When recorded, return to:

Coronado Landmark, Inc.
dba Coronado Cay Company
501 Grand Caribe Causeway
Coronado, CA 92118

1073747

1537

SHEET 1 OF 17

CONDOMINIUM PLAN FOR

MONTEGO BAY VILLAS

CERTIFICATE
UNDER CALIFORNIA CIVIL CODE
SECTION 1351

(PROVIDING FOR RECORDATION OF CONDOMINIUM PLANS)

WE, THE UNDERSIGNED, BEING ALL OF THE RECORD OWNERS OF, AND RECORD HOLDERS 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 1, TITLE 6, PART 4, DIVISION SECOND, CALIFORNIA CIVIL CODE, CONSISTING OF: (I) THE DESCRIPTION OR SURVEY MAPS OF THE SURFACE OF THE LAND INCLUDED WITHIN THE PROJECT, AS SUCH DESCRIPTION OR SURVEY MAPS ARE SET FORTH UPON OR CONSTITUTED BY THE SUBDIVISION MAP SHOWING LOT 1 OF MONTEGO BAY CLUB IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AS SHOWN ON MAP NO. 7911 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, AND WHICH SUBDIVISION MAP IS HEREBY BY REFERENCE INCORPORATED HEREIN: (II) THE DIAGRAMMATIC FLOOR PLANS ATTACHED HERETO AND MADE A PART HEREOF: AND (III) THIS CERTIFICATE.

DATE: February 20, 1981

CORONADO LANDMARK, INC., A CALIFORNIA CORPORATION

Jack Conover

Gloria J. Randell

No. 84016

81-084016

FILE/PAGE NO. 81-084016
BOOK 1981
RECORDED REQUEST OF
TITLE INSURANCE AND TRUST
MAR 19 2 51 PM '81
OFFICIAL RECORDS
SAN DIEGO COUNTY, CA.
VERA L. LYLE
RECORDER

M.F. $1.00

by

$ 19.00

Signature Beverly Kae Needham
Beverly Kae Needham

PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Commission Expires December 9, 1983

(This area for official notarial seal)

1538

CONDOMINIUM PLAN FOR
MONTEGO BAY VILLAS

STATE OF CALIFORNIA) SS
COUNTY OF SAN DIEGO)

ON THIS 20th DAY OF February, 1981, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Jack Conover KNOWN TO ME TO BE THE Vice PRESIDENT, AND Gloria G. Randell KNOWN TO ME TO BE THE Asst SECRETARY OF CORONADO LANDMARK, INC. THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 11/24/81 WITNESS MY HAND AND OFFICIAL SEAL.

OFFICIAL SEAL
RITA WEISBERGER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Commission Expires Nov. 24, 1981

Rita Weisberger
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS PLAN, CONSISTING OF 17 SHEETS, CORRECTLY REPRESENTS (1) A TRUE AND COMPLETE SURVEY OF THE PERIMETER OF THE PROJECT (LOT 1 OF MONTEGO BAY CLUB) MADE UNDER MY SUPERVISION IN DECEMBER, 1973, AND: (2) THE LOCATION OF AIRSPACES AND BUILDINGS TO BE CONSTRUCTED.

WILLIAM B. RICK
RCE 9416

TO 1945 CA (8-74)

(Corporation)

STATE OF CALIFORNIA
COUNTY OF San Diego } SS.

On February 17, 1981 before me, the undersigned, a Notary Public in and for said State, personally appeared William B. Rick, known to me to be the President President, and ----- known to me to be ----- Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

STAPLE HERE

WITNESS my hand and official seal.

Signature Beverly Kae Needham
Beverly Kae Needham

OFFICIAL SEAL
Beverly Kae Needham
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Commission Expires December 9, 1983

(This area for official notarial seal)

TITLE INSURANCE AND TRUST
A TICOR COMPANY

No 84016 17 81-

CONDOMINIUM PLAN FOR MONTEGO BAY VILLAS

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BOUNDARIES OF AIR SPACE UNITS:

FIRST FLOOR UNITS

UNIT NUMBERS				PLAN	SHEET
BLDG A	BLDG B	BLDG C	BLDG D		
1	27	51	75	AR	8
5	31	55	79	BR	9
9	35	59	83	B	10
13	39	63	87	BR	10
17	43	67	91	B	9
21	47	71	95	A	8

SECOND FLOOR UNITS

UNIT NUMBERS				PLAN	SHEET
BLDG A	BLDG B	BLDG C	BLDG D		
2	26	50	74	C	11
4	28	52	76	CR	11
6	30	54	78	DR	12
8	32	56	80	D	12
10	34	58	82	DR	13
12	36	60	84	D	13
14	38	62	86	C	11
16	40	64	88	CR	11
18	42	66	90	D	14
20	44	68	92	DR	14
22	46	70	94	D	15
24	48	72	96	DR	15

VERTICAL BOUNDARIES OF AIR SPACE UNITS AND TABLE OF FINISHED FLOOR ELEVATIONS — SHEETS 16 & 17

No 84016

81 11

CONDOMINIUM PLAN FOR
MONTEGA BAY VILLAS

NOTES AND DEFINITIONS

1. The project is all the real property, structures and improvements included within Lot 1 of Montego Bay Club in the City of Coronado, County of San Diego, State of California, as shown on Map No. 7911 filed in the office of the County Recorder of said San Diego County.

2. The common area is all the real property described above, except 72 air space units (living units) identified herein by Unit Number and architectural plan, as shown on sheets 6 and 7 of the "Building Location Plan".

3. The boundaries of each living unit are the interior surfaces of the ceilings, floors, perimeter walls, windows and doors where they exist. The horizontal boundaries are as shown herein on sheets 8 through 15 The vertical boundaries are as shown herein on sheets 15 and 17.

   Because of architectural and structural requirements, there are minor variations between the interior surfaces of walls, doors, windows and ceilings and the vertical and horizontal boundaries of the living units diagrammed herein.

   The following are not a part of an air space unit: Bearing walls, columns, vertical supports, floors, roofs, foundations, balconies, patios, patio walls and fences, pipes, ducts, flues, conduits, wires and other utility installations wherever located, except the outlets thereof when located within the unit.

4. Portions of the common area are reserved as follows:

   A. Limited common areas:
      1. Patios are reserved for the exclusive use of the adjoining unit as shown on sheets 8, 9 & 10 herein. Each patio area is identified as follows:
         (A) P1, P2 and P3 indicate 3 patio areas as shown on sheet 8.
         (B) P1 and P2 indicate 2 patio areas as shown on sheets 9 and 10.
      2. Balconies are reserved for the exclusive use of the adjoining unit as shown on sheets 11 through 15 herein. Each balcony area is identified as follows:
         (A) B1, and B2 indicate 2 balconies as shown on sheet 11.
         (B) B1 and B2 indicate 2 balconies as shown on sheets 12 through 15, inclusive.
      3. Parking spaces herein designated by letters "P" followed by a number are reserved for the exclusive use of the unit identified by the same number. There are two parking spaces assigned to each unit, as designated herein by the letters A and B following the unit number, all as shown on sheet 6 herein.

No. 89016
81-17

1541

FOR CONDOMINIUM PURPOSES

MONTEGO BAY CLUB

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

DECEMBER, 1973

BASIS OF BEARINGS:

THE SOUTHERLY LINE OF LOT 3 OF CORONADO CAYS ONE, MAP NO. 6180, BEARING EAST.

MONUMENT NOTES:

○.....INDICATES FOUND 2" I.P. MARKED R.C.E. 9416

●.....INDICATES FOUND LEAD & DISC IN CONCRETE BULKHEAD

●.....INDICATES FOUND LEAD & DISC IN CURB AT DISTANCE NOTED HEREON FROM TRUE LOT CORNER.

SAN DIEGO BAY

SAN DIEGO UNIFIED PORT DISTRICT

R. OF S. 7168

MAP NO. 6180

CORONADO CAYS WHARFAGE, NUMBER ONE AND THREE, LOT 3W - MAP NO. 6278

R=1440.00'

L=465.50'

Δ=18°31'17"

N89°50'46"W 25.00'

N14°11'40"W R.O.C.

Δ=40°18'00" R=70.00' L=49.11'

R.&D. N12°56'20"E

N62°44'56"E R.&D.

