

**Part 2 of Attachment A to City Staff Report
for City Council Meeting on June 17, 2020**

*includes PSA attachments 2 through 7

ATTACHMENT 2-A TO PURCHASE AND SALE AGREEMENT

Legal Description of the Real Property

[provided starting on next page]

EXHIBIT 'A'
LEGAL DESCRIPTION

THOSE PORTIONS OF LOTS 31, 35 36, 42, 43 AND 45 OF RANCHO MISSION SAN DIEGO IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID SAN DIEGO COUNTY, IN ACTION NO. 348, ENTITLED "JUAN M. LUCO, ET AL, VS. THE COMMERCIAL BANK OF SAN DIEGO, ET AL", DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 433-250-16&19)

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 45; THENCE ALONG THE NORTHERLY LINE THEREOF, SOUTH 88° 48' 15" EAST, 239.02 FEET TO THE NORTHWESTERLY CORNER OF LAND DESCRIBED IN DEED TO CHARLES E. DUPONT, ET UX, RECORDED JUNE 25, 1964, RECORDER'S FILE NO. 114143, SERIES 5, BOOK 1964 OF OFFICIAL RECORDS BEING **THE TRUE POINT OF BEGINNING**; THENCE SOUTH 00° 38' 01" WEST, ALONG THE WESTERLY LINE OF SAID DUPONT LAND, 261.68 FEET TO A POINT ON THE ARC OF A 8982.03 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, A RADIAL LINE OF SAID CURVE BEARS NORTH 12° 50' 48" WEST TO SAID POINT; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 49' 17", A DISTANCE OF 755.83 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO CARNATION COMPANY, RECORDED FEBRUARY 2, 1959 IN BOOK 7476, PAGE 69 OF OFFICIAL RECORDS; THENCE NORTH 00° 38' 01" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 16.86 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 31; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 47° 28' 35" WEST 371.20 FEET TO THE EASTERLY LINE OF PARCEL MAP NO. 7254 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE ALONG SAID EASTERLY LINE NORTH 1° 05' 35" EAST 50.23 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL MAP; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL MAP WESTERLY ALONG THE ARC OF A 8,890.66 FOOT RADIUS CURVE THROUGH AN ANGLE OF 1° 48' 08.5" A DISTANCE OF 279.67 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL MAP; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL MAP NO. 7254 AND THE PROLONGATION THEREOF SOUTH 1° 05' 35" WEST 321.77 FEET TO A POINT IN THE ARC OF A 3030.02 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY IN THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED JULY 2, 1968 RECORDER'S FILE NO. 111332 OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE, WESTERLY ALONG SAID CURVE 259.78 FEET; AND SOUTH 54° 56' 28" WEST TO THE SOUTHEASTERLY LINE OF SAID LOT 35; THENCE ALONG THE NORTHEASTERLY, EASTERLY AND NORTHERLY BOUNDARY OF CAMINO DEL RIO NORTH AS

DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED SEPTEMBER 11, 1969, RECORDER'S FILE NO. 166295 OF OFFICIAL RECORDS, AS FOLLOWS:

SOUTH 54° 56' 28" WEST 393.85 FEET; NORTHWESTERLY ALONG THE ARC OF A 170 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH AN ANGLE OF 92° 51' 08" A DISTANCE OF 275.50 FEET; TANGENT TO SAID CURVE NORTH 32° 12' 24" WEST 168.35 FEET; NORTHWESTERLY ALONG THE ARC OF A 230 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH AN ANGLE OF 101° 24' 14" A DISTANCE OF 407.06 FEET; AND TANGENT TO SAID CURVE SOUTH 46° 23' 22" WEST TO THE SOUTHWESTERLY LINE OF SAID LOT 35; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE MOST WESTERLY CORNER THEREOF; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 35 TO THE MOST NORTHERLY CORNER THEREOF; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT, SOUTH 58° 07' 54" EAST TO THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED JULY 15, 1966, RECORDER'S FILE NO. 115132 OF OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE SOUTH 4° 20' 34" EAST TO THE SOUTHERLY LINE OF SAID LOT 35; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE TRUE POINT OF BEGINNING.

PARCEL 2: (APN 433-250-13)

ALL THAT PORTION OF LOTS 36, 42 AND 43 OF RANCHO MISSION OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP THEREOF ON FILE IN CASE NO. 348 OF SUPERIOR COURT IN SAN DIEGO COUNTY ENTITLED JUAN M. LUCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 42; THENCE ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 42 AND 43, SOUTH 58° 07' 54" EAST 1430.86 FEET TO A POINT ON THE ARC OF A 9259.03 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY A RADIAL LINE OF WHICH BEARS NORTH 06° 48' 18" WEST TO SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 29' 05" A DISTANCE OF 78.33 FEET TO THE WESTERLY BOUNDARY OF MURPHY CANYON ROAD; THENCE ALONG SAID BOUNDARY TO AND ALONG THE BOUNDARY OF ROAD SURVEY NO. 1533 AS FOLLOWS: NORTH 15° 38' 54" WEST 487.26 FEET; SOUTH 74° 21' 06" WEST 12.00 FEET; NORTH 15° 38' 54" WEST 309.60 FEET TO THE BEGINNING OF A TANGENT 3060.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 36' 42" A DISTANCE OF 299.70 FEET; TANGENT TO SAID CURVE NORTH 10° 02' 12" WEST 179.22 FEET TO THE BEGINNING OF A TANGENT 2548.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 47' 50" A DISTANCE OF 257.81 FEET; TANGENT TO SAID CURVE NORTH 04° 14' 22" WEST

72.93 FEET TO THE BEGINNING OF A TANGENT 352.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63° 41' 34" A DISTANCE OF 391.30 FEET; TANGENT TO SAID CURVE NORTH 67° 55' 56" WEST 116.79 FEET; NORTH 72° 13' 17" WEST 97.37 FEET AND NORTH 21° 05' 07" EAST 43.79 FEET; THENCE NORTH 72° 13' 39" WEST 530.72 FEET; THENCE NORTH 00° 54' 06" EAST 21.58 FEET; THENCE NORTH 79° 52' 32" WEST 149.77 FEET TO A POINT ON THE ARC OF AN 8000.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY A RADIAL LINE OF WHICH BEARS NORTH 17° 57' 19" WEST TO SAID POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 27' 10" A DISTANCE OF 63.22 FEET; THENCE SOUTH 71° 35' 31" WEST 923.84 FEET TO THE BEGINNING OF A TANGENT 1000.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 24' 29" A DISTANCE OF 268.92 FEET; THENCE TANGENT TO SAID CURVE SOUTH 37° 00' 00" WEST 386.11 FEET TO THE BEGINNING OF A TANGENT 1000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 47' 13" A DISTANCE OF 432.61 FEET; THENCE TANGENT TO SAID CURVE SOUTH 62° 12' 47" WEST 156.54 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 IN DEED TO THE CITY OF SAN DIEGO RECORDED JANUARY 3, 1966 AS DOCUMENT NO. 121 OF OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE SOUTH 05° 14' 33" EAST 1744.24 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 35; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 40° 17' 08" EAST 1866.48 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 35 SOUTH 58° 07' 54" EAST 1056.17 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM LOT 42 ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING NOT LESS THAN 500 FEET BELOW THE SURFACE OF THE LAND AS RESERVED BY SAN DIEGO PIPELINE CO., BY DEEDS RECORDED MARCH 8, 1966 AS FILE NO. 39319 AND 39320. ALSO EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PARCELS:

PARCEL 2A:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 35, SAID RANCHO MISSION OF SAN DIEGO; THENCE SOUTH 40° 17' 08" WEST, 1866.48 FEET; THENCE NORTH 05° 14' 33" WEST, 1744.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 62° 12' 47" EAST, 156.54 FEET TO A POINT WHICH A RADIAL OF A 1000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, BEARS NORTH 27° 47' 13" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24° 47' 13", AN ARC LENGTH OF 432.61 FEET; THENCE NORTH 87° 00' 00" EAST 386.11 FEET TO A POINT TO WHICH A RADIAL OF A 1000.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, BEARS SOUTH 03° 00' 00" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF

SAID 1000.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 15° 24' 29", AN ARC LENGTH OF 268.92 FEET; THENCE NORTH 71° 35' 31" EAST, 923.84 FEET TO A POINT WHICH A RADIAL OF A 8000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, BEARS NORTH 18° 24' 29" WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 27' 10", AN ARC LENGTH OF 63.22 FEET; THENCE SOUTH 79° 52' 32" EAST, A DISTANCE OF 149.77 FEET; THENCE SOUTH 00° 54' 06" WEST, 21.58 FEET; THENCE SOUTH 72° 13' 39" EAST, 530.72 FEET; THENCE SOUTH 21° 05' 07" WEST, 43.79 FEET; THENCE SOUTH 72° 13' 17" EAST, 97.37 FEET; THENCE SOUTH 67° 55' 56" EAST, 116.79 FEET TO A POINT TO WHICH A RADIAL OF A 352.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, BEARS NORTH 22° 04' 04" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63° 41' 34", A DISTANCE OF 391.30 FEET; THENCE SOUTH 04° 14' 22" EAST, 72.93 FEET TO A POINT TO WHICH A RADIAL OF A 2548.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, BEARS SOUTH 85° 45' 38" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 47' 50" AN ARC LENGTH OF 257.81 FEET; THENCE SOUTH 10° 02' 12" EAST, 179.22 FEET TO A POINT TO WHICH A RADIAL OF A 3060.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, BEARS SOUTH 79° 57' 48" WEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 36' 42" AN ARC LENGTH OF 299.70 FEET; THENCE SOUTH 15° 38' 54" EAST, 309.60 FEET; THENCE NORTH 74° 21' 06" EAST, 12.00 FEET; THENCE SOUTH 15° 38' 54" EAST, 487.26 FEET TO A POINT TO WHICH A RADIAL OF A 9259.03 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY BEARS NORTH 06° 19' 13" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 29' 05" AN ARC LENGTH OF 78.33 FEET; THENCE NORTH 58° 07' 54" WEST, 110.65 FEET TO A POINT TO WHICH A RADIAL OF A 4141.50 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, BEARS NORTH 84° 07' 23" EAST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 46' 17" AN ARC LENGTH OF 706.30 FEET; THENCE NORTH 15° 38' 54" WEST, 101.74 FEET TO A POINT TO WHICH A RADIAL OF A 2500.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, BEARS SOUTH 74° 21' 06" WEST; THENCE NORTHWESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE; THROUGH A CENTRAL ANGLE OF 18° 07' 37" AN ARC LENGTH OF 790.94 FEET; THENCE NORTH 02° 28' 43" EAST, 102.43 FEET; THENCE NORTH 67° 09' 56" WEST, 74.66 FEET; THENCE CONTINUING NORTH 67° 09' 56" WEST, 408.34 FEET; THENCE NORTH 73° 26' 35" WEST, 344.99 FEET TO A POINT TO WHICH A RADIAL OF A 400.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, BEARS NORTH 16° 33' 25" EAST; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52° 34' 36", AN ARC LENGTH OF 422.11 FEET; THENCE SOUTH 53° 58' 49" WEST, 395.86 FEET; THENCE SOUTH, 120.00 FEET; THENCE WEST, 110.00 FEET; THENCE NORTH 10° 26' 46" WEST, 194.27 FEET; THENCE WEST, 550.67 FEET; THENCE SOUTH 87° 00' 00" WEST, 350.18 FEET TO A POINT TO WHICH A RADIAL OF 1000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, BEARS NORTH 03° 00' 00" WEST; THENCE SOUTHWESTERLY,

ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24° 47' 13", AN ARC LENGTH OF 432.61 FEET; THENCE SOUTH 62° 12' 47" WEST, 193.09 FEET; THENCE NORTH 05° 14' 33" WEST, 70.38 FEET, RETURNING TO SAID TRUE POINT OF BEGINNING.

ACCEPTING THEREFROM ALL THAT PORTION OF SAID PARCELS 1 AND 2 LYING WESTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A FOUND 2" IRON PIPE WITH A CITY ENGINEERING DISK SET BY CITY FIELD ENGINEERING CREW IN SEPTEMBER 1967 PER CITY W.O. NO. 17600 AT A POINT ON THE NORTH LINE OF SAID LOT 36, BEING THE NORTHEAST CORNER OF DEED RECORDED IN BOOK 253, PAGE 134 DEEDS AS DESCRIBED IN PARCEL 1 OF EXECUTOR'S DEED TO THE CITY OF SAN DIEGO RECORDED JANUARY 3, 1966 AS FILE/PAGE 121, SERIES 7 BOOK 1966 OF OFFICIAL RECORDS. SAID MONUMENT IS ALSO SHOWN ON MAP NO. 11675, MAP NO. 13858 AND PARCEL MAP NO. 18354; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID EXECUTOR'S DEED SOUTH 05° 14' 49" EAST 2608.83 FEET (RECORD SOUTH 05° 14' 33" EAST 2609.19' W.O. 17600, SOUTH 05° 14' 51" EAST 2608.90 FEET PARCEL MAP NO. 18354)) TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 35, ALSO BEING THE MOST EASTERLY CORNER OF PARCEL 7 OF PARCEL MAP NO. 18354, ALSO BEING **THE POINT OF BEGINNING**; THENCE CONTINUING SOUTHERLY ALONG A PRODUCTION OF THE WESTERLY LINE OF SAID EXECUTOR'S DEED SOUTH 05° 14' 49" EAST 313.06 FEET TO A POINT;

THENCE NORTH 68°04'54" EAST 263.04 FEET;

THENCE NORTH 69°10'15" EAST 243.00 FEET;

THENCE NORTH 70°34'18" EAST 322.41 FEET;

THENCE NORTH 79°58'11" EAST 56.20 FEET;

THENCE NORTH 84°43'16" EAST 215.18 FEET;

THENCE SOUTH 85°52'47" EAST 122.60 FEET;

THENCE NORTH 65°40'08" EAST 191.39 FEET;

THENCE NORTH 85°12'18" EAST 334.12 FEET;

THENCE SOUTH 88°52'36" EAST 395.67 FEET;

THENCE NORTH 77°44'24" EAST 1,050.07 FEET;

TO THE BEGINNING OF A NON-TANGENT 290.00 FOOT RADIUS CURVE, CONCAVE

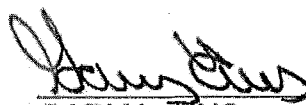
SOUTHERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 12°19'32" WEST, THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°05'01" AN ARC DISTANCE OF 20.67 FEET;

THENCE NORTH 81°45'29" EAST 59.66 FEET TO THE WESTERLY LINE OF SAID PARCEL 2A MORE OR LESS, ALSO **BEING THE POINT OF TERMINUS.**

SAID PARCEL CONTAINS 135.119 ACRES, MORE OR LESS.

ATTACHED HERETO IS A DRAWING NO. 41772-B LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS' ACT.

 05-12-2020
GARY L. HUS DATE
LS 7019



P.T.S. No. 657034
DWG. No. 41772-B

ATTACHMENT 2-B TO PURCHASE AND SALE AGREEMENT

Depiction of the Real Property

[provided starting on next page]

ASSESSOR'S PARCEL NO.

- 433-250-13 • 433-250-14
- 433-250-16

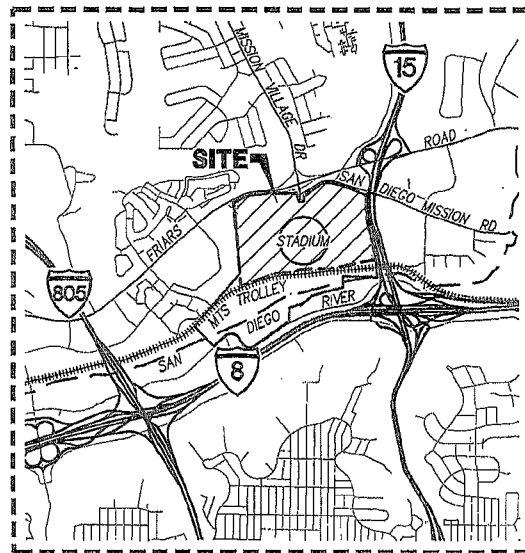
REFERENCE DRAWINGS

- ROS 16584 • ROS 22269 • PARTITION MAP NO. 348
- ROS 6205 • PM 8041 • PM 17464
- PM 11755 • MAP 9031 • PM 780
- PM 7254 • PM 18354 • PM 20501
- MAP 11675 • MAP 13858

LEGEND

INDICATES FEE PARCEL ACQUIRED
AREA = 135.119 ACRES, MORE OR LESS*
*THE CALCULATED LAND SALE PARCEL ACREAGE IS
BASED UPON THE BOUNDARY SURVEY PERFORMED
FOR THE ALTA SURVEY CONDUCTED BY PDC ON
12/04/2019. THE COURSE DATA IN THE LEGAL
DESCRIPTION WAS COMPILED FROM RECORD
INFORMATION.

- INDICATES FOUND MONUMENT AS NOTED
- ⊙ INDICATES FOUND 2" IRON PIPE WITH CITY
ENGINEERING DISK SET BY CITY FIELD ENGINEERING
CREW IN SEPTEMBER 1967 PER CITY W.O. NO.
17600, INDEX 222-1731. SEE MAP 11675, MAP
13858 & PARCEL MAP 18354.
- ⊙ INDICATES FOUND 3/4" IRON PIPE WITH DISK
STAMPED "RCE 27232" PER PARCEL MAP 18354
- P.O.C. INDICATES POINT OF COMMENCEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- () INDICATES RECORD DATA PER QUITCLAIM DEED
REC. 02/25/1998 AS DOC. NO. 1998-0098902,
O.R.
- [] INDICATES RECORD DATA PER PRELIMINARY TITLE
REPORT PROVIDED BY CHICAGO TITLE COMPANY
DATED 11/25/2019 AS ORDER NO.
00101787-004-RM1-CFU

**VICINITY MAP**

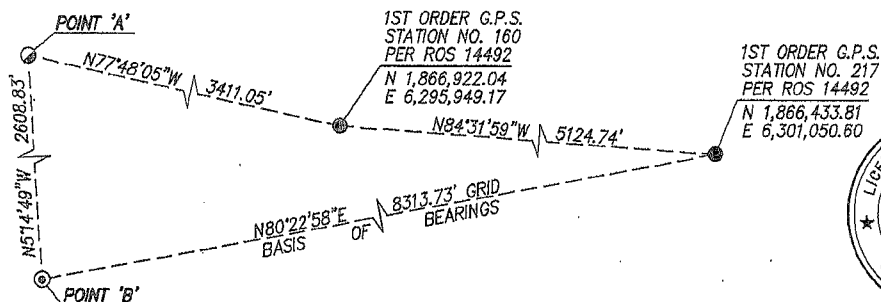
NOT TO SCALE

BASIS OF BEARINGS

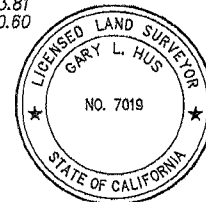
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA
COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 GRID
BEARING BETWEEN FIRST ORDER G.P.S. STATION NO. 160 AND
FIRST ORDER G.P.S. STATION NO. 217 PER ROS 14492.

I.E., NORTH 84°31'59" WEST

THE COMBINED SCALE FACTOR AT G.P.S. STATION 160 IS
1.0000001. QUOTED BEARINGS FROM REFERENCE DEEDS/MAPS
MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

**BASIS OF BEARINGS DETAIL**

NOT TO SCALE



Gary L. Hus 05-12-2020
GARY L. HUS, L.S. 7019 DATE



PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800 San Diego, CA 92101
619.235.6471 Tel 619.234.0349 Fax

DOCUMENT NO. _____

RECORDED _____

LAND SALE

WITHIN A PORTION OF LOTS 31, 35, 36, 42, 43 AND 45 OF RANCHO
MISSION SAN DIEGO OF PARTITION MAP SUPERIOR COURT CASE NO. 348
"JUAN M. LUCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S. NO. 657034
ORIGINAL	PDC				SHEET 1 OF 10 SHEETS	I.O. NO. N/A
					FOR CITY LAND SURVEYOR	1840-6303
					DATE	CCS83 COORDINATES
						200-1743
						LAMBERT COORDINATES
						41772-1-B
STATUS						

EASEMENTS

- ① 25' WIDE @ WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 206731, REC. 10/06/1959, O.R.
- ② 25' WIDE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO AS DEDICATED BY RESOLUTION NO. 172241 REC. 08/21/1962 AS INST. NO. 143551, O.R.
- ③ 10' WIDE @ SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 41769, REC. 03/11/1963, O.R.
- ④ 10' WIDE @ SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 122316, REC. 07/02/1963, O.R.
- ⑤ UTILITY EASEMENTS RESERVED IN VARIOUS INSTRUMENTS: A DEED FROM THE CITY OF SAN DIEGO REC. 04/07/1966 AS FILE NO. 58668, O.R.
A DEED FROM THE SAN DIEGO STADIUM AUTHORITY REC. 04/07/1966 AS FILE NO. 58670, O.R.
AND AS GRANTED TO THE COUNTY OF SAN DIEGO IN DEED REC. 10/06/1967 AS FILE NO. 154829, O.R.
- ⑥ UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 75014, REC. 05/04/1966, O.R.
NOTE: PORTION OF EASEMENT ELIMINATED PER INST. 1996-0483912, REC. 09/27/1996, O.R.
- ⑦ 5' WIDE @ UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO THE PACIFIC TELEPHONE & TELEGRAPH COMPANY PER INST. NO. 131582, REC. 08/02/1968, O.R.
- ⑧ 6' WIDE @ UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 136452, REC. 08/09/1968, O.R.
- ⑨ 6' WIDE @ UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 136484, REC. 08/09/1968, O.R.
- ⑩ 30' WIDE DRAINAGE & SLOPE EASEMENT PER INST. NO. 166295, REC. 09/11/1969, O.R.
- ⑪ 12' WIDE UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 78-442063, REC. 10/17/1978, O.R.
- ⑫ 10' WIDE UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO THE PACIFIC TELEPHONE & TELEGRAPH COMPANY PER INST. NO. 82-363594, REC. 11/24/1982, O.R.
- ⑬ UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 1996-0499416, REC. 10/01/1996, O.R.
- ⑭ RAILROAD EASEMENT GRANTED TO METROPOLITAN TRANSIT DEVELOPMENT BOARD PER INST. NO. 1999-0457574, REC. 06/30/1999, O.R.
- ⑮ SLOPE EASEMENT GRANTED TO METROPOLITAN TRANSIT DEVELOPMENT BOARD PER INST. NO. 1999-0457576, REC. 06/30/1999, O.R.
- ⑯ 8' WIDE @ UTILITIES EASEMENT GRANTED TO PACIFIC BELL PER INST. NO. 2000-0049309, REC. 01/31/2000, O.R.
- ⑰ UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 2003-0399630, REC. 04/09/2003, O.R.
- ⑱ 10' WIDE @ WATER EASEMENT TO THE CITY OF SAN DIEGO PER DOC. REC. 08/11/1959 IN BOOK 7782, PAGE 64, O.R.
- ⑲ 25' WIDE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 88464, REC. 05/15/1964, O.R.
- ⑳ 15' WIDE @ WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154833, REC. 10/06/1967, O.R.
- ㉑ 20' WIDE @ FUEL LINE EASEMENT TO THE CITY OF SAN DIEGO PER INST. NO. 154831, REC. 10/06/1967, O.R.
- ㉒ 5' WIDE @ UNDERGROUND STRUCTURES EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154835, REC. 10/06/1967, O.R.
- ㉓ 6' WIDE @ PIPE LINE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154832, REC. 10/06/1967, O.R.
- ㉔ 6' WIDE @ UNDERGROUND ELECTRICITY STRUCTURES EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154834, REC. 10/06/1967, O.R.
- ㉕ 20' WIDE @ UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 162751, REC. 09/13/1968, O.R.
- ㉖ 25' WIDE WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 80-427413, REC. 12/19/1980, O.R.
- ㉗ 10' WIDE @ WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 147321 IN BK. 7782, PG. 64, REC. 07/21/1959 AND RE-RECORDED 08/11/1959 AS INST. 163507 IN BK. 7821, PG. 556, BOTH O.R.
- ㉘ 20' WIDE @ FUEL LINE EASEMENT GRANTED TO THE SAN DIEGO PIPELINE COMPANY PER INST. NO. 162751, REC. 09/19/1968, O.R.
- ㉙ 15' WIDE ELECTRIC EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 2018-0125730, REC. 03/29/2018, O.R.
- ㉚ UNRECORDED SUBLEASE AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND THE METROPOLITAN TRANSIT DEVELOPMENT BOARD (NOW MTS) PER CITY CLERK DOC. NO. 00-18549 FILED JULY 20, 1998 FOR A LIGHT RAIL TROLLEY SYSTEM.

NON-PLOTTABLE EASEMENTS

- PUBLIC ROAD EASEMENT GRANTED TO SAN DIEGO COUNTY PER DOC. REC. 8/22/1896 IN BK. 255, PG. 18 OF DEEDS
- FILL & SLOPES EASEMENT GRANTED TO CLAUS, INC. PER INST. NO. 169098 IN BK. 7297, PG. 565, REC. 10/14/1958, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 83-072816, REC. 03/03/1983, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 83-231018, REC. 07/07/1983, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 83-271165, REC. 08/04/1983, O.R.

