed to the Owners or Association Property if conveyed to the Association and this Plan may be amended by the Declarant in accordance with Sections 11.5 and 11.6 of the Declaration.

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IN WITNESS WHEREOF, this Plan has been executed at San Diego, California, as of DECEMBER 28, 1995.

KAUFMAN AND BROAD OF SAN DIEGO, INC., a California corporation

By [Signature]

By [Signature]

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN DIEGO )

On January 12, 1996, before me, Kathryn L. Sisko, Notary Public, Notary Public in and for said State, personally appeared Martin Lighterink and Gregg Linhoff

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.

Signature [Signature]

(Seal)



CONSENT OF BENEFICIARY

1957

The undersigned hereby consents to the recordation of this Condominium Plan.

GROSSMONT UNION HIGH SCHOOL DISTRICT

By Fred B. Martinez  
fl B mt  
Title Assistant Superintendent  
Business Services  
1/11/96

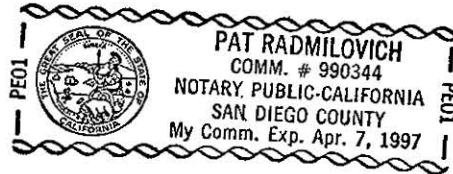
STATE OF CALIFORNIA        )  
  ) ss.  
COUNTY OF SAN DIEGO     )

On Jan 16, 1996, before me, PAT RADMILOVICH,  
a Notary Public in and for said State, personally appeared FRED B. MARTINEZ

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.

Signature *Pat Radmilovich*



(Seal)

**GENERAL NOTES AND DEFINITIONS**

1. "CONDOMINIUM PROPERTY" SHALL MEAN AND REFER TO THAT CERTAIN REAL PROPERTY LOCATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS:  
 PARCEL "A" OF THAT CERTIFICATE OF COMPLIANCE RECORDED NOV. 11, 1995 AS FILE NO. 1995-0459684 O.R., BEING LOT 107 AND A PORTION OF LOT 108 OF THE CITY OF SANTEE TRACT NO. 89-06 UNIT NO. 1, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO 13101 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
2. ALL HORIZONTAL ANGLES BETWEEN BOUNDARY PLANES ARE 90° UNLESS SHOWN OTHERWISE.
3. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
4. FOR BUILDING HORIZONTAL LOCATIONS SEE SHEETS 3 AND 4.
5. IT IS HEREIN RECOGNIZED THAT SOME OF THE DIMENSIONS MAY VARY A FEW HUNDRETHS OF A FOOT DUE TO UNAVOIDABLE SHORT OR OVER MEASUREMENT ENCOUNTERED IN FRAMING AND APPLICATION OF WALL COVERINGS.
6. WHERE CONFLICTS OCCUR BETWEEN THE DIMENSIONS SHOWN ON THIS PLAN AND BUILDING LINES AS CONSTRUCTED, THE AIR SPACE FOR EACH LIVING UNIT SHALL BE CONSTRUED TO BE THE WALLS THAT ARE EXISTING AT THE TIME OF RECORDING THIS PLAN.
7. THE BOUNDARIES OF EACH LIVING UNIT ARE AS FOLLOWS: THE LOWER LIMIT IS THE HORIZONTAL PLANE LYING 12 FEET BELOW PAD ELEVATION. THE UPPER LIMIT IS THE HORIZONTAL PLANE LYING 35 FEET ABOVE PAD ELEVATION. THE LATERAL LIMITS ARE THE VERTICAL PLANES PASSING THROUGH THE LINES SHOWN AND DIMENSIONED ON THIS PLAN.

**LEGEND**

- DENOTES CONDOMINIUM PROJECT BOUNDARY.
- DENOTES VERTICAL BOUNDARY OF LIVING UNITS.
- L.U.** DENOTES "LIVING UNIT"
- (14) DENOTES "LIVING UNIT NUMBER"
- 1 DENOTES "FLOOR PLAN TYPE 1"
- 1R DENOTES "FLOOR PLAN TYPE 1 REVERSED"
- G DENOTES "GARAGE" PORTION OF THE LIVING UNIT
- Y DENOTES "YARD" EXCLUSIVE USE COMMON AREA
- PD** DENOTES "PRIVATE DRIVEWAY" PLAN 1 (EXCLUSIVE USE COMMON AREA)
- SYME DENOTES "SIDE YARD MAINTENANCE EASEMENT"

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS MAP IS A PORTION OF THE CENTERLINE OF RIVER PARK DRIVE AS SHOWN ON MAP NO. 13101 AND HERON I.E. N65°20'22"E

**BASIS OF ELEVATIONS:**

CITY OF SANTEE G.P.S. STATION NO. 2084 PER R.O.S. 11252; STANDARD STREET SURVEY MONUMENT STAMPED "SD CO ENGR DEPT SURV MDN"; CENTERLINE P.I. STATION 39+54.01 CUYAMACA STREET.


ELEVATION 338.43' DATUM M.S.L.

