Click on Blue Text to jump to support material for that item.

City of Santee
Regular Meeting Agenda

Santee City Council
CDC Successor Agency
Santee Public Financing Authority

Council Chamber – Building 2
10601 Magnolia Avenue
Santee, CA 92071

July 10, 2013
7:00 PM

ROLL CALL: Mayor Randy Voepel
Vice Mayor John Minto
Council Members Jack Dale, Rob McNelis and John Ryan

LEGISLATIVE INVOCATION \ PLEDGE OF ALLEGIANCE:

PRESENTATION: **San Diego County Regional Airport Authority Board Member Report**

PRESENTATION: **Allied Climbers of San Diego Appreciation for Cleaning Climbing Rocks of Graffiti**

PROCLAMATION: **July is Parks and Recreation Month and July 10, 2013 as "Go Play! Get Fit! Youth Day," and presentation of fund raising proceeds to the City Council by the Santee Park and Recreation Committee (SPARC)**

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:

1. CONSENT CALENDAR:

Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting. Council Members, staff or public may request specific items be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be presented to the City Clerk before the meeting is called to order. Speakers are limited to 3 minutes.

(A) Approval of reading by title only and waiver of reading in full of Ordinances on agenda.

(B) Approval of Payment of Demands as presented.

(C) Adoption of a Resolution authorizing termination of the Joint Exercise of Powers Agreement creating the San Diego Area Housing & Finance Agency (SDAHFA).

(D) Adoption of a Resolution awarding the construction contract for the Town Center Community Park Sports Complex Sideline Netting (CIP 2013-35) to Judge Netting, Inc. for a total amount of $85,047.00, and authorizing the Director of Development Services to approve change orders in an amount not to exceed $8,504.70.

(E) Adoption of a Resolution awarding the construction contract for the Bike Lane Project on Prospect Avenue, Olive Lane and Town Center Parkway (CIP 2013-52) to Safe USA, Inc. for an amount of $69,196.60; authorization for the City manager to execute the agreement and the Director of Development Services to execute change orders up to a total of $6,919.00; and acceleration of project appropriation from FY 2014-2015 to FY 2013-2014.

2. PUBLIC HEARINGS:

(A) Public Hearing to adopt a Resolution declaring that the acquisition of fee and easement interests in certain real property by eminent domain is necessary for the Prospect Avenue Widening project.

Recommendation:
1. Open and close the Public Hearing; and
2. Adopt the Resolution of Necessity.

(B) Public Hearing to receive a report and account of unpaid weed abatement invoices and the establishment of special assessments.

Recommendation:
1. Open and close the Public Hearing; and
2. Approve the cost report and account of unpaid weed abatement invoices (Exhibit A); and
3. Adopt the Resolution.

3. ORDINANCES (First Reading): None

4. CITY COUNCIL ITEMS AND REPORTS:

5. CONTINUED BUSINESS: None

6. NEW BUSINESS:

(A) Consideration of a General Plan Amendment to change the land use designation of property located at 10775 Rockvill Street, from the "Light Industrial/General Commercial" designation to the "General Industrial/General Commercial" designation, with corresponding amendment to the zoning base district map. (Applicant: Cameron Brothers Corporation)

Recommendation:
Provide direction as to whether staff should proceed with the processing of a General Plan/Zone Code Amendment to change the property at 10775 Rockvill Street from the "Light Industrial/General Commercial" land use designation to the "General Industrial/General Commercial" designation, with corresponding change to the Zoning Base District Map. A decision by the Council to authorize staff to consider the selected Amendment does not indicate eventual approval of the requested Amendment and anticipated Conditional Use Permit.

7. COMMUNICATION FROM THE PUBLIC:

Each person wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the Agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda.

8. CITY MANAGER REPORTS:

9. CDC SUCCESSOR AGENCY:
(Note: Minutes appear as Item 1B)

10. SANTEE PUBLIC FINANCING AUTHORITY:
(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS:

12. CLOSED SESSION:

(A) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: Forty-three cases.

(B) CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Government Code section 54956.8)

PROPERTIES:
The following addresses on Prospect Avenue in Santee, CA: 9860, 9808, 9822, 9840, 9830, 10017, 10023, 10131-10151, 10273, 10273, 10109, 10205, 10049, 10051, 10027-10039, 9915, 9851, 9825, 9833, 9959, 9835, 9855, 9805, 10375, 10527, 10517, 10445, 10555-10559, 10540, 10510, 10580, 10612, 10622, 10618, 10638, 10806, 10658, 10611, 10625, 10631, 10659, 10723, 10809, 10723, 10735, 10250, 10054, 10112, 10320, 10370, 10380, 10352. The following addresses in Santee, CA: 8539 Hubbles Lane, 8565 Paseo Drive, 8540, 8539, 8537 Cora Mae Place, 8629 Tumbleweed Terrace, 8614, 8622 Siesta Road, 8516-8528 N Magnolia Avenue, 8605, 8602 Fiona Way. The following Assessor's Parcel Numbers, which have no assigned street address, in Santee, CA: 384-180-20-00, 384-190-34-00, 384-190-72-00, 384-240-16-00, 384-250-06-00, 384-250-18-00, 384-251-09-00, 384-410-29-00, 384-410-77-00

AGENCY NEGOTIATORS: Bruce Beach, Best Best & Krieger LLP, and Chip Willett, Dokken Engineering

NEGOTIATING PARTIES: Lawrence A. Hayden and Tina M. Hayden, San Diego Metropolitan Transit District Board, Rodney and Tonya Crossman, Roe Family, Edwards Trust, Robert Bates, HSP Partners, Mary Jude Ltd Partnership, Ronald and Garalyn Snow, Carl and Deborah Freeman, Jonathan D. Urshan, Catarino and Mario Navarro, Bruce R. and Brenda F. Kleege, Bron Development Co., John and Lorna Nickols, Michael and Adele Barrack, Gloria Duff, Ida E. Cunradi, Fiz-Fast, Inc., Tom Hurner, Thomas and Carol Angus, Leann Lardy, Proj. Manager, County Airports Division, Orin and Janette Baertsch, Robert Schnieders, Frankie B. Clemens, Flohr Family Trust; Warczak Family Trust, Mark and Vivian Kroeger, Donna J. McDonnell, TW Cameron, LLC, Cameron Brothers Construction Co. LP, John and Shirley Cameron, Snyder Family Trust, Dennis J. Cushman and Shawna M. Faubel, Ray C. Cadena, James C. Walton, Jesse Cryns - JCMS Landscaping, 10806 Prospect Avenue, LLC, Robert and Kathryn McWay, et al., Robert and Cheryl Eschwege, Michael R. Fernandes, Sueannette Wood Maniscalco, DC Commercial, LLC, Schleuterman Family Trust, Eugene and Florence Warengo, Richard and Linda Hopper and Henry Tietz, Roy A. Woodward, Robert and Brenda Kleege, Charles L. Tatman, Michael and Charlotte Pratko, Franco and Caterina Race, Regina Marahrens, Zack Cirks, Martin Ramirez, Guadalupe Villa, and any other person having an ownership interest in the properties listed above.

UNDER NEGOTIATION: Both price and terms

13. ADJOURNMENT:

July & August Meetings

July	08	Community Oriented Policing Committee	Chamber Conf. Rm.
July	10	City Council Meeting	Chamber
July	11	Santee Park & Recreation Committee	Bldg. 6 Conf. Rm.
July	24	City Council Meeting	Chamber
Aug	01	Santee Park & Recreation Committee	Bldg. 6 Conf. Rm.
Aug	12	Community Oriented Policing Committee	Chamber Conf. Rm.
Aug	14	~~City Council Meeting~~ – ***MEETING CANCELLED***	
Aug	28	City Council Meeting	Chamber

The Santee City Council welcomes you and encourages your continued interest and involvement in the City's decision-making process.

For your convenience, a complete Agenda Packet is available for public review at City Hall and on the City's website at www.CityofSanteeCa.gov.

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.

AFFIDAVIT OF POSTING AGENDA

State of California }
County of San Diego } ss.
City of Santee }

I, Pam Coleman, Administrative Secretary of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with Resolution 61-2003 on July 5, 2013 at 4:30 p.m.

7/5/13

Signature Date

City of Santee

COUNCIL AGENDA STATEMENT

PRES

MEETING DATE July 10, 2013 **AGENDA ITEM NO.**

ITEM TITLE **PRESENTATION: SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY BOARD MEMBER REPORT**

DIRECTOR/DEPARTMENT Randy Voepel, Mayor

SUMMARY

East County's representative to the San Diego County Regional Airport Authority, Lemon Grove Mayor Mary Sessom, will give a short presentation on what is happening at the Airport Authority.

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW ☑ N/A ☐ Completed

RECOMMENDATION
Note and file.

ATTACHMENTS (Listed Below)
None

Printed on recycled paper

City of Santee

COUNCIL AGENDA STATEMENT

PRES

MEETING DATE July 10, 2013 **AGENDA ITEM NO.**

ITEM TITLE PRESENTATION: ALLIED CLIMBERS OF SAN DIEGO APPRECIATION FOR CLEANING CLIMBING ROCKS OF GRAFFITI

DIRECTOR/DEPARTMENT Randy Voepel, Mayor

SUMMARY

Josh Higgins, a member of the rock climbing group, Allied Climbers of San Diego, initiated a paint/graffiti removal project that took place on Sunday, February 10, 2013.

Nearly 100 climbers descended on the Santee boulder field on Mast Boulevard across from West Hills Park for a major paint removal. Josh and his fellow climbers from Allied Climbers of San Diego with help from Mesa Rim Climbing and Fitness Center, the University of San Diego, the city of Santee, and scores of community volunteers helped to eradicate as much graffiti as possible in a single day.

After 9 hours, 500+ gallons of water, hundreds of man-hours worth of scrubbing, 2 pressure washers going, a great BBQ, and many smiles later, hundreds of square feet of rocks were returned to their natural state.

The City appreciates the effort and wishes to present a token of thanks to these impressive volunteers.

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW ☑ N/A ☐ Completed

RECOMMENDATION Recognize volunteers.

ATTACHMENTS (Listed Below)

None.

Printed on recycled paper

City of Santee

COUNCIL AGENDA STATEMENT

PROC

MEETING DATE July 10, 2013 **AGENDA ITEM NO.**

ITEM TITLE **PROCLAIMING JULY IS PARKS AND RECREATION MONTH AND JULY 10, 2013 AS GO PLAY! GET FIT! YOUTH DAY, AND PRESENTATION OF FUND RAISING PROCEEDS TO THE CITY COUNCIL BY THE SANTEE PARK AND RECREATION COMMITTEE**

DIRECTOR/DEPARTMENT Randy Voepel, Mayor

SUMMARY

July is nationally recognized as Parks and Recreation Month and is the time to celebrate the variety of opportunities offered by the Community Services Department that can be enjoyed by youth, adults, seniors, and families.

The City of Santee recreation program participated in a county-wide "Go Play! Get Fit! Youth Day" on July 10, 2013 to help educate children on the importance of healthy eating and physical activity.

Citizens of Santee are reminded that parks and recreation enrich the lives of residents and visitors, as well as adds value to the community's homes and neighborhoods, as we celebrate July as Parks and Recreation Month and July 10, 2013 as "Go Play! Get Fit! Youth Day."

Ken Fox, Chair of the Santee Park and Recreation Committee (SPARC), will accept the proclamation and will present a check to the City Council in the amount of $ 29,682.93 which reflects the Committee's fund raising activities from July 2012 through June 2013, including proceeds from the annual Santee Bluegrass Festival held each year in September.

SPARC's fund raising proceeds are deposited into the Recreation Activity Donation account and help provide recreation program scholarships and programs for youth and seniors. SPARC has been fundraising on behalf of the City's recreation programs since FY95-96. The Committee's total contribution is now $172,532.28

FINANCIAL STATEMENT

Fund raising proceeds are deposited into the Recreation Activity Donation account.

CITY ATTORNEY REVIEW ☒ N/A ☐ Completed

RECOMMENDATION

Approve the proclamation and accept the proceeds from SPARC.

ATTACHMENTS (Listed Below)

Proclamation

Printed on recycled paper

City of Santee, California

Proclamation

WHEREAS, Parks and Recreation makes lives and communities better by offering places, spaces and programs that foster human development, the arts, and lifelong learning for toddlers to seniors and provides positive alternatives for youth during non-school hours that reduce crime and mischief; and

WHEREAS, Parks and Recreation strengthens community image and sense of place, increases cultural unity, facilitates social connections and community problem solving, strengthens safety and security, adds value to homes and neighborhoods and contributes to the economic prosperity of our City; and

WHEREAS, Parks and Recreation preserve and protect our natural resources, provide low cost, close-to-home access to outdoor spaces and programs to play and exercise making it easy to stay active, reducing health care costs; and

WHEREAS, the Santee Recreation Division summer day camp program participated in the county-wide "Go Play! Get Fit!" youth day today to educate children on the importance of living a healthful lifestyle that includes physical activity;

NOW, THEREFORE, I, Randy Voepel, Mayor of the City of Santee on behalf of the City Council, do hereby set aside July 2013 as

PARKS AND RECREATION MONTH

and hereby proclaim July 10, 2013 as

GO PLAY! GET FIT! YOUTH DAY

in the City of Santee and urge residents to enjoy and recognize the many community benefits derived from the services, facilities, and programs provided by the Community Services Department that offers something of value to everyone.

IN WITNESS WHEREOF, I have hereunto set my hand this Tenth day of July, Two thousand thirteen, and have caused the Official Seal of the City of Santee to be affixed.

Mayor Randy Voepel

City of Santee

COUNCIL AGENDA STATEMENT

1B

MEETING DATE July 10, 2013 **AGENDA ITEM NO.**

ITEM TITLE PAYMENT OF DEMANDS

DIRECTOR/DEPARTMENT Tim K. McDermott/Finance

SUMMARY

A listing of checks that have been disbursed since the last Council meeting is submitted herewith for approval by the City Council.

FINANCIAL STATEMENT

Adequate budgeted funds are available for the payment of demands per the attached listing.

CITY ATTORNEY REVIEW ☒ N/A ☐ Completed

RECOMMENDATION

Approval of the payment of demands as presented.

ATTACHMENTS (Listed Below)

1) Payment of Demands-Summary of Checks Issued
2) Disbursement Journal

Printed on recycled paper

Payment of Demands
Summary of Checks Issued

Date	Description	Amount
06/18/13	Accounts Payable	$ 279,493.76
06/25/13	Accounts Payable	1,210,161.57
06/27/13	Payroll	281,447.47
06/27/13	Accounts Payable	163,098.56
	TOTAL	$ 1,934,201.36

I hereby certify to the best of my knowledge and belief that the foregoing demands listing is correct, just, conforms to the approved budget, and funds are available to pay said demands.

Tim K. McDermott, Director of Finance

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account		Amount
102585	6/18/2013	10003 A & B SAW & LAWNMOWER SHOP	572671	50154	EQUIPMENT REPAIR		81.73
						Total :	**81.73**
102586	6/18/2013	11139 ACE UNIFORMS AND ACCESSORIES	168678		CLASS A UNIFORM		709.44
						Total :	**709.44**
102587	6/18/2013	10975 AIR VAC SYSTEMS INC	8356	50296	EQUIPMENT REPAIR		1,650.10
						Total :	**1,650.10**
102588	6/18/2013	10127 AL'S SPORT SHOP	8753	50250	PARK EQUIPMENT		979.74
						Total :	**979.74**
102589	6/18/2013	11142 AMERICAN CANCER SOCIETY	JUNE 12, 2013		DEPOSIT REFUND		1,000.00
						Total :	**1,000.00**
102590	6/18/2013	10017 BAY CITY ELECTRIC WORKS	W110326	50131	SVC GENERATOR CH		182.02
			W110327	50131	GENERATOR SVC FIRE #5		182.02
			W110328	50131	SVC GENERATOR FS#4		182.02
						Total :	**546.06**
102591	6/18/2013	10320 BAYLIN, BRETT	4		INSTRUCTOR PAYMENT		157.50
						Total :	**157.50**
102592	6/18/2013	10018 BENCHMARK LANDSCAPE SVCS INC	103755	50138	LANDSCAPE SERVICES		520.00
			103759	50138	LANDSCAPE SVCS		4,211.00
			103760	50138	LANDSCAPE SERVICES		338.00
						Total :	**5,069.00**
102593	6/18/2013	10021 BOUND TREE MEDICAL LLC	21101065	50050	EMS SUPPLIES		18.51
			81091801	50050	EMS SUPPLIES		26.67
			81093317	50050	EMS SUPPLIES		626.25
			81094485	50050	EMS SUPPLIES		68.86
			81095592	50050	EMS SUPPLIES		403.50
			81096732	50050	EMS SUPPLIES		556.45
			8109801	50050	EMS SUPPLIES		17.30
			81099567	50050	EMS SUPPLIES		56.75

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
102593	6/18/2013	10021 10021 BOUND TREE MEDICAL LLC	(Continued)		Total :	**1,774.29**
102594	6/18/2013	10022 BRAUN NORTHWEST INC	15099	50255	AMBULANCE REMOUNT/REFURBIS	103,654.20
					Total :	**103,654.20**
102595	6/18/2013	11074 BUCKNAM INFRASTRUCTURE GROUP	313-01.01	50332	PAVEMENT MGT UPDATE	590.00
					Total :	**590.00**
102596	6/18/2013	10024 BUSINESS PRINTING COMPANY INC	106015	50328	LEAVE REQUEST FORMS	272.02
			106016	50328	TIME CARDS	325.08
					Total :	**597.10**
102597	6/18/2013	10029 CANNON PACIFIC SERVICES INC	830358	50101	MONTHLY STREET SWEEPING	10,339.24
					Total :	**10,339.24**
102598	6/18/2013	11134 CARRICO, TAYLOR	191141		WORKBOOTS FOR FIELD	130.79
					Total :	**130.79**
102599	6/18/2013	10031 CDW GOVERNMENT LLC	CK45790	50316	EOC 17" LAPTOP/SOFTWARE	2,439.88
			CL81782	50324	HARDWARE-QUESTYS BACKUP	177.75
					Total :	**2,617.63**
102600	6/18/2013	10526 CHANNEL ISLANDS SIDEWALK	1418	50278	CONCRETE SLICING	11,691.50
			1426	50278	CONCRETE SLICING	6,072.60
					Total :	**17,764.10**
102601	6/18/2013	10032 CINTAS #64	694579813	50304	PARTS CLEANER/UNIFORM RNTL	64.38
			694582302	50304	UNIFORM/PARTS CLNR RENTAL	59.43
					Total :	**123.81**
102602	6/18/2013	10035 COMPETITIVE METALS INC	128112	50075	SHOP SUPPLIES	140.40
					Total :	**140.40**
102603	6/18/2013	10038 COSTCO WHOLESALE #403	819336688000	50321	GENERAL EVENT SUPPLIES	484.88
					Total :	**484.88**
102604	6/18/2013	10358 COUNTY OF SAN DIEGO	13CTOFSAN11	50040	SHERIFF RADIOS	4,845.00
			13CTOFSASN11	50040	800 MHZ NETWORK ACCESS	1,351.50

