

# CONDOMINIUM PLAN

FOR

# WINDEMERE COURT

IN THE CITY OF SAN DIEGO OF THE COUNTY OF SAN DIEGO STATE OF CALIFORNIA

LEGAL DESCRIPTION

BEING A CONDOMINIUM PLAN COVERING THE NORTHEASTERLY HALF OF LOT 34; THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY HALF BEING PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT; AND ALL OF LOTS 35 THROUGH 38, INCLUSIVE, IN BLOCK 184 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP THEREOF MADE BY G.A. D'HEMECOURT IN BOOK 3, PAGE 36 ET SEQ OF LIS PENDENS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

NOTE:

THIS CONDOMINIUM PLAN SUPERSEDES IN ITS ENTIRETY THE CONDOMINIUM PLAN RECORDED ON FEBRUARY 28, 1984, AS RECORDER'S FILE NO. 84-071147, OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

ENGINEER:

WOOLSEY ENGINEERING, INC.  
150 PAULARINO, SUITE 132  
COSTA MESA, CALIFORNIA 92626

The foregoing instrument is a full, true and correct copy of the original recorded on April 18, 86  
File 86-1515-25  
of C. J. [unclear] [unclear]  
Ticor Title Insurance Company of California

S. Fisher

INDEX:

DESCRIPTION

SHEET NO.

LEGAL DESCRIPTION AND INDEX	1
OWNER'S CERTIFICATE AND ACKNOWLEDGEMENT	2
SURVEYOR'S CERTIFICATE, BENCH MARK & BASIS OF BEARINGS	3
ELEVATION TABULATIONS	3
NOTES & DEFINITIONS	3
SURVEY AND BUILDING LOCATION MAP	4-5
HORIZONTAL BOUNDARIES OF AIR SPACE	6
GARAGE LEVEL BUILDING PLAN	7
FIRST FLOOR BUILDING PLAN	8
SECOND FLOOR BUILDING PLAN	9
LIVING UNIT TYPE A AND AR	10
LIVING UNIT TYPE B AND BR	11
LIVING UNIT TYPE C AND CR	12
LIVING UNIT TYPE D AND DR	13
LIVING UNIT TYPE E AND ER	14
LIVING UNIT TYPE F	15
SECTION "A-A"	16

RECORDING REQUESTED BY:  
TICOR TITLE INS. OF CALIF.  
AFTER RECORDING TO MAIL:  
MCKITTRICK, JACKSON DEMARCO & PECKENPAUGH  
4041 MACARTHUR BLVD.  
P. O. BOX 2710  
NEWPORT BEACH, CA 92658-8995

CERTIFICATE  
UNDER CALIFORNIA CIVIL CODE  
SECTION 1351

WINDEMERE COURT

We the undersigned, being all of the record owner(s) of, and record holder(s) of security interests in, the real property described in the documents hereinafter mentioned, do hereby certify that:

We hereby consent to the recordation of the plan of condominium, pursuant to Chapter 1350 et seq of California Civil Code, consisting of: (i) the description or survey map of the surface of the land included with the project, as such description is set forth upon or constituted by

THE NORTHEASTERLY HALF OF LOT 34; THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY HALF BEING PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT; AND ALL OF LOTS 35 THROUGH 38, INCLUSIVE IN BLOCK 184 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY G.A. D'HEMECOURT IN BOOK 8, PAGE 36 ET SEQ OF LIS PENDENS IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY.

and which description is hereby by reference incorporated herein; (ii) the diagrammatic floor plans of the building or buildings built or to be built on said land, as said diagrammatic floor plans are attached to this Certificate, and which diagrammatic floor plans are hereby by reference incorporated herein; and (iii) this Certificate.

DATE: APRIL 15, 1986

RECORD OWNER(S)

RECORD HOLDER(S) OF  
SECURITY INTERESTS

WESTERN SAVINGS AND LOAN ASSOCIATION

BY: [Signature]  
Executive Vice President

BY: [Signature]  
Senior Vice President

State of Arizona  
County of Maricopa

The foregoing instrument was acknowledged before me this 17th day of April, 1986 by Clark P. Cederlof and Fred O. Stutenroth the Executive Vice President and Senior Vice President of Western Savings and Loan Association, an Arizona Corporation, on behalf of the Corporation.

Bonnie Cunningham  
Notary

My Commission Expires: May 14, 1988



# CONDOMINIUM PLAN

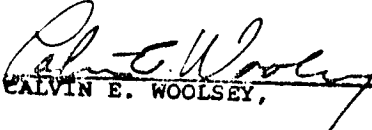
FOR

# WINDEMERE COURT

IN THE CITY OF SAN DIEGO OF THE COUNTY OF SAN  
DIEGO STATE OF CALIFORNIA

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR NO. 4467 OF THE STATE OF CALIFORNIA AND THAT THIS PLAN CONSISTING OF 16 SHEETS, CORRECTLY REPRESENTS (1) A TRUE AND COMPLETE SURVEY OF THE PERIMETER OF THE PROJECT (WINDEMERE COURT CONDOMINIUM) MADE UNDER MY SUPERVISION ON MARCH 1985, AND (2) THE PROPOSED LOCATION OF AIRSPACES WITHIN THE BUILDING TO BE CONSTRUCTED PER BUILDING PLANS.

  
CALVIN E. WOOLSEY, L.S. 4467

BENCH MARK:

BRASS SPIKE IN LEAD IN TOP OF CURB, SOUTHWEST CORNER CLEVELAND AVENUE AND LINCOLN AVENUE.

