

This Commission was approved as item No. 36, by the State Lands Commission by a vote of 3 0 at its 6-30-92 meeting.

CALENDAR ITEM

A 70  
S 38

C 3 6

06/30/92  
W 503.1733  
Fossum

AUTHORIZE FILING A LIMITED DISCLAIMER OF TITLE INTEREST IN  
CITY OF OCEANSIDE V. THE DEUTSCH COMPANY, ET AL.,  
SAN DIEGO SUPERIOR COURT CASE NO. 51717

The State of California is a party-defendant in a condemnation action brought by the City of Oceanside entitled City of Oceanside v. The Deutsch Company, et al., San Diego County, involving lands to be used as part of the San Luis Rey River Flood Control Project.

Upon examination of the Commission's records pertinent to the area, staff has determined that the area involved in the taking does not include sovereign lands of the State.

EXHIBITS:

- A. Land Description
- B. Site Maps
- C. Location Map

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. CODE REGS. 15378.
2. AUTHORIZE STAFF AND/OR THE ATTORNEY GENERAL TO FILE A DISCLAIMER OF COMPENSATION ON BEHALF OF THE STATE LANDS COMMISSION IN THE CASE OF CITY OF OCEANSIDE V. THE DEUTSCH COMPANY, ET AL., SAN DIEGO SUPERIOR COURT CASE NO. 51717.

CALENDAR PAGE	<u>499</u>
MINUTE PAGE	<u>245</u>

EXHIBIT "A"  
LEGAL DESCRIPTION

SEIGEL-A APN 160-270-32, 160-280-6,7,8,11,22 AND 160-290-44

THAT PORTION OF THE WEST HALF OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED DECEMBER 27, 1870, AND A PORTION OF PARCEL 1 OF PARCEL MAP 7726, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, AUGUST 21, 1978 AS FILE NO. 78-355631 OF OFFICIAL RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1  
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 18; THENCE NORTH 0°35'44" EAST (RECORD NORTH 0°08'15" EAST) ALONG THE WESTERLY LINE THEREOF 242.81 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING A POINT OF THE SOUTHERLY TOE OF LEVEE OF THE SAN LUIS REY FLOOD CONTROL PROJECT AS SHOWN ON THE U.S. ARMY CORPS OF ENGINEER'S DRAWINGS ON FILE WITH THE OFFICE OF THE CITY ENGINEER OF THE CITY OF OCEANSIDE; THENCE CONTINUING ALONG SAID WESTERLY LINE OF SECTION 18 NORTH 0°35'44" EAST (RECORD NORTH 0°08'15" EAST) 913.58 FEET TO THE NORTHWEST CORNER OF THE SOUTH 37.26 ACRES OF LOT 2 IN SAID SECTION 18; THENCE NORTH 89°49'37" EAST (RECORD NORTH 89°00'40" EAST) ALONG THE NORTHERLY LINE OF SAID SOUTH 37.26 ACRES OF LOT 2 A DISTANCE OF 1255.75 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FOUSSAT STREET AS DESCRIBED IN THE DEED TO THE CITY OF OCEANSIDE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 4, 1974 AS FILE NO. 74-029101 OF OFFICIAL RECORDS; THENCE SOUTH 41°21'15" EAST ALONG SAID SOUTHWESTERLY LINE 165.28 FEET TO THE SOUTHERLY SAID RIGHT-OF-WAY LINE OF THE SAN LUIS REY RIVER FLOOD CONTROL PROJECT; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:  
SOUTH 44°00'51" WEST 368.37 FEET;  
THENCE SOUTH 52°32'01" WEST 307.42 FEET;  
THENCE SOUTH 65°56'21" WEST 416.91 FEET TO A POINT ON SAID SOUTHERLY TOE OF LEVEE OF THE SAN LUIS REY RIVER FLOOD CONTROL PROJECT; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG SAID SOUTHERLY TOE OF LEVEE THE FOLLOWING COURSES:  
SOUTH 67°26'34" WEST 166.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2041.51 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°01'32" AN ARC DISTANCE OF 357.22 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 19.20 ACRES MORE OR LESS.

PARCEL 2  
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 18; THENCE NORTH 0°35'44" EAST (RECORD NORTH 0°08'15" EAST) ALONG THE WESTERLY LINE THEREOF 1156.39 FEET TO THE NORTHWEST CORNER OF THE SOUTH 37.26 ACRES OF LOT 2 IN SAID SECTION 18; THENCE NORTH 89°49'37" EAST (RECORD NORTH 89°00'40" EAST) ALONG THE NORTHERLY LINE THEREOF 1375.47 FEET TO THE TRUE POINT OF BEGINNING SAID POINT OF BEGINNING ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FOUSSAT STREET AS DESCRIBED IN THE DEED TO THE CITY OF OCEANSIDE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 4, 1974 AS FILE NO. 74-029101 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF THE SOUTH 37.26 ACRES OF LOT 2 NORTH 89°49'37" EAST (RECORD NORTH 89°00'40" EAST) 75.12 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE NORTH 0°52'31" EAST (RECORD NORTH 0°20'20" EAST) ALONG THE WESTERLY LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 18, A DISTANCE OF 194.00 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID SECTION 18; THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 0°53'58" EAST (3 RECORD NORTH 0°20'20" EAST) 1327.12 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 18; THENCE NORTH 89°28'45" EAST (RECORD 89°00'21" EAST) ALONG THE NORTHERLY LINE OF SAID SECTION 18 A DISTANCE OF 695.10 FEET (RECORD 695.11 FEET) TO THE WESTERLY LINE OF LAND DESCRIBED IN DEED TO SAN DIEGO GAS AND