**LIVING UNIT TABLE**

L.U.	PLAN TYPE	PAD ELEV.	L.U.	PLAN TYPE	PAD ELEV.
1	2AR	334.70	29	2BR	334.50
2	3BR	334.80	30	2B	334.10
3	2CR	334.90	31	3A	334.30
4	1BR	335.20	32	2C	334.50
5	4AR	335.20	33	1A	334.80
6	4B	335.20	34	4B	334.80
7	1C	335.20	35	4AR	334.80
8	2B	334.90	36	1CR	334.80
9	2C	334.80	37	3BR	334.50
10	3A	334.70	38	2A	333.90
11	2AR	335.00	39	1B	334.20
12	4CR	335.00	40	4A	334.20
13	4B	335.00	41	4BR	334.20
14	1A	335.00	42	1CR	334.20
15	2C	334.70	43	3CR	333.90
16	3C	334.40	44	3B	334.00
17	2B	334.20	45	2C	334.20
18	3B	334.50	46	1B	334.50
19	2A	334.60	47	4A	334.50
20	1C	334.90	48	4B	334.40
21	4A	334.90	49	4AR	334.40
22	4BR	334.90	50	1CR	334.40
23	1AR	334.90	51	3C	334.20
24	2BR	334.60	52	1A	334.50
25	2CR	334.50	53	4B	334.40
26	2A	334.50	54	4AR	334.40
27	3C	334.30	55	2CR	334.30
28	2AR	334.30			

**ENGINEER'S STATEMENT**

I HEREBY STATE THAT I AM A LICENSED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS PLAN CONSISTING OF 10 SHEETS CORRECTLY SHOWS THE BOUNDARIES OF THE LAND, AND THE RELATION THEREOF OF THE UNITS SHOWN HEREON.