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
102604	6/18/2013	10358 10358 COUNTY OF SAN DIEGO	(Continued)		Total :	**6,196.50**
102605	6/18/2013	10040 COUNTYWIDE MECHANICAL SYS INC	12062182	50110	HVAC FILTER CHANGING	1,890.00
			12062183	50110	HVAC SERVICES	75.00
			13061844	50110	HVAC SERVICES	273.00
			13062397	50110	HVAC SERVICES	195.00
					Total :	**2,433.00**
102606	6/18/2013	10333 COX COMMUNICATIONS	052335901		8950 COTTONWODD AVE	244.80
			3110094486701		TELEPHONE SERVICES	2,859.27
			JUNE 8, 2013	50096	CLOCK TOWER INTERNET	85.00
					Total :	**3,189.07**
102607	6/18/2013	10200 DELGADO, PEDRO ORSO	05/01/13-05/31/13		CELL PHONE REIMBURSEMENT	102.49
					Total :	**102.49**
102608	6/18/2013	10049 DREW AUTO CENTER	C51735-A	50035	VEHICLE REPAIR	972.13
			C51735-B	50345	VEHICLE REPAIR	1,214.70
			C52478	50035	VEHICLE REPAIR	1,064.87
					Total :	**3,251.70**
102609	6/18/2013	10057 ESGIL CORPORATION	06/03/13-06/07/13		SHARE OF FEES	5,934.44
					Total :	**5,934.44**
102610	6/18/2013	10724 FIREMASTER	82112	50233	FIRE INSPECT INERGEN SYSTEM	325.00
					Total :	**325.00**
102611	6/18/2013	11143 FORESTER SQUARE LP	JUNE 13, 2013		RELEASE CASH SECURITY	5,000.00
			JUNE 17, 2013		RELEASE CASH SECURITY	20,000.00
					Total :	**25,000.00**
102612	6/18/2013	10202 FURTADO, DANIEL	SA1575962		STEEL TOED WORK BOOTS	200.00
					Total :	**200.00**
102613	6/18/2013	10881 GAUGHEN, PETER	JUNE 17, 2013		REFUNDABLE DEP	2,043.97
					Total :	**2,043.97**
102614	6/18/2013	10640 GOVERNMENT JOBS.COM INC, C/O NEO(	07-9605		JOB POSTING	175.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
102614	6/18/2013	10640 10640 GOVERNMENT JOBS.COM INC, C/O I (Continued)			Total :	175.00
102615	6/18/2013	10540 HCFA	HC00000010		HCFA 3RD QTR COMM CHRGS	3,043.22
					Total :	3,043.22
102616	6/18/2013	10198 HYDRO SCAPE PRODUCTS	7623134-00	50104	IRRIGATION MATERIALS	54.39
					Total :	54.39
102617	6/18/2013	10075 IRON MOUNTAIN INFO MGMT INC	HAL5281-HAL5289	50123	MAY/JUNE STORAGE	322.39
					Total :	322.39
102618	6/18/2013	10077 JOHN DEERE LANDSCAPES INC	64750109	50105	IRRIGATION MATERIALS	210.63
			64766230	50105	IRRIGATION MATERIALS	9.59
					Total :	220.22
102619	6/18/2013	10120 KEARNY PEARSON FORD	695465	50069	VEHICLE REPAIR PART	159.92
			700310	50069	VEHICLE REPAIR PARTS	115.64
			CM-700582	50069	CREDIT- REPAIR PART RETRND	-159.92
					Total :	115.64
102620	6/18/2013	10242 LEIGH, BOB	06/10/13	50292	TUITION REIMBURSEMENT	455.99
					Total :	455.99
102621	6/18/2013	10079 MEDICO PROFESSIONAL	1247109	50036	MEDICAL LINEN SERVICE	24.16
			1247110	50036	MEDICAL LINEN SERVICE	21.25
					Total :	45.41
102622	6/18/2013	10237 MEEK, CHERIE	61113		CASH ADVANCE	150.00
			70413		CASH ADVANCE	700.00
					Total :	850.00
102623	6/18/2013	10507 MITEL LEASING	1127456		MONTHLY RENTAL 122670	1,757.78
					Total :	1,757.78
102624	6/18/2013	10082 MUELLER'S TRUCK & EQUIP SVC	11429	50299	VEHICLE SERVICE	506.97
					Total :	506.97
102625	6/18/2013	10084 NALCO CAL-WATER LLC	36954	50128	DEIONIZED WATER SERVICE	90.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
102625	6/18/2013	10084 10084 NALCO CAL-WATER LLC	(Continued)		Total :	90.00
102627	6/18/2013	10344 PADRE DAM MUNICIPAL WATER DIST	209-03892-02		CUYAMACA ST	167.27
			209-03894-01		CUYAMACA ST MESA	29.11
			210-12800-01		MISSION GORGE RD	157.60
			215-02414-11		PROSPECT AVE @ CLIFFORD	394.70
			215-03082-02		PROSPECT CT	112.80
			215-06676-11		MISSION GORGE RD	2,405.70
			215-09881-01		BIG ROCK RD	4,562.60
			220-01782-11		MISSION GORGE RD	1,154.70
			221-08500-00		8115 ARLETTE	160.25
			221-08550-17		BIG ROCK RD	401.07
			225-00472-10		8915 CARLTON HILLS	114.70
			230-00004-09		CARLTON HILLS BLVD	414.47
			230-00006-10		CARLTON HILLS	3,262.60
			230-00020-10		CARLTON HILLS	74.70
			230-00231-10		9329 LAKE CANYON RD	141.70
			230-00755-19		9413 CARLTON HILLS	230.70
			230-01898-15		9555 CARLTON HILLS BLV	154.70
			230-03384-16		9457 MAST BLVD	159.70
			230-36584-20		9496 MAST BLVD	56.70
			230-48037-10		PENNYWOOD RD	74.70
			230-48315-10		9705 CARLTON HILLS	79.70
			230-50931-10		9776 CARLTON HILLS	84.70
			230-52603-10		9809 CARLTON HILLS	51.70
			232-00646-10		9313 LAKE CANYON RD	86.70
			232-01051-12		9231 LAKE CANYON RD	179.70
			233-05937-21		9000 MAST BLV	447.60
			235-00006-24		CARLTON OAKS DR	160.70
			235-00010-21		CALLE DEL LAGO	924.54
			235-00117-03		9310 FANITA PARKWAY	128.77
			235-00521-01		9130 CARLTON OAKS DR	610.53
			235-00525-01		9130 CARLTON OAKS DR	60.50
			235-00529-01		9130 CARLTON OAKS	515.70
			236-07107-10		MAST BLVD	922.60
			236-07133-10		MAST BLVD W	827.60
			236-07136-10		8750 MAST BLVD	1,002.41

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
102627	6/18/2013	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued)			
			236-07138-10		MAST BLVD	10,585.80
			242-04686-10		PROSPECT AVE & MAGNOLIA	189.70
			242-04976-11		MAGNOLIA AVE & PROSPECT	51.70
			242-04987-24		MAGNOLIA AVENUE	119.70
			242-05292-13		PROSPECT AVE @ MAGNOLIA	84.70
			242-15485-01		PROSPECT AVE POC	312.60
			242-15491-01		PROSPECT AVE POC	297.60
			242-16037-01		PROSPECT AVE POC	157.60
			242-21086-10		CUYAMACA ST	31.45
					Total :	**32,144.77**
102628	6/18/2013	10241 PETTY CASH	06/13/13		DDS PETTY CASH	292.91
					Total :	**292.91**
102629	6/18/2013	10241 PETTY CASH	06/17/13		PETTY CASH REIM HR	85.77
			CLK 6/13/2013		PETTY CASH REIM CITY CLERK	144.24
			FIRE 6/17/13		PC CASH REIMB FIRE	106.30
			PC-FIN 06/18/13		PETTY CASH REIMB FINANCE	205.74
					Total :	**542.05**
102630	6/18/2013	10161 PRIZM JANITORIAL SERVICES, INC	7185	50106	JANITORIAL SVCS MAY	3,134.54
			7187	50107	JANITORIAL SVCS PARKS	2,235.75
					Total :	**5,370.29**
102631	6/18/2013	10150 PROBUILD	04-96127	50149	YARD STOCK	482.12
			04-96282	50149	YARD STOCK	5.76
			04-96305	50149	YARD SUPPLIES	97.28
					Total :	**585.16**
102632	6/18/2013	10606 SAN DIEGO COUNTY SHERIFF'S	05162013		CAL-ID PROGRAM COSTS	5,545.00
					Total :	**5,545.00**
102633	6/18/2013	10212 SANTEE SCHOOL DISTRICT	2012-17	50231	TRANSPORT TEEN CENTER	480.00
			2012-18	50231	TRANSPORT TEEN CENTER	620.00
					Total :	**1,100.00**
102634	6/18/2013	10585 SHARP REES-STEALY MEDICAL	260		EMPLOYEE TB SCREENING	20.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
102634	6/18/2013	10585 10585 SHARP REES-STEALY MEDICAL (Continued)			Total :	**20.00**
102635	6/18/2013	10487 SIEMENS INDUSTRY INC	RR-134663	50282	TRAFFIC SIGNAL MAINT.	2,634.54
					Total :	**2,634.54**
102636	6/18/2013	10217 STAPLES ADVANTAGE	3200278032	50039	OFFC SUPPLIES 5/18/13	256.41
			3200379991	50089	STAPLES ADVANTAGE	192.23
			3200379992	50089	STAPLES ADVANTAGE	140.35
			3200410072	50178	OFFICE SUPPLIES	112.65
			3202113706	50039	OFFICE SUPPLIES CREDIT	-43.90
					Total :	**657.74**
102637	6/18/2013	10217 STAPLES ADVANTAGE	3200410073	50114	OFFICE SUPPLIES	93.37
					Total :	**93.37**
102638	6/18/2013	10116 STAT PHARMACEUTICALS INC	411302-01	50071	PHARMACEUTICALS	169.07
			411417-00	50071	PHARMACEUTICALS	200.29
			411436-00	50071	PHARMACEUTICALS	53.03
					Total :	**422.39**
102639	6/18/2013	10572 SUNBELT RENTALS	39906808-001	50213	REPLACEMENT BLADES	215.79
					Total :	**215.79**
102640	6/18/2013	10121 SUPERIOR READY MIX LP	568019	50108	ASPHALT	218.70
			568020	50108	ASPHALT MATERIALS	565.11
			569335	50108	ASPHALT MATERIALS	1,142.15
			569650	50108	ASPHALT MATERIALS	74.95
					Total :	**2,000.91**
102641	6/18/2013	10255 TARGETSOLUTIONS	11988		TRAINING/RISK MGMT PROGRAM	4,082.22
					Total :	**4,082.22**
102642	6/18/2013	10158 THE SOCO GROUP INC	133801	50150	PROPANE V152	67.99
			140351	50061	DELIVERED FUEL	832.32
			140484	50061	BULK FUEL	68.79
			785722	50249	FLEET CARD FUELING	1,918.13
					Total :	**2,887.23**

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
102643	6/18/2013	10129 TIFCO INDUSTRIES INC	70859591	50024	VEHICLE REPAIR PARTS	176.09
					Total :	**176.09**
102644	6/18/2013	10479 TIRE CENTERS LLC	8720139609	50125	TIRE REPAIR	50.35
					Total :	**50.35**
102645	6/18/2013	10520 TRAFFIC SAFETY MATERIALS INC	2825	50173	CUSTOM SIGNS	690.34
					Total :	**690.34**
102646	6/18/2013	10257 TYLER TECHNOLOGIES INC	045-89134	24171	INTEGRATED FIN MGMT SUPRT	7,066.23
					Total :	**7,066.23**
102647	6/18/2013	10642 USPS-HASLER	061213		POSTAGE REIMBURSEMENT	957.53
					Total :	**957.53**
102648	6/18/2013	10211 VISION INTERNET PROVIDERS INC	24836	50179	WEB PAGE MODIFICATIONS	450.00
					Total :	**450.00**
102649	6/18/2013	11040 WALKSANDIEGO	166-2	50314	SAFE ROUTES TO SCHOOL PLAN	5,557.86
					Total :	**5,557.86**
102650	6/18/2013	10139 ZAP MANUFACTURING INC	41479	50067	ASSORTED SIGNS	1,227.80
					Total :	**1,227.80**

65 Vouchers for bank code : ubgen **Bank total : 279,493.76**

65 Vouchers in this report **Total vouchers : 279,493.76**

Prepared by: Tammy Jackson
Date: 6/19/13

Approved by: Donna Galbraith
Date: 6-19-13

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
102651	6/25/2013	11086 APLIX INC	488821	50336	MTRLS LINE COVERS	578.42
					Total :	**578.42**
102652	6/25/2013	10007 AQUA SUN POOL SERVICE	11	50100	FOUNTAIN SERVICE MAY	1,831.00
					Total :	**1,831.00**
102653	6/25/2013	10018 BENCHMARK LANDSCAPE SVCS INC	103786	50138	LANDSCAPE SERVICES	130.00
					Total :	**130.00**
102654	6/25/2013	10020 BEST BEST & KRIEGER LLP	Legal Svcs May 2013		LEGAL SVCS MAY 2013	82,835.97
					Total :	**82,835.97**
102655	6/25/2013	10008 BPI PLUMBING	S-14960	50132	MOVE WASHER/DRYER FIRE #5	3,091.21
			S-15060	50132	PLUMBING REPAIRS	119.96
					Total :	**3,211.17**
102656	6/25/2013	11138 BROWN, CHRIS	2002885.001		PARTIAL REFUND PERMIT FEES	9.00
					Total :	**9.00**
102657	6/25/2013	11074 BUCKNAM INFRASTRUCTURE GROUP	313-01.02	50332	PAVEMENT MGT SYSTEM UPDATE	3,430.25
					Total :	**3,430.25**
102658	6/25/2013	10542 C2 REPROGRAPHICS	550465		BID PKTS TCCP NETTING	145.11
					Total :	**145.11**
102659	6/25/2013	10029 CANNON PACIFIC SERVICES INC	830397	50101	MONTHLY STREET SWEEPING	11,112.15
					Total :	**11,112.15**
102660	6/25/2013	11144 CARBY, JOSH	060613		PARAMEDIC LIC RECERT	217.00
					Total :	**217.00**
102661	6/25/2013	10299 CARQUEST AUTO PARTS	11102-293805	50260	VEHICLE REPAIR PART	9.31
			11102-293855	50260	VEHICLE REPAIR PART	27.12
			11102-294074	50260	VEHICLE REPAIR PARTS	113.03
					Total :	**149.46**
102662	6/25/2013	10033 CITY ELECTRIC SUPPLY COMPANY	STE/017264		BLUEGRASS FESTIVAL	295.09

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
102662	6/25/2013	10033 10033 CITY ELECTRIC SUPPLY COMPANY (Continued)			Total :	**295.09**
102663	6/25/2013	10040 COUNTYWIDE MECHANICAL SYS INC	13062627	50110	PLUMBING REPAIRS	1,286.74
					Total :	**1,286.74**
102664	6/25/2013	10333 COX COMMUNICATIONS	06343006		9534 VIA ZAPADOR	278.33
			066401501		10601 N MAGNOLIA AVE	31.29
			112256001		9130 CARLTON OAKS DR	162.47
					Total :	**472.09**
102665	6/25/2013	10142 CSA SAN DIEGO COUNTY	148	50216	CDBG SUBRECIPIENT REIMB	789.25
					Total :	**789.25**
102666	6/25/2013	10043 D & D SERVICES INC	50173	50102	ANIMAL DISPOSAL - MAY	970.00
					Total :	**970.00**
102667	6/25/2013	10042 DALEY & HEFT LLP	42824		CLAIM SERVICES	316.64
					Total :	**316.64**
102668	6/25/2013	10045 DIAMOND ENVIRONMENTAL SVCS LP	0000034568	50180	PORTABLE TOILET SVC	118.00
			0000034569	50180	PORTABLE TOILET RENTAL SVC	118.00
					Total :	**236.00**
102669	6/25/2013	10195 DION INTERNATIONAL TRUCKS LLC	SI93941		VEHICLE REPAIR PARTS	9.48
					Total :	**9.48**
102670	6/25/2013	10703 EAST COUNTY FAMILY YMCA	05302013	50228	CDBG SUBRECIPIENT REIMB	875.00
					Total :	**875.00**
102671	6/25/2013	10287 ECMS INC	320413-00		TURNOUT INSPECTION/REPAIR	441.18
					Total :	**441.18**
102672	6/25/2013	10053 EL CAJON PLUMBING & HEATING	255308	50212	PLUMBING PARTS	162.95
			255668	50212	PLUMBING SUPPLIES	27.98
			255728	50212	PLUMBING REPAIRS	6.86
			255999	50212	PLUMBING REPAIRS	2.51
					Total :	**200.30**

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
102673	6/25/2013	10056 EPIC PEST CONTROL & LANDSCAPE	1EPC8807	50152	MAY PEST CONTROL SVCS	1,365.00
					Total :	**1,365.00**
102674	6/25/2013	10057 ESGIL CORPORATION	05133432		FIRE PLAN REVIEW-MAY 2013	1,890.00
			06/10/13 - 06/14/13		SHARE OF FEES	11,470.30
					Total :	**13,360.30**
102675	6/25/2013	10058 ETS PRODUCTIONS INC	11409		CONCERT SERIES 12-13	800.00
					Total :	**800.00**
102676	6/25/2013	10009 FIRE ETC	48679	50329	FIRE RESCUE EQUIPMENT	1,248.48
					Total :	**1,248.48**
102677	6/25/2013	10436 FLUORESCO LIGHTING & SIGNS	62012501	50262	STREET LIGHT MAINT	783.40
			62012701	50262	STREET LIGHT CALL-OUTS	799.48
					Total :	**1,582.88**
102678	6/25/2013	10332 FRAZEE INDUSTIRES INC	9530770490480		PAINT AND SUPPLIES	94.08
					Total :	**94.08**
102679	6/25/2013	10065 GLOBAL POWER GROUP INC	28633	50103	ELECTRICAL REPAIRS	1,015.80
			28647	50103	ELECTRICAL SERVICES	1,120.00
			29409	50103	ELECTRICAL REPAIRS	2,831.89
			29432	50103	ELECTRICAL REPAIRS	1,035.26
			29433	50103	ELECTRICAL REPAIRS	377.69
					Total :	**6,380.64**
102680	6/25/2013	10256 HOME DEPOT CREDIT SERVICES	3151756	50055	STATION SUPPLIES	165.36
			5151685	50055	STATION SUPPLIES	30.03
					Total :	**195.39**
102681	6/25/2013	10896 INTERNATIONAL COUNCIL OF	053013		ADVANCE BOOTH RESERVATION	500.00
					Total :	**500.00**
102682	6/25/2013	10075 IRON MOUNTAIN INFO MGMT INC	103973648	50142	DATA STORAGE SVC MAY 2013	183.07
					Total :	**183.07**
102683	6/25/2013	10610 JAUREGUI & CULVER INC	8110		FUEL TANK/PUMP REPAIR	757.20

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
102683	6/25/2013	10610 10610 JAUREGUI & CULVER INC	(Continued)		**Total :**	**757.20**
102684	6/25/2013	10077 JOHN DEERE LANDSCAPES INC	64834182	50105	IRRIGATION MATERIALS	120.80
			64866291	50105	IRRIGATION MATERIALS	2,708.18
					Total :	**2,828.98**
102685	6/25/2013	10151 KONICA MINOLTA BUSINESS	224885536	50143	COPIES	34.51
					Total :	**34.51**
102686	6/25/2013	11034 KRUK, JAMES	425		CONCERT SERIES FY12-13	800.00
					Total :	**800.00**
102687	6/25/2013	10997 LAKESIDE FIRE PREVENTION	CSA-1306		ANNUAL SOFTWARE MAINT FEE	2,500.00
					Total :	**2,500.00**
102688	6/25/2013	11150 LAMAR DEVELOPMENT COMPANY	May 29, 2013		REFUNDABLE DEPOSITS	1,377.91
					Total :	**1,377.91**
102689	6/25/2013	10508 LIFE INSURANCE COMPANY OF	May 2013		LIFE INSURANCE: PAYMENT	2,463.80
					Total :	**2,463.80**
102690	6/25/2013	10207 LOCKHART TRAINING	722		INSTRUCTOR PAYMENT	409.50
					Total :	**409.50**
102691	6/25/2013	10558 MAERTZ, BILL	05/06/13		CELL PHONE REIM	136.27
			06/26/2013		CELL PHONE REIM	136.27
					Total :	**272.54**
102692	6/25/2013	10219 MAXIMUS CONSULTING SERVICE INC	103774.01.02-003	50183	MANDATE COST CLAIMS PREP	1,200.00
					Total :	**1,200.00**
102693	6/25/2013	10154 MCDOUGAL LOVE ECKIS BOEHMER &	83942		CLAIM SVCS RENDERED	10,300.51
			83943		CLAIM SVCS RENDERED	64.00
					Total :	**10,364.51**
102694	6/25/2013	10079 MEDICO PROFESSIONAL	1250544	50036	MEDICAL LINEN SERVICE	24.16
			1250545	50036	MEDICAL LINEN SERVICE	18.31

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
102694	6/25/2013	10079 10079 MEDICO PROFESSIONAL	(Continued)		Total :	**42.47**
102695	6/25/2013	10507 MITEL LEASING	1127867		MONTHLY RENTAL 130737	89.64
					Total :	**89.64**
102696	6/25/2013	10085 NATIONAL SAFETY COMPLIANCE INC	56662		DRUG/ALCOHOL TESTING	195.09
					Total :	**195.09**
102697	6/25/2013	10322 NEB-CAL PRINTING	58824		SUMMER FLYER PRINTING	787.32
					Total :	**787.32**
102698	6/25/2013	10088 NORDBY BIOLOGICAL CONSULTING	5-0420	23730	WETLAND REVEG. MONITORING	562.50
					Total :	**562.50**
102699	6/25/2013	10218 OFFICE DEPOT BUSINESS SOLUTION	660120235001	50016	COPY SERVICES	40.69
					Total :	**40.69**
102700	6/25/2013	10090 PARKHOUSE TIRE INC	3010168428	50041	TIRES	3,020.16
					Total :	**3,020.16**
102701	6/25/2013	10161 PRIZM JANITORIAL SERVICES, INC	6916	50106	JANITORIAL CLEANING SVCS	425.00
					Total :	**425.00**
102702	6/25/2013	10101 PROFESSIONAL MEDICAL AND	Z963092	50058	EMS SUPPLIES	32.55
			Z963093	50058	EMS SUPPLIES	69.75
			Z963094	50058	EMS SUPPLIES	4.65
					Total :	**106.95**
102703	6/25/2013	10435 PSOMAS	88826	23362	TCCP PHASE II DESIGN	7,632.02
					Total :	**7,632.02**
102704	6/25/2013	10606 SAN DIEGO COUNTY SHERIFF'S	SHERIFF APR 2013		LAW ENFORCEMENT APR 2013	974,388.35
					Total :	**974,388.35**
102705	6/25/2013	10487 SIEMENS INDUSTRY INC	400103462	50282	TRAFFIC SIGNAL MAINT	2,634.54
					Total :	**2,634.54**
102706	6/25/2013	10112 SILVERADO AVIONICS INC	6941		RADIO REPAIR PARTS	99.38

