

CITY COUNCIL

For City Clerk's Use:

☐

APPROVED

☐

DENIED

Reso No. _____

File No. _____

Ord No. _____

Agenda Item No.: 5

Date: March 16, 2011

TO: Honorable Mayor and Members of the City Council

FROM: Edward N. Domingue, Director of Engineering Services
Anne Marc-Aurele, Department Specialist

SUBJECT: Public Street Dedication and Quitclaim of City Property to Adjoining Property Owners

RECOMMENDATION:


It is requested that Council adopt Resolution No. 2011-26 authorizing the Mayor and City Clerk to accept and approve the acquisition of a Public Street Dedication for a certain portion of APN 228-230-20 located on West Mission Avenue. This dedication to the Public is for the purpose of constructing a public street and for utility purposes. Additionally, this resolution authorizes the Director of Engineering Services to execute Quit Claim Deeds for the remainder portion of Assessor Parcel No. 228-230-20 to the adjoining owners.

BACKGROUND:

This Public Street Dedication is a condition of the Mission Avenue Improvement project. The parcel is located adjacent to the newly constructed Lowes Home Improvement store and the soon to be constructed CarMax. This new public street will allow direct access to the CarMax site.

Two small parcels of Assessor Parcel No. 228-230-20 will remain after the construction of Street "A". It is in the best interest of the City of Escondido to execute Quit Claim Deeds for these remainder parcels to the adjoining owners. This will alleviate the City of any maintenance or future liability.

Respectfully submitted,



Edward N. Domingue, P.E.
Director of Engineering Services

RESOLUTION NO. 2011-26

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
AUTHORIZING THE MAYOR AND CITY
CLERK TO ACCEPT THE DEDICATION OF A
PUBLIC STREET AND FOR THE DIRECTOR
OF ENGINEERING SERVICES TO EXECUTE
THE QUITCLAIM DEEDS OF ADJOINING
PARCELS ASSOCIATED WITH THE
CARMAX/LOWES DEVELOPMENT PROJECT
ON WEST MISSION AVENUE

(APN 228-230-20)

WHEREAS, a portion of Assessor Parcel No. 228-230-20 was conditioned as part of the Mission Avenue Improvement Project to be improved for street and utility purposes; and

WHEREAS, in order to facilitate access to the proposed CarMax and newly constructed Lowes store, it is necessary to dedicate this area of West Mission Avenue identified as Assessor Parcel No. 228-230-20; and

WHEREAS, the City Council of the City of Escondido desires, and deems to be in the best public interest to approve the acquisition of a Public Street Dedication of this portion of APN 233-230-20 to the public for street and utility purposes; and

WHEREAS, the City Council of the City of Escondido desires to Quitclaim remainder parcels of Assessor Parcel No. 233-230-20 to the adjoining owners, Carlton Sell, LLC, and Sands Mobile Home Park & Country Club, LLC and Glendale Cascade, LLC.;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council hereby authorizes the Mayor and the City Clerk to accept on behalf of the City, the Public Street Dedication to the public for street and utility purposes. The Public Street Dedication and the Legal Description of Assessor Parcel No. 233-230-20 is attached to this Resolution as Exhibit "1" and is incorporated by this reference.
3. That the City Council hereby authorizes the Director of Engineering Services to execute on behalf of the City, the Quitclaim Deeds ("Deeds") for the remainder Assessor Parcel No. 233-230-20 to the to the adjoining owners, Carlton Sell, LLC, attached as Exhibit "2" and incorporated by this reference; and Sands Mobile Home Park & Country Club, LLC and Glendale Cascade, LLC, attached as Exhibit "3" and incorporated by this reference.

RECORDING REQUESTED BY
The City of Escondido

And When Recorded Mail to:
City Clerk
City of Escondido
201 N. Broadway
Escondido, CA 92025

APN 228-230-20 por.

No recording fee required; this document
exempt from fee pursuant to Section 27383 of
the California Government Code.