BY:  DATE: 12/7/95  
 TAT L WAI R.C.E. NO. 24633

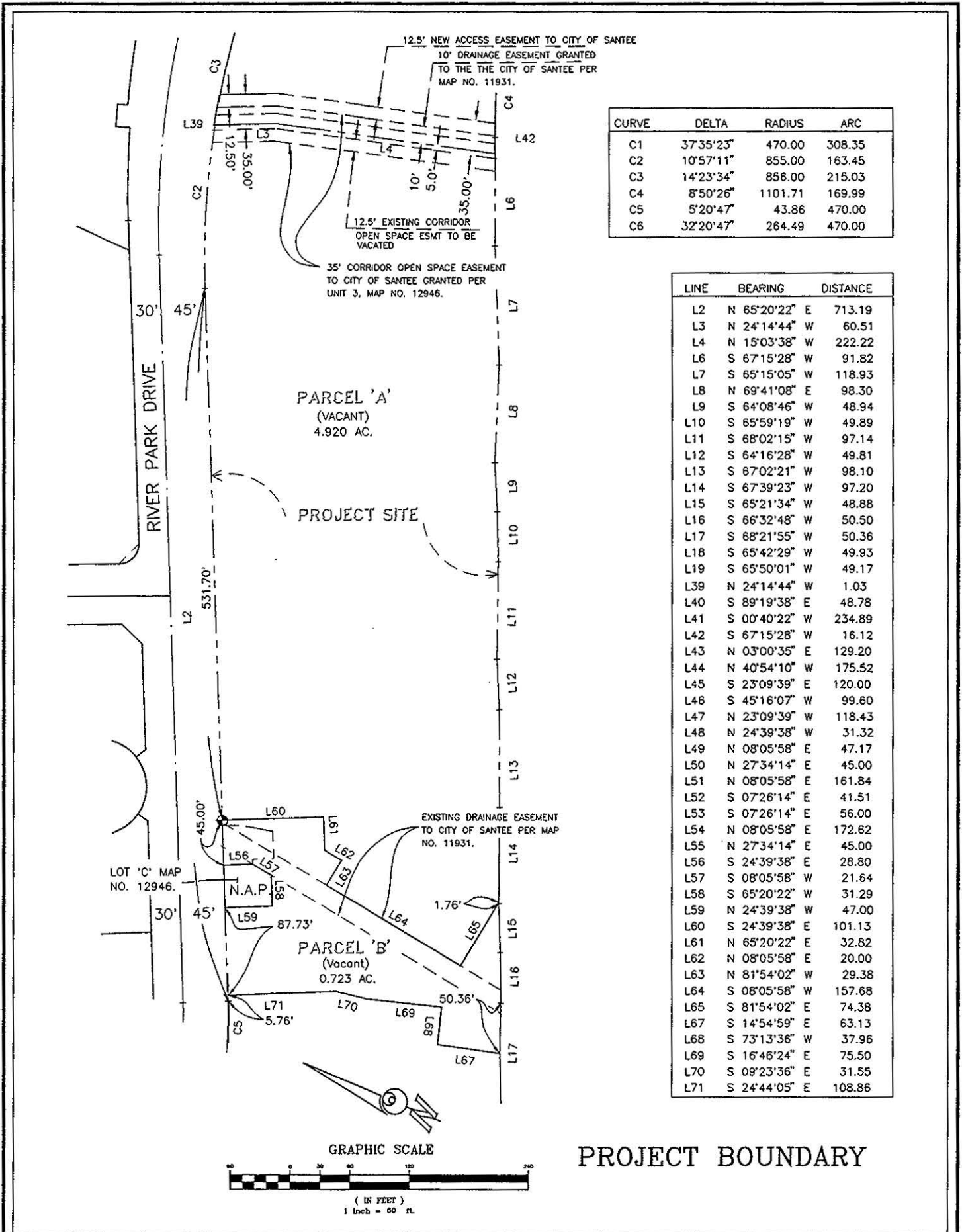


DATE	BY	DESCRIPTION	APP'D
REVISIONS			

**burkett & wong**  
 engineers & surveyors  
 3434 fourth ave. san diego ca.  
 92103-5704 • (619) 299-5550

CONDOMINIUM PLAN FOR:  
**CALIFORNIA AUTUMNWOOD**  
 CITY OF SANTEE

SHEET 1 OF 8 SHEETS  
 JOB NO. 5127U



CURVE	DELTA	RADIUS	ARC
C1	37°35'23"	470.00	308.35
C2	10°57'11"	855.00	163.45
C3	14°23'34"	856.00	215.03
C4	8°50'26"	1101.71	169.99
C5	5°20'47"	43.86	470.00
C6	32°20'47"	264.49	470.00

LINE	BEARING	DISTANCE
L2	N 65°20'22" E	713.19
L3	N 24°14'44" W	60.51
L4	N 15°03'38" W	222.22
L6	S 67°15'28" W	91.82
L7	S 65°15'05" W	118.93
L8	N 69°41'08" E	98.30
L9	S 64°08'46" W	48.94
L10	S 65°59'19" W	49.89
L11	S 68°02'15" W	97.14
L12	S 64°16'28" W	49.81
L13	S 67°02'21" W	98.10
L14	S 67°39'23" W	97.20
L15	S 65°21'34" W	48.88
L16	S 66°32'48" W	50.50
L17	S 68°21'55" W	50.36
L18	S 65°42'29" W	49.93
L19	S 65°50'01" W	49.17
L39	N 24°14'44" W	1.03
L40	S 89°19'38" E	48.78
L41	S 00°40'22" W	234.89
L42	S 67°15'28" W	16.12
L43	N 03°00'35" E	129.20
L44	N 40°54'10" W	175.52
L45	S 23°09'39" E	120.00
L46	S 45°16'07" W	99.60
L47	N 23°09'39" W	118.43
L48	N 24°39'38" W	31.32
L49	N 08°05'58" E	47.17
L50	N 27°34'14" E	45.00
L51	N 08°05'58" E	161.84
L52	S 07°26'14" E	41.51
L53	S 07°26'14" E	56.00
L54	N 08°05'58" E	172.62
L55	N 27°34'14" E	45.00
L56	S 24°39'38" E	28.80
L57	S 08°05'58" W	21.64
L58	S 65°20'22" W	31.29
L59	N 24°39'38" W	47.00
L60	S 24°39'38" E	101.13
L61	N 65°20'22" E	32.82
L62	N 08°05'58" E	20.00
L63	N 81°54'02" W	29.38
L64	S 08°05'58" W	157.68
L65	S 81°54'02" E	74.38
L67	S 14°54'59" E	63.13
L68	S 73°13'36" W	37.96
L69	S 16°46'24" E	75.50
L70	S 09°23'36" E	31.55
L71	S 24°44'05" E	108.86

