

Recording Requested By:
First American Title
Nat'l Commercial Services

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON DEC 16, 2005
DOCUMENT NUMBER 2005-1080602
GREGORY J SMITH, COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 1:03 PM

WHEN RECORDED RETURN TO:

Burke Real Estate Group
1805 E Garry Ave, Suite 100
Santa Ana, CA 92705

ATTENTION:

CONDOMINIUM PLAN

FOR

BURKE SYCAMORE BUSINESS CENTER PHASE 2

PARCEL A OF PARCEL MAP NO. 19640, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANURAY 20, 2005 AS FILE NO. 2005-0052502 OF OFFICIAL RECORDS IN THE CITY OF VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

TABLE OF CONTENTS

OWNERSHIP CERTIFICATE	2-4
SURVEYOR'S STATEMENT	5
BASIS OF BEARINGS	5
BENCHMARK	5
GENERAL NOTES	6
DEFINITIONS	6-7
BOUNDARY MAP	8
BUILDING TIES	9 - 10
BUILDING 7	11
BUILDING 8	12
BUILDING 9	13
BUILDING 10	14
BUILDING 11	15
BUILDING 12	16
BUILDING 13	17
BUILDING 14	18
BUILDING 5	19
BUILDING 6	20
AIRSPACE PLAN	21 - 24



Development Resource Consultants, Inc.

Civil Engineering • Land Surveying • Land Planning
8175 E. KAISER BLVD
ANAHEIM, CA 92808 (714) 685-6860

CONDOMINIUM PLAN

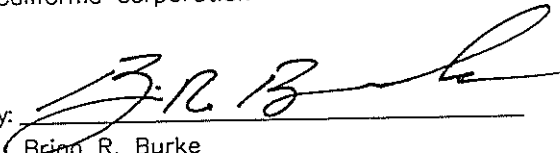
FOR
BURKE SYCAMORE BUSINESS CENTER PHASE 2

OWNER'S CERTIFICATE:

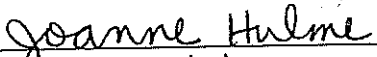
WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

BURKE SYCAMORE PARTNERS, L.P., a
California limited partnership

BY: Burke Real Estate Group, Inc.,
a California corporation

By: 
Brian R. Burke
Its: President

BANK OF AMERICA, N.A., BENEFICIARY OF DEED OF TRUST RECORDED AUGUST 15, 2003 AS INSTRUMENT NUMBER 2003-00995123 OF OFFICIAL RECORDS.


NAME: Joanne Hulme
TITLE: Senior Vice President

NAME:
TITLE:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ORANGE

} ss.

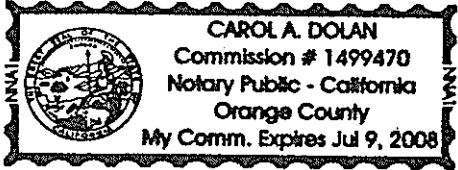
On Nov 15 2005, before me,
Date
personally appeared

CAROL A. DOLAN
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

BRIAN K. BURKE
Name(s) of Signer(s)

personally known to me

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



WITNESS my hand and official seal.

Carol A. Dolan
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

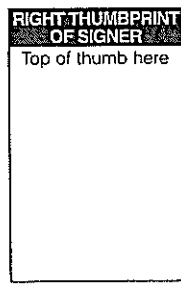
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

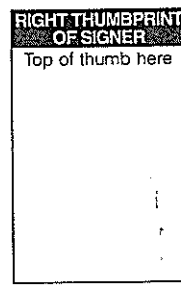
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

CONDOMINIUM PLAN

FOR
BURKE SYCAMORE BUSINESS CENTER PHASE 2

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) SS
COUNTY OF SAN DIEGO)

ON _____ BEFORE ME, _____

PERSONALLY APPEARED _____
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY
MY COMMISSION EXPIRES _____

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) SS
COUNTY OF SAN DIEGO)

ON _____ BEFORE ME, _____

PERSONALLY APPEARED _____
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY
MY COMMISSION EXPIRES _____

CONDOMINIUM PLAN

FOR
BURKE SYCAMORE BUSINESS CENTER PHASE 2

NOTARY ACKNOWLEDGMENT

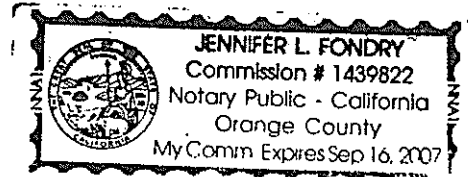
STATE OF CALIFORNIA
COUNTY OF ORANGE } SS
~~SAN DIEGO~~

ON DECEMBER 5, 2005 BEFORE ME, JENNIFER L. FONDRY,
NOTARY PUBLIC

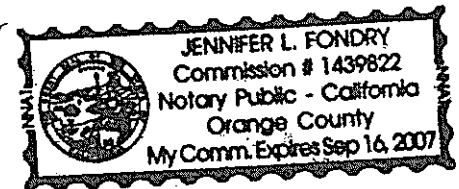
PERSONALLY APPEARED CHANNIE HOLME
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN EVIDENCE)
TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR
AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURES ON THE INSTRUMENT
THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED
THE INSTRUMENT.

WITNESS MY HAND:

Jennifer L. Fondry
NOTARY PUBLIC IN AND FOR SAID STATE
JENNIFER L. FONDRY
PRINT NAME



MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY
MY COMMISSION EXPIRES SEPT 16, 2007



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO } SS

ON _____ BEFORE ME, _____

PERSONALLY APPEARED _____
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN EVIDENCE)
TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR
AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURES ON THE INSTRUMENT
THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED
THE INSTRUMENT.

WITNESS MY HAND:

NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME

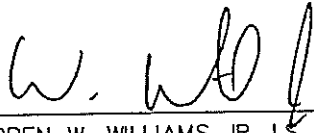
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY
MY COMMISSION EXPIRES _____

CONDOMINIUM PLAN

FOR
BURKE SYCAMORE BUSINESS CENTER PHASE 2

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF CALIFORNIA, THAT THIS PLAN CORRECTLY REPRESENTS THE BOUNDARIES OF THIS CONDOMINIUM PROJECT AS SHOWN ON SHEETS 1 THROUGH 24 HEREIN.



WARREN W. WILLIAMS JR. LS #7038
MY REGISTRATION EXPIRES ON 09/30/06

11/14/05
DATE



BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF SYCAMORE AVENUE BEING N 68°23'42" E PER PARCEL MAP NO. 18831 FILED AS FILE NO. 2001-0791150, RECORDS OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

BENCHMARK

GPS CONTROL POINT NO. 2012
ELEVATION: 504.47

CONDOMINIUM PLAN

FOR
BURKE SYCAMORE BUSINESS CENTER PHASE 2

GENERAL NOTES:

1. THIS IS A CONDOMINIUM PLAN OF PARCEL A OF PARCEL MAP NO. 19640, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 20, 2005 AS FILE NO. 2005-0052502 OF OFFICIAL RECORDS IN THE CITY OF VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.
2. THIS PLAN CONTAINS 21 UNITS.
3. THIS CONDOMINIUM PLAN AND THE DIMENSIONS SHOWN HEREIN ARE INTENDED TO CONFORM TO THE "DAVIS-STIRLING COMMON INTEREST DEVELOPMENT ACT" (CALIFORNIA CIVIL CODE, SECTIONS 1350, ET SEQ.) (THE "ACT") WHICH REQUIRES DIMENSIONS OF THE UNITS SHOWN IN SUFFICIENT DETAIL TO IDENTIFY EACH UNIT, ITS RELATIVE LOCATION AND APPROXIMATE DIMENSIONS.
4. DEFINITIONS ARE BASED UPON COVENANTS, CONDITIONS AND RESTRICTIONS SUPPLIED BY OWNER.
5. EXCEPT AS MAY OTHERWISE BE SHOWN HEREIN, THIS CONDOMINIUM PLAN INTENTIONALLY OMITTS SPECIFIC DETAILS OF ANY BUILDINGS AND OTHER STRUCTURES.
6. THIS CONDOMINIUM PLAN IS NOT INTENDED TO BE USED FOR SALES PURPOSES TO DETERMINE SQUARE FOOTAGES OR AIR SPACE VOLUME IN ANY OF THE UNITS. NO WARRANTY IS MADE OR IMPLIED THAT FENCES HAVE BEEN OR WILL BE CONSTRUCTED ON PROPOSED DIVISION LINES.
7. CITY APPROVAL: ANY AMENDMENT TO OR CANCELLATION OF THIS CONDOMINIUM PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF VISTA.
8. IN THE EVENT OF A CONFLICT BETWEEN THIS CONDOMINIUM PLAN AND THE DECLARATION (DEFINED BELOW), THE DECLARATION SHALL CONTROL. TERMS NOT DEFINED IN THIS CONDOMINIUM PLAN SHALL HAVE THE MEANINGS GIVEN THEM IN THE DECLARATION.

