

4230-4250 52ND STREET CONDOMINIUM PLAN

LEGAL DESCRIPTION:

LOT 1 OF 4230 52ND STREET, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15214, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 22, 2005.

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS PLAN CONSISTING OF 10 SHEETS, CORRECTLY SHOWS THE BOUNDARIES OF THE LAND AND THE RELATION THERE TO THE UNITS REFERRED TO HEREIN; THAT ALL UNITS ARE AS SHOWN AND CONFORM WITH SAID CONDOMINIUM PLAN.

Robert J. Bateman
 ROBERT J. BATEMAN P.L.S. 7046

DATED: DECEMBER 26, 2005



BASIS OF ELEVATION:

SOUTHWEST BRASS PLUG
 52ND ST. AND ORANGE AVE.
 ELEVATION = 382.724 M.S.L.

BASIS OF BEARINGS:

THE WEST RIGHT OF WAY LINE OF 52ND STREET AS SHOWN ON MAP NO. 15214, I.E. S 00°59'06" W.

INDEX:	SHEET NO.
COVER SHEETS	1 & 2
PLOT PLAN	3
PARKING PLAN	3
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LEGEND:

- _____ INDICATES BOUNDARY OF THIS CONDOMINIUM PLAN.
- _____ INDICATES EXTERIOR OF BUILDING.
- _____ INDICATES BOUNDARY OF EXCLUSIVE USE AREA.
- L-# INDICATES LIVING UNIT AND NUMBER.
- B-# INDICATES BALCONY EXCLUSIVE USE COMMON AREA.
- PS-# INDICATES PARKING SPACE EXCLUSIVE USE COMMON AREA.
- P-# INDICATES PATIO EXCLUSIVE USE COMMON AREA.
- ⊕ INDICATES COMMON BUILDING CORNER.

NOTES AND DEFINITIONS:

1. "LIVING UNITS" ARE NUMBERED L-1 THRU L-31, INCLUSIVE. TOTAL NUMBER OF LIVING UNITS IS 31.
 2. "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 COUPLED WITH A SEPARATE INTEREST IN SPACE CALLED A LIVING UNIT, THE BOUNDARIES OF WHICH ARE DESCRIBED ON THIS PLAN WITH SUFFICIENT DETAIL TO LOCATE ALL BOUNDARIES THEREOF.
 3. "LIVING UNIT" SHALL MEAN AND REFER TO THE SEPARATE INTEREST IN SPACE IN THE CONDOMINIUM PROJECT WHICH IS NOT OWNED IN COMMON WITH THE OTHER OWNERS OF OTHER CONDOMINIUMS IN THE PROJECT. SAID LIVING UNITS ARE SHOWN AND DESCRIBED BY FLOOR PLAN ON SHEETS 4 THROUGH 10 HEREIN.
 - A. THE BOUNDARIES OF EACH LIVING UNIT ARE THE INTERIOR UNFINISHED SURFACES (NOT INCLUDING PAINT, PAPER, NON-BEARING WALLS, TILE, ENAMEL, OR OTHER FINISHES) OF THE PERIMETER WALLS, FLOORS, DOORS, WINDOWS AND CEILING THEREOF WHERE THEY EXIST.
 - B. FOR LIVING UNIT FINISHED FLOOR ELEVATIONS FOR ALL FLOORS REFER TO SHEET 2 HEREIN.
 - C. THE FOLLOWING ARE NOT A PART OF THE LIVING UNIT: BEARING WALLS, COLUMNS, FLOORS, ROOFS, FOUNDATIONS, CENTRAL HEATING AND OTHER CENTRAL SERVICES, PIPES, DUCTS, FLUES, CHUTES, CONDUITS, WIRES AND OTHER UTILITY INSTALLATIONS, WHEREVER LOCATED, EXCEPT OUTLETS THEREOF WHEN LOCATED WITHIN THE BOUNDARIES OF THE LIVING UNIT OR USED OR OPERATED EXCLUSIVELY BY SUCH LIVING UNIT.
- "NOTES AND DEFINITIONS" CONTINUE ON SHEET 2.

