MINUTE ITEM
This Calendar Item No. 53
was approved as Minute Item
No. 53 by the State Lands
Commission by a vote of 3
to Ø at its 8/3/94
meeting.

CALENDAR ITEM

53

A 74

S 38

08/03/94
W 20725.204
A. Scott AD 318
J. Smith AD 319
Fossum AD 320
PRC 7783 AD 321

CONSIDER ACCEPTANCE OF TITLE TO PROPERTY
IN AND ADJACENT TO BATIQUITOS LAGOON;
AND ISSUANCE OF A PUBLIC AGENCY PERMIT TO THE CITY OF CARLSBAD
TO CONSTRUCT AND IMPLEMENT
THE BATIQUITOS LAGOON ENHANCEMENT PROJECT INCLUDING:
CONSTRUCTION OF INLET JETTIES, DREDGING A MAXIMUM 3.4 MILLION
CUBIC YARDS OF MATERIAL, LAGOON CONTOURING, CREATION OF LEAST
TERN AND SNOWY PLOVER NESTING SITES AND BEACH NOURISHMENT ALONG
SOUTH CARLSBAD STATE BEACH,
IN THE CITY OF CARLSBAD, SAN DIEGO COUNTY

APPLICANT:
City of Carlsbad
Attn: John Cahill
2075 Las Palmas Drive
Carlsbad, California 92009-1576

HISTORY:
Less than 150 years ago, Batiquitos Lagoon was a fully tidal system, nourished by daily infusions of ocean water. Archaeological evidence shows the lagoon held marine shellfish that the local Native Americans harvested in abundance. The lagoon has changed significantly since that time due partially to the early impacts caused by poor grazing and cultivation practices and more significantly the filling of the Lagoon for roads and railroads which now crisscross the Lagoon (including Old US Highway 101, El Camino Real, Interstate 5, and Santa Fe Railway) thereby restricting the tidal prism and the resulting in and outflow of seawater. Vast amounts of sediment, washed down from plowed and graded lands have filled in the lagoon. Portions of the original eastern lagoon have been filled for development and natural water flows have been diverted to other uses. All these alterations, perceived and carried forth as isolated actions over the years, have combined to drastically alter the characteristics of the lagoon. Tidal inflows have virtually stopped.

The lagoon is no longer regularly open to tidal action and therefore sediments reaching the lagoon are not washed out to the ocean by the tides. Nutrients build up in the water and algal growth becomes extreme, causing poor water quality and

increasingly unpleasant odors. Each year, the lagoon condition varies from fully freshwater during winter and spring to almost completely dry mud flats in the summer and fall months. In turn, the extreme variation in water salinity, oxygen content and temperature have resulted in low diversity of plants and animals.

The proposed restoration will restore the lagoon's water quality and its fish and wildlife habitats by establishing a permanent open connection to the ocean. It will also create habitats for use by endangered species and remove excessive sediments that entered the lagoon as a result of human intervention, agriculture, land use, highway and railroad construction.

Without some human intervention to benefit the lagoon environment, it will continue to fill with sediment and lose many of its remaining wetland values over the next few decades.

The lagoon today comprises the ocean mouth area and three basins separated by physical barriers: the west basin, between the first coastal road bridge structure (Carlsbad Boulevard) and the Santa Fe railroad bridge; the central basin, between the railroad bridge and the Interstate 5 bridge and the east basin, between the I-5 bridge and the eastern end of the lagoon and El Camino Real.

BACKGROUND:
By Statutes of 1986, Chapter 1415 § 1 (P.R.C. §6306.1) the California Legislature authorized the State Lands Commission (SLC) and Board of Harbor Commissioners of the City of Los Angeles to "take all actions necessary for mitigation of expansion of the Port of Los Angeles by the enhancement, restoration, and management of Batiquitos Lagoon in the County of San Diego." This law also provides that "(i)f any interests in property are acquired as part of the Batiquitos Lagoon mitigation project, these interests are to be held in trust for the public as sovereign lands by the State Lands Commission." P.R.C. §6306.1 further specifically authorizes the Board of Harbor Commissioners to "expend harbor revenue funds to enhance, restore, and manage Batiquitos Lagoon."