*NON-PLOTTABLE EASEMENTS CONTINUED ON SHEET 3



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619.238.6471 Tel 619.234.0349 Fax

DOCUMENT NO. _____

RECORDED _____

LAND SALE

WITHIN A PORTION OF LOTS 31, 35, 36, 42, 43 AND 45 OF RANCHO MISSION SAN DIEGO OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S. NO. 657034
ORIGINAL	PDC				SHEET 2 OF 10 SHEETS	I.O. NO. N/A
						1840-6303
						CCS83 COORDINATES
						200-1743
						LAMBERT COORDINATES
						41772-2-B
STATUS					FOR CITY LAND SURVEYOR	DATE

NON-PLOTTABLE EASEMENTS CONTINUED

- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 83-271166, REC. 08/04/1983, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 86-150534, REC. 04/18/1986, O.R.
- PUBLIC ROAD EASEMENT GRANTED TO COUNTY OF SAN DIEGO IN BK. 287, PG. 408 OF DEEDS
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 85-195414, REC. 06/03/1985, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 1995-0118945, REC. 03/22/1995, O.R.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	101°24'14" [101°24'14"]	230.00' 230.00'	407.06' 407.06']
C2	92°51'08" [92°51'08"]	170.00' 170.00'	275.50' 275.50']
C3	4°54'56"	3030.02' [3030.02']	259.95' 259.78']
C4	1°48'05" [1°48'05.5"]	8890.66' 8890.66'	279.54' 279.67']
C5	4°48'05" [4°49'17"]	8982.03' 8982.03'	752.70' 755.83']
C6	9°45'51" (9°46'17")	4141.50' 4141.50'	705.78' 706.30']
C7	18°07'37" (18°07'37")	2500.00' 2500.00'	790.94' 790.94']
C8	52°34'36" (52°34'36")	460.00' 460.00'	422.11' 422.11']
C9	24°47'13" (24°47'13")	1000.00' 1000.00'	432.61' 432.61']
C10	4°05'01"	290.00'	20.67'
C11	7°24'00"	4141.50'	534.90'
C12	24°47'30"	1000.00'	432.70'
C13	15°24'29"	1000.00'	268.92'
C14	0°27'00"	8000.00'	62.83'
C15	63°41'34"	352.00'	391.30'
C16	5°47'50"	2548.00'	257.81'
C17	5°36'42"	3060.00'	299.70'
C18	1°01'32"	9259.03'	165.75'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N46°22'09"E [S46°23'22"W]	338.22'
L2	S32°12'56"E [N32°12'24"W]	168.35' 168.35']
L3	N54°55'56"E [S54°56'28"W]	756.09'
L4	N1°05'25"E [S1°05'35"W]	321.94' 321.77']
L5	S1°05'02"W [N1°05'35"E]	50.26' 50.23']
L6	N47°27'18"E [S47°28'35"W]	371.19' 371.20']
L7	S1°04'30"W [N0°38'01"W]	12.03' 16.86']
L8	N0°55'04"E [S0°38'01"W]	261.79' 261.68']
L9	S89°02'33"E	817.50'
L10	N4°21'01"W [S4°20'34"E]	245.73'
L11	N58°06'39"W [S58°07'54"E]	2.63'
L12	N15°38'32"W (N15°38'54"W)	101.74' 101.74']
L13	N2°29'05"E (N2°28'43"E)	102.43' 102.43']
L14	N67°09'34"W (N67°09'56"W)	466.90' 408.34']
L15	N73°26'13"W (N73°26'35"W)	345.09' 344.99']
L16	S53°59'11"W (S53°58'49"W)	395.86' 395.86']
L17	S0°00'22"W (S0°00'00"W)	120.00' 120.00']
L18	N89°59'38"W (N90°00'00"W)	110.00' 110.00']
L19	N16°26'15"W (N16°26'46"W)	194.27' 194.27']
L20	N89°59'32"W (N90°00'00"W)	550.56' 550.67']
L21	S87°00'16"W (S87°00'00"W)	350.29' 350.18']

LINE TABLE CONTINUED	
LINE	DIRECTION
L22	S62°13'09"W (S62°12'47"W)
L23	S5°14'49"E
L24	N68°04'54"E
L25	N69°10'15"E
L26	N70°34'18"E
L27	N79°58'11"E
L28	N84°43'16"E
L29	S85°52'47"E
L30	N65°40'08"E
L31	N85°12'18"E
L32	S88°52'36"E
L33	N77°44'24"E
L34	N81°45'29"E
L35	N5°14'49"W
L36	N62°12'52"E
L37	N87°00'22"E
L38	N71°35'53"E
L39	S79°52'10"E
L40	S0°41'37"W
L41	S72°13'17"E
L42	S21°05'29"W
L43	S72°12'55"E
L44	S67°55'34"E
L45	S4°14'00"E
L46	S10°01'50"E

*CONTINUED ON SHEET 6

RADIAL TABLE		
RADIAL	DIRECTION	RADIUS
R1	N12°46'23"W	8982.03'
R2	N18°26'46"W	8000.00'
R3	N6°16'57"W	9259.03'



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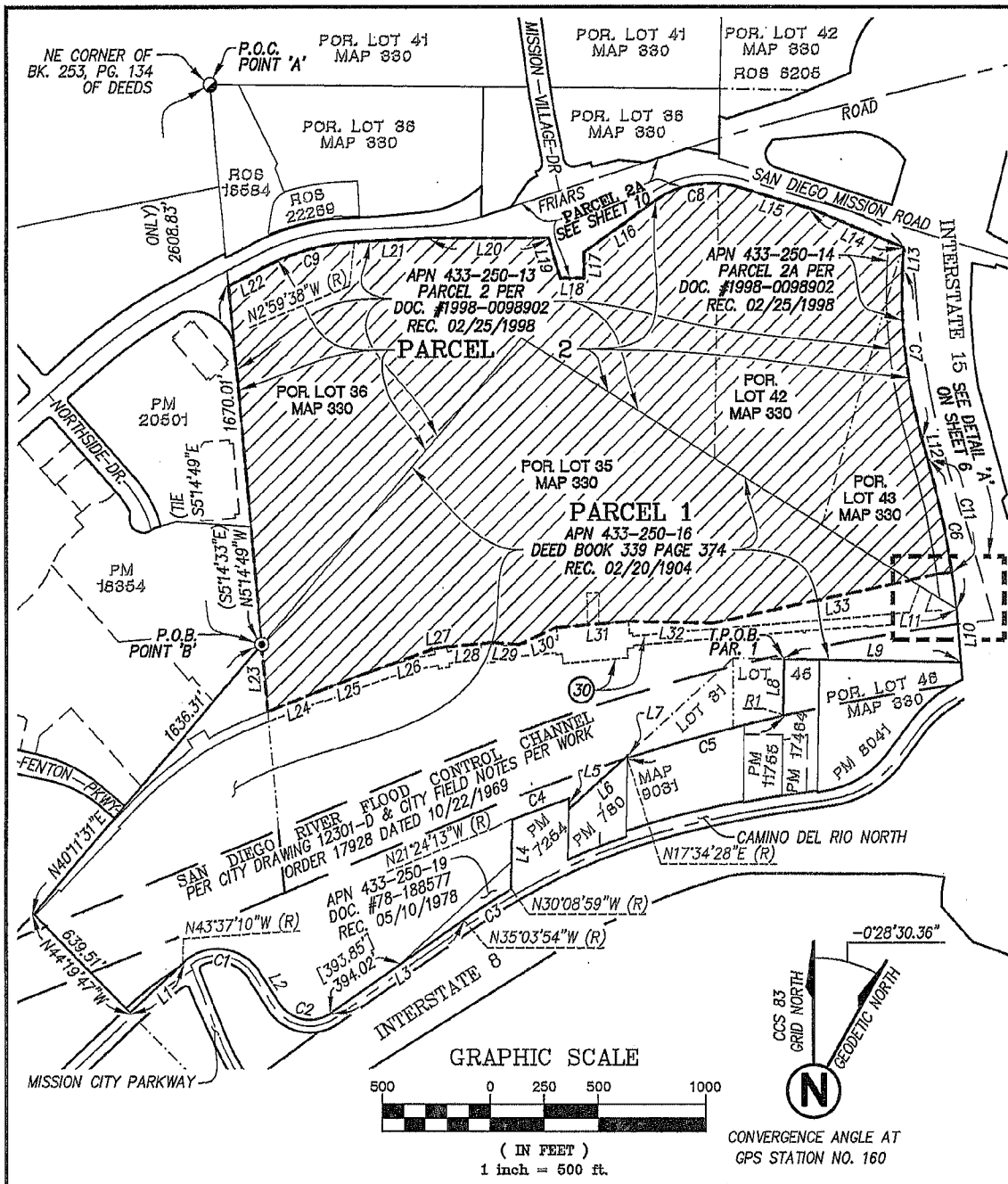
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RECORDED _____

LAND SALE

WITHIN A PORTION OF LOTS 31, 35, 36, 42, 43 AND 45 OF RANCHO MISSION SAN DIEGO OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA		P.T.S. NO. 657034
ORIGINAL	PDC				SHEET 3 OF 10 SHEETS		I.O. NO. N/A
					FOR CITY LAND SURVEYOR		1840-6303
					DATE		CCS83 COORDINATES
							200-1743
							LAMBERT COORDINATES
							41772-3-B
STATUS							



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DOCUMENT NO. _____

RECORDED _____

LAND SALE

WITHIN A PORTION OF LOTS 31, 35, 36, 42, 43 AND 45 OF RANCHO
 MISSION SAN DIEGO OF PARTITION MAP SUPERIOR COURT CASE NO. 348
 "JUAN M. LUCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC			

CITY OF SAN DIEGO, CALIFORNIA
 SHEET 4 OF 10 SHEETS

FOR CITY LAND SURVEYOR _____ DATE _____

P.T.S. NO. 657034

I.O. NO. N/A

1840-6303

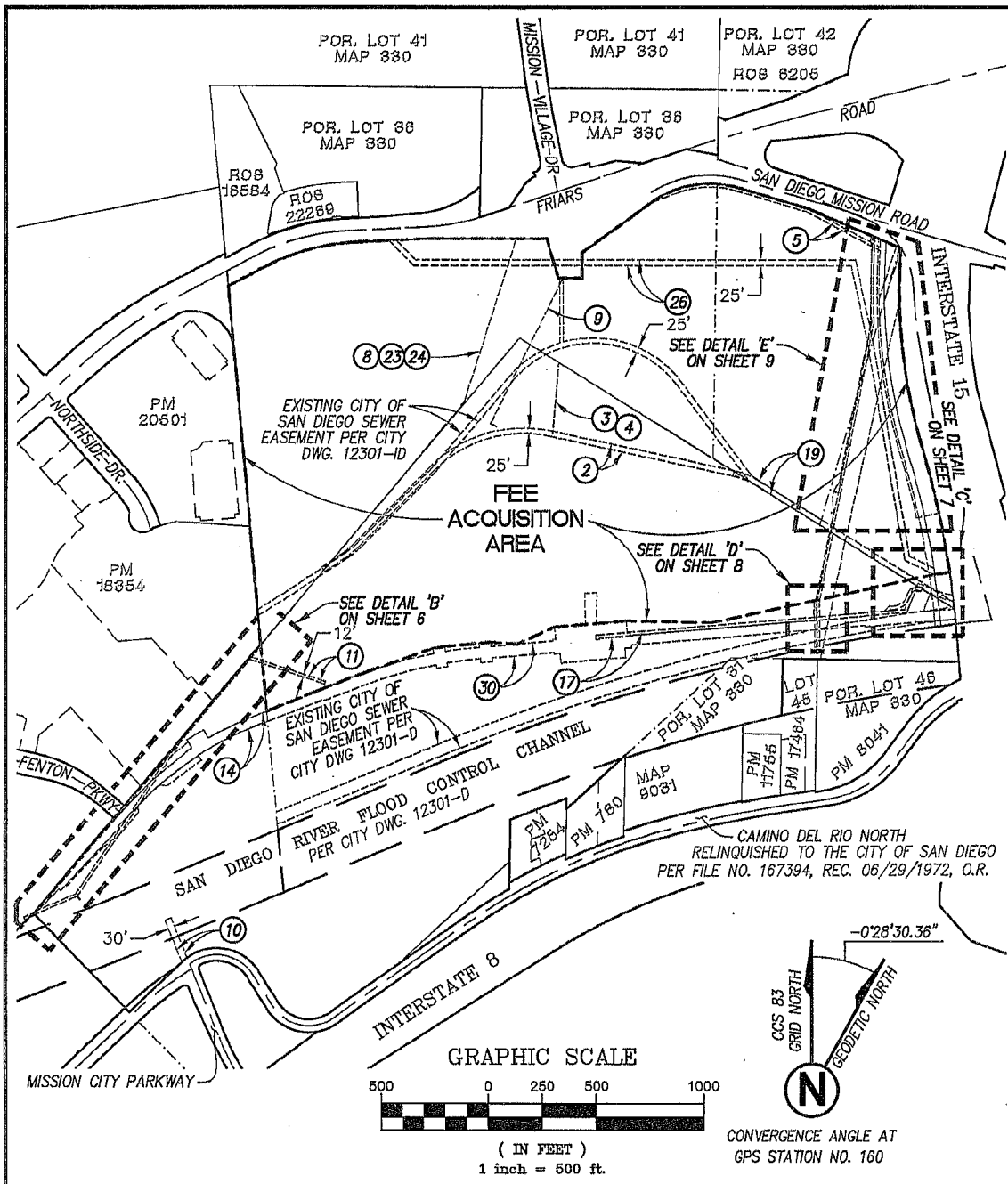
CCS83 COORDINATES

200-1743

LAMBERT COORDINATES

STATUS _____

41772-4-B



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DOCUMENT NO. _____

RECORDED _____

LAND SALE

WITHIN A PORTION OF LOTS 31, 35, 36, 42, 43 AND 45 OF RANCHO MISSION SAN DIEGO OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

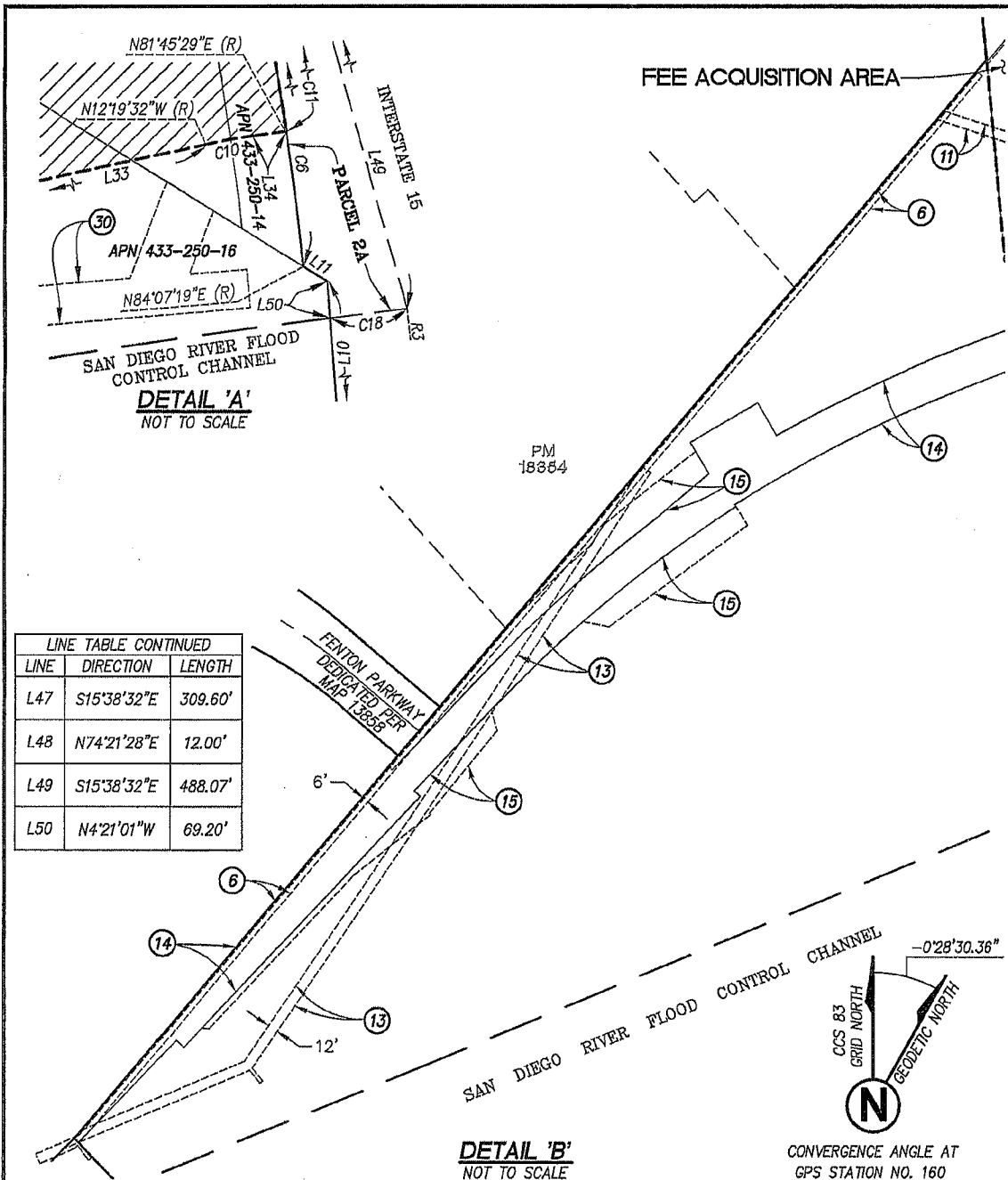
DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC			

CITY OF SAN DIEGO, CALIFORNIA
 SHEET 5 OF 10 SHEETS

FOR CITY LAND SURVEYOR _____ DATE _____

P.T.S. NO. 657034
 I.O. NO. N/A
 1840-6303
 CCS83 COORDINATES
 200-1743
 LAMBERT COORDINATES
 41772-5-B

STATUS _____



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DOCUMENT NO. _____

RECORDED _____

LAND SALE

WITHIN A PORTION OF LOTS 31, 35, 36, 42, 43 AND 45 OF RANCHO MISSION SAN DIEGO OF PARTITION MAP SUPERIOR COURT CASE NO. 348
"JUAN M. LUCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILED
ORIGINAL	PDC			

CITY OF SAN DIEGO, CALIFORNIA
SHEET 6 OF 10 SHEETS

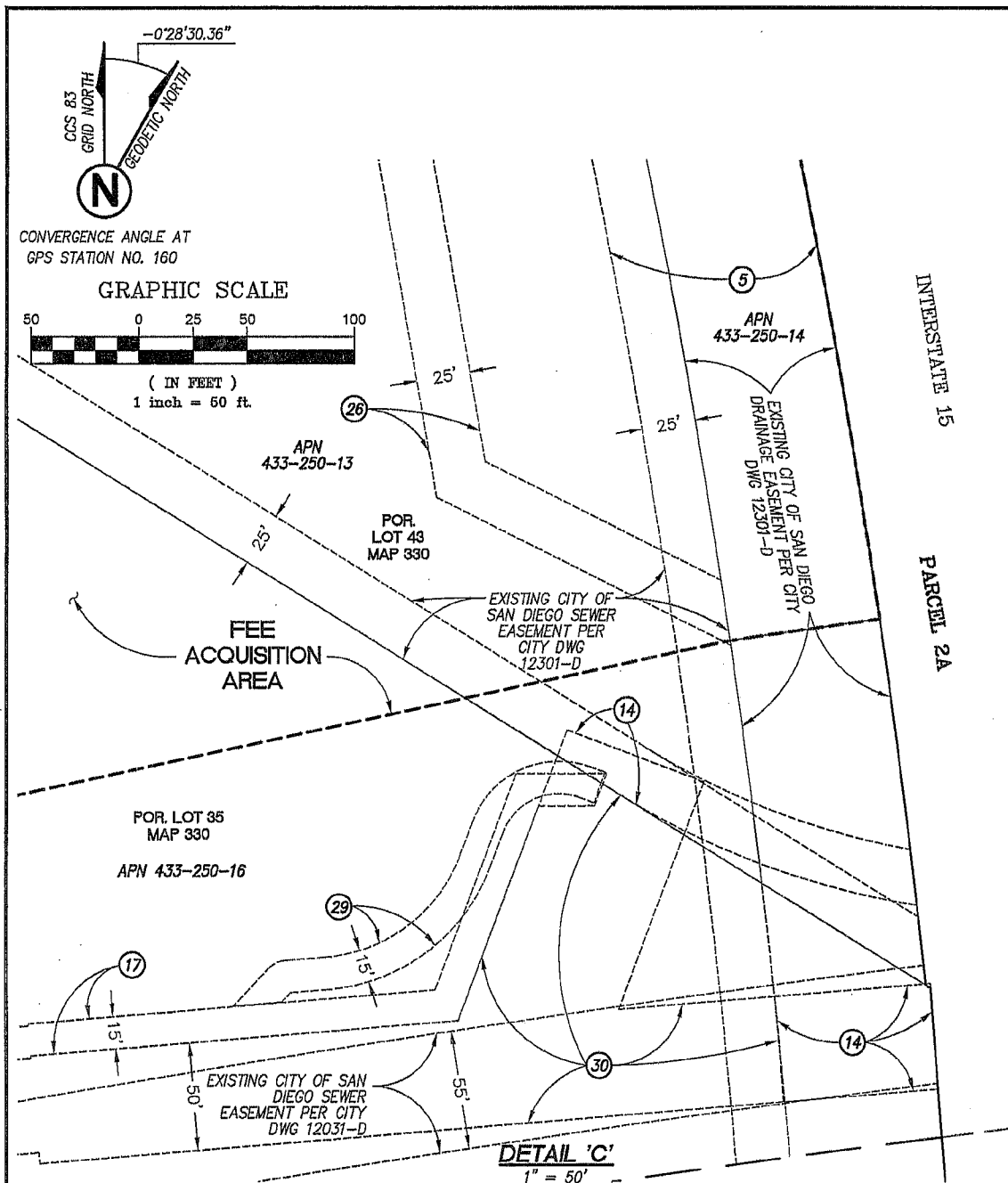
FOR CITY LAND SURVEYOR _____ DATE _____

P.T.S. NO. 657034
I.O. NO. N/A

1840-6303
CCS83 COORDINATES
200-1743
LAMBERT COORDINATES

STATUS _____

41772-6-B



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DOCUMENT NO. _____

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LAND SALE

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DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC			

CITY OF SAN DIEGO, CALIFORNIA
 SHEET 7 OF 10 SHEETS

FOR CITY LAND SURVEYOR _____ DATE _____

P.T.S. NO. 657034

I.O. NO. N/A

1840-6303

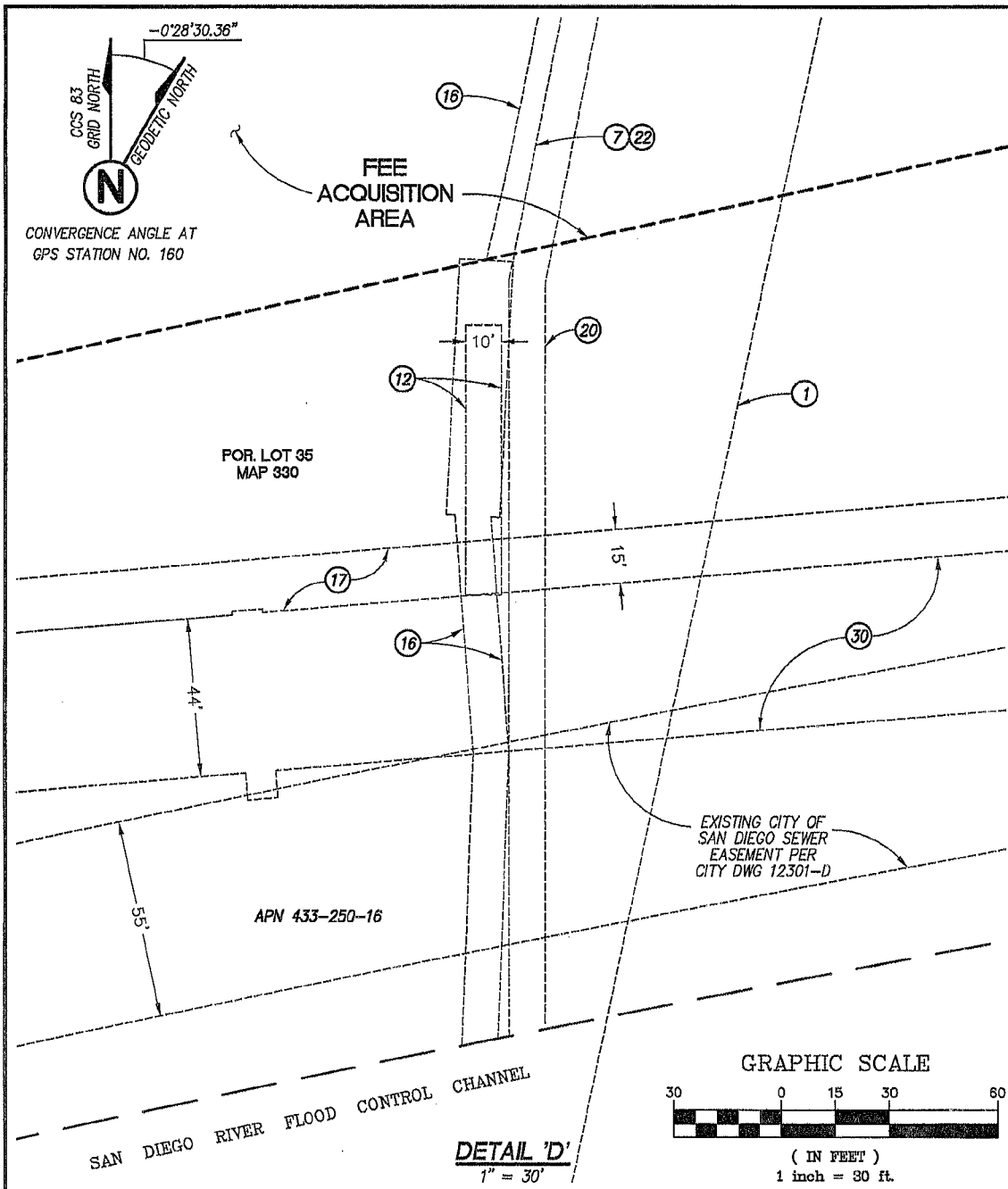
CCS83 COORDINATES

200-1743

LAMBERT COORDINATES

41772-7-B

STATUS _____



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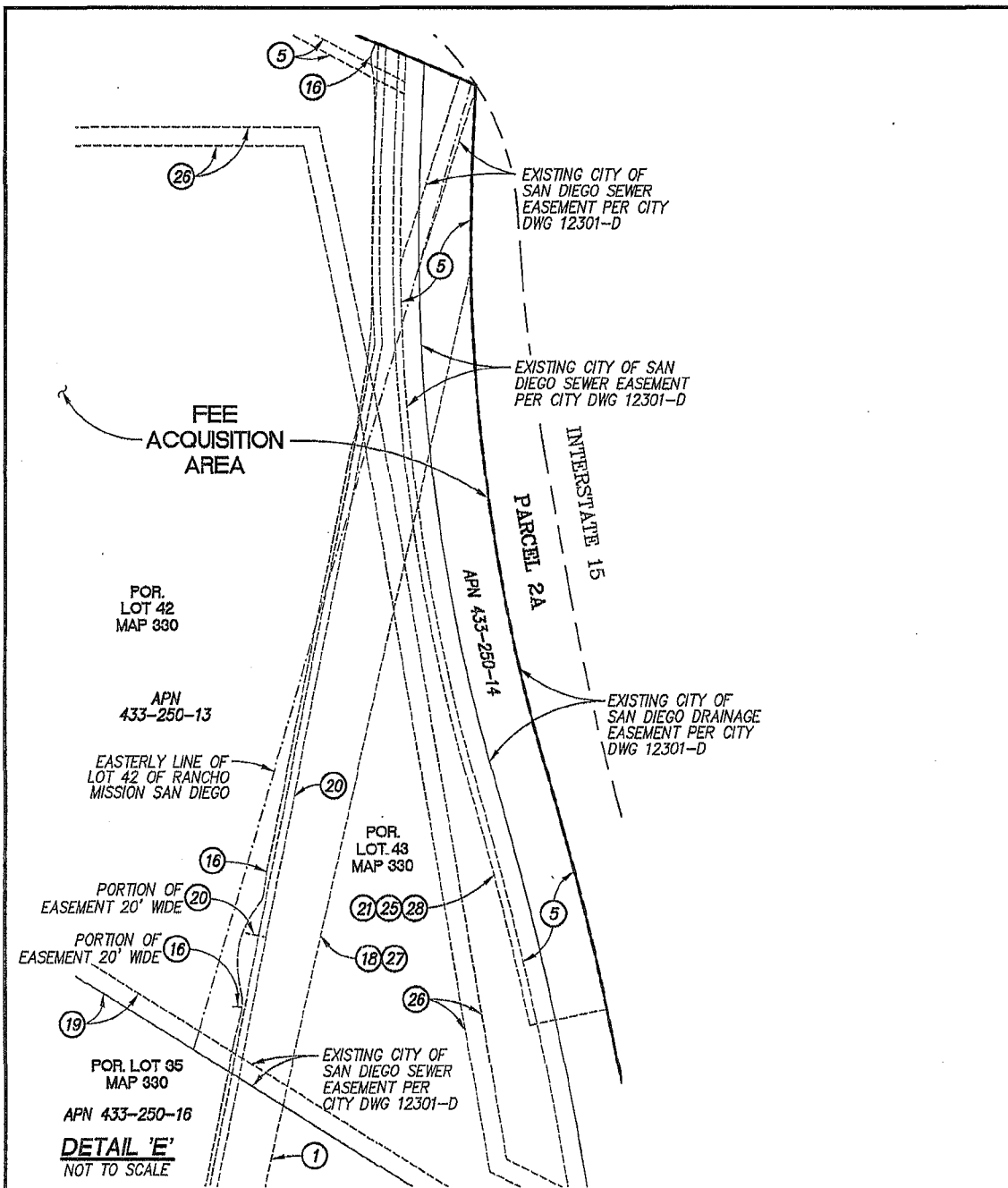
DOCUMENT NO. _____

RECORDED _____

LAND SALE

WITHIN A PORTION OF LOTS 31, 35, 36, 42, 43 AND 45 OF RANCHO
MISSION SAN DIEGO OF PARTITION MAP SUPERIOR COURT CASE NO. 348
"JUAN M. LUCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S. NO. 657034
ORIGINAL	PDC				SHEET 8 OF 10 SHEETS	I.O. NO. N/A
						1840-6303
						CCS83 COORDINATES
						200-1743
						LAMBERT COORDINATES
						41772-8-B
STATUS					FOR CITY LAND SURVEYOR	DATE



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LAND SALE

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DESCRIPTION	BY	APPRVD.	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S. NO. 657034
ORIGINAL	PDC				SHEET 9 OF 10 SHEETS	I.O. NO. N/A
						1840-6303
					FOR CITY LAND SURVEYOR	CCS83 COORDINATES
					DATE	200-1743
						LAMBERT COORDINATES
						41772-9-B
STATUS						

ATTACHMENT 3-A TO PURCHASE AND SALE AGREEMENT

Legal Description of the Murphy Canyon Creek Parcel

[provided starting on next page]

EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 3: (APN 433-250-14)

MURPHY CANYON CREEK DRAINAGE CHANNEL AREA BEING A PORTION OF LOTS 42 AND 43 OF RANCHO MISSION OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP THEREOF ON FILE IN CASE NO. 348 OF SUPERIOR COURT IN SAN DIEGO COUNTY ENTITLED JUAN M. LUCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 35, SAID RANCHO MISSION; THENCE SOUTH 58° 07' 54" EAST 2,376.38 FEET TO THE TRUE POINT OF BEGINNING A RADIAL OF A 4141.50 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, BEARS NORTH 84° 07' 23" EAST TO SAID POINT; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09° 46' 17", AN ARC LENGTH OF 706.30 FEET; THENCE NORTH 15° 38' 54" WEST, 101.74 FEET, TO A POINT TO WHICH A RADIAL OF A 2500.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, BEARS SOUTH 74° 21' 06" WEST; THENCE NORTHWESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18° 07' 37", AN ARC LENGTH OF 790.94 FEET; THENCE NORTH 02° 28' 43" EAST, 102.43 FEET; THENCE NORTH 67° 09' 56" WEST, 74.66 FEET; THENCE SOUTH 02° 28' 43" WEST 128.39 FEET TO A POINT TO WHICH A RADIAL OF A 2570.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, BEARS SOUTH 87° 31' 17" EAST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18° 07' 37" AN ARC LENGTH OF 813.08 FEET; THENCE SOUTH 15° 38' 54" EAST, 101.74 FEET TO A POINT TO WHICH A RADIAL OF A 4071.50 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY BEARS NORTH 74° 21' 06" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09° 00' 17" AN ARC LENGTH OF 639.89 FEET; THENCE SOUTH 58° 07' 54" EAST 87.99 FEET, RETURNING TO SAID TRUE POINT OF BEGINNING.