R=370.00' Δ=29°57'43" L=193.45'

NEWPORT AVE. (U.S. HWY. 101)

2 - MAP NO. 6180

CORONADO CAYS BOULEVARD - MAP NO. 6180

R=707.00' L=304.24'

Δ=22°44'04"

R=162.00' Δ=88°34'00" L=250.42'

1

3.951 ACRES

COMMON AREA

NORTH 114.00'

EAST 513.64'

LOT 3A MAP NO. 6180

LOT B MAP NO. 6180

LOT 40-B MAP NO. 6181

13	12	11	10	9	8	7	6	5	422	423	424	425	426	427	436

14

CORONADO CAYS TWO MAP NO. 6181

CORONADO CAYS EIGHT - MAP NO. 6718

N

SCALE: 1"=60'

TOTAL LOTS: 1

TOTAL ACRES: 3.951

No 84016

81-

SHEET 5 OF 17 SHEETS

CONDOMINIUM PLAN FOR MONTEGO BAY VILLAS

FIRST FLOOR BUILDING LOCATION PLAN

LEGEND

A-D.....BUILDING DESIGNATION
1/A.....UNIT NUMBER / ARCHITECTURAL PLAN
AR.....REVERSED ARCHITECTURAL PLAN
PK/A.....COVERED PARKING SPACES

GRAPHIC SCALE 0 10 20 30 40 60 80

TYPICAL PARKING SPACE (PK) 9.0' TYP 19.5 UNLESS OTHERWISE SHOWN

BUILDING D: 75/AR, 79/BR, 83/B, 87/BR, 91/B, 95/A

BUILDING C: 71/A, 67/B, 63/BR, 59/B, 55/BR, 51/AR

BUILDING B: 47/A, 43/B, 39/BR, 35/B, 31/BR, 27/AR

BUILDING A: 21/A, 17/B, 13/BR, 9/B, 5/BR, 1/AR

LOWER ELEV=10.8'
UPPER ELEV=18.8'

LOWER ELEV=11.0' UPPER ELEV=19.0'

LOWER ELEV=12.3
UPPER ELEV=20.3

LOWER ELEV=11.0' UPPER ELEV=18.8'

LOWER ELEV=10.8' UPPER ELEV=21.5'

IDENTICAL POINT

No. 84016

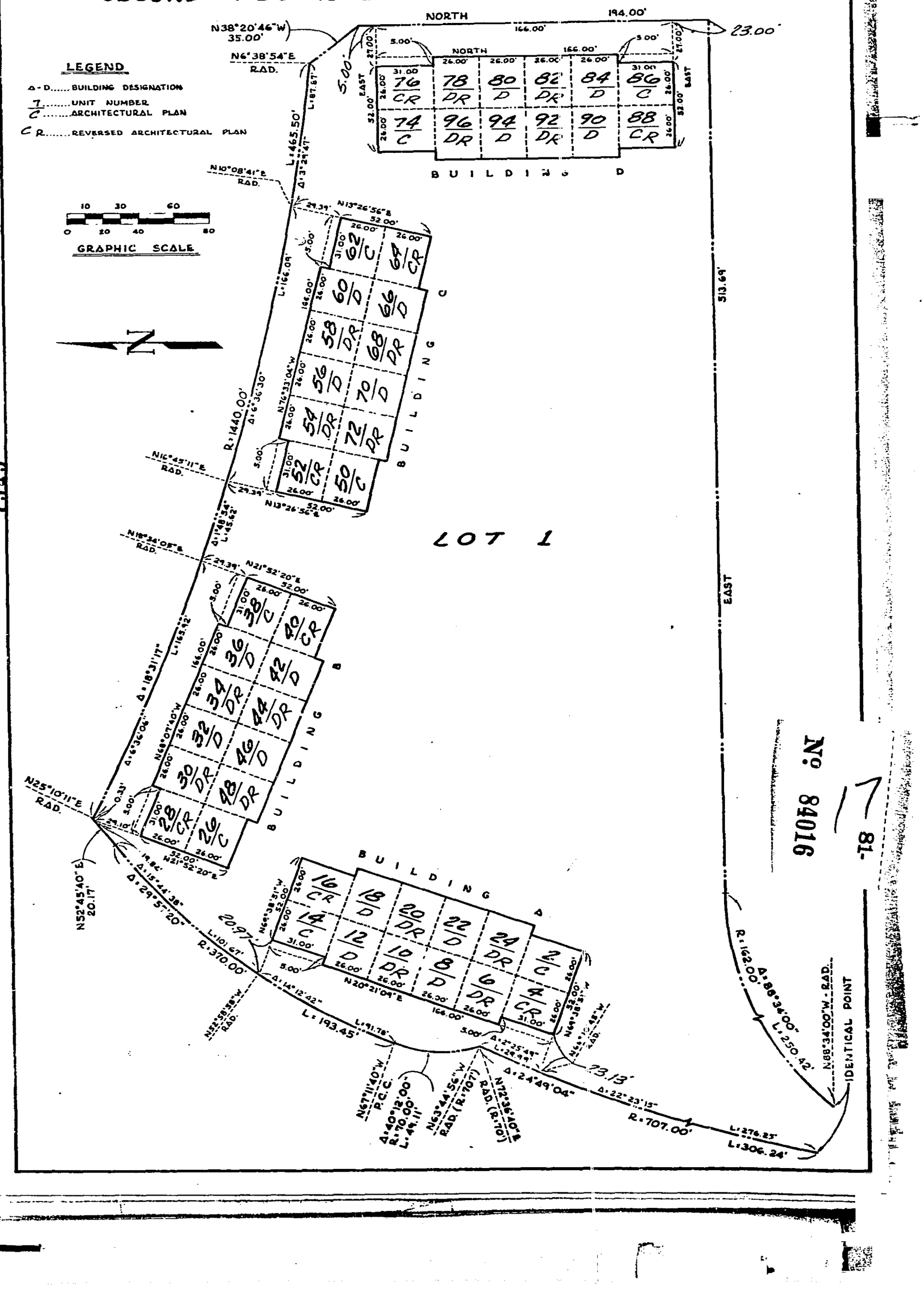
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SHEET 7 OF 17 SHEETS

CONDOMINIUM PLAN FOR MONTEGO BAY VILLAS

SECOND FLOOR BUILDING LOCATION PLAN



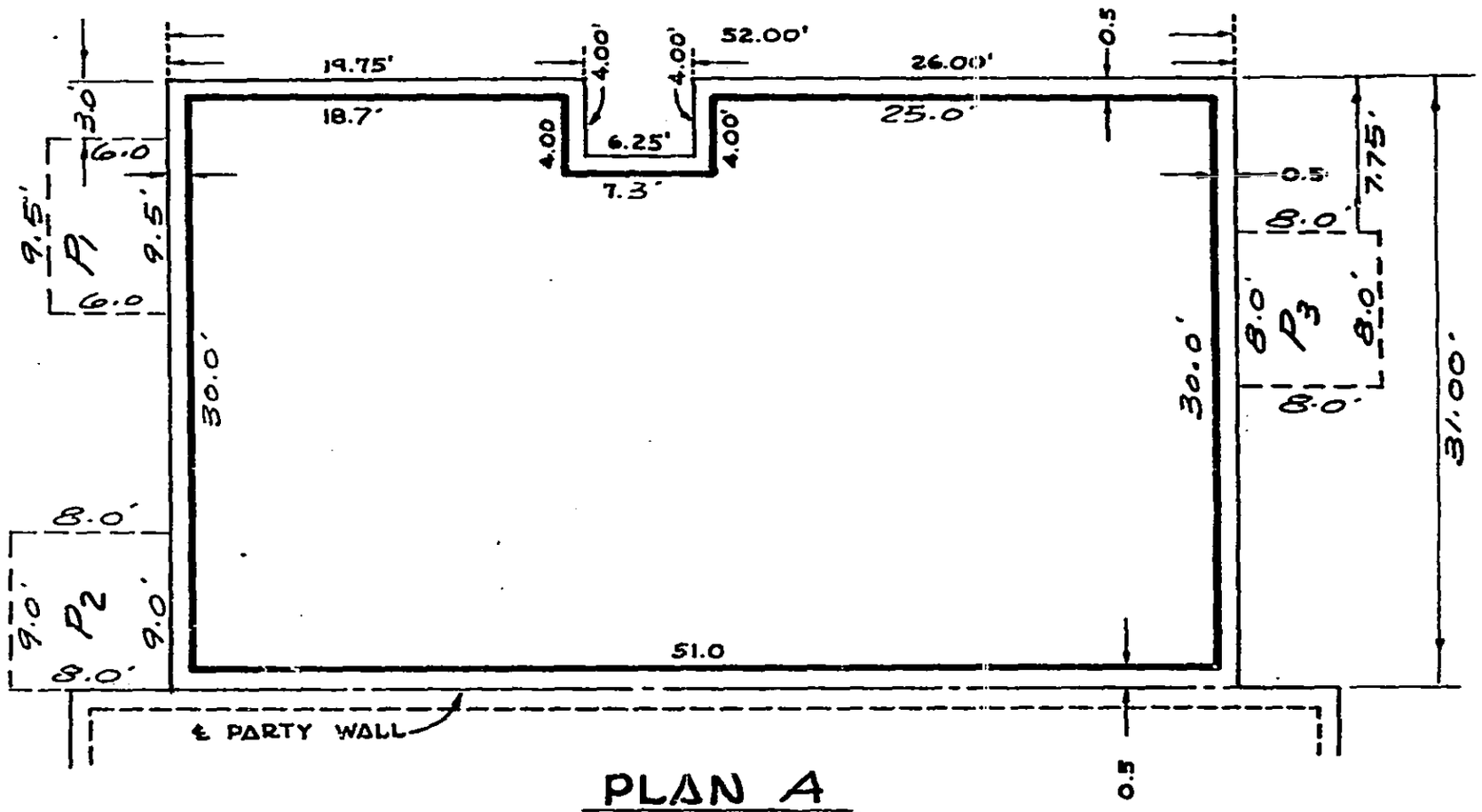
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No. 84016