On September 23, 1987, the Commission, by Minute Item No. 39, authorized the execution of a Memorandum of Agreement (MOA) between the Commission, City of Los Angeles, Department of Fish and Game, City of Carlsbad, United States Fish and Wildlife Service, and National Marine Fisheries Service. This MOA provides for the enhancement of Batiquitos Lagoon as a coastal

estuarine marine wetland habitat through the restoration of tidal action, protection of existing habitat valves and creation of other wildlife habitat, as mitigation for impacts which would be caused by proposed harbor fill and development within the Port of Los Angeles. The MOA contains provisions, which among other things, designate 1) the City of Carlsbad "to design and construct the Lagoon Enhancement Project"; 2) the State Lands Commission "to hold the necessary property rights for construction and maintenance of the Project"; and 3) the California Department of Fish and Game "to assume responsibility for management, operation, maintenance and monitoring of the Project upon completion of construction." The Commission over a period of many years and pursuant to several title settlement agreements and dedications has obtained title to most of the lagoon proper. The California Departments of Fish and Game, Transportation, and Parks and Recreation also hold certain property interests involved in the project near the mouth of the lagoon and the Pacific Ocean. The City of Carlsbad, pursuant to the MOA, has acquired additional property rights for the Project through purchase and condemnation. These interests, which are necessary for construction of the project, are to be transferred to the State acting by and through the SLC, as proposed by this calendar item.

On September 14, 1988, the Commission authorized issuance of a permit to the Department of Fish and Game (DFG) for inclusion of the State's sovereign interests in the Batiquitos Lagoon Ecological Reserve. Subsequently, DFG decided that, in order for the Department to have the maximum lease period available (49 years) it would postpone expanding the Ecological Reserve until all construction involving the Lagoon Enhancement Project was finished. Therefore, Lease PRC 7242 has not been executed. Following construction of the Project, the Commission will be asked to reauthorize a lease to DFG for inclusion of the SLC's interest in the Ecological Reserve.

In order to accommodate the breeding season of the Least Tern, a state and federally listed endangered species, on March 8th of this year the Commission approved the construction of the first of five Least Tern nesting sites to be developed as part of the Project. This site, within days of completion, became one of, if not, the most successful new Least Tern breeding sites ever constructed. To date, over 68 Least Tern chicks have fledged. This has far surpassed any previous nesting success in the lagoon.

CURRENT SITUATION:
After nearly 10 years of hard work and close cooperation and coordination, this project, which will directly generate up to 70 jobs during the construction phase and the next three years, is on the verge of becoming a reality. Largely through the cooperative efforts of federal, state and local resource agencies, local citizens, the Port of Los Angeles and the City of Carlsbad, the wildlife and habitat of Batiquitos Lagoon will once again enjoy water quality ensured by the daily flushing of the tides.

CONSTRUCTION ACTIVITIES TO BE AUTHORIZED BY SLC PERMIT: Among the elements of the Lagoon Project are the following significant activities –

- Dredging of the lagoon's central basin for construction of the east basin nesting sites and beach nourishment.
- Dredging of the east basin for fill at the central basin and for the creation of new tidal flats.
- Construction of three California Least Tern and Western Snowy Plover nesting sites in the east end of the lagoon, totaling 32 acres.
- Dredging of the west basin for construction of the west basin nesting site and beach replenishment at the tidal inlet.
- Construction of two 300-foot rock jetties extending into the ocean from the mouth of the lagoon.
- Development of tidal inlet rock lining under and adjacent to the Carlsbad Boulevard bridges and the railroad bridge.
- Beach nourishment at Encinas Beach.
- Development of rock channel lining and slope protection for the Interstate 5 bridge.
- Construction of one, five-acre least tern and Snowy Plover nesting site in the west end of the lagoon.
- Revegetation of any areas that have been temporarily impacted.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2 (including but not limited to §§ 6301, 6303, 6306.1 and 6807); Div. 13.

B. Cal. Code Regs.: Title 2, Div. 3; Title 14, Div. 6.

AB 884:
N/A

APPROVALS OBTAINED: City of Carlsbad, San Diego County Air Pollution Control District, Regional Water Quality Control Board, Public Utilities Commission, Department of Parks and Recreation, Department of Fish and Game, Department of Transportation, California Coastal Commission, United States Army Corps of Engineers, United States Coast Guard, and the United States Environmental Protection Agency.