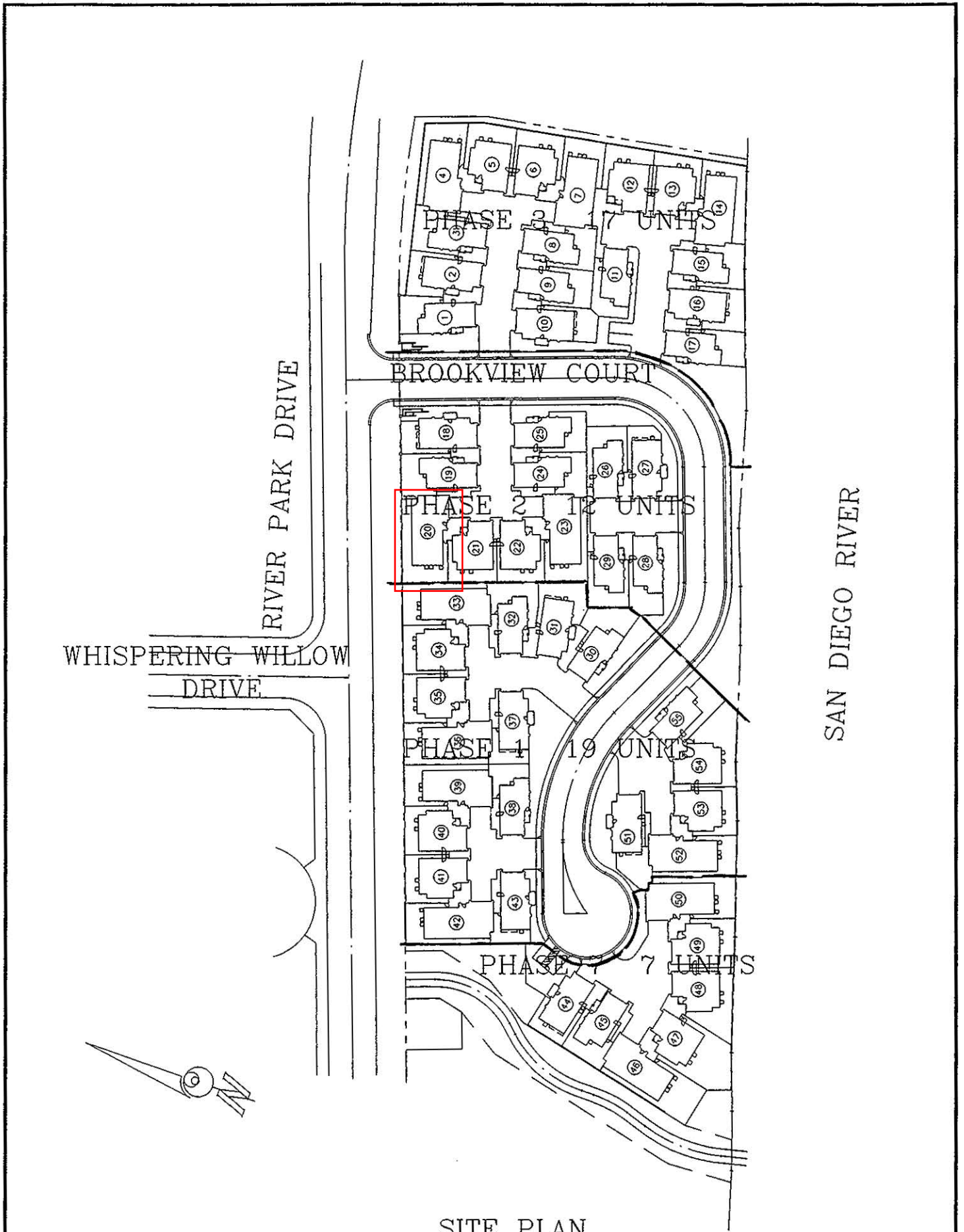
PROJECT BOUNDARY

DATE	BY	DESCRIPTION	APP'D

**burkett & wong**  
 engineers & surveyors  
 3434 fourth ave. san diego ca.  
 92103-5704 • (619) 299-5550

CONDOMINIUM PLANS FOR:  
**CALIFORNIA AUTUMNWOOD**  
**CITY OF SANTEE**

SHEET 2 OF 8 SHEETS  
 JOB NO: 5127U



SITE PLAN

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