81-7

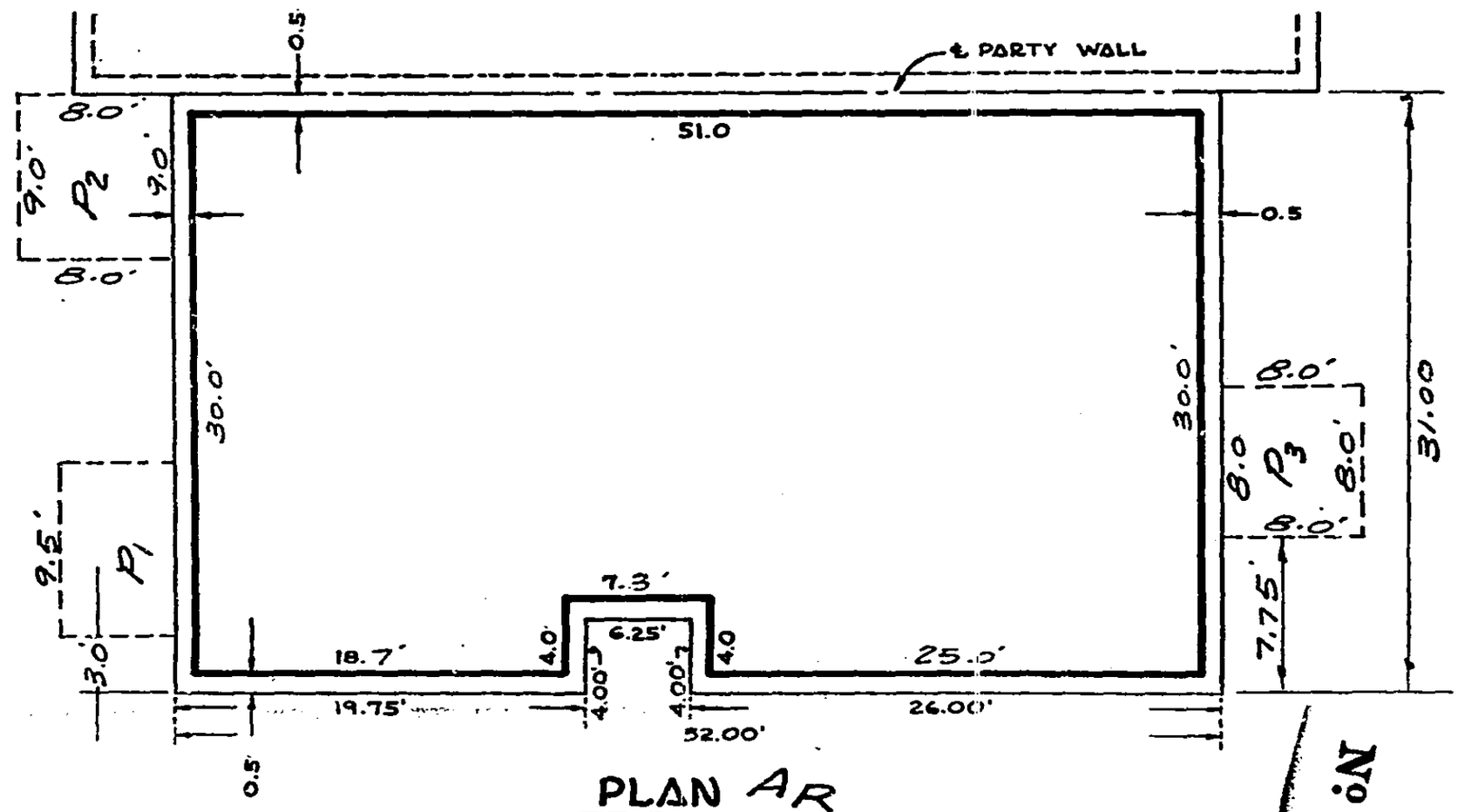
CONDOMINIUM PLAN FOR MONTEGO BAY VILLAS

HORIZONTAL BOUNDARIES OF AIR SPACE UNITS



PLAN A

TYPICAL FOR UNITS:
21, 47, 71, 95



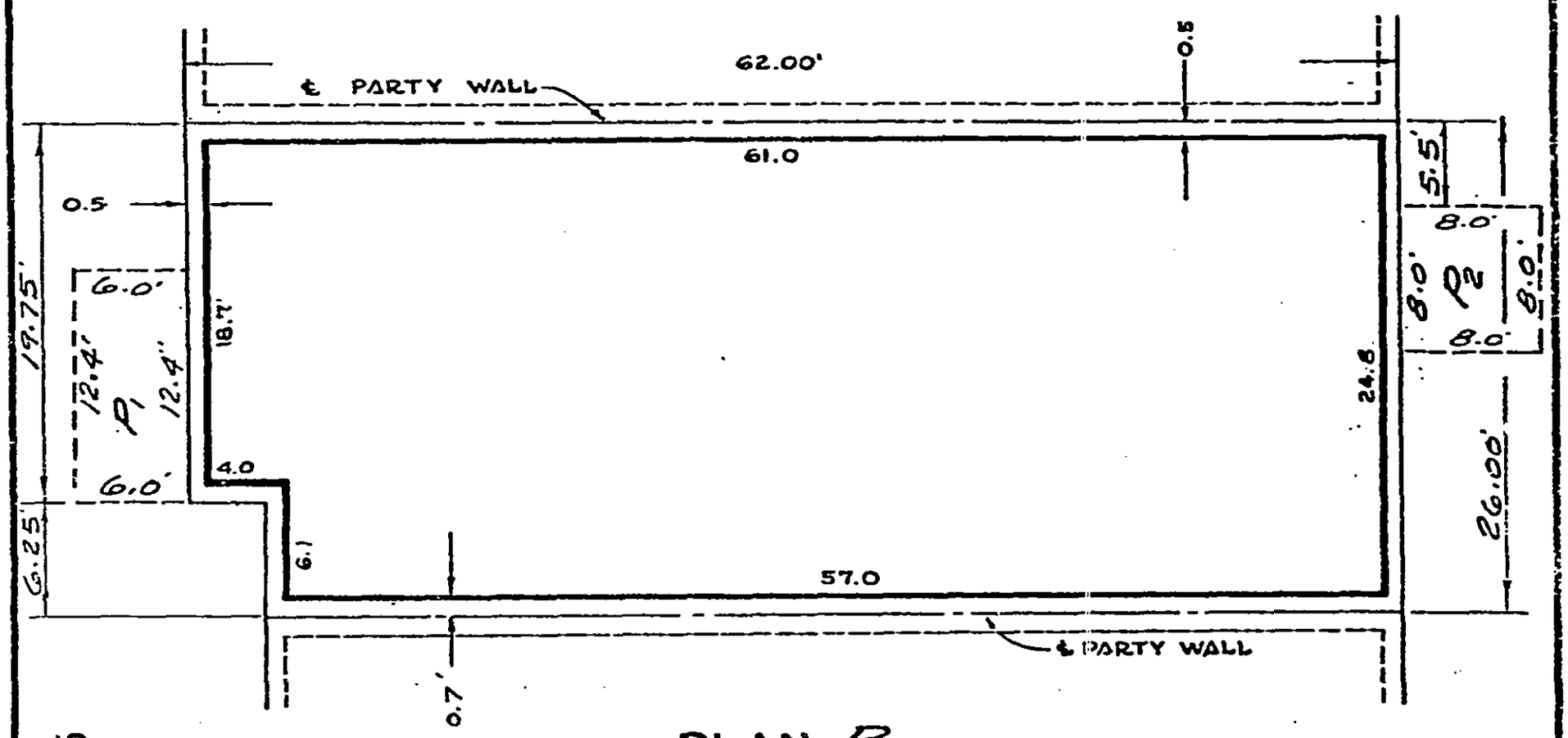
PLAN AR

TYPICAL FOR UNITS
1, 27, 51, 75

No 84016 17 81-

CONDOMINIUM PLAN FOR MONTEGO BAY VILLAS

HORIZONTAL BOUNDARIES OF AIR SPACE UNITS

