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77-184719

FILE/PAGE NO.  
BOOK 1977  
RECORDED REQUEST OF

ATTORNEY *M. Donald, Riddle, Hecht*

*MAY 13 4 31 PM '77* *Working*

Recording Requested by  
and  
When Recorded Mail to:

INTERHOPE, INC.  
1475 Sixth Avenue  
San Diego, California 92101

OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIF.  
HARLEY F. ELLISON  
RECORDER

\$9.00

ASSIGNMENT OF LEASES

THIS ASSIGNMENT OF LEASES is made and entered into at San Diego, California as of this 10th day of May, 1977, by and between INTERHOPE, INC., a California corporation (hereinafter called "Assignor"), and AT THE COVE MANAGEMENT CORPORATION, a California corporation not for profit (hereinafter called "Assignee"), with respect to the following

RECITALS:

A. A Lease was executed as of July 1, 1972 between Robert R. Jones and Lucille M. Jones, as Trustees, and E. R. Bourne, all as lessor, and Assignor, as lessee, a Memorandum of which was recorded July 14, 1972 as File/Page No. 181671 with the Office of the County Recorder of San Diego County, California, which Lease covers that certain real property located in the City of San Diego, County of San Diego, California more particularly described on Exhibit "A" attached hereto and made a part hereof (hereinafter called the "Jones Lease").

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B. A Lease was executed as of May 16, 1972 between Carmelite Waldo Webb, as lessor, and Assignor, as lessee, a Memorandum of which was recorded May 24, 1972 as File/Page No. 131039 with the Office of the County Recorder of San Diego County, California, which Lease covers that certain real property located in the City of San Diego, County of San Diego, California, more particularly described on Exhibit "B" attached hereto and made a part hereof (hereinafter called the "Webb Lease").

C. Pursuant to Article XVIII of the Jones Lease and Article XVIII of the Webb Lease, Assignor has created a leasehold condominium project comprised of both the Jones Lease and the Webb Lease and has conveyed condominium leases to all of the property covered by the Jones Lease and the Webb Lease. The purchasers of the condominium leases have assumed all of the obligations of the Assignor under both the Jones Lease and the Webb Lease, and pursuant to both Leases, Assignor has thereby been relieved and released from further liability or obligation under the Jones Lease and the Webb Lease.

D. As part of the creation of the leasehold condominium project, Assignor caused to be prepared a Declaration of Restrictions covering the leaseholds created by the Jones Lease and the Webb Lease, which Declaration was recorded with the Office of the County Recorder of San Diego County, California on November 14, 1972 as File/Page No. 305235. The Declaration provides that upon conveyance of all of the leasehold condominiums in the condominium project, Assignor will execute, acknowledge and deliver to Assignee a

recordable written assignment in favor of Assignee of the leasehold estates created by the Jones Lease and the Webb Lease.

NOW, THEREFORE, Assignor hereby assigns and transfers to Assignee all of Assignor's right, title and interest in and to the Jones Lease and in and to the Webb Lease hereinabove described, and Assignee hereby agrees to and does accept the assignment and expressly assumes and agrees to keep, perform and fulfill all the terms, covenants, conditions and obligations required to be kept, performed and fulfilled by Assignor as lessee thereunder, including the making of all payments due or payable on behalf of the lessor under each of said leases when due and payable.

Executed as of the day and year first hereinabove set forth.

INTERHOPE, INC.

By Charles E. Hays, Pres

By Richard E. Hays, V.P.

AT THE COVE MANAGEMENT CORPORATION

By Richard E. Hays, Pres

By Charles E. Hays, V.P.

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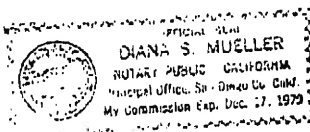
No. 184719

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STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN DIEGO )

On May 10, 1977 before me, the under-  
signed, a Notary Public in and for said State, personally appeared  
Charles D. Hope, known to me to be the  
President, and Richard L. Weiser  
known to me to be the Vice Pres. ~~Secretary~~ of INTERHOPE, INC.,  
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 that such corpora-  
tion executed the within instrument pursuant to its bylaws or a  
resolution of its board of directors.

WITNESS my hand and official seal.