DATE	BY	DESCRIPTION	APP'D

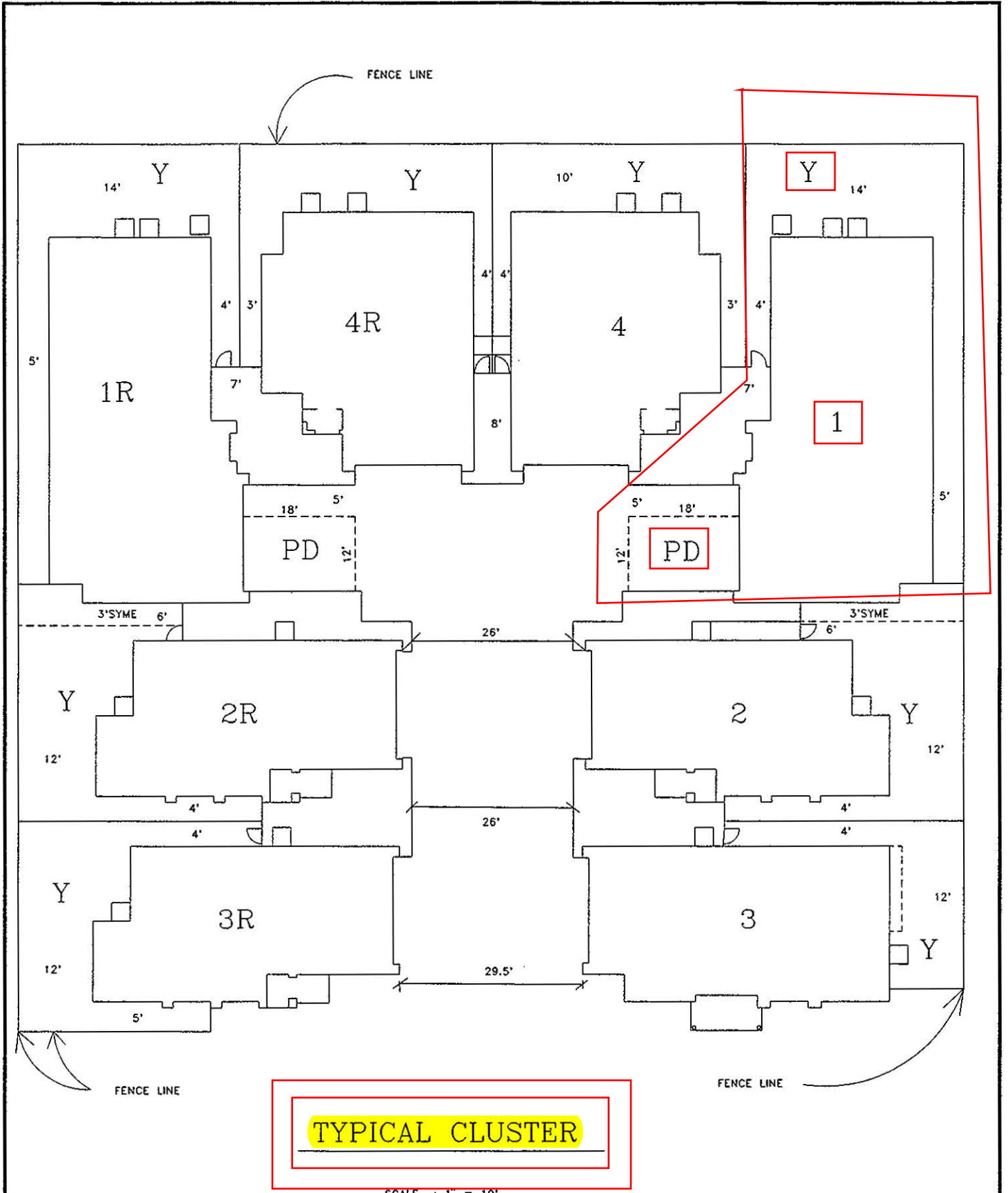
**burkett & wong**

engineers & surveyors  
3434 fourth ave. san diego ca.  
92103-5704 • (619) 299-5550

CONDOMINIUM PLAN FOR:  
**CALIFORNIA AUTUMNWOOD**  
**CITY OF SANTEE**

SHEET 3 OF 8 SHEETS  
JOB NO: 5127U





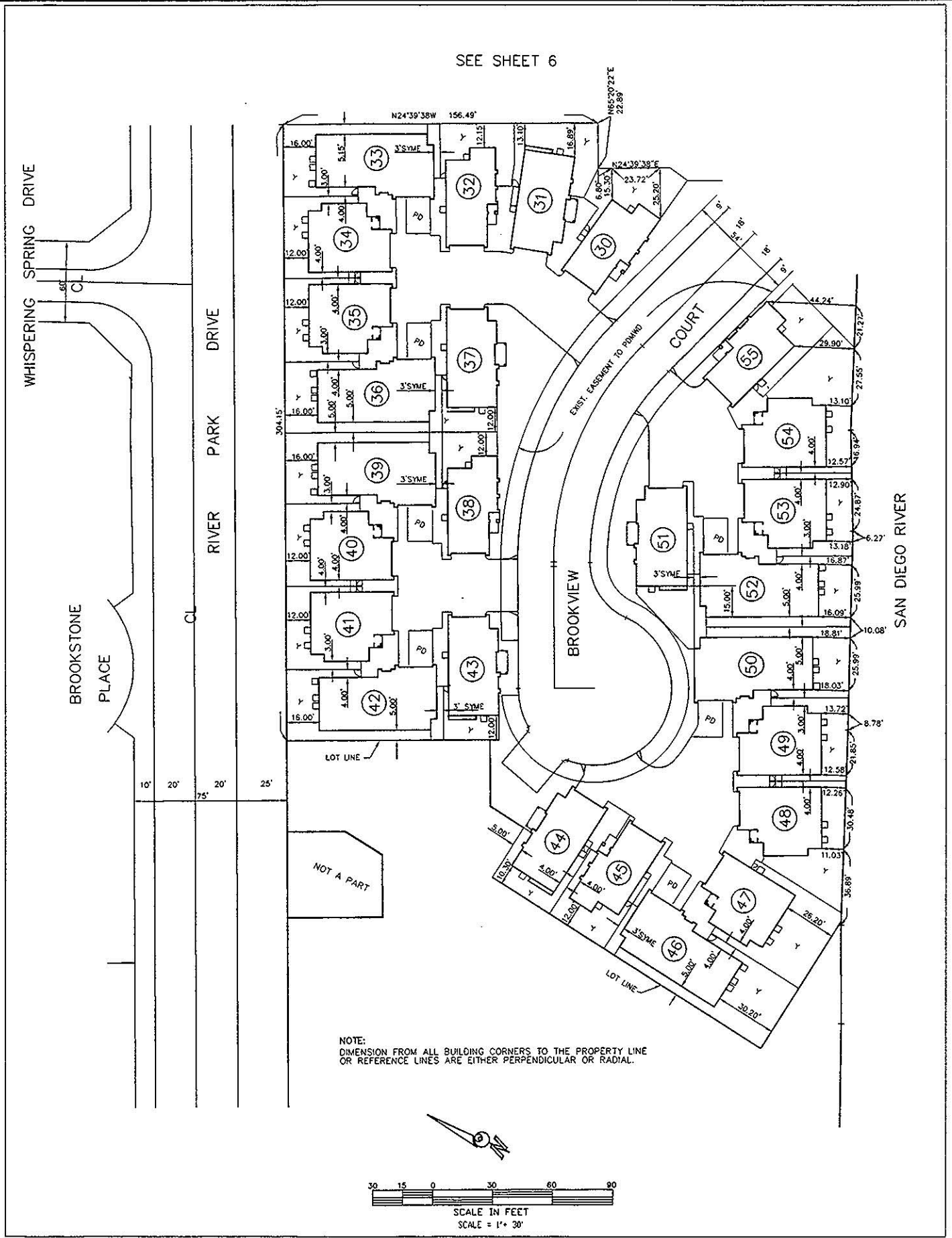
DATE	BY	DESCRIPTION	APP'D.