CITY OF ESCONDIDO
PUBLIC STREET DEDICATION
ESCONDIDO DOC. NO. M-01-11

This deed exempt from tax – Section 11922 of the California Revenue and Taxation Code

THE CITY OF ESCONDIDO, GRANTOR, hereby DEDICATES to

the CITY OF ESCONDIDO, a municipal corporation, GRANTEE

a permanent and perpetual street right of way for the purpose of constructing and maintaining a public thoroughfare and public utility appurtenances thereto, over, under, and across that real property in the City of Escondido, County of San Diego, State of California, described and depicted on the attached Exhibit "A" pages 1 – 3.

The Grantors, their successors and assigns, agree not to erect buildings or structures upon any portion of the above-described right of way nor to utilize the land within the street right of way for any purpose detrimental to the Grantee's use of the land as a public thoroughfare.

TO HAVE AND TO HOLD said right of way unto the City of Escondido, its successors and assigns, forever.

The City of Escondido

Date: _____

Sam Abed, Mayor

Date: _____

Marsha Whalen, City Clerk

CITY OF ESCONDIDO DOC. NO. M-11-01
TITLE OR TYPE OF DOCUMENT: Public Street Dedication

GRANTOR: The City of Escondido

GRANTOR'S ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On _____ (date) before me, _____,
a Notary Public, personally appeared

_____, (name(s) of
signers)

who 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 acknowledge 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

Witness my hand and official seal.

Signature of Notary

CITY ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by the attached deed or grant, dated as
shown hereon and from the persons named (Grantor) to the City of Escondido, a municipal corporation, is
hereby accepted pursuant to Ordinance Number 97-14 of the City Council of the City of Escondido, dated
July 2, 1997, and the Grantee consents to recordation thereof by said Grantees duly authorized officer.

Real Property Manager

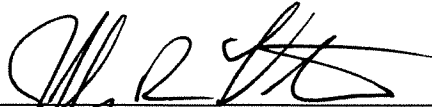
EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF PARCEL "B" OF PARCEL MAP NO. 293, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 23, 1970 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL "B" OF PARCEL MAP 293; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID PARCEL "B", NORTH 19°49'23" WEST 13.00 FEET; THENCE CONTINUING NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID PARCEL "B" NORTH 19°49'23" WEST 120.51 FEET TO THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT 129.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY A RADIAL LINE TO SAID CURVE BEARS SOUTH 70°10'37" WEST; THENCE LEAVING SAID WESTERLY BOUNDARY, SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°02'47" A DISTANCE OF 47.39 FEET; THENCE SOUTH 40°52'10" EAST 30.03 FEET TO THE BEGINNING OF A 169.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°10'10" A DISTANCE OF 21.15 FEET; THENCE SOUTH 56°18'00" WEST 5.00 FEET TO THE BEGINNING OF 20.00 FOOT RADIUS CURVE CONCAVE WESTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 56°18'00" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°05'52" A DISTANCE OF 13.65; THENCE NON-TANGENT TO SAID CURVE SOUTH 18°14'11" WEST 8.89 FEET TO THE BEGINNING OF A NON-TANGENT 20.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 58°55'30" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°05'52" A DISTANCE OF 13.65 FEET; THENCE SOUTH 70°10'22" WEST 1.46 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL "B" OF PARCEL MAP 293; THENCE SOUTHERLY ALONG SAID WESTERLY BOUNDARY OF PARCEL "B", SOUTH 19°49'23" EAST 13.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL "B", SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF 93.00 FOOT WIDE MISSION AVENUE; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL "B" AND SAID NORTHERLY RIGHT-OF-WAY NORTH 70°10'22" EAST 90.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "B"; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID PARCEL "B" NORTH 19°49'23" WEST A DISTANCE OF 18.64 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY NORTH 68°53'40" WEST 3.87 FEET TO THE BEGINNING OF A NON-TANGENT 20.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 33°56'39" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°05'38" A DISTANCE OF 9.81 FEET TO THE BEGINNING OF A REVERSE 224.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°54'27" A DISTANCE OF 50.46 FEET; THENCE NORTH 40°52'10" WEST 40.42 FEET TO THE BEGINNING OF A 78.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°02'47" A DISTANCE OF 28.65 FEET; THENCE NORTH 19°49'23" WEST 55.40 FEET TO A POINT IN THE NORTHERLY BOUNDARY OF SAID PARCEL "B", SAID POINT BEING 39.00 FEET WESTERLY OF THE NORTHEASTERLY CORNER OF SAID PARCEL "B"; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "B" SOUTH 70°10'22" WEST 51.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL "B"; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID PARCEL "B" SOUTH 19°49'23" EAST 66.53 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 11,711 SQUARE FEET, MORE OR LESS


