

Recording Requested By:

and

When Recorded Mail To:

J.L. BROWN ESQ.  
C/O CCI  
REF: CASA TRANQUILA  
7777 ALVARADO RD STE 615  
LA MESA CA 91941  
(619) 667-2900  
cci@subdivision.net



DOC 2001-0814331

NOV 07, 2001 3:58 PM

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 38.00

13618

SPACE ABOVE FOR RECORDER'S USE

INDEX AS "CONDOMINIUM PLAN"

**CERTIFICATE OF CONSENT TO RECORDATION  
PURSUANT TO CIVIL CODE SECTION 1351(e)**

**"CASA TRANQUILA CONDOMINIUM PROJECT"**

The undersigned, THE MARTIN LIVING TRUST DATED SEPTEMBER 12, 1985, being the record owners of the real property hereinbelow described, does hereby consent to the recordation of this **Condominium Plan** (also referred to hereafter as the "Plan") pursuant to California Civil Code Section 1351(e).

Said Property is situated in the City of San Diego, County of San Diego, State of California, and is described as:

**LEGAL DESCRIPTION:**

**PARCEL 1 OF PARCEL MAP 18806, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 27, 2001.**

The Property is a *Common Interest Development* described in Civil Code Section 1351(c)(2) and 1351(f) as a "**condominium project.**"

Attached hereto, and by reference made a part hereof, is a diagrammatic plan

FB  
AD  
10/27  
208011654-5  
466-631-13

13619

13619

("Condominium Plan") of the Condominium Project ("Project") and the separate interests therein, consisting of (i) a description of the Project that refers to or shows monumentation on the ground, and (ii) a three-dimensional description of the Project in sufficient detail to identify the Common Areas and each separate interest.

The Condominium Plan comprises four (4) Condominium Units, each containing the separate interests and the appurtenances as set forth therein.

The symbols used in the Condominium Plan are defined as follows:

- L Means and refers to a specific Living Unit or Unit (e.g. "L-1), the terms being synonymous.
- P Means and refers to Patio Exclusive Use Common Area.
- PS Means and refers to Parking Space Exclusive Use Common Area.

The Project and the Plan are subject to the terms and conditions stated in that certain **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "CASA TRANQUILA"** recorded concurrently with this Plan.

Any amendment to or cancellation of this Condominium Plan shall be submitted to and approved by the Office of the District Counsel of the United States Department of Veterans Affairs prior to recordation.

IN WITNESS WHEREOF, this Certificate of Consent has been executed on

November 7, 2001

**RECORD OWNER:**


MARTIN LIVING TRUST  
DATED SEPTEMBER 12, 1985

By:



Moses J. Martin  
Trustee

By:



Ruth Ann P. Martin  
Trustee

*(Please Attach Proper Notary Certificate(s) of Acknowledgment)*



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

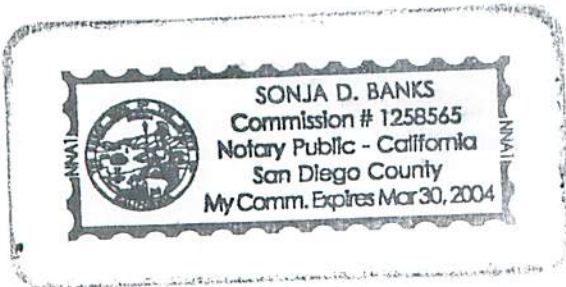
State of California

County of San Diego

On Nov. 7, 2001 before me, Sonja D. Banks,  
 personally appeared Moses J. Martin & Ruth Ann P. Martin

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 which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

*Sonja D. Banks*

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

**CAPACITY CLAIMED BY SIGNER**

- INDIVIDUAL
- CORPORATE OFFICER  
 \_\_\_\_\_  
 Title(s)
- ATTORNEY-IN-FACT
- TRUSTEES
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_  
 \_\_\_\_\_

**SIGNER IS REPRESENTING:**

Name of Person(s) or Entity(ies)  
 \_\_\_\_\_  
 \_\_\_\_\_

**DESCRIPTION OF ATTACHED DOCUMENT**

\_\_\_\_\_  
 TITLE OR TYPE OF DOCUMENT

\_\_\_\_\_  
 NUMBER OF PAGES

\_\_\_\_\_  
 DATE OF DOCUMENT

\_\_\_\_\_  
 SIGNER(S) OTHER THAN NAMED ABOVE

# 4514 DAWSON AVENUE CONDOMINIUM PLAN

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 18806 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 27, 2001.

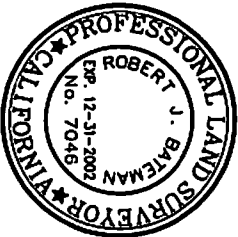
SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS PLAN CONSISTING OF 5 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 P.L.S. 7046

DATE: 10-1-01

BASIS OF ELEVATION:  
SOUTHEAST BRASS PLUG  
CONTOUR BLVD. AND DAWSON AVE.  
ELEVATION = 395.50 M.S.L.