ELEVATION = 311.052 FEET ABOVE MEAN SEA LEVEL

BASIS OF BEARINGS:

THE BEARING OF NORTH 39° 57' 10" EAST FOR THE SEVEN FOOT OFFSET LINE ALONG CLEVELAND AVENUE PER RECORD OF SURVEY MAP NO. 3115 WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

ELEVATION TABULATIONS:

FINISH FLOOR ELEVATIONS

FIRST FLOOR

SECOND FLOOR



See sheet 16 Section "A - A"

# CONDOMINIUM PLAN

FOR

# WINDEMERE COURT

IN THE CITY OF SAN DIEGO OF THE COUNTY OF SAN  
DIEGO STATE OF CALIFORNIA

## NOTES AND DEFINITIONS

1. "CONDOMINIUM PROJECT" SHALL MEAN AND REFER TO A COMMON INTEREST DEVELOPMENT ON THAT ENTIRE PARCEL OF REAL PROPERTY KNOWN AS THE NORTHEASTERLY HALF OF LOT 34; THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY HALF BEING PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT; AND ALL LOTS 35 THROUGH 38, INCLUSIVE, IN BLOCK 184 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP THEREOF MADE BY G. A. D'HEMECOURT IN BOOK 8, PAGE 36 ET SEQ OF LIS PENDENS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DIVIDED OR TO BE DIVIDED INTO CONDOMINIUMS, INCLUDING ALL STRUCTURES THEREON.
2. "CONDOMINIUM" SHALL MEAN AND REFER TO AND ESTATE IN THE REAL PROPERTY SHOWN HEREON, AS DEFINED IN CIVIL CODE SECTION 1351(f), AND SHALL CONSIST OF AN UNDIVIDED ONE TWENTY-NINTH (1/29th) INTEREST AS TENANT-IN-COMMON IN THE PORTION OF REAL PROPERTY COUPLED WITH A SEPARATE INTEREST IN SPACE CALLED A UNIT, THE BOUNDARIES OF WHICH ARE DESCRIBED ON THIS PLAN.
3. "UNIT" SHALL MEAN A SEPARATE INTEREST IN SPACE DEFINED IN CIVIL CODE SECTION 1351(f) AND (1)(2). EACH OF THE UNITS SHALL BE A SEPARATE FREE-HOLD ESTATE AS SEPARATELY SHOWN, NUMBERED, AND DESIGNATED ON THIS CONDOMINIUM PLAN. THE UNITS IN THE PROJECT ARE NUMBERED 101 THROUGH 107, INCLUSIVE, 109 THROUGH 115, INCLUSIVE AND 201 THROUGH 215, INCLUSIVE. A UNIT CONSISTS OF ALL THOSE SEPARATE INTERESTS IN THE SPACE SHOWN AND IDENTIFIED ON THE CONDOMINIUM PLAN AS BEING PART OF SUCH UNIT.
4. "CONDOMINIUM PLAN" MEANS THIS PLAN CONSISTING OF (1) A DESCRIPTION OR SURVEY MAP OF A CONDOMINIUM PROJECT WHICH SHALL REFER TO OR SHOW MONUMENTATION ON THE GROUND, (2) A THREE-DIMENSIONAL DESCRIPTION OF A CONDOMINIUM PROJECT, ONE OR MORE DIMENSIONS OF WHICH MAY EXTEND FOR INDEFINITE DISTANCE UPWARDS OR DOWNWARDS WITH SUFFICIENT DETAIL TO IDENTIFY THE COMMON AREAS IN EACH SEPARATE INTEREST AND (3) A CERTIFICATE CONSENTING TO RECORDATION OF THIS CONDOMINIUM PLAN PURSUANT TO THE DAVIS-STERLING COMMON INTEREST DEVELOPMENT ACT AND ACKNOWLEDGED BY THE RECORD OWNER OF FEE TITLE TO THAT PROPERTY INCLUDED IN THE CONDOMINIUM PROJECT. THIS CERTIFICATE SHALL ALSO BE SIGNED AND ACKNOWLEDGED BY EITHER THE TRUSTEE OR BENEFICIARY OF EACH RECORDED DEED OF TRUST AND THE MORTGAGEE OF EACH RECORDED MORTGAGE ENCLUMBERING THE PROPERTY.
5. "BUILDING" SHALL MEAN THE STRUCTURE IN WHICH UNITS ARE LOCATED. BUILDINGS ARE SHOWN AND IDENTIFIED ON THE CONDOMINIUM PLAN AND ARE LABELED "1".
6. "COMMON AREAS" AS DEFINED IN CIVIL CODE SECTION 1351(d) SHALL MEAN THE ENTIRE COMMON INTEREST DEVELOPMENT, EXCEPT THE SEPARATE INTEREST THEREIN.
7. "EXCLUSIVE COMMON AREAS" SHALL MEAN AND REFER TO THOSE PORTIONS OF THE COMMON AREA WHICH ARE DESIGNATED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE EXCLUSIVE USE OF ONE OR MORE, BUT FEWER THAN ALL OF THE OWNERS OF THE SEPARATE INTERESTS IN ACCORDANCE WITH THE CIVIL CODE SECTION 1351(i) EXCLUSIVE USE COMMON AREA AND UNITS, THE OWNERS OF WHICH SHALL BE ENTITLED EXCLUSIVE USE THEREOF, ARE IDENTIFIED ON THE CONDOMINIUM PLAN AS FOLLOWS:
  - A. "DECK AREA" SHALL BE IDENTIFIED ON THE CONDOMINIUM PLAN BY A UNIT NUMBER AND THE LETTER "D".

"EXCLUSIVE USE COMMON AREA STORAGE AND PARKING SPACES ARE SHOWN AND ASSIGNED IN THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS AND RESERVATION OF EASEMENTS FOR THE CONDOMINIUM PROJECT."

# CONDOMINIUM PLAN

FOR

# WINDEMERE COURT

IN THE CITY OF SAN DIEGO OF THE COUNTY OF SAN  
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NOTES AND DEFINITIONS CONTINUED