JEFFREY R. LUNDSTROM, R.C.E. 21245
EXPIRES: 09-30-11

APN: 228-230-20



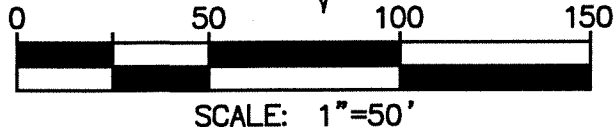
EXHIBIT "A"

Resolution No. 2011-26
 EXHIBIT 1
 Page 6 of 6



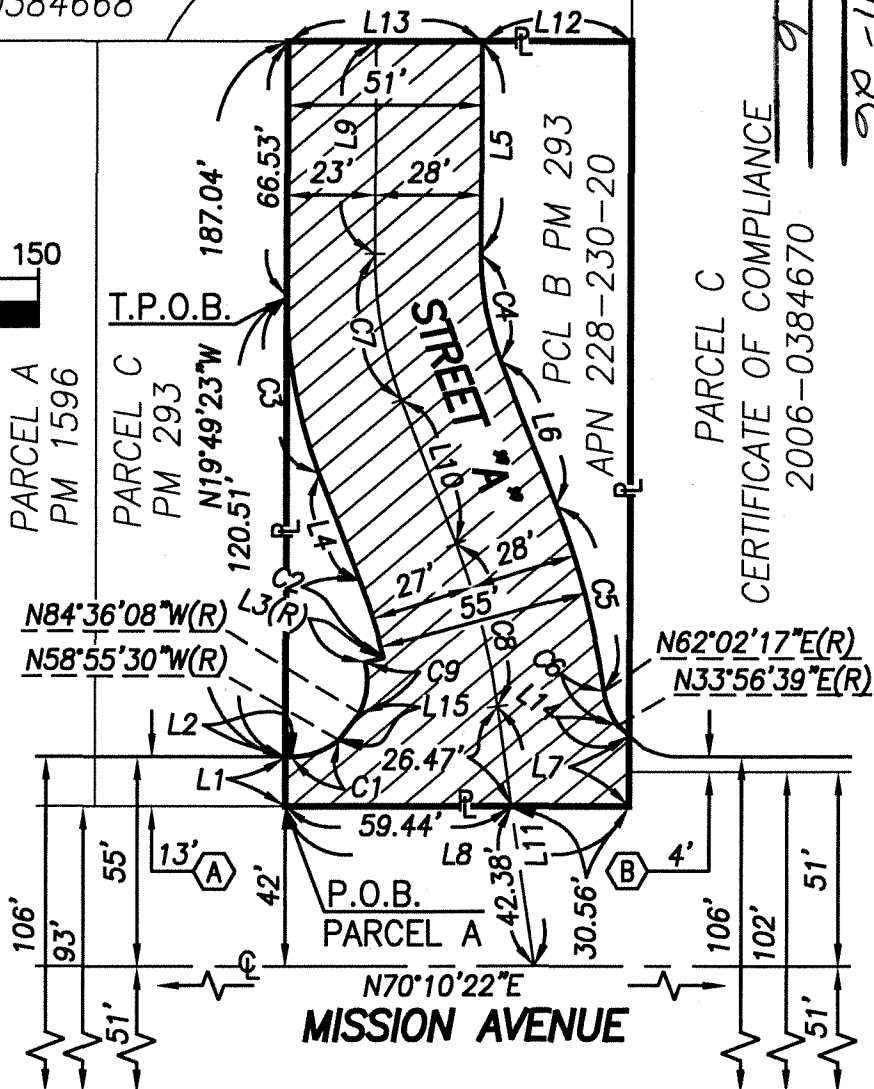
PARCEL A
 CERTIFICATE
 OF COMPLIANCE
 2006-0384668