DEFINITIONS:

COMMON AREAS: COMMON AREAS SHALL HAVE THE MEANING SET FORTH IN ARTICLE I (DEFINITIONS) OF THE DECLARATION. COMMON FACILITIES AREAS SHALL HAVE THE MEANING SET FORTH IN ARTICLE I (DEFINITIONS) OF THE DECLARATION.

COMMON INTEREST: COMMON INTEREST MEANS THE PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON AREAS AND COMMON FACILITIES THAT IS A PART OF EACH CONDOMINIUM AS SET FORTH IN THE DECLARATION.

CONDOMINIUM: CONDOMINIUM MEANS A FRACTIONAL UNDIVIDED INTEREST IN COMMON WITH THE OTHER OWNERS WITHIN THE PROJECT (EXCLUDING ANY OWNER(S) OF A NON-CONDO PARCEL) IN THE COMMON AREA AND COMMON FACILITIES WITHIN THE PROJECT, TOGETHER WITH A SEPARATE INTEREST IN A UNIT AND ALL RIGHTS, TITLE AND INTEREST APPURTENANT THERETO. SUCH FRACTIONAL UNDIVIDED INTEREST IN COMMON OF EACH OWNER SHALL BE AS DESCRIBED IN THE INSTRUMENT CONVEYING A CONDOMINIUM TO SUCH OWNER AND SHALL NOT BE CHANGED EXCEPT AS PROVIDED IN SECTION 10.10 AND SECTION 11.7 OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

CONDOMINIUM BUILDING: CONDOMINIUM BUILDING MEANS A COMMERCIAL STRUCTURE CONTAINING ONE OR MORE UNITS AND SHARED MAINTENANCE AREA AND DESIGNATED ON THE CONDOMINIUM PLAN AS "BUILDING" FOLLOWED BY AN IDENTIFYING NUMBER.

CONDOMINIUM PLAN
FOR
BURKE SYCAMORE BUSINESS CENTER PHASE 2

DEFINITIONS (CONTINUED):

CONDOMINIUM PLAN: CONDOMINIUM PLAN MEANS THE PLAN OF THE CONDOMINIUMS BUILT OR TO BE BUILT ON THE PROPERTY IN THE CONDOMINIUM PROJECT, WHICH PLAN IDENTIFIES THE COMMON AREA AND EACH SEPARATE INTEREST PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1351.

CONDOMINIUM PROJECT: CONDOMINIUM PROJECT MEANS ALL OF THE REAL PROPERTY SUBJECT TO THE DECLARATION AS DESCRIBED ON THE TRACT MAP AND ALL IMPROVEMENTS ON THAT REAL PROPERTY.

DECLARANT: DECLARANT MEANS BURKE SYCAMORE PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP, AND ANY SUCCESSOR OR ASSIGN THAT EXPRESSLY ASSUMES THE RIGHTS AND DUTIES OF THE DECLARANT UNDER THE DECLARATION IN A RECORDED WRITTEN DOCUMENT.

DECLARATION: DECLARATION MEANS THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BURKE SYCAMORE BUSINESS CENTER (PHASES II & III) AND ANY AMENDMENTS THERETO, RECORDED IN THE OFFICE OF THE COUNTY RECORDER PURSUANT TO THE ACT.

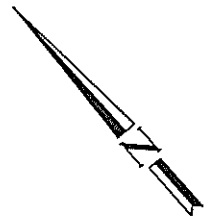
UNIT: UNIT HAS THE MEANING SET FORTH IN ARTICLE I (DEFINITIONS) OF THE DECLARATION.

CONDOMINIUM PLAN

SHEET 8 OF 24 SHEETS

FOR
BURKE SYCAMORE BUSINESS CENTER PHASE 2

BOUNDARY MAP

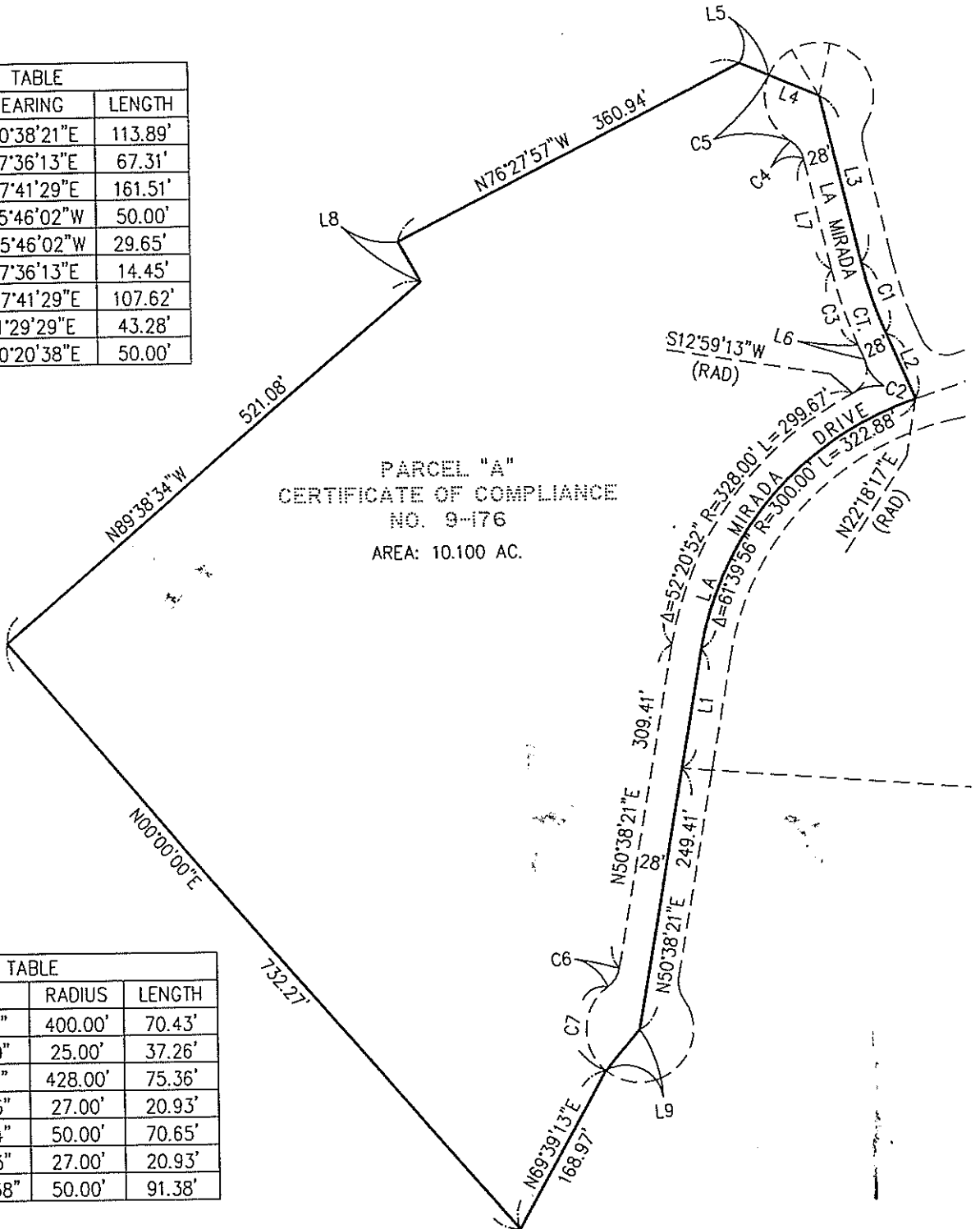


SCALE: 1"=150'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N50°38'21"E	113.89'
L2	N17°36'13"E	67.31'
L3	N27°41'29"E	161.51'
L4	N25°46'02"W	50.00'
L5	N25°46'02"W	29.65'
L6	N17°36'13"E	14.45'
L7	N27°41'29"E	107.62'
L8	N11°29'29"E	43.28'
L9	N80°20'38"E	50.00'