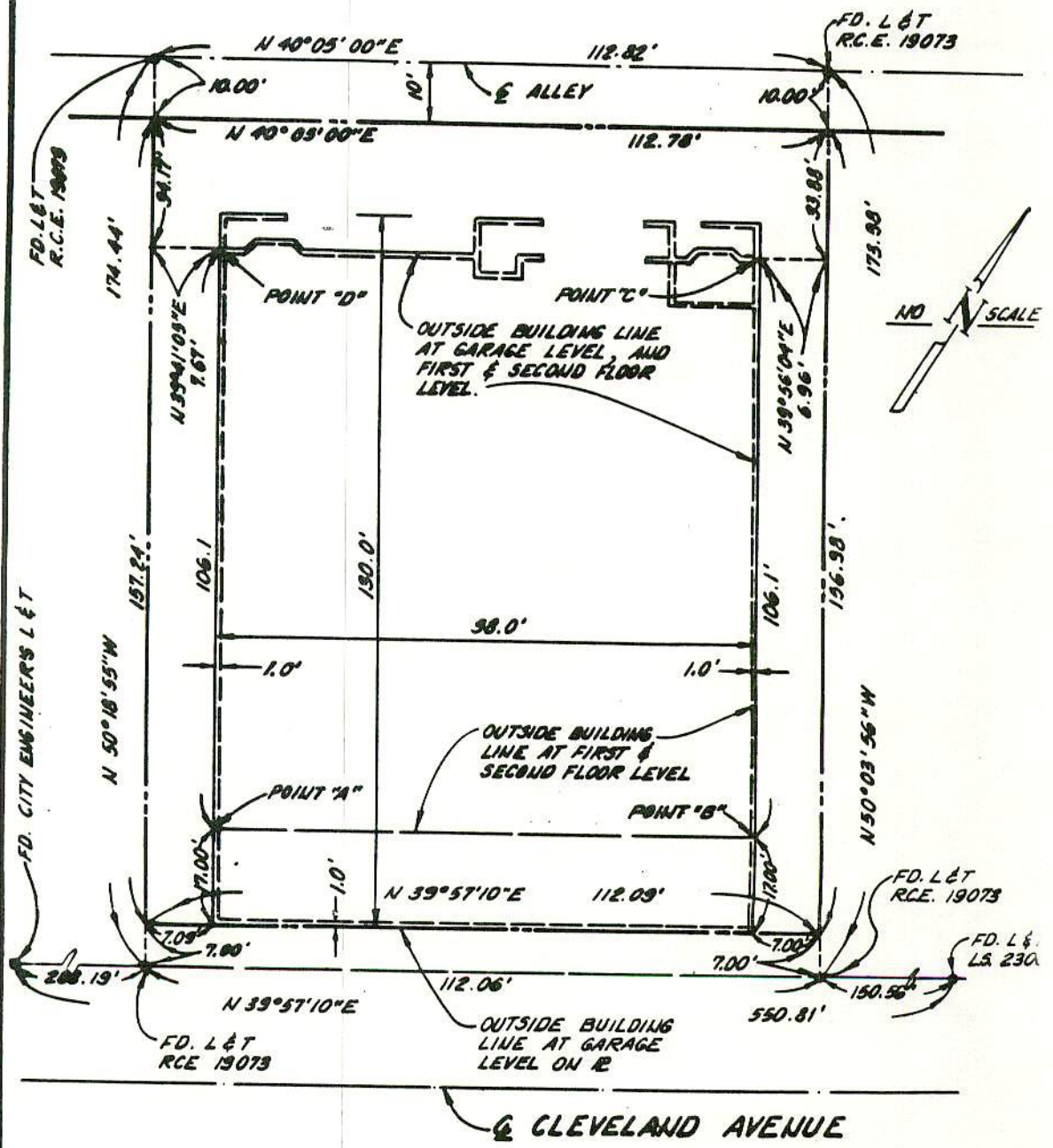
8. "SEPARATE INTEREST IN SPACE" SHALL MEAN THE FOLLOWING AIRSPACES OF A UNIT:
- A. "RESIDENTIAL AIR SPACE" SHALL MEAN AND REFER TO THAT PORTION OF A UNIT DESIGNED FOR USE AS A RESIDENCE AND SHALL BE IDENTIFIED ON THE CONDOMINIUM PLAN BY A UNIT NUMBER AND SHALL CONSIST OF THE INTERIOR OF EACH RESIDENTIAL ELEMENT AND THE SPACE ENCOMPASSED THEREBY, INCLUDING THE OUTLETS OF ALL UTILITY INSTALLATIONS THEREIN.
9. ALL AIR SPACE BOUNDARY LINES INTERSECT AT RIGHT ANGLES, EXCEPT WHERE SHOWN OTHERWISE.
10. CONDOMINIUM PROJECT AREA SHOWN THUSLY \_\_\_\_\_
11. THESE DIAGRAMMATIC FLOOR PLANS INTENTIONALLY OMIT DETAILED INFORMATION OF INTERNAL PARTITIONING WITHIN INDIVIDUAL UNITS. LIKEWISE, SUCH DETAILS AS PROTRUSIONS OF VENT, BEAMS, COLUMNS, WINDOW CASINGS AND OTHER SUCH FEATURES ARE NOT INTENDED TO BE REFLECTED ON THIS PLAN.
12. "LIVING UNIT" SHALL MEAN THE RESIDENTIAL ELEMENT OF THE UNIT.
13. LEGEND OF DESIGNATIONS.
- D-101 DECK FOR LIVING UNIT 101.  
101-A LIVING UNIT 101 - TYPE A.  
101-AR LIVING UNIT 101 - TYPE A REVERSED.  
101-B LIVING UNIT 101 - TYPE B.  
101-BR LIVING UNIT 101 - TYPE B REVERSED.  
101-C LIVING UNIT 101 - TYPE C.  
101-CR LIVING UNIT 101 - TYPE C REVERSED.  
101-D LIVING UNIT 101 - TYPE D.  
101-DR LIVING UNIT 101 - TYPE D REVERSED.  
101-E LIVING UNIT 101 - TYPE E.  
101-ER LIVING UNIT 101 - TYPE E REVERSED.
14. EACH OF THE AIRSPACES DESIGNATED AS DECKS IS BOUNDED AS FOLLOWS:
- A. THE LOWER VERTICAL BOUNDARY IS A HORIZONTAL PLANE, THE ELEVATION OF WHICH IS THE ELEVATION OF THE SURFACE OF THE FINISHED FLOOR OF THE ADJOINING LIVING UNIT.
- B. THE UPPER VERTICAL BOUNDARY IS A HORIZONTAL PLANE, THE ELEVATION OF WHICH IS THE SAME ELEVATION OF THE SURFACE OF THE FINISHED CEILING OF THE ADJOINING LIVING UNIT.
- C. THE LATERAL BOUNDARIES ARE THE EXTERIOR FINISHED SURFACES OF THE PERIMETER WALLS, WINDOWS, AND DOORS OF THE ADJOINING LIVING UNIT. PARTITION WALLS, FENCES, AND RAILS WHERE THEY EXIST; OTHERWISE THE LATERAL BOUNDARIES ARE VERTICAL PLANES AT THE LIMITS OF THE HORIZONTAL DIMENSIONS SHOWN.
15. THIS PLAN AND THE DIMENSIONS SHOWN ARE INTENDED TO CONFORM TO CALIFORNIA CIVIL CODE SECTION 1351(e), WHICH REQUIRES "DIAGRAMMATIC FLOOR PLANS 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 COMPUTATION OF FLOOR AREA OR AIR SPACE VOLUME IN ANY OR ALL OF THE UNITS.