FURTHER APPROVALS REQUIRED:
California State Lands Commission

OTHER PERTINENT INFORMATION:

1. On March 8, 1994, by Minute Item 44, the Commission found that an EIR had been prepared and certified for this Project by the City of Carlsbad, that the Commission reviewed and considered the information contained therein; the Commission furthermore adopted the Findings and Statement of Overriding Considerations and the Mitigation Monitoring Plan for the Project.

2. This activity involves lands identified as possessing significant environmental values pursuant to P. R. C. 6370, et seq. Based upon the staff's consultation with the entity nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use and classification.

3. As part of the Project, and before sand removed from the lagoon is placed on the beach in conjunction with the beach nourishment operation, the City of Carlsbad, through its contractors in coordination with SLC staff, will perform a survey of existing beach conditions, including the location of the then elevation of mean high tide from just north of South Carlsbad State Beach to the northerly boundary of San Elijo State Beach. The survey data will subsequently be submitted to the staff of the SLC.

EXHIBIT:

A. Location Map
B1-4. Description of Property Interests to be Accepted

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT AN EIR WAS PREPARED AND CERTIFIED FOR THIS PROJECT BY THE CITY OF CARLSBAD AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

2. READOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS ADOPTED BY THE COMMISSION BY MINUTE ITEM 44, AT ITS MARCH 8, 1994, MEETING IN CONFORMANCE WITH SECTION 15096(h) OF THE STATE CEQA GUIDELINES.

3. READOPT THE MITIGATION MONITORING PLAN ADOPTED BY THE COMMISSION AT ITS MEETING OF MARCH 8, 1994, BY MINUTE ITEM 44.

4. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.

5. AUTHORIZE ACCEPTANCE OF PROPERTY INTERESTS DESCRIBED IN EXHIBIT "B", AND EXECUTION AND RECORDATION OF ALL NECESSARY DOCUMENTS ASSOCIATED THEREWITH.

6. AUTHORIZE THE ISSUANCE OF A PUBLIC AGENCY PERMIT TO THE CITY OF CARLSBAD FOR A TERM OF FOUR (4) YEARS BEGINNING AUGUST 6, 1994 COVERING ALL THE SOVEREIGN LANDS OF THE STATE WITHIN THE BOUNDARIES OF THE BATIQUITOS LAGOON ENHANCEMENT PROJECT INCLUDING, BUT NOT LIMITED TO, THE LAGOON AREA AND THE PACIFIC OCEAN; FOR THE PURPOSE OF CONSTRUCTION OF THOSE IMPROVEMENTS AND LAND MODIFICATIONS IDENTIFIED IN THE CONSTRUCTION PLANS, SPECIFICATIONS AND ENVIRONMENTAL DOCUMENTS WHICH ARE ON FILE IN THE SACRAMENTO OFFICE OF THE COMMISSION.