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 3434 fourth ave. san diego ca.  
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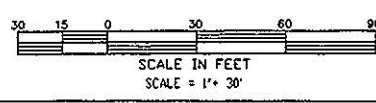
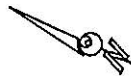
CONDOMINIUM PLAN FOR:  
**CALIFORNIA AUTUMNWOOD**  
 CITY OF SANTEE

SHEET 4 OF 8 SHEETS  
 JOB NO: 5127U

SEE SHEET 6



NOTE:  
DIMENSION FROM ALL BUILDING CORNERS TO THE PROPERTY LINE  
OR REFERENCE LINES ARE EITHER PERPENDICULAR OR RADIAL.

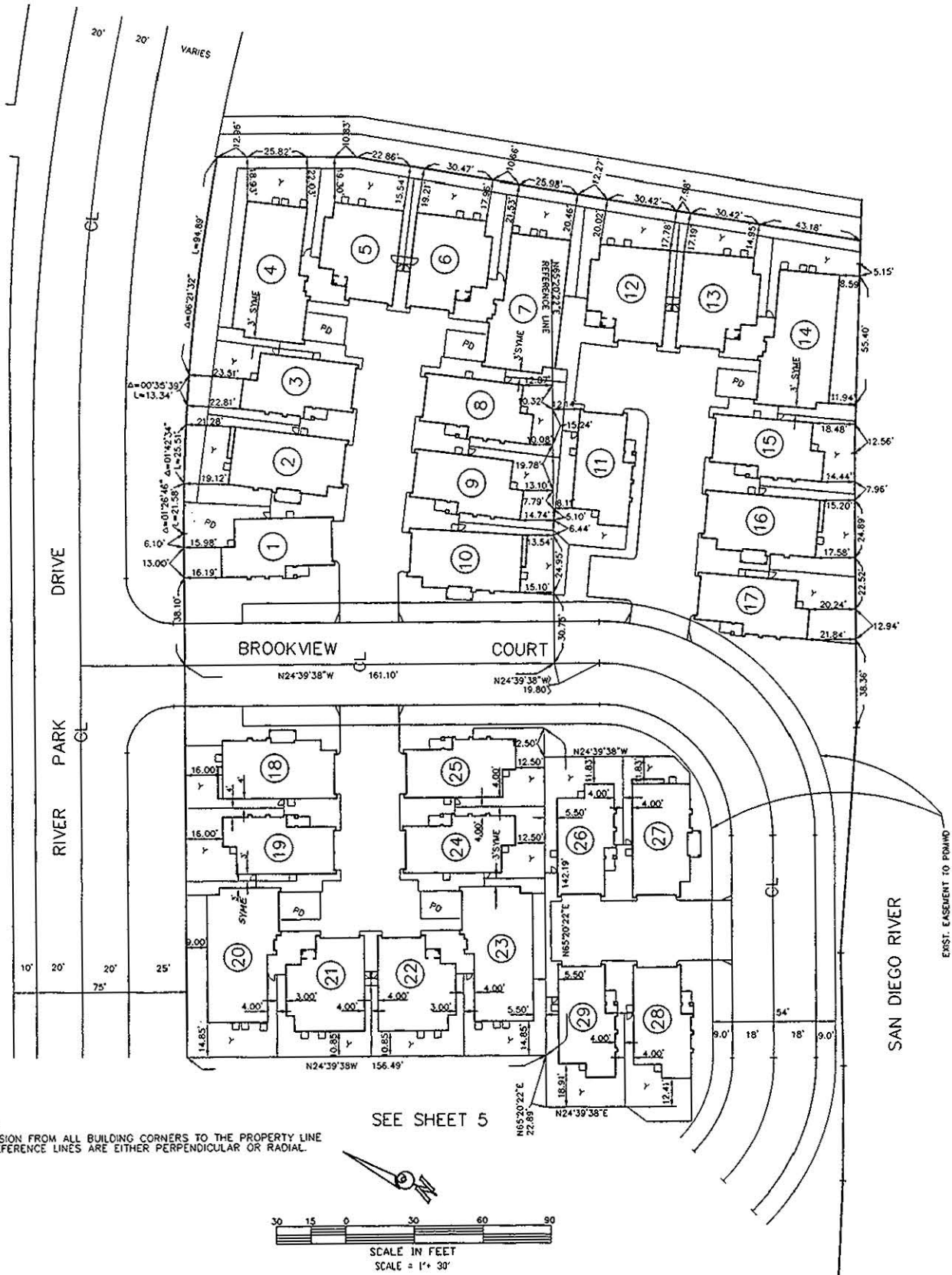


DATE	BY	DESCRIPTION	APP'D

**burkett & wong**  
engineers & surveyors  
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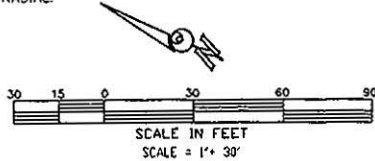
CONDOMINIUM PLANS FOR:  
**CALIFORNIA AUTUMNWOOD**  
CITY OF SANTEE

SHEET 5 OF 8 SHEETS  
JOB NO: 5127U



NOTE:  
DIMENSION FROM ALL BUILDING CORNERS TO THE PROPERTY LINE  
OR REFERENCE LINES ARE EITHER PERPENDICULAR OR RADIAL.