# CONDOMINIUM PLAN

FOR

# WINDEMERE COURT

IN THE CITY OF SAN DIEGO OF THE COUNTY OF SAN DIEGO STATE OF CALIFORNIA



SURVEY AND BUILDING LOCATION  
MAP



# CONDOMINIUM PLAN

FOR

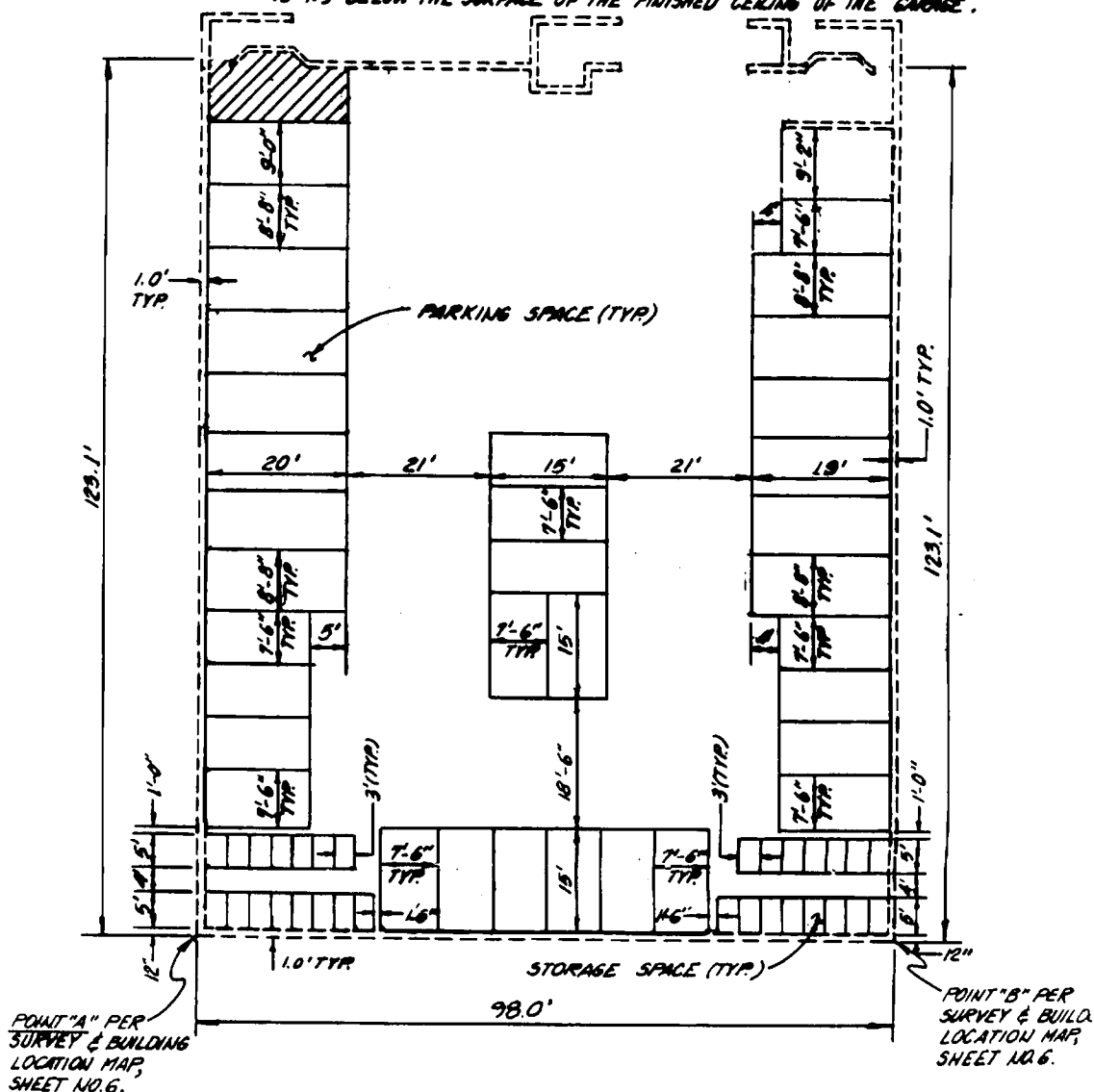
# WINDEMERE COURT

IN THE CITY OF SAN DIEGO OF THE COUNTY OF SAN DIEGO STATE OF CALIFORNIA

NOTE: EACH AREA OF AIRSPACE DESIGNATED AS STORAGE IS BOUNDIED AS FOLLOWS:

a: THE LOWER VERTICAL BOUNDARY IS A HORIZONTAL PLANE, THE ELEVATION OF WHICH IS THE ELEVATION OF THE SURFACE OF THE FINISHED FLOOR OF THE GARAGE.

b: THE UPPER VERTICAL BOUNDARY IS A HORIZONTAL PLANE, THE ELEVATION OF WHICH IS 1.5' BELOW THE SURFACE OF THE FINISHED CEILING OF THE GARAGE.