EXHIBIT "A"  
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CALENDAR PAGE 499.1  
MINUTE PAGE

ELECTRIC COMPANY, RECORDED MAY 31, 1962 AS FILE NO. 92390 OF OFFICIAL RECORDS; THENCE SOUTH 19°14'06" EAST (RECORD SOUTH 19°49'13" EAST) ALONG SAID WESTERLY LINE, 80.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SAN LUIS REY RIVER FLOOD CONTROL PROJECT AS SHOWN ON THE U.S. ARMY CORPS OF ENGINEERS' DRAWINGS ON FILE WITH THE OFFICE OF THE CITY ENGINEER OF THE CITY OF OCEANSIDE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES:  
SOUTH 89°57'47" WEST 115.15 FEET;  
THENCE SOUTH 89°44'44" WEST 239.88 FEET;  
THENCE SOUTH 4°48'48" EAST 506.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1300.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°58'16" AN ARC DISTANCE OF 804.23 FEET; THENCE SOUTH 34°09'28" WEST 296.33 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FOUSSAT STREET AS DESCRIBED IN THE DEED TO THE CITY OF OCEANSIDE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 4, 1974 AS FILE NO. 74-029101 OF OFFICIAL RECORDS; THENCE NORTH 41°21'15" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 184.58 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 13.59 ACRES MORE OR LESS.

PARCEL 3  
BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 1 OF PARCEL MAP 7726; THENCE SOUTH 39°13'03" EAST (RECORD SOUTH 39°42'02" EAST) ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 A DISTANCE OF 178.36 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SAN LUIS REY RIVER FLOOD CONTROL PROJECT AS SHOWN ON THE U.S. ARMY CORPS OF ENGINEERS' DRAWINGS ON FILE WITH THE OFFICE OF THE CITY ENGINEER OF THE CITY OF OCEANSIDE; THENCE SOUTH 89°38'28" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 114.95 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 1; THENCE NORTH 0°53'58" EAST (RECORD NORTH 0°02'30" EAST) ALONG SAID WESTERLY LINE 138.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.18 ACRES MORE OR LESS.

PARCEL 4  
AN EASEMENT FOR PONDING PURPOSES LYING SOUTHEASTERLY AND ADJOINING PARCEL 1 DESCRIBED ABOVE MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 18 THENCE NORTH 0°35'44" EAST (RECORD NORTH 0°08'15" EAST) ALONG THE WESTERLY LINE THEREOF 242.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2041.51 FEET SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1 AND NORTHEASTERLY ALONG SAID CURVE WHOSE RADIUS BEARS NORTH 12°31'54" WEST THROUGH A CENTRAL ANGLE OF 10°01'32" AN ARC DISTANCE OF 357.22 FEET; THENCE TANGENT TO SAID CURVE ALONG SAID SOUTHEASTERLY LINE OF PARCEL 1 NORTH 67°26'34" EAST 166.35 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE SAN LUIS REY RIVER FLOOD CONTROL PROJECT AS SHOWN ON THE U.S. CORPS OF ENGINEERS' DRAWINGS ON FILE WITH THE OFFICE OF THE CITY ENGINEER OF THE CITY OF OCEANSIDE; THENCE ALONG SAID NORTHEASTERLY LINE THE FOLLOWING COURSES:  
SOUTH 39°52'13" EAST 342.70 FEET; THENCE SOUTH 52°21'53" EAST 11.65 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LAND DESCRIBED IN DEED TO THE CITY OF OCEANSIDE RECORDED JUNE 4, 1962 AS FILE NO. 94349 OF OFFICIAL RECORDS; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 69°02'27" WEST (RECORD SOUTH 68°27'36" WEST) ALONG SAID NORTHWESTERLY LINE 778.11 FEET TO THE WESTERLY LINE OF SAID SECTION 18; THENCE NORTH 0°35'44" EAST (RECORD NORTH 0°08'15" EAST) ALONG SAID WESTERLY LINE 134.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.00 ACRES MORE OR LESS.

PARCEL 5  
AN EASEMENT FOR PONDING PURPOSES DESCRIBED AS FOLLOWS:  
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 0°35'44" WEST (RECORD SOUTH 0°08'15" WEST) ALONG THE WESTERLY

LINE THEREOF 134.31 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LAND DESCRIBED IN DEED TO THE CITY OF OCEANSIDE, RECORDED JUNE 4, 1962 AS FILE NO. 94349; THENCE NORTH 69°02'27" EAST (RECORD NORTH 68°27'36" EAST) ALONG SAID NORTHWESTERLY LINE 778.11 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE SAN LUIS REY RIVER FLOOD CONTROL PROJECT AS SHOWN ON THE U.S. ARMY CORPS OF ENGINEERS' DRAWINGS ON FILE WITH THE OFFICE OF THE CITY ENGINEER OF THE CITY OF OCEANSIDE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