PARCEL "A"
CERTIFICATE OF COMPLIANCE
NO. 9-176
AREA: 10.100 AC.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10°05'16"	400.00'	70.43'
C2	85°23'00"	25.00'	37.26'
C3	10°05'16"	428.00'	75.36'
C4	44°24'55"	27.00'	20.93'
C5	80°57'24"	50.00'	70.65'
C6	44°24'55"	27.00'	20.93'
C7	104°42'38"	50.00'	91.38'

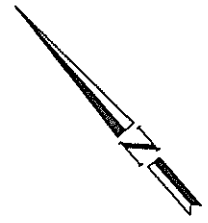


CONDOMINIUM PLAN

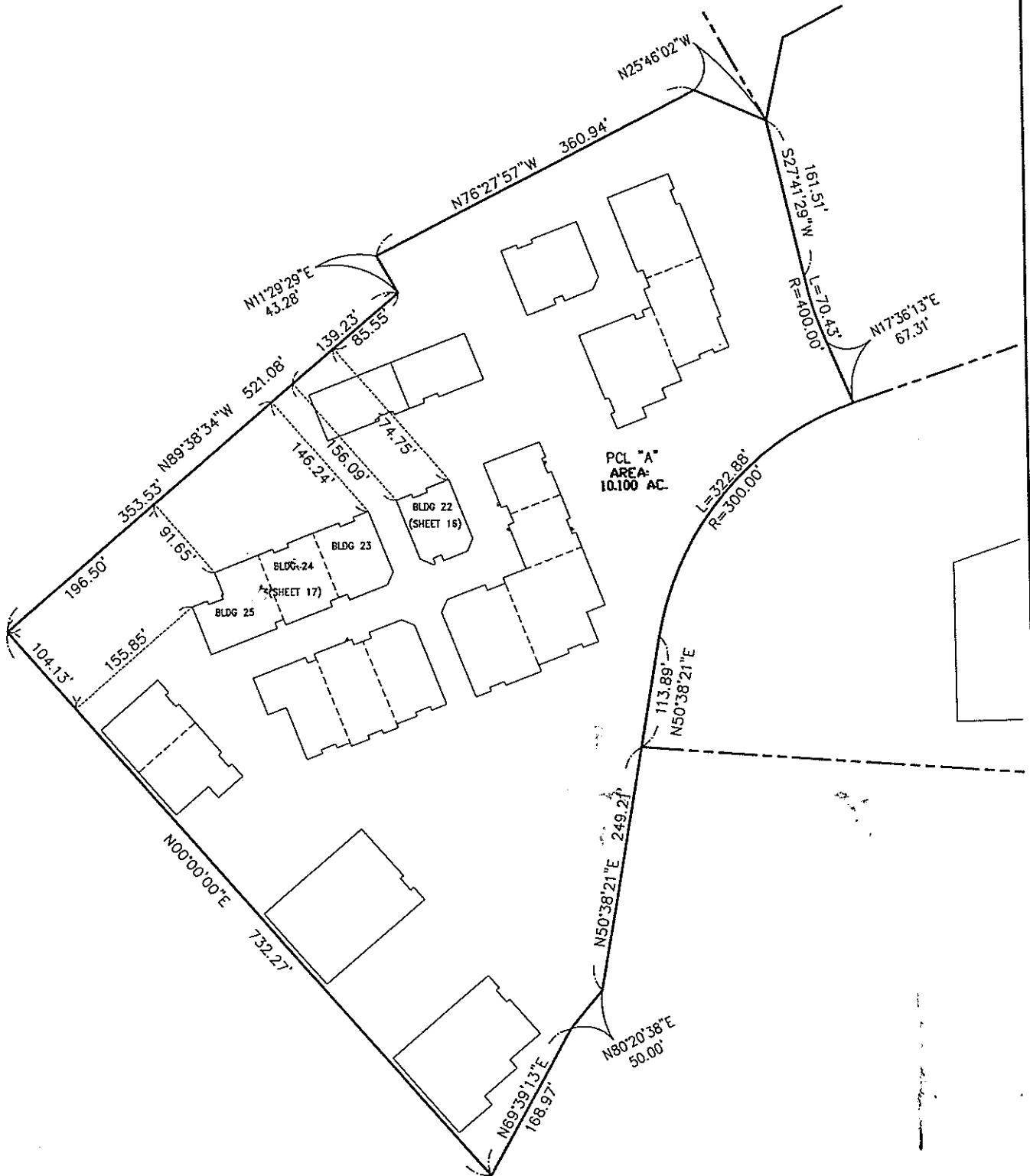
SHEET 10 OF 24 SHEETS

FOR
BURKE SYCAMORE BUSINESS CENTER PHASE 2

BUILDING TIES FOR BUILDINGS 12 AND 13



SCALE: 1"=150'