EXCEPTING THAT PORTION LYING WITHIN THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED JANUARY 20, 1981, AS FILE NO. 81-17470 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 35 OF SAID RANCHO MISSION AND THE WESTERLY LINE OF MURPHY CANYON ROAD AS DESCRIBED IN DEEDS TO THE STATE OF CALIFORNIA, RECORDED MARCH 26, 1958, IN BOOK 7008, PAGE 383 AND OCTOBER 10, 1958 IN BOOK 7295, PAGE 155 OF OFFICIAL RECORDS; THENCE ALONG SAID SOUTHERLY LINE OF LOT 35,

NORTH 89° 03' 17" WEST (RECORDED NORTH 89° 03' 34" WEST), 208.00 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JULY 15, 1966 AS FILE NO. 115132 OF OFFICIAL RECORDS; THENCE ALONG THE WESTERN BOUNDARY OF LAST SAID STATE OF CALIFORNIA LAND NORTH 4° 21' 02" WEST (RECORDED NORTH 4° 20' 34" WEST), 397.06 FEET TO **THE TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID WESTERN BOUNDARY NORTH 4° 21' 02" WEST, 150.49 FEET; THENCE NORTH 15° 39' 20" WEST, 155.43 FEET; THENCE LEAVING SAID WESTERN BOUNDARY SOUTH 10° 05' 41" EAST, 304.43 FEET TO **THE TRUE POINT OF BEGINNING**.

ALSO **EXCEPTING** THAT PORTION IF ANY LYING WITHIN THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED JULY 15, 1966 AS FILE NO. 115132 OF OFFICIAL RECORDS.

EXCEPTING FROM LOT 42 ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING NOT LESS THAN 500 FEET BELOW THE SURFACE OF THE LAND AS RESERVED BY SAN DIEGO PIPELINE CO., BY DEEDS RECORDED MARCH 8, 1966 AS FILE NO. 39319 AND 39320.

ACCEPTING THEREFROM ALL THAT PORTION OF SAID PARCEL 3 LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE FOR THE MURPHY CANYON CREEK DRAINAGE CHANNEL AREA:

COMMENCING AT A FOUND 2" IRON PIPE WITH A CITY ENGINEERING DISK SET BY CITY FIELD ENGINEERING CREW IN SEPTEMBER 1967 PER CITY W.O. NO. 17600 AT A POINT ON THE NORTH LINE OF SAID LOT 36 BEING THE NORTHEAST CORNER OF DEED RECORDED IN BOOK 253, PAGE 134 DEEDS AS CALLED FOR IN PARCEL 1 OF DEED TO THE CITY OF SAN DIEGO RECORDED JANUARY 3, 1966 AS DOCUMENT NO. 121 OF OFFICIAL RECORDS. SAID MONUMENT IS ALSO SHOWN ON MAP NO. 11675, MAP NO. 13858 AND PARCEL MAP NO. 18354; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF THE AFORESAID DOCUMENT NO. 121 SOUTH 05° 14' 49" EAST 2611.54 FEET (RECORD SOUTH 05° 14' 33" EAST 2609.19' W.O. 17600, SOUTH 05° 14' 51" EAST 2608.90 FEET PARCEL MAP NO. 18354)) TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 35, ALSO BEING THE MOST EASTERLY CORNER OF PARCEL 7 OF PARCEL MAP NO. 18354, ALSO BEING **THE POINT OF BEGINNING**; THENCE CONTINUING SOUTHERLY ALONG A PRODUCTION OF THE WESTERLY LINE OF THE AFORESAID DOCUMENT NO. 121 SOUTH 05° 14' 49" EAST 313.06 FEET TO A POINT;

THENCE NORTH 68°04'54" EAST 263.04 FEET;

THENCE NORTH 69°10'15" EAST 243.00 FEET;
THENCE NORTH 70°34'18" EAST 322.41 FEET;
THENCE NORTH 79°58'11" EAST 56.20 FEET;
THENCE NORTH 84°43'16" EAST 215.18 FEET;
THENCE SOUTH 85°52'47" EAST 122.60 FEET;
THENCE NORTH 65°40'08" EAST 191.39 FEET;
THENCE NORTH 85°12'18" EAST 334.12 FEET;
THENCE SOUTH 88°52'36" EAST 395.67 FEET;
THENCE NORTH 77°44'24" EAST 1,050.07 FEET;

TO THE BEGINNING OF A NON-TANGENT 290.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 12°19'32" WEST, THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°05'01" AN ARC DISTANCE OF 20.67 FEET;

THENCE NORTH 81°45'29" EAST 59.66 FEET TO THE WESTERLY LINE OF SAID PARCEL 2A MORE OR LESS, ALSO **BEING THE POINT OF TERMINUS**;

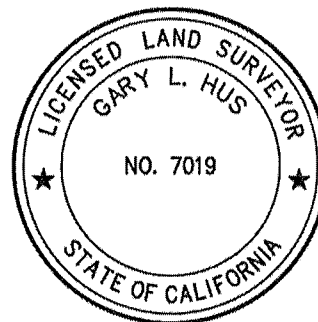
SAID PARCEL CONTAINS 2.490 ACRES, MORE OR LESS.

ATTACHED HERETO IS A DRAWING NO. 41774-B LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS' ACT.

GARY L. HUS
LS 7019

DATE



ATTACHMENT 3-B TO PURCHASE AND SALE AGREEMENT

Depiction of the Murphy Canyon Creek Parcel

[provided starting on next page]

ASSESSOR'S PARCEL NO.

• 433-250-14

REFERENCE DRAWINGS

- ROS 16584
- ROS 22269
- PARTITION MAP NO. 348
- ROS 6205
- PM 8041
- PM 17464
- PM 11755
- MAP 9031
- PM 780
- PM 7254
- PM 18354
- PM 20501
- MAP 11675
- MAP 13858

LEGEND

INDICATES DRAINAGE PARCEL ACQUIRED AREA = 2.490 ACRES, MORE OR LESS*
*THE CALCULATED DRAINAGE PARCEL ACREAGE IS BASED UPON THE BOUNDARY SURVEY PERFORMED FOR THE ALTA SURVEY CONDUCTED BY PDC ON 12/04/2019. THE COURSE DATA IN THE LEGAL DESCRIPTION WAS COMPILED FROM RECORD INFORMATION.

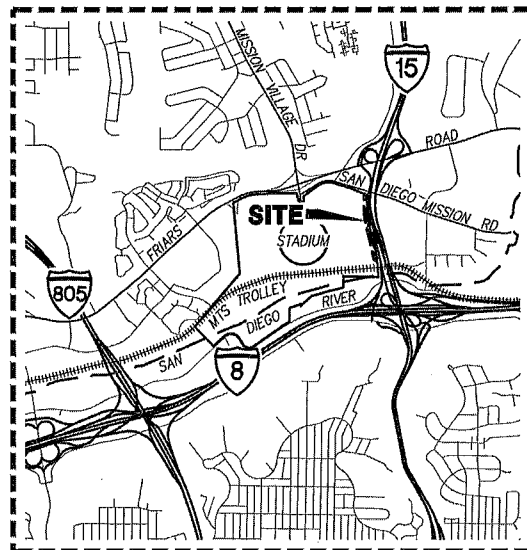
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FOUND 2" IRON PIPE WITH CITY ENGINEERING DISK SET BY CITY FIELD ENGINEERING CREW IN SEPTEMBER 1967 PER CITY W.O. NO. 17600, INDEX 222-1731. SEE MAP 11675, MAP 13858 & PARCEL MAP 18354.
- INDICATES FOUND 3/4" IRON PIPE WITH DISK STAMPED "RCE 27232" PER PARCEL MAP 18354

P.O.C. INDICATES POINT OF COMMENCEMENT

P.O.B. INDICATES POINT OF BEGINNING

() INDICATES RECORD DATA PER QUITCLAIM DEED REC. 02/25/1998 AS DOC. NO. 1998-0098902, O.R.

[] INDICATES RECORD DATA PER PRELIMINARY TITLE REPORT PROVIDED BY CHICAGO TITLE COMPANY DATED 11/25/2019 AS ORDER NO. 00101787-004-RM1-CFU

**VICINITY MAP**

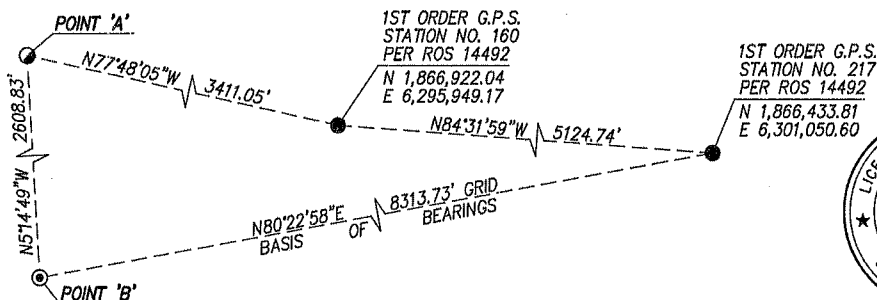
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN FIRST ORDER G.P.S. STATION NO. 160 AND FIRST ORDER G.P.S. STATION NO. 217 PER ROS 14492.

I.E., NORTH 84°31'59" WEST

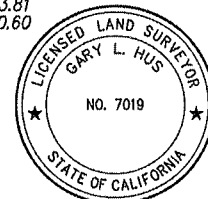
THE COMBINED SCALE FACTOR AT G.P.S. STATION 160 IS 1.0000001. QUOTED BEARINGS FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

**BASIS OF BEARINGS DETAIL**

NOT TO SCALE

GARY L. HUS, L.S. 7019

DATE

**PROJECT DESIGN CONSULTANTS**

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701 B Street, Suite 800 San Diego, CA 92101
619.235.6471 Tel 619.234.0349 Fax

DOCUMENT NO. _____

RECORDED _____

MURPHY CREEK DRAINAGE CHANNEL
WITHIN A PORTION OF LOTS 42 & 43 OF RANCHO MISSION SAN DIEGO
OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET
AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC			

CITY OF SAN DIEGO, CALIFORNIA
SHEET 1 OF 10 SHEETS

FOR CITY LAND SURVEYOR _____ DATE _____

P.T.S. NO. 657034

I.O. NO. N/A

1840-6303

CCS83 COORDINATES

200-1743

LAMBERT COORDINATES

STATUS _____

41774-1-B

EASEMENTS

- ① 25' WIDE @ WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 206731, REC. 10/06/1959, O.R.
- ② 25' WIDE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO AS DEDICATED BY RESOLUTION NO. 172241 REC. 08/21/1962 AS INST. NO. 143551, O.R.
- ③ 10' WIDE @ SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 41769, REC. 03/11/1963, O.R.
- ④ 10' WIDE @ SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 122316, REC. 07/02/1963, O.R.
- ⑤ UTILITY EASEMENTS RESERVED IN VARIOUS INSTRUMENTS: A DEED FROM THE CITY OF SAN DIEGO REC. 04/07/1966 AS FILE NO. 58668, O.R.
A DEED FROM THE SAN DIEGO STADIUM AUTHORITY REC. 04/07/1966 AS FILE NO. 58670, O.R.
AND AS GRANTED TO THE COUNTY OF SAN DIEGO IN DEED REC. 10/06/1967 AS FILE NO. 154829, O.R.
- ⑥ UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 75014, REC. 05/04/1966, O.R.
NOTE: PORTION OF EASEMENT ELIMINATED PER INST. 1996-0483912, REC. 09/27/1996, O.R.
- ⑦ 5' WIDE @ UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO THE PACIFIC TELEPHONE & TELEGRAPH COMPANY PER INST. NO. 131582, REC. 08/02/1968, O.R.
- ⑧ 6' WIDE @ UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 136452, REC. 08/09/1968, O.R.
- ⑨ 6' WIDE @ UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 136484, REC. 08/09/1968, O.R.
- ⑩ 30' WIDE DRAINAGE & SLOPE EASEMENT PER INST. NO. 166295, REC. 09/11/1969, O.R.
- ⑪ 12' WIDE UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 78-442063, REC. 10/17/1978, O.R.
- ⑫ 10' WIDE UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO THE PACIFIC TELEPHONE & TELEGRAPH COMPANY PER INST. NO. 82-363594, REC. 11/24/1982, O.R.
- ⑬ UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 1996-0499416, REC. 10/01/1996, O.R.
- ⑭ RAILROAD EASEMENT GRANTED TO METROPOLITAN TRANSIT DEVELOPMENT BOARD PER INST. NO. 1999-0457574, REC. 06/30/1999, O.R.
- ⑮ SLOPE EASEMENT GRANTED TO METROPOLITAN TRANSIT DEVELOPMENT BOARD PER INST. NO. 1999-0457576, REC. 06/30/1999, O.R.
- ⑯ 8' WIDE @ UTILITIES EASEMENT GRANTED TO PACIFIC BELL PER INST. NO. 2000-0049309, REC. 01/31/2000, O.R.
- ⑰ UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 2003-0399630, REC. 04/09/2003, O.R.
- ⑱ 10' WIDE @ WATER EASEMENT TO THE CITY OF SAN DIEGO PER DOC. REC. 08/11/1959 IN BOOK 7782, PAGE 64, O.R.
- ⑲ 25' WIDE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 88464, REC. 05/15/1964, O.R.
- ⑳ 15' WIDE @ WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154833, REC. 10/06/1967, O.R.
- ㉑ 20' WIDE @ FUEL LINE EASEMENT TO THE CITY OF SAN DIEGO PER INST. NO. 154831, REC. 10/06/1967, O.R.
- ㉒ 5' WIDE @ UNDERGROUND STRUCTURES EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154835, REC. 10/06/1967, O.R.
- ㉓ 6' WIDE @ PIPE LINE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154832, REC. 10/06/1967, O.R.
- ㉔ 6' WIDE @ UNDERGROUND ELECTRICITY STRUCTURES EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154834, REC. 10/06/1967, O.R.
- ㉕ 20' WIDE @ UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 162751, REC. 09/13/1968, O.R.
- ㉖ 25' WIDE WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 80-427413, REC. 12/19/1980, O.R.
- ㉗ 10' WIDE @ WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 147321 IN BK. 7782, PG. 64, REC. 07/21/1959 AND RE-RECORDED 08/11/1959 AS INST. 163507 IN BK. 7821, PG. 556, BOTH O.R.
- ㉘ 20' WIDE @ FUEL LINE EASEMENT GRANTED TO THE SAN DIEGO PIPELINE COMPANY PER INST. NO. 162751, REC. 09/19/1968, O.R.
- ㉙ 15' WIDE ELECTRIC EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 2018-0125730, REC. 03/29/2018, O.R.
- ㉚ UNRECORDED SUBLEASE AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND THE METROPOLITAN TRANSIT DEVELOPMENT BOARD (NOW MTS) PER CITY CLERK DOC. NO. 00-18549 FILED JULY 20, 1998 FOR A LIGHT RAIL TROLLEY SYSTEM.

NON-PLOTTABLE EASEMENTS

- PUBLIC ROAD EASEMENT GRANTED TO SAN DIEGO COUNTY PER DOC. REC. 8/22/1896 IN BK. 255, PG. 18 OF DEEDS
- FILL & SLOPES EASEMENT GRANTED TO CLAUS, INC. PER INST. NO. 169098 IN BK. 7297, PG. 565, REC. 10/14/1958, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 83-072816, REC. 03/03/1983, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 83-231018, REC. 07/07/1983, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 83-271165, REC. 08/04/1983, O.R.

*NON-PLOTTABLE EASEMENTS CONTINUED ON SHEET 3



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DOCUMENT NO. _____

RECORDED _____

MURPHY CREEK DRAINAGE CHANNEL WITHIN A PORTION OF LOTS 42 & 43 OF RANCHO MISSION SAN DIEGO OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S. NO. 657034
ORIGINAL	PDC				SHEET 2 OF 10 SHEETS	I.O. NO. N/A
						1840-6303
					FOR CITY LAND SURVEYOR	CCS83 COORDINATES
					DATE	200-1743
						LAMBERT COORDINATES
						41774-2-B
STATUS						

NON-PLOTTABLE EASEMENTS CONTINUED

- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 83-271166, REC. 08/04/1983, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 86-150534, REC. 04/18/1986, O.R.
- PUBLIC ROAD EASEMENT GRANTED TO COUNTY OF SAN DIEGO IN BK. 287, PG. 408 OF DEEDS
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 85-195414, REC. 06/03/1985, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 1995-0118945, REC. 03/22/1995, O.R.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	101°24'14" [101°24'14"]	230.00' 230.00'	407.06' 407.06'
C2	92°51'08" [92°51'08"]	170.00' 170.00'	275.50' 275.50'
C3	4°54'56" [4°54'56"]	3030.02' [3030.02']	259.95' 259.78'
C4	1°48'05" [1°48'05"]	8890.66' 8890.66'	279.54' 279.67'
C5	4°48'05" [4°48'05"]	8982.03' 8982.03'	752.70' 755.83'
C6	9°45'51" [9°45'51"]	4141.50' 4141.50'	705.78' 706.30'
C7	18°07'37" [18°07'37"]	2500.00' 2500.00'	790.94' 790.94'
C8	52°34'36" [52°34'36"]	460.00' 400.00'	422.11' 422.11'
C9	24°47'13" [24°47'13"]	1000.00' 1000.00'	432.61' 432.61'
C10	4°05'01"	290.00'	20.67'
C11	7°24'00"	4141.50'	534.90'
C12	2°02'35"	290.00'	10.34'
C13	7°24'10"	4071.50'	526.05'
C14	18°07'37"	2570.00'	813.08'

RADIAL TABLE		
RADIAL	DIRECTION	RADIUS
R1	N12°46'23"W	8982.03'
R2	N18°26'46"W	8000.00'

RADIAL TABLE CONT'D		
RADIAL	DIRECTION	RADIUS
R3	N6°16'57"W	9259.03'
R4	S74°21'28"W	2500.00'

LINE TABLE			LINE TABLE CONTINUED		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N46°22'09"E [S46°23'22"W]	338.22'	L20	N89°59'32"W (N0°00'00"W)	550.56' 550.67'
L2	S32°12'56"E [N32°12'24"W]	168.35' 168.35'	L21	S87°00'16"W (S87°00'00"W)	350.29' 350.18'
L3	N54°55'56"E [S54°56'28"W]	756.09'	L22	S62°13'09"W (S62°12'47"W)	193.23' 193.00'
L4	N1°05'25"E [S1°05'35"W]	321.94' 321.77'	L23	S5°14'49"E	313.06'
L5	S1°05'02"W [N1°05'35"E]	50.26' 50.23'	L24	N68°04'54"E	263.04'
L6	N47°27'18"E [S47°28'35"W]	371.19' 371.20'	L25	N69°10'15"E	243.00'
L7	S1°04'30"W [N0°38'01"W]	12.03' 16.86'	L26	N70°34'18"E	322.41'
L8	N1°08'19"E [S0°38'01"W]	261.66' 261.68'	L27	N79°58'11"E	56.20'
L9	S89°02'43"E	816.50'	L28	N84°43'16"E	215.18'
L10	N4°21'01"W	245.83'	L29	S85°52'47"E	122.60'
L11	N58°06'39"W [S58°07'54"E]	2.63'	L30	N65°40'08"E	191.39'
L12	N15°38'32"W (N15°38'54"W)	101.74' 101.74'	L31	N85°12'18"E	334.12'
L13	N2°29'05"E (N2°28'43"E)	102.43' 102.43'	L32	S88°52'36"E	395.67'
L14	N67°09'34"W (N67°09'56"W)	466.90' 408.34'	L33	N77°44'24"E	1050.07'
L15	N73°26'13"W (N73°26'35"W)	345.09' 344.99'	L34	N81°45'29"E	59.66'
L16	S53°59'11"W (S53°58'49"W)	395.86' 395.86'	L35	N15°38'32"W	101.74'
L17	S0°00'22"W (S0°00'00"W)	120.00' 120.00'	L36	N2°29'05"E	128.40'
L18	N89°59'38"W (N0°00'00"W)	110.00' 110.00'	L37	N5°14'49"W	71.10'
L19	N16°26'15"W (N10°26'46"W)	194.27' 194.27'	L38	N62°12'52"E	154.88'
L20	N89°59'32"W (N0°00'00"W)	550.56' 550.67'	L39	N87°00'22"E	387.71'
L21	S87°00'16"W (S87°00'00"W)	350.29' 350.18'	L40	N71°35'53"E	924.13'
L22	S62°13'09"W (S62°12'47"W)	193.23' 193.00'	L41	S79°52'10"E	149.80'
L23	S5°14'49"E	313.06'	L42	S0°41'37"W	21.59'
L24	N68°04'54"E	263.04'	L43	S72°13'17"E	530.72'
L25	N69°10'15"E	243.00'	L44	S21°05'29"W	43.80'

*CURVE/LINE DATA CONTINUED ON SHEET 9



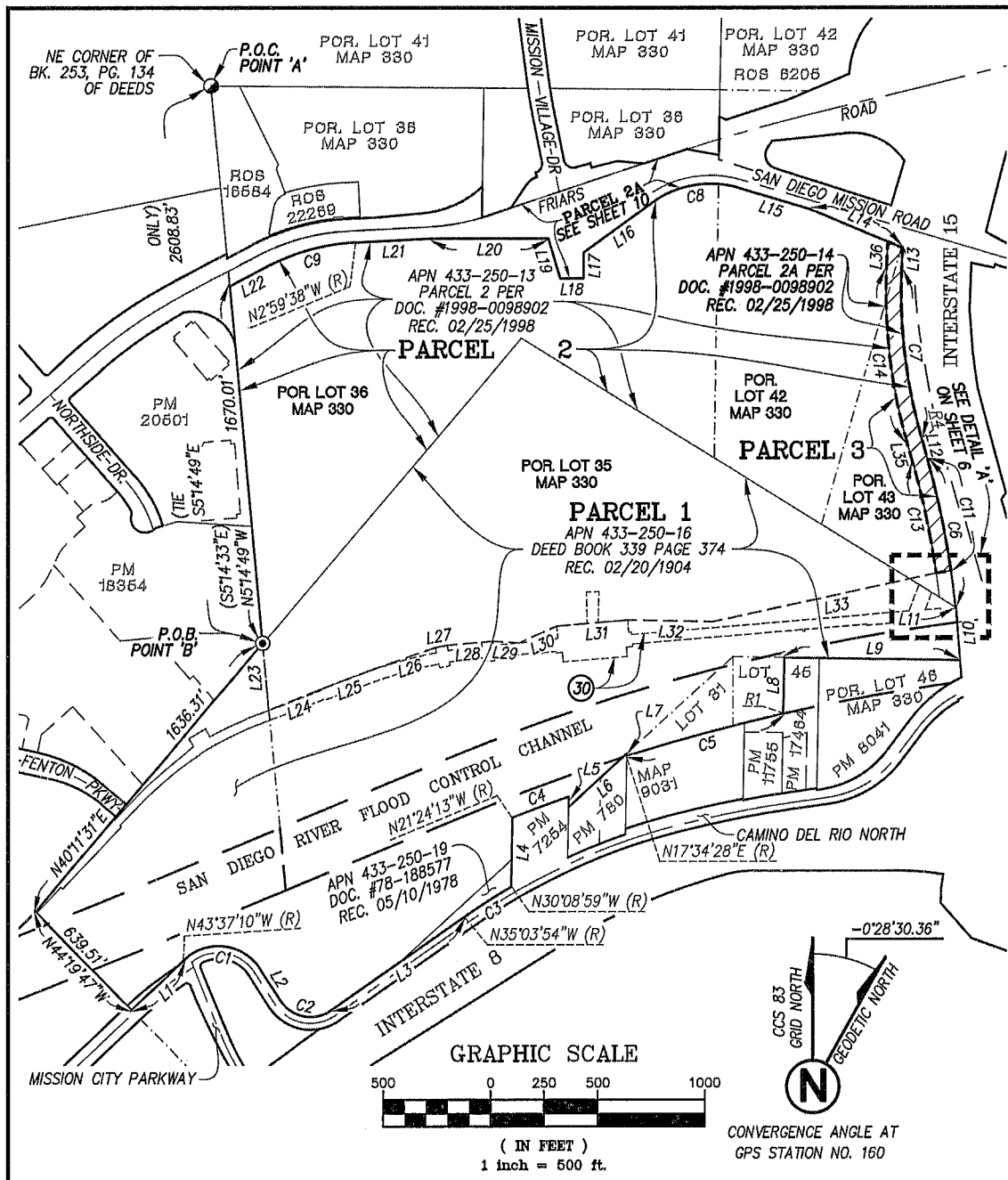
PROJECT DESIGN CONSULTANTS
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619.235.6471 Tel 619.234.0349 Fax

DOCUMENT NO. _____

RECORDED _____

MURPHY CREEK DRAINAGE CHANNEL WITHIN A PORTION OF LOTS 42 & 43 OF RANCHO MISSION SAN DIEGO OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET AL, VS. THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 3 OF 10 SHEETS	P.T.S. NO. 657034
ORIGINAL	PDC					I.O. NO. N/A
					FOR CITY LAND SURVEYOR	1840-6303
					DATE	CCS83 COORDINATES
						200-1743
						LAMBERT COORDINATES
						41774-3-B
STATUS						



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 WITHIN A PORTION OF LOTS 42 & 43 OF RANCHO MISSION SAN DIEGO
 OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET
 AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

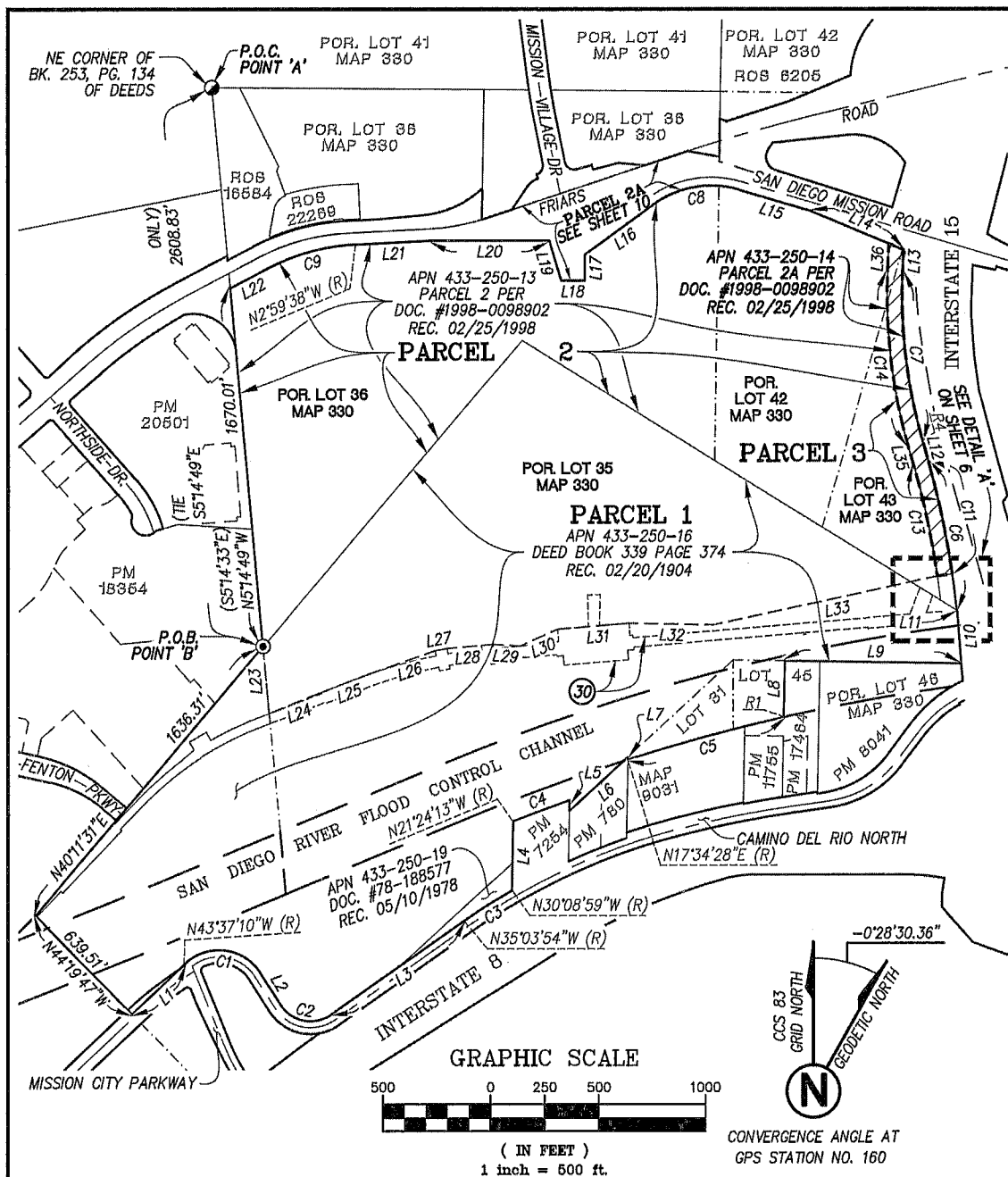
DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC			