SOUTH 52°21'53" EAST 197.97 FEET; THENCE SOUTH 34°00'48" EAST 37.14 FEET TO THE TRUE POINT OF BEGINNING SAID POINT OF BEGINNING ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF SAID LAND DESCRIBED IN DEED TO THE CITY OF OCEANSIDE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 34°00'48" EAST 398.32 FEET TO THE NORTHEASTERLY LINE OF THE 40 FOOT DRAINAGE EASEMENT DESCRIBED IN DEED TO THE CITY OF OCEANSIDE, RECORDED SEPTEMBER 20, 1961 AS FILE NO. 163907 OF OFFICIAL RECORDS; THENCE NORTH 39°05'18" WEST (RECORD NORTH 39°40'50" WEST) ALONG SAID NORTHEASTERLY LINE 361.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 220.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°00'12" AN ARC DISTANCE OF 30.73 FEET TO A POINT ON SAID SOUTHEASTERLY LINE OF LAND DESCRIBED IN DEED TO THE CITY OF OCEANSIDE RECORDED JUNE 4, 1962 AS FILE NO. 94349; THENCE NORTH 44°32'27" EAST (RECORD NORTH 43°57'35" EAST) ALONG SAID SOUTHEASTERLY LINE 37.61 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.16 ACRES MORE OR LESS.

PARCEL 6

A TEMPORARY CONSTRUCTION EASEMENT LYING SOUTHEASTERLY AND ADJOINING PARCEL 1 DESCRIBED ABOVE AND LYING NORTHEASTERLY AND ADJOINING PARCEL 4 DESCRIBED ABOVE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 0°35'44" WEST (RECORD SOUTH 0°06'15" WEST) ALONG THE WESTERLY LINE THEREOF 134.31 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LAND DESCRIBED IN DEED TO THE CITY OF OCEANSIDE, RECORDED JUNE 4, 1962 AS FILE NO. 94349 OF OFFICIAL RECORDS; THENCE NORTH 69°02'27" EAST (RECORD NORTH 68°27'36" EAST) ALONG SAID NORTHWESTERLY LINE 697.16 FEET TO THE TRUE POINT OF BEGINNING SAID POINT OF BEGINNING ALSO BEING A POINT ON THE NORTHEASTERLY CONSTRUCTION EASEMENT LINE OF THE SAN LUIS REY RIVER FLOOD CONTROL PROJECT AS SHOWN ON THE U.S. ARMY CORPS OF ENGINEERS' DRAWINGS ON FILE WITH THE OFFICE OF THE CITY OF OCEANSIDE; THENCE ALONG SAID LINE THE FOLLOWING COURSES:

NORTH 28°33'17" WEST 55.24 FEET;  
THENCE NORTH 18°04'34" WEST 151.48 FEET;  
THENCE NORTH 69°55'18" EAST 154.38 FEET;  
THENCE NORTH 22°50'01" WEST 102.84 FEET;  
THENCE NORTH 52°32'01" EAST 352.27 FEET;  
THENCE NORTH 44°00'51" EAST 368.11 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FOUSSAT STREET AS DESCRIBED IN DEED TO THE CITY OF OCEANSIDE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 4, 1974 AS FILE NO. 74-029101 OF OFFICIAL RECORDS; THENCE NORTH 41°21'15" WEST (RECORD NORTH 41°18'36" WEST) ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY 40.13 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SAN LUIS REY RIVER FLOOD CONTROL PROJECT SAID POINT ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF PARCEL 1 DESCRIBED ABOVE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1 TO THE NORTHEAST CORNER OF SAID PARCEL 4 DESCRIBED ABOVE; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 4 THE FOLLOWING COURSES: SOUTH 39°52'13" EAST 42.70 FEET; THENCE SOUTH 52°21'53" EAST 11.65 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LAND DESCRIBED IN DEED TO CITY OF OCEANSIDE RECORDED JUNE 4, 1962 AS FILE NO. 94349; THENCE LEAVING SAID NORTHEASTERLY LINE NORTH 69°02'27" EAST (RECORD NORTH 68°27'36" EAST) ALONG SAID NORTHWESTERLY LINE 119.06 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2.56 ACRES MORE OR LESS.

PARCEL 7

A TEMPORARY CONSTRUCTION EASEMENT LYING NORTHEASTERLY OF AND ADJOINING PARCEL 5 DESCRIBED ABOVE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 5 DESCRIBED ABOVE SAID POINT OF BEGINNING ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF LAND DESCRIBED IN DEED TO THE CITY OF OCEANSIDE, RECORDED JUNE 4, 1962 AS FILE NO. 94349 OF OFFICIAL RECORDS; THENCE NORTH 44°32'27" EAST (RECORD NORTH 43°57'35" EAST) ALONG SAID SOUTHEASTERLY LINE 40.81 FEET; THENCE SOUTH 34°00'48" EAST 404.65 FEET; THENCE SOUTH 39°05'18" EAST 181.69 FEET; THENCE SOUTH 72°50'07" WEST 43.12 FEET TO THE NORTHEASTERLY LINE OF THE 40 FOOT DRAINAGE EASEMENT DESCRIBED IN DEED TO THE CITY OF OCEANSIDE, RECORDED SEPTEMBER 20, 1961 AS FILE NO. 463907 OF OFFICIAL RECORDS; THENCE NORTH 39°05'18" WEST (RECORD NORTH 39°45'14" WEST) ALONG SAID NORTHEASTERLY LINE 167.36 TO THE SOUTHEAST CORNER OF SAID PARCEL 5; THENCE NORTH 34°00'48" WEST ALONG THE NORTHEASTERLY LINE THEREOF 398.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.53 ACRES MORE OR LESS.

PARCEL 8

A TEMPORARY CONSTRUCTION EASEMENT BEING A STRIP OF LAND 40.00 FEET IN WIDTH LYING SOUTHERLY, EASTERLY AND SOUTHEASTERLY OF AND ADJOINING PARCEL 2 DESCRIBED ABOVE.