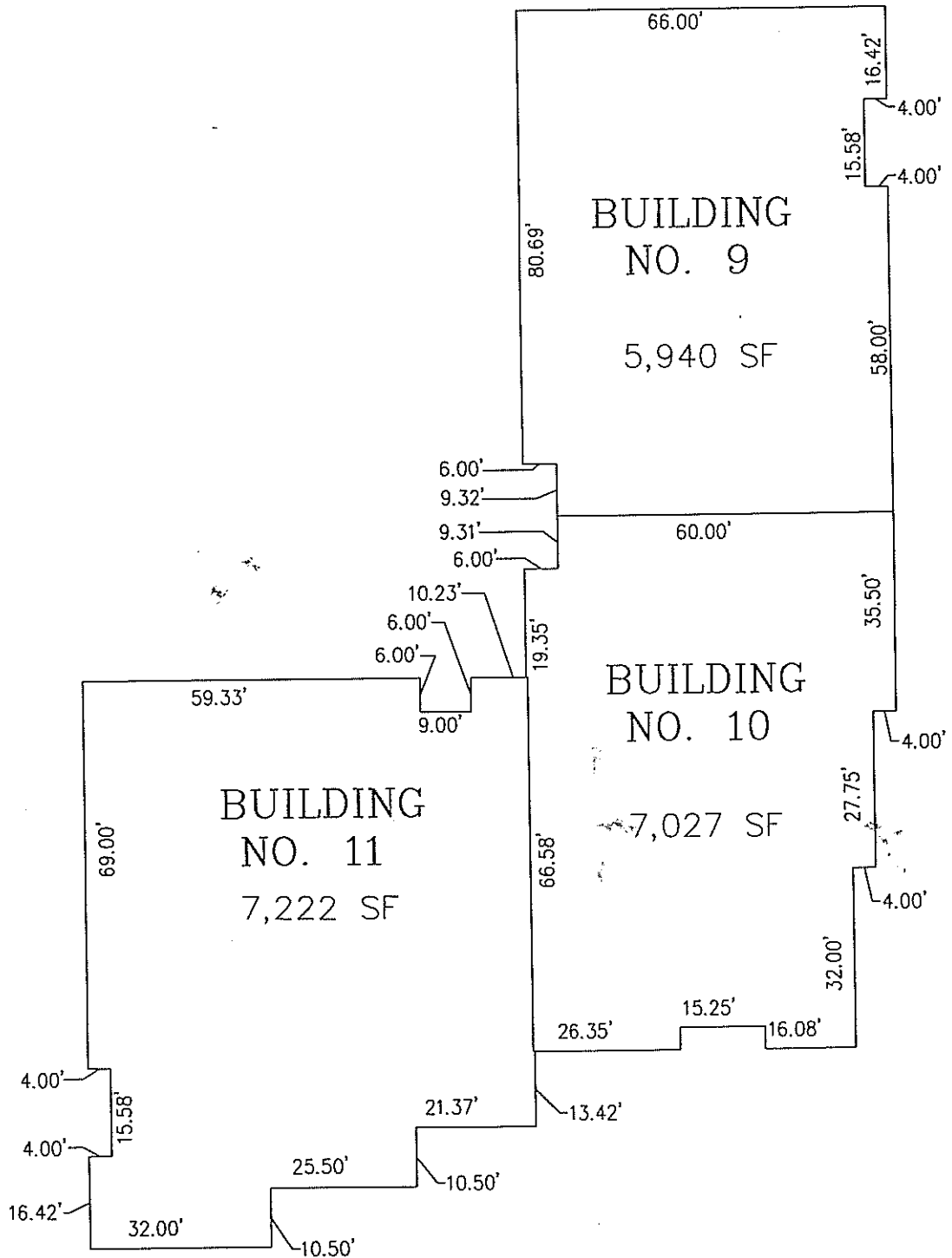


CONDOMINIUM PLAN

FOR
BURKE SYCAMORE BUSINESS CENTER PHASE 2

BUILDING 9, 10, 11

SCALE: 1"=30'



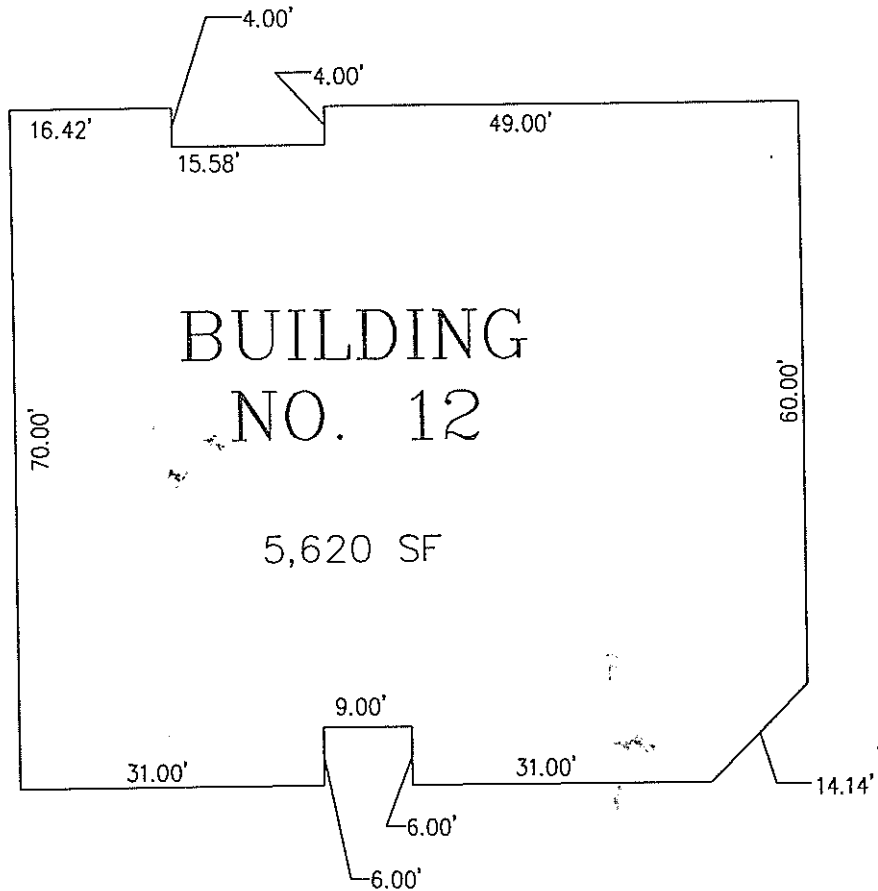
CONDOMINIUM PLAN

SHEET 12 OF 24 SHEETS

FOR
BURKE SYCAMORE BUSINESS CENTER PHASE 2

BUILDING 12

SCALE: 1"=20'

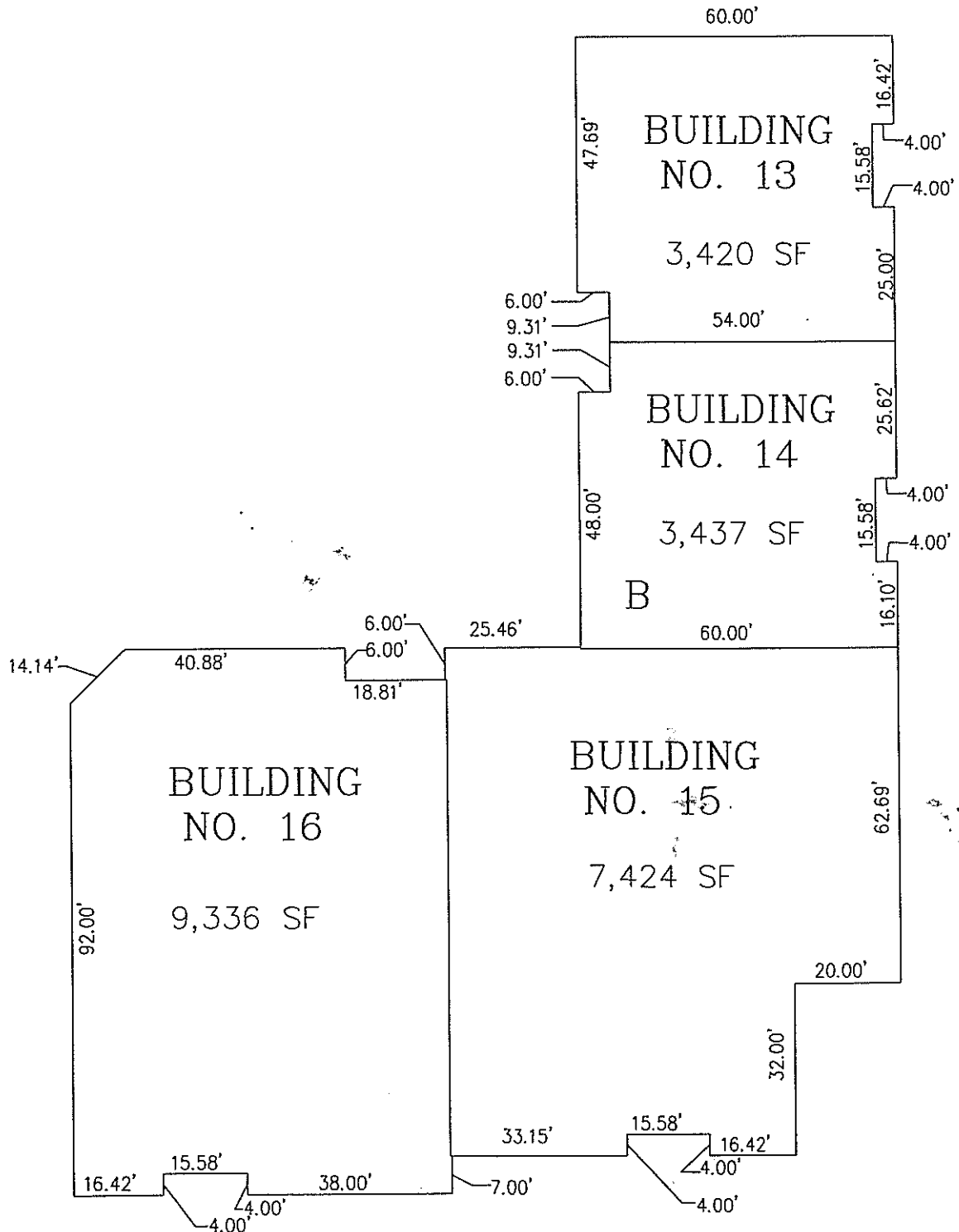


CONDOMINIUM PLAN

FOR
BURKE SYCAMORE BUSINESS CENTER PHASE 2

BUILDING 13, 14, 15, 16

SCALE: 1"=30'