CITY OF SAN DIEGO, CALIFORNIA
 SHEET 4 OF 10 SHEETS

FOR CITY LAND SURVEYOR DATE

P.T.S. NO. 657034
 I.O. NO. N/A
 1840-6303
 CCS83 COORDINATES
 200-1743
 LAMBERT COORDINATES
 41774-4-B

STATUS



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DOCUMENT NO. _____

RECORDED _____

MURPHY CREEK DRAINAGE CHANNEL
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 OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET
 AL, VS. THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

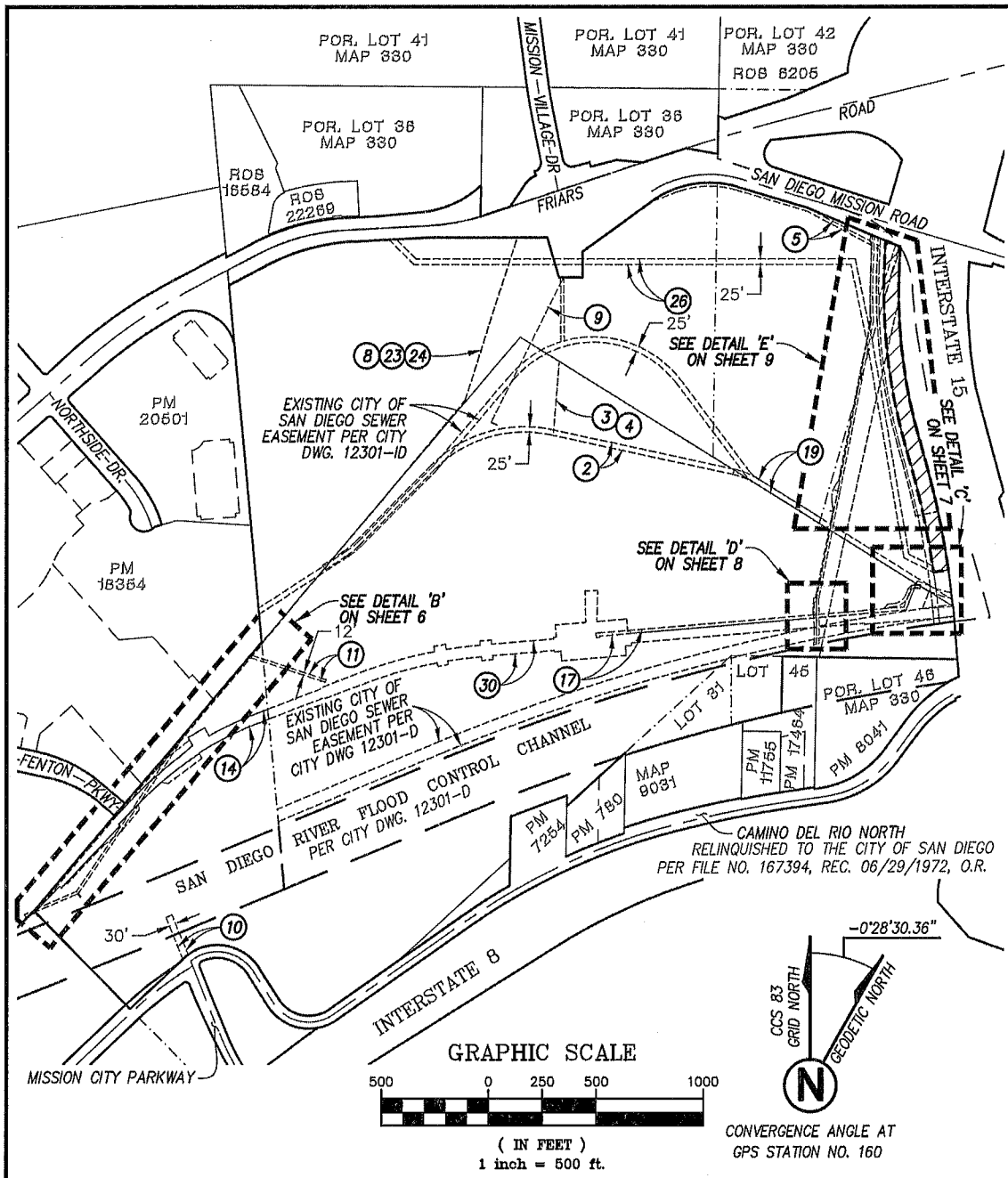
DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC			

CITY OF SAN DIEGO, CALIFORNIA
 SHEET 4 OF 10 SHEETS

FOR CITY LAND SURVEYOR _____ DATE _____

P.T.S. NO. 657034
 I.O. NO. N/A
 1840-6303
 CCS83 COORDINATES
 200-1743
 LAMBERT COORDINATES
 41774-4-B

STATUS _____



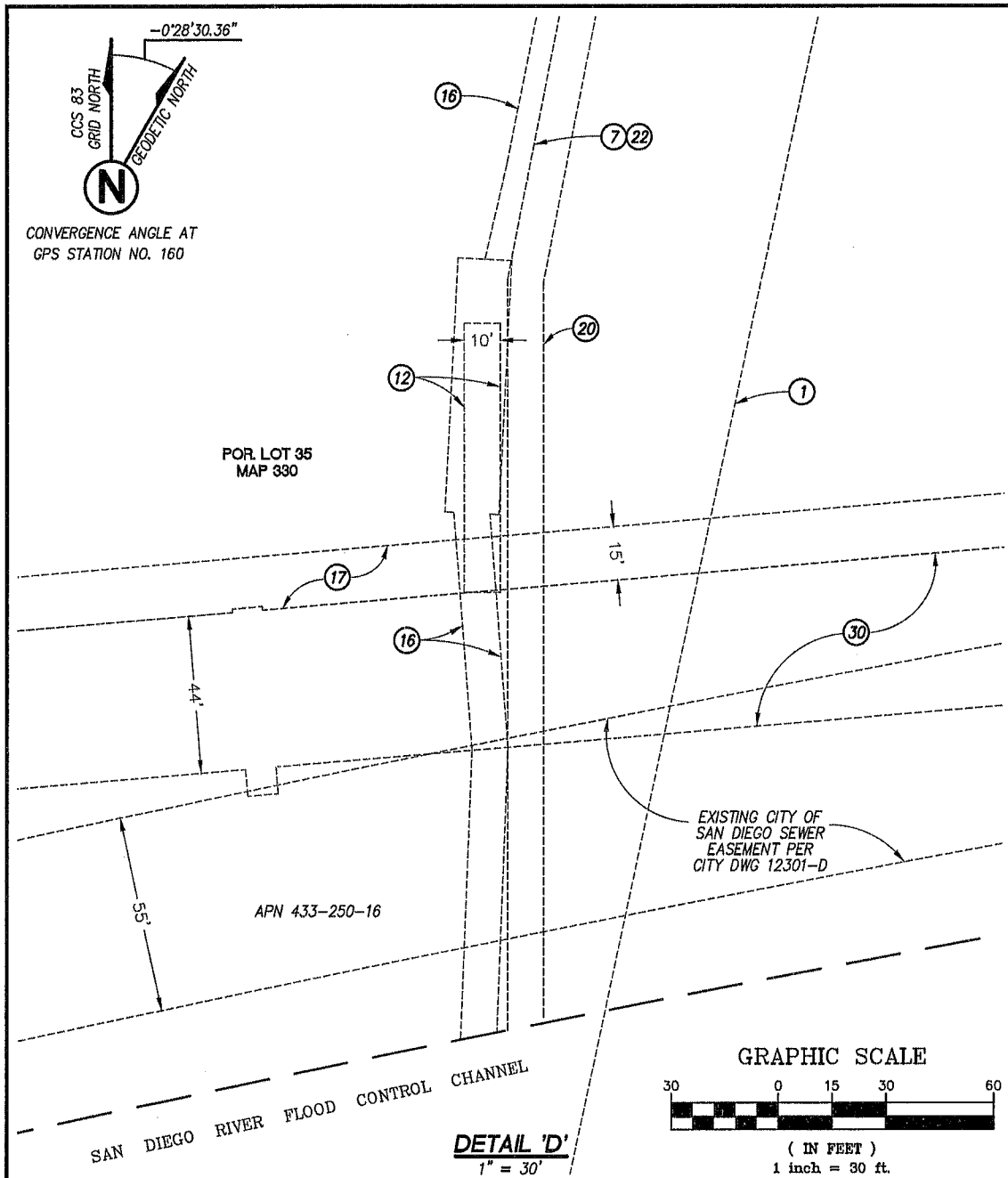
PROJECT DESIGN CONSULTANTS
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DOCUMENT NO. _____

RECORDED _____

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WITHIN A PORTION OF LOTS 42 & 43 OF RANCHO MISSION SAN DIEGO
OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET
AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S. NO. 657034
ORIGINAL	PDC				SHEET 5 OF 10 SHEETS	I.O. NO. N/A
					FOR CITY LAND SURVEYOR	1840-6303
					DATE	CCS83 COORDINATES
						200-1743
						LAMBERT COORDINATES
						41774-5-B
STATUS						



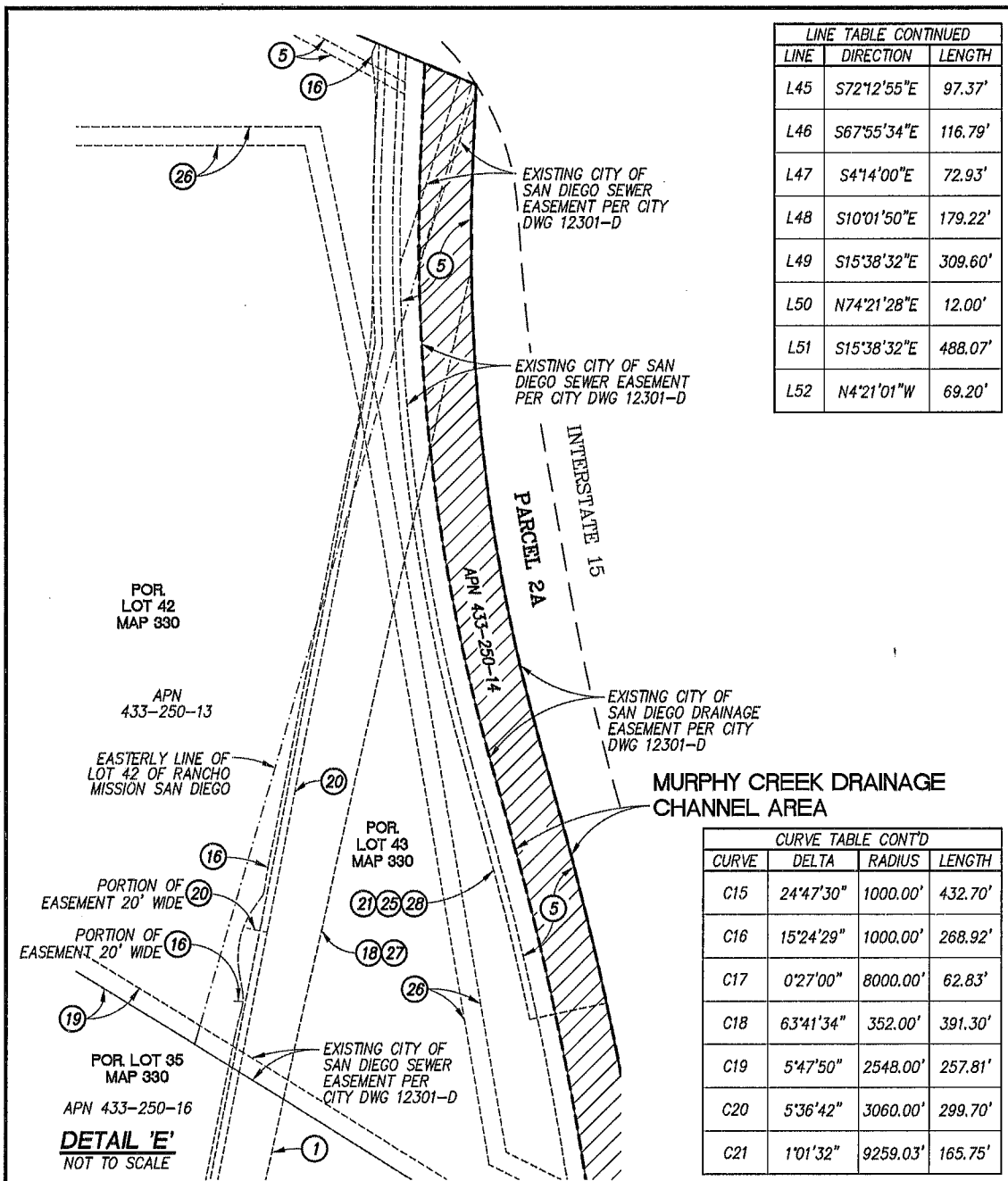
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AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S. NO. 657034
ORIGINAL	PDC				SHEET 8 OF 10 SHEETS	I.O. NO. N/A
					FOR CITY LAND SURVEYOR	1840-6303
					DATE	CCS83 COORDINATES
						200-1743
						LAMBERT COORDINATES
						41774-8-B
STATUS						



LINE TABLE CONTINUED		
LINE	DIRECTION	LENGTH
L45	S72°12'55"E	97.37'
L46	S67°55'34"E	116.79'
L47	S4°14'00"E	72.93'
L48	S10°01'50"E	179.22'
L49	S15°38'32"E	309.60'
L50	N74°21'28"E	12.00'
L51	S15°38'32"E	488.07'
L52	N4°21'01"W	69.20'

CURVE TABLE CONT'D			
CURVE	DELTA	RADIUS	LENGTH
C15	24°47'30"	1000.00'	432.70'
C16	15°24'29"	1000.00'	268.92'
C17	0°27'00"	8000.00'	62.83'
C18	63°41'34"	352.00'	391.30'
C19	5°47'50"	2548.00'	257.81'
C20	5°36'42"	3060.00'	299.70'
C21	1°01'32"	9259.03'	165.75'



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 WITHIN A PORTION OF LOTS 42 & 43 OF RANCHO MISSION SAN DIEGO
 OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET
 AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 9 OF 10 SHEETS		P.T.S. NO. 657034
ORIGINAL	PDC						I.O. NO. N/A
					FOR CITY LAND SURVEYOR DATE		1840-6303
							CCS83 COORDINATES
							200-1743
							LAMBERT COORDINATES
STATUS							41774-9-B

ATTACHMENT 4-A TO PURCHASE AND SALE AGREEMENT

Legal Description of the River Park Property

[provided starting on next page]

EXHIBIT 'A'
LEGAL DESCRIPTION
CITY RIVER PARK AREA

BEING A PORTION OF LOTS 31, 35 36, 42, 43 AND 45 OF RANCHO MISSION OF SAN DIEGO IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID SAN DIEGO COUNTY, IN ACTION NO. 348, ENTITLED "JUAN M. LUCO, ET AL, VS. THE COMMERCIAL BANK OF SAN DIEGO, ET AL", DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 433-250-16&19)

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 45; THENCE ALONG THE NORTHERLY LINE THEREOF, SOUTH 88° 48' 15" EAST, 239.02 FEET TO THE NORTHWESTERLY CORNER OF LAND DESCRIBED IN DEED TO CHARLES E. DUPONT, ET UX, RECORDED JUNE 25, 1964, RECORDER'S FILE NO. 114143, SERIES 5, BOOK 1964 OF OFFICIAL RECORDS BEING **THE TRUE POINT OF BEGINNING**; THENCE SOUTH 00° 38' 01" WEST, ALONG THE WESTERLY LINE OF SAID DUPONT LAND, 261.68 FEET TO A POINT ON THE ARC OF A 8982.03 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, A RADIAL LINE OF SAID CURVE BEARS NORTH 12° 50' 48" WEST TO SAID POINT; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 49' 17", A DISTANCE OF 755.83 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO CARNATION COMPANY, RECORDED FEBRUARY 2, 1959 IN BOOK 7476, PAGE 69 OF OFFICIAL RECORDS; THENCE NORTH 00° 38' 01" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 16.86 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 31; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 47° 28' 35" WEST 371.20 FEET TO THE EASTERLY LINE OF PARCEL MAP NO. 7254 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE ALONG SAID EASTERLY LINE NORTH 1° 05' 35" EAST 50.23 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL MAP; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL MAP WESTERLY ALONG THE ARC OF A 8,890.66 FOOT RADIUS CURVE THROUGH AN ANGLE OF 1° 48' 08.5" A DISTANCE OF 279.67 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL MAP; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL MAP NO. 7254 AND THE PROLONGATION THEREOF SOUTH 1° 05' 35" WEST 321.77 FEET TO A POINT IN THE ARC OF A 3030.02 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY IN THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED JULY 2, 1968 RECORDER'S FILE NO. 111332 OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE, WESTERLY ALONG SAID CURVE 259.78 FEET; AND SOUTH 54° 56' 28" WEST TO THE SOUTHEASTERLY LINE OF SAID LOT 35; THENCE ALONG THE NORTHEASTERLY, EASTERLY AND NORTHERLY BOUNDARY OF CAMINO DEL RIO NORTH AS

DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED SEPTEMBER 11, 1969, RECORDER'S FILE NO. 166295 OF OFFICIAL RECORDS, AS FOLLOWS:

SOUTH 54° 56' 28" WEST 393.85 FEET; NORTHWESTERLY ALONG THE ARC OF A 170 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH AN ANGLE OF 92° 51' 08" A DISTANCE OF 275.50 FEET; TANGENT TO SAID CURVE NORTH 32° 12' 24" WEST 168.35 FEET; NORTHWESTERLY ALONG THE ARC OF A 230 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH AN ANGLE OF 101° 24' 14" A DISTANCE OF 407.06 FEET; AND TANGENT TO SAID CURVE SOUTH 46° 23' 22" WEST TO THE SOUTHWESTERLY LINE OF SAID LOT 35; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE MOST WESTERLY CORNER THEREOF; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 35 TO THE MOST NORTHERLY CORNER THEREOF; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT, SOUTH 58° 07' 54" EAST TO THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED JULY 15, 1966, RECORDER'S FILE NO. 115132 OF OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE SOUTH 4° 20' 34" EAST TO THE SOUTHERLY LINE OF SAID LOT 35; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE TRUE POINT OF BEGINNING.

PARCEL 2: (APN 433-250-13)

ALL THAT PORTION OF LOTS 36, 42 AND 43 OF RANCHO MISSION OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP THEREOF ON FILE IN CASE NO. 348 OF SUPERIOR COURT IN San Diego COUNTY ENTITLED JUAN M. LUCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 42; THENCE ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 42 AND 43, SOUTH 58° 07' 54" EAST 1430.86 FEET TO A POINT ON THE ARC OF A 9259.03 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY A RADIAL LINE OF WHICH BEARS NORTH 06° 48' 18" WEST TO SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 29' 05" A DISTANCE OF 78.33 FEET TO THE WESTERLY BOUNDARY OF MURPHY CANYON ROAD; THENCE ALONG SAID BOUNDARY TO AND ALONG THE BOUNDARY OF ROAD SURVEY NO. 1533 AS FOLLOWS: NORTH 15° 38' 54" WEST 487.26 FEET; SOUTH 74° 21' 06" WEST 12.00 FEET; NORTH 15° 38' 54" WEST 309.60 FEET TO THE BEGINNING OF A TANGENT 3060.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 36' 42" A DISTANCE OF 299.70 FEET; TANGENT TO SAID CURVE NORTH 10° 02' 12" WEST 179.22 FEET TO THE BEGINNING OF A TANGENT 2548.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 47' 50" A DISTANCE OF 257.81 FEET; TANGENT TO SAID CURVE NORTH 04° 14' 22" WEST 72.93 FEET TO THE BEGINNING OF A TANGENT 352.00 FOOT RADIUS CURVE,

CONCAVE SOUTHWESTERLY; NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63° 41' 34" A DISTANCE OF 391.30 FEET; TANGENT TO SAID CURVE NORTH 67° 55' 56" WEST 116.79 FEET; NORTH 72° 13' 17" WEST 97.37 FEET AND NORTH 21° 05' 07" EAST 43.79 FEET; THENCE NORTH 72° 13' 39" WEST 530.72 FEET; THENCE NORTH 00° 54' 06" EAST 21.58 FEET; THENCE NORTH 79° 52' 32" WEST 149.77 FEET TO A POINT ON THE ARC OF AN 8000.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY A RADIAL LINE OF WHICH BEARS NORTH 17° 57' 19" WEST TO SAID POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 27' 10" A DISTANCE OF 63.22 FEET; THENCE SOUTH 71° 35' 31" WEST 923.84 FEET TO THE BEGINNING OF A TANGENT 1000.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 24' 29" A DISTANCE OF 268.92 FEET; THENCE TANGENT TO SAID CURVE SOUTH 37° 00' 00" WEST 386.11 FEET TO THE BEGINNING OF A TANGENT 1000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 47' 13" A DISTANCE OF 432.61 FEET; THENCE TANGENT TO SAID CURVE SOUTH 62° 12' 47" WEST 156.54 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 IN DEED TO THE CITY OF SAN DIEGO RECORDED JANUARY 3, 1966 AS DOCUMENT NO. 121 OF OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE SOUTH 05° 14' 33" EAST 1744.24 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 35; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 40° 17' 08" EAST 1866.48 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 35 SOUTH 58° 07' 54" EAST 1056.17 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM LOT 42 ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING NOT LESS THAN 500 FEET BELOW THE SURFACE OF THE LAND AS RESERVED BY SAN DIEGO PIPELINE CO., BY DEEDS RECORDED MARCH 8, 1966 AS FILE NO. 39319 AND 39320.

ALSO EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PARCELS:

PARCEL 2A:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 35, SAID RANCHO MISSION OF SAN DIEGO; THENCE SOUTH 40° 17' 08" WEST, 1866.48 FEET; THENCE NORTH 05° 14' 33" WEST, 1744.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 62° 12' 47" EAST, 156.54 FEET TO A POINT WHICH A RADIAL OF A 1000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, BEARS NORTH 27° 47' 13" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24° 47' 13", AN ARC LENGTH OF 432.61 FEET; THENCE NORTH 87° 00' 00" EAST 386.11 FEET TO A POINT TO WHICH A RADIAL OF A 1000.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, BEARS SOUTH 03° 00' 00" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF

SAID 1000.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 15° 24' 29", AN ARC LENGTH OF 268.92 FEET; THENCE NORTH 71° 35' 31" EAST, 923.84 FEET TO A POINT WHICH A RADIAL OF A 8000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, BEARS NORTH 18° 24' 29" WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 27' 10", AN ARC LENGTH OF 63.22 FEET; THENCE SOUTH 79° 52' 32" EAST, A DISTANCE OF 149.77 FEET; THENCE SOUTH 00° 54' 06" WEST, 21.58 FEET; THENCE SOUTH 72° 13' 39" EAST, 530.72 FEET; THENCE SOUTH 21° 05' 07" WEST, 43.79 FEET; THENCE SOUTH 72° 13' 17" EAST, 97.37 FEET; THENCE SOUTH 67° 55' 56" EAST, 116.79 FEET TO A POINT TO WHICH A RADIAL OF A 352.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, BEARS NORTH 22° 04' 04" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63° 41' 34", A DISTANCE OF 391.30 FEET; THENCE SOUTH 04° 14' 22" EAST, 72.93 FEET TO A POINT TO WHICH A RADIAL OF A 2548.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, BEARS SOUTH 85° 45' 38" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 47' 50" AN ARC LENGTH OF 257.81 FEET; THENCE SOUTH 10° 02' 12" EAST, 179.22 FEET TO A POINT TO WHICH A RADIAL OF A 3060.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, BEARS SOUTH 79° 57' 48" WEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 36' 42" AN ARC LENGTH OF 299.70 FEET; THENCE SOUTH 15° 38' 54" EAST, 309.60 FEET; THENCE NORTH 74° 21' 06" EAST, 12.00 FEET; THENCE SOUTH 15° 38' 54" EAST, 487.26 FEET TO A POINT TO WHICH A RADIAL OF A 9259.03 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY BEARS NORTH 06° 19' 13" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 29' 05" AN ARC LENGTH OF 78.33 FEET; THENCE NORTH 58° 07' 54" WEST, 110.65 FEET TO A POINT TO WHICH A RADIAL OF A 4141.50 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, BEARS NORTH 84° 07' 23" EAST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 46' 17" AN ARC LENGTH OF 706.30 FEET; THENCE NORTH 15° 38' 54" WEST, 101.74 FEET TO A POINT TO WHICH A RADIAL OF A 2500.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, BEARS SOUTH 74° 21' 06" WEST; THENCE NORTHWESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE; THROUGH A CENTRAL ANGLE OF 18° 07' 37" AN ARC LENGTH OF 790.94 FEET; THENCE NORTH 02° 28' 43" EAST, 102.43 FEET; THENCE NORTH 67° 09' 56" WEST, 74.66 FEET; THENCE CONTINUING NORTH 67° 09' 56" WEST, 408.34 FEET; THENCE NORTH 73° 26' 35" WEST, 344.99 FEET TO A POINT TO WHICH A RADIAL OF A 400.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, BEARS NORTH 16° 33' 25" EAST; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52° 34' 36", AN ARC LENGTH OF 422.11 FEET; THENCE SOUTH 53° 58' 49" WEST, 395.86 FEET; THENCE SOUTH, 120.00 FEET; THENCE WEST, 110.00 FEET; THENCE NORTH 10° 26' 46" WEST, 194.27 FEET; THENCE WEST, 550.67 FEET; THENCE SOUTH 87° 00' 00" WEST, 350.18 FEET TO A POINT TO WHICH A RADIAL OF 1000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, BEARS NORTH 03° 00' 00" WEST; THENCE SOUTHWESTERLY,

ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24° 47' 13", AN ARC LENGTH OF 432.61 FEET; THENCE SOUTH 62° 12' 47" WEST, 193.09 FEET; THENCE NORTH 05° 14' 33" WEST, 70.38 FEET, RETURNING TO SAID TRUE POINT OF BEGINNING.

CITY RIVER PARK AREA BEING A PORTION OF SAID LOTS 35 AND 43 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" IRON PIPE WITH A CITY ENGINEERING DISK SET BY CITY FIELD ENGINEERING CREW IN SEPTEMBER 1967 PER CITY W.O. NO. 17600 AT A POINT ON THE NORTH LINE OF SAID LOT 36 BEING THE NORTHEAST CORNER OF DEED RECORDED IN BOOK 253, PAGE 134 DEEDS AS DESCRIBED IN PARCEL 1 OF EXECUTOR'S DEED TO THE CITY OF SAN DIEGO RECORDED JANUARY 3, 1966 AS FILE/PAGE 121, SERIES 7 BOOK 1966 OF OFFICIAL RECORDS. SAID MONUMENT IS ALSO SHOWN ON MAP NO. 11675, MAP NO. 13858 AND PARCEL MAP NO. 18354; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF EXECUTOR'S DEED SOUTH 05° 14' 49" EAST 2608.83 FEET (RECORD SOUTH 05° 14' 33" EAST 2609.19' W.O. 17600, SOUTH 05° 14' 51" EAST 2608.90 FEET PARCEL MAP NO. 18354) TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 35, ALSO BEING THE MOST EASTERLY CORNER OF PARCEL 7 OF PARCEL MAP NO. 18354, ALSO BEING **THE POINT OF BEGINNING**; THENCE CONTINUING SOUTHERLY ALONG A PRODUCTION OF THE WESTERLY LINE OF THE SAID EXECUTOR'S DEED SOUTH 05° 14' 49" EAST 313.06 FEET TO A POINT;

THENCE NORTH 68°04'54" EAST 263.04 FEET;

THENCE NORTH 69°10'15" EAST 243.00 FEET;

THENCE NORTH 70°34'18" EAST 322.41 FEET;

THENCE NORTH 79°58'11" EAST 56.20 FEET;

THENCE NORTH 84°43'16" EAST 215.18 FEET;

THENCE SOUTH 85°52'47" EAST 122.60 FEET;

THENCE NORTH 65°40'08" EAST 191.39 FEET;

THENCE NORTH 85°12'18" EAST 334.12 FEET;

THENCE SOUTH 88°52'36" EAST 395.67 FEET;

THENCE NORTH 77°44'24" EAST 1,050.07 FEET;

TO THE BEGINNING OF A NON-TANGENT 290.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 12°19'32" WEST,

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°05'01" AN ARC DISTANCE OF 20.67 FEET;

THENCE NORTH 81°45'29" EAST 59.66 FEET TO THE WESTERLY LINE OF SAID PARCEL 2A MORE OR LESS; SAID POINT ALSO BEING A POINT ON A NON-TANGENT 4,141.50 FOOT RADIUS CURVE, CONCAVE WESTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 81°45'29" EAST,

THENCE SOUTHERLY ALONG SAID WESTERLY CURVE THROUGH A CENTRAL ANGLE OF 2°21'51" AN ARC DISTANCE OF 170.88 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 35;

THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 58°06'39" EAST 2.63 FEET TO SAID WESTERLY LINE OF PARCEL 2A;

THENCE ALONG THE WESTERLY LINE OF PARCEL 2A SOUTH 04°21'01" EAST 42.12 FEET TO A POINT;

THENCE SOUTH 85°22'27" WEST 466.01 FEET;

THENCE SOUTH 53°58'50" WEST 37.97 FEET;

THENCE SOUTH 78°13'38" WEST 331.98 FEET;

THENCE SOUTH 74°28'45" WEST 496.30 FEET;

THENCE SOUTH 74°17'53" WEST 255.99 FEET;

THENCE SOUTH 71°02'24" WEST 143.38 FEET;

THENCE SOUTH 68°49'03" WEST 288.17 FEET;

THENCE SOUTH 67°23'36" WEST 336.02 FEET;

THENCE SOUTH 67°47'57" WEST 434.96 FEET;

THENCE SOUTH 80°22'07" WEST 91.44 FEET;

THENCE SOUTH 67°04'30" WEST 1,083.28 FEET;


THENCE NORTH 32°42'33" WEST 320.28 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 35 AND ALSO BEING THE SOUTHERLY LINE OF PARCEL MAP NO. 18354;

THENCE ALONG THE NORTH LINE OF SAID LOT 35 AND PARCEL MAP NO. 18354 NORTH 40°11'31" EAST 1,072.90 FEET TO THE **POINT OF BEGINNING**.

