

80-280134
FILE/PAGE NO.
BOOK 19A
RECORDED REQUEST OF
SAFECO TITLE INSURANCE COMPANY
Aug 29 3 14 PM '80
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
VERA L. LYLE
RECORDER

RECORDING REQUESTED BY AND
AFTER RECORDING MAIL TO:

GRAY, CARY, AMES & FRYE
525 "B" Street
Suite 2100
San Diego, California 92101
Attention: J. Terence O'Malley

\$5.00

S-597332

SECOND DECLARATION OF ANNEXATION
OF
LOMAS VERDES DEVELOPMENT COMPANY

THIS SECOND DECLARATION OF ANNEXATION, is made as of
this 18th day of August, 1980, by LOMAS VERDES
DEVELOPMENT COMPANY, a California partnership (hereinafter
called the "Declarant").

WHEREAS, Declarant was the owner of the real property
described as follows:

Lots 1 to 35, inclusive, of County of San
Diego Tract 3842-1 in the County of San
Diego, State of California, according to Map
thereof No. 9620, filed April 15, 1980, in
the Office of the County Recorder of San
Diego County,

which real property is hereinafter described as the "Subject
Real Property," and

WHEREAS, as such owner, Declarant caused to be
recorded in the Office of the County Recorder of San Diego
County, California, on July 21, 1980, as File/Page
No. 80-227970, a Declaration of Covenants, Conditions and
Restrictions affecting the Subject Real Property, which
Declaration is hereinafter called the "Original Declaration,"
and

WHEREAS, the Original Declaration provides for the
annexation to the Project described therein of other real prop-
erty more particularly described in Exhibit "C" to the Original
Declaration, and

WHEREAS, the Original Declaration provides in
Article 15 thereof that such annexation is to be accomplished
upon the occurrence of certain conditions among which is the
recording of a Declaration of Annexation, and

WHEREAS, Declarant was the owner of the following
described real property:

No. 280134
80.

Lots 36 through 77, inclusive,
of County of San Diego Tract 3842-3 in the
County of San Diego, State of California,
according to Map thereof No. 9770
filed August 26, 1980, in the Office
of the County Recorder of San Diego County,

which property was heretofore annexed to the Subject Real Property pursuant to the provisions of the Original Declaration by the recordation of a First Declaration of Annexation in the Office of the County Recorder of San Diego County, California, on August 29, 1980, as File/Page No. 20-284133, which Declaration is hereinafter called the "First Declaration of Annexation," and

WHEREAS, Declarant is the owner of the following described real property:

Lots 78 through 117, inclusive,
of County of San Diego Tract 3842-3 in the
County of San Diego, State of California,
according to Map thereof No. 9771,
filed August 26, 1980, in the
Office of the County Recorder of San Diego
County,

which property is hereinafter called the "Annexed Property," and

WHEREAS, Declarant desires to annex the Annexed Property to the Project described in the Original Declaration and now consisting of the Subject Real Property and the property annexed thereto by way of the First Declaration of Annexation, and

WHEREAS, a Final Subdivision Map describing the Annexed Property has been duly approved in accordance with law and recorded, and

WHEREAS, the Annexed Property is a portion of the real property described in Exhibit "C" to the Original Declaration,

NOW, THEREFORE, Declarant hereby declares that upon the recording of a deed conveying the first Residence Lot in the Annexed Property, the Annexed Property shall be annexed to the Project and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied, and improved, subject to the limitations, restrictions, covenants and conditions of the Original Declaration, all of which are declared and agreed to be in furtherance of a general plan for subdivision, improvement and sale of the Annexed Property and the Project and the division thereof into Residence Lots and are established and agreed upon for the purpose of enhancing and perfecting the desirability, value and attractiveness of the Annexed Property and the Project and every part thereof. All of said limitations, restrictions, covenants and conditions shall run with the Annexed Property and the Project and shall be binding on all parties having or acquiring any right, title or interest therein or in any part thereof whether as sole owner, joint owners, lessees, tenants, occupants, encumbrancers, or otherwise, and shall be for the benefit of each owner of any portion of the Annexed Property or the Project or any interest therein

and shall inure to the benefit of and be binding upon each successor in interest of the owners thereof.

IN WITNESS WHEREOF, Declarant has executed this instrument as of the day and year first written above.

LOMAS VERDES DEVELOPMENT COMPANY
11777 Bernardo Plaza Court
Suite 102
San Diego, California 92128

By: Lomas Verdes Development Corporation
Managing Partner

By: Gerald L. Stone
Gerald L. Stone, President

By: James A. Ward
James A. Ward, Secretary

STATE OF CALIFORNIA

COUNTY OF San Diego

On this 28th day of August, 1980, before me, the undersigned

a Notary Public in and for said State personally appeared Gerald L. Stone

known to me to be the President, and James A. Ward

known to me to be the Secretary of Lomas Verdes Development Corp

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, said corporation being

known to me to be one of the partners of Lomas Verdes

Development Co.

the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.

Signature Constance M. Tollefson

Constance M. Tollefson

Name (Typed or Printed)



igned, a
red
rship that
that such

Form 9005 - Corporation or Partner of a Partnership
Notary Public for Company

(This area for official notarial seal)

No. 280134