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4. "COMMON AREA" SHALL MEAN AND REFER TO THE ENTIRE COMMON INTEREST DEVELOPMENT, EXCEPT THE SEPARATE INTEREST SHOWN HEREON. COMMON AREA INCLUDES, WITHOUT LIMITATION: LAND, PARKING AND DRIVING AREAS, CONDOMINIUM BUILDINGS, COMMON STAIRS, PERIMETER WALLS AND FENCES, PATIOS, BALCONIES, AIR-CONDITIONER PADS, YARDS, POLES, SIGNS, BEARING WALLS, COLUMNS, GIRDERS, SUBFLOORS, UNFINISHED FLOORS, COMMON TRASH RECEPTACLES, STORAGE FACILITIES, ROOFS, SLAB FOUNDATIONS, RESERVOIRS, TANKS, PUMPS, ON-SITE SEWER LATERALS, DRAINS, CONDUTITS, PIPES, PLUMBING, WIRES AND OTHER UTILITY INSTALLATIONS (EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN A UNIT OR USED OR OPERATED EXCLUSIVELY FOR SUCH UNIT) REQUIRED TO PROVIDE COMMON POWER, LIGHT, GAS, WATER SEWAGE, DRAINAGE AND HEAT; LANDSCAPING, SPRINKLERS AND SPRINKLER PIPES; CABLE TELEVISION SYSTEM; TELEPHONE/COMMUNICATIONS SYSTEMS.
5. "EXCLUSIVE USE COMMON AREA" MEANS THAT PORTION OF THE COMMON AREA DESIGNATED BY THE DECLARATION FOR THE EXCLUSIVE USE OF ONE OR MORE, BUT FEWER THAN ALL OF THE OWNERS OF THE SEPARATE INTEREST IN SPACE AND WHICH WILL BE APPURTENANT TO THESE SEPARATE INTERESTS. EACH BALCONY AND PATIO EXCLUSIVE USE COMMON AREA IS ASSIGNED AND APPURTENANT TO ITS CORRESPONDINGLY NUMBERED LIVING UNIT. EACH PARKING SPACE EXCLUSIVE USE COMMON AREA WILL BE APPURTENANT TO A LIVING UNIT ASSIGNED AT TIME OF SALE.
 - A. THE LOWER HORIZONTAL BOUNDARY OF EACH BALCONY EXCLUSIVE USE COMMON AREA IS EQUAL TO THE FINISHED SURFACE OF ITS FLOOR. THE UPPER HORIZONTAL BOUNDARY SHALL EXTEND UP TO A HORIZONTAL PLANE 8.00 FEET ABOVE THE LOWER HORIZONTAL BOUNDARY.
 - B. THE LOWER HORIZONTAL BOUNDARY OF EACH PARKING SPACE EXCLUSIVE USE COMMON AREA WILL BE AT ITS FINISHED UPPER SURFACE. THE UPPER HORIZONTAL BOUNDARY SHALL EXTEND UP TO A HORIZONTAL PLANE 8.00 FEET ABOVE THE LOWER HORIZONTAL BOUNDARY.
 - C. THE LOWER HORIZONTAL BOUNDARY OF EACH PATIO EXCLUSIVE USE COMMON AREA WILL BE AT ITS FINISHED UPPER SURFACE. THE UPPER HORIZONTAL BOUNDARY SHALL EXTEND UP TO A HORIZONTAL PLANE 8.00 FEET ABOVE THE LOWER HORIZONTAL BOUNDARY.
6. ALL REAL PROPERTY SHOWN HEREON, NOT LOCATED WITHIN A LIVING UNIT, IS A PART OF THE COMMON AREA.
7. DIMENSIONS LABELED HEREIN SHALL HAVE PRECEDENCE OVER DISTANCES SCALED FROM PLANS.
8. ALL VERTICAL AND HORIZONTAL LINES INTERSECT AT 45° OR 90° ANGLES, OR MULTIPLES THEREOF, UNLESS OTHERWISE NOTED OR APPARENT, ON THIS CONDOMINIUM PLAN.