BASIS OF BEARINGS

THE WEST RIGHT OF WAY LINE OF DAWSON AVENUE AS SHOWN ON PARCEL MAP NO. 18806, I.E., S 00°59'14" W.

<u>INDEX</u>	<u>SHEET NO.</u>
COVER SHEETS	1 & 2
PLOT PLAN	3
PARKING PLAN	3
FLOOR PLANS	4 & 5

SAN DIEGO LAND SURVEYING & ENGINEERING INC.  
9619 CHESAPEAKE DRIVE, SUITE 204  
SAN DIEGO, CALIFORNIA 92123  
(858) 565-8362 FAX: (858) 565-4354

LEGEND

- INDICATES BOUNDARY OF THIS CONDOMINIUM PLAN.
- INDICATES EXTERIOR OF BUILDING.
- INDICATES BOUNDARY OF EXCLUSIVE USE AREA.
- L-# INDICATES LIVING UNIT AND NUMBER.
- 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-4, INCLUSIVE. TOTAL NUMBER OF LIVING UNITS IS 4.
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 AND 5 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 FIRST AND SECOND FLOORS REFER TO SHEET 3 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.

# 4514 DAWSON AVENUE CONDOMINIUM PLAN

- 13423  
13623
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, CONDUITS, 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 PARKING SPACE AND PATIO EXCLUSIVE USE COMMON AREA IS ASSIGNED AND APPURTENANT TO ITS CORRESPONDINGLY NUMBERED LIVING UNIT.
    - A. 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.
    - B. 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.

# 4514 DAWSON AVENUE CONDOMINIUM PLAN



BLOCK 7  
MAP 1488

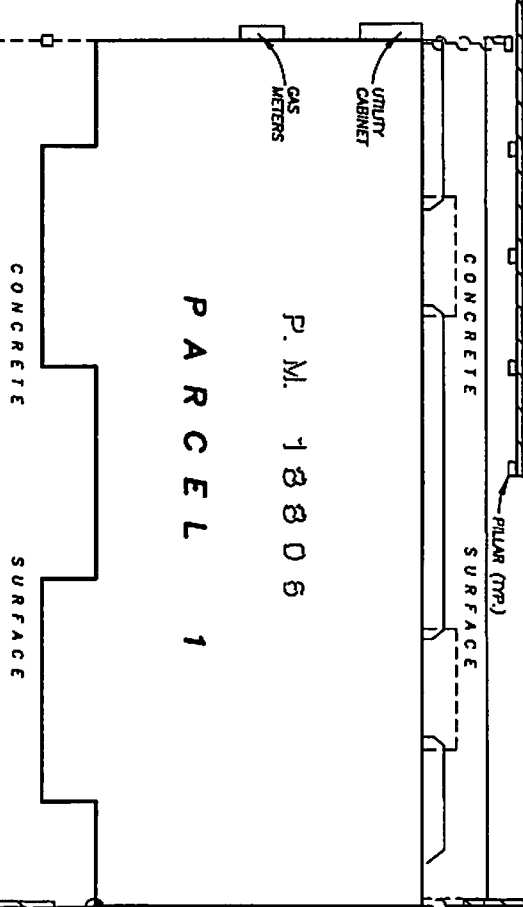
ROUND LEAD &  
DISC LS 3056.

## 20' ALLEY

CONCRETE SURFACE  
N 00°58'14" E 50.02'

N 00°58'14" E 50.02'

- PS-1 (15.8'x8.2')
- ° S.C.O.  
PS-1 (15.8'x7.4')
- PS-2 (15.8'x7.7')
- PS-3 (15.8'x7.4')
- PS-4 (15.8'x7.7')
- PS-4 (15.8'x8.5')



P. M. 18808  
PARCEL 1

CONCRETE SURFACE  
N 89°01'17" W 140.93'

S 89°02'56" E 140.95'

124.95'

124.93'

CONCRETE SURFACE

S 00°59'14" W 50.08'

CONCRETE SURFACE  
S 00°59'14" W 50.08'

## DAWSON AVENUE 60' R/W

### FINISH FLOOR ELEVATIONS:

UNITS 1-1 & 1-2		UNITS 1-3 & 1-4	
FIRST FLOOR	L.E.P. 395.60	U.E.P. 401.60	
SECOND FLOOR	L.E.P. 404.60	L.E.P. 412.60	
FIRST FLOOR	L.E.P. 395.66	U.E.P. 403.66	
SECOND FLOOR	L.E.P. 404.66	U.E.P. 412.66	

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

LOT 20

### LEGEND:

- INDICATES ROUND LEAD & DISC LS 4605, EXCEPT AS NOTED.
- INDICATES SEWER CLEAN OUT.
- ◻ INDICATES WATER METER.

PLOT PLAN

SAN DIEGO LAND SURVEYING & ENGINEERING INC.