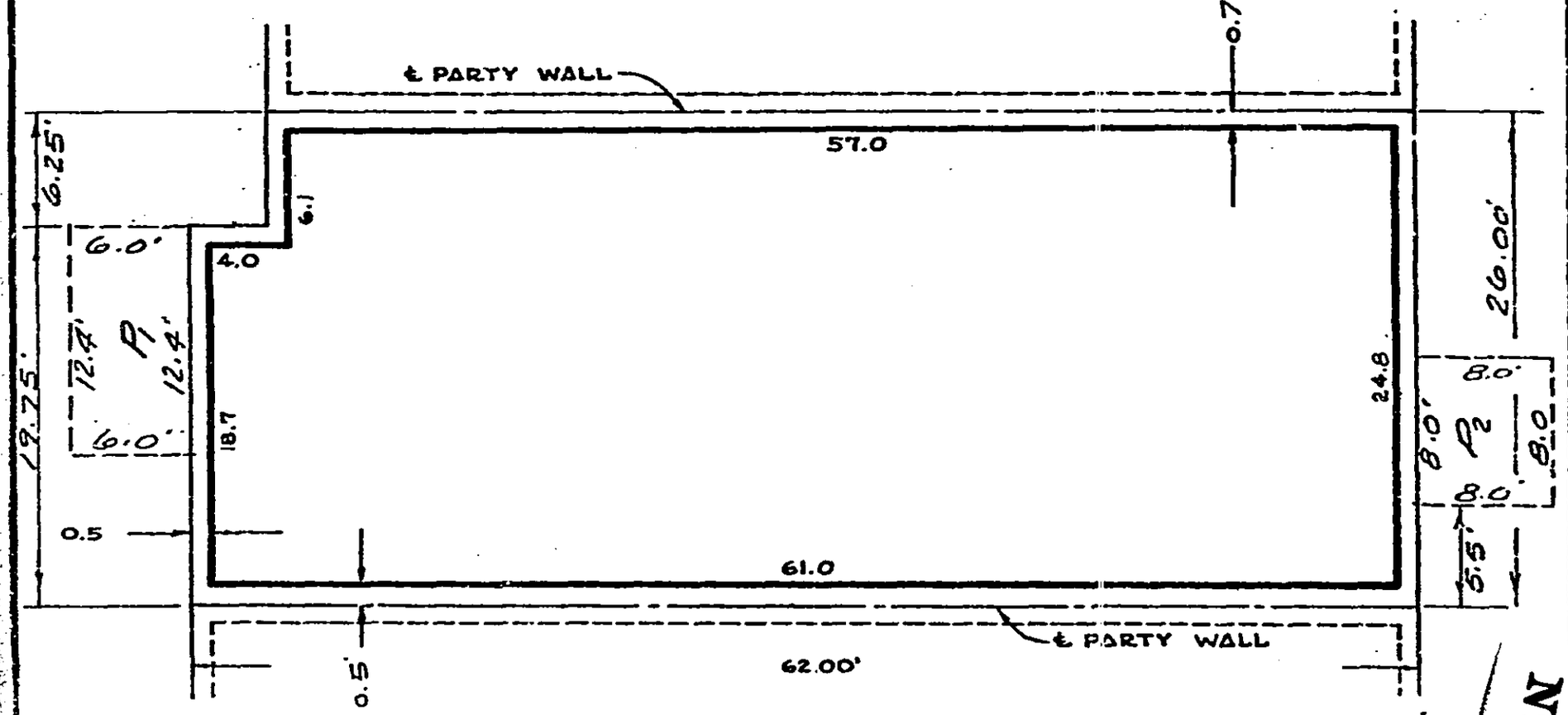


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PLAN B

TYPICAL FOR UNITS

17, 43, 67, 91



PLAN BR

TYPICAL FOR UNITS

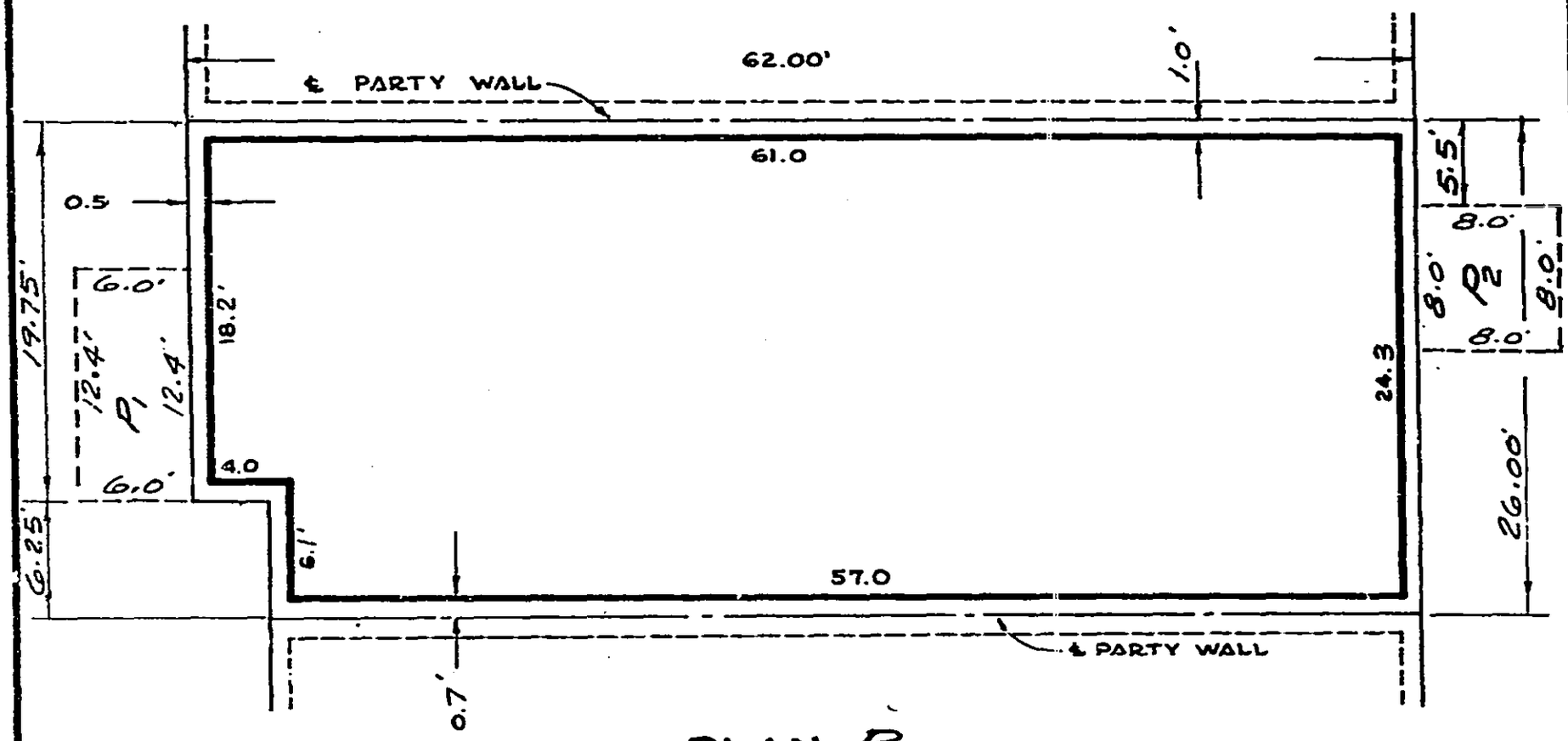
5, 31, 55, 79

No 84016

17

CONDOMINIUM PLAN FOR MONTEGO BAY VILLAS

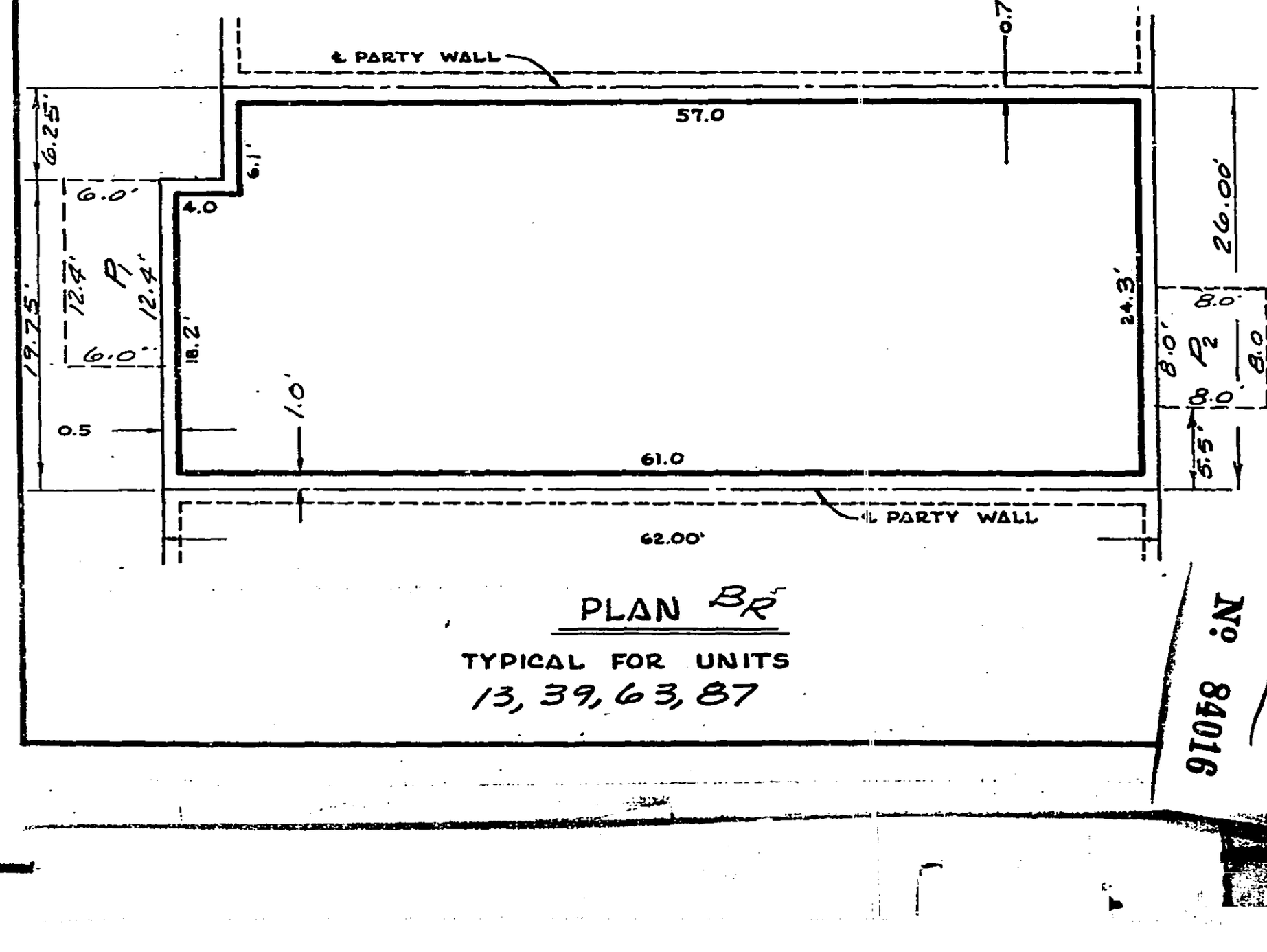
HORIZONTAL BOUNDARIES OF AIR SPACE UNITS