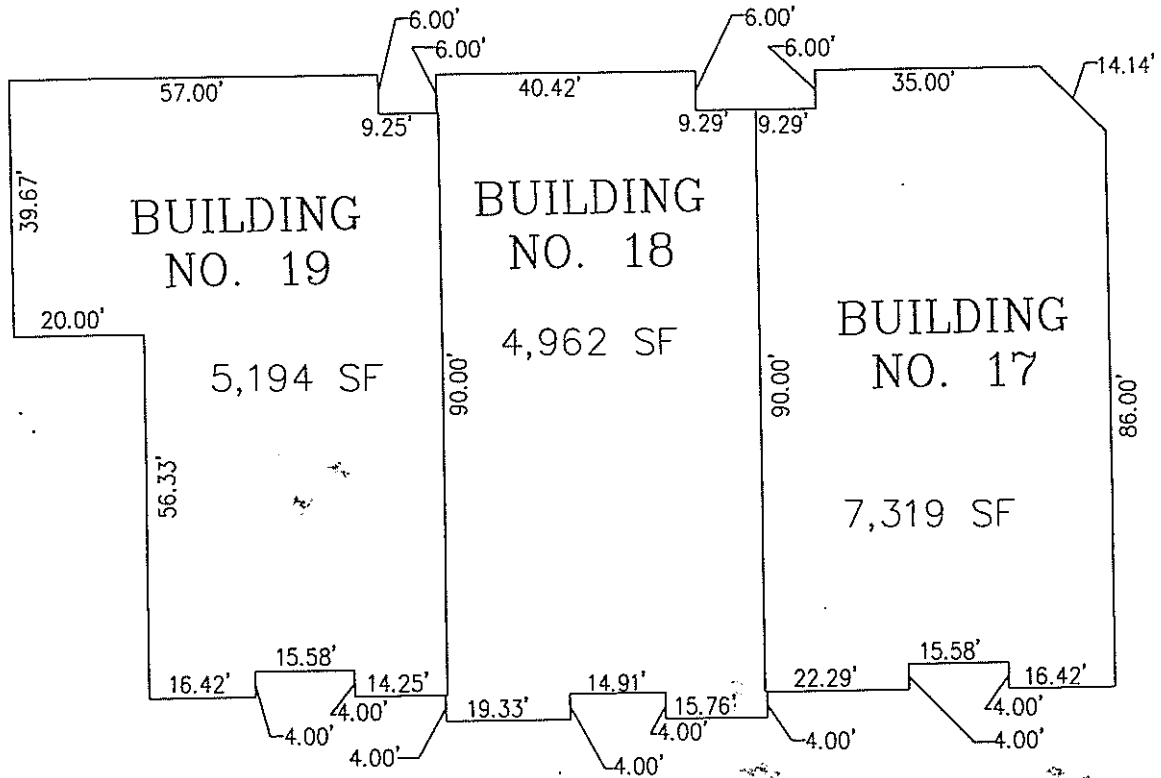
CONDOMINIUM PLAN

SHEET 14 OF 24 SHEETS

FOR
BURKE SYCAMORE BUSINESS CENTER PHASE 2

BUILDING 17, 18, 19

SCALE: 1"=30'



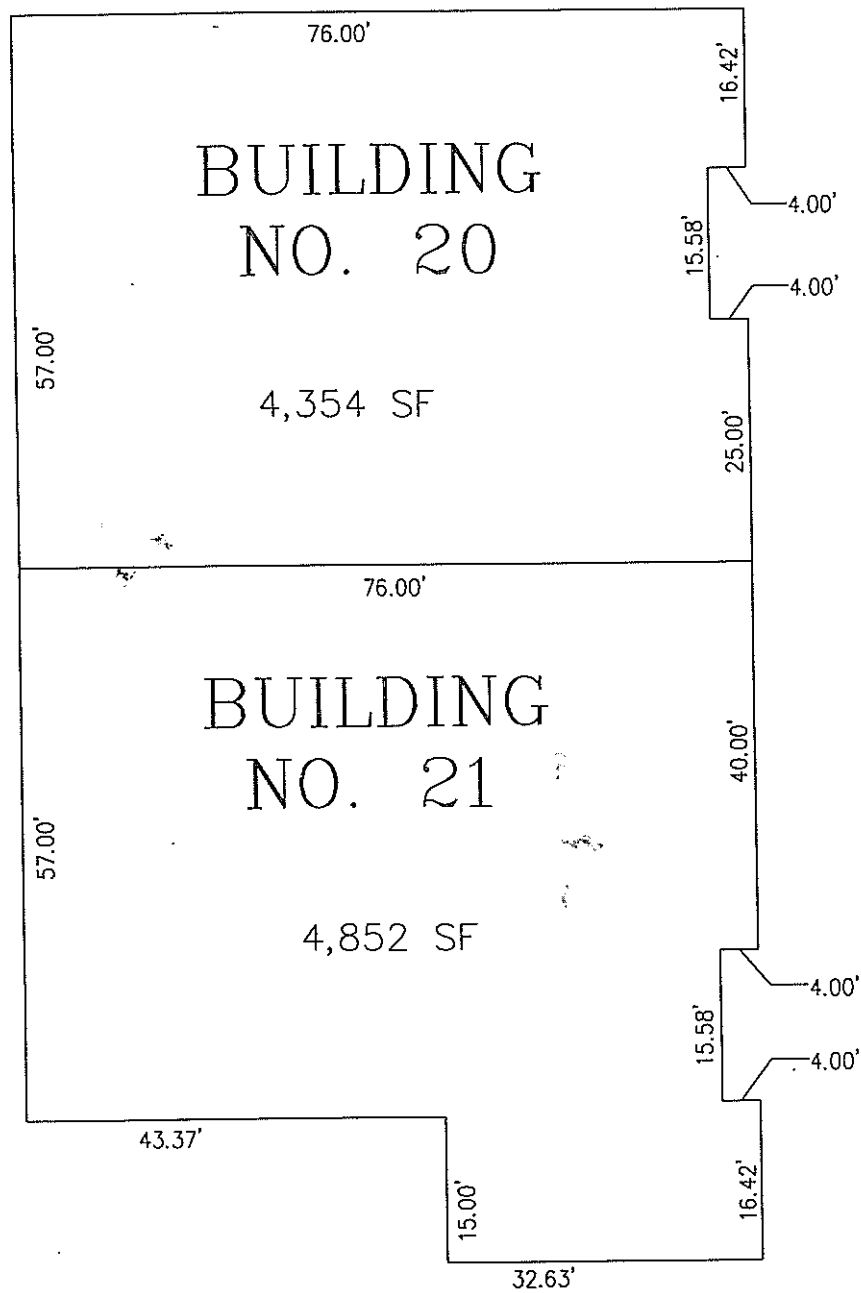
CONDOMINIUM PLAN

SHEET 15 OF 24 SHEETS

FOR
BURKE SYCAMORE BUSINESS CENTER PHASE 2

BUILDING 20, 21

SCALE: 1"=20'

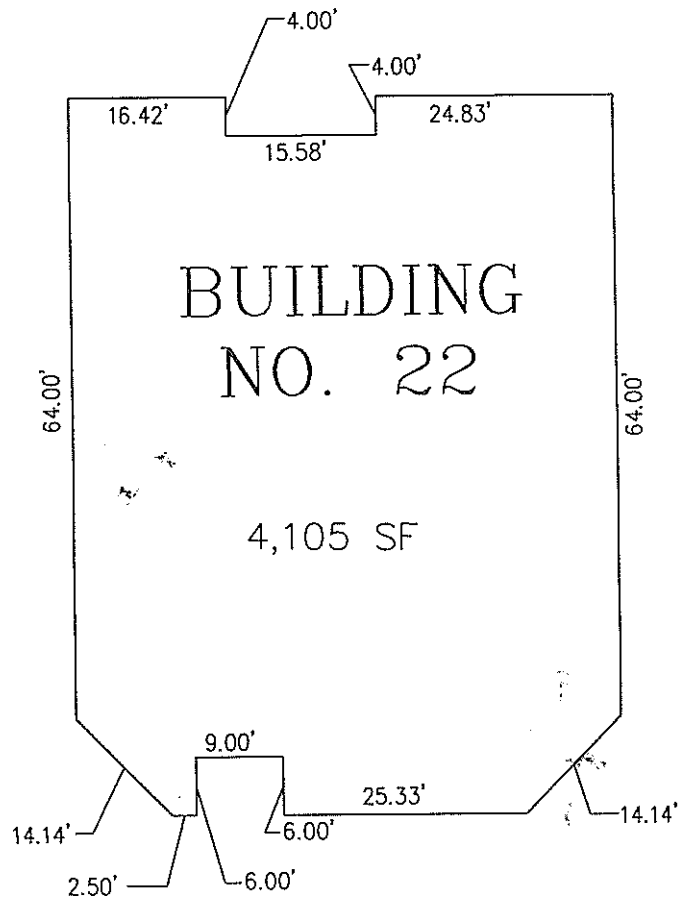


CONDOMINIUM PLAN

FOR
BURKE SYCAMORE BUSINESS CENTER PHASE 2

BUILDING 22

SCALE: 1"=20'