PCL B
 PM 1596
 APN 228-230-42



LINE TABLE		
NO.	BEARING	LENGTH
L1	N19°49'23"W	13.00'
L2	N70°10'22"E	1.46'
L3	N56°18'00"E	5.00'
L4	N40°52'10"W	30.03'
L5	N19°49'23"W	55.40'
L6	N40°52'10"W	40.42'
L7	N19°49'23"W	18.64'
L8	N70°10'22"E	90.00'
L9	N19°49'23"W	55.40'
L10	N40°52'10"W	40.42'
L11	N27°57'43"W	68.85'
L12	N70°10'22"E	39.00'
L13	N70°10'22"E	51.00'
L14	N68°53'40"W	3.87'
L15	N18°14'11"E	8.89'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	20.00'	39°05'52"	13.65'
C2	169.00'	07°10'10"	21.15'
C3	129.00'	21°02'47"	47.39'
C4	78.00'	21°02'47"	28.65'
C5	224.00'	12°54'27"	50.46'
C6	20.00'	28°05'38"	9.81'
C7	106.00'	21°02'47"	38.94'
C8	196.00'	12°54'27"	44.15'
C9	20.00'	39°05'52"	13.65'



AREA

STREET "A" = 11,711 SQUARE FEET

LEGEND

- INDICATES AREA RESERVED FOR PUBLIC RIGHT-OF-WAY.
- INDICATES PROPOSED MISSION AVENUE DEDICATION TO THE CITY OF ESCONDIDO.
- INDICATES PROPOSED 4' DEDICATION OF MISSION AVENUE.
- APN INDICATES ASSESSOR PARCEL NUMBER
- P.O.B. INDICATES POINT OF BEGINNING
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING



PLANNING | CIVIL ENGINEERING | LAND SURVEYING |
 1764 San Diego Avenue, Suite 200, San Diego, CA 92110
 Tel: 619.641.5900 Fax: 619.641.5910 www.lundstrom.cc

ENGINEERING SERVICES
 201 North Broadway, CA 92025 (760) 839-4651

STREET "A"
RESERVED FOR PUBLIC RIGHT-OF-WAY



DOC. NO. -
 SHEET: **3 OF 3**

After recording mail to:

Luce, Forward, Hamilton & Scripps LLP
ATTN: LOUIS A. MEZZULLO
6050 El. Tordo
P. O. Box 2329
Rancho Santa Fe, CA 92127

Resolution No. 2011-26
EXHIBIT 2
Page 1 of 4

	228-	230	20	
				por

Escondido Document Number M-03-11

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

the City of Escondido, a municipal corporation,
in the County of San Diego, State of California,

the undersigned Grantor(s), does hereby Remise, Release and QUITCLAIM to

CARLTON SELL LLC, a California limited liability company

All Right, Title and Interest in and to the following described Real Property situated
in the City of Escondido, County of San Diego, State of California:

Described and depicted in Exhibit "A" attached.