PLAN B

TYPICAL FOR UNITS

9, 35, 59, 83



PLAN BR

TYPICAL FOR UNITS

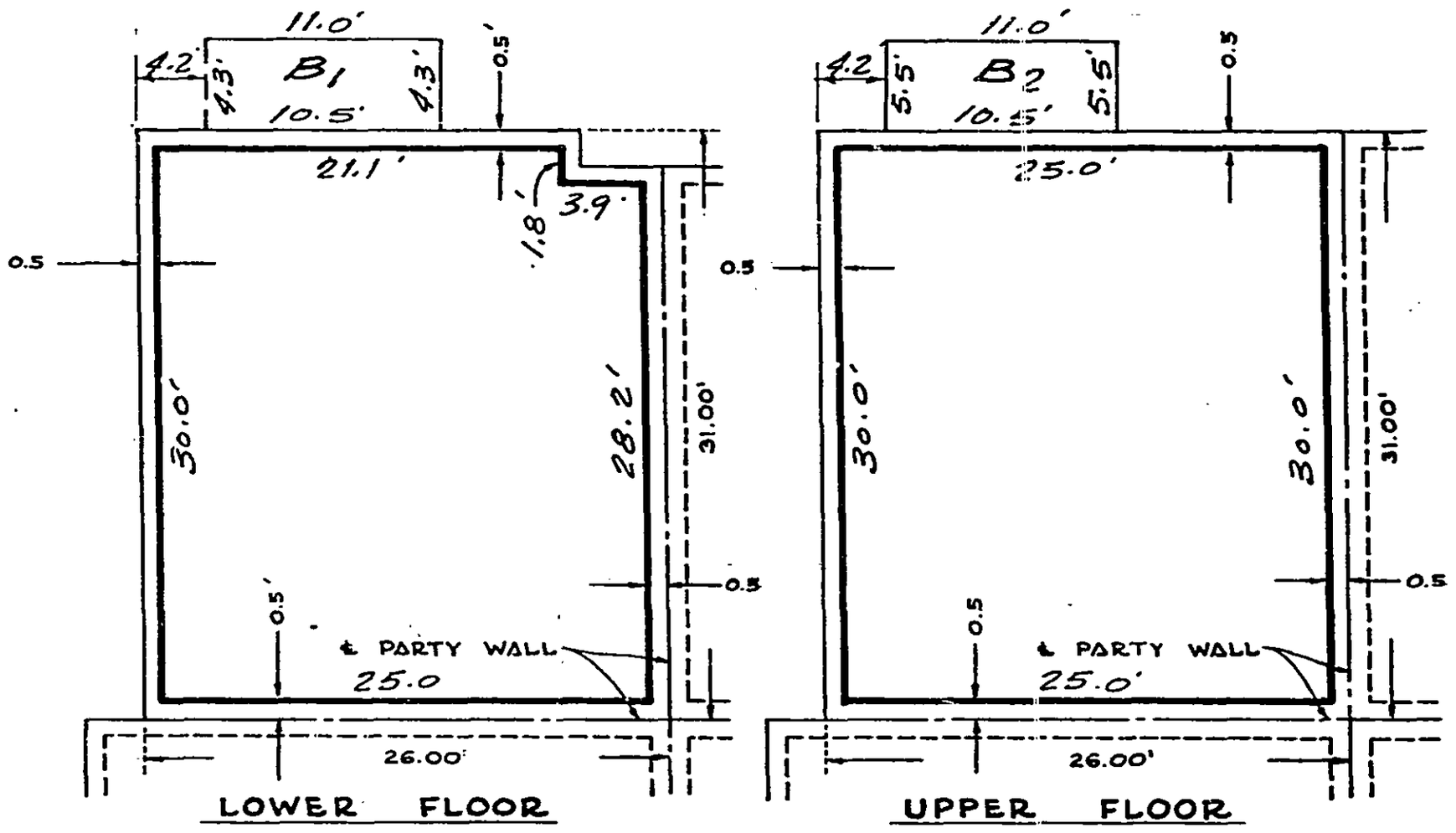
13, 39, 63, 87

1546

No 84016 17

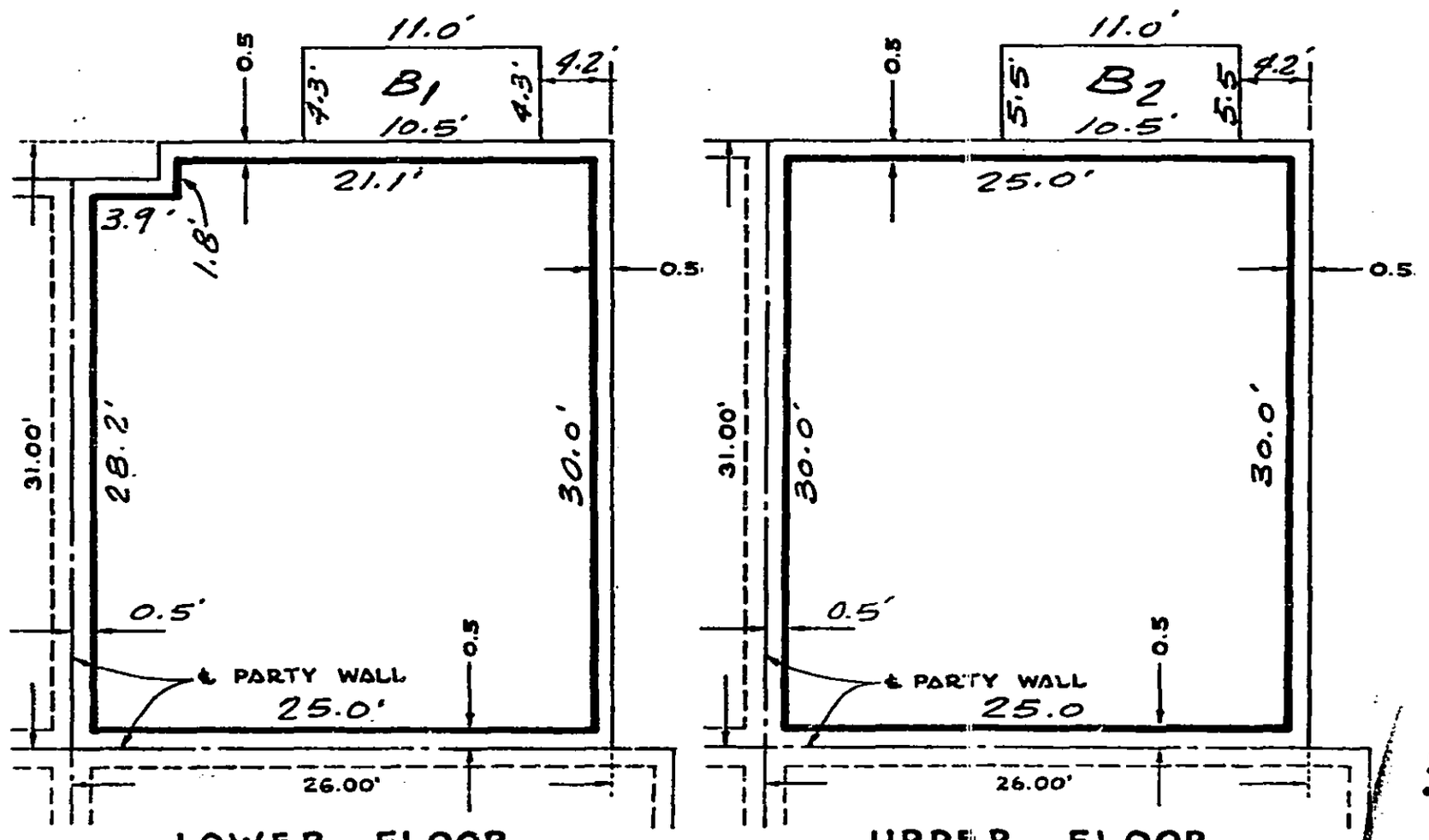
CONDOMINIUM PLAN FOR MONTEGO BAY VILLAS

HORIZONTAL BOUNDARIES OF AIR SPACE UNITS



PLAN C

TYPICAL FOR UNITS
2, 14, 26, 38
50, 62, 74, 86



PLAN CR

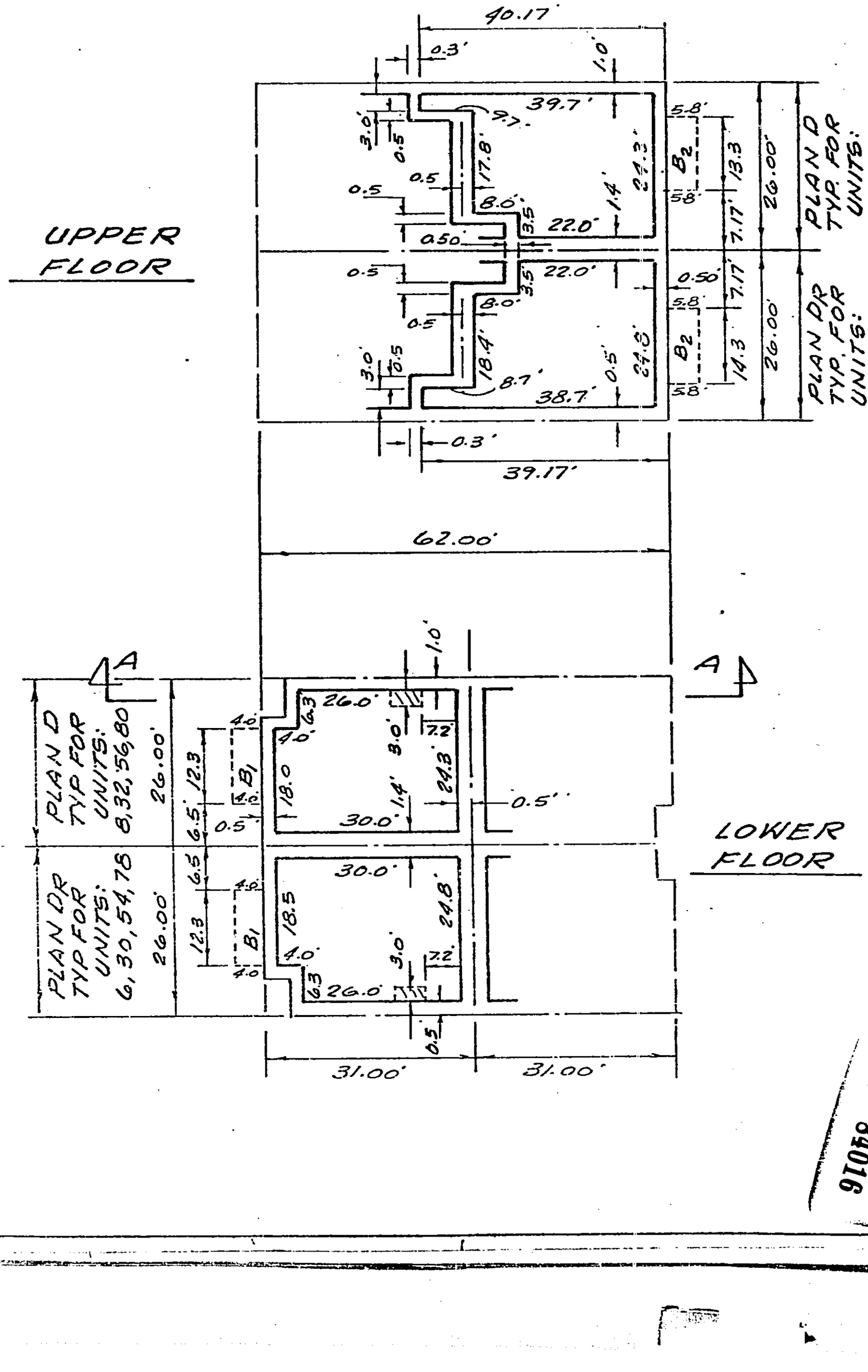
TYPICAL FOR UNITS
4, 16, 28, 40, 52, 64, 76, 88

1547

No 84016 17

CONDOMINIUM PLAN FOR MONTEGO BAY CLUB

HORIZONTAL BOUNDARIES OF AIR SPACE UNITS



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CONDOMINIUM PLAN FOR MONTEGO BAY CLUB

HORIZONTAL BOUNDARIES OF AIR SPACE UNITS

SHEET 13 OF 17 SHEETS

UPPER FLOOR

PLAN DR TYP FOR UNITS: 10,34,58,82 SEE DETAIL A FOR VARIATION TO UNIT 82

PLAN D TYP FOR UNITS: 12,36,60,84

26.00'

12.3' 6.5 6.5 12.3'

IDENTICAL POINT

B1

18.0' 18.5

6.3 26.0' 30.0' 1.4' 3.0' 24.3' 24.8'

31.00' 62.00'

DETAIL A FOR UNIT 82 ONLY

LOWER FLOOR

B2

13.5' 7.17' 7.17' 14.3'

17.8' 18.4' 38.7' 22.0' 39.17'