## GARAGE LEVEL BUILDING PLAN

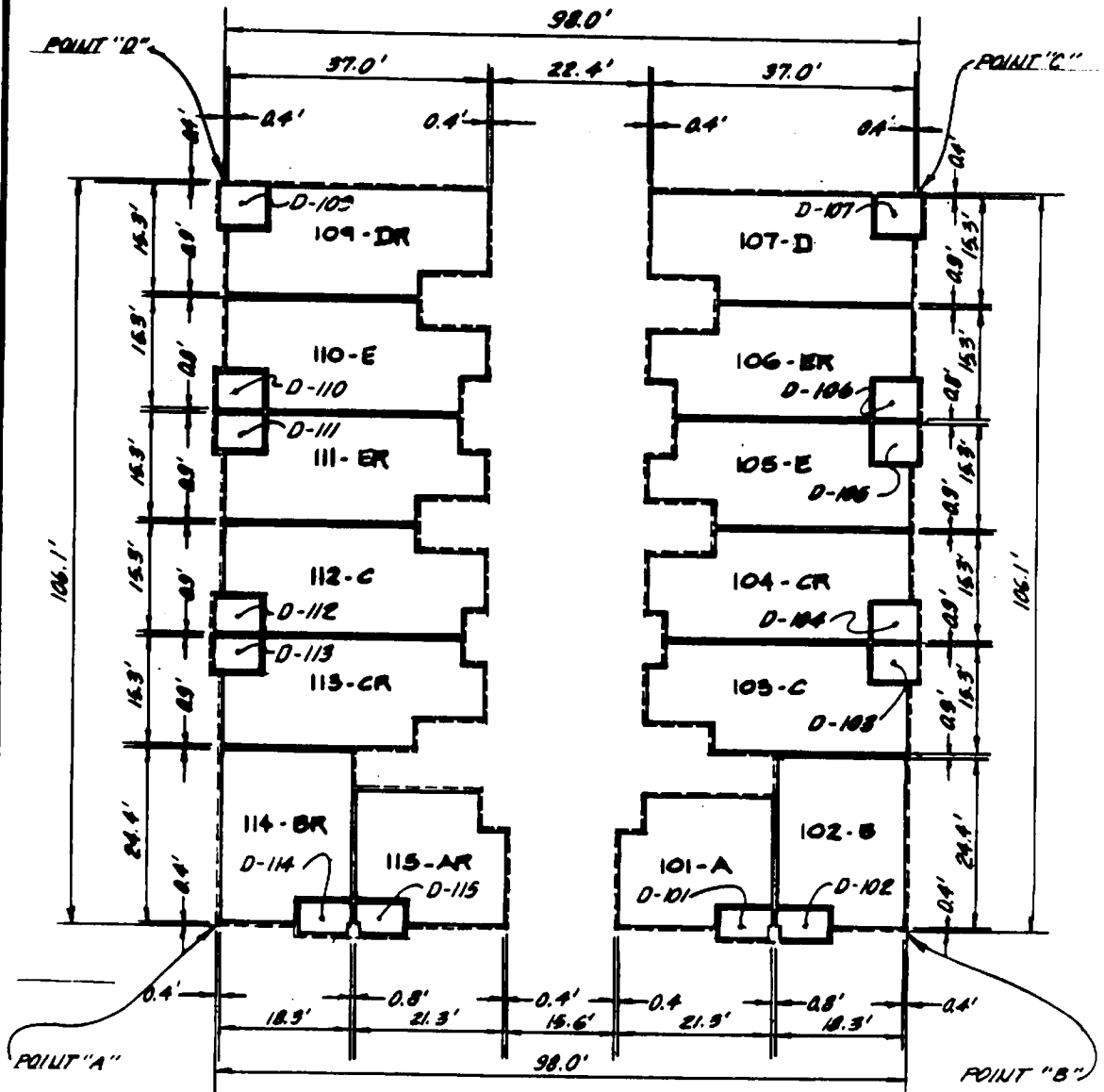
NOT TO SCALE

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**FIRST FLOOR BUILDING PLAN**

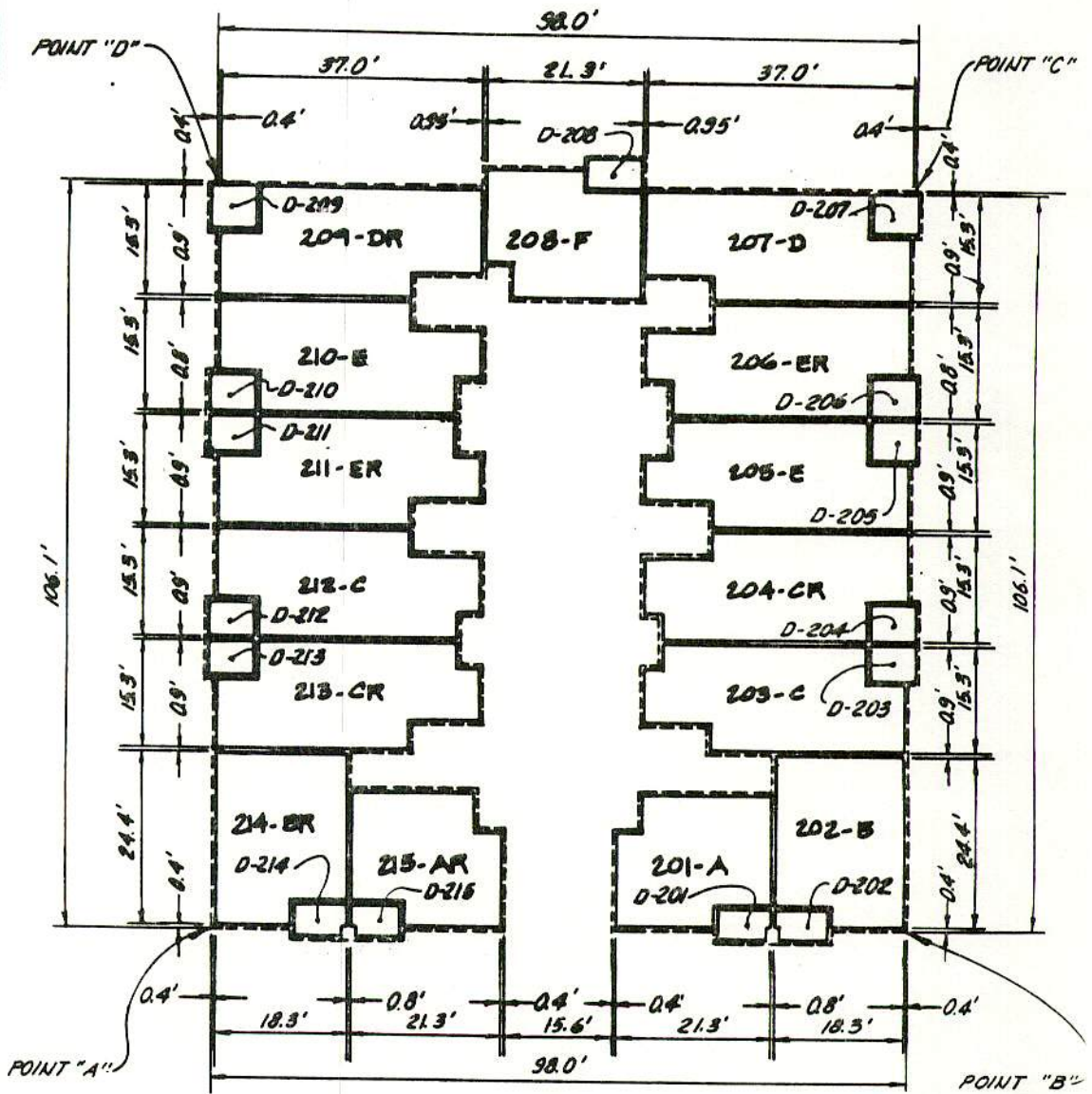


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**SECOND FLOOR BUILDING PLAN**