City of Escondido

Edward N. Domingue, P.E.
Director of Engineering Services
City of Escondido

CITY OF ESCONDIDO DOC. NO. M-03-01

TITLE OR TYPE OF DOCUMENT: Quitclaim Deed

GRANTOR(S): City of Escondido

GRANTOR'S ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On _____ (date) before me, _____,

personally appeared

(name(s) of signers)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature of Notary

CITY ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by the attached deed or grant, dated as shown hereon and from the persons named (Grantor) to the City of Escondido, a municipal corporation, is hereby accepted pursuant to Ordinance Number 97-14 of the City Council of the City of Escondido, dated July 2, 1997, and the Grantee consents to recordation thereof by said Grantees duly authorized officer.

Real Property Manager

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF PARCEL "B" OF PARCEL MAP NO. 293, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 23, 1970 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL "B"; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID PARCEL "B" NORTH 19°49'23" WEST 13.00 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 13.00 FEET NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY OF 93.00 FOOT WIDE MISSION AVENUE, SAID INTERSECTION ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID WESTERLY BOUNDARY NORTH 19°49'23" WEST 120.51 FEET TO THE BEGINNING OF A NON-TANGENT 129.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY A RADIAL LINE TO SAID POINT BEARS SOUTH 70°10'37" WEST; THENCE LEAVING SAID WESTERLY BOUNDARY, SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°02'47" A DISTANCE OF 47.39 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 40°52'10" EAST 30.03 FEET TO THE BEGINNING OF A 169.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°10'10" A DISTANCE OF 21.15 FEET; THENCE SOUTH 56°18'00" WEST 5.00 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE CONCAVE WESTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 56°18'00" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°05'52" A DISTANCE OF 13.65 FEET; THENCE NON-TANGENT TO SAID CURVE SOUTH 18°14'11" WEST 8.89 FEET TO THE BEGINNING OF A NON-TANGENT 20.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 58°55'30" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°05'52" A DISTANCE OF 13.65 FEET; THENCE SOUTH 70°10'22" WEST 1.46 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL "B" AND THE TRUE POINT OF BEGINNING.

CONTAINS 1,453 SQUARE FEET, MORE OR LESS



JEFFREY R. LUNDSTROM, R.C.E. 21245
EXPIRES: 09-30-11



APN : 228-230-20

EXHIBIT "A"

LEGEND

-  INDICATES SUBJECT AREA.
 CONTAINS 1,453 SQUARE FEET±
 APN INDICATES ASSESSOR PARCEL NUMBER
 P.O.B. INDICATES POINT OF BEGINNING
 T.P.O.B. INDICATES TRUE POINT OF BEGINNING
 () INDICATES RECORD DATA PER PM 293