THE SIDELINES OF SAID STRIP OF LAND TO BE LENGTHENED OR FORESHORTENED TO TERMINATE SOUTHWESTERLY AT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FOUSSAT STREET AS DESCRIBED IN THE DEED TO THE CITY OF OCEANSIDE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 4, 1974 AS FILE NO. 74-029101 OF OFFICIAL RECORDS AND TO TERMINATE NORTHEASTERLY AT THE SOUTHWESTERLY LINE OF LAND DESCRIBED IN DEED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED MAY 31, 1962 AS FILE NO. 92390 OF OFFICIAL RECORDS.

CONTAINING 1.86 ACRES MORE OR LESS.

PARCEL 9

A TEMPORARY CONSTRUCTION EASEMENT BEING A STRIP OF LAND 40.00 FEET IN WIDTH LYING SOUTHERLY OF AND ADJOINING PARCEL 3 DESCRIBED ABOVE. THE SOUTHERLY LINE OF SAID EASEMENT STRIP TO BE LENGTHENED OR FORESHORTENED TO TERMINATE WESTERLY ON THE WESTERLY LINE OF SAID PARCEL 1 OF PARCEL MAP 7726 AND TO TERMINATE EASTERLY ON THE NORTHEASTERLY LINE OF SAID PARCEL 1 OF PARCEL MAP 7726.

CONTAINING 0.12 ACRES MORE OR LESS.

SAID TEMPORARY CONSTRUCTION EASEMENTS SHALL TERMINATE ON APRIL 31, 1992.

THIS LEGAL DESCRIPTION AND PLAT WERE PREPARED BY ME OR UNDER MY DIRECTION.

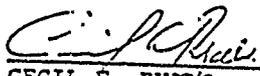
  
CECIL E. RYALS  
P.L.S. 3997



EXHIBIT "A"  
LEGAL DESCRIPTION

DEUTSCH-RIVER  
APN 146-020-25, APN 146-020-12, APN 146-020-15 AND APN 146-280-02

THAT PORTION OF THE EAST 15 ACRES OF THE NORTHWEST QUARTER AND OF THE EAST HALF OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 5 WEST, AND OF LOTS 1 AND 2 OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE CENTER OF SAID SECTION 13; THENCE NORTH 89°24'31" WEST (RECORD SOUTH 89°57'46" WEST) ALONG THE SOUTHERLY LINE OF SAID EAST 15 ACRES 248.69 FEET (RECORD 248.64 FEET) TO THE WESTERLY LINE OF SAID EAST 15 ACRES; THENCE ALONG SAID WESTERLY LINE NORTH 0°23'20" EAST (RECORD NORTH 0°05'45" EAST) 559.79 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE SAN LUIS REY RIVER FLOOD CONTROL PROJECT AS SHOWN ON THE U.S. ARMY CORPS OF ENGINEER'S DRAWINGS ON FILE WITH THE OFFICE OF THE CITY ENGINEER OF THE CITY OF OCEANSIDE; THENCE IN AN EASTERLY DIRECTION ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:  
NORTH 50°45'54" EAST 200.09 FEET; THENCE NORTH 62°25'05" EAST, 302.32 FEET; THENCE NORTH 67°52'56" EAST, 201.85 FEET; THENCE NORTH 73°11'02" EAST 235.05 FEET; THENCE NORTH 84°47'55" EAST 750.09 FEET; THENCE SOUTH 77°13'00" EAST 610.12 FEET; THENCE SOUTH 83°53'04" EAST 309.76 FEET; THENCE NORTH 86°01'24" EAST 187.18 FEET; THENCE NORTH 73°22'09" EAST 261.57 FEET TO THE EASTERLY LINE OF SAID SECTION 13; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE ALONG SAID EASTERLY LINE SOUTH 00°35'44" WEST (RECORD SOUTH 0°04'33" WEST) 742.12 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2041.51 FEET, SAID POINT ALSO BEING ON THE SOUTHERLY TOE OF LEVEE OF SAID SAN LUIS REY RIVER FLOOD CONTROL PROJECT, A RADIAL BEARING TO SAID POINT BEARS SOUTH 12°31'54" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°39'36" AN ARC LENGTH OF 415.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SAN LUIS REY RIVER FLOOD CONTROL PROJECT; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:  
NORTH 74°21'40" WEST, NON-TANGENT TO SAID CURVE, 2.73 FEET; THENCE NORTH 88°01'30" WEST 290.17 FEET; THENCE NORTH 79°33'04" WEST 782.98 FEET; THENCE SOUTH 84°42'47" WEST 336.43 FEET; THENCE SOUTH 79°37'36" WEST 299.90 FEET; THENCE SOUTH 69°22'35" WEST 298.10 FEET; THENCE SOUTH 55°16'31" WEST 245.77 FEET; THENCE SOUTH 46°31'15" WEST 116.83 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 13; THENCE ALONG SAID NORTH-SOUTH CENTERLINE NORTH 0°23'20" EAST (RECORD SOUTH 0°07'30" EAST) 87.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.36 ACRES MORE OR LESS.