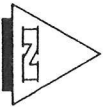
9. IN INTERPRETING THE DEEDS AND PLANS, THE THEN EXISTING PHYSICAL BOUNDARIES OF A LIVING UNIT AND/OR EXCLUSIVE USE COMMON AREA, WHETHER IN ITS ORIGINAL STATE OR RECONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE ORIGINAL PLANS THEREOF, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE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

FINISHED FLOOR ELEVATIONS:

L-1	L.E.P.	341.32	U.E.P.	349.32
L-2	L.E.P.	349.92	U.E.P.	357.92
L-3	L.E.P.	349.92	U.E.P.	357.92
L-4	L.E.P.	349.92	U.E.P.	357.92
L-5	L.E.P.	359.01	U.E.P.	367.01
L-6	L.E.P.	359.01	U.E.P.	367.01
L-7	L.E.P.	359.01	U.E.P.	367.01
L-8	L.E.P.	368.00	U.E.P.	VARIES TO 376.50
L-9	L.E.P.	368.00	U.E.P.	VARIES TO 376.50
L-10	L.E.P.	343.90	U.E.P.	351.90
L-11	L.E.P.	343.90	U.E.P.	351.90
L-12	L.E.P.	343.94	U.E.P.	351.94
L-13	L.E.P.	343.90	U.E.P.	351.90
L-14	L.E.P.	353.03	U.E.P.	361.03
L-15	L.E.P.	353.03	U.E.P.	361.03
L-16	L.E.P.	353.04	U.E.P.	361.04
L-17	L.E.P.	353.04	U.E.P.	361.04
L-18	L.E.P.	359.20	U.E.P.	367.20
L-19	L.E.P.	365.15	U.E.P.	373.15
L-20	L.E.P.	365.15	U.E.P.	373.15
L-21	L.E.P.	365.07	U.E.P.	373.07
L-22	L.E.P.	359.24	U.E.P.	367.24
L-23	L.E.P.	362.10	U.E.P.	VARIES TO 370.60
L-24	L.E.P.	362.10	U.E.P.	VARIES TO 370.60
L-25	L.E.P.	362.11	U.E.P.	VARIES TO 370.61
L-26	L.E.P.	362.11	U.E.P.	VARIES TO 370.61
L-27	L.E.P.	368.29	U.E.P.	VARIES TO 376.79
L-28	L.E.P.	374.22	U.E.P.	VARIES TO 382.72
L-29	L.E.P.	374.22	U.E.P.	VARIES TO 382.72
L-30	L.E.P.	374.22	U.E.P.	VARIES TO 382.72
L-31	L.E.P.	368.33	U.E.P.	VARIES TO 376.83

NOTE: L.E.P. INDICATES LOWER ELEVATION PLANE.
U.E.P. INDICATES UPPER ELEVATION PLANE.

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LEGEND:

- INDICATES FOUND LEAD & DISC L.S. 7046 AT THE OFFSET SHOWN AND ON THE EXTENSION OF THE PROPERTY LINE.
- INDICATES FOUND LEAD & DISC L.S. 7046, EXCEPT AS NOTED.

MAP NO. 1035
BLOCK 40

ASPHALT SURFACE

51ST 60' R/W STREET

CONCRETE SURFACE

N 01°03'00" E
49.99'

N 88°59'03" W
135.24'

S 88°59'37" E
135.21'

ASPHALT SURFACE
LOT 1
MAP NO. 15214

PARKING SPACE DIMENSIONS:

- PS-101 THROUGH PS-104 = 8.5'X20.0'
- PS-105 THROUGH PS-107 = 7.0'X15.0'
- PS-108 THROUGH PS-120 = 8.0'X17.0'
- PS-121 THROUGH PS-124 = 8.5'X17.0'
- PS-125 AND PS-126 = 8.5'X17.0'
- PS-127 AND PS-128 = 7.5'X17.0'
- PS-129 THROUGH PS-133 = 7.5'X15.0'
- PS-134 THROUGH PS-137 = 8.0'X15.0'
- PS-138 THROUGH PS-140 = 8.5'X17.9'
- PS-141 AND PS-143 = 8.5'X15.0'
- PS-142 = 8.5'X19.2'
- PS-144 = 8.5'X13.5'
- PS-145 = 8.5'X20.0'

20' ALLEY

CONCRETE SURFACE
N 01°01'03" E
99.98'

N 01°01'03" E
49.97'

SURFACE

ASPHALT
41.4'

S 88°58'42" E
125.16'

BDG. 3

BDG. 2

BDG. 1

LAUND.

28

N 88°59'26" W
135.27'

7.8

BLOCK 40

PLOT PLAN

CONCRETE SIDEWALK
S 00°59'06" W
199.94'

52ND 60' R/W STREET

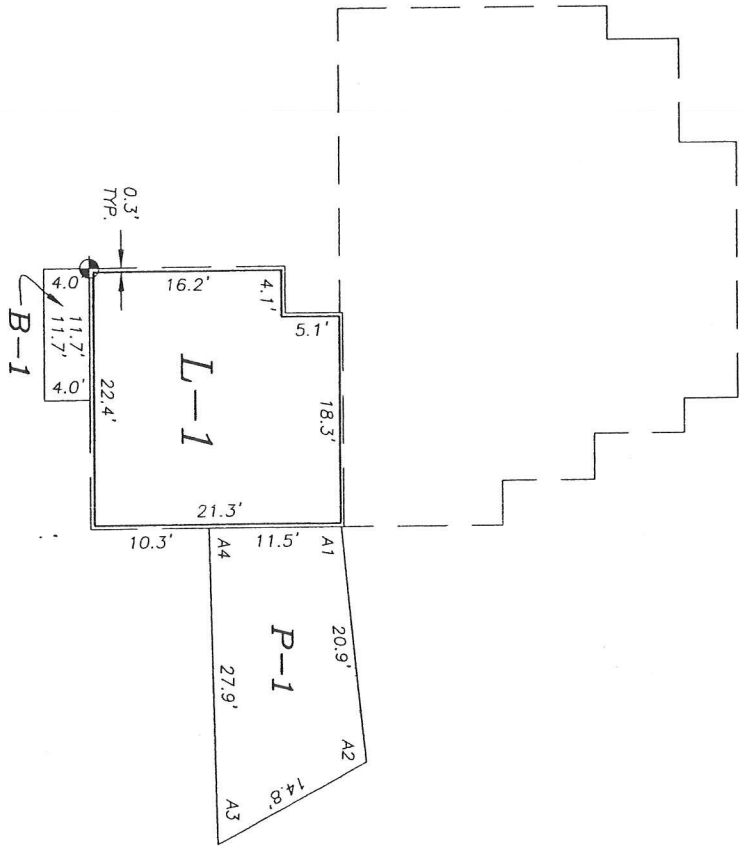
ASPHALT SURFACE

SAN DIEGO LAND SURVEYING & ENGINEERING INC.

FOUND 2" IRON PIPE AND DISC L.S. 7046.