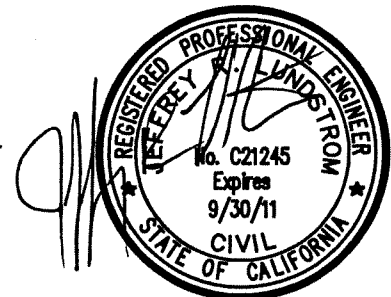
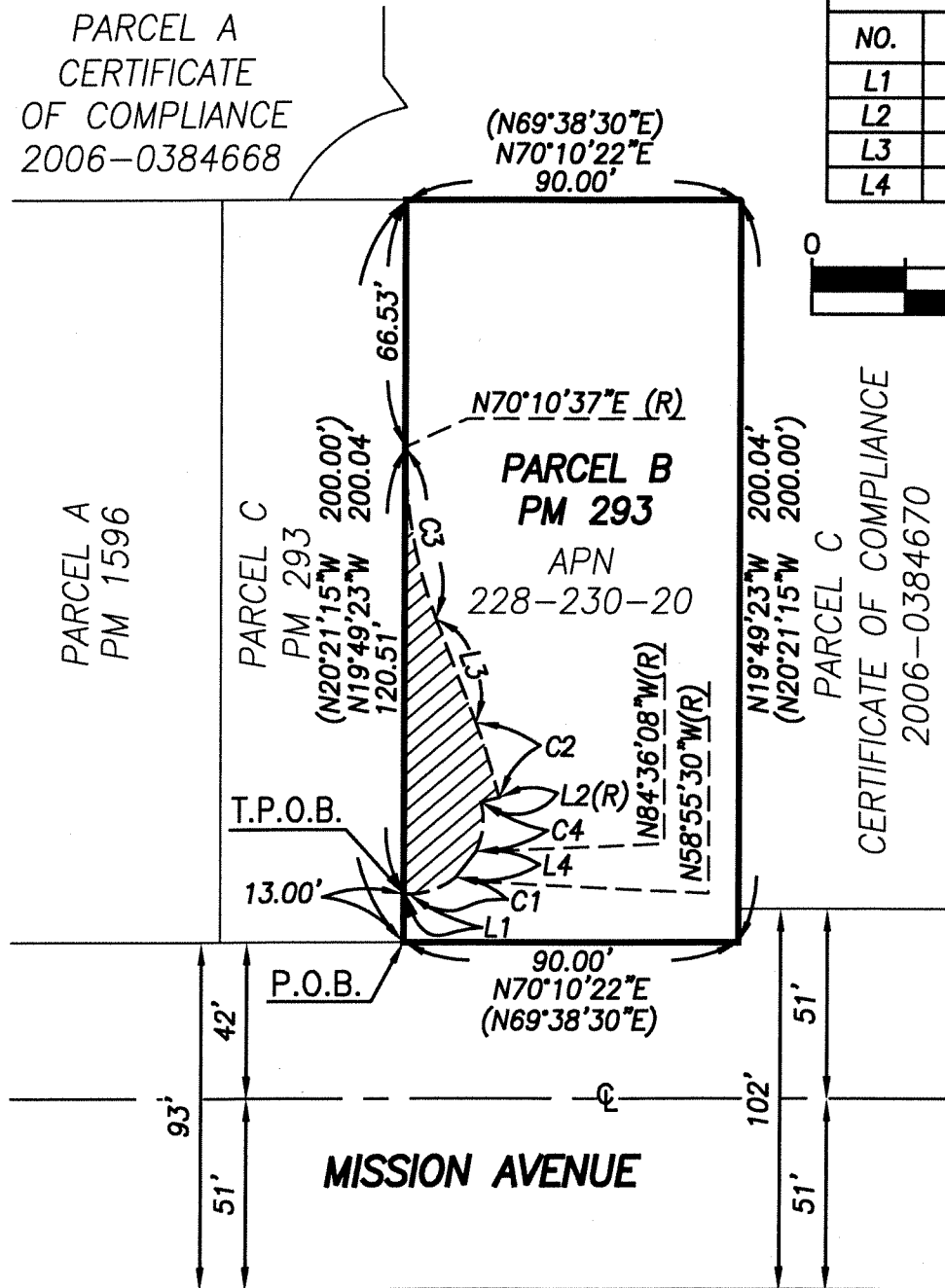
CURVE TABLE

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L4	N18°14'11"E	8.89'

PARCEL A
 CERTIFICATE
 OF COMPLIANCE
 2006-0384668



Lundstrom
+associates

PLANNING | CIVIL ENGINEERING | LAND SURVEYING |

1764 San Diego Avenue, Suite 200, San Diego, CA 92110
 Tel: 619.641.5900 Fax: 619.641.5910 www.lundstrom.cc

ENGINEERING SERVICES
 201 North Broadway, CA 92025 (760) 839-4651

PORTION OF PARCEL B,
 ESCONDIDO MAP NO. 70-25,
 PARCEL MAP 293

ESCONDIDO
 City of Choice

DOC. NO. -

SHEET: 2 OF 2

After recording mail to:

Cooksey, Toolen, Gage, Duffy & Wong
535 Anton Blvd., 10th Floor
Costa Mesa, CA 92626
Attn: Thomas R. Kroesche, Esq.