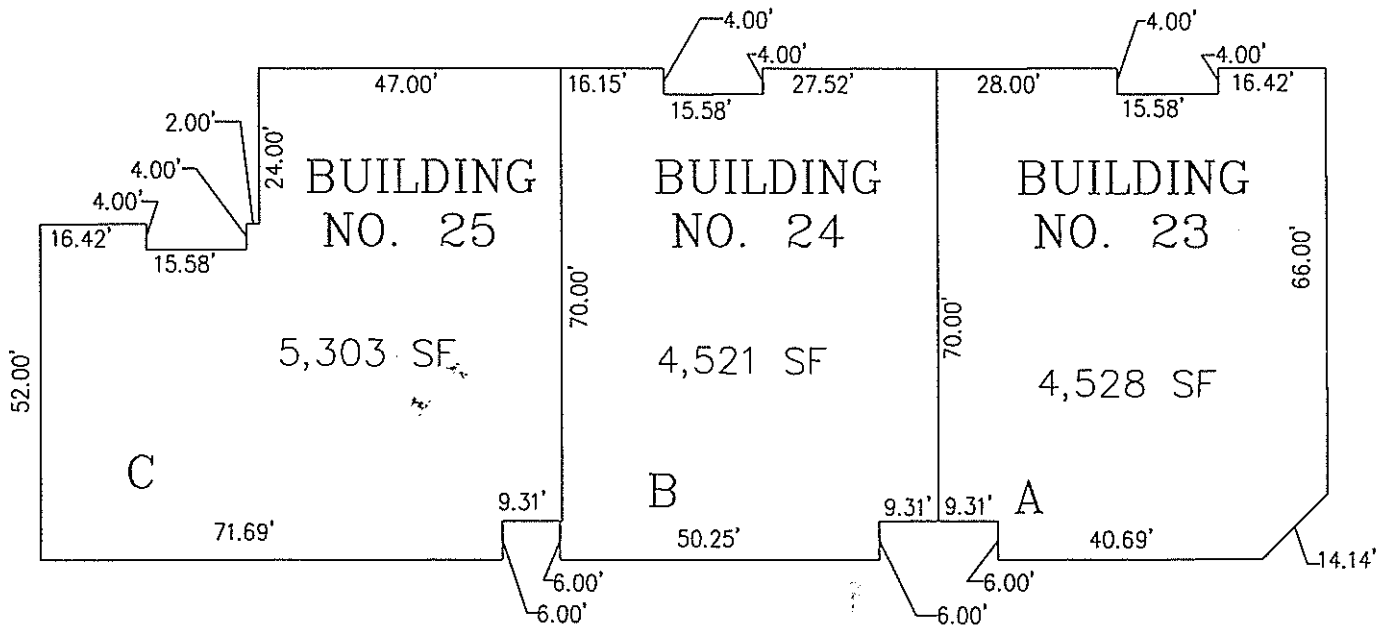


CONDOMINIUM PLAN

FOR
BURKE SYCAMORE BUSINESS CENTER PHASE 2

BUILDING 23, 24, 25

SCALE: 1"=30'



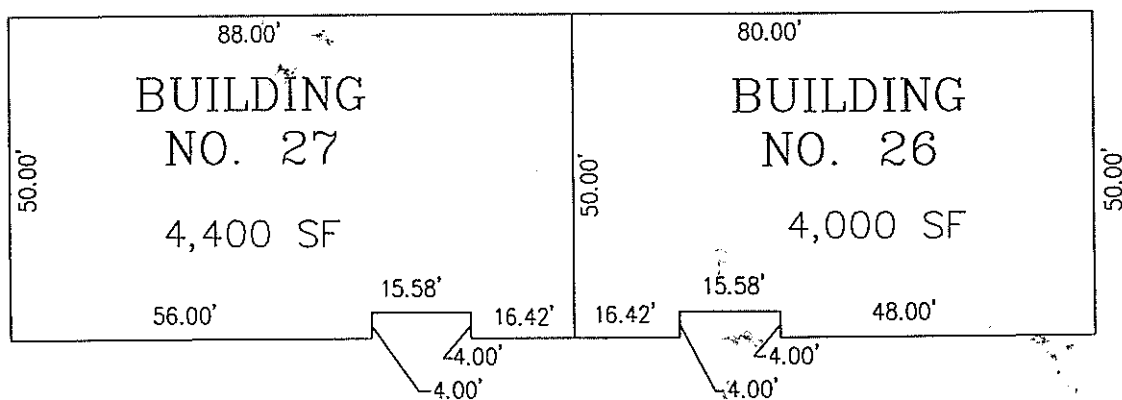
CONDOMINIUM PLAN

SHEET 18 OF 24 SHEETS

FOR
BURKE SYCAMORE BUSINESS CENTER PHASE 2

BUILDING 26, 27

SCALE: 1"=30'