SAID EASEMENT CONTAINS 34.603 ACRES, MORE OR LESS.

ATTACHED HERETO IS A DRAWING NO. 41773-B LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS' ACT.

 05-12-2020
GARY L. HUS DATE
LS 7019



P.T.S. No. 657034
DWG. No. 41773-B

ATTACHMENT 4-B TO PURCHASE AND SALE AGREEMENT

Depiction of the River Park Property

[provided starting on next page]

ASSESSOR'S PARCEL NO.

- 433-250-13 • 433-250-14
- 433-250-16

REFERENCE DRAWINGS

- ROS 16584 • ROS 22269 • PARTITION MAP NO. 348
- ROS 6205 • PM 8041 • PM 17464
- PM 11755 • MAP 9031 • PM 780
- PM 7254 • PM 18354 • PM 20501
- MAP 11675 • MAP 13858

LEGEND

INDICATES CITY RIVER PARK
AREA = 34.603 ACRES, MORE OR LESS*
*THE CALCULATED LAND SALE PARCEL ACREAGE IS
BASED UPON THE BOUNDARY SURVEY PERFORMED
FOR THE ALTA SURVEY CONDUCTED BY PDC ON
12/04/2019. THE COURSE DATA IN THE LEGAL
DESCRIPTION WAS COMPILED FROM RECORD
INFORMATION.

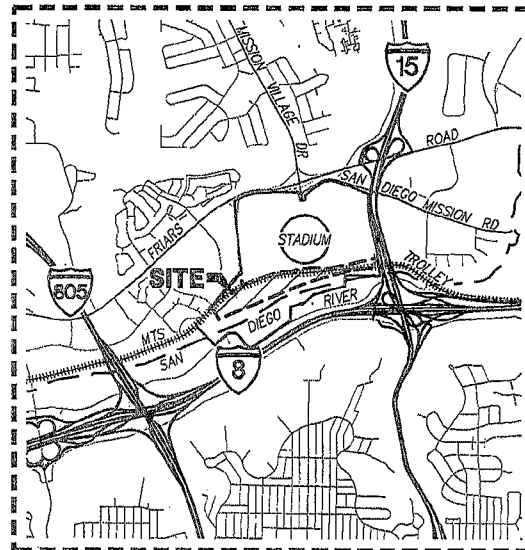
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FOUND 2" IRON PIPE WITH CITY
ENGINEERING DISK SET BY CITY FIELD ENGINEERING
CREW IN SEPTEMBER 1967 PER CITY W.O. NO.
17600, INDEX 222-1731. SEE MAP 11675, MAP
13858 & PARCEL MAP 18354.
- ◎ INDICATES FOUND 3/4" IRON PIPE WITH DISK
STAMPED "RCE 27232" PER PARCEL MAP 18354

P.O.C. INDICATES POINT OF COMMENCEMENT

P.O.B. INDICATES POINT OF BEGINNING

- () INDICATES RECORD DATA PER QUITCLAIM DEED
REC. 02/25/1998 AS DOC. NO. 1998-0098902,
O.R.

- [] INDICATES RECORD DATA PER PRELIMINARY TITLE
REPORT PROVIDED BY CHICAGO TITLE COMPANY
DATED 11/25/2019 AS ORDER NO.
00101787-004-RM1-CFU

**VICINITY MAP**

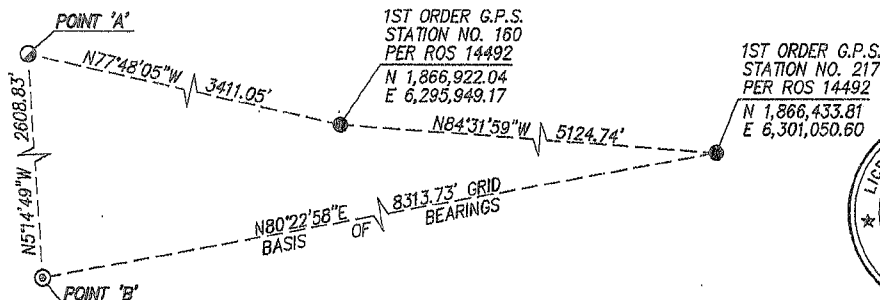
NOT TO SCALE

BASIS OF BEARINGS

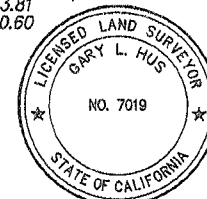
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA
COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 GRID
BEARING BETWEEN FIRST ORDER G.P.S. STATION NO. 160 AND
FIRST ORDER G.P.S. STATION NO. 217 PER ROS 14492.

I.E., NORTH 84°31'59" WEST

THE COMBINED SCALE FACTOR AT G.P.S. STATION 160 IS
1.0000001. QUOTED BEARINGS FROM REFERENCE DEEDS/MAPS
MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

**BASIS OF BEARINGS DETAIL**

NOT TO SCALE



Gary L. Hus

GARY L. HUS, L.S. 7019

05-12-2020

DATE



PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 300 San Diego, CA 92101
619.235.6471 Tel 619.234.0349 Fax

DOCUMENT NO. _____

RECORDED _____

CITY RIVER PARK

WITHIN A PORTION OF LOTS 35 & 43 OF RANCHO MISSION SAN DIEGO
OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET
AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S. NO. 657034
ORIGINAL	PDC				SHEET 1 OF 10 SHEETS	I.O. NO. N/A
						1840-6303
						CCS83 COORDINATES
						200-1743
						LAMBERT COORDINATES
						41773-1-B
STATUS					FOR CITY LAND SURVEYOR	DATE

EASEMENTS

- ① 25' WIDE & WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 206731, REC. 10/06/1959, O.R.
- ② 25' WIDE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO AS DEDICATED BY RESOLUTION NO. 172241 REC. 08/21/1962 AS INST. NO. 143551, O.R.
- ③ 10' WIDE & SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 41769, REC. 03/11/1963, O.R.
- ④ 10' WIDE & SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 122316, REC. 07/02/1963, O.R.
- ⑤ UTILITY EASEMENTS RESERVED IN VARIOUS INSTRUMENTS: A DEED FROM THE CITY OF SAN DIEGO REC. 04/07/1966 AS FILE NO. 58668, O.R.
A DEED FROM THE SAN DIEGO STADIUM AUTHORITY REC. 04/07/1966 AS FILE NO. 58670, O.R.
AND AS GRANTED TO THE COUNTY OF SAN DIEGO IN DEED REC. 10/06/1967 AS FILE NO. 154829, O.R.
- ⑥ UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 75014, REC. 05/04/1966, O.R.
NOTE: PORTION OF EASEMENT ELIMINATED PER INST. 1996-0483912, REC. 09/27/1996, O.R.
- ⑦ 5' WIDE & UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO THE PACIFIC TELEPHONE & TELEGRAPH COMPANY PER INST. NO. 131582, REC. 08/02/1968, O.R.
- ⑧ 6' WIDE & UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 136452, REC. 08/09/1968, O.R.
- ⑨ 6' WIDE & UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 136484, REC. 08/09/1968, O.R.
- ⑩ 30' WIDE DRAINAGE & SLOPE EASEMENT PER INST. NO. 166295, REC. 09/11/1969, O.R.
- ⑪ 12' WIDE UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 78-442063, REC. 10/17/1978, O.R.
- ⑫ 10' WIDE UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO THE PACIFIC TELEPHONE & TELEGRAPH COMPANY PER INST. NO. 82-363594, REC. 11/24/1982, O.R.
- ⑬ UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 1996-0499416, REC. 10/01/1996, O.R.
- ⑭ RAILROAD EASEMENT GRANTED TO METROPOLITAN TRANSIT DEVELOPMENT BOARD PER INST. NO. 1999-0457574, REC. 06/30/1999, O.R.
- ⑮ SLOPE EASEMENT GRANTED TO METROPOLITAN TRANSIT DEVELOPMENT BOARD PER INST. NO. 1999-0457576, REC. 06/30/1999, O.R.
- ⑯ 8' WIDE & UTILITIES EASEMENT GRANTED TO PACIFIC BELL PER INST. NO. 2000-0049309, REC. 01/31/2000, O.R.
- ⑰ UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 2003-0399630, REC. 04/09/2003, O.R.

- ⑱ 10' WIDE & WATER EASEMENT TO THE CITY OF SAN DIEGO PER DOC. REC. 08/11/1959 IN BOOK 7782, PAGE 64, O.R.
- ⑲ 25' WIDE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 88464, REC. 05/15/1964, O.R.
- ⑳ 15' WIDE & WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154833, REC. 10/06/1967, O.R.
- ㉑ 20' WIDE & FUEL LINE EASEMENT TO THE CITY OF SAN DIEGO PER INST. NO. 154831, REC. 10/06/1967, O.R.
- ㉒ 5' WIDE & UNDERGROUND STRUCTURES EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154835, REC. 10/06/1967, O.R.
- ㉓ 6' WIDE & PIPE LINE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154832, REC. 10/06/1967, O.R.
- ㉔ 6' WIDE & UNDERGROUND ELECTRICITY STRUCTURES EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154834, REC. 10/06/1967, O.R.
- ㉕ 20' WIDE & UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 162751, REC. 09/13/1968, O.R.
- ㉖ 25' WIDE WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 80-427413, REC. 12/19/1980, O.R.
- ㉗ 10' WIDE & WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 147321 IN BK. 7782, PG. 64, REC. 07/21/1959 AND RE-RECORDED 08/11/1959 AS INST. 163507 IN BK. 7821, PG. 556, BOTH O.R.
- ㉘ 20' WIDE & FUEL LINE EASEMENT GRANTED TO THE SAN DIEGO PIPELINE COMPANY PER INST. NO. 162751, REC. 09/19/1968, O.R.
- ㉙ 15' WIDE ELECTRIC EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 2018-0125730, REC. 03/29/2018, O.R.
- ㉚ UNRECORDED SUBLEASE AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND THE METROPOLITAN TRANSIT DEVELOPMENT BOARD (NOW MTS) PER CITY CLERK DOC. NO. 00-18549 FILED JULY 20, 1998 FOR A LIGHT RAIL TROLLEY SYSTEM.

NON-PLOTTABLE EASEMENTS

- PUBLIC ROAD EASEMENT GRANTED TO SAN DIEGO COUNTY PER DOC. REC. 8/22/1896 IN BK. 255, PG. 18 OF DEEDS
- FILL & SLOPES EASEMENT GRANTED TO CLAUS, INC. PER INST. NO. 169098 IN BK. 7297, PG. 565, REC. 10/14/1958, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 83-072816, REC. 03/03/1983, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 83-231018, REC. 07/07/1983, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 83-271165, REC. 08/04/1983, O.R.

*NON-PLOTTABLE EASEMENTS CONTINUED ON SHEET 3



PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800 San Diego, CA 92101
619.235.5471 Tel 619.234.0849 Fax

DOCUMENT NO. _____

RECORDED _____

CITY RIVER PARK
WITHIN A PORTION OF LOTS 35 & 43 OF RANCHO MISSION SAN DIEGO
OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET
AL, VS. THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S. NO. 657034
ORIGINAL	PDC				SHEET 2 OF 10 SHEETS	I.O. NO. N/A
						1840-6303
						CCS83 COORDINATES
						200-1743
						LAMBERT COORDINATES
						41773-2-B
STATUS					FOR CITY LAND SURVEYOR	DATE

NON-PLOTTABLE EASEMENTS CONTINUED

- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 83-271166, REC. 08/04/1983, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 86-150534, REC. 04/18/1986, O.R.
- PUBLIC ROAD EASEMENT GRANTED TO COUNTY OF SAN DIEGO IN BK. 287, PG. 408 OF DEEDS
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 85-195414, REC. 06/03/1985, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 1995-0118945, REC. 03/22/1995, O.R.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	101'24"14" [101'24"14"]	230.00' 230.00'	407.06' 407.06'
C2	92'51"08" [92'51"08"]	170.00' 170.00'	275.50' 275.50'
C3	4'54"56"	3030.02' [3030.02']	259.95' 259.78'
C4	1'48"05" [1'48"08.5"]	8890.66' 8890.66'	279.54' 279.67'
C5	4'48"05" [4'49"17"]	8982.03' 8982.03'	752.70' 755.83'
C6	9'45"51" (9'46"17")	4141.50' 4141.50'	705.78' 706.30'
C7	18'07"37" (18'07"37")	2500.00' 2500.00'	790.94' 790.94'
C8	52'34"36" (52'34"36")	460.00' 460.00'	422.11' 422.11'
C9	24'47"13" (24'47"13")	1000.00' 1000.00'	432.61' 432.61'
C10	4'05"01"	290.00'	20.67'
C11	2'21"51"	4141.50'	170.88'
C12	24'47"30"	1000.00'	432.70'
C13	15'24"29"	1000.00'	268.92'
C14	0'27"00"	8000.00'	62.83'
C15	63'41"34"	352.00'	391.30'
C16	5'47"50"	2548.00'	257.81'
C17	5'36"42"	3060.00'	299.70'
C18	1'01"32"	9259.03'	165.75'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N46'22'09"E [S46'23'22"W]	338.22'
L2	S32'12'56"E [N32'12'24"W]	168.35' 168.35'
L3	N54'55'56"E [S54'56'28"W]	756.09'
L4	N1'05'25"E [S1'05'35"W]	321.94' 321.77'
L5	S1'05'02"W [N1'05'35"E]	50.26' 50.23'
L6	N47'27'18"E [S47'28'35"W]	371.19' 371.20'
L7	S1'04'30"W [N0'38'01"W]	12.03' 16.86'
L8	N0'55'04"E [S0'38'01"W]	261.79' 261.68'
L9	S89'02'33"E	817.50'
L10	N4'21'01"W	245.73'
L11	N58'06'39"W [S58'07'54"E]	2.63'
L12	N15'38'32"W (N15'38'54"W)	101.74' 101.74'
L13	N2'29'05"E (N2'28'43"E)	102.43' 102.43'
L14	N67'09'34"W (N67'09'56"W)	466.90' 408.34'
L15	N73'26'13"W (N73'26'35"W)	345.09' 344.99'
L16	S53'59'11"W (S53'58'49"W)	395.86' 395.86'
L17	S0'00'22"W (S0'00'00"W)	120.00' 120.00'
L18	N89'59'38"W (N90'00'00"W)	110.00' 110.00'
L19	N16'26'15"W (N16'26'46"W)	194.27' 194.27'
L20	N89'59'32"W (N90'00'00"W)	550.56' 550.67'
L21	S87'00'16"W (S87'00'00"W)	350.29' 350.18'

LINE TABLE CONTINUED		
LINE	DIRECTION	LENGTH
L22	S62'13'09"W (S62'12'47"W)	193.23' 193.00'
L23	S5'14'49"E	313.06'
L24	N68'04'54"E	263.04'
L25	N69'10'15"E	243.00'
L26	N70'34'18"E	322.41'
L27	N79'58'11"E	56.20'
L28	N84'43'16"E	215.18'
L29	S85'52'47"E	122.60'
L30	N65'40'08"E	191.39'
L31	N85'12'18"E	334.12'
L32	S88'52'36"E	395.67'
L33	N77'44'24"E	1050.07'
L34	N81'45'29"E	59.66'
L35	S4'21'01"E	42.12'
L36	S85'22'27"W	466.01'
L37	S53'58'50"W	37.97'
L38	S78'13'38"W	331.98'
L39	S74'28'45"W	496.30'
L40	S74'17'53"W	255.99'
L41	S71'02'24"W	143.38'
L42	S68'49'03"W	288.17'
L43	S67'23'36"W	336.02'
L44	S67'47'57"W	434.96'
L45	S80'22'07"W	91.44'
L46	S67'04'30"W	1083.28'

RADIAL TABLE		
RADIAL	DIRECTION	RADIUS
R1	N12'46'23"W	8982.03'
R2	N18'26'46"W	8000.00'
R3	N6'16'57"W	9259.03'

*LINE TABLE CONTINUED ON SHEET 9



PROJECT DESIGN CONSULTANTS
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701 B Street, Suite 800 San Diego, CA 92101
619.236.6471 Tel 619.234.0349 Fax

DOCUMENT NO. _____

RECORDED _____

CITY RIVER PARK
WITHIN A PORTION OF LOTS 35 & 43 OF RANCHO MISSION SAN DIEGO
OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET
AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC			

CITY OF SAN DIEGO, CALIFORNIA
SHEET 3 OF 10 SHEETS

FOR CITY LAND SURVEYOR _____ DATE _____

P.T.S. NO. 657034

I.O. NO. N/A

1840-6303

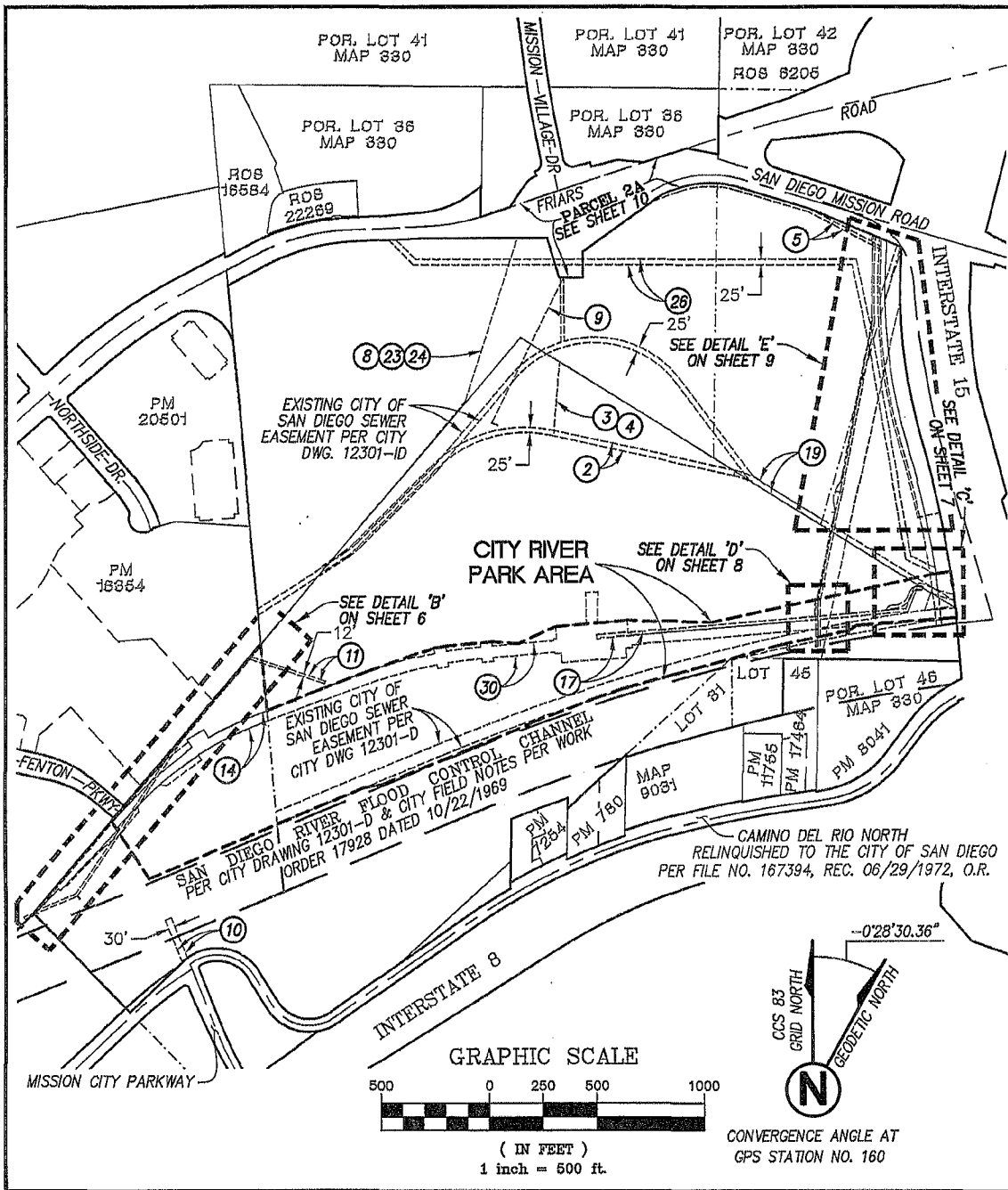
CCS83 COORDINATES

200-1743

LAMBERT COORDINATES

STATUS _____

41773-3-B



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DOCUMENT NO. _____

RECORDED _____

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 WITHIN A PORTION OF LOTS 35 & 43 OF RANCHO MISSION SAN DIEGO
 OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET
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DESCRIPTION	BY	APPRVD.	DATE	FILED
ORIGINAL	PDC			

CITY OF SAN DIEGO, CALIFORNIA
 SHEET 5 OF 10 SHEETS

FOR CITY LAND SURVEYOR _____ DATE _____

P.T.S. NO. 657034

I.O. NO. N/A

1840-6303

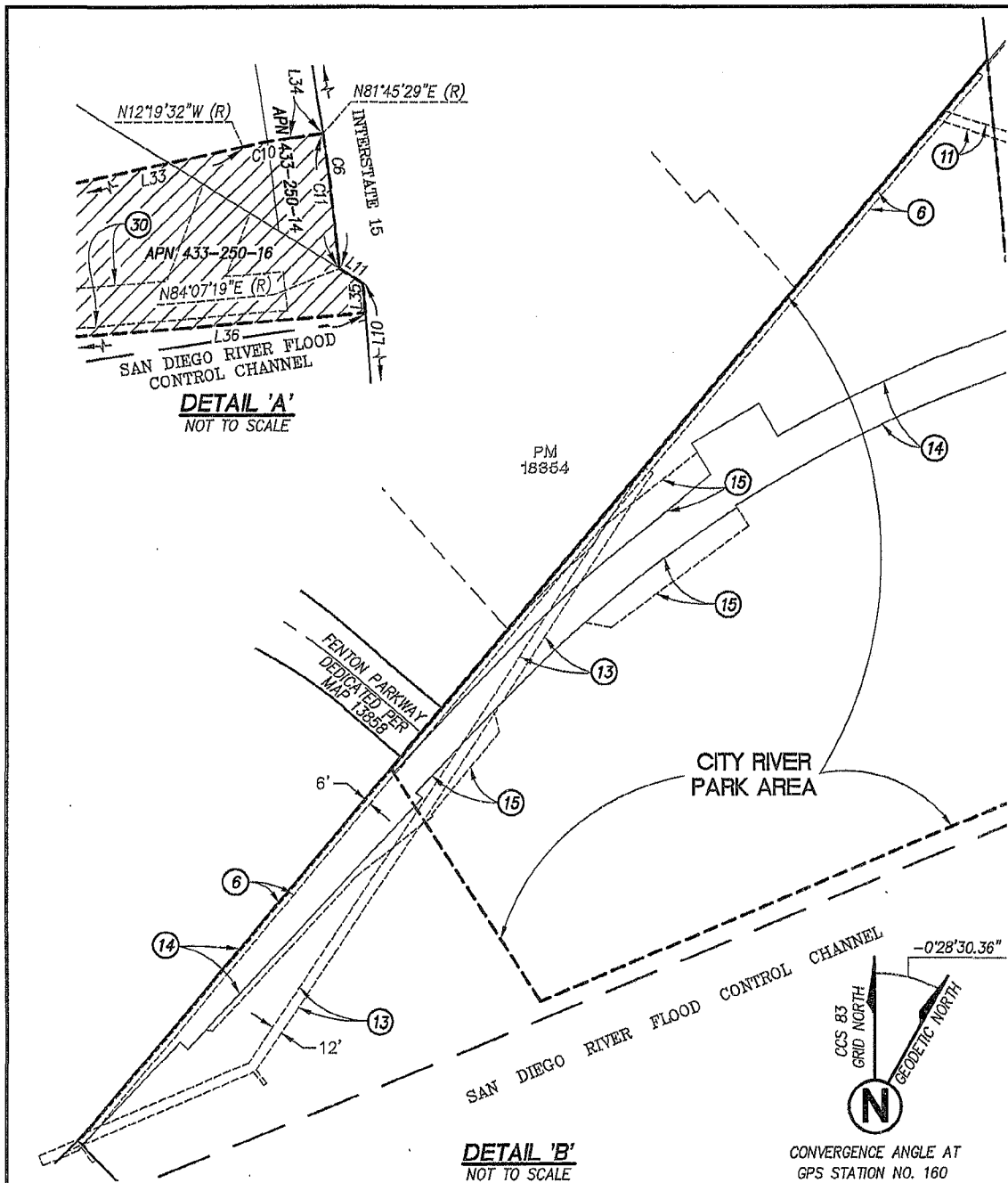
CCS83 COORDINATES

200-1743

LAMBERT COORDINATES

41773-5-B

STATUS



PROJECT DESIGN CONSULTANTS
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DOCUMENT NO. _____

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DESCRIPTION	BY	APPRVD.	DATE	FILED
ORIGINAL	PDC			

CITY OF SAN DIEGO, CALIFORNIA
SHEET 6 OF 10 SHEETS

FOR CITY LAND SURVEYOR DATE

P.T.S. NO. 657034

I.O. NO. N/A

1840-6303

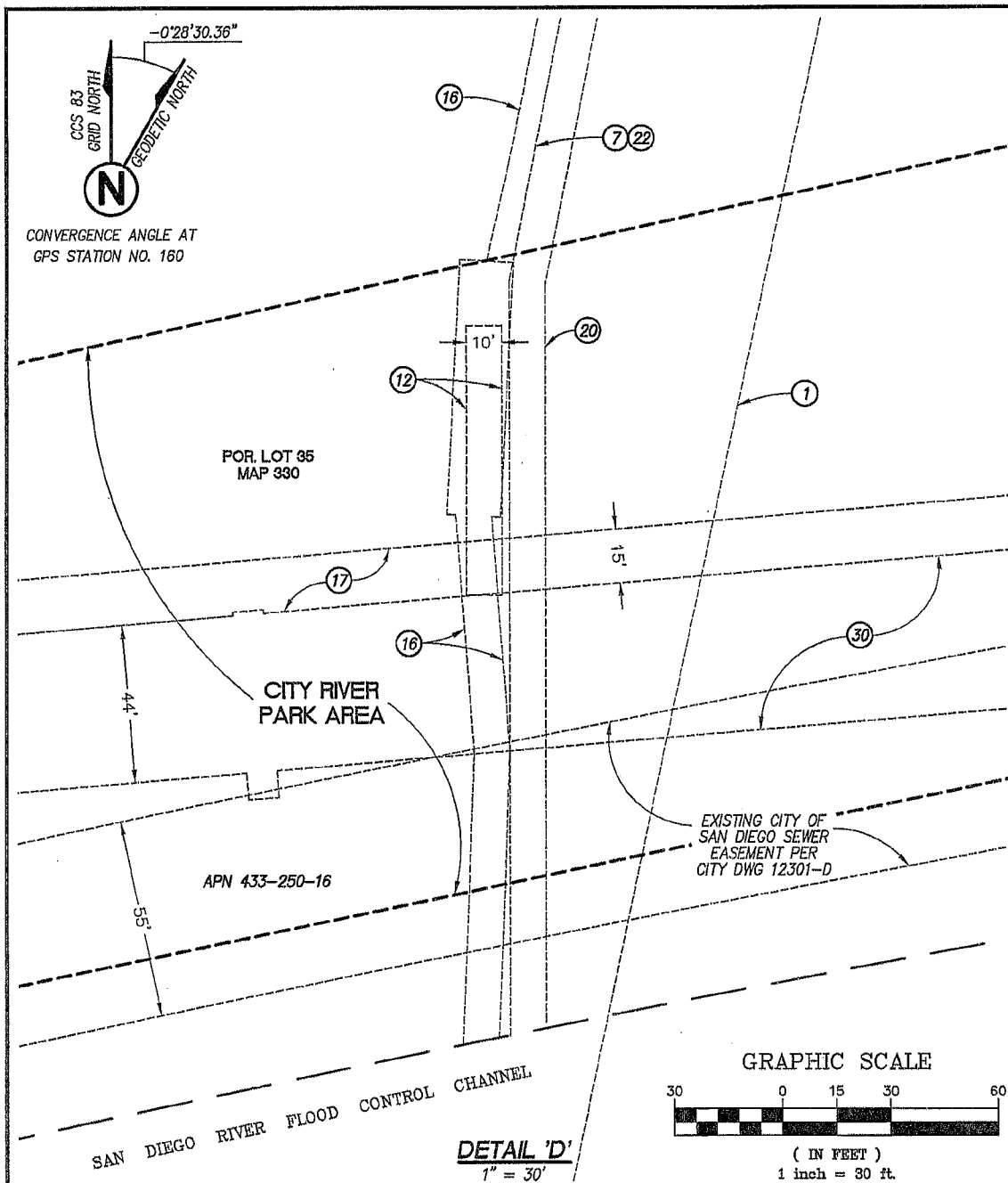
CCS83 COORDINATES

200-1743

LAMBERT COORDINATES

41773-6-B

STATUS



PROJECT DESIGN CONSULTANTS
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DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC			