PLAN DR TYP. FOR UNITS: 10,34,58,82

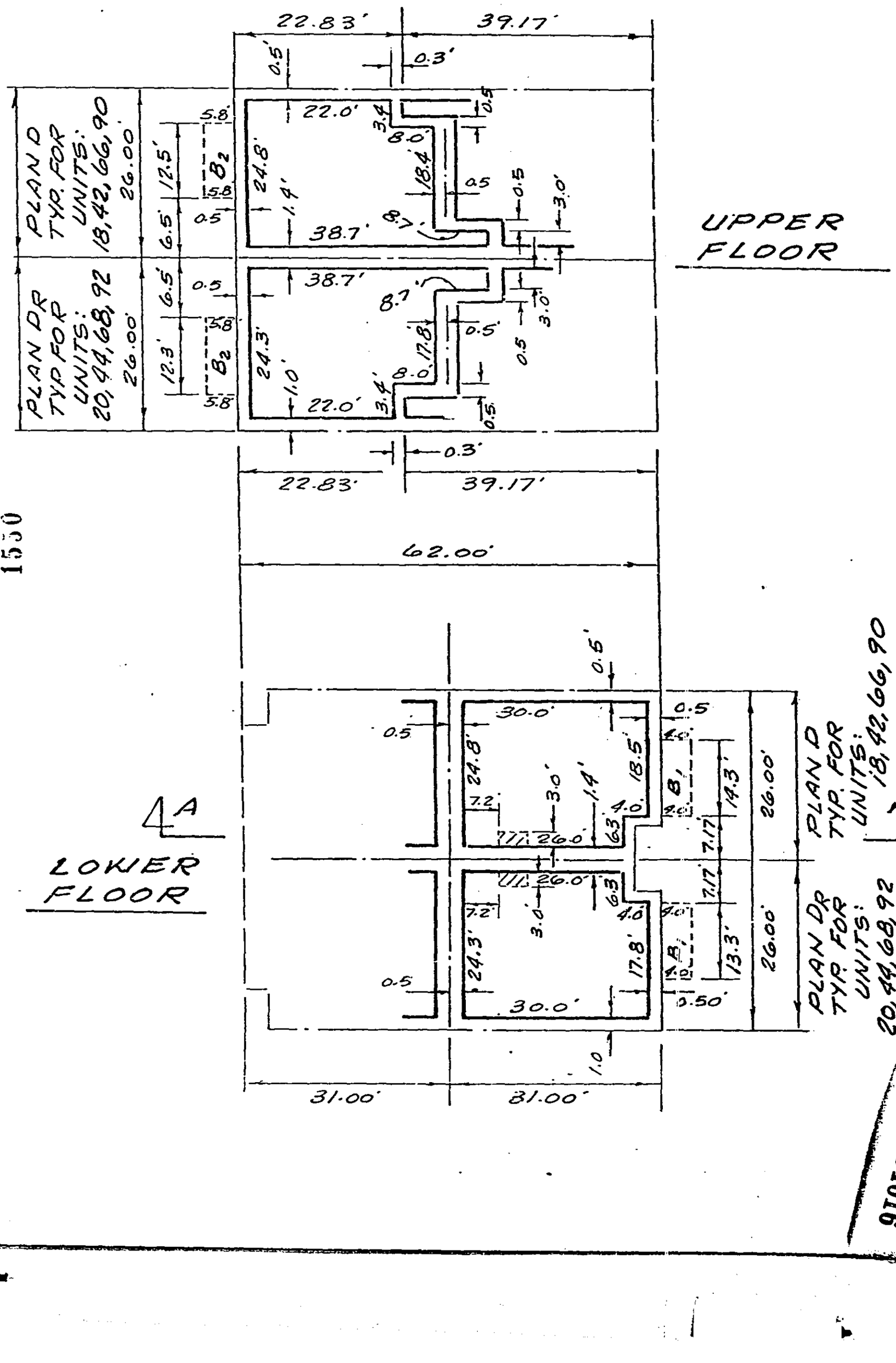
PLAN D TYP. FOR UNITS: 12,36,60,84

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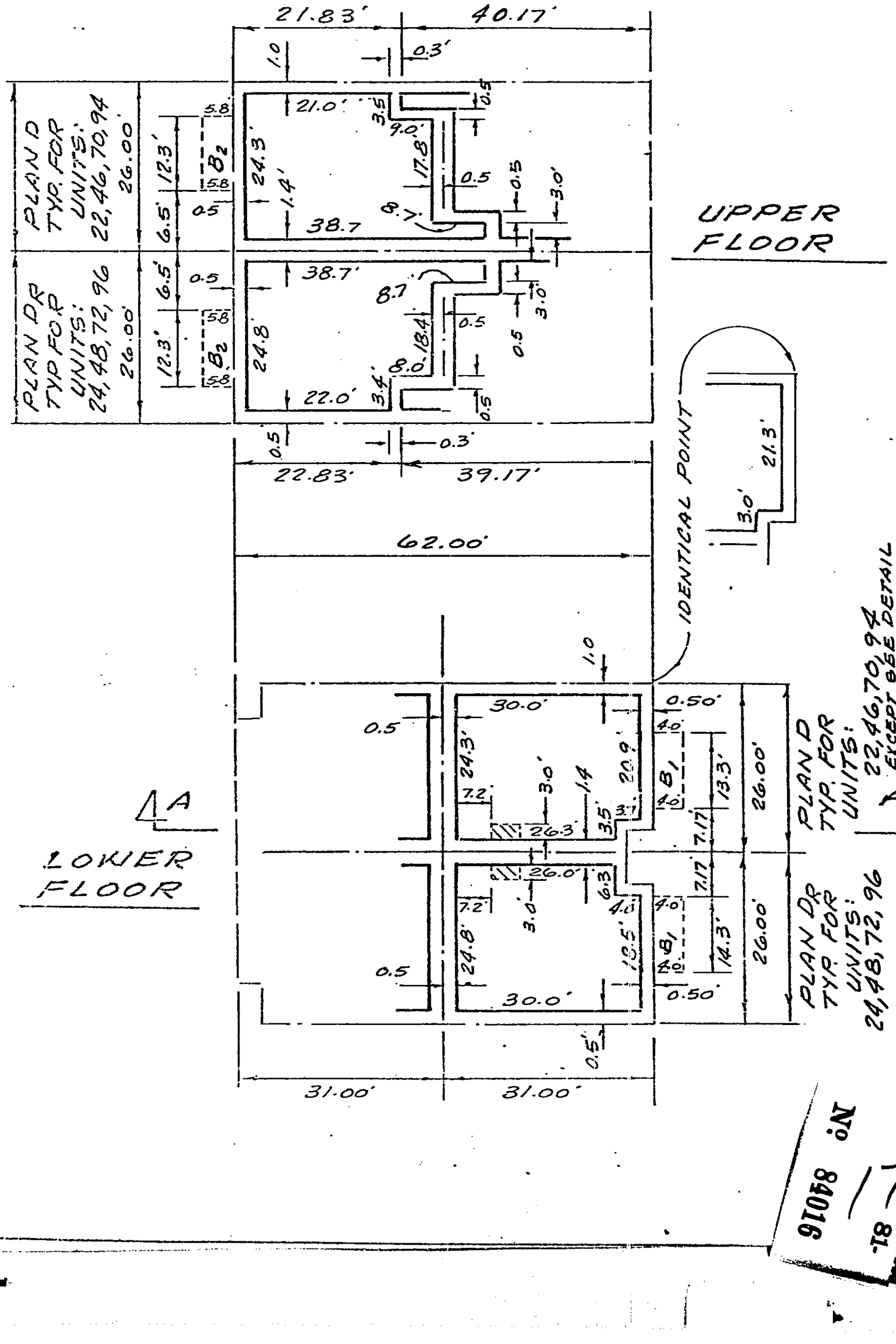
CONDOMINIUM PLAN FOR MONTEGO BAY CLUB

