

80-280133
FILE/PAGE NO.
BOOK 1874
RECORDED REQUEST OF
SAFEED TITLE INSURANCE COMPANY

AUG 29 3 34 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-397314

FIRST DECLARATION OF ANNEXATION
OF
LONAS VERDES DEVELOPMENT COMPANY

THIS FIRST DECLARATION OF ANNEXATION, is made as of
this 28th day of August, 1980, by LONAS 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. 9820, filed April 13, 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 Arti-
cle 15 thereof that such annexation is to be accomplished upon
the occurrence of certain conditions among which is the record-
ing of a Declaration of Annexation, and

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

No. 280133
20.

(Leave area for official recorded seal)

Lots 36 through 77, inclusive, of County of San Diego Tract 3843-2 in the County of San Diego, State of California, filed August 26, 1980, in the Office of the County Recorder of San Diego County, According to Map thereof No. 9770.

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

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 Subject Real Property 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 Subject Real Property 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 Subject Real Property and every part thereof. All of said limitations, restrictions, covenants and conditions shall run with the Annexed Property and the Subject Real Property 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 Subject Real Property 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
Corporation

By: Lomas Verdes Development
Managing Partner

By: Gerald L. Stone
Gerald L. Stone, President
By: James A. Ward
James A. Ward, Secretary

No. 280133
280

Lots 36 through 77, inclusive, of County of San Diego Tract 3842-1 in the County of San Diego, State of California, filed August 26, 1980, in the Office of the County Recorder of San Diego County, According to Map thereof No. 9770.

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

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 Subject Real Property 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 Subject Real Property 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 Subject Real Property and every part thereof. All of said limitations, restrictions, covenants and conditions shall run with the Annexed Property and the Subject Real Property 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 Subject Real Property 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

STATE OF CALIFORNIA }
 COUNTY OF San Diego } No. 13
 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. Tolleson
Constance M. Tolleson
 Name (Typed or Printed)

12128
 sident
 tary

OFFICIAL SEAL
 CONSTANCE M. TOLLESON
 Notary Public - California
 SAN DIEGO COUNTY
 My comm. expires JAN 17, 1984

No. 280133

(This line for office control use)