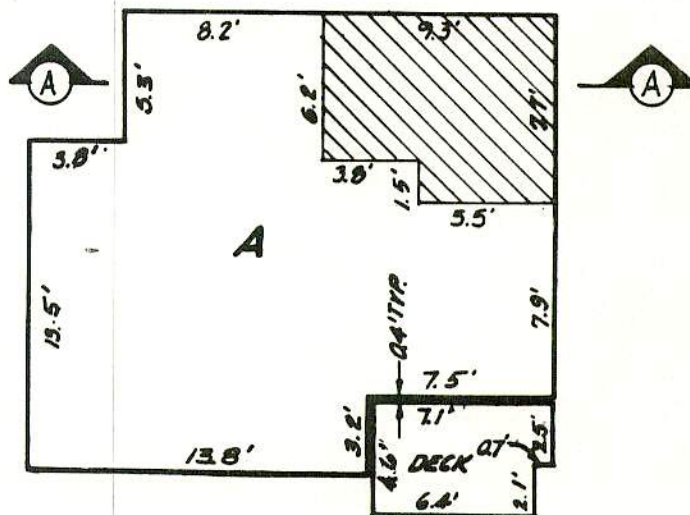


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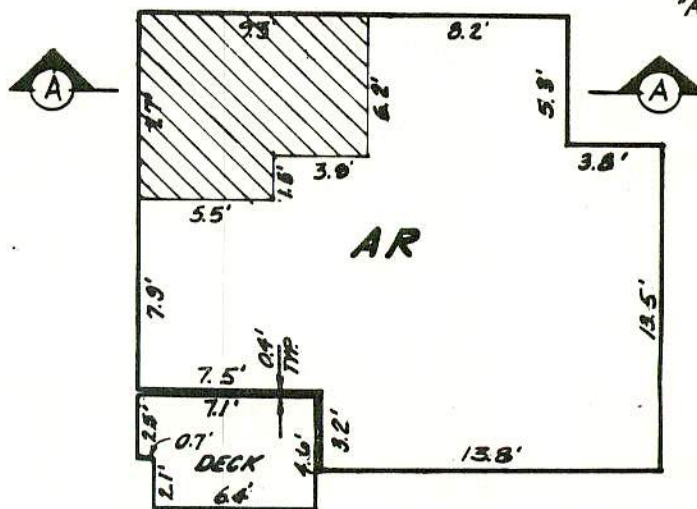
# WINDEMERE COURT

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LIVING UNIT TYPE "A"

NOTE:  
CROSS HATCHING TYPICAL  
AT FIRST FLOOR ONLY. SEE  
SHEET NO. 17 FOR SECTION  
"A-A".



LIVING UNIT TYPE "A" REVERSE

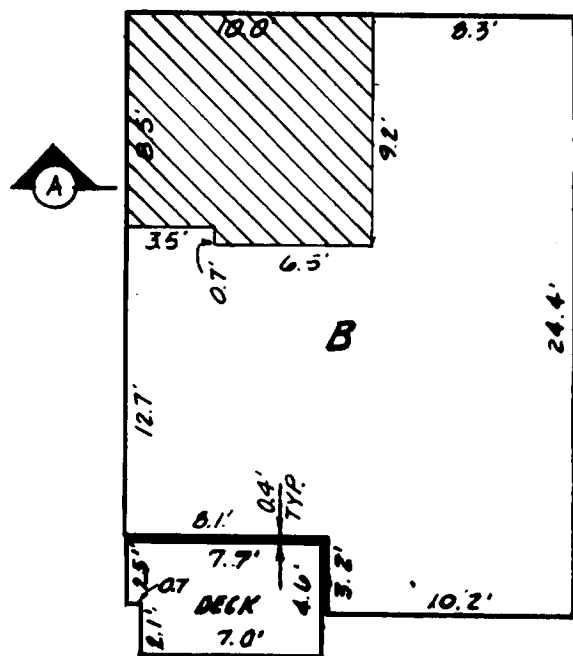


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FOR

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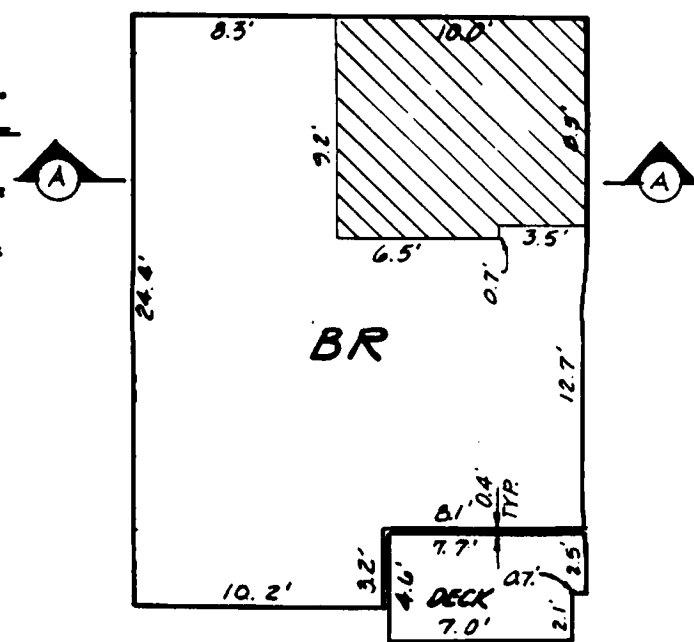
IN THE CITY OF SAN DIEGO OF THE COUNTY OF SAN DIEGO STATE OF CALIFORNIA



LIVING UNIT TYPE "B"

*NOTE:*  
CROSS HATCHING TYPICAL  
AT FIRST FLOOR ONLY. SEE  
SHEET NO. 17 FOR SECTION  
"A-A"