PARCEL 2

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SAID NORTHWEST QUARTER OF SECTION 18; THENCE ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER SOUTH 0°35'44" WEST 132.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 22 CHAINS OF SAID NORTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE NORTH 89°49'37" EAST 503.18 FEET TO THE TRUE POINT OF BEGINNING ALSO BEING A POINT OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE SAN LUIS REY RIVER FLOOD CONTROL PROJECT AS SHOWN ON THE U.S. ARMY CORPS OF ENGINEER'S DRAWINGS ON FILE WITH THE OFFICE OF THE CITY ENGINEER OF THE CITY OF OCEANSIDE; THENCE IN AN EASTERLY DIRECTION ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:  
NORTH 50°56'43" EAST 56.24 FEET; THENCE NORTH 50°07'33" EAST 228.80 FEET TO A POINT ON THE EAST LINE OF THE WEST 11 CHAINS OF THE SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13; THENCE ALONG SAID EAST LINE SOUTH 0°35'44" WEST 175.34 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH 22 CHAINS OF THE NORTHWEST QUARTER OF SECTION 13; THENCE ALONG SAID SOUTH LINE SOUTH 89°49'37" WEST 222.96 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.42 ACRES MORE OR LESS.

PARCEL 3

AN EASEMENT FOR PONDING PURPOSES LYING SOUTHERLY OF AND COINCIDENT WITH PARCEL 1 DESCRIBED ABOVE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1 DESCRIBED ABOVE SAID SOUTHEAST CORNER ALSO BEING ON THE EASTERLY LINE OF SAID SECTION 13; THENCE SOUTH 0°35'44" (RECORD SOUTH 0°04'33" WEST) WEST ALONG SAID EASTERLY LINE 621.68 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND CONVEYED TO DEUTSCH REAL ESTATE DEVELOPMENT, INC. BY DEED RECORDED APRIL 1, 1983 AS FILE NO. 104844 OF OFFICIAL RECORDS; THENCE SOUTH 80°30'41" WEST (RECORD SOUTH 80°02'30" WEST) ALONG SAID SOUTHERLY LINE 326.50 FEET; THENCE NORTH 01°20'05" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE SAN LUIS REY RIVER FLOOD CONTROL PROJECT AS SHOWN ON THE U.S. ARMY CORP'S OF ENGINEER'S DRAWINGS ON FILE WITH THE OFFICE OF THE CITY ENGINEER OF THE CITY OF OCEANSIDE, 599.96 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SAN LUIS REY RIVER FLOOD CONTROL PROJECT; THENCE NORTH 74°21'40" WEST ALONG SAID SOUTHERLY LINE 101.13 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2041.51 FEET, SAID POINT ALSO BEING ON THE SOUTHERLY TOE OF LEVEE OF SAID SAN LUIS REY RIVER FLOOD CONTROL PROJECT, A RADIAL BEARING TO SAID POINT BEARS SOUTH 0°52'16" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°39'36" AN ARC LENGTH OF 415.46 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 4.56 ACRES MORE OR LESS.

PARCEL 4

A TEMPORARY CONSTRUCTION EASEMENT IN SAID SECTIONS 13 AND 18 LYING NORTHERLY AND COINCIDENT WITH PARCELS 1 AND 2 DESCRIBED ABOVE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 13; THENCE NORTH 89°24'31" WEST (RECORD SOUTH 89°57'46" WEST) ALONG THE SOUTHERLY LINE OF SAID EAST 15 ACRES 248.69 FEET (RECORD 248.64 FEET) TO THE WESTERLY LINE OF SAID EAST 15 ACRES; THENCE ALONG SAID WESTERLY LINE NORTH 0°23'20" EAST (RECORD NORTH 0°05'45" EAST) 559.79 FEET TO THE TRUE POINT OF BEGINNING SAID POINT OF BEGINNING ALSO BEING THE NORTHWESTERLY CORNER OF PARCEL 1 DESCRIBED ABOVE; THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 0°23'20" EAST (RECORD NORTH 0°05'45" EAST) 681.70 FEET; THENCE LEAVING SAID WESTERLY LINE NORTH 34°41'43" EAST 290.62 FEET; THENCE NORTH 85°29'10" EAST 266.83 FEET; THENCE NORTH 04°22'12" WEST, 459.34 FEET; THENCE, SOUTH 77°02'44" EAST 963.52 FEET; THENCE SOUTH 34°16'14" WEST 657.08 FEET; THENCE SOUTH 09°27'44" EAST 60.83 FEET; THENCE SOUTH 66°22'14" EAST 174.64 FEET; THENCE NORTH 69°40'37" EAST 716.97 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG SAID NORTH LINE NORTH 89°47'12" EAST (RECORD NORTH 89°45'54" EAST) 455.17 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 17°39'00" EAST 74.20 FEET; THENCE SOUTH 89°20'24" EAST 868.06 FEET; THENCE NORTH 69°04'11" EAST 530.23 FEET TO THE EAST LINE OF THE WEST 11 CHAINS OF THE SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18; THENCE ALONG SAID EAST LINE SOUTH 0°35'44" WEST 62.73 FEET TO THE NORTHEAST CORNER OF PARCEL 2 DESCRIBED ABOVE; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2 THE FOLLOWING COURSES: SOUTH 50°07'33" WEST 228.80 FEET; THENCE SOUTH 60°06'43" WEST 56.24 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2 SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTH 22 CHAINS OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG SAID SOUTH LINE SOUTH 89°49'37" WEST 503.13 FEET TO THE EAST LINE OF SAID SECTION 13; THENCE ALONG SAID EAST LINE SOUTH 0°35'44" WEST (RECORD SOUTH 0°04'33" WEST) 233.43 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1 ABOVE; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID PARCEL 1 TO THE TRUE POINT OF BEGINNING.