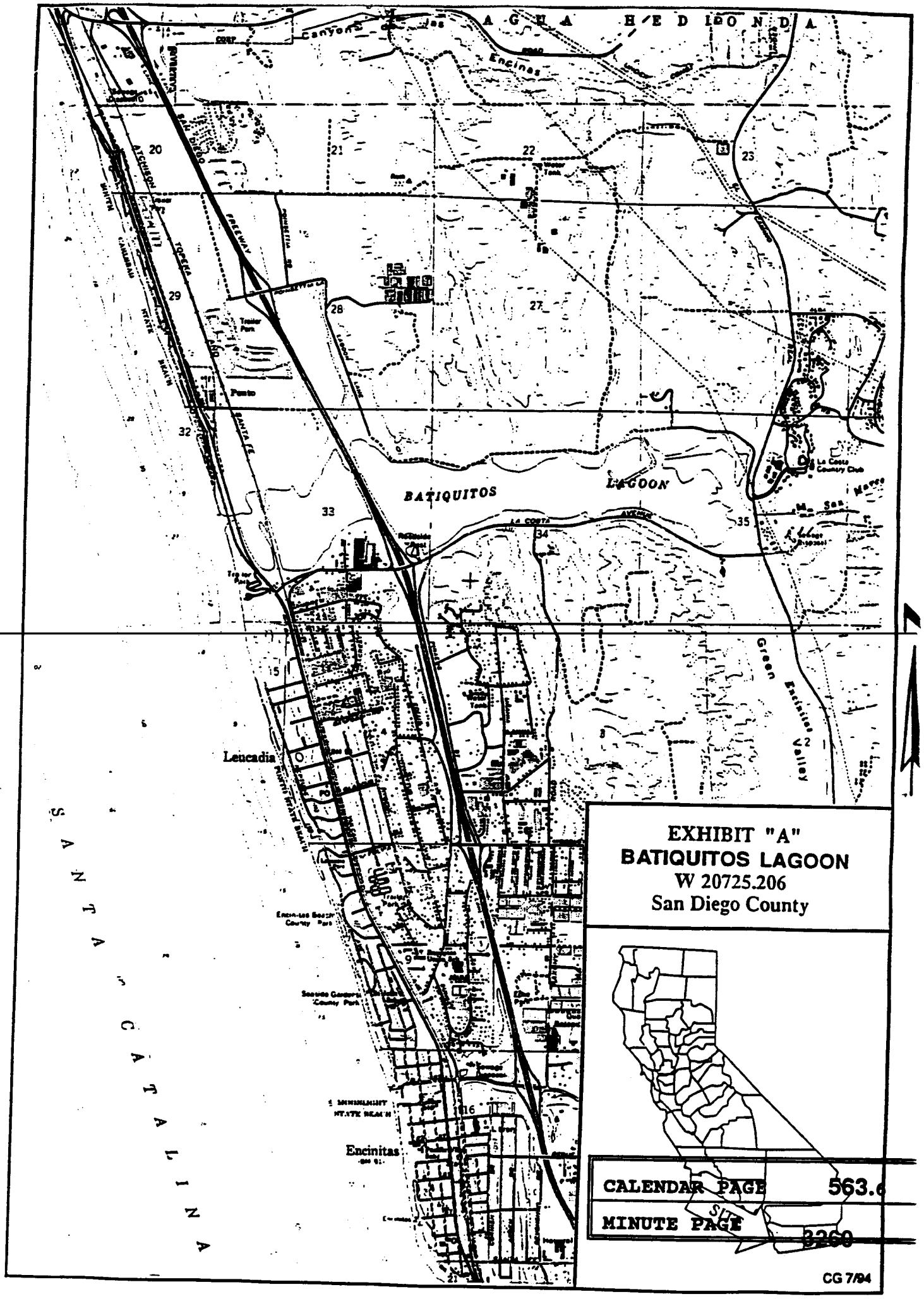
AGUA HEDIONDA
Canyon
Encinas
BATIQUITOS
LAGOON
LA COSTA AVENUE
Leucadia
Encinitas
SANTA CATALINA
Green Encinitas Valley
EXHIBIT "A"
BATIQUITOS LAGOON
W 20725.206
San Diego County
CALENDAR PAGE 563.6
MINUTE PAGE 3260
CG 7/94

EXHIBIT "B-1"