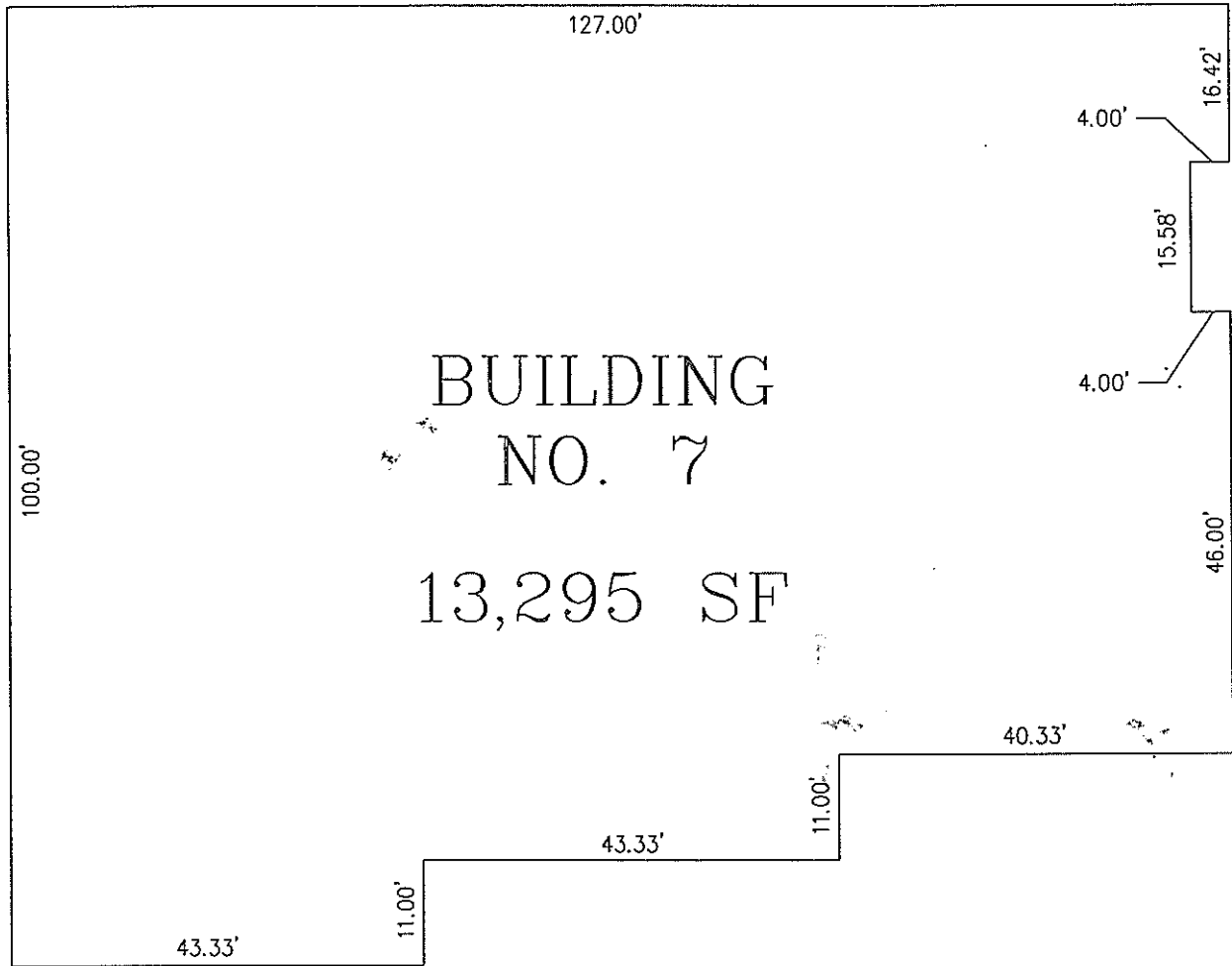
CONDOMINIUM PLAN

SHEET 19 OF 24 SHEETS

FOR
BURKE SYCAMORE BUSINESS CENTER PHASE 2

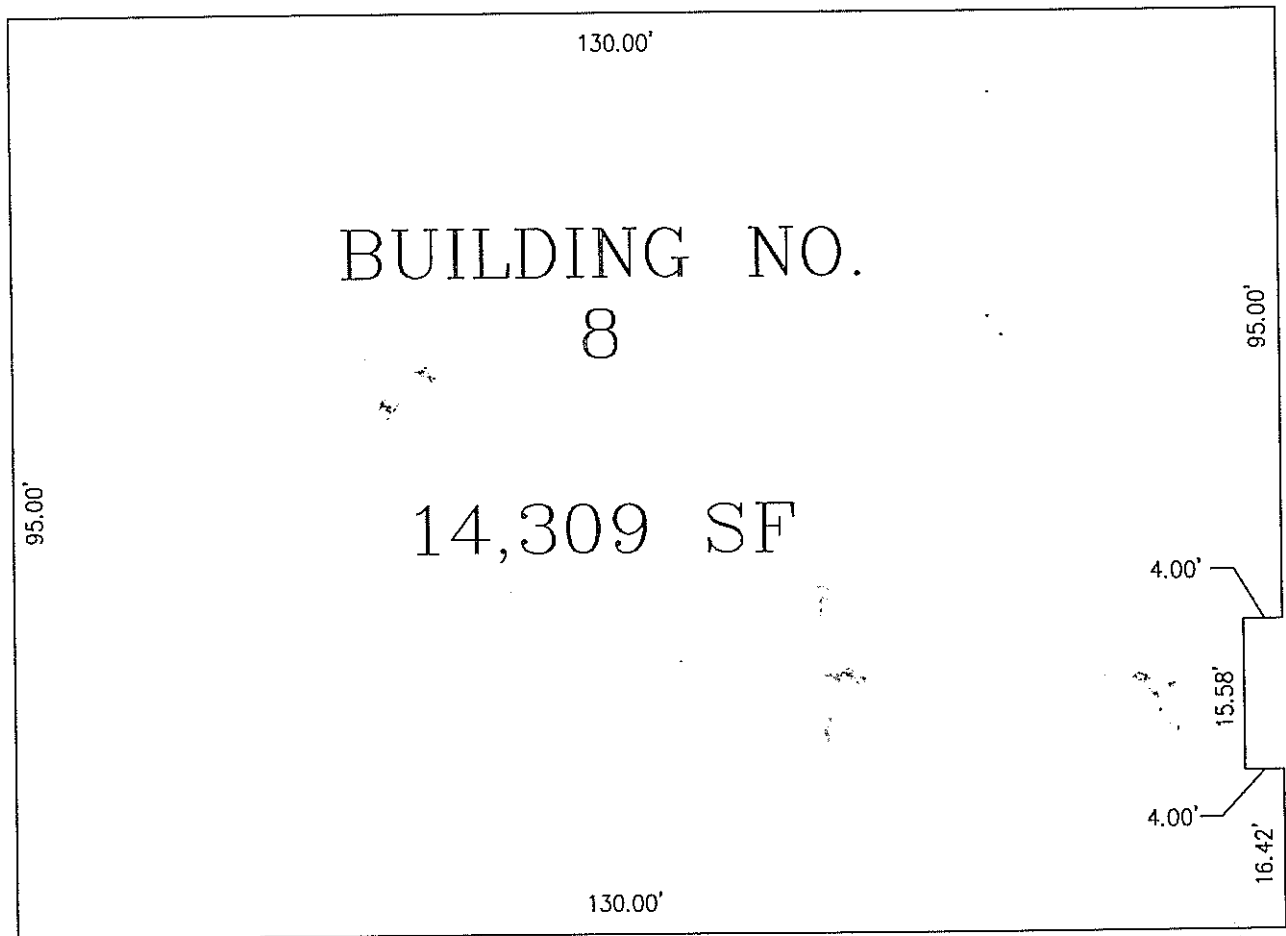
BUILDING 7

SCALE: 1" = 20'



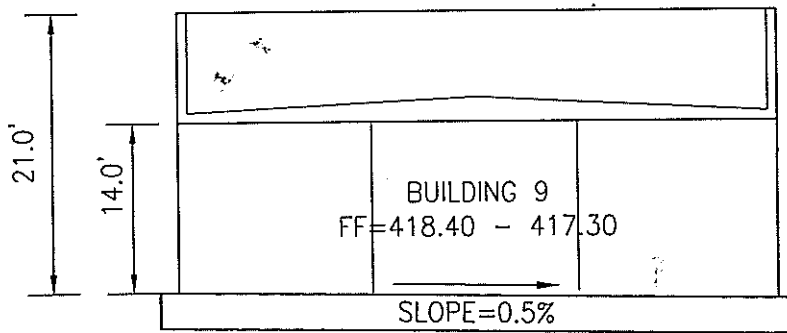
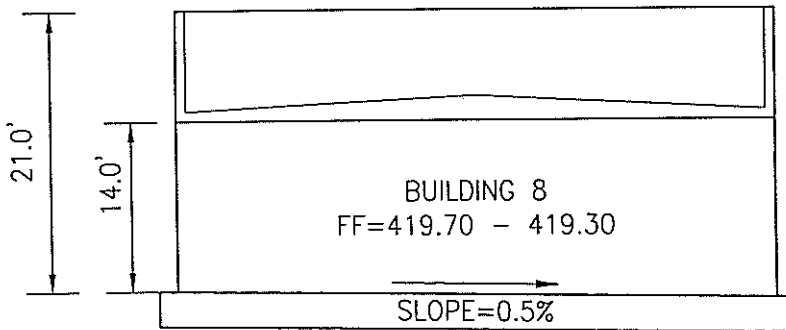
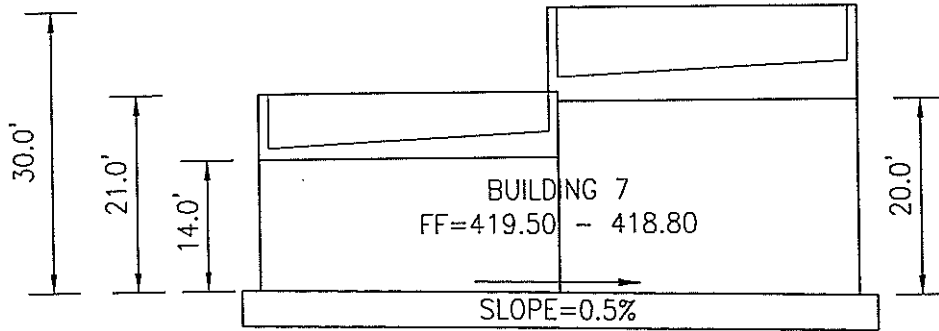
CONDOMINIUM PLAN
FOR
BURKE SYCAMORE BUSINESS CENTER PHASE 2
BUILDING 8