Bank code : ubgen

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
102706	6/25/2013	10112	10112 SILVERADO AVIONICS INC	(Continued)			Total :	**99.38**
102707	6/25/2013	10328	SIMPLEX GRINNELL LP	76186925	50354	ALARM MONITORING		1,738.00
							Total :	**1,738.00**
102708	6/25/2013	10314	SOUTH COAST EMERGENCY VEHICLE	468276	50059	VEHICLE REPAIR PARTS		305.20
							Total :	**305.20**
102709	6/25/2013	10217	STAPLES ADVANTAGE	3200731300	50021	JANITORIAL SUPPLIES		574.93
				3200799782	50039	OFFICE SUPPLIES		-48.46
				3201045021	50039	OFFICE SUPPLIES		1,000.23
				3201045022	50039	OFFICE SUPPLIES		48.44
				3201596515	50060	OFFICE SUPPLIES		728.38
				3201596516	50060	OFFICE SUPPLIES		10.63
				3202555255	50039	OFFICE SUPPLIES		-43.90
							Total :	**2,270.25**
102710	6/25/2013	10116	STAT PHARMACEUTICALS INC	411452-00	50071	PHARMACEUTICALS		776.35
				411452-01	50071	PHARMACEUTICALS		422.69
							Total :	**1,199.04**
102711	6/25/2013	10119	STEVEN SMITH LANDSCAPE INC	25791	50129	LANDSCAPE MAINT SVCS		33,116.00
							Total :	**33,116.00**
102712	6/25/2013	10572	SUNBELT RENTALS	40131523-001	50213	EQUIPMENT RENTAL		93.72
							Total :	**93.72**
102713	6/25/2013	10121	SUPERIOR READY MIX LP	569651	50108	ASPHALT MATERIALS		370.98
							Total :	**370.98**
102714	6/25/2013	10158	THE SOCO GROUP INC	785804	50249	FLEET CARD FUELING		1,056.36
							Total :	**1,056.36**
102715	6/25/2013	10431	TOWN & COUNTRY PRINTERS	50979		SANTEE SALUTES		108.51
							Total :	**108.51**
102716	6/25/2013	10611	TRI-GROUP CONSTRUCTION & DEV	3	50222	CONCRETE REPLACEMENT		8,476.50

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
102716	6/25/2013	10611 10611 TRI-GROUP CONSTRUCTION & DEV (Continued)			Total :	8,476.50
102717	6/25/2013	11112 ULINE	51461577		BLDG ARCHIVE BOXES	57.85
					Total :	57.85
102718	6/25/2013	10133 UNDERGROUND SERVICE ALERT	520130652	50115	DIG ALERT	163.50
					Total :	163.50
102719	6/25/2013	11066 UNIVERSITY OF FLORIDA	E83891	50320	ROADWAY CAPACITY SOFTWARE	2,010.00
					Total :	2,010.00
102720	6/25/2013	10134 USA MOBILITY WIRELESS INC	W6215044F	50187	PAGER SERVICE	10.80
					Total :	10.80
102721	6/25/2013	11040 WALKSANDIEGO	166-3	50314	SAFE ROUTES SCHOOL PLAN	7,312.94
					Total :	7,312.94
102722	6/25/2013	10367 WEDDLE, STEVEN	06/17/13	50308	TUITION REIMBURSEMENT	670.57
					Total :	670.57
102723	6/25/2013	10148 WESTAIR GASES & EQUIPMENT INC	341595	50092	WELDING SUPPLIES	162.34
			341611	50092	YARD SUPPLIES	148.24
					Total :	310.58
102724	6/25/2013	10317 WM HEALTHCARE SOLUTIONS INC	0195717-2793-2	50029	BIOMEDICAL WASTE DISPSL	96.25
			0195718-2793-0	50029	BIOMEDICAL WASTE DISPSL	96.22
					Total :	192.47
102725	6/25/2013	10232 XEROX CORPORATION	068365062	50211	PRINTER MAINT. & USAGE	367.63
					Total :	367.63
102726	6/25/2013	10232 XEROX CORPORATION	068365063	50116	MONTHLY XEROX OPS CENTER	240.08
			068365064	50153	XEROX COPIES	160.09
			068365065	50117	MAY 2013 XEROX CHARGES	358.86
			068462052	50130	COPY CHARGES	74.97
					Total :	834.00
102727	6/25/2013	10143 ZEP SALES & SERVICE	9000312383	50072	STATION SUPPLIES	1,212.47

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
102727	6/25/2013	10143 10143 ZEP SALES & SERVICE	(Continued)		Total :	1,212.47
77 Vouchers for bank code : ubgen					Bank total :	1,210,161.57
77 Vouchers in this report					Total vouchers :	1,210,161.57

Prepared by: [signature]
Date: 6/25/13

Approved by: [signature]
Date: 6-26-13

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
102728	6/27/2013	10779 NATIONAL BENEFIT SERVICES LLC	PPE 06/19/13		FLEXIBLE SPENDING ACCOUNT	1,626.12
					Total :	**1,626.12**
102729	6/27/2013	10784 NATIONAL UNION FIRE INSURANCE	June 2013		VOLUNTARY AD&D	182.06
					Total :	**182.06**
102730	6/27/2013	10353 PERS	06 13 4		PERS RETIREMENT PAYMENT	122,876.84
					Total :	**122,876.84**
102731	6/27/2013	10335 SAN DIEGO FIREFIGHTERS FEDERAL	June 2013		LONG TRM DISABILITY-SAFETY	960.00
					Total :	**960.00**
102732	6/27/2013	10424 SANTEE FIREFIGHTERS	Ben8485		SFFA UNION DUES/PEC	2,191.20
					Total :	**2,191.20**
102733	6/27/2013	10776 STATE OF CALIFORNIA	PPE 06/19/13		WITHHOLDING ORDER	652.45
					Total :	**652.45**
102734	6/27/2013	10783 UNITED WAY OF SAN DIEGO COUNTY	June 2013		UNITED WAY	174.00
					Total :	**174.00**
102735	6/27/2013	10001 US BANK	P Date 06/27/13		PARS RETIREMENT	794.32
					Total :	**794.32**
102736	6/27/2013	10959 VANTAGE TRANSFER AGENT/457	ICMA PPE 06/19/13		ICMA	29,622.46
					Total :	**29,622.46**
102737	6/27/2013	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 06/19/13		RETIREE HEALTH SAVINGS ACT	4,019.11
					Total :	**4,019.11**

10 Vouchers for bank code : ubgen **Bank total :** **163,098.56**

10 Vouchers in this report **Total vouchers :** **163,098.56**

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount

Prepared by: _____
Date: 6-27-13

Approved by: _____
Date: 6-27-13

City of Santee

COUNCIL AGENDA STATEMENT

1C

MEETING DATE July 10, 2013 **AGENDA ITEM NO.**

ITEM TITLE RESOLUTION AUTHORIZING TERMINATION OF JOINT EXERCISE OF POWERS AGREEMENT CREATING THE SAN DIEGO AREA HOUSING & FINANCE AGENCY

DIRECTOR/DEPARTMENT Melanie Kush, Planning

SUMMARY The City Council has been asked by the San Diego Area Housing & Finance Agency (SDAHFA) to terminate a joint-powers agreement and to receive a distribution of approximately $21,900 in residual proceeds.

The SDAHFA was created in 1999 to provide lease-purchase mortgage loans to qualified persons and families and issue revenue bonds to provide the necessary funds. The current Agency membership consists of the Cities of Carlsbad, El Cajon, Encinitas, Escondido, National City, San Marcos, Santee, Vista, and the County of San Diego. In 2001, the Agency issued $8,270,000 in bonds backed by homebuyer lease revenues and made 21 loans (including one in Santee). Subsequent changes in the real estate and mortgage markets made publicly-administered lease-to-purchase products uncompetitive with private-sector alternatives. The Agency now has no outstanding mortgage loans and no outstanding obligations or claims. An independent audit of the Agency's accounts performed by AKT, LLP confirms that all Agency obligations (including bonds and interest) have been satisfied.

The Board of the Agency has determined that the Agency has served its purpose and is no longer necessary, and therefore recommends that the agreement be terminated. The Board of Directors is requesting that each member city and county adopt a resolution formally authorizing the termination of the Agency.

ENVIRONMENTAL REVIEW These actions are exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378 and section 15061(b)(3).

FINANCIAL STATEMENT An unencumbered balance in the Agency's account of approximately $240,000 will be distributed among member jurisdictions according to a formula established in the Joint Exercise of Powers Agreement forming the Agency. These funds include the proceeds of a legal settlement and program income and are not subject to use restrictions. Santee's distribution is projected to be approximately $21,900.00 which will be deposited to the City's General Fund.

CITY ATTORNEY REVIEW ☐ N/A ☑ Completed

RECOMMENDATION

Approve the resolution authorizing the termination of the Joint Exercise of Powers Agreement and authorizing the President and the Secretary of the Agency to execute documents necessary to the closing out of the affairs of the Agency.

ATTACHMENTS Resolution

Printed on recycled paper

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AUTHORIZING TERMINATION OF THE JOINT EXERCISE OF POWERS AGREEMENT CREATING THE SAN DIEGO AREA HOUSING & FINANCE AGENCY

WHEREAS, the San Diego Area Housing & Finance Agency ("Agency") was originally created by a Joint Exercise of Powers Agreement ("Agreement") in 1999; and

WHEREAS, the current Agency membership consists of the Cities of Carlsbad, El Cajon, Encinitas, Escondido, National City, San Marcos, Santee, Vista; and the County of San Diego; and

WHEREAS, the Agency was created to provide home mortgage loans to qualified persons and families, finance the construction, rehabilitation, acquisition, lease, and sale of housing, and issue revenue bonds to provide the funds therefore; and

WHEREAS, the Agency has served its stated purpose in providing such financing, and is no longer necessary because all projects and programs have been completed; and

WHEREAS, the Agency currently has no outstanding obligations or claims and all bonds and interest have been paid (as required prior termination in the Agency's JPA Agreement); and

WHEREAS, the Agency has received and approved audits for each of the fiscal years concluding with fiscal year 2012; and

WHEREAS, the Agency's Board of Directors approved a recommendation for each of its member agencies that the Agency should be terminated, and that each member city council/board of supervisors be asked to vote for such termination.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Santee, California, does hereby authorize the termination of the San Diego Area Housing & Finance Agency Joint Exercise of Powers Agreement in accordance with article 7, section 7.01 of the Agreement and, to the extent possible, any remaining assets of the Agency are to be divided among the Agency's current member cities and county in accordance with article 7, section 7.02 of the Agreement. Upon termination, the Agency shall continue to exist for the limited purposes of closing out the affairs of the Agency in accordance with article 7, section 7.03 of the Agreement.

BE IT FURTHER RESOLVED that the President or any Vice-President, the Secretary, and the general counsel for the Agency, are each of them hereby authorized to execute such documents and approve any releases, terminations, certificates, or other such documents, necessary to file with all appropriate state or federal agencies to effect the termination of the Agency; and further to execute such documents, issue such negotiable instruments, and otherwise conduct such post-termination business required from time-to-time to close out and wind up the affairs of the Agency, all in accordance with article 7, section 7.03 of the Agreement.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 10th day of July, 2013, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

_____
RANDY VOEPEL, MAYOR

ATTEST:

_____
PATSY BELL, C.M.C. CITY CLERK

City of Santee

COUNCIL AGENDA STATEMENT

1D

MEETING DATE July 10, 2013 **AGENDA ITEM NO.**

ITEM TITLE **RESOLUTION AWARDING THE CONSTRUCTION CONTRACT FOR THE TOWN CENTER COMMUNITY PARK, SPORTS COMPLEX SIDELINE NETTING (CIP 2013-35).**

DIRECTOR/DEPARTMENT Bill Maertz, Community Services Department

SUMMARY

This item requests City Council to award the construction contract for the Town Center Community Park, Sports Complex Sideline Netting project (CIP 2013-35).

This project will install 50' tall sports netting along the 1st base line of Softball Field "A" and the 3rd base line of Softball Field "B" along the existing softball field fence lines and connect to the existing 25' tall backstops. This project is necessary to protect park visitors from errant fly balls leaving the softball fields towards the arena soccer fields and spectator areas at the sports complex.

On June 25, 2013, 3 bids were received and opened, with a low bid of $85,047.00 submitted by Judge Netting Inc. Upon review by staff, the bid submitted by Judge Netting Inc. in the amount of $85,047.00 has been deemed a responsive and responsible bid and was 11% lower than the Engineer's estimate of $95,000.00. Staff also requests authorization for the Director of Development Services to approve change orders in an amount not to exceed $8,504.70 for unforeseen items and additional work.

FINANCIAL STATEMENT

Funding for this project is provided through Park In-Lieu Fees and is included in the adopted General Park Improvements capital improvement program budget.

Design & Bidding	$ 5,946.80
Construction Contract	85,047.00
Construction Change Orders	8,504.70
Construction Engineering / Management	10,000.00
Total Project Budget	$ 109,498.50

ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review by sections 15301(f) of the Guidelines to the California Environmental Quality Act.

CITY ATTORNEY REVIEW ☐ N/A ☑ Completed

RECOMMENDATION

Adopt the attached Resolution awarding the construction contract to Judge Netting Inc. for a total amount of $85,047.00 and authorizing the Director of Development Services to approve change orders in an amount not to exceed $8,504.70.

ATTACHMENTS Resolution Bid Summary

Printed on recycled paper

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AWARDING THE CONSTRUCTION CONTRACT FOR THE TOWN CENTER COMMUNITY PARK SPORTS COMPLEX SIDELINE NETTING, (CIP 2013-35)

WHEREAS, the City Clerk, on the 25th day of June, 2013, publicly opened and examined sealed bids for the Town Center Community Park Sports Complex Sideline Netting, (CIP 2013-35) ("Project"); and

WHEREAS, the lowest received bid was submitted by Judge Netting Inc. in the amount of $85,047.00; and

WHEREAS, staff recommends awarding construction contract to Judge Netting Inc. totaling $85,047.00; and

WHEREAS, staff requests authorization to expend $8,504.70 for unforeseen change orders and additional work.

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

SECTION 1: The construction contract for the Town Center Community Park Sports Complex Sideline Netting, (CIP 2013-35) is awarded to Judge Netting Inc. as the lowest responsive and responsible bidder in the amount of $85,047.00 and the City Manager is authorized to execute the contract on behalf of the City.

SECTION 2: The Director of Development Services is authorized to approve change orders in an amount not to exceed $8,504.70 for unforeseen items and additional work.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 10th day of July, 2013 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

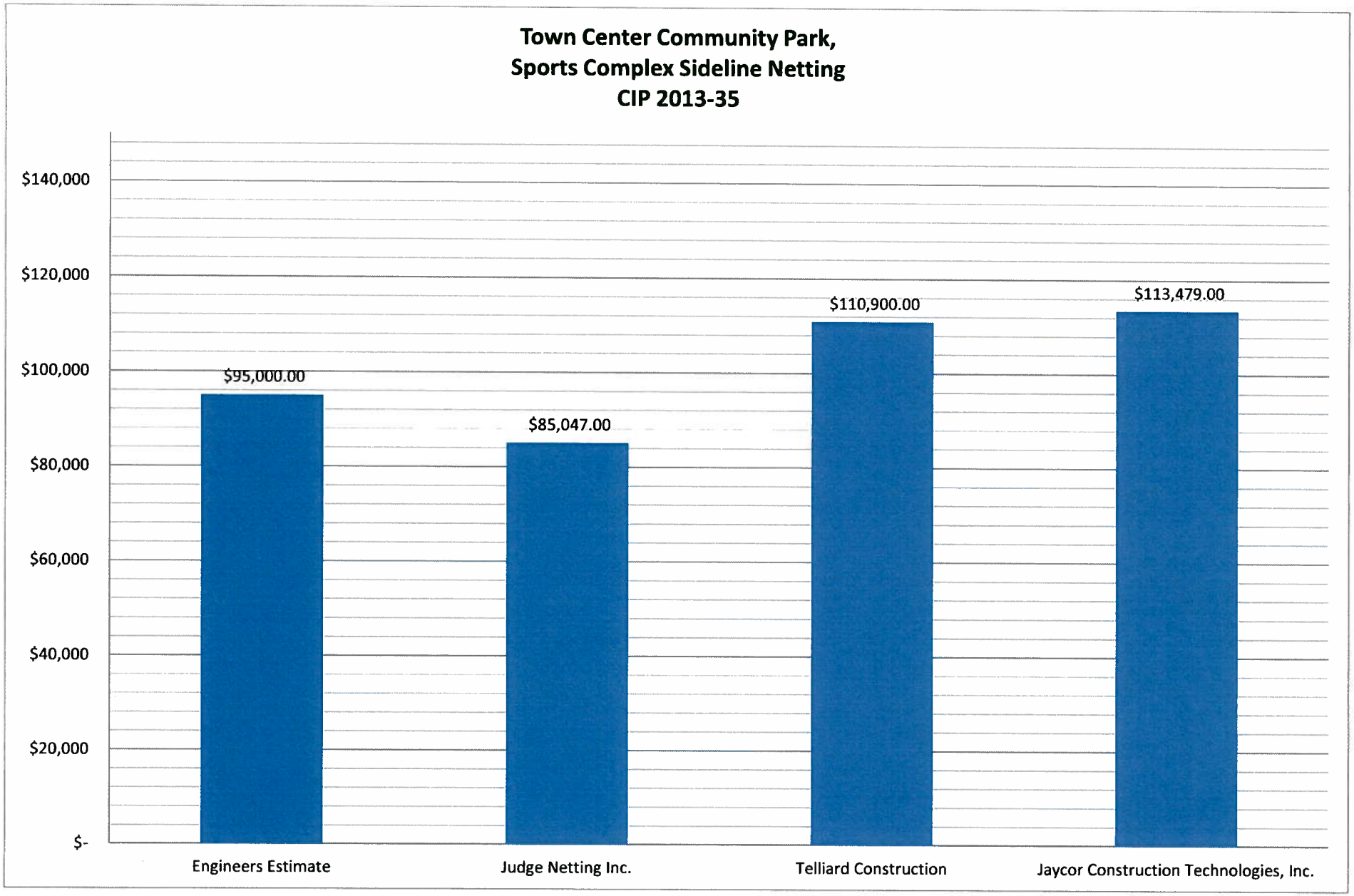
_____

RANDY VOEPEL, MAYOR

ATTEST:

_____

PATSY BELL, CMC, CITY CLERK


Town Center Community Park,
Sports Complex Sideline Netting
CIP 2013-35
$140,000
$120,000
$100,000
$80,000
$60,000
$40,000
$20,000
$-
$95,000.00
$85,047.00
$110,900.00
$113,479.00
Engineers Estimate
Judge Netting Inc.
Telliard Construction
Jaycor Construction Technologies, Inc.

City of Santee

COUNCIL AGENDA STATEMENT

1E

MEETING DATE July 10, 2013 **AGENDA ITEM NO.**

ITEM TITLE **RESOLUTION TO AWARD THE CONSTRUCTION CONTRACT FOR THE BIKE LANE PROJECT ON PROSPECT AVENUE, OLIVE LANE, AND TOWN CENTER PARKWAY CIP 2013-52 TO SAFE USA, INC., AND AUTHORIZATION TO EXECUTE CONSTRUCTION CONTRACT AND CHANGE ORDERS**

DIRECTOR/DEPARTMENT Pedro Orso-Delgado, Development Services PRD

SUMMARY This item requests Council approval to award the construction contract for the Bike Lane Project on Prospect Avenue, Olive Lane, and Town Center Parkway, CIP 2013-52, to Safe USA, Inc., and to authorize construction contract and change orders.

In 2009, the City of Santee Bicycle Master Plan was adopted by the City Council. The plan identifies priority projects for different types of bicycle projects. This project would complete three of the top priority bike lane projects identified in the plan and modify the striping to install bike lanes on Prospect Avenue from Cuyamaca Street to Fanita Drive, on Olive Lane from Prospect Avenue to Mission Gorge Road and on Town Center Parkway from Mission Gorge Road to Cuyamaca Street.