SHEET 3 OF 10 SHEETS

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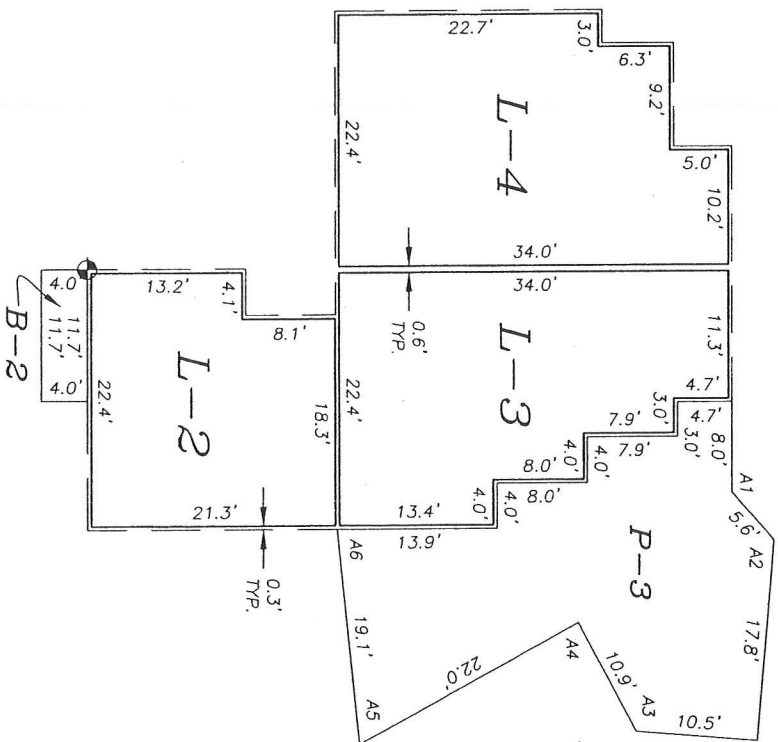
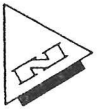


ANGLE TABLE	
A1	95°38'
A2	113°15'
A3	62°24'
A4	88°43'

BUILDING 1 FLOOR PLAN
FIRST LEVEL

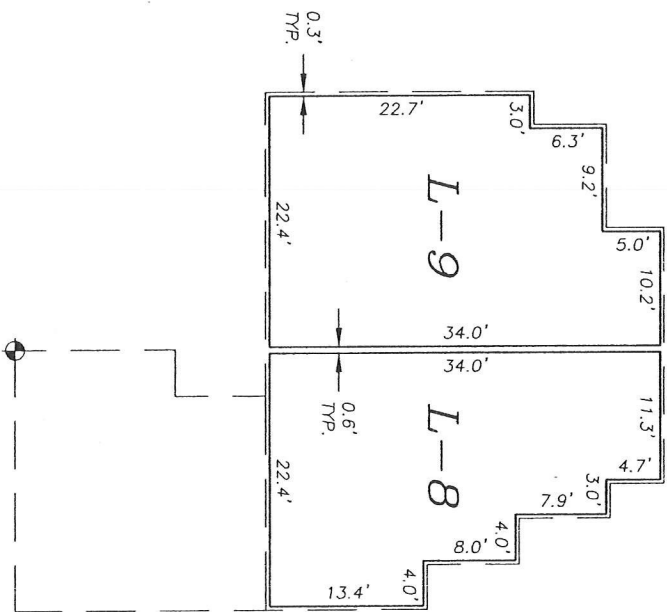
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ANGLE TABLE	
A1	139°49'
A2	133°28'
A3	122°31'
A4	88°50'
A5	66°41'
A6	84°22'