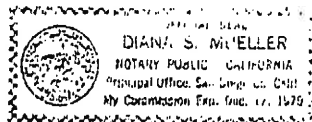


Diana Mueller  
NOTARY PUBLIC

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN DIEGO )

On May 10, 1977 before me, the under-  
signed, a Notary Public in and for said State, personally appeared  
Richard L. Weiser, known to me to be the  
President, and Charles B. Hope  
known to me to be the Vice Pres. ~~Secretary~~ of AT THE COVE  
MANAGEMENT CORPORATION, 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 acknow-  
ledged that such corporation executed the within instrument pursuant  
to its bylaws or a resolution of its board of directors.

WITNESS my hand and official seal.



Diana Mueller  
NOTARY PUBLIC

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EXHIBIT "A"

That portion of Lot 27 in Block 59 of La Jolla Park, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 352, filed in the Office of the County Recorder of San Diego County, March 22, 1887, described as follows:

Beginning at a point in the Easterly line of said lot, distant thereon 160 feet Northerly from the Southeasterly corner of said lot; thence Westerly at right angles to said Easterly line to the Westerly line of said lot; thence Northerly along said Westerly line to the Southeasterly line of the land conveyed to James A. Ettings and Ivy Cluff Ettings, by deed recorded April 15, 1944 in Book 1646, Page 450 of Official Records; thence South 84°44'10" East along the Southerly line of said land to the Southeasterly corner thereof; thence North 16°38'50" West a distance of 26.86 feet to a point; thence North 8°22'10" East, a distance of 20.80 feet, more or less, to a point in the Northerly line of said Lot 27; thence Easterly along said Northerly line to the Northeasterly corner of said lot; thence Southerly along the Easterly line thereof to the Point of Beginning;

Excepting that portion described as follows:

Commencing at a point on Prospect Street, 2 feet Westerly from the Southwesterly corner of Lot 28 in Block 59, thence Northerly to a point on Girard Street in said La Jolla Park, 3-1/2 feet Westerly from the Northwesterly corner of said Lot 28; thence Easterly along the Southerly line of said Girard Street, 3-1/2 feet to said Northwesterly corner of said Lot 28; thence Southerly to said Southwesterly corner of said Lot 28; thence Westerly along the Northerly line of said Prospect Street, 2 feet to the point of commencement.

EXHIBIT "A"

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Together with that portion of Lot 27 in Block 59 of La Jolla Park, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 352, filed in the Office of County Recorder of San Diego County March 22, 1887, described as follows:

Beginning at a point in the Westerly line of said Lot, distant along said line 100 feet Northwesterly from the Southwesterly corner of said lot; thence Easterly to a point in the Easterly line of said Lot 27, distant along said Easterly line 100 feet Northerly from the Southeasterly corner thereof; thence Northerly along said Easterly line 60 feet; thence Westerly at right angles to said Easterly line to the Westerly line of said lot; thence Southerly along said Westerly line to the Point of Beginning.

Excepting therefrom any portion thereof lying within the following parcel of land:

Commencing at a point on Prospect Street, 2 feet Westerly from the Southwesterly corner of Lot 28 in Block 5; thence Northerly to a point on Girard Street in said La Jolla Park, 3-1/2 feet Westerly from the Northwesterly corner of said Lot 28; thence Easterly along the Southerly line of said Girard Street; 3-1/2 feet to said Northwesterly corner of said Lot 28; thence Southerly to said Southwesterly corner of said Lot 28; thence Westerly along the Northerly line of said Prospect Street, 2 feet to the point of commencement;

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EXHIBIT "B"

Those portions of Lots 1, 26 and 27 in Block 59 of La Jolla Park, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 352, filed in the Office of the County Recorder of San Diego County, March 22, 1887, described as follows:

Beginning at the northeasterly corner of said Lot 1; thence westerly along the northerly line of said Lot 1 a distance of 20.00 feet to a point; thence south  $4^{\circ}30'30''$  west, 75.32 feet to a point in the southerly line of said Lot 1 distant 50.00 feet southwesterly from the southeasterly corner of said lot; thence north  $84^{\circ}44'10''$  east, a distance of 91.96 feet to a point; thence north  $16^{\circ}38'50''$  west, a distance of 26.86 feet to a point; thence north  $8^{\circ}22'10''$  east, a distance of 20.80 feet, more or less, to a point in the northerly line of said Lot 27; thence westerly along the northerly line of said Lot 27 a distance of 63.5 feet, more or less, to the point of beginning.

EXHIBIT "B"

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