HORIZONTAL BOUNDARIES OF AIR SPACE UNITS



CONDOMINIUM PLAN FOR MONTEGO BAY CLUB

HORIZONTAL BOUNDARIES OF AIR SPACE UNITS



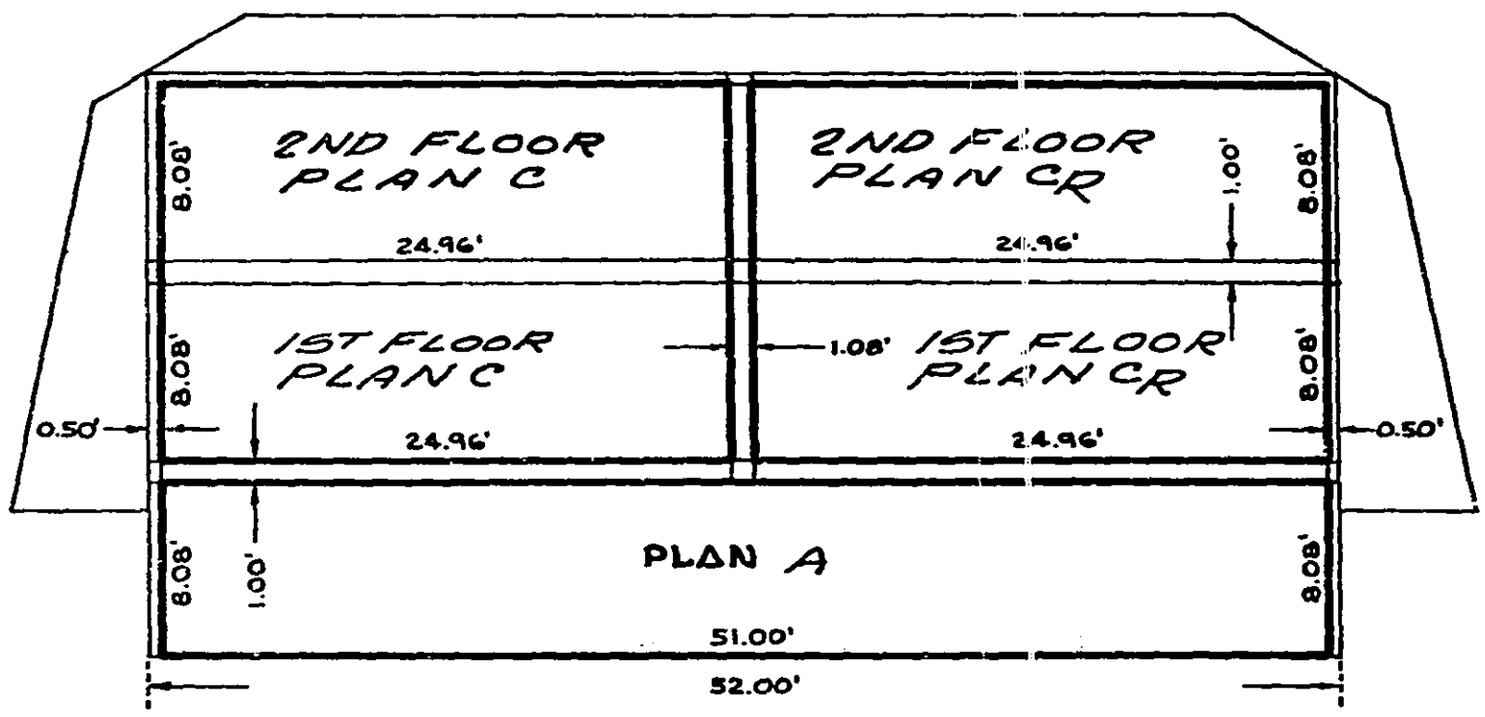
CONDOMINIUM PLAN FOR MONTEGO BAY VILLAS

VERTICAL BOUNDARIES OF AIR SPACE UNITS

TABLE OF FINISHED FLOOR ELEVATIONS

F.F. = Finished Floor

Bldg.	1st Floor		2nd Floor	
	Units	F.F. Elev	Units	F.F. Elev
A	1 & 21	15.6	2, 4, 14 & 16	24.8
B	27 & 47	10.9	26, 28, 38 & 40	20.0
C	51 & 71	10.9	50, 52, 62 & 64	20.0
D	75 & 95	10.9	74, 76, 86 & 88	20.0



BENCH MARK

B.M. N° H750, U.S.C.&G. SURVEY B.M. ELEV. 12.950 (MEAN LOWER LOW DATUM) 7"x7" CONC. MONUMENT WITH IRON DISK 1945 H750. MONUMENT ON TOP OF SMALL DUNE 35'N. &69' W. OF PP # 87817 - 175' N. OF E.C. 763+47.97 (R.R. STA.) & 343' E. OF EAST RAIL OF RAILROAD.

1552

N° 84016 17 81-

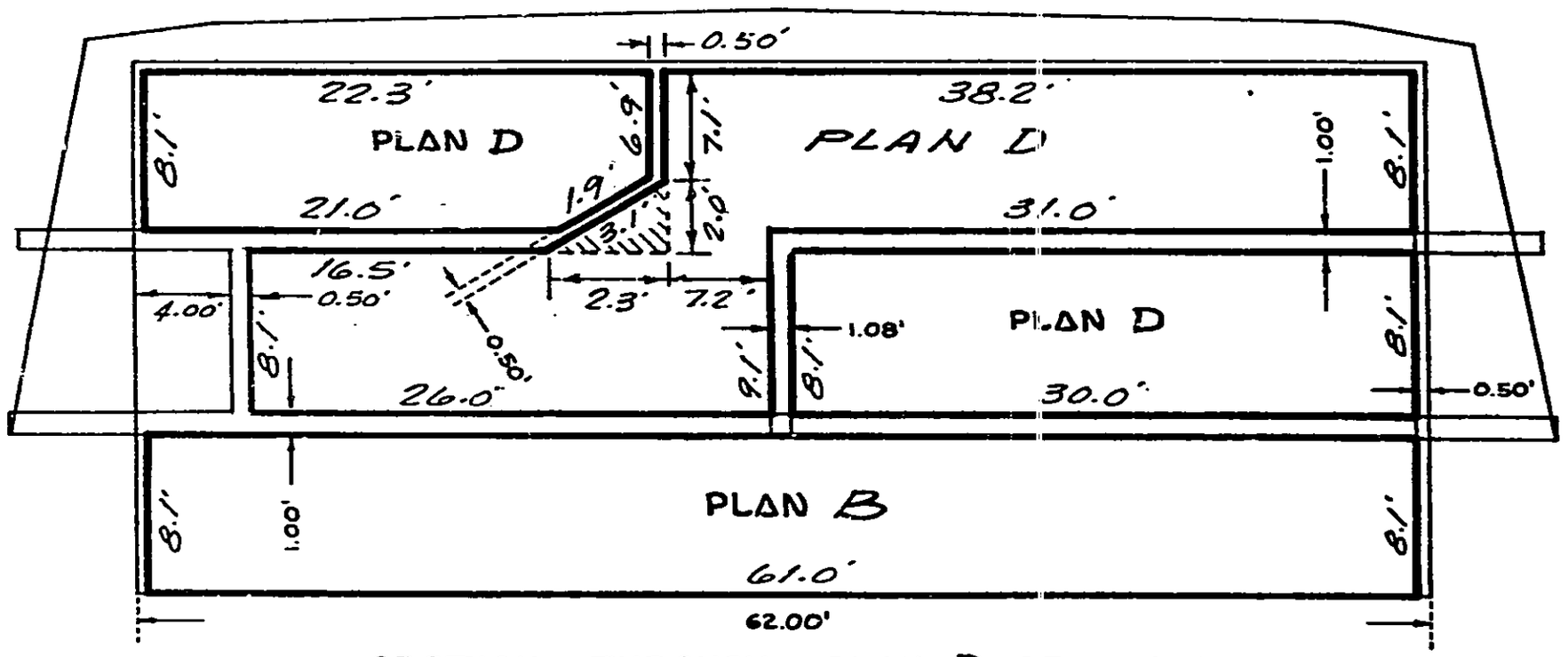
CONDOMINIUM PLAN FOR MONTEGO BAY VILLAS

VERTICAL BOUNDARIES OF AIR SPACE UNITS

TABLE OF FINISHED FLOOR ELEVATIONS

F.F. = Finished Floor

Bldg	1st Floor		2nd Floor	
	Units	F.F. Elev	Units	F.F. Elev
A	5, 9, 13, 17	15.6	6, 8, 10, 12, 18, 20, 22, 24	24.8
B	31, 35, 39, 43	10.9	30, 32, 34, 36 42, 44, 46, 48	20.0
C	55, 59, 63, 67	10.9	54, 56, 58, 60 66, 68, 70, 72	20.0
D	79, 83, 87, 91	10.9	78, 80, 82, 84 90, 92, 94, 96	20.0



SECTION THROUGH PLAN D STAIRWAY
(IDENTICAL TO PLAN D_R)

SECTION A-A

BENCH MARK

B.M. Nº H750, U.S.C.&G. SURVEY B.M. ELEV. 12.950 (MEAN LOWER LOW DATUM) 7"x7" CONC. MONUMENT WITH IRON DISK 1945 H750. MONUMENT ON TOP OF SMALL DUNE 35' N. & 69' W. OF P.P. # 87817 - 175' N. OF E.C. 763+47.97 (R.R. STA) & 343' E. OF EAST RAIL OF RAILROAD.

1553

No 84016 17 81-