CONTAINING 35.96 ACRES MORE OR LESS.

PARCEL 5

A TEMPORARY CONSTRUCTION EASEMENT IN SAID SECTION 13 LYING SOUTHERLY, WESTERLY AND COINCIDENT WITH PARCELS 1 AND 3 DESCRIBED ABOVE BEING A STRIP OF LAND 30.00 FEET IN WIDTH, THE NORTHERLY AND

EASTERLY LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:  
COMMENCING AT THE CENTER OF SAID SECTION 13; THENCE SOUTH 0°23'20"  
WEST (RECORD 0°07'30" EAST) ALONG THE NORTH SOUTH CENTERLINE OF  
SAID SECTION 13 A DISTANCE OF 87.41 FEET TO THE TRUE POINT OF  
BEGINNING SAID POINT OF BEGINNING ALSO BEING A POINT ON THE  
SOUTHERLY RIGHT-OF-WAY LINE OF THE SAN LUIS REY RIVER FLOOD CONTROL  
PROJECT AS SHOWN ON THE U.S. ARMY CORPS OF ENGINEER'S DRAWINGS ON  
FILE WITH THE OFFICE OF THE CITY ENGINEER OF THE CITY OF OCEANSIDE;  
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING  
COURSES:

NORTH 46°31'15" EAST 116.83 FEET;  
THENCE NORTH 55°16'31" EAST 245.77 FEET;  
THENCE NORTH 69°22'35" EAST 298.10 FEET;  
THENCE NORTH 79°37'36" EAST 299.90 FEET;  
THENCE NORTH 84°42'47" EAST 336.43 FEET;  
THENCE SOUTH 79°33'04" EAST 782.98 FEET;  
THENCE SOUTH 83°01'30" EAST 290.17 FEET;  
THENCE SOUTH 74°21'40" EAST 103.86 FEET; THENCE SOUTH 1°20'05" WEST  
599.96 FEET TO THE TRUE POINT OF BEGINNING SAID POINT OF BEGINNING  
ALSO BEING A POINT ON THE SOUTHERLY LINE OF THAT PARCEL OF LAND  
CONVEYED TO DEUTSCH REAL ESTATE DEVELOPMENT, INC. BY DEED RECORDED  
APRIL 1, 1983 AS FILE NO. 104844 OF OFFICIAL RECORDS.

CONTAINING 2.10 ACRES MORE OR LESS.

SAID TEMPORARY EASEMENTS SHALL TERMINATE ON APRIL 31, 1992.

ATTACHED HERETO AND MADE A PART THEREOF THIS DESCRIPTION IS A PLAT  
LABELED EXHIBIT "B".

THIS LEGAL DESCRIPTION AND PLAT WERE PREPARED BY ME OR UNDER MY  
DIRECTION.

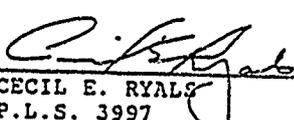
  
CECIL E. RYALS  
P.L.S. 3997



EXHIBIT "A"  
LEGAL DESCRIPTION

LEE 153-010-24, 160-280-18, 20 & 21

PARCEL 1

THOSE PORTIONS OF LOTS 3 AND 4 OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF, LYING EASTERLY OF THE EASTERLY LINES OF MAR LADO SUBDIVISION IN SAID CITY AND COUNTY, ACCORDING TO MAP THEREOF NO. 8642, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 12, 1977 AND MAR LADO UNIT NO. 2, IN SAID CITY AND COUNTY, ACCORDING TO MAP THEREOF NO. 8935, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AUGUST 12, 1977 AND LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 176 OF SAID MAP NO. 8935; THENCE NORTH 37°55'32" EAST 554.42 FEET (RECORD NORTH 37°58'20" EAST, 554.54 FEET) TO THE EASTERLY LINE OF SAID LOT 3 AND THE POINT OF TERMINUS.

CONTAINING 19.07 ACRES MORE OR LESS.

PARCEL 2

LOTS 1 AND 2 OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM THE SOUTH 37.26 ACRES OF SAID LOT 2.

ALSO EXCEPTING THEREFROM THE SOUTH 12 CHAINS OF THE NORTH 22 CHAINS OF THE WEST 11 CHAINS OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 18.

ALSO EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN DEED TO L. AND L. DEVELOPMENT COMPANY, RECORDED AUGUST 12, 1977 AS FILE NO. 77-329985 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM LOTS 192 THROUGH 219, INCLUSIVE, OF MAR LADO UNIT NO. 3, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 10896 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON APRIL 5, 1984.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN FOUSSAT STREET AS DESCRIBED IN THE DOCUMENT TO THE CITY OF OCEANSIDE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 16, 1983 AS FILE NO. 83-331323 AND RE-RECORDED JULY 9, 1985 AS FILE NO. 85-242986 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN FOUSSAT STREET AS DESCRIBED IN THE DOCUMENT TO THE CITY OF OCEANSIDE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 4, 1974 AS FILE NO. 74-029102 AND RE-RECORDED MARCH 22, 1974 AS FILE NO. 74-072146 OF OFFICIAL RECORDS.

CONTAINING A NET AREA OF 23.76 ACRES MORE OR LESS.

THIS LEGAL DESCRIPTION AND PLAT WERE PREPARED BY ME OR UNDER MY DIRECTION.