Bids for this project were first publicly opened in May 2013. However, due to discrepancy in the bid documents that were available online and in hard copy, all bids were rejected at the June 12, 2013 City Council Meeting and the project was immediately re-advertised.

On June 26, 2013, six (6) bids were received and publicly opened. A low bid of $69,196.60 was received from Safe USA, Inc. All bids were reviewed for accuracy per contract specifications. Staff recommends finding Safe USA, Inc. to be the lowest responsive and responsible bidder and awarding the contract in the amount of $69,196.60. The engineer's estimate was $85,000. Staff also requests authorization to allow the Director of Development Services to execute change orders up to $6,919 (10%) for unforeseen changes and additional work.

ENVIRONMENTAL REVIEW This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 (c) and Section 15304 (h).

FINANCIAL STATEMENT The project is funded through a SANDAG Active Transportation Grant in the amount of $134,000.00 and is included in the adopted capital improvement program budget.

Initial Contract Award - Base Bid	$ 69,196.60
Change Orders	6,919.00
Construction Engineering/Grant Management	13,838.00
Future additional grant bicycle improvements*	44,046.40
Total Project Budget	**$ 134,000.00**

*The remainder of the funds will be used to install additional grant related bicycle improvement along these corridors such as the installation of bicycle detection at the signalized intersections.

CITY ATTORNEY REVIEW ☐ N/A ☑ Completed

RECOMMENDATION

1. Adopt the attached Resolution awarding the construction contract to Safe USA, Inc. for a total amount of $69,196.60; and
2. Authorize the City Manager to execute the construction contract for the base bid; and
3. Authorize the Director of Development Services to execute change orders up to a total of $6,919.00; and,
4. Accelerate the project appropriation from FY 2014/15 to FY 2013/14.

ATTACHMENTS Resolution Bid Summary

Printed on recycled paper

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA TO AWARD THE CONSTRUCTION CONTRACT FOR THE BIKE LANE PROJECT ON PROSPECT AVENUE, OLIVE LANE, AND TOWN CENTER PARKWAY CIP 2013-52 TO SAFE USA, INC., AND AUTHORIZATION TO EXECUTE CONSTRUCTION CONTRACT AND CHANGE ORDERS

WHEREAS, the City Clerk, on the 26th day of June 2013, publicly opened and examined six (6) bids for the Bike Lane Project on Prospect Avenue, Olive Lane, and Town Center Parkway, CIP 2013-52 ("Project"); and

WHEREAS, Safe USA, Inc., was found to be the lowest responsive and responsible bidder with their total bid amount of $69,196.60 for the Base Bid; and

WHEREAS, staff recommends awarding the contract to Safe USA, Inc., for the Base Bid totaling $69,196.60; and

WHEREAS, $134,000 in SANDAG Active Transportation Grant funds are available for the project; and

WHEREAS, based on a preliminary environmental assessment, the project was determined to be exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (c) and Section 15304 (h).

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

SECTION 1. Award the contract for the Bike Lane Project on Prospect Avenue, Olive Lane, and Town Center Parkway, CIP 2013-52 to Safe USA, Inc., in the amount of $69,196.60 for the Base Bid.

SECTION 2. Authorize the City Manager to execute the contract on behalf of the City.

SECTION 3. Authorize the Director of Development Services to execute change orders up to a total of $6,919 for unforeseen changes and additional work.

SECTION 4. Accelerate the project appropriation from FY 2014/15 to FY 2013/14.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 10th day of July 2013, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

ATTEST:

_____

PATSY BELL, CMC, CITY CLERK

MAYOR
Randy Voepel

CITY COUNCIL
Jack E. Dale
Rob McNelis
John W. Minto
John Ryan

CITY MANAGER
Keith Till

CITY OF SANTEE

Bike Lane Project
Prospect Ave, Olive Ln, Town Center Parkway
CIP 2013-52

Bid Opening: June 26, 2013, 10:00 a.m.

Contractor Name		Total Bid
Safe USA, Inc.	$	69,196.60
Payco Specialties, Inc.	$	78,891.55
Chrisp Company	$	81,559.85
Cal Stripe, Inc.	$	81,843.30
PCI	$	90,887.10
Sterndahl Enterprises, Inc.	$	95,229.60

Apparent Low Bidder Information

Safe USA, Inc.
767 W 5th Street
Ontario, CA 91762
P: 909-983-0703

Apparent Low Bidder Subcontractors	Item of Work
None	

City of Santee

COUNCIL AGENDA STATEMENT

2A

MEETING DATE July 10, 2013 **AGENDA ITEM NO.**

ITEM TITLE **PUBLIC HEARING ON RESOLUTION DECLARING THAT THE ACQUISITION OF FEE AND EASEMENT INTERESTS IN CERTAIN REAL PROPERTY BY EMINENT DOMAIN IS NECESSARY FOR THE PROSPECT AVENUE WIDENING PROJECT**

DIRECTOR/DEPARTMENT **City Attorney**

DISCUSSION

Prospect Avenue is a major east-west arterial in Santee, but it lacks modern infrastructure. The General Plan and Capital Improvement Program (CIP 2011-05) recognize the need for improvements, such as widening existing lanes, adding bike lanes, sidewalks, curbs, gutters, storm drain facilities, lighting and undergrounding utilities. Redevelopment bonds were issued in March 2011 to fund the project and the City has begun negotiating the acquisition of necessary property interests. To continue the project, staff recommends that the City Council conduct a public hearing to consider adopting a resolution declaring the acquisition of certain property interests is necessary for the Prospect Avenue Widening Project ("Resolution of Necessity") and provide all persons interested in the affected properties and their attorneys and representatives an opportunity to be heard on the issues relevant to the Resolution of Necessity. A Resolution of Necessity, if adopted, authorizes the City to acquire property through the exercise of eminent domain in the event that negotiated acquisitions are unsuccessful. Negotiations will continue even if the City Council adopts the Resolution of Necessity.

The properties affected by the project are necessary to complete the Project, because Prospect Avenue is restricted by the existing improvements in this area. City Staff sent an offer to each affected property owner to purchase the applicable property interest. Staff has worked closely with a number of property owners to accommodate any concerns that have been expressed. Staff will continue to negotiate with property owners; however authority is needed now to undertake eminent domain proceedings to acquire the property rights and to ensure possession to timely commence and complete the Project. The City has authority to exercise the power of eminent domain pursuant to Government Code section 37350.5 and Code of Civil Procedure section 1240.010. A notice of the hearing on the Resolution of Necessity was sent to the property owners and tenants on or before June 19, 2013, and provided notice that the hearing would be held on July 10, 2013 at 7:00 p.m. [See Staff Report for Further Discussion]

FINANCIAL STATEMENT Adoption of the resolution will not result in any direct fiscal impact. The resolution authorizes the filing of eminent domain lawsuits, the amount and cost impacts of which are undeterminable at this time. All costs associated with this action will be funded with redevelopment tax allocation bond proceeds.

CITY ATTORNEY REVIEW ☐ N/A ☑ Completed

RECOMMENDATION Conduct public hearing and adopt the Resolution of Necessity.

ATTACHMENTS Staff Report and Resolution of Necessity

Printed on recycled paper

STAFF REPORT ON RESOLUTION DECLARING THAT THE ACQUISITION OF FEE AND EASEMENTS INTERESTS IS NECESSARY FOR THE PROSPECT AVENUE WIDENING PROJECT

SANTEE CITY COUNCIL
MEETING OF JULY 10, 2013

A. BACKGROUND

Prospect Avenue is one of only three major east-west roads in Santee. It is a predominantly two-lane road and lacks modern infrastructure at many locations. The General Plan recognizes that major improvements to Prospect from Cuyamaca Street to Magnolia Avenue are a high priority. Consistent with the General Plan, the Capital Improvement Program (CIP 2011-50) also recognizes the need for the widening of existing lanes (one lane in each direction and a dual left lane) on Prospect, as well as enhancements such as lighting, sidewalks, bike lanes, drainage and utility undergrounding. To implement these changes, the CIP acknowledges that the purchase of additional right-of-way will be required. In 2011, redevelopment bonds were issued to fund the Project and a contract was executed with a SANDAG nonprofit, Source Point, to widen and improve Prospect Avenue ("Project") in accordance with the General Plan and the CIP.

The Project will widen Prospect Avenue for the purpose of improving public health, safety, and welfare by providing the following benefits:

- Widening the existing lanes (one in each direction and a dual left-turn lane);
- Installing sidewalks, bike lanes, and additional lighting;
- Placing utilities underground;
- Enhancing traffic operations and reducing traffic congestion; and
- Improving drainage and water quality through installation of curbs, gutters, and storm water detention and infiltration features.

B. DISCUSSION/ANALYSIS

City Staff sent an offer to each affected property owner to purchase the applicable property interest. Staff has met with a number of property owners and is actively negotiating purchase terms, and staff will continue to negotiate with property owners; however authority is needed now to undertake eminent domain proceedings to acquire the property rights and to ensure possession to timely commence and complete the Project. The City has authority to exercise the power of eminent domain pursuant to Government Code section 37350.5 and Code of Civil Procedure section 1240.010. A notice of the hearing on the Resolution of Necessity was sent to the property owners and tenants on June 19, 2013, and provided notice that the hearing would be held on July 10, 2013, at 7:00 p.m.

Resolution of Necessity

California Eminent Domain Law requires the City to adopt a Resolution of Necessity by a two-thirds majority (4 affirmative votes) of the full City Council before commencing a legal proceeding to acquire property for a public use. (Code Civ. Proc., § 1230.010.) The Resolution of Necessity must describe the location of the property and the public necessity requiring the acquisition of the property or property rights. The City Council must make findings that (1) the public interest and necessity require the Project for which the property is being acquired; (2) the Project has been planned and located in a manner most compatible with the greatest public good and the least private injury; (3) the property rights to be acquired are necessary for the Project; and (4) an offer to purchase the property rights has been made to the owners of the property, but has not been accepted. (Code Civ. Proc., §§ 1240.010, 1245.230, 1245.240.)

The person whose property is to be acquired must receive at least 15 days' notice before the hearing when the Resolution of Necessity will be considered, and Staff has provided such notice.

A Resolution of Necessity adopted by the City Council conclusively establishes the public necessity for the Project and establishes that the Project has been planned and located in a manner most compatible with the greatest public good and least private injury. (Code Civ. Proc., § 1240.030.) It is recommended that the City Council adopt the Resolution of Necessity because all findings can be made, as explained below:

1. Does the Public Interest and Necessity Require the Easements for the Project?

Yes. "Public interest and necessity" include all aspects of the public good, including but not limited to social, economic, environmental, and esthetic considerations. The Project serves these considerations by improving traffic circulation along Prospect Avenue, improving facilities for pedestrians, and bicyclists, improving safety and esthetic appearance by undergrounding utilities, and improving water quality by installing drainage, detention and infiltration features.

2. Is the Project Planned or Located in a Manner that will be Most Compatible with the Greatest Public Good and Least Private Injury?

Yes. The majority of improvements will occur on public property. However, because Prospect Avenue is an existing street, improvements to the street can only be made along its current path. No other locations exist where the necessary improvements can be constructed. Where private property will be impacted, the Project has been designed to minimize property impacts by only requiring easements over narrow strips of land, near the road, from each parcel. City staff has worked closely with property owners to minimize the extent of disruptions.

3. Are the Property Rights Acquired Necessary for the Project?

Yes. Necessity requires that the particular property will be suitable and desirable for the construction and use of the Project. The Project will require temporary construction easements, permanent right of way easements, four fee acquisitions, and, in a few cases, permanent drainage easements. The permanent fee and right of way easements are necessary for the construction of right of way, bicycle lanes, additional lighting and sidewalks for the Project. Temporary construction easements are necessary to provide the City with sufficient space to install the permanent improvements and to allow for the undergrounding of utilities. Drainage easements are necessary to improve drainage, prevent flooding, and improve water quality. Each of the properties is suitable and desirable for the Project because of its location adjacent to Prospect Avenue and because of its drainage characteristics.

4. Was an offer made to the property owner which was not accepted?

Yes. By letter, a fair market value offer was made to each property owner and subsequently rejected. The fair market value was established by an appraisal approved by the City Council. Each offer contained a written statement of and summary of the basis for the amount established as just compensation.

C. RECOMMENDATION

Staff recommends that the City Council conduct a public hearing to consider the adoption of a Resolution of Necessity, including providing all persons interested in the affected properties and their attorneys and representatives an opportunity to be heard on the issues relevant to the Resolution of Necessity. Staff also recommends that the City Council adopt a Resolution of Necessity declaring that the acquisition of easements and fee interests in the real properties identified in this report and described more particularly in Exhibits 1 through 43 to the Resolution of Necessity, is necessary for the Project and authorize initiation of eminent domain proceedings to acquire such properties.

STAFF REPORT ON RESOLUTION DECLARING THAT THE ACQUISITION OF FEE AND EASEMENTS INTERESTS IS NECESSARY FOR THE PROSPECT AVENUE WIDENING PROJECT

SANTEE CITY COUNCIL
MEETING OF JULY 10, 2013

A. BACKGROUND

Prospect Avenue is one of only three major east-west roads in Santee. It is a predominantly two-lane road and lacks modern infrastructure at many locations. The General Plan recognizes that major improvements to Prospect from Cuyamaca Street to Magnolia Avenue are a high priority. Consistent with the General Plan, the Capital Improvement Program (CIP 2011-50) also recognizes the need for the widening of existing lanes (one lane in each direction and a dual left lane) on Prospect, as well as enhancements such as lighting, sidewalks, bike lanes, drainage and utility undergrounding. To implement these changes, the CIP acknowledges that the purchase of additional right-of-way will be required. In 2011, redevelopment bonds were issued to fund the Project and a contract was executed with a SANDAG nonprofit, Source Point, to widen and improve Prospect Avenue ("Project") in accordance with the General Plan and the CIP.

The Project will widen Prospect Avenue for the purpose of improving public health, safety, and welfare by providing the following benefits:

- Widening the existing lanes (one in each direction and a dual left-turn lane);
- Installing sidewalks, bike lanes, and additional lighting;
- Placing utilities underground;
- Enhancing traffic operations and reducing traffic congestion; and
- Improving drainage and water quality through installation of curbs, gutters, and storm water detention and infiltration features.

B. DISCUSSION/ANALYSIS

City Staff sent an offer to each affected property owner to purchase the applicable property interest. Staff has met with a number of property owners and is actively negotiating purchase terms, and staff will continue to negotiate with property owners; however authority is needed now to undertake eminent domain proceedings to acquire the property rights and to ensure possession to timely commence and complete the Project. The City has authority to exercise the power of eminent domain pursuant to Government Code section 37350.5 and Code of Civil Procedure section 1240.010. A notice of the hearing on the Resolution of Necessity was sent to the property owners and tenants on June 19, 2013, and provided notice that the hearing would be held on July 10, 2013, at 7:00 p.m.

Resolution of Necessity

California Eminent Domain Law requires the City to adopt a Resolution of Necessity by a two-thirds majority (4 affirmative votes) of the full City Council before commencing a legal proceeding to acquire property for a public use. (Code Civ. Proc., § 1230.010.) The Resolution of Necessity must describe the location of the property and the public necessity requiring the acquisition of the property or property rights. The City Council must make findings that (1) the public interest and necessity require the Project for which the property is being acquired; (2) the Project has been planned and located in a manner most compatible with the greatest public good and the least private injury; (3) the property rights to be acquired are necessary for the Project; and (4) an offer to purchase the property rights has been made to the owners of the property, but has not been accepted. (Code Civ. Proc., §§ 1240.010, 1245.230, 1245.240.)

The person whose property is to be acquired must receive at least 15 days' notice before the hearing when the Resolution of Necessity will be considered, and Staff has provided such notice.

A Resolution of Necessity adopted by the City Council conclusively establishes the public necessity for the Project and establishes that the Project has been planned and located in a manner most compatible with the greatest public good and least private injury. (Code Civ. Proc., § 1240.030.) It is recommended that the City Council adopt the Resolution of Necessity because all findings can be made, as explained below:

1. Does the Public Interest and Necessity Require the Easements for the Project?

Yes. "Public interest and necessity" include all aspects of the public good, including but not limited to social, economic, environmental, and esthetic considerations. The Project serves these considerations by improving traffic circulation along Prospect Avenue, improving facilities for pedestrians, and bicyclists, improving safety and esthetic appearance by undergrounding utilities, and improving water quality by installing drainage, detention and infiltration features.

2. Is the Project Planned or Located in a Manner that will be Most Compatible with the Greatest Public Good and Least Private Injury?

Yes. The majority of improvements will occur on public property. However, because Prospect Avenue is an existing street, improvements to the street can only be made along its current path. No other locations exist where the necessary improvements can be constructed. Where private property will be impacted, the Project has been designed to minimize property impacts by only requiring easements over narrow strips of land, near the road, from each parcel. City staff has worked closely with property owners to minimize the extent of disruptions.

3. Are the Property Rights Acquired Necessary for the Project?

Yes. Necessity requires that the particular property will be suitable and desirable for the construction and use of the Project. The Project will require temporary construction easements, permanent right of way easements, four fee acquisitions, and, in a few cases, permanent drainage easements. The permanent fee and right of way easements are necessary for the construction of right of way, bicycle lanes, additional lighting and sidewalks for the Project. Temporary construction easements are necessary to provide the City with sufficient space to install the permanent improvements and to allow for the undergrounding of utilities. Drainage easements are necessary to improve drainage, prevent flooding, and improve water quality. Each of the properties is suitable and desirable for the Project because of its location adjacent to Prospect Avenue and because of its drainage characteristics.

4. Was an offer made to the property owner which was not accepted?

Yes. By letter, a fair market value offer was made to each property owner and subsequently rejected. The fair market value was established by an appraisal approved by the City Council. Each offer contained a written statement of and summary of the basis for the amount established as just compensation.

C. RECOMMENDATION

Staff recommends that the City Council conduct a public hearing to consider the adoption of a Resolution of Necessity, including providing all persons interested in the affected properties and their attorneys and representatives an opportunity to be heard on the issues relevant to the Resolution of Necessity. Staff also recommends that the City Council adopt a Resolution of Necessity declaring that the acquisition of easements and fee interests in the real properties identified in this report and described more particularly in Exhibits 1 through 43 to the Resolution of Necessity, is necessary for the Project and authorize initiation of eminent domain proceedings to acquire such properties.

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA DECLARING THAT THE ACQUISITION OF FEE AND EASEMENT INTERESTS IN CERTAIN REAL PROPERTY BY EMINENT DOMAIN IS NECESSARY FOR THE PROSPECT AVENUE WIDENING PROJECT

WHEREAS, the City of Santee proposes to acquire fee and easement interests in certain real property for the purpose of widening Prospect Avenue ("Project") pursuant to the authority granted to the City by Government Code section 37350.5 and Code of Civil Procedure sections 1240.040, 1240.110, and 1240.120;

WHEREAS, pursuant to Code of Civil Procedure section 1245.235, the City scheduled a public hearing for July 10, 2013, at 7:00 p.m. at the City Council Chambers located at 10601 Magnolia Avenue, Santee, CA 92071, and gave to each person whose property is to be acquired and whose name and address appears on the last equalized county assessment roll, notice and a reasonable opportunity to appear at said hearing and be heard on the matters referred to in Code of Civil Procedure section 1240.030; and

WHEREAS, said hearing has been held by the City and each person whose property is to be acquired by eminent domain was afforded the opportunity to be heard on said matters; and

WHEREAS, the City may now adopt a resolution of necessity pursuant to Code of Civil Procedure section 1240.040;

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

Section 1. Notice and Hearing Compliance.

The City has provided notice of this hearing as required by Code of Civil Procedure section 1245.235.

Section 2. Public Use.

The public use for which the real property is to be acquired is to widen Prospect Avenue for the purpose of improving public health, safety and welfare by installing additional lighting, sidewalks, bike lanes, placing utilities underground, enhancing traffic operations, reducing traffic congestion, and improving drainage through the installation of curbs and gutters. The City is authorized to acquire by eminent domain property necessary for such a purpose in accordance with Government Code section 37350.5 and Code of Civil Procedure sections 1240.040, 1240.110, and 1240.120.

Section 3. Description of Property.