CITY OF SAN DIEGO, CALIFORNIA
SHEET 8 OF 10 SHEETS

FOR CITY LAND SURVEYOR DATE

P.T.S. NO. 657034

I.O. NO. N/A

1840-6303

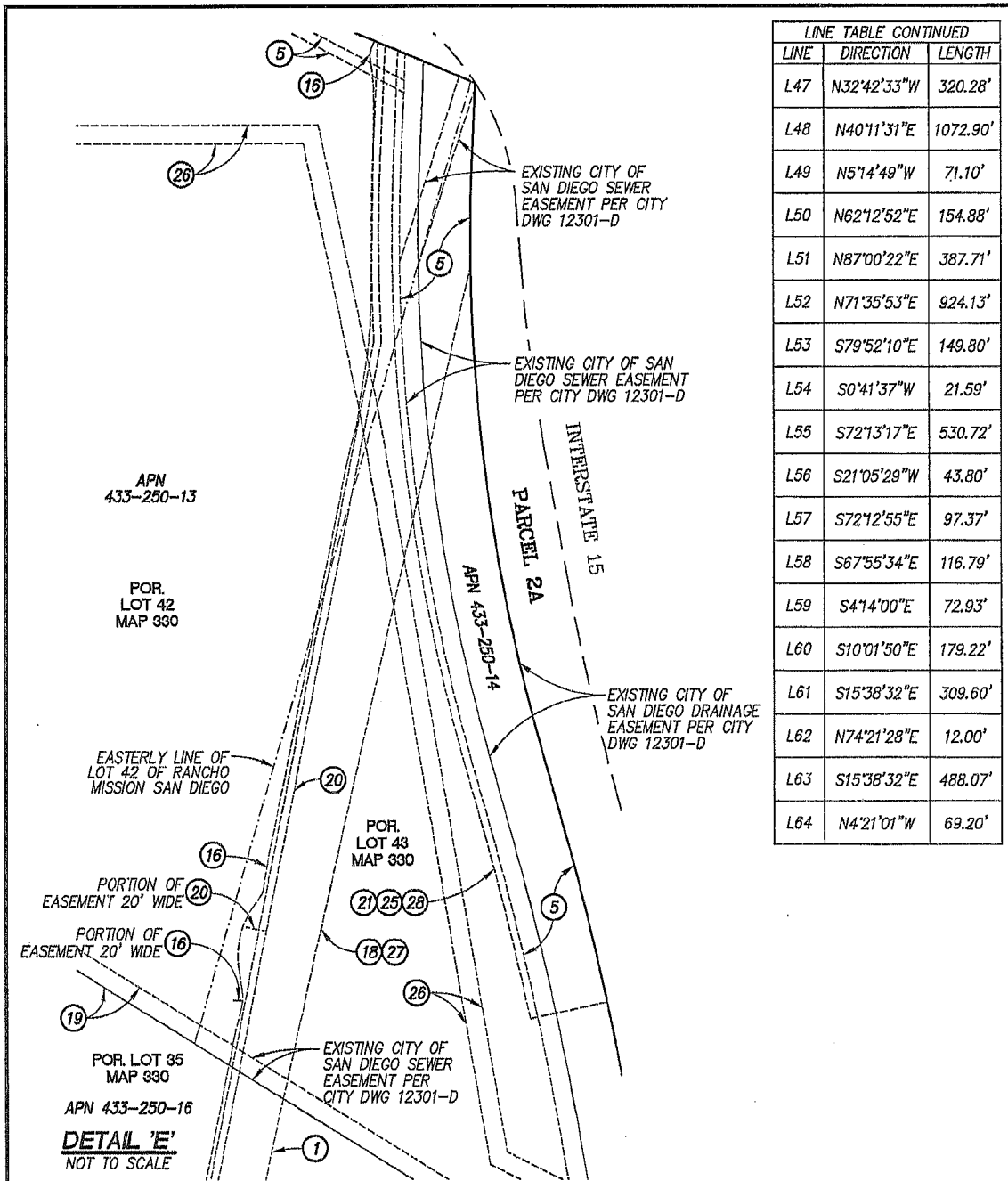
CCS83 COORDINATES

200-1743

LAMBERT COORDINATES

41773-8-B

STATUS



LINE TABLE CONTINUED		
LINE	DIRECTION	LENGTH
L47	N32°42'33"W	320.28'
L48	N40°11'31"E	1072.90'
L49	N5°14'49"W	71.10'
L50	N62°12'52"E	154.88'
L51	N87°00'22"E	387.71'
L52	N71°35'53"E	924.13'
L53	S79°52'10"E	149.80'
L54	S0°41'37"W	21.59'
L55	S72°13'17"E	530.72'
L56	S21°05'29"W	43.80'
L57	S72°12'55"E	97.37'
L58	S67°55'34"E	116.79'
L59	S4°14'00"E	72.93'
L60	S10°01'50"E	179.22'
L61	S15°38'32"E	309.60'
L62	N74°21'28"E	12.00'
L63	S15°38'32"E	488.07'
L64	N4°21'01"W	69.20'



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 OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET
 AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILED
ORIGINAL	PDC			

CITY OF SAN DIEGO, CALIFORNIA
 SHEET 9 OF 10 SHEETS

FOR CITY LAND SURVEYOR _____ DATE _____

P.T.S. NO. 657034

I.O. NO. N/A

1840-6303

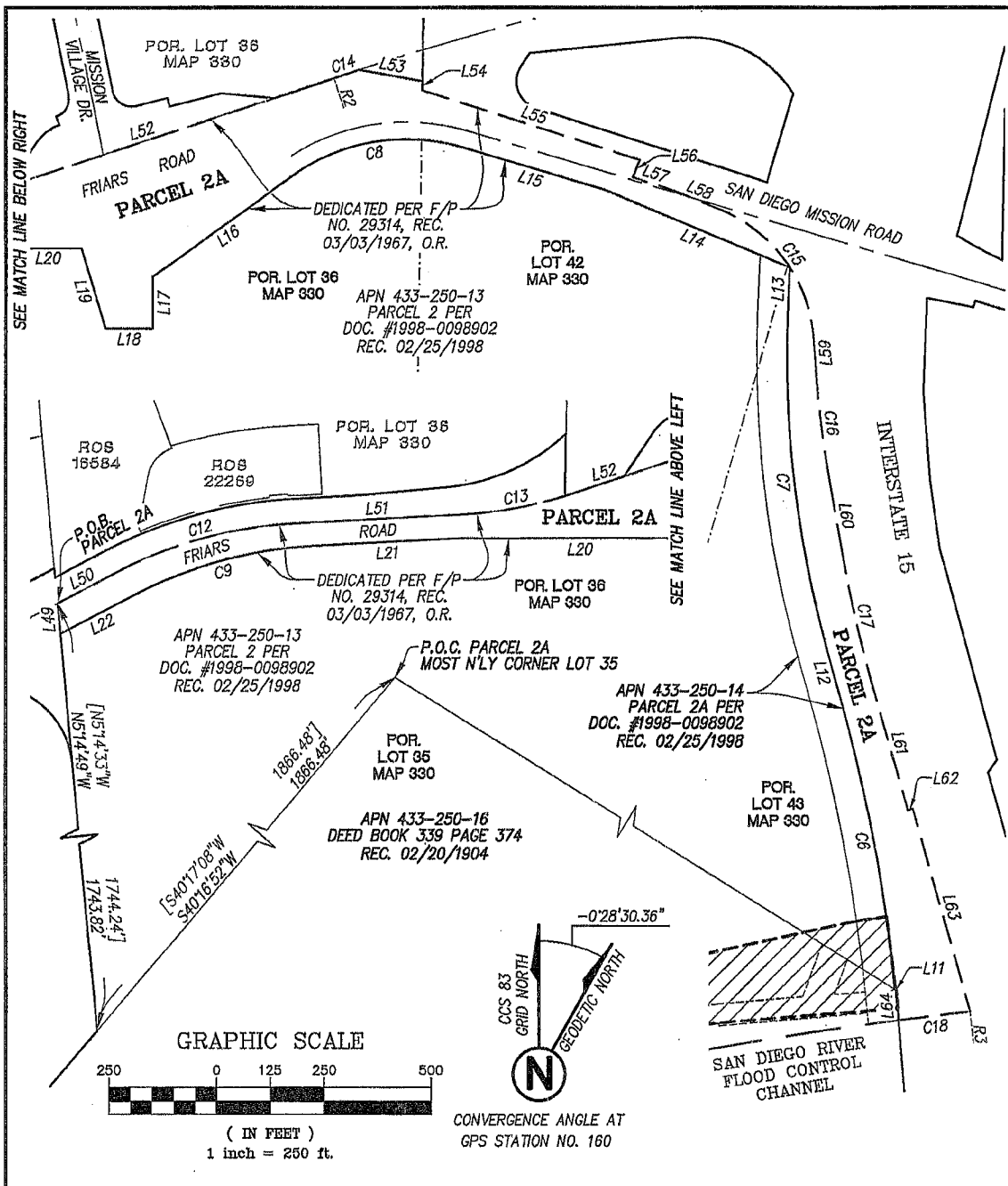
CCS83 COORDINATES

200-1743

LAMBERT COORDINATES

41173-9-B

STATUS _____



PROJECT DESIGN CONSULTANTS
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CITY RIVER PARK

WITHIN A PORTION OF LOTS 35 & 43 OF RANCHO MISSION SAN DIEGO
 OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET
 AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILED
ORIGINAL	PDC			

CITY OF SAN DIEGO, CALIFORNIA
 SHEET 10 OF 10 SHEETS

FOR CITY LAND SURVEYOR _____ DATE _____

P.T.S. NO. 657034

I.O. NO. N/A

1840-6303

CCS83 COORDINATES

200-1743

LAMBERT COORDINATES

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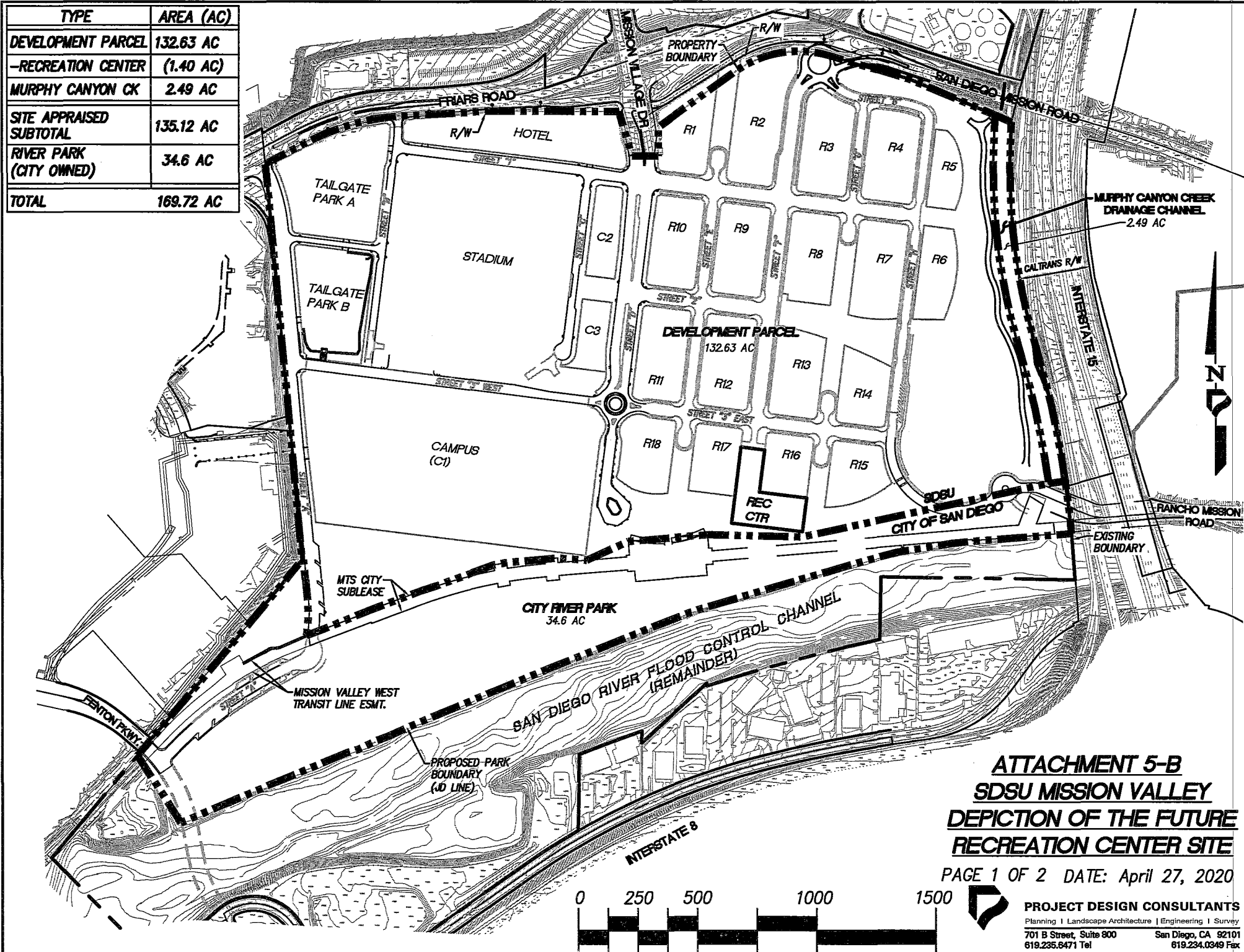
STATUS

ATTACHMENT 5 TO PURCHASE AND SALE AGREEMENT

Depiction of the Future Recreation Center Site

[provided starting on next page]

TYPE	AREA (AC)
DEVELOPMENT PARCEL	132.63 AC
—RECREATION CENTER	(1.40 AC)
MURPHY CANYON CK	2.49 AC
SITE APPRAISED SUBTOTAL	135.12 AC
RIVER PARK (CITY OWNED)	34.6 AC
TOTAL	169.72 AC

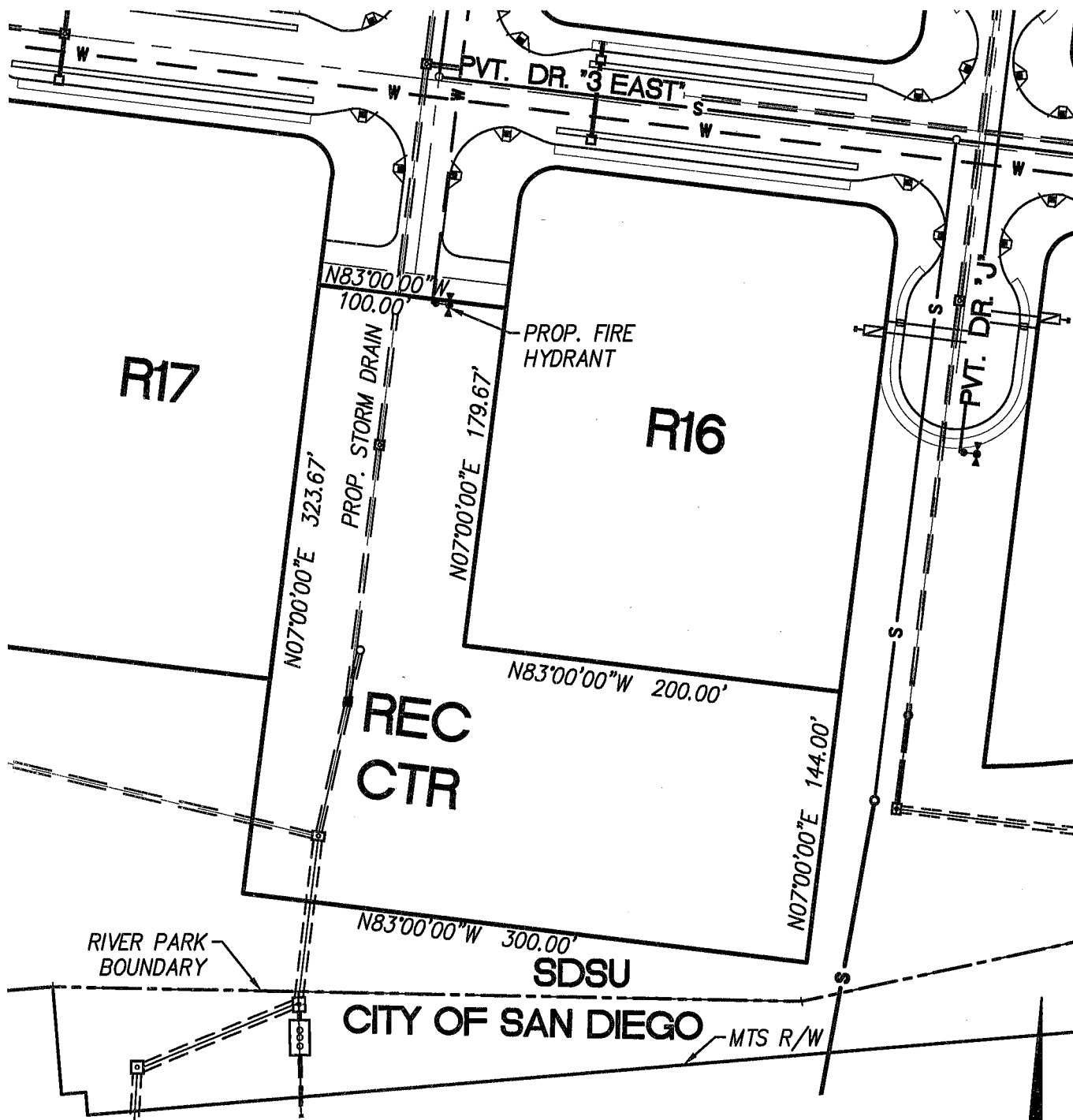


ATTACHMENT 5-B
SDSU MISSION VALLEY
DEPICTION OF THE FUTURE
RECREATION CENTER SITE

PAGE 1 OF 2 DATE: April 27, 2020



PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Survey
 701 B Street, Suite 800 San Diego, CA 92101
 619.235.6471 Tel 619.234.0349 Fax



ATTACHMENT 5-B **SDSU MISSION VALLEY** **REC. CENTER**

SCALE: 1" = 80'



PROJECT DESIGN CONSULTANTS

Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
 619.235.6471 Tel

San Diego, CA 92101
 619.234.0349 Fax

ATTACHMENT 6 TO PURCHASE AND SALE AGREEMENT

Project Site Plan

[provided starting on next page]

Mission Valley Campus

Proposed Campus Master Plan





Master Plan Enrollment
15,000 FTES Mission Valley

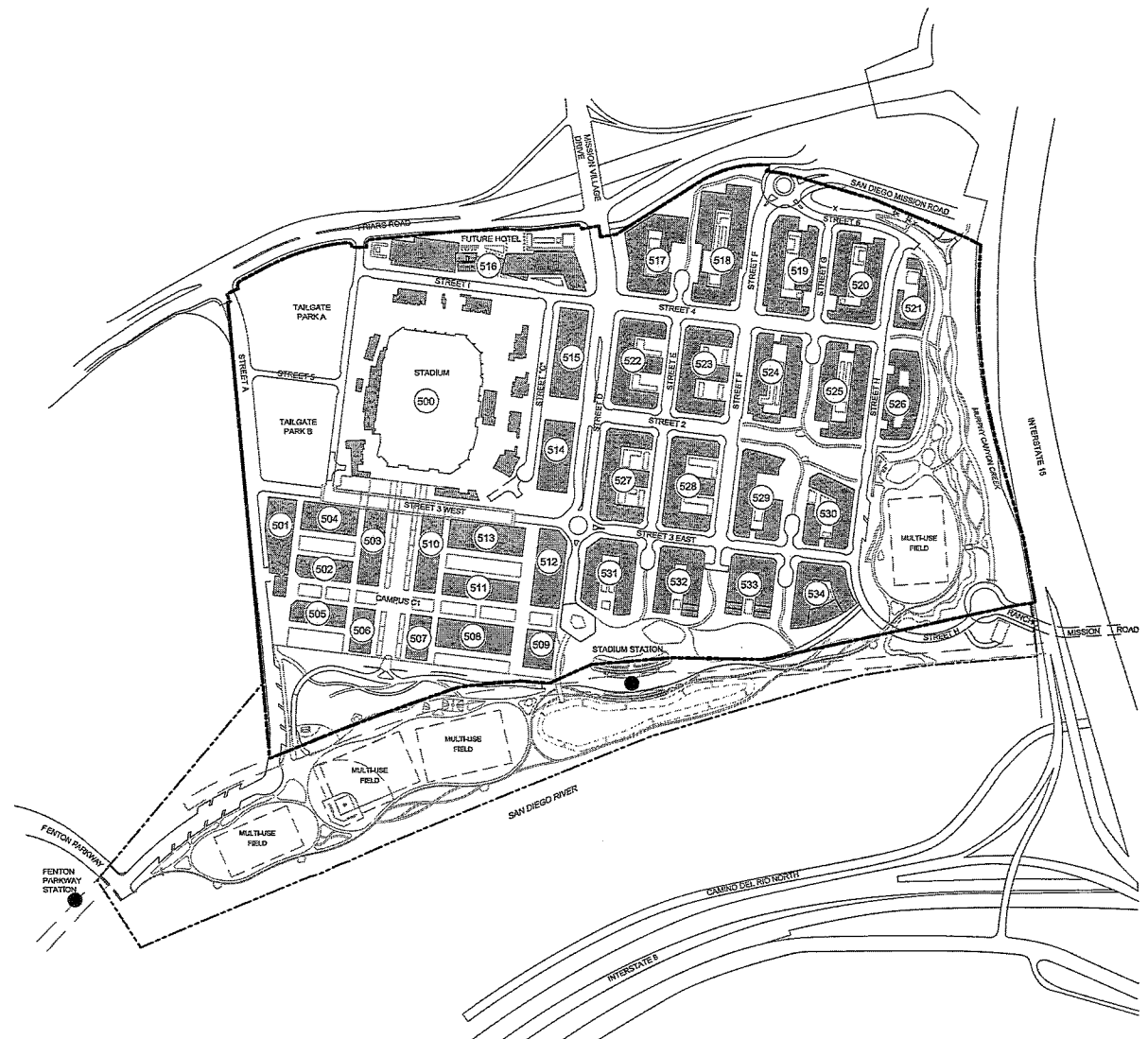
Approval Date:

Proposed Date: July 2019

Mission Valley Campus Acreage: 132

500 Stadium	517 Campus Residential
501 Campus Office/Research and Innovation	518 Campus Residential
502 Campus Office/Research and Innovation	519 Campus Residential
503 Campus Office/Research and Innovation	520 Campus Residential
504 Campus Office/Research and Innovation	521 Campus Residential
505 Campus Office/Research and Innovation	522 Campus Residential/Retail
506 Campus Office/Research and Innovation	523 Campus Residential
507 Campus Office/Research and Innovation	524 Campus Residential
508 Campus Office/Research and Innovation	525 Campus Residential
509 Campus Office/Research and Innovation/Retail	526 Campus Residential
510 Campus Office/Research and Innovation	527 Campus Residential/Retail
511 Campus Office/Research and Innovation	528 Campus Residential
512 Campus Office/Research and Innovation/Retail	529 Campus Residential
513 Campus Office/Research and Innovation	530 Campus Residential
514 Campus Office/Research and Innovation/Retail	531 Campus Residential/Retail
515 Campus Office/Research and Innovation/Retail	532 Campus Residential
(Garage parking structure below Campus Office/Research buildings)	533 Campus Residential
516 Campus Hospitality	534 Campus Residential
	(Garage parking structures integral to Campus Residential buildings)

-  CAMPUS MASTER PLAN BOUNDARY
-  FUTURE BUILDING
-  EXISTING BUILDING
-  EXISTING TROLLEY STATIONS
- EXISTING SAN DIEGO TROLLEY GREEN LINE
-  RIVER PARK



ATTACHMENT 7 TO PURCHASE AND SALE AGREEMENT

Preliminary Title Report for the Real Property

[provided starting on next page]



Issuing Policies of Chicago Title Insurance Company

ORDER NO.: 00101787-004-RM1-CFU

Escrow/Customer Phone: (619) 233-3000

Chicago Title Company
701 B Street, Suite 1120
San Diego, CA 92101
ATTN: Renee Marshall
Email: marshallr@ctt.com

Title Officer: **Ken Cyr & Mark Franklin**
Title Officer Phone: (619) 521-3673
Title Officer Fax: (619) 521-3608
Title Officer Email: **TeamCyrFranklin@ctt.com**

PROPERTY: 9449 FRIARS ROAD, SAN DIEGO, CA

THIRD AMENDED PRELIMINARY REPORT

*In response to the application for a policy of title insurance referenced herein, **Chicago Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Chicago Title Company

By: 
Authorized Signature



By:



ATTEST

President



Secretary



PRELIMINARY REPORT

EFFECTIVE DATE: May 29, 2020 at 7:30 a.m.

ORDER NO.: 00101787-004-RM1-CFU

The form of policy or policies of title insurance contemplated by this report is:

ALTA Extended Owner's Policy (6-17-06)

ALTA Extended Loan Policy (6-17-06)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

THE CITY OF SAN DIEGO, a municipal corporation

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

See Exhibit A attached hereto and made a part hereof.

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 433-250-16&19)

THOSE PORTIONS OF LOTS 31, 35 AND 45 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID SAN DIEGO COUNTY, IN ACTION NO. 348, ENTITLED "JUAN M. LUCO, ET AL, VS. THE COMMERCIAL BANK OF SAN DIEGO, ET AL", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 45; THENCE ALONG THE NORTHERLY LINE THEREOF, SOUTH 88° 48' 15" EAST, 239.02 FEET TO THE NORTHWESTERLY CORNER OF LAND DESCRIBED IN DEED TO CHARLES E. DUPONT, ET UX, RECORDED JUNE 25, 1964, RECORDER'S FILE NO. 114143, SERIES 5, BOOK 1964 OF OFFICIAL RECORDS BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 00° 38' 01" WEST, ALONG THE WESTERLY LINE OF SAID DUPONT LAND, 261.68 FEET TO A POINT ON THE ARC OF A 8982.03 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, A RADIAL LINE OF SAID CURVE BEARS NORTH 12° 50' 48" WEST TO SAID POINT; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 49' 17", A DISTANCE OF 755.83 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO CARNATION COMPANY, RECORDED FEBRUARY 2, 1959 IN BOOK 7476, PAGE 69 OF OFFICIAL RECORDS; THENCE NORTH 00° 38' 01" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 16.86 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 31; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 47° 28' 35" WEST 371.20 FEET TO THE EASTERLY LINE OF PARCEL MAP NO. 7254 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE ALONG SAID EASTERLY LINE NORTH 1° 05' 35" EAST 50.23 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL MAP; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL MAP WESTERLY ALONG THE ARC OF A 8,890.66 FOOT RADIUS CURVE THROUGH AN ANGLE OF 1° 48' 08.5" A DISTANCE OF 279.67 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL MAP; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL MAP NO. 7254 AND THE PROLONGATION THEREOF SOUTH 1° 05' 35" WEST 321.77 FEET TO A POINT IN THE ARC OF A 3030.02 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY IN THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED JULY 2, 1968 RECORDER'S FILE NO. 111332 OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE, WESTERLY ALONG SAID CURVE 259.78 FEET; AND SOUTH 54° 56' 28" WEST TO THE SOUTHEASTERLY LINE OF SAID LOT 35; THENCE ALONG THE NORTHEASTERLY, EASTERLY AND NORTHERLY BOUNDARY OF CAMINO DEL RIO NORTH AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED SEPTEMBER 11, 1969, RECORDER'S FILE NO. 166295 OF OFFICIAL RECORDS, AS FOLLOWS:

SOUTH 54° 56' 28" WEST 393.85 FEET; NORTHWESTERLY ALONG THE ARC OF A 170 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH AN ANGLE OF 92° 51' 08" A DISTANCE OF 275.50 FEET; TANGENT TO SAID CURVE NORTH 32° 12' 24" WEST 168.35 FEET; NORTHWESTERLY ALONG THE ARC OF A 230 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH AN ANGLE OF 101° 24' 14" A DISTANCE OF 407.06 FEET; AND TANGENT TO SAID CURVE SOUTH 46° 23' 22" WEST TO THE SOUTHWESTERLY LINE OF SAID LOT 35; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE MOST WESTERLY CORNER THEREOF; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 35 TO THE MOST NORTHERLY CORNER THEREOF; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT, SOUTH 58° 07' 54" EAST TO THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED JULY 15, 1966, RECORDER'S FILE NO. 115132 OF OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE SOUTH 4° 20' 34" EAST TO THE SOUTHERLY LINE OF SAID LOT 35; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE TRUE POINT OF BEGINNING.