Resolution No. 2011-26
EXHIBIT 3
Page 1 of 4

	228-	230	20	
				por

Escondido Document Number M-04-11

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

the City of Escondido, a municipal corporation,
in the County of San Diego, State of California,

the undersigned Grantor(s), does hereby Remise, Release and QUITCLAIM to

SANDS MOBILE HOME PARK & COUNTRY CLUB, LLC, a California limited
liability company as to an undivided fifty percent (50%) and
GLENDALE CASCADE, LLC, a Nevada limited liability company
as to an undivided fifty percent (50%) as tenants in common.

All Right, Title and Interest in and to the following described Real Property situated
in the City of Escondido, County of San Diego, State of California:

Described and depicted in Exhibit "A" attached.

City of Escondido

Edward N. Domingue, P.E.
Director of Engineering Services
City of Escondido

CITY OF ESCONDIDO DOC. NO. M-04-01

TITLE OR TYPE OF DOCUMENT: Quitclaim Deed

GRANTOR(S): City of Escondido

GRANTOR'S ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On _____ (date) before me, _____,

personally appeared

(name(s) of signers)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature of Notary

CITY ACCEPTANCE

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Real Property Manager

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LEGAL DESCRIPTION

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BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL "B"; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID PARCEL "B" NORTH 19°49'23" WEST A DISTANCE OF 18.64 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EASTERLY BOUNDARY NORTH 68°53'40" WEST 3.87 FEET TO THE BEGINNING OF A NON-TANGENT 20.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 33°56'39" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°05'38" A DISTANCE OF 9.81 FEET TO THE BEGINNING OF A REVERSE 224.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°54'27" A DISTANCE OF 50.46 FEET; THENCE NORTH 40°52'10" WEST 40.42 FEET TO THE BEGINNING OF A 78.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°02'47" A DISTANCE OF 28.65 FEET; THENCE NORTH 19°49'23" WEST 55.40 FEET TO A POINT IN THE NORTHERLY BOUNDARY OF SAID PARCEL "B", SAID POINT BEING 39.00 FEET WESTERLY OF THE NORTHEASTERLY CORNER OF SAID PARCEL "B" AND ALSO BEING THE POINT OF TERMINUS.

CONTAINS 4,840 SQUARE FEET, MORE OR LESS




JEFFREY R. LUNDSTROM, R.C.E. 21245
EXPIRES: 09-30-11

APN : 228-230-20



EXHIBIT "A"

LEGEND

-  INDICATES SUBJECT AREA.
 CONTAINS 4,840 SQUARE FEET
 APN INDICATES ASSESSOR PARCEL NUMBER
 P.O.B. INDICATES POINT OF BEGINNING
 T.P.O.B. INDICATES TRUE POINT OF BEGINNING
 () INDICATES RECORD DATA PER PM 293