The real property interests attached to this Resolution and marked as Exhibits 1 through 43 are the legal descriptions and maps of the real property required for the Project, which Exhibits describe the general location of the property to be acquired in fee and as easements with sufficient detail for reasonable identification. The property interests and their Exhibits are summarized as follows:

Exhibit	APN	NAME	TAKE
1	384-260-66; 384-260-67; 384-260-76	10638 Prospect Ave., LLC	Partial Take Right of Way Easement, Temporary Construction Easement
2	384-260-76	10806 Prospect Avenue Santee, LLC	Partial Take Right of Way Easement
3	384-190-73	Baertsch Revocable Trust 07-25-85	Temporary Construction Easement
4	384-240-05	Bock Company	Partial Take Right of Way Easement, Temporary Construction Easement
5	384-180-29	C&D Trust	Partial Take Right of Way Easement, Drainage Easement, Temporary Construction Easement
6	384-260-22	Alice E. Cadena	Full Take
7	384-251-09; 384-260-77	Cameron Brothers Construction Co.	Partial Take Right of Way Easement, Temporary Construction Easement
8	384-251-06	T.W. Cameron, LLC	Temporary Construction Easement
9	384-251-07; 384-251-08	Cameron, John A. and Shirley Family Trust 12-14-95	Temporary Construction Easement
10	384-250-04	Clemens Family Trust 08-09-93	Temporary Construction Easement
11	384-161-27	Crossman Family Trust 03-26-99	Partial Take Right of Way Easement, Temporary Construction Easement
12	384-190-34	Ida E. Cunradi	Partial Take Right of Way Easement, Drainage Easement, Temporary Construction Easement
13	384-260-13	Cushman Faubel Family Trust 03-11-06	Partial Take Right of Way Easement, Temporary Construction Easement

Exhibit	APN	NAME	TAKE
14	384-261-04	DC Commercial, LLC	Temporary Construction Easement
15	384-190-32	Gloria Duff	Full Take
16	384-190-35	Fiz-Fast Inc.	Partial Take Right of Way Easement, Temporary Construction Easement
17	384-250-05; 384-250-06; 384-250-07; 384-250-08; 384-250-09	Flohr Family Trust 10-01-03 and Warczak Family Trust	Temporary Construction Easement
18	384-161-10	Lawrence A. and Tina M. Hayden	Full Take
19	384-261-24; 384-261-09	Hopper Family Trust 01-30-89 and Tietz Family Trust of 1998	Partial Take Right of Way Easement, Temporary Construction Easement
20	384-180-07	HSP Partners LP	Temporary Construction Easement
21	384-190-37; 384-190-38; 384-190-69	Tom Hurner; Ronald and Mary Rideout	Partial Take Right of Way Easement, Temporary Construction Easement
22	384-180-55	Indymac INDX Mortgage Loan Trust 2006; Bruce and Brenda Kleege	Temporary Construction Easement
23	384-180-13	Mary Jude Ltd. Partnership	Partial Take Right of Way Easement, Temporary Construction Easement
24	384-370-24	Robert B. and Brenda F. Kleege	Partial Take Right of Way Easement, Temporary Construction Easement
25	384-261-03	Suennette Wood Maniscalco	Temporary Construction Easement
26	384-410-50; 384-410-74	Regina Marahrens	Temporary Construction Easement

Exhibit	APN	NAME	TAKE
27	384-250-18; 384-250-30	Donna J. McDonnell; Trustee of the McDonnel Family Trust 02-24-83	Temporary Construction Easement
28	384-260-78	McWay Family Trust 03-05-73; Anthony Poutus, Trustee of the Arlette Investment Trust UDT 12-23-80	Temporary Construction Easement
29	384-250-12	MVK Revocable Family Trust 10-15-99	Temporary Construction Easement
30	384-150-52	Mario Navarro	Temporary Construction Easement, Drainage Easement
31	384-190-19	John M. and Lorna B. Nickols; Barrack Family Trust 03-03-03 and amended 08-27-08	Partial Take Right of Way Easement, Temporary Construction Easement
32	384-390-17	Pratko 1997 Trust	Partial Take Right of Way Easement, Temporary Construction Easement
33	384-410-33; 384-410-52	Race Family Trust 06-29-89	Partial Take Right of Way Easement, Temporary Construction Easement
34	384-161-40	1999 Roe Family Trust 04-07-99	Temporary Construction Easement
35	384-161-26; 384-190-74	San Diego Metropolitan Transit Development Board	Partial Take Right of Way Easement, Temporary Construction Easement
36	384-261-05	Schleutermann Family Trust 01-25-83; Elaine Schroeder Trust 09-08-93; Leonard Schroeder Trust 09-08-93	Temporary Construction Easement
37	384-180-16	Snow Family Trust 02-15-96	Partial Take Right of Way Easement, Temporary Construction Easement

Exhibit	APN	NAME	TAKE
38	384-260-11	Snyder Family Trust 03-15-91	Temporary Construction Easement
39	384-390-06	Charles L. Tatman, Trustee	Partial Take Right of Way Easement, Temporary Construction Easement
40	384-180-39	Jonathan D. Urshan	Partial Take Right of Way Easement, Temporary Construction Easement
41	384-260-23	James C. Walton	Full Take
42	384-261-06; 384-261-23	Eugene and Florence Warengo	Partial Take Right of Way Easement, Temporary Construction Easement
43	384-190-72; 384-240-16; 384-410-29; 384-410-77	San Diego County	Partial Take Right of Way Easement, Temporary Construction Easement

Section 4. Findings

The City hereby finds and determines the following:

a. The public interest and necessity require the proposed project; and
b. The proposed project is planned or located in the manner that will be the most compatible with the greatest public good and with the lease private injury; and
c. The property is necessary for the proposed project; and
d. The offer required by Government Code section 7267.2 was made.

Section 5. Condemnation for a Compatible Use

Some or all of the real property to be acquired is subject to easements and rights-of-way appropriated to existing public uses. The legal descriptions of these easements and rights-of-way are on file with the City and describe the general location and extent of the easements and rights-of-way with sufficient detail for reasonable identification. The proposed use is a compatible use and will not unreasonably interfere with or impair the continuance of the public use now existing or reasonably expected to exist in the future. The City is authorized to acquire the property subject to such existing public uses pursuant to Code of Civil Procedure section 1240.510.

Section 6. Further Activities

Best Best & Krieger, as City Attorney to the City, is hereby authorized to acquire the described real property in the name of and on behalf of the City by eminent domain. Best Best & Krieger is further authorized to institute and prosecute such legal proceedings as may be required. Best Best & Krieger may take such steps as may be authorized and required by law, and make such deposits as may be required, to permit the City to take possession of and use said real property at the earliest possible time. Best Best & Krieger is further authorized to correct any errors or to make or agree to non-material changes in the legal description of the real property that is deemed necessary for the conduct of the condemnation action, or any other proceedings or transactions required to acquire the subject real property.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 10th day of July, 2013, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED

_____

RANDY VOEPEL, MAYOR

ATTEST

_____

PATSY BELL, CMC, CITY CLERK

Attachments: Exhibits 1 through 43

EXHIBIT 1

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Grace W. Oeach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-260-66, 384-260-67

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

10638 Prospect Ave., LLC, a California limited liability company ("Grantor") grants to **CITY OF SANTEE, a municipality of the State of California ("Grantee")**, its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 25-TCE-384-260-66
Temporary Construction Easement
APN 384-260-66

In the City of Santee, County of San Diego, State of California, being the southerly 31.00 feet of that portion of Lot 7, Block 15 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon" Map No. 817 filed April 2, 1896 in the Office of the Recorder of said County, and as described as "Parcel 2" in that certain Grant Deed recorded October 8, 2009 as Document No. 2009-0560617, Official Records of said County.

Excepting therefrom the southerly 21.00 feet of said Parcel 2.

Containing 300 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

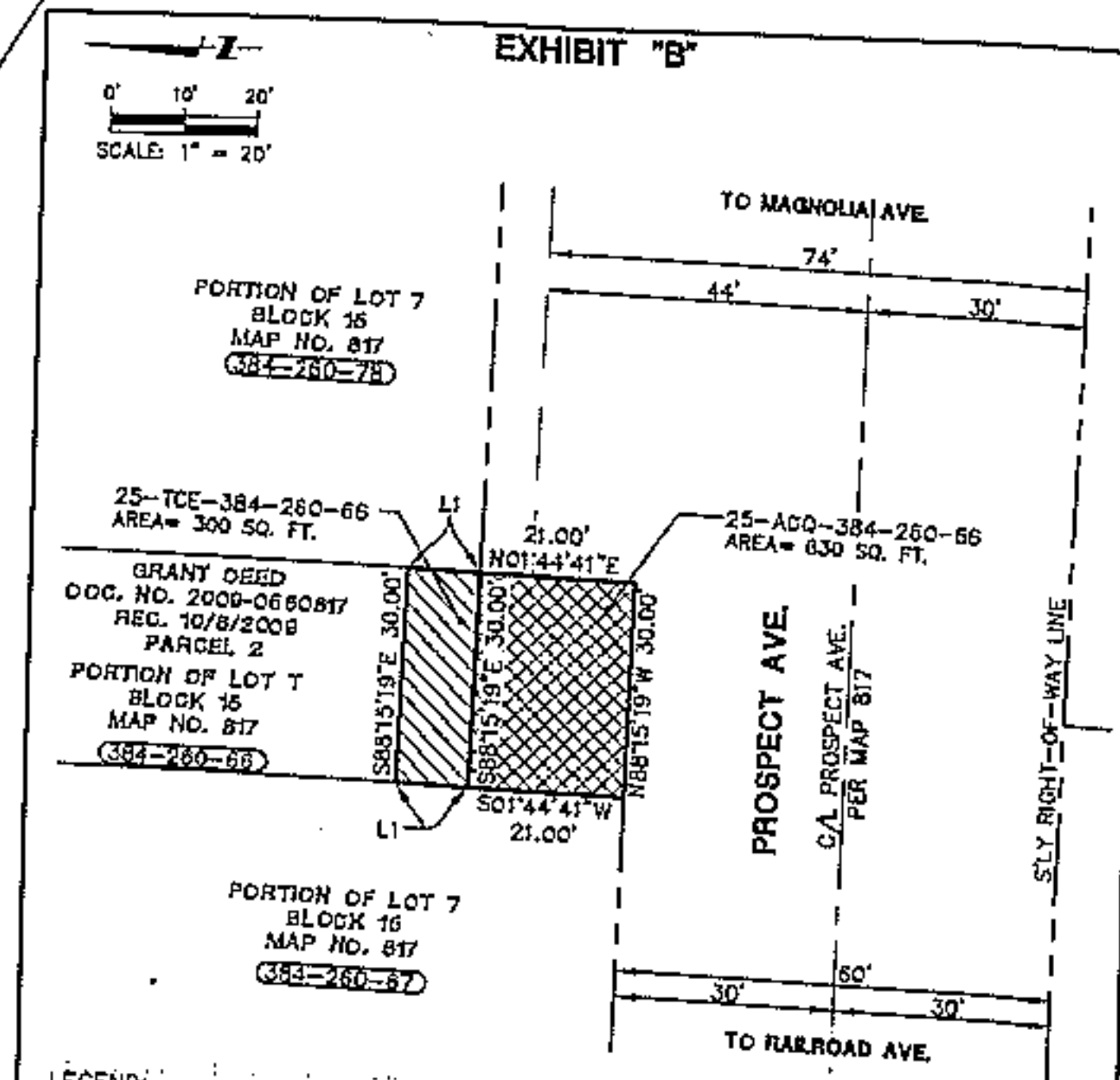
This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick, PLS 6777

March 6, 2013
Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE

LINE DATA:

L1= N01°44'41"E 10.00'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6272
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 7, BLOCK 15, MAP 817 AS DESCRIBED IN DOC. NO. 2009-0660817 O.R. OWNER: 10638 PROSPECT AVENUE LLC	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 20'
25-ACQ/TCE-384-260-66' 10638 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENNANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 701 San Diego, Ca 92108 (619) 961-1300 www.psomas.com	DRAFTED: TAJ CHECKED PJF DATE: 01-25-17 JOB NO: SDOK010300

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 24-TCE-384-260-67
Temporary Construction Easement
APN 384-260-67

In the City of Santee, County of San Diego, State of California, being that portion of Lot 7, Block 15 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817 filed April 2, 1896 in the Office of the Recorder of said County, and described as "Parcel 1" in that certain Grant Deed recorded October 8, 2009 as Document No. 2009-0560617, Official Records of said County, lying southerly of the following described line:

Beginning at the southeast corner of said Parcel 1; thence along the easterly line of said Parcel 1 North 01°44'41" East 26.00 feet to the True Point of Beginning; thence along a line that is 26.00 feet northerly of and parallel with the northerly line of Prospect Avenue, 60.00 feet wide North 88°15'19" West 57.93 feet; thence North 01°44'41" East 4.00 feet to a point distant 30.00 feet and parallel with said northerly line of Prospect Avenue; thence continuing along said parallel line North 88°15'19" West 28.00 feet; thence South 01°44'41" West 3.00 feet; thence North 88°15'19" West 14.07 feet to the westerly line of said Parcel 1.

Excepting therefrom the southerly 21.00 feet of said Parcel 1.

Containing 626 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

PSOMAS

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

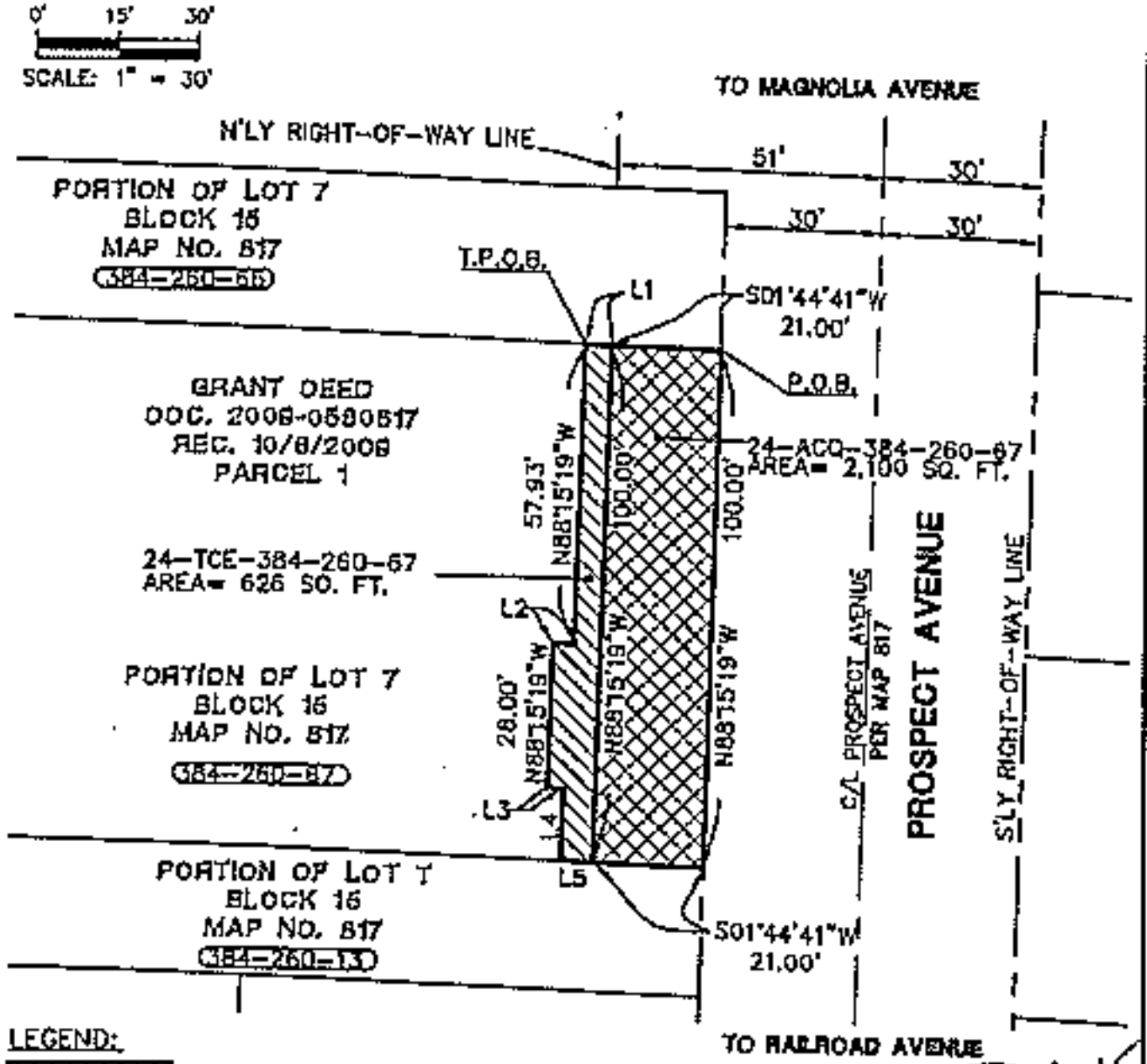
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 14, 2013

Date

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT R.O.W. ACQUISITION
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= N01°44'41"E, 5.00'
L2= N01°44'41"E, 4.00'
L3= S01°44'41"W, 3.00'
L4= N88°15'19"W, 14.07'
L5= S01°44'41"W, 6.00'

PROFESSIONAL LAND SURVEYOR
PETER J. TITTPATRICK
No. 5777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 7, BLOCK 16, MAP 817 AS DESCRIBED IN DOC. NO. 2009-0580617 O.R. OWNER: 10638 PROSPECT AVENUE LLC	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30'
24-ACQ/TCE-384-260-67 10638 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 961-4800 www.psomas.com	DRAFTED: FAJ CHECKED: PJF DATE: 01-25-17 JOB NO: 5DBK010300

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Brach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)
No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-260-66, 384-260-63

10638 Prospect Ave., LLC, a California limited liability company, ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign here)

_____

_____ (title of signatory)

By:_____ (sign here)

_____

_____ (title of signatory)

(All OWNERS must sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 25-ACQ-384-260-66
Right-of-Way Acquisition
APN 384-260-66

In the City of Santee, County of San Diego, State of California, being the southerly 21.00 feet of that portion of Lot 7, Block 15 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon" Map No. 817 filed April 2, 1896 in the Office of the Recorder of said County, and as described as "Parcel 2" in that certain Grant Deed recorded October 8, 2009 as Document No. 2009-0560617, Official Records of said County.

Containing 630 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

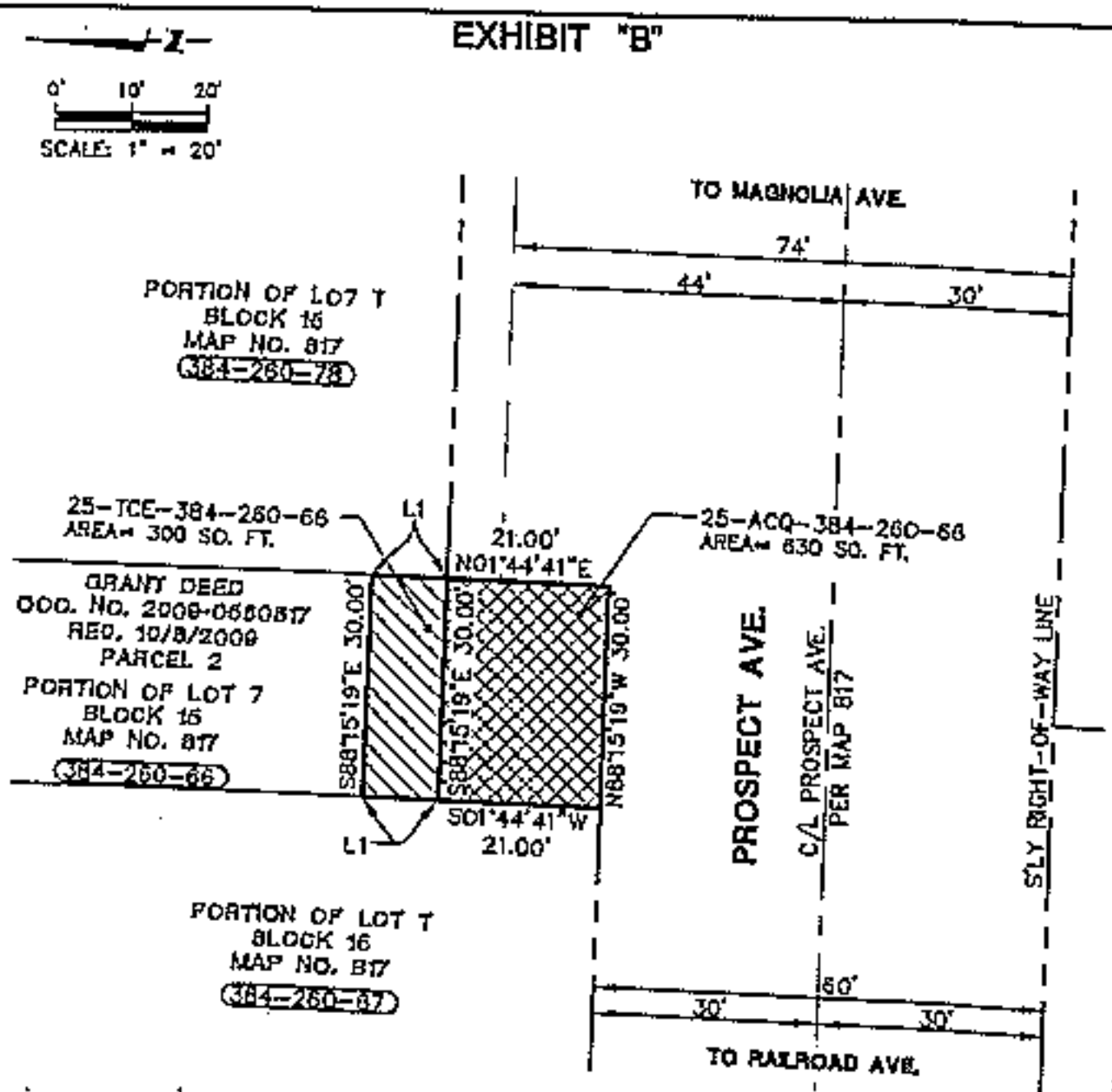
This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick, PLS 6777

Feb 26, 2013
Date

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE

LINE DATA:

L1= N01°44'41"E 10.00'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6772
Exp. 12/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 7, BLOCK 15, MAP 817 AS DESCRIBED IN DOC. NO. 2009-0560817 O.R. OWNER: 10638 PROSPECT AVENUE LLC	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 20' DRAFTED: TAJ CHECKED: PJF DATE: 01-75-13 JOB NO: 500K010500
25-ACQ/TCE-384-260-66 10638 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 4111 Camino Del Rio N., Suite 202 San Diego, Ca 92108 (619) 881-2800 www.psomas.com	

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 24-ACQ-384-260-67
Right-of-Way Acquisition
APN 384-260-67

In the City of Santee, County of San Diego, State of California, being the southerly 21.00 feet of that portion of Lot 7, Block 15 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", Map No. 817 filed April 2, 1896 in the Office of the Recorder of said County, and as described as "Parcel 1" in that certain Grant Deed recorded October 8, 2009 as Document No. 2009-0560617, Official Records of said County.