PARCEL 2: (APN 433-250-13)

EXHIBIT A
(Continued)

ALL THAT PORTION OF LOTS 36, 42 AND 43 OF RANCHO MISSION OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP THEREOF ON FILE IN CASE NO. 348 OF SUPERIOR COURT IN SAN DIEGO COUNTY ENTITLED JUAN M. LUCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 42; THENCE ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 42 AND 43, SOUTH 58° 07' 54" EAST 1430.86 FEET TO A POINT ON THE ARC OF A 9259.03 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY A RADIAL LINE OF WHICH BEARS NORTH 06° 48' 18" WEST TO SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 29' 05" A DISTANCE OF 78.33 FEET TO THE WESTERLY BOUNDARY OF MURPHY CANYON ROAD; THENCE ALONG SAID BOUNDARY TO AND ALONG THE BOUNDARY OF ROAD SURVEY NO. 1533 AS FOLLOWS: NORTH 15° 38' 54" WEST 487.26 FEET; SOUTH 74° 21' 06" WEST 12.00 FEET; NORTH 15° 38' 54" WEST 309.60 FEET TO THE BEGINNING OF A TANGENT 3060.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 36' 42" A DISTANCE OF 299.70 FEET; TANGENT TO SAID CURVE NORTH 10° 02' 12" WEST 179.22 FEET TO THE BEGINNING OF A TANGENT 2548.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 47' 50" A DISTANCE OF 257.81 FEET; TANGENT TO SAID CURVE NORTH 04° 14' 22" WEST 72.93 FEET TO THE BEGINNING OF A TANGENT 352.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63° 41' 34" A DISTANCE OF 391.30 FEET; TANGENT TO SAID CURVE NORTH 67° 55' 56" WEST 116.79 FEET; NORTH 72° 13' 17" WEST 97.37 FEET AND NORTH 21° 05' 07" EAST 43.79 FEET; THENCE NORTH 72° 13' 39" WEST 530.72 FEET; THENCE NORTH 00° 54' 06" EAST 21.58 FEET; THENCE NORTH 79° 52' 32" WEST 149.77 FEET TO A POINT ON THE ARC OF AN 8000.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY A RADIAL LINE OF WHICH BEARS NORTH 17° 57' 19" WEST TO SAID POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 27' 10" A DISTANCE OF 63.22 FEET; THENCE SOUTH 71° 35' 31" WEST 923.84 FEET TO THE BEGINNING OF A TANGENT 1000.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 24' 29" A DISTANCE OF 268.92 FEET; THENCE TANGENT TO SAID CURVE SOUTH 37° 00' 00" WEST 386.11 FEET TO THE BEGINNING OF A TANGENT 1000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 47' 13" A DISTANCE OF 432.61 FEET; THENCE TANGENT TO SAID CURVE SOUTH 62° 12' 47" WEST 156.54 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 IN DEED TO THE CITY OF SAN DIEGO RECORDED JANUARY 3, 1966 AS DOCUMENT NO. 121 OF OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE SOUTH 05° 14' 33" EAST 1744.24 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 35; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 40° 17' 08" EAST 1866.48 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 35 SOUTH 58° 07' 54" EAST 1056.17 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM LOT 42 ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING NOT LESS THAN 500 FEET BELOW THE SURFACE OF THE LAND AS RESERVED BY SAN DIEGO PIPELINE CO., BY DEEDS RECORDED MARCH 8, 1966 AS FILE NO. 39319 AND 39320. ALSO EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PARCELS:

PARCEL 2A:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 35, SAID RANCHO MISSION OF SAN DIEGO; THENCE SOUTH 40° 17' 08" WEST, 1866.48 FEET; THENCE NORTH 05° 14' 33" WEST, 1744.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 62° 12' 47" EAST, 156.54 FEET TO A POINT WHICH A RADIAL OF A 1000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, BEARS NORTH 27° 47' 13" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24° 47' 13", AN ARC LENGTH OF 432.61 FEET; THENCE NORTH 87° 00' 00" EAST 386.11 FEET TO A POINT TO WHICH A RADIAL OF A 1000.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, BEARS SOUTH 03° 00' 00" EAST; THENCE

EXHIBIT A
(Continued)

NORTHEASTERLY, ALONG THE ARC OF SAID 1000.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 15° 24' 29", AN ARC LENGTH OF 268.92 FEET; THENCE NORTH 71° 35' 31" EAST, 923.84 FEET TO A POINT WHICH A RADIAL OF A 8000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, BEARS NORTH 18° 24' 29" WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 27' 10", AN ARC LENGTH OF 63.22 FEET; THENCE SOUTH 79° 52' 32" EAST, A DISTANCE OF 149.77 FEET; THENCE SOUTH 00° 54' 06" WEST, 21.58 FEET; THENCE SOUTH 72° 13' 39" EAST, 530.72 FEET; THENCE SOUTH 21° 05' 07" WEST, 43.79 FEET; THENCE SOUTH 72° 13' 17" EAST, 97.37 FEET; THENCE SOUTH 67° 55' 56" EAST, 116.79 FEET TO A POINT TO WHICH A RADIAL OF A 352.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, BEARS NORTH 22° 04' 04" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63° 41' 34", A DISTANCE OF 391.30 FEET; THENCE SOUTH 04° 14' 22" EAST, 72.93 FEET TO A POINT TO WHICH A RADIAL OF A 2548.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, BEARS SOUTH 85° 45' 38" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 47' 50" AN ARC LENGTH OF 257.81 FEET; THENCE SOUTH 10° 02' 12" EAST, 179.22 FEET TO A POINT TO WHICH A RADIAL OF A 3060.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, BEARS SOUTH 79° 57' 48" WEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 36' 42" AN ARC LENGTH OF 299.70 FEET; THENCE SOUTH 15° 38' 54" EAST, 309.60 FEET; THENCE NORTH 74° 21' 06" EAST, 12.00 FEET; THENCE SOUTH 15° 38' 54" EAST, 487.26 FEET TO A POINT TO WHICH A RADIAL OF A 9259.03 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY BEARS NORTH 06° 19' 13" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 29' 05" AN ARC LENGTH OF 78.33 FEET; THENCE NORTH 58° 07' 54" WEST, 110.65 FEET TO A POINT TO WHICH A RADIAL OF A 4141.50 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, BEARS NORTH 84° 07' 23" EAST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 46' 17" AN ARC LENGTH OF 706.30 FEET; THENCE NORTH 15° 38' 54" WEST, 101.74 FEET TO A POINT TO WHICH A RADIAL OF A 2500.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, BEARS SOUTH 74° 21' 06" WEST; THENCE NORTHWESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE; THROUGH A CENTRAL ANGLE OF 18° 07' 37" AN ARC LENGTH OF 790.94 FEET; THENCE NORTH 02° 28' 43" EAST, 102.43 FEET; THENCE NORTH 67° 09' 56" WEST, 74.66 FEET; THENCE CONTINUING NORTH 67° 09' 56" WEST, 408.34 FEET; THENCE NORTH 73° 26' 35" WEST, 344.99 FEET TO A POINT TO WHICH A RADIAL OF A 400.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, BEARS NORTH 16° 33' 25" EAST; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52° 34' 36", AN ARC LENGTH OF 422.11 FEET; THENCE SOUTH 53° 58' 49" WEST, 395.86 FEET; THENCE SOUTH, 120.00 FEET; THENCE WEST, 110.00 FEET; THENCE NORTH 10° 26' 46" WEST, 194.27 FEET; THENCE WEST, 550.67 FEET; THENCE SOUTH 87° 00' 00" WEST, 350.18 FEET TO A POINT TO WHICH A RADIAL OF 1000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, BEARS NORTH 03° 00' 00" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24° 47' 13", AN ARC LENGTH OF 432.61 FEET; THENCE SOUTH 62° 12' 47" WEST, 193.09 FEET; THENCE NORTH 05° 14' 33" WEST, 70.38 FEET, RETURNING TO SAID TRUE POINT OF BEGINNING.

PARCEL 2B:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 35, SAID RANCHO MISSION; THENCE SOUTH 58° 07' 54" EAST 2,376.38 FEET TO THE TRUE POINT OF BEGINNING A RADIAL OF A 4141.50 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, BEARS NORTH 84° 07' 23" EAST TO SAID POINT; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09° 46' 17" AN ARC LENGTH OF 706.30 FEET; THENCE NORTH 15° 38' 54" WEST, 101.74 FEET, TO A POINT TO WHICH A RADIAL OF A 2500.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, BEARS SOUTH 74° 21' 06" WEST; THENCE NORTHWESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18° 07' 37", AN ARC LENGTH OF 790.94 FEET; THENCE NORTH 02° 28' 43" EAST, 102.43 FEET; THENCE NORTH 67° 09' 56" WEST, 74.66 FEET; THENCE SOUTH 02° 28' 43" WEST 128.39 FEET TO A POINT TO WHICH A RADIAL OF A 2570.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, BEARS SOUTH 87° 31' 17" EAST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18° 07' 37" AN ARC LENGTH OF 813.08 FEET; THENCE SOUTH 15° 38' 54" EAST, 101.74 FEET TO A POINT TO WHICH A RADIAL OF A 4071.50 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY BEARS NORTH 74° 21' 06" EAST; THENCE

EXHIBIT A
(Continued)

SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09° 00' 17" AN ARC LENGTH OF 639.89 FEET; THENCE SOUTH 58° 07' 54" EAST 87.99 FEET, RETURNING TO SAID TRUE POINT OF BEGINNING.

PARCEL 3: (APN 433-250-14)

THAT PORTION OF LOTS 42 AND 43 OF SAID RANCHO MISSION OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP THEREOF ON FILE IN CASE NO. 348 OF SUPERIOR COURT IN SAN DIEGO COUNTY ENTITLED JUAN M. LUCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 35, SAID RANCHO MISSION; THENCE SOUTH 58° 07' 54" EAST 2,376.38 FEET TO THE TRUE POINT OF BEGINNING A RADIAL OF A 4141.50 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, BEARS NORTH 84° 07' 23" EAST TO SAID POINT; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09° 46' 17", AN ARC LENGTH OF 706.30 FEET; THENCE NORTH 15° 38' 54" WEST, 101.74 FEET, TO A POINT TO WHICH A RADIAL OF A 2500.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, BEARS SOUTH 74° 21' 06" WEST; THENCE NORTHWESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18° 07' 37", AN ARC LENGTH OF 790.94 FEET; THENCE NORTH 02° 28' 43" EAST, 102.43 FEET; THENCE NORTH 67° 09' 56" WEST, 74.66 FEET; THENCE SOUTH 02° 28' 43" WEST 128.39 FEET TO A POINT TO WHICH A RADIAL OF A 2570.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, BEARS SOUTH 87° 31' 17" EAST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18° 07' 37" AN ARC LENGTH OF 813.08 FEET; THENCE SOUTH 15° 38' 54" EAST, 101.74 FEET TO A POINT TO WHICH A RADIAL OF A 4071.50 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY BEARS NORTH 74° 21' 06" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09° 00' 17" AN ARC LENGTH OF 639.89 FEET; THENCE SOUTH 58° 07' 54" EAST 87.99 FEET, RETURNING TO SAID TRUE POINT OF BEGINNING.

EXCEPTING THAT PORTION LYING WITHIN THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED JANUARY 20, 1981, AS FILE NO. 81-17470 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 35 OF SAID RANCHO MISSION AND THE WESTERLY LINE OF MURPHY CANYON ROAD AS DESCRIBED IN DEEDS TO THE STATE OF CALIFORNIA, RECORDED MARCH 26, 1958, IN BOOK 7008, PAGE 383 AND OCTOBER 10, 1958 IN BOOK 7295, PAGE 155 OF OFFICIAL RECORDS; THENCE ALONG SAID SOUTHERLY LINE OF LOT 35, NORTH 89° 03' 17" WEST (RECORDED NORTH 89° 03' 34" WEST), 208.00 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JULY 15, 1966 AS FILE NO. 115132 OF OFFICIAL RECORDS; THENCE ALONG THE WESTERN BOUNDARY OF LAST SAID State of California LAND NORTH 4° 21' 02" WEST (RECORDED NORTH 4° 20' 34" WEST), 397.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERN BOUNDARY NORTH 4° 21' 02" WEST, 150.49 FEET; THENCE NORTH 15° 39' 20" WEST, 155.43 FEET; THENCE LEAVING SAID WESTERN BOUNDARY SOUTH 10° 05' 41" EAST, 304.43 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THAT PORTION IF ANY LYING WITHIN THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED JULY 15, 1966 AS FILE NO. 115132 OF OFFICIAL RECORDS.

EXCEPTING FROM LOT 42 ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING NOT LESS THAN 500 FEET BELOW THE SURFACE OF THE LAND AS RESERVED BY SAN DIEGO PIPELINE CO., BY DEEDS RECORDED MARCH 8, 1966 AS FILE NO. 39319 AND 39320.

NOTE – PORTIONS OF THE ABOVE DESCRIBED PARCELS 1, 2 AND 3 ARE FURTHER DESCRIBED IN THE "ACQUISITION PARCEL" AND "RIVER PARK PARCEL" BELOW:

EXHIBIT A
(Continued)

ACQUISITION PARCEL:

THOSE PORTIONS OF LOTS 31, 35 36, 42, 43 AND 45 OF RANCHO MISSION SAN DIEGO IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID SAN DIEGO COUNTY, IN ACTION NO. 348, ENTITLED "JUAN M. LUCO, ET AL, VS. THE COMMERCIAL BANK OF SAN DIEGO, ET AL", DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 433-250-16&19)

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 45; THENCE ALONG THE NORTHERLY LINE THEREOF, SOUTH 88° 48' 15" EAST, 239.02 FEET TO THE NORTHWESTERLY CORNER OF LAND DESCRIBED IN DEED TO CHARLES E. DUPONT, ET UX, RECORDED JUNE 25, 1964, RECORDER'S FILE NO. 114143, SERIES 5, BOOK 1964 OF OFFICIAL RECORDS BEING **THE TRUE POINT OF BEGINNING**; THENCE SOUTH 00° 38' 01" WEST, ALONG THE WESTERLY LINE OF SAID DUPONT LAND, 261.68 FEET TO A POINT ON THE ARC OF A 8982.03 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, A RADIAL LINE OF SAID CURVE BEARS NORTH 12° 50' 48" WEST TO SAID POINT; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 49' 17", A DISTANCE OF 755.83 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO CARNATION COMPANY, RECORDED FEBRUARY 2, 1959 IN BOOK 7476, PAGE 69 OF OFFICIAL RECORDS; THENCE NORTH 00° 38' 01" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 16.86 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 31; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 47° 28' 35" WEST 371.20 FEET TO THE EASTERLY LINE OF PARCEL MAP NO. 7254 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE ALONG SAID EASTERLY LINE NORTH 1° 05' 35" EAST 50.23 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL MAP; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL MAP WESTERLY ALONG THE ARC OF A 8,890.66 FOOT RADIUS CURVE THROUGH AN ANGLE OF 1° 48' 08.5" A DISTANCE OF 279.67 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL MAP; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL MAP NO. 7254 AND THE PROLONGATION THEREOF SOUTH 1° 05' 35" WEST 321.77 FEET TO A POINT IN THE ARC OF A 3030.02 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY IN THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED JULY 2, 1968 RECORDER'S FILE NO. 111332 OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE, WESTERLY ALONG SAID CURVE 259.78 FEET; AND SOUTH 54° 56' 28" WEST TO THE SOUTHEASTERLY LINE OF SAID LOT 35; THENCE ALONG THE NORTHEASTERLY, EASTERLY AND NORTHERLY BOUNDARY OF CAMINO DEL RIO NORTH AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED SEPTEMBER 11, 1969, RECORDER'S FILE NO. 166295 OF OFFICIAL RECORDS, AS FOLLOWS:

SOUTH 54° 56' 28" WEST 393.85 FEET; NORTHWESTERLY ALONG THE ARC OF A 170 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH AN ANGLE OF 92° 51' 08" A DISTANCE OF 275.50 FEET; TANGENT TO SAID CURVE NORTH 32° 12' 24" WEST 168.35 FEET; NORTHWESTERLY ALONG THE ARC OF A 230 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH AN ANGLE OF 101° 24' 14" A DISTANCE OF 407.06 FEET; AND TANGENT TO SAID CURVE SOUTH 46° 23' 22" WEST TO THE SOUTHWESTERLY LINE OF SAID LOT 35; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE MOST WESTERLY CORNER THEREOF; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 35 TO THE MOST NORTHERLY CORNER THEREOF; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT, SOUTH 58° 07' 54" EAST TO THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED JULY 15, 1966, RECORDER'S FILE NO. 115132 OF OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE SOUTH 4° 20' 34" EAST TO THE SOUTHERLY LINE OF SAID LOT 35; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO **THE TRUE POINT OF BEGINNING**.

PARCEL 2: (APN 433-250-13)

ALL THAT PORTION OF LOTS 36, 42 AND 43 OF RANCHO MISSION OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP THEREOF

EXHIBIT A
(Continued)

ON FILE IN CASE NO. 348 OF SUPERIOR COURT IN SAN DIEGO COUNTY ENTITLED JUAN M. LUCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 42; THENCE ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 42 AND 43, SOUTH 58° 07' 54" EAST 1430.86 FEET TO A POINT ON THE ARC OF A 9259.03 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY A RADIAL LINE OF WHICH BEARS NORTH 06° 48' 18" WEST TO SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 29' 05" A DISTANCE OF 78.33 FEET TO THE WESTERLY BOUNDARY OF MURPHY CANYON ROAD; THENCE ALONG SAID BOUNDARY TO AND ALONG THE BOUNDARY OF ROAD SURVEY NO. 1533 AS FOLLOWS: NORTH 15° 38' 54" WEST 487.26 FEET; SOUTH 74° 21' 06" WEST 12.00 FEET; NORTH 15° 38' 54" WEST 309.60 FEET TO THE BEGINNING OF A TANGENT 3060.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 36' 42" A DISTANCE OF 299.70 FEET; TANGENT TO SAID CURVE NORTH 10° 02' 12" WEST 179.22 FEET TO THE BEGINNING OF A TANGENT 2548.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 47' 50" A DISTANCE OF 257.81 FEET; TANGENT TO SAID CURVE NORTH 04° 14' 22" WEST 72.93 FEET TO THE BEGINNING OF A TANGENT 352.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63° 41' 34" A DISTANCE OF 391.30 FEET; TANGENT TO SAID CURVE NORTH 67° 55' 56" WEST 116.79 FEET; NORTH 72° 13' 17" WEST 97.37 FEET AND NORTH 21° 05' 07" EAST 43.79 FEET; THENCE NORTH 72° 13' 39" WEST 530.72 FEET; THENCE NORTH 00° 54' 06" EAST 21.58 FEET; THENCE NORTH 79° 52' 32" WEST 149.77 FEET TO A POINT ON THE ARC OF AN 8000.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY A RADIAL LINE OF WHICH BEARS NORTH 17° 57' 19" WEST TO SAID POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 27' 10" A DISTANCE OF 63.22 FEET; THENCE SOUTH 71° 35' 31" WEST 923.84 FEET TO THE BEGINNING OF A TANGENT 1000.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 24' 29" A DISTANCE OF 268.92 FEET; THENCE TANGENT TO SAID CURVE SOUTH 37° 00' 00" WEST 386.11 FEET TO THE BEGINNING OF A TANGENT 1000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 47' 13" A DISTANCE OF 432.61 FEET; THENCE TANGENT TO SAID CURVE SOUTH 62° 12' 47" WEST 156.54 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 IN DEED TO THE CITY OF SAN DIEGO RECORDED JANUARY 3, 1966 AS DOCUMENT NO. 121 OF OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE SOUTH 05° 14' 33" EAST 1744.24 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 35; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 40° 17' 08" EAST 1866.48 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 35 SOUTH 58° 07' 54" EAST 1056.17 FEET TO **THE POINT OF BEGINNING**.

EXCEPTING FROM LOT 42 ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING NOT LESS THAN 500 FEET BELOW THE SURFACE OF THE LAND AS RESERVED BY SAN DIEGO PIPELINE CO., BY DEEDS RECORDED MARCH 8, 1966 AS FILE NO. 39319 AND 39320. **ALSO EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PARCELS:**

PARCEL 2A:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 35, SAID RANCHO MISSION OF SAN DIEGO; THENCE SOUTH 40° 17' 08" WEST, 1866.48 FEET; THENCE NORTH 05° 14' 33" WEST, 1744.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 62° 12' 47" EAST, 156.54 FEET TO A POINT WHICH A RADIAL OF A 1000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, BEARS NORTH 27° 47' 13" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24° 47' 13", AN ARC LENGTH OF 432.61 FEET; THENCE NORTH 87° 00' 00" EAST 386.11 FEET TO A POINT TO WHICH A RADIAL OF A 1000.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, BEARS SOUTH 03° 00' 00" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID 1000.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE

EXHIBIT A
(Continued)

OF 15° 24' 29", AN ARC LENGTH OF 268.92 FEET; THENCE NORTH 71° 35' 31" EAST, 923.84 FEET TO A POINT WHICH A RADIAL OF A 8000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, BEARS NORTH 18° 24' 29" WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 27' 10", AN ARC LENGTH OF 63.22 FEET; THENCE SOUTH 79° 52' 32" EAST, A DISTANCE OF 149.77 FEET; THENCE SOUTH 00° 54' 06" WEST, 21.58 FEET; THENCE SOUTH 72° 13' 39" EAST, 530.72 FEET; THENCE SOUTH 21° 05' 07" WEST, 43.79 FEET; THENCE SOUTH 72° 13' 17" EAST, 97.37 FEET; THENCE SOUTH 67° 55' 56" EAST, 116.79 FEET TO A POINT TO WHICH A RADIAL OF A 352.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, BEARS NORTH 22° 04' 04" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63° 41' 34", A DISTANCE OF 391.30 FEET; THENCE SOUTH 04° 14' 22" EAST, 72.93 FEET TO A POINT TO WHICH A RADIAL OF A 2548.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, BEARS SOUTH 85° 45' 38" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 47' 50" AN ARC LENGTH OF 257.81 FEET; THENCE SOUTH 10° 02' 12" EAST, 179.22 FEET TO A POINT TO WHICH A RADIAL OF A 3060.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, BEARS SOUTH 79° 57' 48" WEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 36' 42" AN ARC LENGTH OF 299.70 FEET; THENCE SOUTH 15° 38' 54" EAST, 309.60 FEET; THENCE NORTH 74° 21' 06" EAST, 12.00 FEET; THENCE SOUTH 15° 38' 54" EAST, 487.26 FEET TO A POINT TO WHICH A RADIAL OF A 9259.03 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY BEARS NORTH 06° 19' 13" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 29' 05" AN ARC LENGTH OF 78.33 FEET; THENCE NORTH 58° 07' 54" WEST, 110.65 FEET TO A POINT TO WHICH A RADIAL OF A 4141.50 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, BEARS NORTH 84° 07' 23" EAST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 46' 17" AN ARC LENGTH OF 706.30 FEET; THENCE NORTH 15° 38' 54" WEST, 101.74 FEET TO A POINT TO WHICH A RADIAL OF A 2500.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, BEARS SOUTH 74° 21' 06" WEST; THENCE NORTHWESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE; THROUGH A CENTRAL ANGLE OF 18° 07' 37" AN ARC LENGTH OF 790.94 FEET; THENCE NORTH 02° 28' 43" EAST, 102.43 FEET; THENCE NORTH 67° 09' 56" WEST, 74.66 FEET; THENCE CONTINUING NORTH 67° 09' 56" WEST, 408.34 FEET; THENCE NORTH 73° 26' 35" WEST, 344.99 FEET TO A POINT TO WHICH A RADIAL OF A 400.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, BEARS NORTH 16° 33' 25" EAST; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52° 34' 36", AN ARC LENGTH OF 422.11 FEET; THENCE SOUTH 53° 58' 49" WEST, 395.86 FEET; THENCE SOUTH, 120.00 FEET; THENCE WEST, 110.00 FEET; THENCE NORTH 10° 26' 46" WEST, 194.27 FEET; THENCE WEST, 550.67 FEET; THENCE SOUTH 87° 00' 00" WEST, 350.18 FEET TO A POINT TO WHICH A RADIAL OF 1000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, BEARS NORTH 03° 00' 00" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24° 47' 13", AN ARC LENGTH OF 432.61 FEET; THENCE SOUTH 62° 12' 47" WEST, 193.09 FEET; THENCE NORTH 05° 14' 33" WEST, 70.38 FEET, RETURNING TO SAID TRUE POINT OF BEGINNING.

ACCEPTING THEREFROM ALL THAT PORTION OF SAID PARCELS 1 AND 2 LYING WESTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A FOUND 2" IRON PIPE WITH A CITY ENGINEERING DISK SET BY CITY FIELD ENGINEERING CREW IN SEPTEMBER 1967 PER CITY W.O. NO. 17600 AT A POINT ON THE NORTH LINE OF SAID LOT 36, BEING THE NORTHEAST CORNER OF DEED RECORDED IN BOOK 253, PAGE 134 DEEDS AS DESCRIBED IN PARCEL 1 OF EXECUTOR'S DEED TO THE CITY OF SAN DIEGO RECORDED JANUARY 3, 1966 AS FILE/PAGE 121, SERIES 7 BOOK 1966 OF OFFICIAL RECORDS. SAID MONUMENT IS ALSO SHOWN ON MAP NO. 11675, MAP NO. 13858 AND PARCEL MAP NO. 18354; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID EXECUTOR'S DEED SOUTH 05° 14' 49" EAST 2608.83 FEET (RECORD SOUTH 05° 14' 33" EAST 2609.19' W.O. 17600, SOUTH 05° 14' 51" EAST 2608.90 FEET PARCEL MAP NO. 18354)) TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 35, ALSO BEING THE MOST EASTERLY CORNER OF PARCEL 7 OF PARCEL MAP NO. 18354, ALSO BEING **THE POINT OF BEGINNING**; THENCE CONTINUING SOUTHERLY ALONG A PRODUCTION OF THE WESTERLY LINE OF SAID EXECUTOR'S DEED SOUTH 05° 14' 49" EAST 313.06 FEET TO A POINT;

EXHIBIT A
(Continued)

THENCE NORTH 68°04'54" EAST 263.04 FEET;

THENCE NORTH 69°10'15" EAST 243.00 FEET;

THENCE NORTH 70°34'18" EAST 322.41 FEET;

THENCE NORTH 79°58'11" EAST 56.20 FEET;

THENCE NORTH 84°43'16" EAST 215.18 FEET;

THENCE SOUTH 85°52'47" EAST 122.60 FEET;

THENCE NORTH 65°40'08" EAST 191.39 FEET;

THENCE NORTH 85°12'18" EAST 334.12 FEET;

THENCE SOUTH 88°52'36" EAST 395.67 FEET;

THENCE NORTH 77°44'24" EAST 1,050.07 FEET;

TO THE BEGINNING OF A NON-TANGENT 290.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 12°19'32" WEST, THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°05'01" AN ARC DISTANCE OF 20.67 FEET;

THENCE NORTH 81°45'29" EAST 59.66 FEET TO THE WESTERLY LINE OF SAID PARCEL 2A MORE OR LESS, ALSO **BEING THE POINT OF TERMINUS.**

RIVER PARK PARCEL:

A PORTION OF LOTS 35 AND 43 AND OF RANCHO MISSION OF SAN DIEGO IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID SAN DIEGO COUNTY, IN ACTION NO. 348, ENTITLED "JUAN M. LUCO, ET AL, VS. THE COMMERCIAL BANK OF SAN DIEGO, ET AL", DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" IRON PIPE WITH A CITY ENGINEERING DISK SET BY CITY FIELD ENGINEERING CREW IN SEPTEMBER 1967 PER CITY W.O. NO. 17600 AT A POINT ON THE NORTH LINE OF SAID LOT 36 BEING THE NORTHEAST CORNER OF DEED RECORDED IN BOOK 253, PAGE 134 DEEDS AS DESCRIBED IN PARCEL 1 OF EXECUTOR'S DEED TO THE CITY OF SAN DIEGO RECORDED JANUARY 3, 1966 AS FILE/PAGE 121, SERIES 7 BOOK 1966 OF OFFICIAL RECORDS. SAID MONUMENT IS ALSO SHOWN ON MAP NO. 11675, MAP NO. 13858 AND PARCEL MAP NO. 18354; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF EXECUTOR'S DEED SOUTH 05° 14' 49" EAST 2608.83 FEET (RECORD SOUTH 05° 14' 33" EAST 2609.19' W.O. 17600, SOUTH 05° 14' 51" EAST 2608.90 FEET PARCEL MAP NO. 18354) TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 35, ALSO BEING THE MOST EASTERLY CORNER OF PARCEL 7 OF PARCEL MAP NO. 18354, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG A PRODUCTION OF THE WESTERLY LINE OF THE SAID EXECUTOR'S DEED SOUTH 05° 14' 49" EAST 313.06 FEET TO A POINT;

THENCE NORTH 68°04'54" EAST 263.04 FEET;

THENCE NORTH 69°10'15" EAST 243.00 FEET;

EXHIBIT A
(Continued)

THENCE NORTH 70°34'18" EAST 322.41 FEET;

THENCE NORTH 79°58'11" EAST 56.20 FEET;

THENCE NORTH 84°43'16" EAST 215.18 FEET;

THENCE SOUTH 85°52'47" EAST 122.60 FEET;

THENCE NORTH 65°40'08" EAST 191.39 FEET;

THENCE NORTH 85°12'18" EAST 334.12 FEET;

THENCE SOUTH 88°52'36" EAST 395.67 FEET;

THENCE NORTH 77°44'24" EAST 1,050.07 FEET;

TO THE BEGINNING OF A NON-TANGENT 290.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 12°19'32" WEST, THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°05'01" AN ARC DISTANCE OF 20.67 FEET;

THENCE NORTH 81°45'29" EAST 59.66 FEET, MORE OR LESS TO THE WESTERLY LINE OF PARCEL 2A DESCRIBED IN QUITCLAIM DEED RECORDED FEBRUARY 25, 1998 AS INSTRUMENT NO. 1998-0098902 OFFICIAL RECORDS; SAID POINT ALSO BEING A POINT ON A NON-TANGENT 4,141.50 FOOT RADIUS CURVE, CONCAVE WESTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 81°45'29" EAST,

THENCE SOUTHERLY ALONG SAID WESTERLY CURVE THROUGH A CENTRAL ANGLE OF 2°21'51" AN ARC DISTANCE OF 170.88 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 35;

THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 58°06'39" EAST 2.63 FEET TO SAID WESTERLY LINE OF SAID PARCEL 2A;

THENCE ALONG THE WESTERLY LINE OF PARCEL 2A SOUTH 04°21'01" EAST 42.12 FEET TO A POINT;
THENCE SOUTH 85°22'27" WEST 466.01 FEET;

THENCE SOUTH 53°58'50" WEST 37.97 FEET;

THENCE SOUTH 78°13'38" WEST 331.98 FEET;

THENCE SOUTH 74°28'45" WEST 496.30 FEET;

THENCE SOUTH 74°17'53" WEST 255.99 FEET;

THENCE SOUTH 71°02'24" WEST 143.38 FEET;

THENCE SOUTH 68°49'03" WEST 288.17 FEET;

THENCE SOUTH 67°23'36" WEST 336.02 FEET;

THENCE SOUTH 67°47'57" WEST 434.96 FEET;

THENCE SOUTH 80°22'07" WEST 91.44 FEET;

THENCE SOUTH 67°04'30" WEST 1,083.28 FEET;

EXHIBIT A
(Continued)

THENCE NORTH $32^{\circ}42'33''$ WEST 320.28 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 35 AND ALSO BEING THE SOUTHERLY LINE OF PARCEL MAP NO. 18354;

THENCE ALONG THE NORTH LINE OF SAID LOT 35 AND PARCEL MAP NO. 18354 NORTH $40^{\circ}11'31''$ EAST 1,072.90 FEET TO THE POINT OF BEGINNING.