LIVING UNIT  
TYPE "B"  
REVERSE

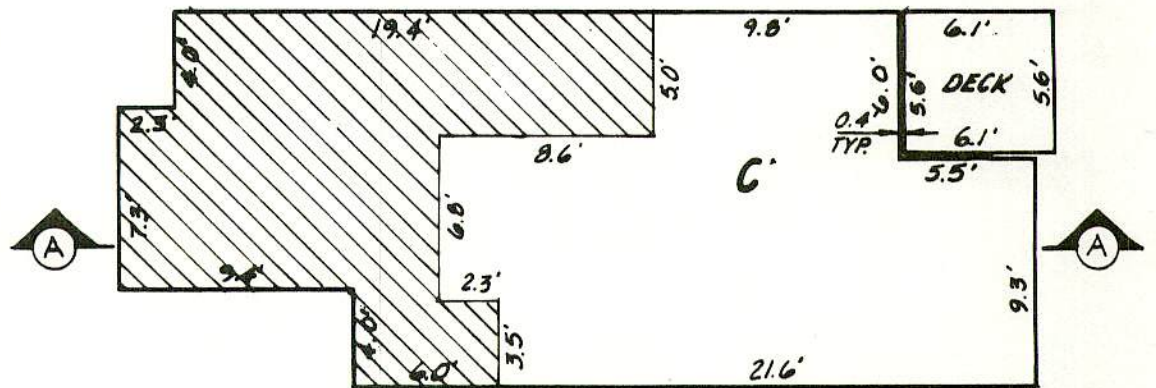


# CONDOMINIUM PLAN

FOR

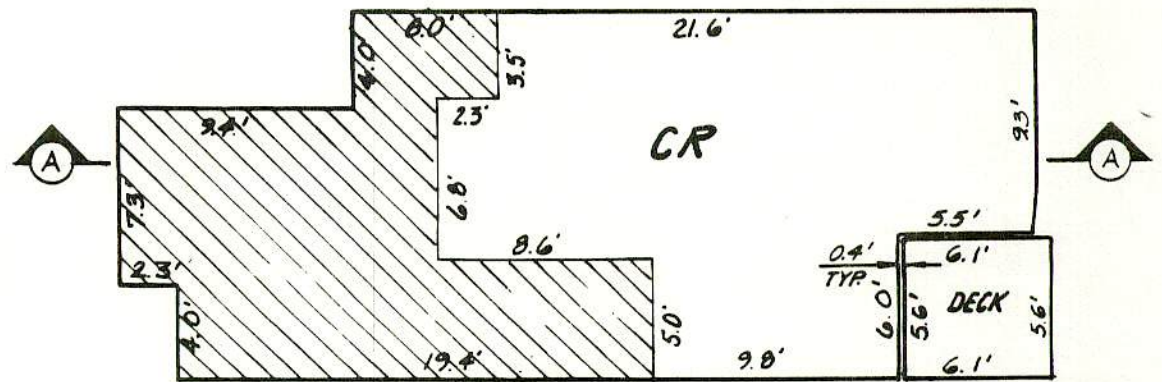
# WINDEMERE COURT

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**NOTE:**  
CROSS HATCHING TYPICAL  
AT FIRST FLOOR ONLY. SEE  
SHEET NO. 17 FOR SECTION  
"A-A."

LIVING UNIT TYPE "C"



LIVING UNIT TYPE "C" REVERSE

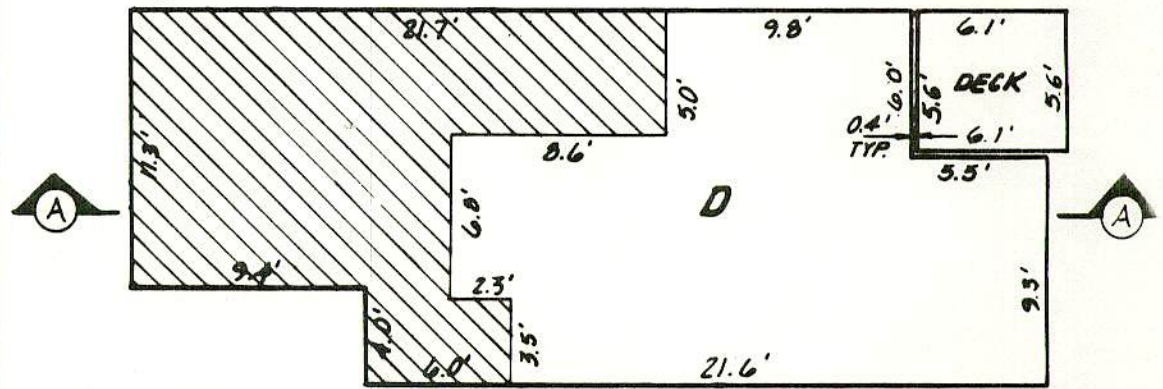


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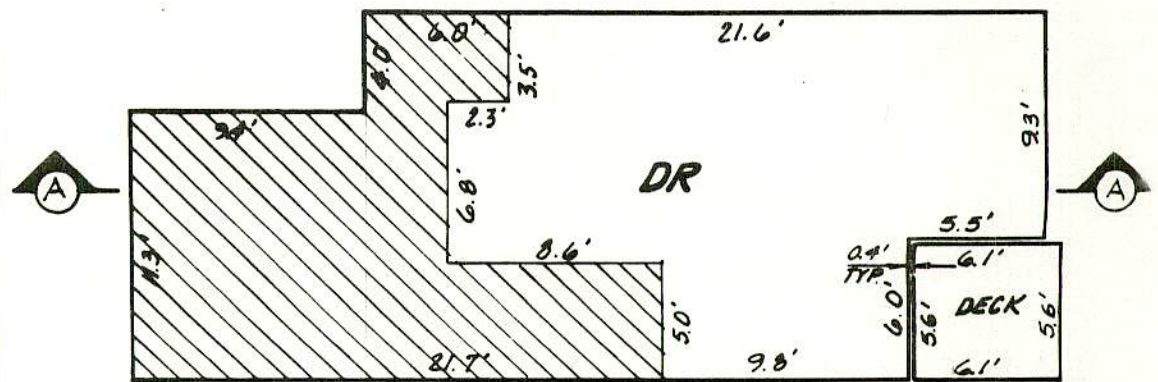
# WINDEMERE COURT

IN THE CITY OF SAN DIEGO OF THE COUNTY OF SAN DIEGO STATE OF CALIFORNIA



*NOTE:*  
CROSS HATCHING TYPICAL  
AT FIRST FLOOR ONLY.  
SEE SHEET NO. 17 FOR  
SECTION "A-A"