Containing 2100 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

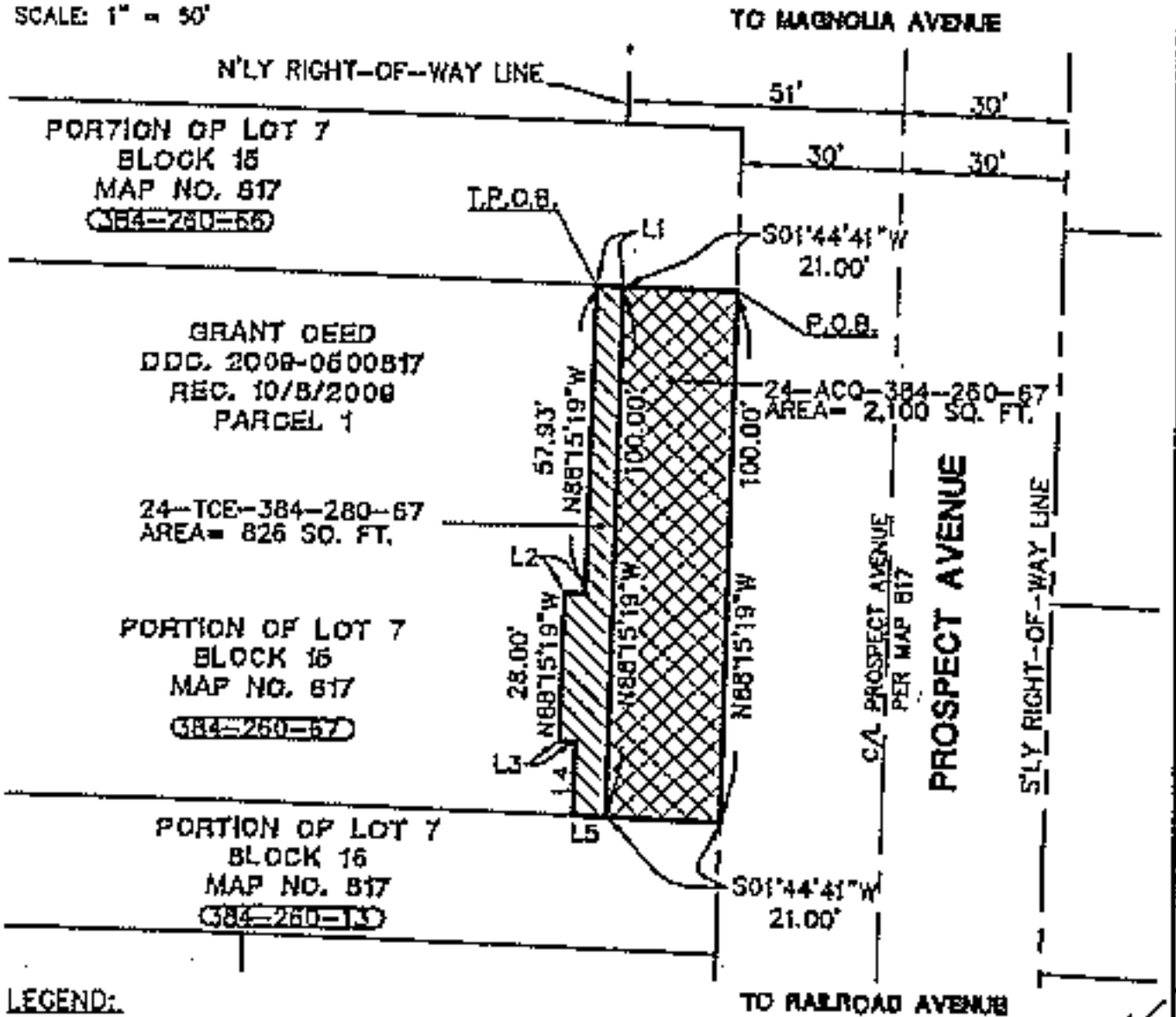
PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick, PLS 6777 — Feb. 26, 2013 Date

EXHIBIT "B"

0' 15' 30'

SCALE: 1" = 30'



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. INDICATES POINT OF BEGINNING
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= N01°44'41"E, 5.00'
L2= N01°44'41"E, 4.00'
L3= S01°44'41"W, 3.00'
L4= N88°15'19"W, 14.07'
L5= S01°44'41"W, 6.00'

PROFESSIONAL LAND SURVEYOR
PETER J. SILVA
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT Y, BLOCK 15, MAP 613 AS DESCRIBED IN DOC. NO. 2009-0560617 O.R.
OWNER: 10638 PROSPECT AVENUE LLC

CITY OF SANTEE,
COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

24-ACQ/TCE-384-260-67
10638 PROSPECT AVENUE
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"

PSOMAS
3111 Camino Del Rio N., Suite 702
San Diego, Ca 92108
(619) 981-2800 www.psomas.com

SHEET 1 OF 1
SCALE: 1" = 30'
DRAFTED: TAJ
CHECKED: PJF
DATE: 07-25-13
JOB NO: 5CO40103

DWG Name: J:\Projects\5_A-C\5CO40103\Exhibits\ROW\TCE\ACQ\384-260-67.dwg Plotted by tajohnson on May 14, 2013 - 11:32:12

EXHIBIT 2

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)
No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-260-76-00

10806 Prospect Avenue Santee, LLC, a Limited Liability Company, ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign here)

By:_____ (sign here)

_____

_____

_____ (title of signatory)

_____ (title of signatory)

(All OWNERS must sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 27-ACQ-384-260-76
Right-of-Way Acquisition
APN 384-260-7d

In the City of Santee, County of San Diego, State of California, being that portion of Lot 7, Block 15 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and as described in that certain Quitclaim Deed recorded November 16, 2010 as Document No. 2010-0629794 of Official Records in the Office of the Recorder of said County, said portion being more particularly described as follows:

Beginning at the southerly line of Prospect Avenue, having a 51.00 foot half-width, being the northwesterly corner of "Parcel No. 80-00084A-2" as described in that certain Easement for County Highway Deed recorded June 12, 1980 as Document No. 80-188211 in said Office of the Recorder, also being the beginning of a curve, concave northwesterly, and having radius of 20.00 feet; thence along the northerly line of said Easement the following two courses:

1. easterly, northeasterly and northerly along said curve through a central angle of 01°45'19" a distance of 0.61 feet to the True Point of Beginning;
2. thence continuing along said curve through a central angle of 102°17'11" a distance of 35.70 feet;

thence South 78°15'09" West 1.00 feet to the beginning of a non-tangent curve, concave northwesterly, having a radius of 20.00 feet, a radial line to said curve bears North 79°05'15 East; thence southerly, southwesterly and westerly along said curve through a central angle of 97°36'38" a distance of 34.07 feet; thence South 00°11'16 East 0.37 feet to the True Point of Beginning.

Containing 32 square feet.

The basis of bearing for this legal description is the centerline of Prospect Avenue as shown on Record of Survey Number 16309, filed August 20, 3999 as File No. 1999-579036.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

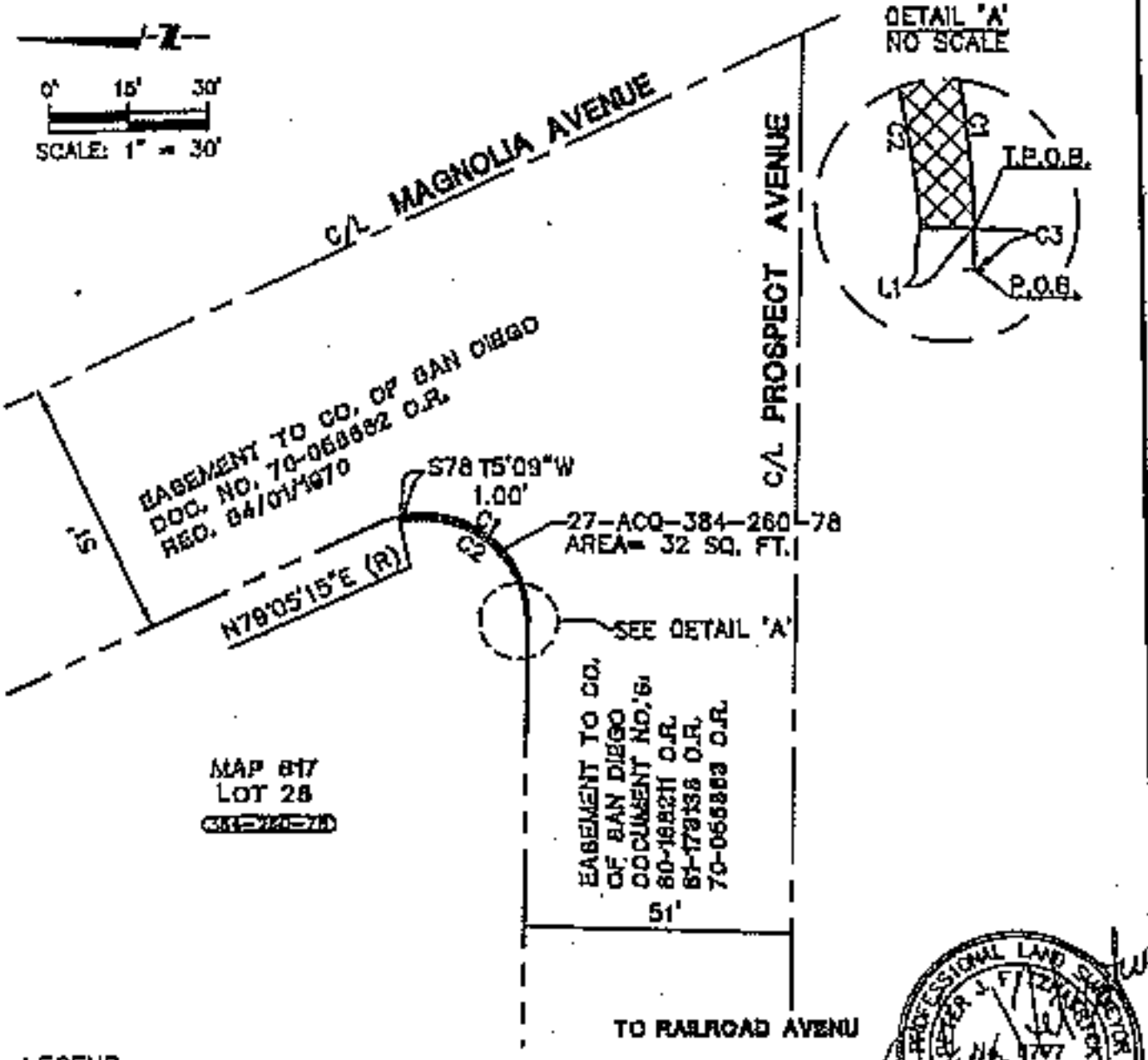
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 3, 2013

Date

EXHIBIT "B"



LEGEND:

- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. INDICATES POINT OF BEGINNING
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= S00°11'36"E, 0.37'

CURVE DATA:

C1= R=20.00', L=35.70', Δ=102°17'11"
C2= R=20.00', L=34.07', Δ=97°36'36"
C3= R=20.00', L=0.61', Δ=01°45'19"

PROFESSIONAL LAND SURVEYOR — TIMOTHY A. FRY — No. 8747 — 8/30/14 — STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 7, BLOCK 16, MAP 617 AS DESCRIBED IN DOC. NO. , O.R. OWNER: 10606 PROSPECT AVENUE LLC	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30' DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO: 5609210300
27-ACQ/TCE-384-260-78 10606 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca. 92108 (619) 881-2800 www.psomas.com	

Plotted by tajohnson at May 04, 2013 - 13:44:36

EXHIBIT 3

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-190-75-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

ORIN W. BAERTSCH and JANETTE BAERTSCH, Trustees of the BAERTSCH REVOCABLE DECLARATION OF TRUST dated July 25, 1985 ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 34-TCE-384-190-73
Temporary Construction Easement
APN 384-190-73

In the City of Santee, County of San Diego, State of California, being that portion of Lot 30 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described as Parcel 1 in that certain Quitclaim Deed recorded April 10, 2006 as Document No. 2006-0246612, Official Records of said County, said portion lying northerly of the following described line:

Beginning at the northeast corner of said Parcel 1; thence along the easterly line of said Parcel 1 South 00°25'41" West 30.30 feet to the True Point of Beginning; thence North 89°39'01" West 21.29 feet; thence North 00°20'58" East 6.00 feet; thence North 89°39'02" West 44.62 feet to the westerly line of said Parcel 1.

Excepting therefrom that portion lying within the 21.00 foot-wide strip of land described in that Easement for Highway Purposes recorded August 5, 1982 as Document No. 82-241228, Official Records of said County.

Containing 690 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

PSOMAS

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

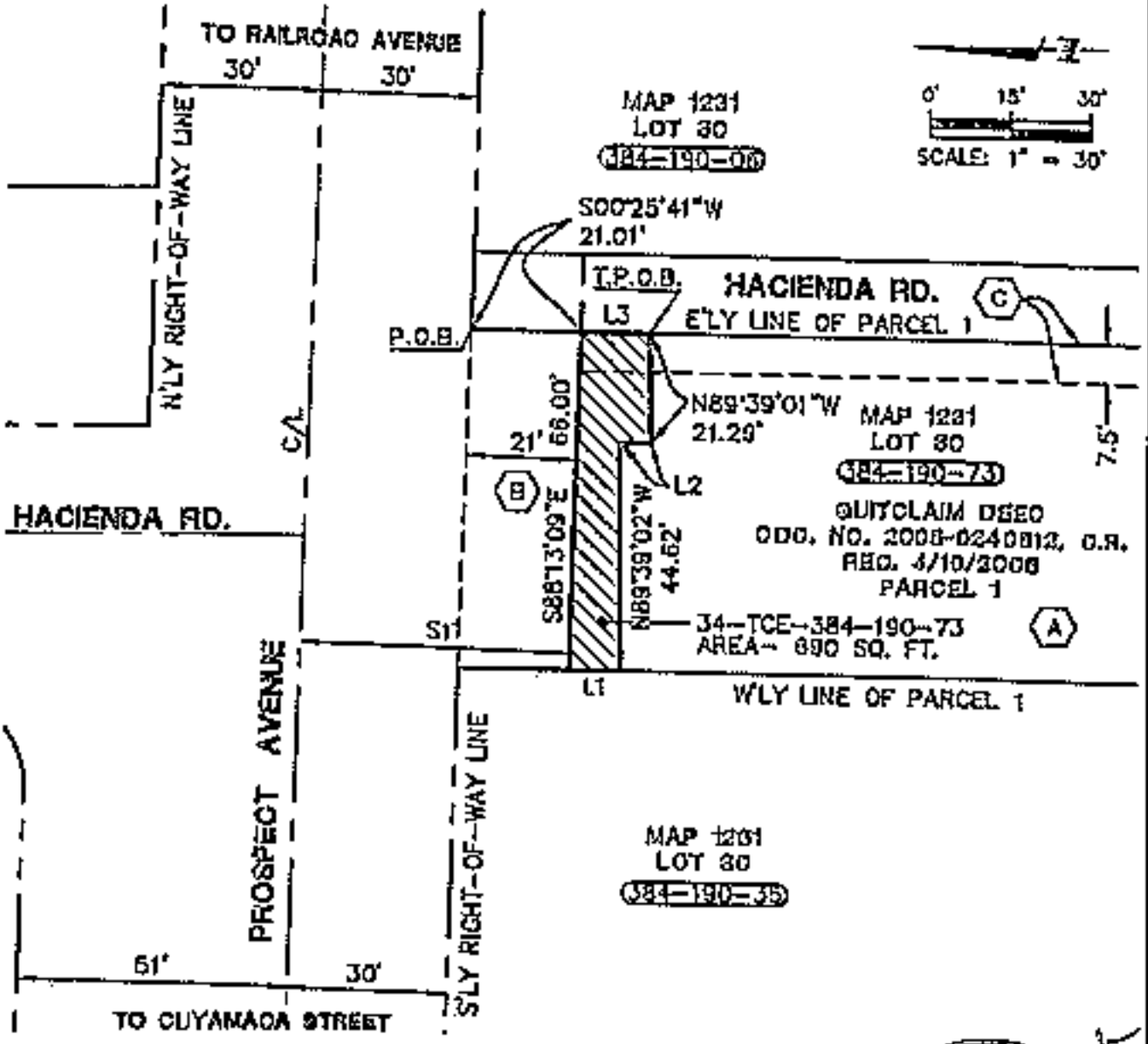
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 7, 2013

Date

EXHIBIT "B"



*NOTE: SEE SHEET 2 OF 2 FOR: LEGEND AND EASEMENT NOTES.

LINE DATA:

L1= N00°25'41"E, 9.75'
L2= N00°20'58"E, 6.00'
L3= S00°25'41"W, 13.29'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 8777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF PARCEL 1 AS DESCRIBED IN DOC. NO. 2006-0240812, O.R. OWNER: BARTSCH REVOC TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 2 SCALE: 1" = 30' DRAFTED: SAJ CHECKED: PJF DATE: 01-25-13 JOB NO. 2006010300
24-TCE-384-190-73 9855 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3311 Camino Del Rio N., Suite 102 San Diego, Ca 92108 (719) 561-2500 www.psomas.com	

EXHIBIT "B"

EASEMENT NOTES:

(A) 3' EASEMENT AROUND FACILITIES
DOC NO. 82-200290 O.R.
REC. 08/29/1982

(B) 21' EASEMENT FOR COUNTY HIGHWAY
DOC. NO. 82-241228, O.R.
REC. 08/05/1982

(C) 7.5' IRREVOCABLE OFFER OF
DEDICATION FOR PUBLIC HIGHWAY
DOC. NO. 82-241231, O.R.
REC. 08/05/1982

LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF PARCEL 1 AS DESCRIBED IN DOC. NO. 2006-0246612, O.R. OWNER: BAERTSCH REVOC TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 2 OF 2 SCALE: NONE DRAFTED: TAJ
34-TCE-384-190-73 9855 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 2111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 951-2800 www.psomas.com	CHECKED: PJF DATE: 01-25-13 JOB NO: 50CK010300

EXHIBIT 4

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)
No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-240-05-00

Bock Company, a California corporation, ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign here)

_____

_____ (title of signatory)

By:_____ (sign here)

_____

_____ (title of signatory)

(All OWNERS must sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 48-ACQ-384-240-05
Right-of-Way Acquisition
APN 384-240-05

In the City of Santee, County of San Diego, State of California, being that portion of Lot 1, Block 21 of the Subdivision of "Lots 'H' and 'D' of the Rancho El Cajon", as shown on Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded December 2P, 1980 as Inst. No. 80-434995 in the Office of the Recorder of said County, said portion being more particularly described as follows:

Beginning at the northwesterly corner of said Grant Deed; thence along the westerly line of said Grant Deed South 00°44'26" West 16.00 feet to a line 16.00 feet southerly of and parallel with the southerly line of Prospect Avenue, 60.00-feet wide; thence along said parallel line South 88°17'44" East 92.90 feet to the beginning of a curve, concave southwesterly, having a radius of 10.00 feet; thence southeasterly along said curve through a central angle of 45°52'59" a distance of 8.01 feet; thence South 42°24'45" East 5.57 feet to the beginning of a curve, concave southwesterly, having a radius of 10.00 feet; thence southeasterly and southerly along said curve through a central angle 45°52'59" a distance of 8.01 feet; thence South 03°28'14" West 5.46 feet; thence South 86°31'47" East 21.05 feet to the westerly line of Parcel No. 79-1134A recorded July 10, 1980 as Instrument No. 80-216082, in the Office of the Recorder of said County; thence northerly along said westerly line North 10°46'11" West 36.85 feet to the southerly line of said Prospect Avenue; thence along said southerly line North 88°17'44" West 133.42 feet to the Point of Beginning.