~~EXHIBIT "A"~~

COPY

LEGAL DESCRIPTION

APN: 216-121-02 AND 216-121-03

VESTING: ROY K. MITSUUCHI, NANCY M. MITSUUCHI

THAT PORTION OF LOT 2 OF SECTION 35 IN TOWNSHIP 12 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF APPROVED MAY 3, 1883, AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2 THENCE ALONG THE WEST LINE OF SAID LOT 2 SOUTH 00°30'25" WEST 650.09 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE SOUTH 34°50'29" EAST 25.05 FEET; THENCE SOUTH 88°23'16" EST 186.46 FEET; THENCE SOUTH 24°35'19" WEST 32.20 FEET; THENCE NORTH 89°25'19" EAST 74.19 FEET; THENCE NORTH 76°15'57" EAST 107.18 FEET; THENCE NORTH 21°11'18" EAST 124.19 FEET; THENCE NORTH 61°34'21" EAST 108.27 FEET; THENCE NORTH 37°32'46" EAST 83.49 FEET; THENCE NORTH 87°27'08" EAST 172.57 FEET; THENCE SOUTH 89°37'38" EAST 98.65 FEET; THENCE SOUTH 73°55'27" EAST 197.30 FEET; THENCE SOUTH 12°08'29" WEST 71.27 FEET; THENCE SOUTH 14°31'43" WEST 69.45 FEET; THENCE SOUTH 69°58'09" EAST 43.35 FEET; THENCE SOUTH 52°07'02" EAST 151.89 FEET; THENCE SOUTH 23°32'13" EAST 124.62 FEET; THENCE NORTH 88°46'19" EAST 61.11 FEET; THENCE NORTH 43°59'52" EAST 58.68 FEET; THENCE NORTH 72°31'59" EAST 20.64 FEET TO THE EAST LINE OF SAID LOT 2; THENCE ALONG SAID EAST LINE SOUTH 00°32'02" WEST 206.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 NORTH 82°17'54" WEST 796.74 FEET; THENCE SOUTH 60°41'40" WEST 607.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE WEST LINE OF SAID LOT 2 NORTH 00°30'25" EAST 549.39 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 11.837 ACRES MORE OR LESS.

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

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

7/14/92

CECIL E. RYALS
P.L.S. 3997

LICENSED LAND SURVEYOR
CECIL E. RYALS
No. 3997
Exp. 6/30/96
STATE OF CALIFORNIA

CALENDAR PAGE	563.7
MINUTE PAGE	3261

EXHIBIT "B-2"

~~EXHIBIT "A"~~

LEGAL DESCRIPTION

COPY

APN: 216-121-01

VESTING: BARBARA M. MURPHY, HOWARD F. MURPHY,
BARBARA McCARTNEY MURPHY

THOSE PORTIONS OF THE NORTH 20 ACRES OF LOT 1 OF SECTION 35 IN TOWNSHIP 12 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF; AS DESCRIBED AS PARCEL NO. 1 AND PARCEL NO. 2 AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35 THENCE ALONG THE WEST LINE OF SAID SECTION 35 SOUTH 00°31'55" WEST 430.46 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00°31'55" WEST 230.79 FEET TO THE SOUTHWEST CORNER OF THE NORTH 20 ACRES OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID NORTH 20 ACRES SOUTH 88°48'10" EAST 698.79 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 56°46'41" WEST 53.09 FEET; THENCE NORTH 12°17'31" WEST 128.38 FEET; THENCE NORTH 77°32'28" WEST 57.25 FEET; THENCE SOUTH 44°46'47" WEST 48.60 FEET; THENCE SOUTH 88°06'13" WEST 68.23 FEET; THENCE SOUTH 78°21'03" WEST 76.24 FEET; THENCE SOUTH 49°16'51" WEST 63.00 FEET; THENCE NORTH 88°34'29" EAST 77.67 FEET; THENCE NORTH 08°01'02" WEST 67.82 FEET; THENCE NORTH 23°58'25" EAST 143.16 FEET; THENCE NORTH 83°45'45" WEST 72.18 FEET; THENCE SOUTH 77°12'10" WEST 124.55 FEET; THENCE NORTH 83°25'06" WEST 84.61 FEET; THENCE SOUTH 64°25'52" WEST 41.93 FEET TO THE WEST LINE OF SAID LOT 1 AND TRUE POINT OF BEGINNING.

HAVING AN AREA OF 2.606 ACRES MORE OR LESS.

PARCEL 2:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1 SOUTH 0°30'25" WEST 650.09 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE NORTH 34°50'29" WEST 64.92 FEET; THENCE SOUTH 76°42'38" WEST 38.65 FEET; THENCE NORTH 20°13'53" WEST 84.84 FEET; THENCE SOUTH 85°10'46" WEST 13.15 FEET; SOUTH 04°26'07 WEST 77.59 FEET; THENCE SOUTH 73°14'05" WEST 175.47 FEET TO THE SOUTH LINE OF THE SAID NORTH 20 ACRES OF LOT 1; THENCE ALONG SAID SOUTH LINE SOUTH 88°48'10" EAST 291.11 FEET TO THE EAST LINE OF SAID LOT 1; THENCE ALONG SAID EAST LINE NORTH 0°30'25" EAST 11.16 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 13,180 SQUARE FEET MORE OR LESS.