SEE SHEET 5

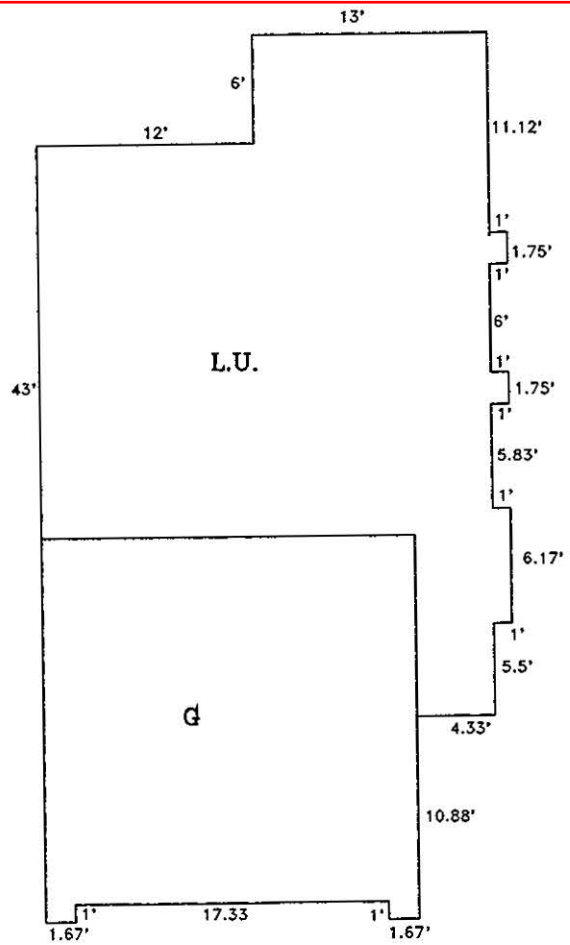
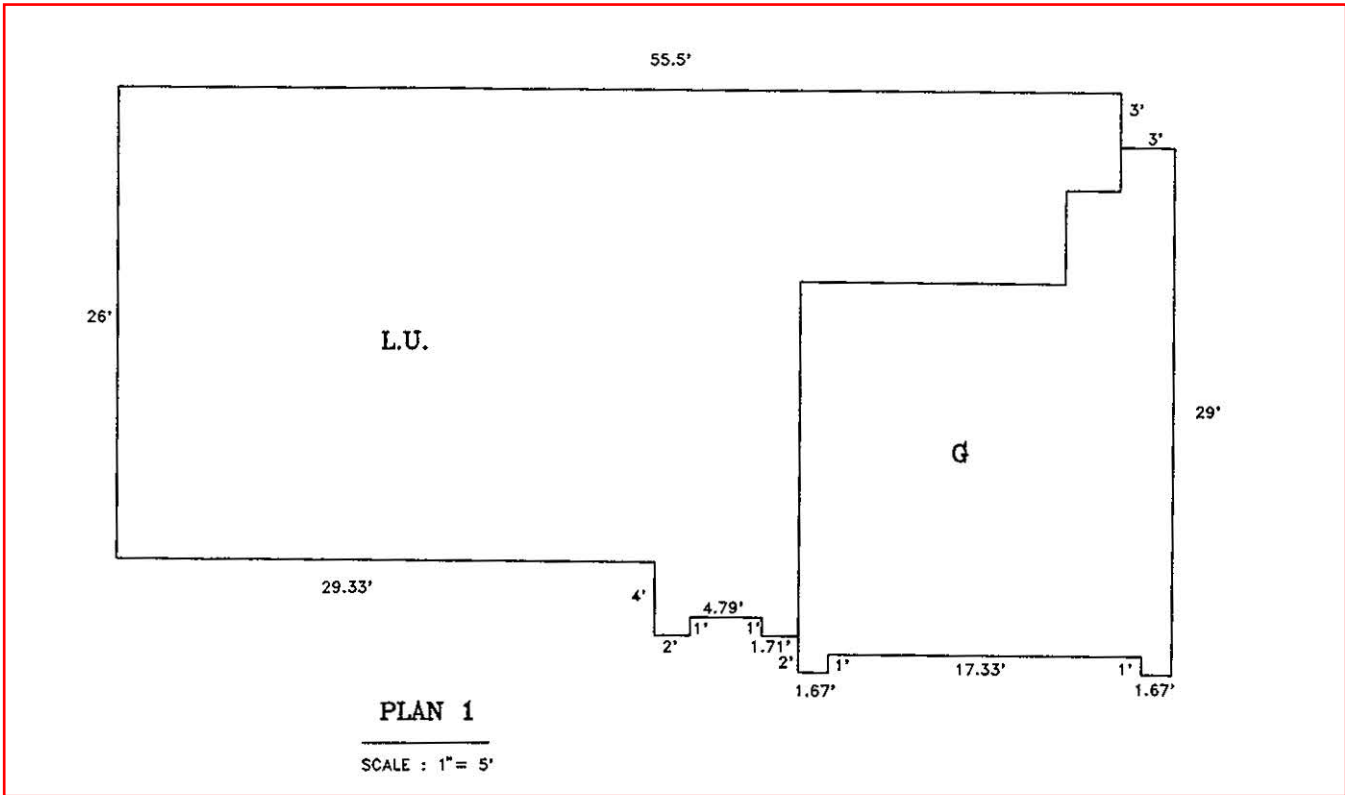