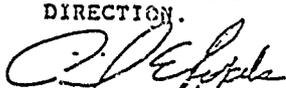
  
CECIL E. RYALS  
P.L.S 3997



EXHIBIT "A"  
LEGAL DESCRIPTION

PACKARD APN 158-010-22

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 7, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7; THENCE NORTH 1°01'12" EAST ALONG THE WESTERLY LINE THEREOF 1335.39 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7; THENCE NORTH 89°53'03" EAST ALONG THE NORTHERLY LINE THEREOF 686.92 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE SAN LUIS REY RIVER FLOOD CONTROL PROJECT AS SHOWN ON THE U.S. ARMY CORPS OF ENGINEERS' DRAWINGS ON FILE WITH THE OFFICE OF THE CITY ENGINEER OF THE CITY OF OCEANSIDE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

SOUTH 23°58'27" WEST 486.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 1577.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°34'13" AN ARC LENGTH OF 593.69 FEET; THENCE SOUTH 2°24'15" WEST 314.16 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 89°28'45" WEST ALONG SAID SOUTHERLY LINE 365.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.19 ACRES MORE OR LESS.

PARCEL 2

A TEMPORARY CONSTRUCTION EASEMENT BEING A STRIP OF LAND 40.00 FEET IN WIDTH LYING EASTERLY AND SOUTHEASTERLY OF AND BEING COINCIDENT WITH PARCEL 1 DESCRIBED ABOVE.

THE SIDELINES OF SAID STRIP OF LAND TO BE LENGTHENED OR FORESHORTENED TO TERMINATE NORTHERLY AND SOUTHERLY RESPECTIVELY ON THE NORTHERLY AND SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7.

CONTAINING 1.28 ACRES MORE OR LESS.

SAID TEMPORARY EASEMENT SHALL TERMINATE ON APRIL 31, 1992.

THIS LEGAL DESCRIPTION AND PLAT WERE PREPARED BY ME OR UNDER MY DIRECTION.

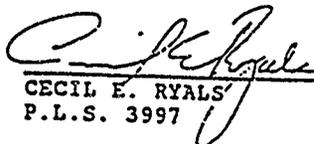
  
CECIL E. RYALS  
P.L.S. 3997



EXHIBIT "A"  
LEGAL DESCRIPTION

WALDRIP

THAT PORTION OF PARCEL 2 OF PARCEL MAP 8902, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 6, 1979 AS FILE NO. 79-281302 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 2; THENCE ALONG THE BOUNDARY LINES OF SAID PARCEL THE FOLLOWING COURSES: SOUTH 89°06'18" EAST ALONG THE NORTHERLY LINE 972.82 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 2; THENCE SOUTH 0°12'31" WEST ALONG THE EASTERLY LINE 81.66 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SAN LUIS REY RIVER FLOOD CONTROL PROJECT AS SHOWN ON THE U.S. ARMY CORPS OF ENGINEERS' DRAWINGS ON FILE WITH THE OFFICE OF THE CITY ENGINEER OF THE CITY OF OCEANSIDE; THENCE DEPARTING SAID BOUNDARY LINE NORTH 89°46'47" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 973.08 FEET TO THE WESTERLY LINE OF SAID PARCEL 2; THENCE NORTH 0°24'31" EAST ALONG SAID WESTERLY LINE 93.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.95 ACRES MORE OR LESS.

ATTACHED HERETO AND MADE A PART OF THIS DESCRIPTION IS A PLAT LABELED EXHIBIT "B".

THIS LEGAL DESCRIPTION AND PLAT WERE PREPARED BY ME OR UNDER MY DIRECTION.

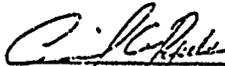
  
CECIL E. RYALS  
P.L.S. 3997



EXHIBIT "A"  
LEGAL DESCRIPTION

JEROME BROS PTN APN 158-030-08,10

THAT PORTION OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 5, 1881, DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EASTERLY ONE-FOURTH OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER.

EXCEPTING THEREFROM THOSE PARCELS DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 8, BEING A POINT ON THE CENTER LINE OF COUNTY ROAD SURVEY NO. 935, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE SURVEYOR OF THE COUNTY OF SAN DIEGO; THENCE SOUTH 0°07'18" EAST (RECORD SOUTH 0°41'15" EAST) ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 8, BEING ALSO SAID CENTER LINE OF ROAD SURVEY NO. 935, A DISTANCE OF 738.59 FEET; THENCE AT RIGHT ANGLES SOUTH 89°52'42" WEST (RECORD SOUTH 89°18'45" WEST) 40 FEET TO A POINT ON THE WEST LINE OF SAID ROAD SURVEY NO. 935, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE SOUTH 0°07'18" EAST (RECORD SOUTH 0°41'15" EAST) 395 FEET; THENCE SOUTH 89°52'42" WEST (RECORD SOUTH 89°18'45" WEST) 15 FEET; THENCE NORTHERLY IN A STRAIGHT LINE 395.28 FEET (RECORD 395 FEET) TO A POINT THAT BEARS SOUTH 89°52'42" WEST (RECORD SOUTH 89°18'45" WEST) 30 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 89°52'42" EAST (RECORD NORTH 89°18'45" EAST) 30 FEET TO SAID TRUE POINT OF BEGINNING.