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

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

CALENDAR PAGE	563.8
MINUTE PAGE	3262

EXHIBIT "B-3"

~~EXHIBIT "A"~~

COPY

LEGAL DESCRIPTION

APN: 216-121-14

VESTING: NEWPORT SHORES BUILDERS INC.

THAT PORTION OF LOT 3 OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3 THENCE ALONG THE WEST LINE OF SAID LOT 3 SOUTH 00°32'02" WEST 612.88 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE NORTH 66°44'34" EAST 95.93 FEET; THENCE NORTH 39°44'13" EAST 79.97 FEET; THENCE NORTH 58°00'00" EAST 36.83 FEET; THENCE NORTH 13°50'29" EAST 54.57 FEET; THENCE NORTH 06°39'17" EAST 65.92 FEET; THENCE NORTH 75°10'48" EAST 40.70 FEET; THENCE NORTH 65°43'00" EAST 45.27 FEET; THENCE NORTH 84°12'16" EAST 59.22 FEET; THENCE SOUTH 19°42'48" WEST 155.64 FEET; THENCE SOUTH 10°14'24" WEST 84.50 FEET; THENCE SOUTH 00°15'52" WEST 59.37 FEET; THENCE SOUTH 02°07'15 EAST 56.76 FEET; THENCE SOUTH 08°22'34" WEST 64.28 FEET; THENCE SOUTH 01°03'55" EAST 69.11 FEET; THENCE SOUTH 13°50'50" WEST 160.12 FEET; THENCE SOUTH 12°56'59" WEST 36.55 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE ALONG SAID SOUTH LINE NORTH 82°17'54 WEST 215.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG SAID WEST LINE OF SAID LOT 3 NORTH 00°32'02" EAST 368.28 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 3.035 ACRES MORE OR LESS.

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

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

7/14/92

CECIL E. RYALS
P.L.S. 3997

LICENSED LAND SURVEYOR
CECIL E. RYALS
No. 3997
Exp 6/30/96
STATE OF CALIFORNIA

CALENDAR PAGE	563.9
MINUTE PAGE	3263

EXHIBIT "B-4"

~~EXHIBIT "A"~~

COPY

LEGAL DESCRIPTION

APN: 216-140-16

VESTING: CONSTANCE S. SAMMIS AND JOHN M. LAMB

THAT PORTION OF LOT 1 AND LOT 4 OF SECTION 33 IN TOWNSHIP 12 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY FIVE PER MS 775 AND THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 33, SAID QUARTER SECTION LINE ALSO BEING A PORTION OF THE SUBDIVISION BOUNDARY OF CARLSBAD TRACT 85-14 PER MAP NO. 11616 AS RECORDED SEPTEMBER 12, 1986 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID QUARTER SECTION LINE SOUTH 0°55'46" WEST 634.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID QUARTER SECTION LINE AND SAID SUBDIVISION BOUNDARY NORTH 41°38'46" EAST 37.66 FEET; THENCE NORTH 32°26'50" EAST 86.70 FEET; THENCE NORTH 21°24'18" EAST 146.24 FEET; TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID HIGHWAY FIVE THENCE ALONG SAID RIGHT-OF-WAY SOUTH 18°04'10 EAST 80.62 FEET; THENCE SOUTH 31°00'56" EAST 381.40 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY ALONG A PORTION OF SAID SUBDIVISION BOUNDARY SOUTH 33°09'27" WEST 613.26 FEET TO A POINT ON SAID QUARTER SECTION LINE; THENCE ALONG SAID LINE NORTH 00°55'46" WEST 679.55 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 3.728 ACRES MORE OR LESS.

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

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

7/14/92

CECIL E. RYALS
P.L.S. 3997

LICENSED LAND SURVEYOR
CECIL E. RYALS
No. 3997
Exp 6/30/96
STATE OF CALIFORNIA

CALENDAR PAGE	563.10
MINUTE PAGE	3264