Containing 2619 square feet.

PSOMAS

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 6/30/14
STATE OF CALIFORNIA

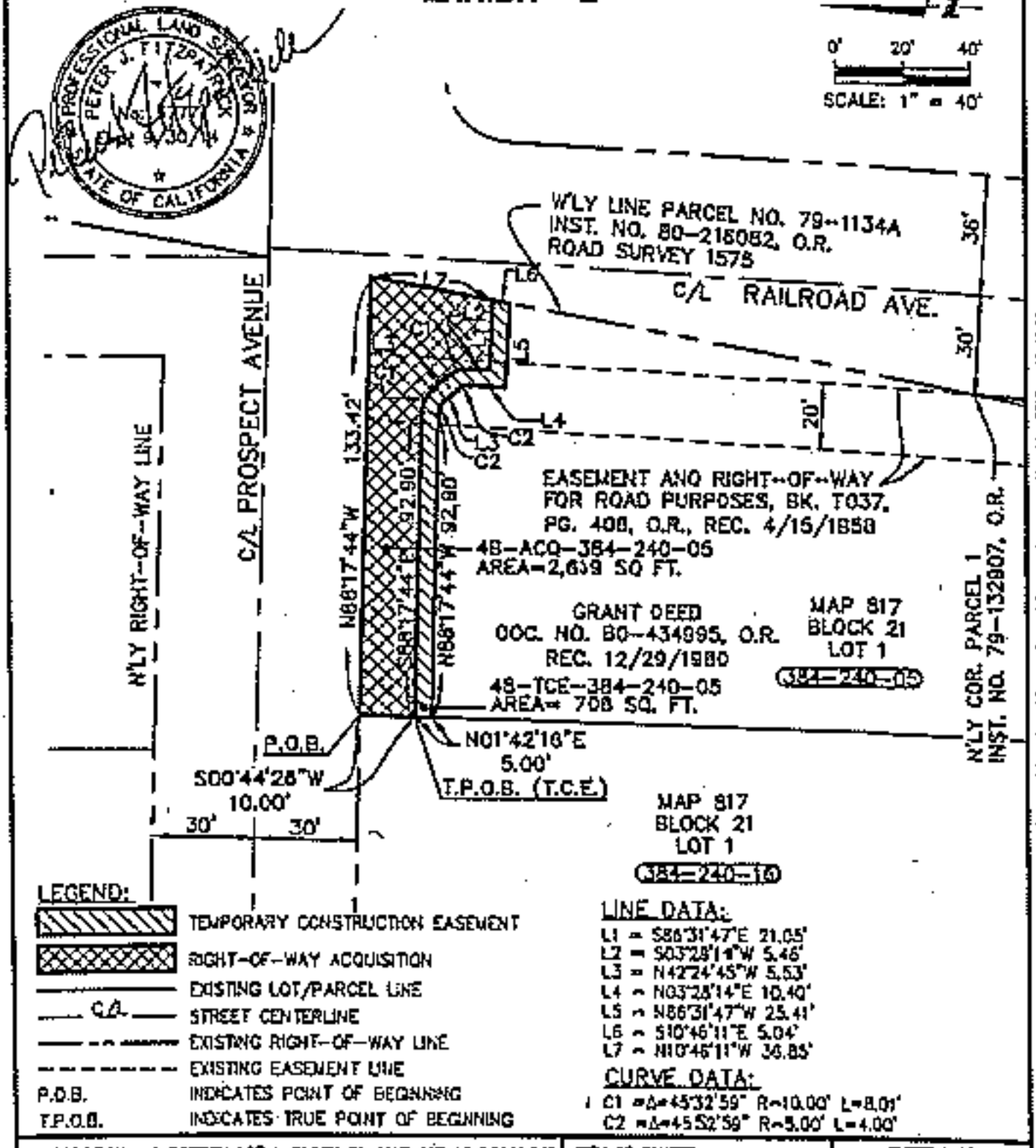
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 9, 2013

Date

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- RIGHT-OF-WAY ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- P.O.B. INDICATES POINT OF BEGINNING
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1 = S86°31'47"E 21.05'
L2 = S03°28'14"W 5.46'
L3 = N42°24'45"W 5.53'
L4 = N03°28'14"E 10.40'
L5 = N86°31'47"W 25.41'
L6 = S10°46'11"E 5.04'
L7 = N10°46'11"W 36.85'

CURVE DATA:

C1 = Δ=45°32'59" R=10.00' L=8.01'
C2 = Δ=45°52'59" R=5.00' L=4.00'

DESCRIPTION: A PORTION LOT 1, BLOCK 21, MAP 817 AS DESCRIBED IN GRANT DEED INST. NO. 80-434995, O.R.
OWNER: BOOK COMPANY

CITY OF SANTEE,
COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

SHEET 1 OF 1
SCALE: 1" = 40'
DRAFTED: YAJ
CHECKED: PJF
DATE: 01-25-13
JOB NO: 20CK010300

48-ACQ/TCE-384-240-05
10375 PROSPECT AVENUE
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"

PSOMAS
3311 Camino Del Rio N., Suite 700
San Diego, CA 92108
(619) 881-2800 www.psomas.com

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-240-05-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Bock Company, a California corporation ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 48-TCE-384-240-05
Temporary Construction Easement
APN 384-240-05

In the City of Santee, County of San Diego, State of California, being that portion of Lot 1, Block 21 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded December 29, 1980 as Inst. No. 80-434995 in the Office of the Recorder of said County, being a strip of land lying 5.00 feet southerly and westerly of the following described line:

Beginning at the northwesterly corner of said Grant Deed; thence along the westerly line of said Grant Deed South 00°4d'26" West 16.00 feet to a line 16.00 feet southerly of and parallel with the southerly line of Prospect Avenue, 60.00-feet wide, and being The True Point of Beginning; thence along said parallel line South 88°17'44" East 92.90 feet to the beginning of a curve concave southwesterly, having a radius of 10.00 feet; thence southeasterly along said curve through a central angle of 45°52'59" a distance of 8.01 feet; thence South 42°24'45" East 5.53 feet to the beginning of a curve concave southwesterly, having a radius of 10.00 feet; thence southeasterly and southerly along said curve through a central angle 45°52'59" a distance of 8.01 feet; thence South 03°28'14" West 5.46 feet; thence South 86°31'47" East 21.05 feet to the westerly line of Road Survey No. 1575, Parcel No. 79-1134A, recorded July 10, 1980 as Instrument No. 80-216082, in the Office of the Recorder of said County.

The southerly sidelines of said strip shall be lengthened or shortened so as to terminate at the westerly line of said Grant Deed, and easterly at the westerly line of said Road Survey No. 1575.

Containing 708 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

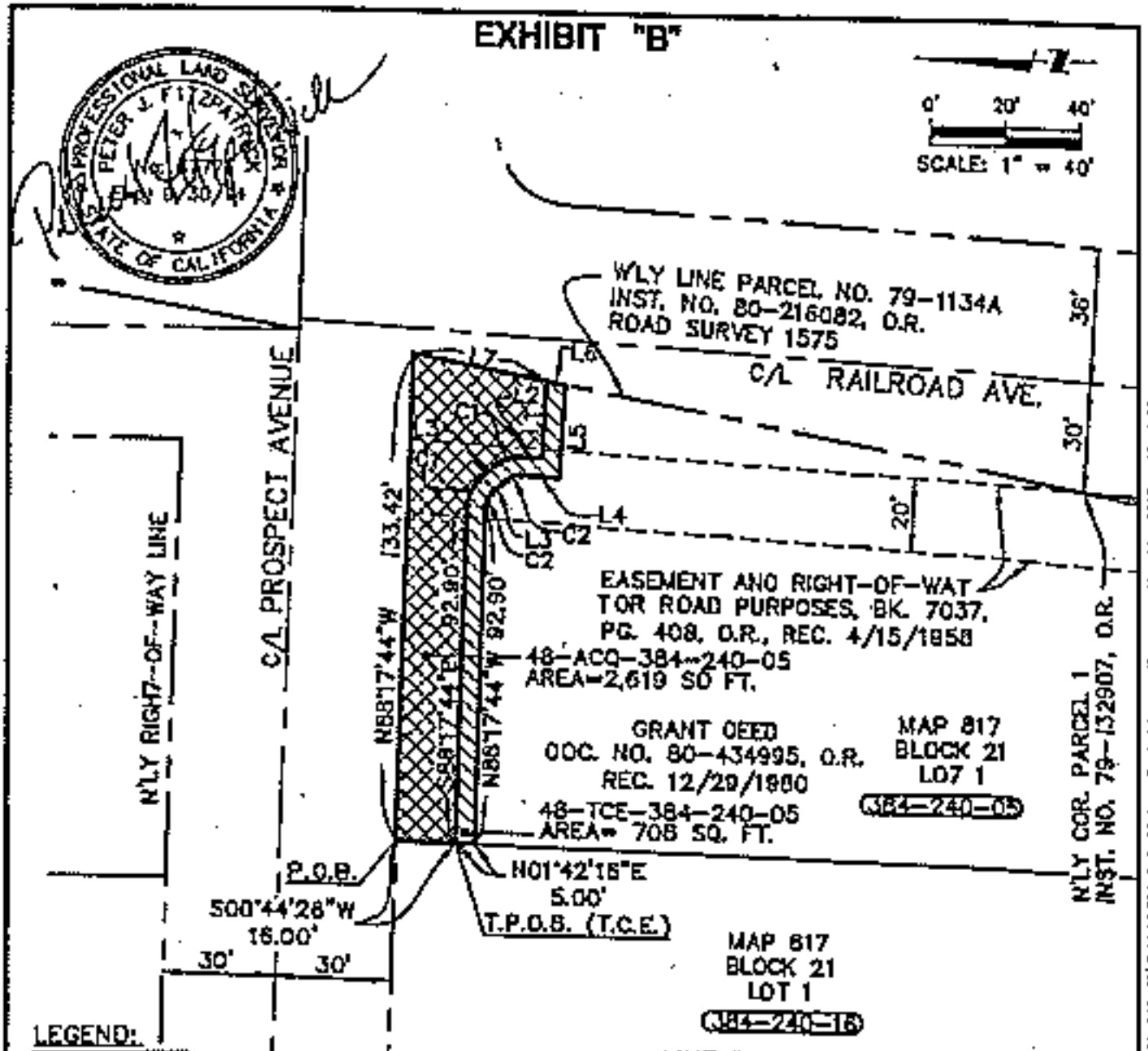
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 9, 2013

Date

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	RIGHT-OF-WAY ACQUISITION
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1 = S86°31'47"E 21.05'
L2 = S03°28'14"W 5.46'
L3 = N42°24'45"W 5.53'
L4 = N03°28'14"E 10.46'
L5 = N86°31'47"W 25.41'
L6 = S10°46'11"E 5.04'
L7 = N10°48'11"W 36.85'

CURVE DATA:

C1 = Δ=45°52'59" R=10.00' L=8.01'
C2 = Δ=45°52'50" R=5.00' L=4.00'

DESCRIPTION: A PORTION LOT 1, BLOCK 21, MAP 817 AS DESCRIBED IN GRANT DEED INST. NO. 80-434995, O.R. OWNER: BOCK COMPANY	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 40'
48-ACQ/TCE-384-240-05 10375 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 961-3800 www.psomas.com	DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO. 500K010300

EXHIBIT 5

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-180-29

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Carl O. Freeman and Deborah Freeman, Trustees of the C & D Trust ("Grantor") grants to **CITY OF SANTEE, a municipality of the State of California** ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__ GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 46-TCE-384-180-29
Temporary Coostruetlon Easement
APN 384-180-29

In the City of Santee, County of San Dirgo, State of California, being that portioo ol Lot 36 of the Subdivision of "Stevens and Hartley's Free Woter Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that eertain Grant Deed recorded July 27, 2006 as Document No. 2006-0530264, Official records of said County, described as follows:

Beginnlog at the northwest corner of sald Grant Deed; thence along tho westedy line of said Grant Dred South 00°40'51" West 16.00 feet to the True Polot of Begiooing; thence continuing along said westerly line South 00°40'51" West 41.01 feet; thence South 88°13'09" East 13.16 feet; thence North 46°12'16" East 37.81 feet; thence South 88°13'09" East 28.56 feet; thence South 01°46'51" West 4.00 feet; thence South 88°13'09" East 34.66 feet to a point on the easterly lina of said Grant Deed, said point being 34.02 feet southerly of the northeast corner of said Grant Derd; thence along said easterly line North 00°11'01" East 18.01 feet; thence North 88°13'09" West 103.14 fret to the True Polot of Beginnlog.

Containing 2303 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

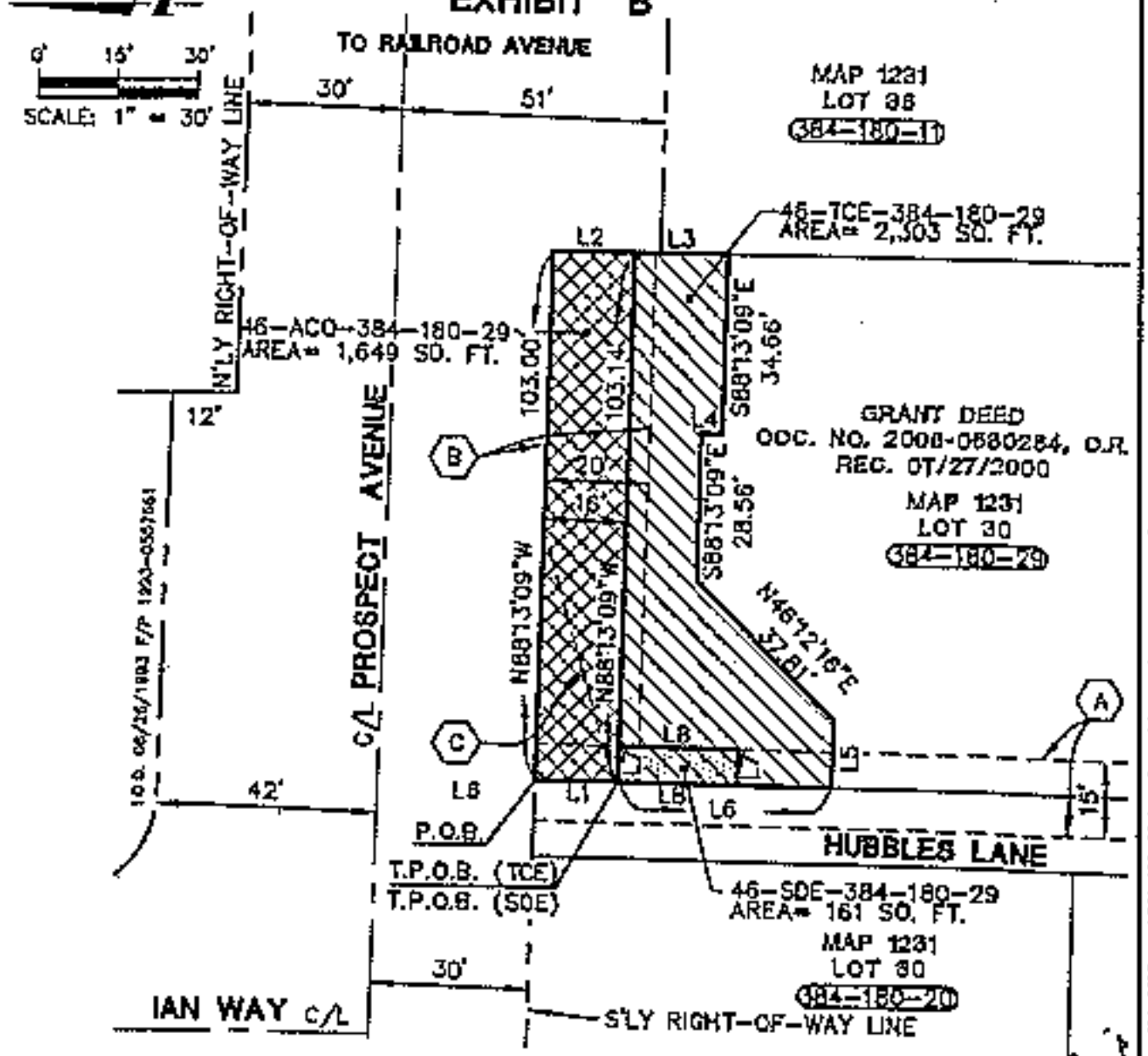
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 17, 2013

Date

EXHIBIT "B"



LINE DATA:

L1= S00°40'51"W, 16.00'
L2= N00°11'01"E, 16.01'
L3= N00°11'01"E, 18.01'
L4= S01°46'51"W, 4.00'
L5= S88°13'09"E, 13.16'
L6= S00°40'51"W, 41.01'
L7= S88°13'09"E, 7.00'
L8= S00°40'51"W, 23.00'

*NOTE: SEE SHEET 2 OF 2 FOR: LEGEND AND EASEMENT NOTES.

PROFESSIONAL LAND SURVEYOR
PETER J. PITTSBURGH
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 36, MAP 1231 AS DESCRIBED IN DOC. NO. 2006-0530284, O.R. OWNER: A & D TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 2 SCALE: 1" = 30'
48-ACO/TCE/SDE-384-180-29 10205 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 361-2600 www.psomas.com	DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO: 500K010300

EXHIBIT "B"

EASEMENT NOTES:

(A) 15' ROAD AND UTILITY EASEMENT TO JOSEPH HUBBLE, ET UX
DOC. NO. 98997, O.R.
REC. 06/09/1964

15' EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY
DOC. NO. 63322, O.R.
REC. 04/16/1968

(B) 20' EASEMENT TO S.D.G. & E.
FOR WIRE AND CABLE PURPOSES
DOC. NO. 90-081889, O.R.
REC. 02/14/1990

(C) UTILITY EASEMENT TO S.D.G. & E.
BK. 5095, PG. 406, O.R.
REC. 12/28/1953

LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	RIGHT-OF-WAY ACQUISITION
	STORM DRAIN EASEMENT
	EXISTING LOT/PARCEL LINE
℄	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 8777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 38, MAP 1231 AS DESCRIBED IN DOC. NO. 2006-0520264, O.R.
OWNER: C & D TRUST

CITY OF SANTEE,
COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

SHEET 2 OF 2
SCALE: 1" = 30'
DRAFTED: ZAJ
CHECKED: PJF
DATE: 01-25-12
JOB NO. 3004010300

48-ACO/TCE/SDE-384-180-29
10205 PROSPECT AVENUE
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"

PSOMAS
3111 Camino Del Rio N., Suite 700
San Diego, Ca 92108
(619) 881-2800 www.psomas.com

Plotted by Agustin on May 23, 2012 - 12:46:42
G:\Projects\3004010300\Survey\Exhibits\Prospect Ave\3004010300-Prospect Ave-Exhibit B-Sheet 2.dwg

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)

No Transfer Tax Due, Pursuant to Gov. Code, § 61B3

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-180-29

Carl O. Freeman and Deborah Freeman, Trustees of the C & D Trust, ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantee hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign here)

_____

_____ (title of signatory)

By:_____ (sign here)

_____

_____ (title of signatory)

(All OWNERS must sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 46-ACQ-384-180-29
Right-of-Way Acquisition
APN 384-180-29

In the City of Santee, County of San Diego, State of California, being the northerly 16.00 feet of that portion of Lot 36 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded July 27, 2006 as Document No. 2006-0530264, Official records of said County.