LIVING UNIT TYPE "D"



LIVING UNIT TYPE "D" REVERSE

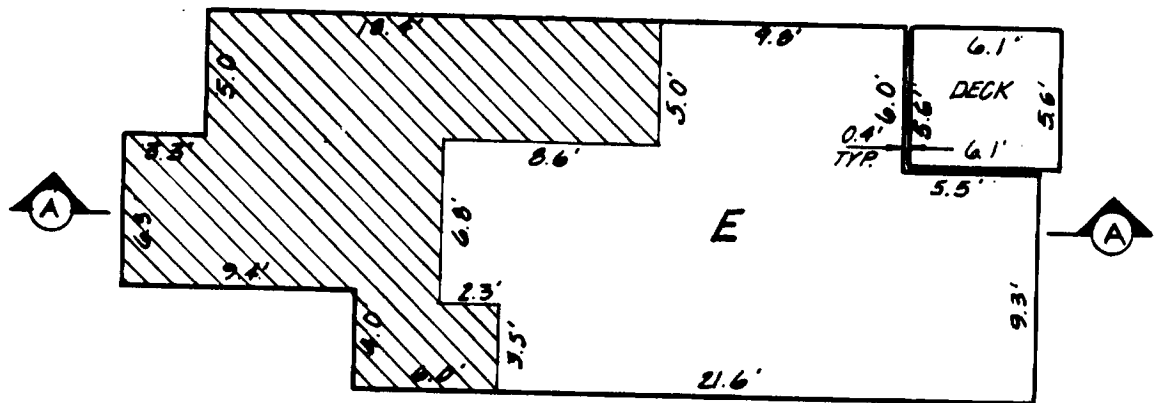


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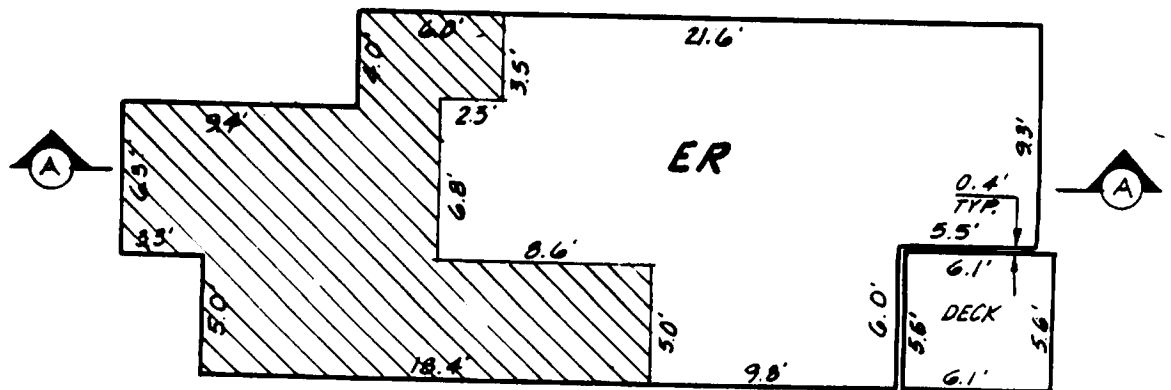
# WINDEMERE COURT

IN THE CITY OF SAN DIEGO OF THE COUNTY OF SAN DIEGO STATE OF CALIFORNIA

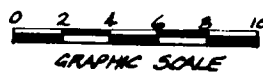


**NOTE:**  
 CROSS HATCHING TYPICAL  
 AT FIRST FLOOR ONLY. SEE  
 SHEET NO. 17 FOR SECTION  
 "A-A."

LIVING UNIT TYPE "E"



LIVING UNIT TYPE "E" REVERSE



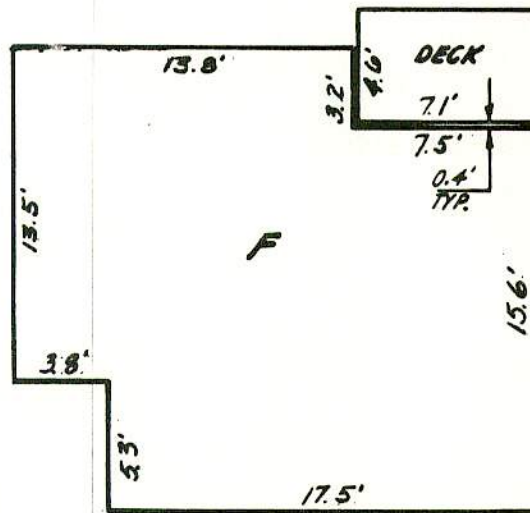


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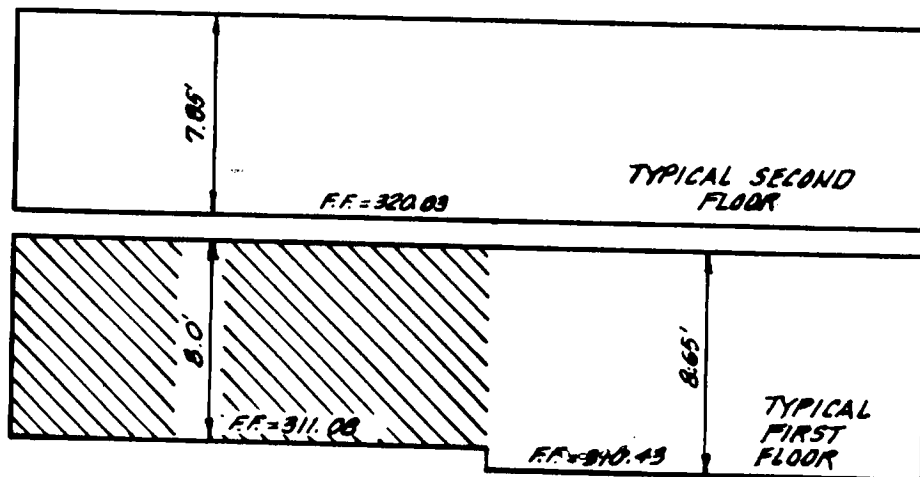
LIVING UNIT TYPE "F"



# CONDOMINIUM PLAN

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DIEGO STATE OF CALIFORNIA



SECTION A - A