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- A. No taxes due.
- B. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

THE FOLLOWING ITEMS AFFECT PARCEL 1 APN 433-250-16 & 19

1. Any adverse claim based upon the assertion that said land or any part thereof is now or at any time has been below the ordinary high water mark of the San Diego River.
2. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. San Diego County
Purpose:. public road
Recorded:. August 22, 1896 in Book 255, page 18 of Deeds
Affects:. The exact location and extent of said easement is not disclosed of record
3. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. The City of San Diego
Purpose:. public sewer
Recorded:. March 27, 1947 as Instrument No. 33326 in Book 2343, page 428 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
4. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. Frank L. Lemke and Jessie E. Lemke, husband and wife, joint tenants
Purpose:. pipeline and service road to service one or more wells
Recorded:. October 21, 1947 as Instrument No. 109616 in Book 2506, page 482 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
5. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. Qualitee Dairy Products Association
Purpose:. ingress and egress for construction, maintenance, repairs and replacement for purpose of connection with City of San Diego sewer trunk
Recorded:. May 3, 1955 as Instrument No. 57661, in Book 5627, page 558 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
6. The fact that the ownership of said land does not include rights of access to or from the street or highway abutting said land, such rights having been severed from said land by the document

Recorded:. March 26, 1958 as Instrument No. 48125 in Book 7008, page 383 of Official Records
7. The privilege and right to extend drainage structures and excavation and embankment slopes beyond the limits of the right of way granted therein where required for the construction and maintenance of said easement as contained in the deed recorded march 26, 1958 as File No. 48125, in book 7008, page 383 of Official Records.

EXCEPTIONS
(Continued)

8. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been severed from said land by the document.
- Recorded: May 20, 1958 in Book 7087, page 236 of Official Records
9. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been severed from said land by the document.
- Recorded: September 15, 1958 as Instrument No. 151128 in Book 7254, page 351 of Official Records
10. The Privilege and right to extend drainage structures and excavation and embankment slopes beyond the limits of right of way granted therein where required for the construction and maintenance of said easement as contained in the deed recorded September 15, 1958 as Instrument No. 51128 in Book 7254, page 351 of Official Records.
11. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To: Claus, Inc.
Purpose: fill and slope purposes
Recorded: October 14, 1958 as Instrument No. 169098 in Book 7297, page 565 of Official Records
Affects: The route thereof affects a portion of said land and is more fully described in said document.
12. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To: City of San Diego
Purpose: construction, operation and maintenance of a water main or mains and appurtenances thereto
Recorded: October 6, 1959 as Instrument No. 206731 of Official Records
Affects: The route thereof affects a portion of said land and is more fully described in said document.
13. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To: The City of San Diego
Purpose: public sewer and appurtenances as dedicated by Resolution No. 172241
Recorded: August 21, 1962 as Instrument No. 143551 of Official Records
Affects: The route thereof affects a portion of said land and is more fully described in said document.
14. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To: The City of San Diego
Purpose: public sewer
Recorded: March 11, 1963 as Instrument No. 41769 of Official Records
Affects: The route thereof affects a portion of said land and is more fully described in said document.

EXCEPTIONS
(Continued)

15. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. The City of San Diego
Purpose:. public sewer and appurtenances
Recorded:. July 2, 1963 as Instrument No. 122316 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.

16. An Agreement, and the terms and conditions as contained therein

Dated:. January 25, 1966
By and Between:. City of San Diego and the County of San Diego Creating the San Diego Stadium Authority
Recorded:. February 2, 1966 as Instrument No. 18989 of Official Records
Regarding:. Joint Exercise of Power

Reference is hereby made to said document for full particulars.

And Amendment No. 1 dated May 1, 1983, Amendment No. 2 dated as of January 9, 1984, and Amendment No. 3, dated as of October 15, 1994.

17. Easements for the uses and purposes and in the locations as set out in detail and reserved in the lease referred to in schedule a. a deed from the City of San Diego recorded April 7, 1966 as File No. 58668 of Official Records.

A deed from the San Diego Stadium Authority recorded April 7, 1966 as file no. 58670 of Official Records.

And as granted to the County of San Diego in deed recorded October 6, 1967 as file no. 154829 of official records.

18. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. May 4, 1966 as Instrument No. 75014 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.

Note: Portion easement eliminated by document recorded September 24, 1996 as Instrument No. 1996-0483912 of Official Records.

19. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. San Diego Pipeline Company, a corporation
Purpose:. the transmission and distribution of refined petroleum products and other hydrocarbon substances, but expressly excepting and excluding propane, butane, natural gas and other gases, and for all purposes connected therewith
Recorded:. June 16, 1967 as Instrument No. 87005 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.

EXCEPTIONS
(Continued)

20. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been severed from said land by the document.

Recorded:. July 2, 1968 as Instrument No. 111332 of Official Records

21. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. The State of California

Purpose:. highway slopes

Recorded:. July 2, 1968 as Instrument No. 111332 of Official Records

Affects:. The route thereof affects a portion of said land and is more fully described in said document.

22. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. The Pacific Telephone and Telegraph Company

Purpose:. public utilities, ingress, egress

Recorded:. August 2, 1968 as Instrument No. 131582 of Official Records

Affects:. The route thereof affects a portion of said land and is more fully described in said document.

23. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. San Diego Gas and Electric Company

Purpose:. public utilities, ingress, egress

Recorded:. August 9, 1968 as Instrument No. 136452 of Official Records

Affects:. The route thereof affects a portion of said land and is more fully described in said document.

24. An Agreement, and the terms and conditions as contained therein

Dated:. June 25, 1968

By and Between:. The City of San Diego, a municipal corporation and San Diego Gas and Electric Company, a corporation

Recorded:. August 9, 1968 as Instrument No. 136453 of Official Records

Regarding:. Electric installation license

Reference is hereby made to said document for full particulars.

25. An Agreement, and the terms and conditions as contained therein

Dated:. June 25, 1968

By and Between:. The City of San Diego, a municipal corporation and San Diego Gas and Electric Company, a corporation

Recorded:. August 9, 1968 as Instrument No. 136483 of Official Records

Regarding:. License Agreement

Reference is hereby made to said document for full particulars.

EXCEPTIONS
(Continued)

26. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. August 9, 1968 as Instrument No. 136483 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.

27. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. August 9, 1968 as Instrument No. 136484 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.

28. The privilege and right to extend drainage structures and excavation and embankment slopes beyond the limits of the right of way granted therein where required for the construction and maintenance of said easement as contained in the deed recorded September 11, 1969 as File No. 166295, Official Records.

29. A covenant and agreement upon and subject to the terms and conditions therein

Executed By:. Jessen Development Company
In Favor Of:. The City of San Diego
Recorded:. April 4, 1978 as Instrument No. 78-132782 of Official Record

Reference is hereby made to said document for full particulars.

Among other things, said document provides:

Declaration of Covenants for Public Improvements

30. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. October 17, 1978 as Instrument No. 78-442063 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.

31. An Agreement, and the terms and conditions as contained therein

Dated:. August 3, 1981
By and Between:. The United States of America, acting by and through the Fish and Wildlife Service, United States Department of Interior and the City of San Diego, a municipal corporation of the State of California
Recorded:. October 12, 1981 as Instrument No. 81-323209 of Official Records
Regarding:. Agreement Restricting the Use of Land

Reference is hereby made to said document for full particulars.

EXCEPTIONS
(Continued)

32. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. The Pacific Telephone and Telegraph Company
Purpose:. public utilities, ingress, egress
Recorded:. November 24, 1982 as Instrument No. 82-363594 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
33. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. March 3, 1983 as Instrument No. 83-072816 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
34. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. July 7, 1983 as Instrument No. 83-231018 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
35. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. August 4, 1983 as Instrument No. 83-271165 of Official Records
Affects:. The exact location and extent of said easement is not disclosed of record
36. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. August 4, 1983 as Instrument No. 83-271166 of Official Records
Affects:. The exact location and extent of said easement is not disclosed of record
37. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. April 18, 1986 as Instrument No. 86-150534 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
38. Resolution 280903 by City of San Diego establishing the Centerside II, Camino Del Rio North Cost Reimbursement District, a certified copy of which was recorded October 29, 1992 as file no. 1992-0691223, official records and re-recorded January 27, 1994 as file no. 1994-0061658, Official Records.

EXCEPTIONS
(Continued)

39. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. San Diego Gas and Electric Company, a corporation
Purpose:. public utilities, ingress, egress
Recorded:. March 22, 1995 as Instrument No. 1995-0118945 of Official Records
Affects:. The exact location and extent of said easement is not disclosed of record

40. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. October 1, 1996 as Instrument No. 1996-0499416 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.

41. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. Metropolitan Transit Development Board, a political subdivision of the State of California
Purpose:. railroad, rail and railroad related equipment
Recorded:. June 30, 1999 as Instrument No. 1999-0457574 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.

42. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. Metropolitan Transit Development Board
Purpose:. slope easement
Recorded:. June 30, 1999 as Instrument No. 1999-0457576 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.

43. Conditional Use Permit No. 99-0207 YMCA Skate Park Planning Commission MMRP was recorded August 12, 1999 as Instrument No. 1999-0557756 of Official Records.

44. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. Pacific Bell, a California corporation
Purpose:. public utilities
Recorded:. January 31, 2000 as Instrument No. 2000-0049309 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.

45. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. April 9, 2003 as Instrument No. 2003-0399630 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.

EXCEPTIONS
(Continued)

THE FOLLOWING ITEMS AFFECT PARCEL 2 APN 433-250-13

46. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been severed from said land by the document.

Recorded:.. May 20, 1958 in Book 7087, page 236 of Official Records

47. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been severed from said land by the document.

Recorded:.. September 15, 1958 as Instrument No. 151128 in Book 7254, page 351 of Official Records

48. The privilege and right to extend drainage structures and excavation and embankment slopes beyond the limits of right of way granted therein where required for construction and maintenance of said easement as contained in the deed recorded September 15, 1958, as File No. 51128, in Book 7254, page 351 Official Records.

49. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:.. Claus, Inc.
Purpose:.. fill and slope purposes
Recorded:.. October 14, 1958 as Instrument No. 169098 in Book 7297, page 565 of Official Records
Affects:.. The route thereof affects a portion of said land and is more fully described in said document.

50. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been severed from said land by the document.

Recorded:.. October 10, 1958 in Book 7295, page 155 of Official Records

51. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:.. City of San Diego
Purpose:.. water mains
Recorded:.. August 11, 1959 in Book 7782, page 64 of Official Records
Affects:.. The route thereof affects a portion of said land and is more fully described in said document.

52. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:.. City of San Diego
Purpose:.. construction, operation and maintenance of a water main or mains and appurtenances thereto
Recorded:.. October 6, 1959 as Instrument No. 206731 of Official Records
Affects:.. The route thereof affects a portion of said land and is more fully described in said document.

EXCEPTIONS
(Continued)

53. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been severed from said land by the document.

Recorded:.. November 2, 1959 in Book 7972, page 134 of Official Records
Affects:.. Lot 42 herein described

54. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been severed from said land by the document.

Recorded:.. September 16, 1960 as Instrument No. 187757 of Official Records

55. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:.. San Diego Pipeline Company
Purpose:.. pipelines
Recorded:.. June 14, 1963 as Instrument No. 104564 of Official Records
Affects:.. The route thereof affects a portion of said land and is more fully described in said document.

56. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:.. City of San Diego
Purpose:.. public sewer
Recorded:.. May 15, 1964 as Instrument No. 88464 of Official Records
Affects:.. The route thereof affects a portion of said land and is more fully described in said document.

57. An Agreement, and the terms and conditions as contained therein

Dated:.. January 25, 1966
By and Between:.. City of San Diego and the County of San Diego Creating the San Diego Stadium Authority
Recorded:.. February 2, 1966 as Instrument No. 18989 of Official Records
Regarding:.. Joint Exercise of Power

Reference is hereby made to said document for full particulars.

And Amendment No. 1 dated as of May 1, 1983 Amendment No. 2 dated as of January 9, 1984 and Amendment No. 3, dated as of October 15, 1994.

Affects:.. The herein described land and other land.

58. Easements for the uses and purposes and in the locations as set out in detail and reserved in the various instruments as follows:

A. deed from the City of San Diego recorded April 7, 1966 as File No. 58668 of Official Records.

B. Deed from the San Diego Stadium Authority recorded April 7, 1966 as File No. 58670 of Official Records.

C. And as granted to the County of San Diego in deed recorded October 6, 1967 as File No. 154829 of Official Records.

EXCEPTIONS
(Continued)

59. The provisions set forth in "Grant Deed" dated March 31, 1966, executed by the City of San Diego, granting parcel to the San Diego Stadium Authority, recorded April 7, 1966 as File No. 58668, which recites:
- "...Provided that in no event shall the estate conveyed hereby revert to city until the termination of that certain lease entered into between city and grantee on February 24, 1966 and known as the San Diego Stadium Lease..."
60. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. San Diego Pipeline Company, a corporation
Purpose:. the transmission and distribution of refined petroleum products and other hydrocarbon substances, but expressly excepting and excluding propane, butane, natural gas and other gases, and for all purposes connected therewith
Recorded:. June 16, 1967 as Instrument No. 87005 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
61. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. The City of San Diego
Purpose:. water main or mains, together with the right of ingress and egress
Recorded:. October 6, 1967 as Instrument No. 154833 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
62. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. The City of San Diego
Purpose:. a fuel line
Recorded:. October 6, 1967 as Instrument No. 154831 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
63. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. The City of San Diego
Purpose:. underground structures, together with the right to enter
Recorded:. October 6, 1967 as Instrument No. 154835 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
64. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. The City of San Diego
Purpose:. a line of a pipe and all necessary fixtures and appurtenances thereto, together with the right of ingress thereto and egress therefrom
Recorded:. October 6, 1967 as Instrument No. 154832 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.

EXCEPTIONS
(Continued)

65. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. The City of San Diego
Purpose:. underground electricity structures, together with the right of ingress thereto and egress therefrom
Recorded:. October 6, 1967 as Instrument No. 154834 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
66. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. August 9, 1968 as Instrument No. 136452 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
67. An Agreement, and the terms and conditions as contained therein
- Dated:. June 25, 1968
By and Between:. The City of San Diego, a municipal corporation and San Diego Gas and Electric Company, a corporation
Recorded:. August 9, 1968 as Instrument No. 136453 of Official Records
Regarding:. electric installation license
- Reference is hereby made to said document for full particulars.
68. An Agreement, and the terms and conditions as contained therein
- Dated:. June 25, 1968
By and Between:. The City of San Diego, a municipal corporation and San Diego Gas and Electric Company, a corporation
Recorded:. August 9, 1968 as Instrument No. 136483 of Official Records
Regarding:. License Agreement
- Reference is hereby made to said document for full particulars.
69. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. August 9, 1968 as Instrument No. 136484 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
70. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. September 19, 1968 as Instrument No. 162751 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.

EXCEPTIONS
(Continued)

71. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. The City of San Diego
Purpose:. water pipelines, together with a temporary construction easement
Recorded:. December 19, 1980 as Instrument No. 80-427413 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
72. The purpose of providing a portion of the right of way required for the installation of the Alvarado Pipeline No. 2 across City-owned property, as disclosed by Resolution No. 255311, recorded January 11, 1982 as Instrument No. 82-006837 of Official Records.
- Affects a portion of Lot 43 the route thereof affects a portion of said land and is more fully described in said document.
73. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. The Pacific Telephone and Telegraph Company
Purpose:. public utilities, ingress, egress
Recorded:. November 24, 1982 as Instrument No. 82-363594 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
74. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. March 3, 1983 as Instrument No. 83-072816 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
75. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. July 7, 1983 as Instrument No. 83-231018 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
76. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. August 4, 1983 as Instrument No. 83-271165 of Official Records
Affects:. The exact location and extent of said easement is not disclosed of record
77. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. August 4, 1983 as Instrument No. 83-271166 of Official Records
Affects:. The exact location and extent of said easement is not disclosed of record

EXCEPTIONS
(Continued)

78. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. April 18, 1986 as Instrument No. 86-150534 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
79. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. June 3, 1985 as Instrument No. 85-195414 of Official Records
Affects:. The exact location and extent of said easement is not disclosed of record
80. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. Metropolitan Transit Development Board, a political subdivision of the State of California
Purpose:. railroad, rail and railroad related equipment and facilities, and any alternative passenger carrying system
Recorded:. June 30, 1999 as Instrument No. 1999-0457574 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
81. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. Metropolitan Transit Development Board
Purpose:. slope easement
Recorded:. June 30, 1999 as Instrument No. 1999-0457576 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
82. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. Pacific Bell, a California corporation
Purpose:. public utilities, ingress, egress
Recorded:. January 31, 2000 as Instrument No. 2000-0049309 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
83. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. San Diego Gas and Electric Company
Purpose:. public utilities, ingress, egress
Recorded:. April 9, 2003 as Instrument No. 2003-0399630 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.

EXCEPTIONS
(Continued)

THE FOLLOWING ITEMS AFFECT PARCEL 3 APN 433-250-14

84. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. County of San Diego
Purpose:. public road purposes
Recorded:. in Book 287, page 408 of Deeds
Affects:. The exact location and extent of said easement is not disclosed of record
85. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been severed from said land by the document.
- Recorded:. October 10, 1958 as Instrument No. 167995 in Book 7295, page 155 of Official Records
Affects:. Highway contiguous thereto
86. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. The City of San Diego, a municipal corporation
Purpose:. locate, relocate, construct, reconstruct, maintain, operate, and repair a water main or water mains, together with any or all fittings structures
Recorded:. July 21, 1959 as Instrument No. 147321 in Book 7782, page 64 and re-recorded August 11, 1959 as Instrument No. 163507 in Book 7821, page 556, both of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
87. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been severed from said land by the document.
- Recorded:. September 19, 1960 as Instrument No. 187757 of Official Records
Affects:. Highway contiguous thereto
88. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:. San Diego Pipeline Company, a corporation
Purpose:. water pipelines
Recorded:. June 14, 1963 as Instrument No. 104564 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.
89. An Agreement, and the terms and conditions as contained therein
- By and Between:. San Diego Pipeline Company, and the State of California
Recorded:. January 27, 1983 as Instrument No. 83-006651 and January 7, 1983 as Instrument No. 83-006652, both of Official Records
Regarding:. Joint Use Agreements
- Reference is hereby made to said document for full particulars.
- Said easement has changed to a mutual "New Location" as referenced on said documents

EXCEPTIONS
(Continued)

90. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. City of San Diego, a municipal corporation
Purpose:. public sewer or sewers
Recorded:. May 15, 1964 as Instrument No. 88464 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.

91. An Unrecorded Lease affecting the premises herein described, executed by and between the parties herein named, with certain terms, covenants, conditions and provisions set forth therein.

Lessor:. San Diego Pipeline Company, a corporation
Lessee:. Shell Oil Company
Disclosed by:. Notice
Recorded:. February 28, 1964 as Instrument No. 38529 of Official Records

The present ownership of the Leasehold created by said Lease and other matters affecting the interest of the Lessee are not shown herein.

92. An Unrecorded Lease affecting the premises herein described, executed by and between the parties herein named, with certain terms, covenants, conditions and provisions set forth therein.

Lessor:. San Diego Pipeline Company, a corporation
Lessee:. Powerline Oil Company
Disclosed by:. Notice
Recorded:. August 13, 1964 as Instrument No. 147012 of Official Records

The present ownership of the Leasehold created by said Lease and other matters affecting the interest of the Lessee are not shown herein.

93. An Unrecorded Lease affecting the premises herein described, executed by and between the parties herein named, with certain terms, covenants, conditions and provisions set forth therein.

Lessor:. San Diego Pipeline Company, a corporation
Lessee:. Wilshire Oil Co., of California
Disclosed by:. Notice
Recorded:. August 20, 1965 as Instrument No. 152125 of Official Records

The present ownership of the Leasehold created by said Lease and other matters affecting the interest of the Lessee are not shown herein.

94. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. San Diego Pipeline Company, a corporation
Purpose:. pipelines
Recorded:. June 14, 1963 as Instrument No. 104564 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.

EXCEPTIONS
(Continued)

95. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been severed from said land by the document.

Recorded:.. July 15, 1966 as Instrument No. 115132 of Official Records
Affects:.. Highway contiguous thereto

96. An Agreement, and the terms and conditions as contained therein

Dated:.. June 25, 1968
By and Between:.. The City of San Diego, a municipal corporation and San Diego Gas and Electric Company, a corporation
Recorded:.. August 9, 1968 as Instrument No. 136453 of Official Records
Regarding:.. Electric installation license

Reference is hereby made to said document for full particulars.

97. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:.. San Diego Pipeline Company, a corporation
Purpose:.. maintenance of an underground fuel line or lines
Recorded:.. September 19, 1968 as Instrument No. 162751 of Official Records
Affects:.. The route thereof affects a portion of said land and is more fully described in said document.

98. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been severed from said land by the document.

Recorded:.. January 20, 1981 as Instrument No. 81-017470 of Official Records
Affects:.. Highway contiguous thereto

99. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:.. State of California
Purpose:.. freeway
Recorded:.. January 20, 1981 as Instrument No. 81-17470 of Official Records
Affects:.. The route thereof affects a portion of said land and is more fully described in said document.

100. An Agreement, and the terms and conditions as contained therein

Dated:.. August 3, 1981
By and Between:.. The United States of America, acting by and through the fish and wildlife service, United States Department of the Interior, and the City of San Diego, a municipal corporation of the State of California
Recorded:.. October 12, 1981 as Instrument No. 81-323209 of Official Records
Regarding:.. Agreement Restricting Use of Land

Reference is hereby made to said document for full particulars.

EXCEPTIONS
(Continued)

101. The purpose of providing a portion of the right of way required for the installation of the Alvarado Pipeline No. 2 across city-owned property, as disclosed by Resolution No. 255311 recorded January 11, 1982 as File No. 82-006837, of Official Records.

Affects a portion of Lot 43 the route thereof affects a portion of said land and is more fully described in said document.

102. A relinquishment of highway right of way in the City of San Diego, Road 11-SD-8/15-5.1/5.3, R6.0/7.0 Request No. 24147 from the State of California to the City of San Diego, a certified copy of which was recorded December 26, 1984 as File No. 84-478582, Official Records.

Said document recites in part: excepting and reserving unto the State of California any and all rights of ingress to and egress from the segments hereby relinquished, in and to the adjoining freeway, except at such points as now are or may be established by resolution of this commission.

103. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. Metropolitan Transit Development Board, a political subdivision of the State of California
Purpose:. railroad, rail and railroad related equipment and facilities and any alternative passenger carrying system
Recorded:. June 30, 1999 as Instrument No. 1999-0457574 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.

104. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To:. Metropolitan Transit Development Board
Purpose:. slope easement
Recorded:. June 30, 1999 as Instrument No. 1999-0457576 of Official Records
Affects:. The route thereof affects a portion of said land and is more fully described in said document.

MATTERS AFFECTING ALL PARCELS

105. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
Lessor: The City of San Diego, a California municipal corporation
Lessee: New Cingular Wireless PCS, LLC, a Delaware limited liability company
Recording Date: November 3, 2011
Recording No: 2011-0588437 of Official Records

Affects Parcels 1 and 2

EXCEPTIONS
(Continued)

106. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
Lessor: The City of San Diego, a California municipal corporation
Lessee: Verizon Wireless (VAW) LLC, a Delaware limited liability company
Recording Date: October 26, 2012
Recording No: 2012-0659936 of Official Records

Affects Parcels 1 and 2

107. Matters contained in that certain document

Entitled: Settlement Agreement and General Release
Executed by: Kinder Morgan, Inc., Kinder Morgan Energy Partners, L.P., Kinder Morgan Management, LLC, Kinder Morgan Operating, L.P. "D," Kinder Morgan G.P., Inc., Santa Fe-Pacific Pipeline Partners, L.P., and SFPP-L.P. (collectively "Kinder Morgan") and the City of San Diego
Recording Date: June 30, 2016
Recording No: 2016-0326038 of Official Records

Reference is hereby made to said document for full particulars.

108. Water rights, claims or title to water, whether or not disclosed by the public records.

109. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

110. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

111. Matters contained in that certain document

Entitled: Underground Electric Easement Agreement
Recording Date: March 29, 2018
Recording No: 2018-0125730 Official Records

Reference is hereby made to said document for full particulars.

112. Intentionally omitted.

113. Intentionally omitted.

EXCEPTIONS
(Continued)

**PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH
FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.**

END OF EXCEPTIONS

REQUIREMENTS SECTION

1. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: THE CITY OF SAN DIEGO, a municipal corporation

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. None of the items shown in this report will cause the Company to decline to attach ALTA Endorsement Form 9 to an Extended Coverage Loan Policy, when issued.
2. The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land Commercial properties, known as 9449 Friars Road, located within the city of San Diego, California, , to an Extended Coverage Loan Policy.
3. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
4. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
5. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
6. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

END OF INFORMATIONAL NOTES

Ken Cyr & Mark Franklin/rp

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL, INC.

PRIVACY NOTICE

Effective January 1, 2020

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We do share Personal Information among affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the

last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.

Accessing and Correcting Information: Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the field rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for each discount. These discounts only apply to transaction involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

FNF Underwritten Title Company
CTC - Chicago Title Company

FNF Underwriter
CTIC - Chicago Title Insurance Company

Available Discounts

CREDIT FOR PRELIMINARY REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (CTIC)

Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within 12 months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge within the following time period from the date of the report.

DISASTER LOANS (CTIC)

The charge for a lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be 40% to 50% of the appropriate title insurance rate, depending on the type of coverage selected.

EMPLOYEE RATE (CTC and CTIC)

No charge shall be made to employees (including employees on approved retirement) of the Company or its underwritten, subsidiary title companies for policies or escrow services in connection with financing, refinancing, sale or purchase of the employees' bona fide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

ATTACHMENT ONE
CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;

- c. that result in no loss to You; or
- d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
- 5. Failure to pay value for Your Title.
- 6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.
 This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
- 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
- 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
- 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% % of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% % of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

(Except as provided in Schedule B - Part II, (t or T)his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

(PART I

(The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

(The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. (Variable exceptions such as taxes, easements, CC&R's, etc. shown here.)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.