PARCEL 2

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 8, BEING A POINT ON THE CENTERLINE OF COUNTY ROAD SURVEY NO. 935, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE SURVEYOR OF THE COUNTY OF SAN DIEGO; THENCE SOUTH 0°07'18" EAST (RECORD SOUTH 0°41'15" EAST) ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 8, BEING ALSO SAID CENTERLINE OF ROAD SURVEY NO. 935, A DISTANCE OF 168.59 FEET; THENCE AT RIGHT ANGLES SOUTH 89°52'42" WEST (RECORD SOUTH 89°18'45" WEST) 40 FEET TO A POINT ON THE WEST LINE OF SAID ROAD SURVEY NO. 935, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE NORTH 0°07'18" WEST (RECORD NORTH 0°41'15" WEST) 400 FEET; THENCE AT RIGHT ANGLES SOUTH 89°52'42" WEST (RECORD SOUTH 89°18'45" WEST) 15 FEET; THENCE SOUTHERLY IN A STRAIGHT LINE 400.28 FEET (RECORD 400 FEET) TO A POINT THAT BEARS SOUTH 89°52'42" WEST (RECORD SOUTH 89°18'45" WEST) 30 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 89°52'42" EAST (RECORD NORTH 89°19'45" EAST) 30 FEET TO SAID TRUE POINT OF BEGINNING.

PARCEL 3

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 8, BEING A POINT ON THE CENTERLINE OF COUNTY ROAD NO. 935, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE SURVEYOR OF THE COUNTY OF SAN DIEGO; THENCE NORTH 89°18'38" WEST ALONG THE NORTHERLY LINE OF SAID SECTION 8, 63.65 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF DOUGLAS DRIVE AS IT EXISTED ON JUNE 20, 1990 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE SAN LUIS REY RIVER FLOOD CONTROL PROJECT AS SHOWN ON THE U.S. ARMY CORPS OF ENGINEER'S DRAWINGS ON FILE WITH THE OFFICE OF THE CITY ENGINEER OF THE CITY OF OCEANSIDE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

SOUTH 35°53'21" WEST 162.75 FEET;  
THENCE SOUTH 88°52'42" WEST 111.67 FEET;  
THENCE NORTH 80°10'13" WEST 63.28 FEET;  
THENCE NORTH 89°39'56" WEST 199.17 FEET;

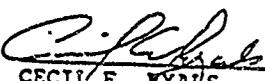
THENCE SOUTH 81°50'29" WEST 78.74 FEET;  
THENCE NORTH 89°44'35" WEST 684.10 FEET TO A POINT ON THE WESTERLY  
LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF  
SECTION 8; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH  
0°08'29" EAST ALONG SAID WESTERLY LINE 144.98 FEET TO THE NORTHWEST  
CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF  
SECTION 8; THENCE SOUTH 89°18'38" EAST ALONG THE NORTHERLY LINE  
THEREOF 1230.34 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 8, BEING A  
POINT ON THE CENTERLINE OF COUNTY ROAD SURVEY NO. 935, ACCORDING  
TO PLAT THEREOF ON FILE IN THE OFFICE OF THE SURVEYOR OF THE COUNTY  
OF SAN DIEGO; THENCE SOUTH 0°07'18" EAST (RECORD SOUTH 0°41'15"  
EAST) ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 8, A  
DISTANCE OF 1331.22 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST  
QUARTER OF THE NORTHWEST QUARTER OF SECTION 8; THENCE NORTH  
88°54'02" WEST ALONG THE SOUTHERLY LINE THEREOF 45.12 FEET TO THE  
TRUE POINT OF BEGINNING SAID POINT OF BEGINNING ALSO BEING A POINT  
ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH RIVER ROAD NOW KNOWN AS  
DOUGLAS DRIVE AS SHOWN ON MAP 7464, FILED IN THE OFFICE OF THE  
COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 26, 1972; THENCE  
CONTINUING ALONG SAID SOUTHERLY LINE NORTH 88°54'02" WEST 1580.16  
FEET TO THE SOUTHWEST CORNER OF SAID EASTERLY ONE-FOURTH OF THE  
SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF  
SECTION 8; THENCE NORTH 0°12'31" EAST ALONG THE WESTERLY LINE  
THEREOF 578.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SAN  
LUIS REY RIVER FLOOD CONTROL PROJECT AS SHOWN ON THE U.S. ARMY  
CORPS OF ENGINEER'S DRAWINGS ON FILE WITH THE OFFICE OF THE CITY  
ENGINEER OF THE CITY OF OCEANSIDE; THENCE ALONG SAID SOUTHERLY  
RIGHT-OF-WAY LINE THE FOLLOWING COURSES:  
SOUTH 89°47'05" EAST 1431.33 FEET; THENCE SOUTH 43°36'34" EAST  
181.39 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY WITH  
THE WESTERLY RIGHT-OF-WAY LINE OF DOUGLAS DRIVE AS IT EXISTED ON  
JUNE 20, 1990; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE  
ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:  
SOUTH 2°17'47" EAST 275.26 FEET; THENCE NORTH 89°52'42" EAST (RECORD  
NORTH 89°19'45" EAST) 15 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF  
NORTH RIVER ROAD NOW KNOWN AS DOUGLAS DRIVE AS SHOWN ON MAP 7464;  
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:  
SOUTH 0°07'18" EAST 55.20 FEET TO THE BEGINNING OF A TANGENT CURVE  
CONCAVE TO THE WEST HAVING A RADIUS OF 1960.00 FEET; THENCE  
SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°08'21" AN  
C DISTANCE OF 141.59 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING A NET AREA OF 18.09 ACRES MORE OR LESS.

THIS LEGAL DESCRIPTION AND PLAT WERE PREPARED BY ME OR UNDER MY  
DIRECTION.

  
CECIL E. RYALS  
P.L.S. 3997