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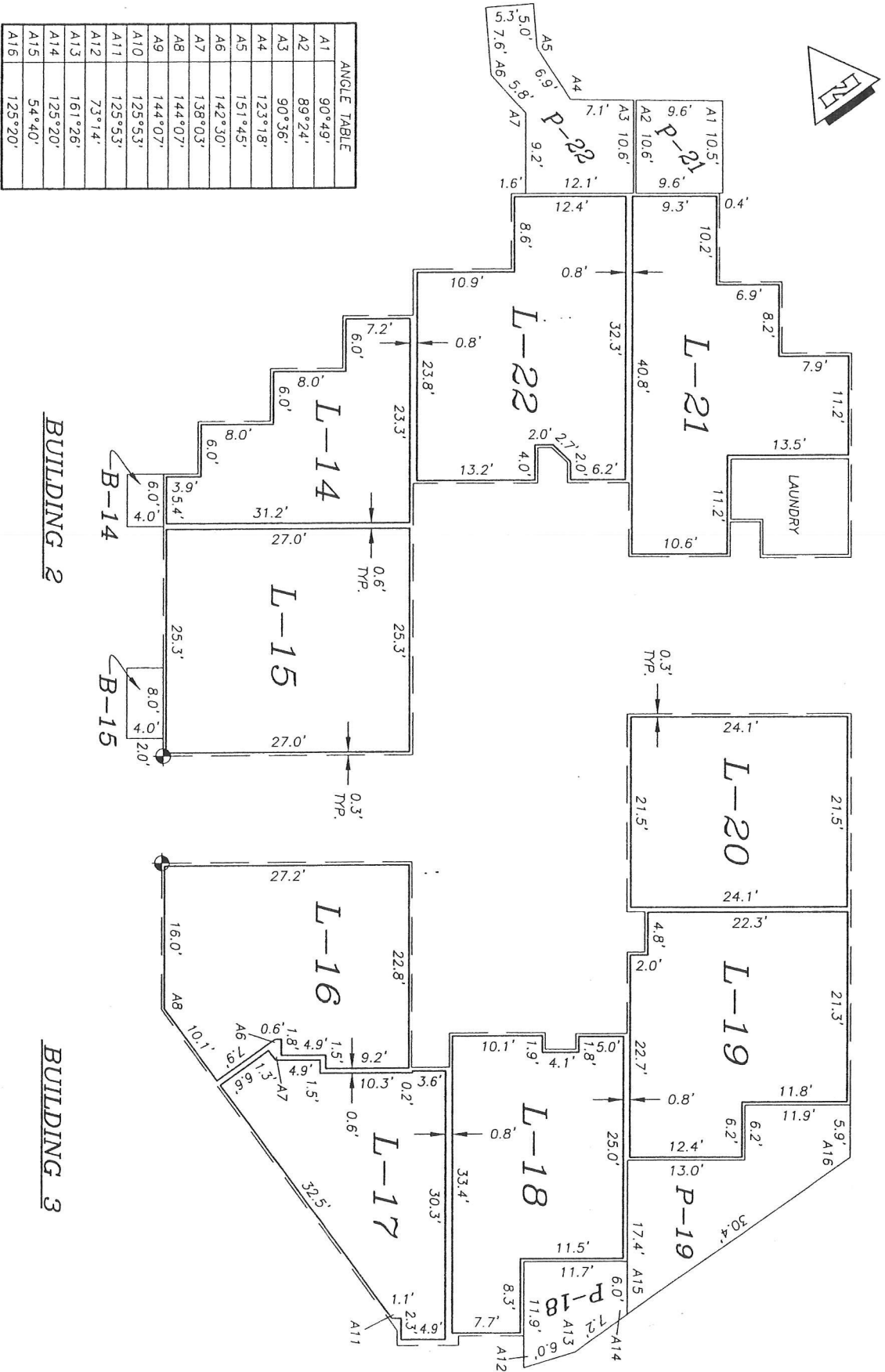


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BUILDING 1 FLOOR PLAN
FOURTH LEVEL

SHEET 7 OF 10 SHEETS

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ANGLE TABLE	
A1	90°49'
A2	89°24'
A3	90°36'
A4	123°18'
A5	151°45'
A6	142°30'
A7	138°03'
A8	144°07'
A9	144°07'
A10	125°53'
A11	125°53'
A12	73°14'
A13	161°26'
A14	125°20'
A15	54°40'
A16	125°20'