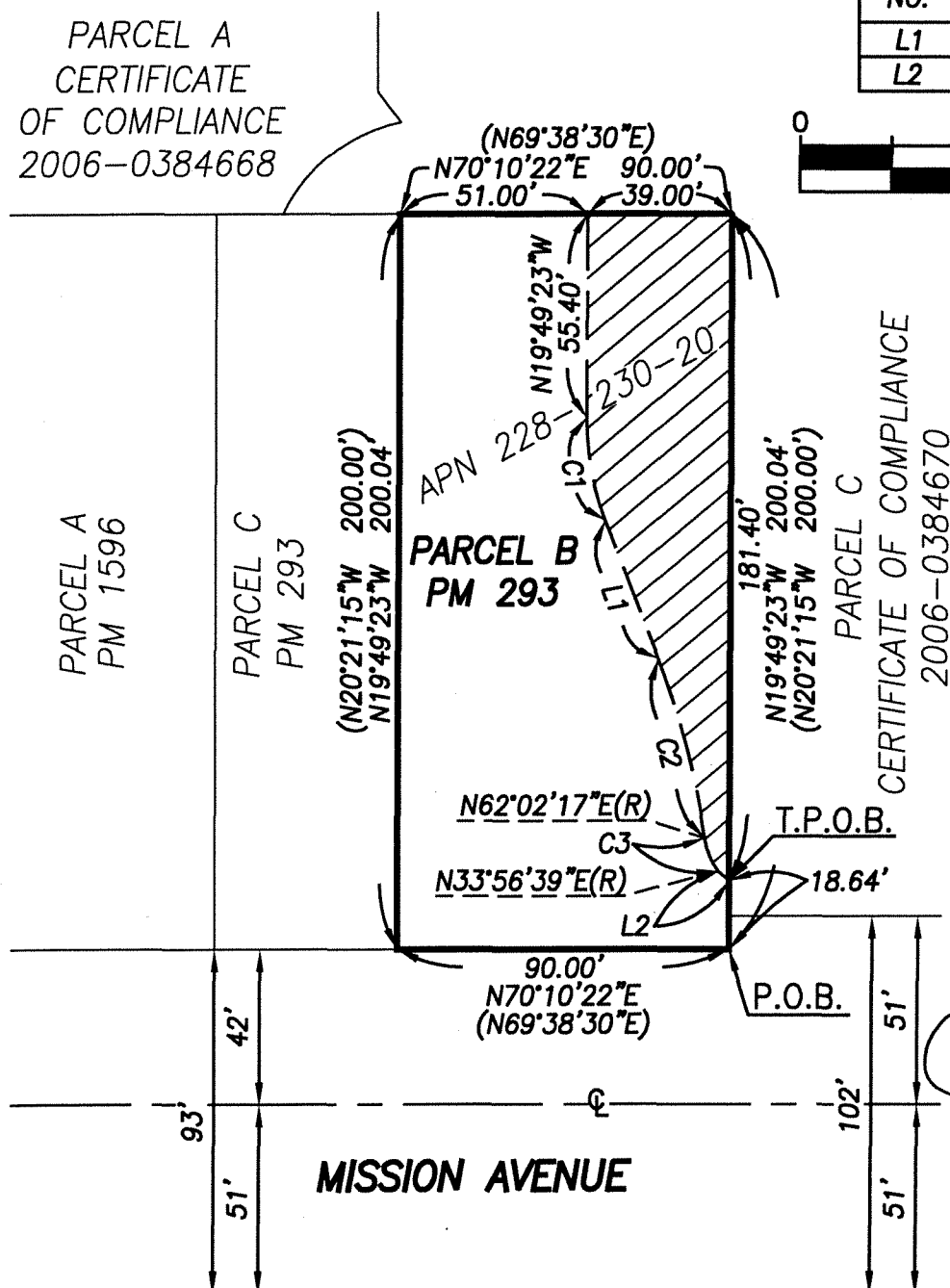
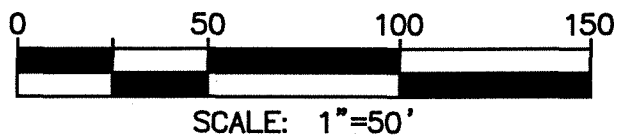
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NO.	RADIUS	DELTA	LENGTH
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C2	224.00'	12°54'27"	50.46'
C3	20.00'	28°05'38"	9.81'

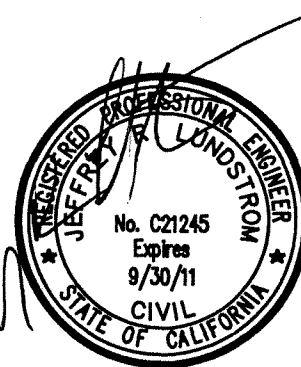
LINE TABLE

NO.	BEARING	LENGTH
L1	N40°52'10"W	40.42'
L2	N68°53'40"W	3.87'

PARCEL A
 CERTIFICATE
 OF COMPLIANCE
 2006-0384668



Resolution No. 2011-26
 EXHIBIT 3
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PORTION OF PARCEL B,
 ESCONDIDO MAP NO. 70-25,
 PARCEL MAP 293



DOC. NO. -
 SHEET: 2 OF 2