SCALE: 1"=20'



CONDOMINIUM PLAN

FOR BURKE SYCAMORE BUSINESS CENTER PHASE 2 FINISH FLOOR ELEVATION

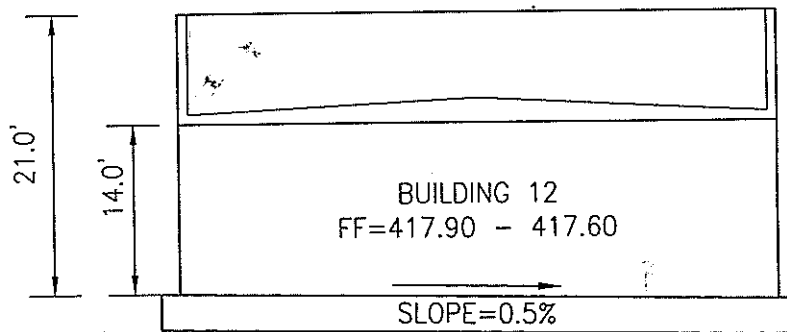
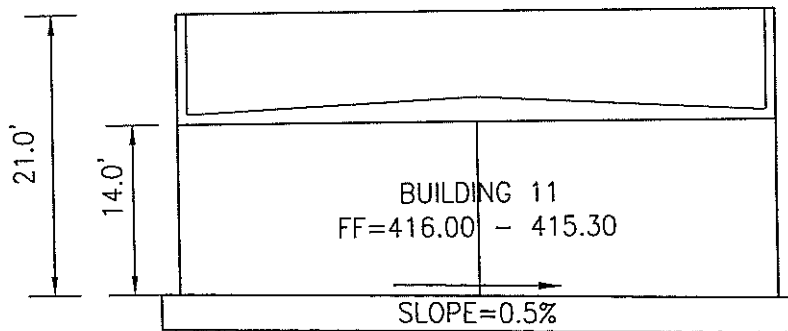
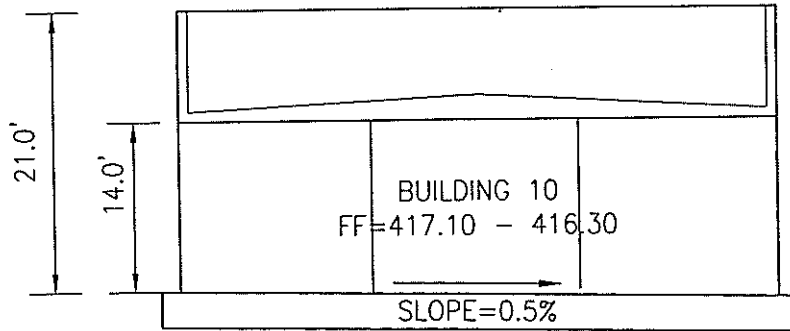


BUILDING AND ELEVATION SCHEDULE

BUILDING No.	FF ELEV.
7A	419.10 - 418.80
7B	419.10 - 418.80
7C	419.50 - 419.10
8	419.70 - 419.30
9A	418.40 - 418.10
9B	418.10 - 417.80
9C	417.80 - 417.40
9D	417.80 - 417.30

CONDOMINIUM PLAN

FOR BURKE SYCAMORE BUSINESS CENTER PHASE 2 FINISH FLOOR ELEVATION

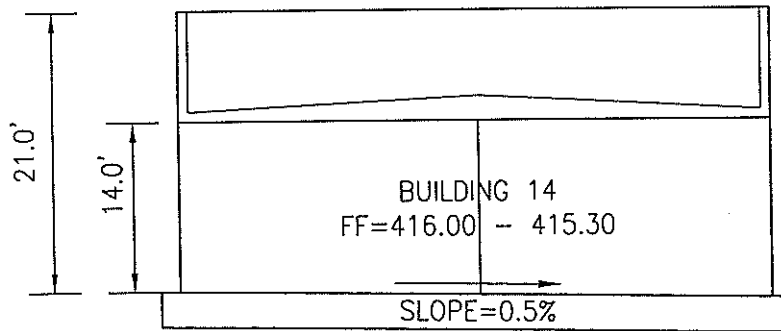
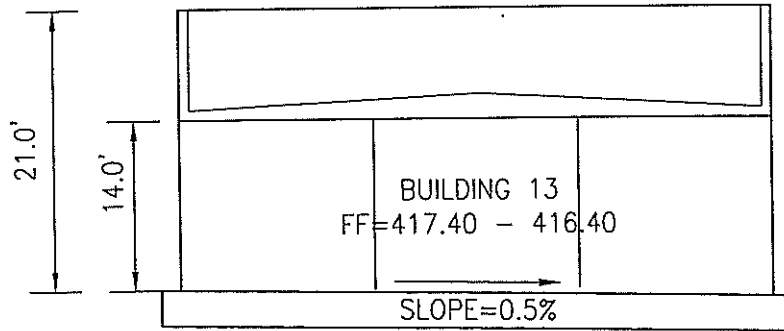


BUILDING AND ELEVATION SCHEDULE

BUILDING No.	FF ELEV.
10A	417.10 - 416.90
10B	416.90 - 416.60
10C	416.60 - 416.30
11A	416.00 - 415.70
11B	415.70 - 415.30
12	417.90 - 417.60

CONDOMINIUM PLAN

FOR
 BURKE SYACMORE BUSINESS CENTER PHASE 2
FINISH FLOOR ELEVATION

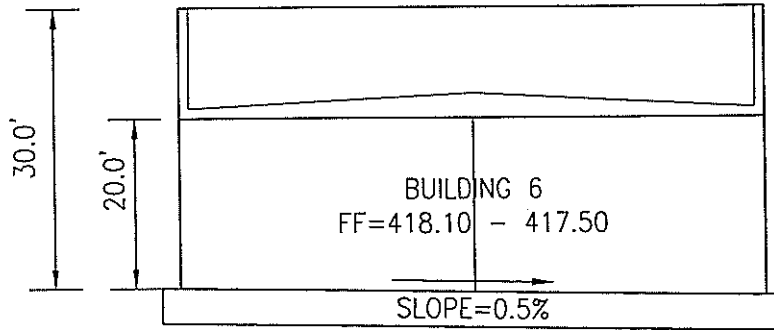
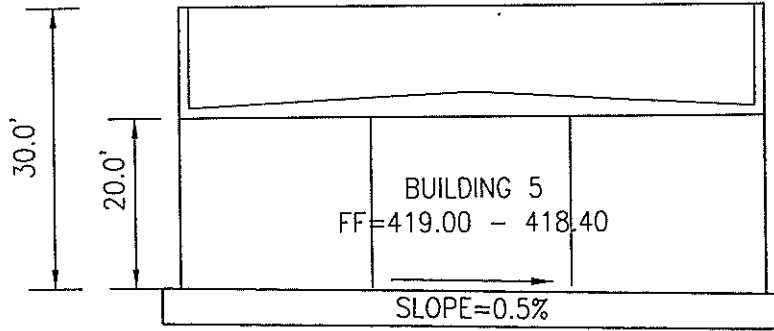


BUILDING AND ELEVATION SCHEDULE

BUILDING No.	FF ELEV.
13A	417.40 - 417.10
13B	417.10 - 416.80
13C	416.80 - 416.40
14A	416.00 - 415.70
14B	415.70 - 415.30

CONDOMINIUM PLAN

FOR
 BURKE SYACMORE BUSINESS CENTER PHASE 2
FINISH FLOOR ELEVATION



BUILDING AND ELEVATION SCHEDULE

BUILDING No.	FF ELEV.
5	419.00 - 418.40
6	418.10 - 417.50