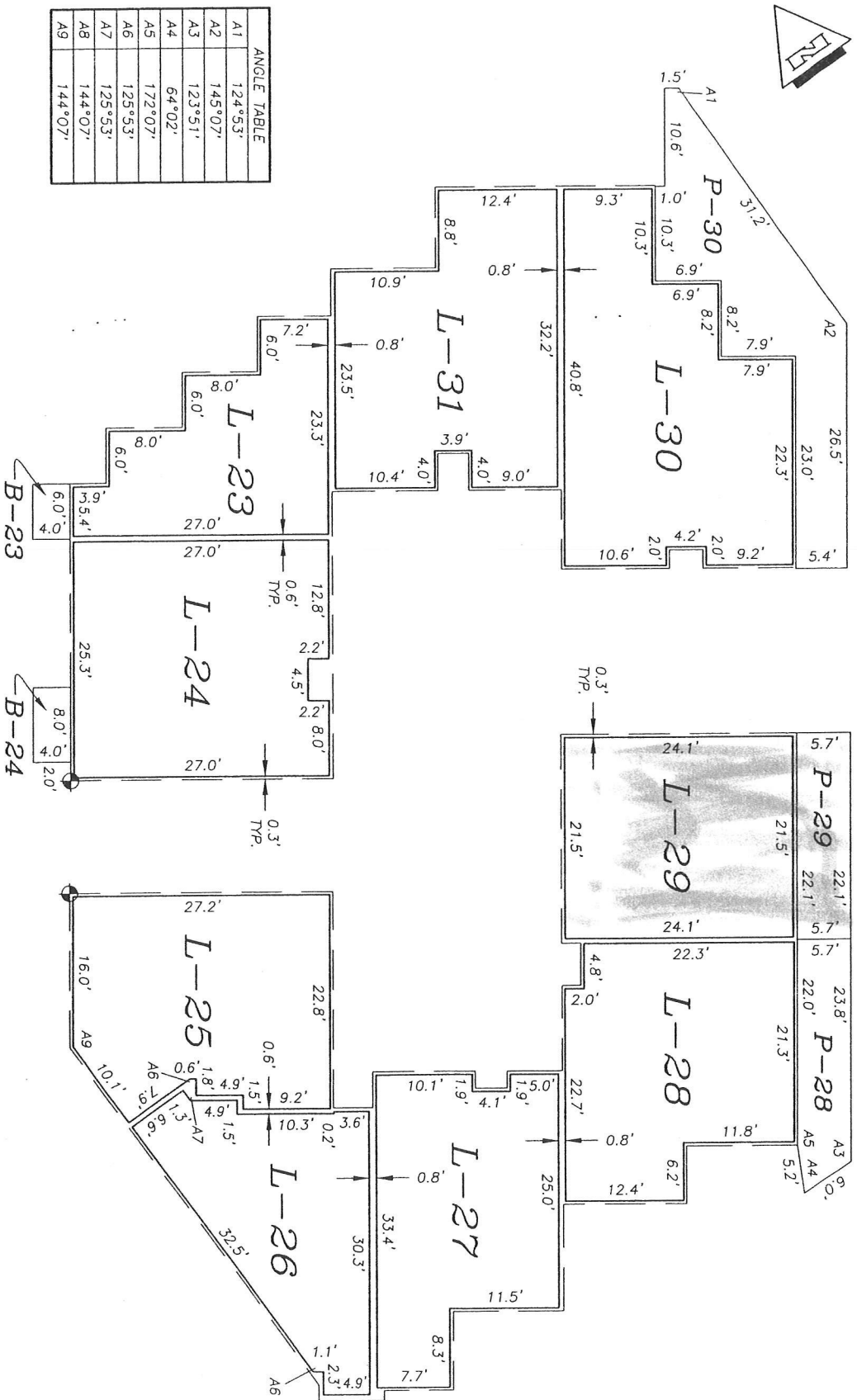
BUILDING 2

BUILDING 3

BLDG. 2 & 3 FLOOR PLAN

MIDDLE LEVEL

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ANGLE TABLE	
A1	124°53'
A2	145°07'
A3	123°51'
A4	64°02'
A5	172°07'
A6	125°53'
A7	125°53'
A8	144°07'
A9	144°07'

BUILDING 2

BUILDING 3

BUILDING 2 FLOOR PLAN
UPPER LEVEL