DATE	BY	DESCRIPTION	APP'D

**burkett & wong**  
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3434 fourth ave. san diego ca.  
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CONDOMINIUM PLANS FOR:  
**CALIFORNIA AUTUMNWOOD**  
CITY OF SANTEE

SHEET 6 OF 8 SHEETS  
JOB NO: 5127U



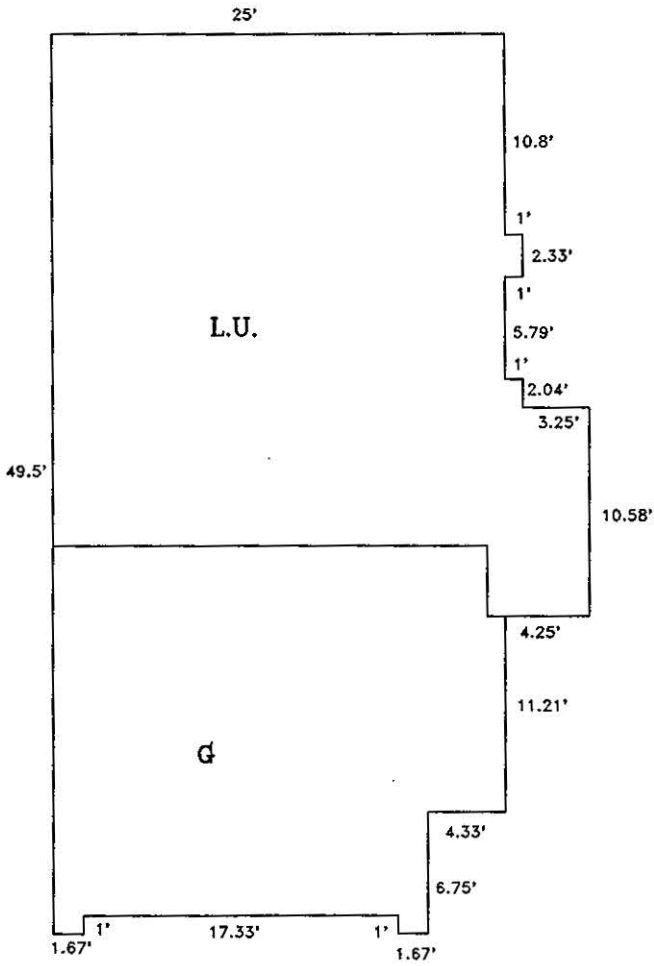
**TYPICAL LIVING UNIT PLAN TYPES**

DATE	BY	DESCRIPTION	APP'D

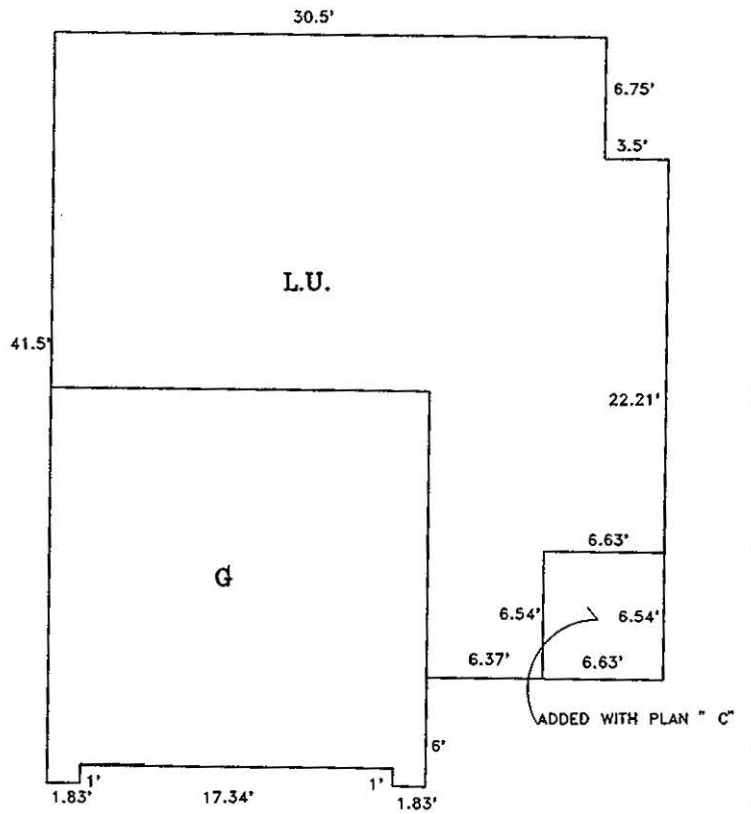
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CONDOMINIUM PLAN FOR:  
**CALIFORNIA AUTUMNWOOD**  
**CITY OF SANTEE**

SHEET 7 OF 8 SHEETS  
 JOB NO: 5127U



**PLAN 3**  
SCALE : 1" = 5'



**PLAN 4**  
SCALE : 1" = 5'

**TYPICAL LIVING UNIT PLAN TYPES**

DATE	BY	DESCRIPTION	APP'D

**burkett & wong**  
engineers & surveyors  
3434 fourth ave. san diego ca.  
92103-5704 • (619) 299-5550

CONDOMINIUM PLAN FOR:  
**CALIFORNIA AUTUMNWOOD**  
**CITY OF SANTEE**

SHEET 8 OF 8 SHEETS  
JOB NO: 5127U