Containing 1649 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

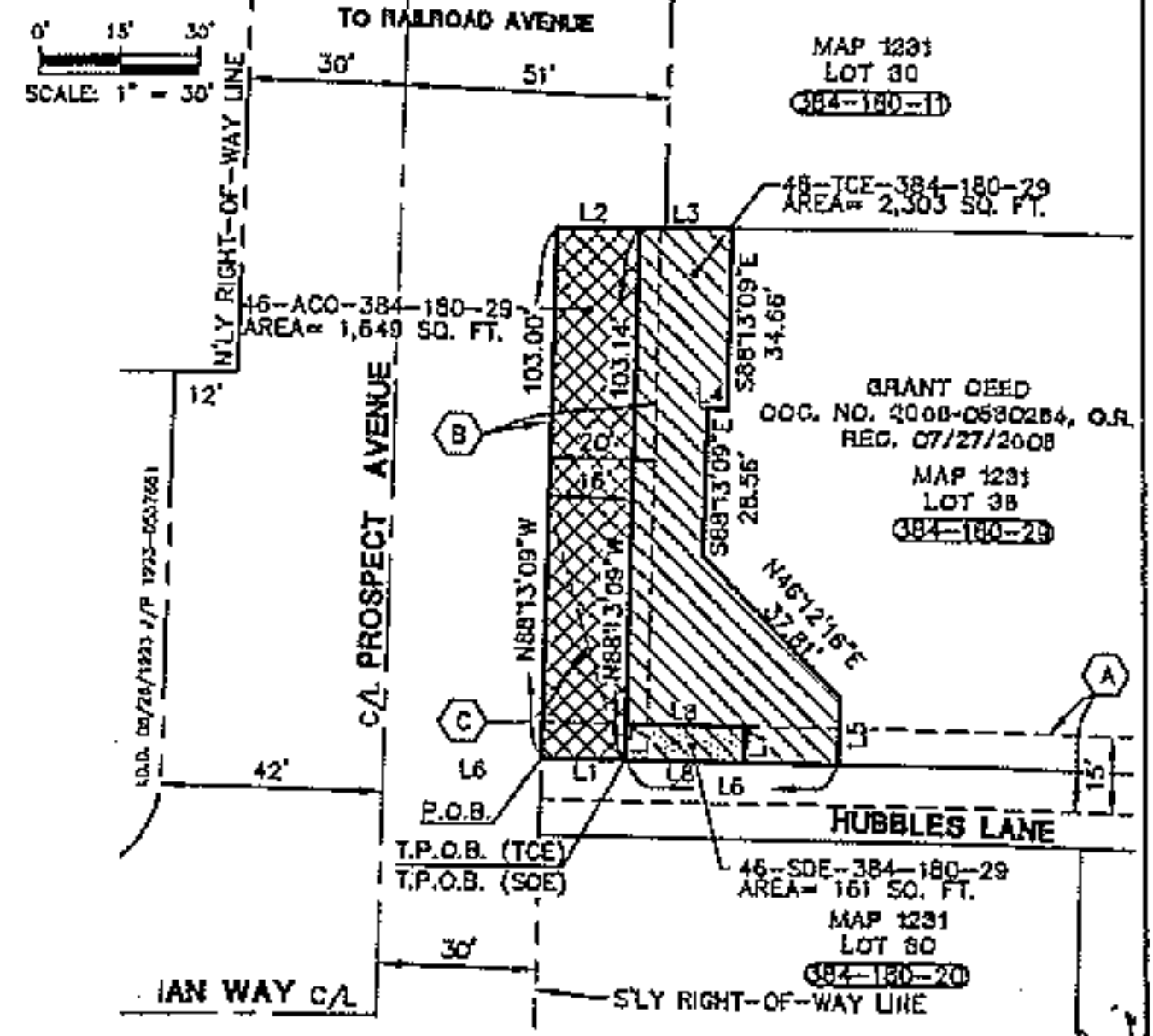
This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick, PLS 6777

May 17, 2013
Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

EXHIBIT "B"



LINE DATA:

L1= S00°40'51"W, 16.00'
L2= N00°11'01"E, 16.01'
L3= N00°11'01"E, 18.01'
L4= S01°46'51"W, 4.00'
L5= S88°13'09"E, 13.16'
L6= S00°40'51"W, 41.01'
L7= S88°13'09"E, 7.00'
L8= S00°40'51"W, 23.00'

*NOTE: SEE SHEET 2 OF 2 FOR: LEGEND AND EASEMENT NOTES.

PROFESSIONAL LAND SURVEYOR
PETER J. PSOMAS
No. 8477
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 38, MAP 1231 AS DESCRIBED IN DOC. NO. 2006-0530264, O.R.
OWNER: C & D TRUST

CITY OF SANTEE,
COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

SHEET 1 OF 2
SCALE: 1" = 30'
DRAFTED: TAJ
CHECKED: PJP
DATE: 01-25-13
JOB NO: 5DOKD10300

46-ACO/TCE/SDE-384-180-2D
10205 PROSPECT AVENUE
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"

PSOMAS
3311 Camino Del Rio N., Suite 700
San Diego, CA 92108
(619) 881-2800 www.psomas.com

DWG Name: U:\Projects\5DOKD10300\Design\Exhibits\384-180-29\5DOKD10300_384-180-29_Exhibit B.dwg Plotted by mailman on May 23, 2013 - 12:48:24

EXHIBIT "B"

EASEMENT NOTES:

(A) 15' ROAD AND UTILITY EASEMENT TO JOSEPH NUBBLE, ET UX
DOC. NO. 98997, O.R.
REC. 06/09/1964

15' EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY
DOC. NO. 63322, O.R.
REC. 04/16/1968

(B) 20' EASEMENT TO S.D.G. & E.
FOR WIRE AND CABLE PURPOSES
DOC. NO. 90-081889, O.R.
REC. 02/14/1990

(C) UTILITY EASEMENT TO S.D.C. & E.
BK. 5095, PG. 406, O.R.
REC. 12/28/1953

LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	RIGHT-OF-WAY ACQUISITION
	STORM DRAIN EASEMENT
	EXISTING LOT/PARCEL LINE
—— ℄ ——	STREET CENTERLINE
	EXISTING RIGHT-OF-WAT LINE
	EXISTING EASEMENT LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 8777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 38, MAP 1231 AS DESCRIBED IN DOC. NO. 2006-0630284, O.R.
OWNER: C & D TRUST

CITY OF SANTEE,
COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

SHEET 2 OF 2
SCALE: 1" = 30'
DRAFTED: TAJ
CHECKED: PJF
DATE: 01-25-13
JOB NO. 500K010.500

46-ACQ/TCE/SDE-384-180-29
10205 PROSPECT AVENUE
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"

PSOMAS
3311 Camino Del Rio N., Suite 202
San Diego, Ca 92108
(619) 967-1500 www.psomas.com

DWG Name: L:\Projects\5\500K010.500\Survey\Exhibits\384-180-29\Exhibit 384-180-29.dwg Plotted by: Aguilarez on May 21, 2013 - 12:46:42

RECORDING REQUESTED BY:

City of Santee, California

AFTER RECORDING MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

SPACE ABOVE FOR RECORDER'S USE
EXEMPT FROM FEE PURSUANT TO GOV. CODE § 6103

DRAINAGE EASEMENT

DOCUMENTARY TRANSFER TAX DUE $0

ASSESSOR'S PARCEL NO. 384-180-29

Carl D. Freeman and Deborah Freeman, Trustees of the C & D Trust, hereinafter detignated GRANTOR(S), represent that they are the owner(s) of the bereinafter described real property, and for a valuable consideration, receipt of which is hereby acknowledged, do(es) hereby grant, bargain, convey and release unto the City of Santee, a municipal corporation, in the County of San Diego, State of California, hereinafter designated GRANTEE, its successors and assigns, a perpetual DRAINAGE EASEMENT and right-of-way upon, through, undee, over and across the hereinafter described real property fae the inttalistion, construction, maintenance, repair, replacement, reconstruction, and inspection of an enclosed storm drainage system including any and all structures and rpportenances incidental thereto designed to convey storm watet runoff through the property of the GRANTOR, together with the right to have and hold said easement and right-of-way unto itself and unto its sucessors and assigns forever and to convey said easement, or any portion thereof, to other public agencies.

The real property referred to hereinabove and made tubject to said easement by thit grant is situated in the City of Santee, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION

(See Exhibit - "A" Attached)

The GRANTOR shall not construct buildings oe struetures, install trees or buthes, oe otherwite obstruct in any fathion whatsoever the use of sald easement and right-of-way by the GRANTEE, its successors or assigns without the express written consent of the GRANTEE as demonstrated by issusnce of an Encroachment Permit istued by the GRANTEE. The GRANTEE shall have

the right but not the obligation to remove any buildings, structures, trees bushes or other obstruction that ioterfere with the right of the GRANTEE to use soid easement and right-of-way.

The GRANTEE, its successors and assigns, shall be responsible for maintaining and keeping in good repair the above described works and shall have a right-of-entry upon the property of the GRANTOR for the purposes of inspecting, operating, maintaining, and keeping in good repair the above described works of improvement.

There is reserved to die GRANTOR, his succesiors ond assigns, the right and ptivilege to use the above described land of the GRANTOR at any time, in any manner and for any purpose not inconsiitent with the full use and enjoyment by the GRANTEE, its succesiors and assigns, of the rights and priuileges herein granted.

WITNESS WHEREOF, the GRANTOR has executrd this instrument this _____ dsy of _____, _____, 20_____.

GRANTORS:

By:_____
(sign hrre)

_____
(print name here)

_____
(title of signatory)

By: _____
(sign here)

_____
(print name here)

_____
(tide of signatory)

(All OWNERS must sign)

(Proper notary ocknowledgment of execution by OIVNER must be attacbrd.)

(Presidrnt or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a tesolution certifird by the secretary or ossistant secretary under corporate seal empowering that officer to bind the eorporation.)

(Attach appropriate Subordination Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 46-SDE-384-180-29
Storm Drain Easement
APN 384-180-29

In the City of Santee, County of San Diego, State of California, being that portion of Lot 36 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded July 27, 2006 as Document No. 2006-0J30264, Official records of said County, described as follows:

Being the westerly 7.00 feet of the northerly 39.00 feet of said Grant Deed.

Excepting therefrom the northerly 16.00 feet.

Containing 161 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

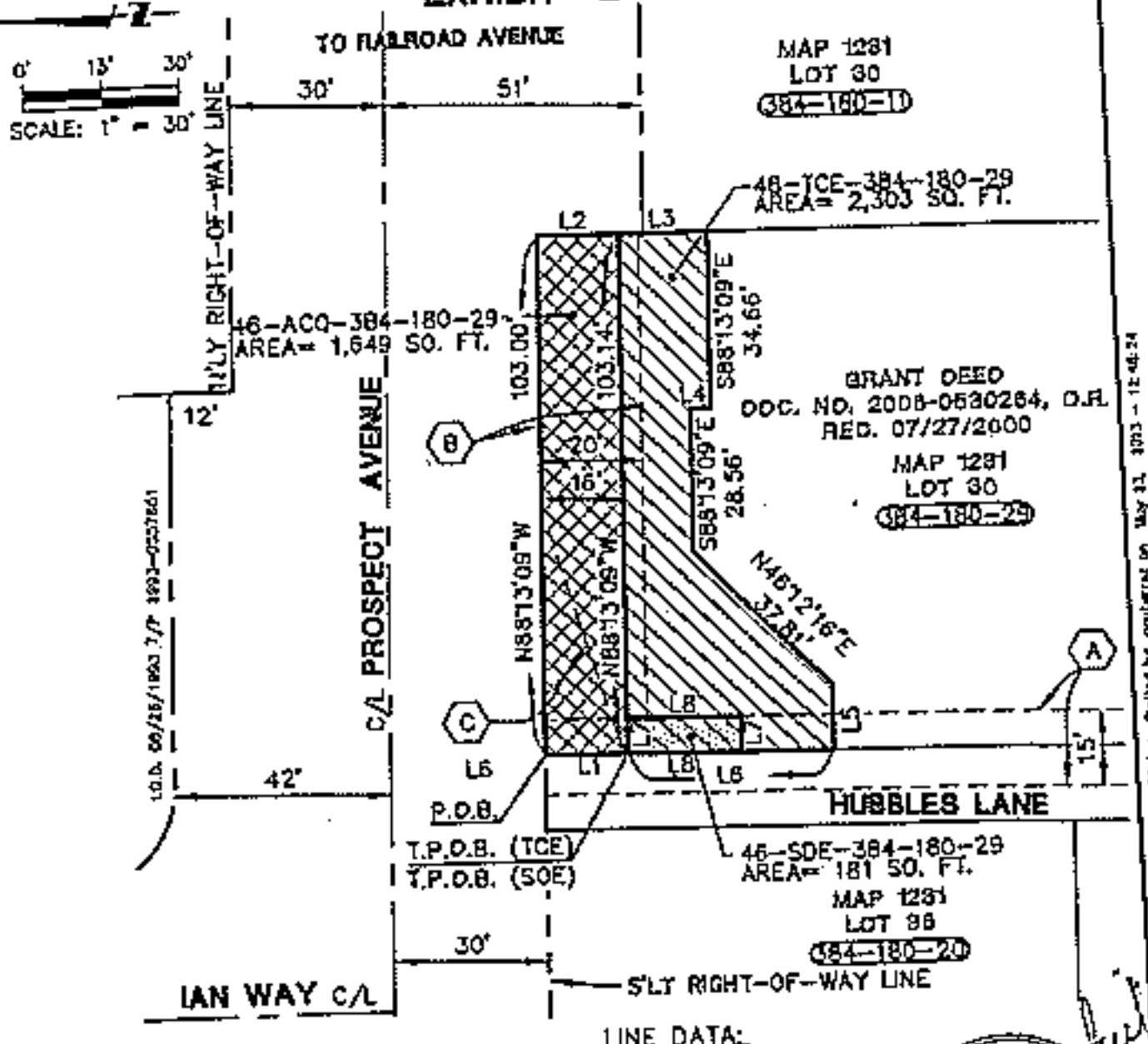
This legal description was prepared by me or under my direction.

Peter f. Fitzpatrick, PLS 6777

May 17, 2013
Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/15
STATE OF CALIFORNIA

EXHIBIT "B"



LINE DATA:

L1= S00°40'51"W, 16.00'
L2= N00°11'01"E, 16.01'
L3= N00°11'01"E, 18.01'
L4= S01°46'51"W, 4.00'
L5= S88°13'09"E, 13.16'
L6= S00°40'31"W, 41.01'
L7= S88°13'09"E, 7.00'
L8= S00°40'51"W, 23.00'

*NOTE: SEE SHEET 2 OF 2 FOR: LEGEND AND EASEMENT NOTES.

PROFESSIONAL LAND SURVEYOR
PETER J. F. PATRICK
No. 16777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 36, MAP 1231 AS DESCRIBED IN DOC. NO. 2006-0530264, O.R.	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 2
OWNER: C & D TRUST		SCALE: 1" = 30'
46-ACQ/TCE/SDE-384-180-29	PSOMAS	DRAFTED: VAJ
10205 PROSPECT AVENUE	3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 961-2500 www.psomas.com	CHECKED PJF
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"		DATE: 01-25-13
		JOB NO: 500K010300

EXHIBIT "B"

EASEMENT NOTES:

(A) 15' ROAD AND UTILITY EASEMENT TO JOSEPH HUBBLE, ET UX
DOC. NO. 98997, O.R.
REC. 06/09/1964

15' EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY
DOC. NO. 63322, O.R.
REC. 04/16/1968

(B) 20' EASEMENT TO S.D.G. & E
FOR WIRE AND CABLE PURPOSES
DOC. NO. 90-081889, O.R.
REC. 02/14/1990

(C) UTILITY EASEMENT TO S.D.C. & E.
DK. 5095, PG. 406, O.R.
REC. 12/28/1953

LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	RIGHT-OF-WAY ACQUISITION
	STORM DRAIN EASEMENT
	EXISTING LOT/PARCEL LINE
—— ℄ ——	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 7777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 38, MAP 1231 AS DESCRIBED IN DOC. NO. 2006-0630264, O.R. OWNER: C & O TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 2 SCALE: 1" = 30' DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO: 5004010300
46-ACQ/TCE/SDE-384-180-29 10205 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3311 Camino Del Rio N., Suite 700 San Diego, Ca 92108 (619) 881-2800 www.psomas.com	

DWG Name: L:\Projects\5_A-C\5004010300\SURVEY\TCE\5384-180-29\[5384-180-29.dwg] Plotted by rpalomares on May 23, 2013 - 12:49:43

EXHIBIT 6

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Kriegee, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)

No Transfer Tax Due, Gov. Code, 6103

GRANT DEED

ASSESSOR'S PARCEL NO. 384-260-22-00

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Ray C. Cadena, a married man as his sole and separate property , ("Grantor"), hereby grants to the CITY OF SANTEE, a California municipal corporation ("Grantee") a fee simple absolute interest in the real property situated in the County of San Diego, State of California and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed.

	GRANTOR:
Dated: _____	_____ Ray C. Cadena, a married man as his sole and separate property

(All OWNERS must sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

EXHIOIT A to GRANT DEEO
LECAL DESCRIPTION

PARCEL I:

THAT PORTION OF LOT T IN DLOCK 15 OF THE SUBOIVISION OF LOTS H AND O OF THIS RANCHO EL CAJON, IN THE CITY OF SANTEE, COUATY OF SAN OIEGO, STATE OF CALIFORNIA, ACCORDINO TO MAP THEREOF NO. 817, FILEO IN THE OFFICE OF THE COUATY RECORDER OF SAN OIEGO COUNTY, APRIL 8, 1896 OESCRIDEO AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAIO LOT 7, OISTANT TIEREON NORTH 88°32' WEST, 1013.40 FEET FROM THE SOUTHEAST CORNER TIEREOF, SAIO POINT BEING THE SOUTHEAST CORNER OF LAND OESCRIBED IN OEEO TO VALANCE, INC., RECORDED IULY 13, 1959 IN DOOK 7772, PAGE 170 OF OFFICIAL RECOROS; THENCE CONTINUING ALONG SAIO SOUTH LINE, NORTH 88°32' WEST, 25.00 FEET TO THE TRUE POINT OF 0EGINNING; THENCE NORTH 01°28' EAST 86.24 FEET; THENCE NORTH 88°32' WEST 69.50 FEET; THENCE SOUTH 01°28' WEST, 86.34 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAIO LOT 7; THENCE ALONG SAID SOUTH LINE, SOUTH 88°12' EAST, 69.50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES PIPES AND POLES OF EVERY TYPE AND NATURE, OVER, UNOER, ALONG AND ACROSS THAT PORTION OF LOT 7 IN BLOCK 15 OF THE SUBOIVISION OF LOTS H AND O OP THE RANCHO EL CAJON, IN THE COUNTY OF SAN OIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOP NO. 817, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAIO SAN OIEGO COUNTY, APRIL 2, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 7, OISTANT THEREON NORTH 88°32' WEST 1013.40 FEET FROM THE SOUTHEAST CORNER THEREOF, SAIO POINT BEING THE SOUTHEASTERLY CORNER OF LAND DESCRIBED IN OEED TO VALANCE, INC., RECORDED JULY 15, 195P IN BOOK 7732, PAGE 130 OP OFFICIAL RECORDS; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 88°52' WEST 25.00 FEET; THENCE NORTH 1°28' EAST 230.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RAOIUS OF 10.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUOH A CENTRAL ANGLE OF 24°03'17" A OISTANCE OF 12.92 FEET TO THE BEGINNING OF A RESERVES CURVE HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAIO CURVE THROUGH A CENTRAL ANGLE OF 164°03'17" A OISTANCE OF 71.58 FEET TO THE POINT OF TANGENCY WITH THE NORTH LINE OF SAIO LAND OF VALANCE, INC.; THENCE ALONO SAIO NORTH LINE SOUTH 88°32' EAST 25.00 FEET TO THE NORTHEAST CORNER OF SAIO LANO; THENCE ALONG THE EASTLINE OF SAIO LAND OF VALANCE, INC., SOUTH 1°28' WEST 320.00 FEET TO THE POINT OF DEGINNING.

APN: 284-260-22

END OF LEGAL OESCRIPTION

EXHIBIT 7

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-251-09, 384-260-77

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Cameron Bros. Construction Co., a Co-partnership and Cameron Brothers Construction Co., L.P., ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__ GRANTOR:

_____

DATED: _____, 20__ GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 15-TCE-384-251-09
Temporary Construction Easement
APN 384-251-09

In the City of Santee, County of San Diego, State of California, being that portion of Lot 6, Block 15 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817 filed April 2, 1896 in the Office of the Recorder of said County, and as described as a portion of Parcel A in that certain Certificate of Compliance recorded June 10, 2003 as Document No. 2003-0685623, Official Records of said County, described as follows:

Beginning at the southeasterly corner of that 75.00 foot-wide strip of land as described in said Parcel A; thence along the easterly line of said lands North 10°46'11" East 51.64 feet to the True Point of Beginning; thence continuing along said easterly line North 10°46'11" East 5.06 feet; thence North 88°15'19" West 42.80 feet to a point on the northerly line of that certain land described in the Irrevocable Offer of Dedication recorded May 21, 2002 as Document No. 2002-0428536, Official Records of said County, said point also being the beginning of a non-tangent curve concave northerly, having a radius of 30.00 feet, a radial line to said curve bears South 35°18'07" West; thence along said northerly line the following two courses:

1. easterly along said curve through a central angle of 33°33'27" a distance of 17.57 feet; thence
2. South 88°15'19" East 25.42 feet to the True Point of Beginning.

Containing 185 square feet.

See Exhibit "B" attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

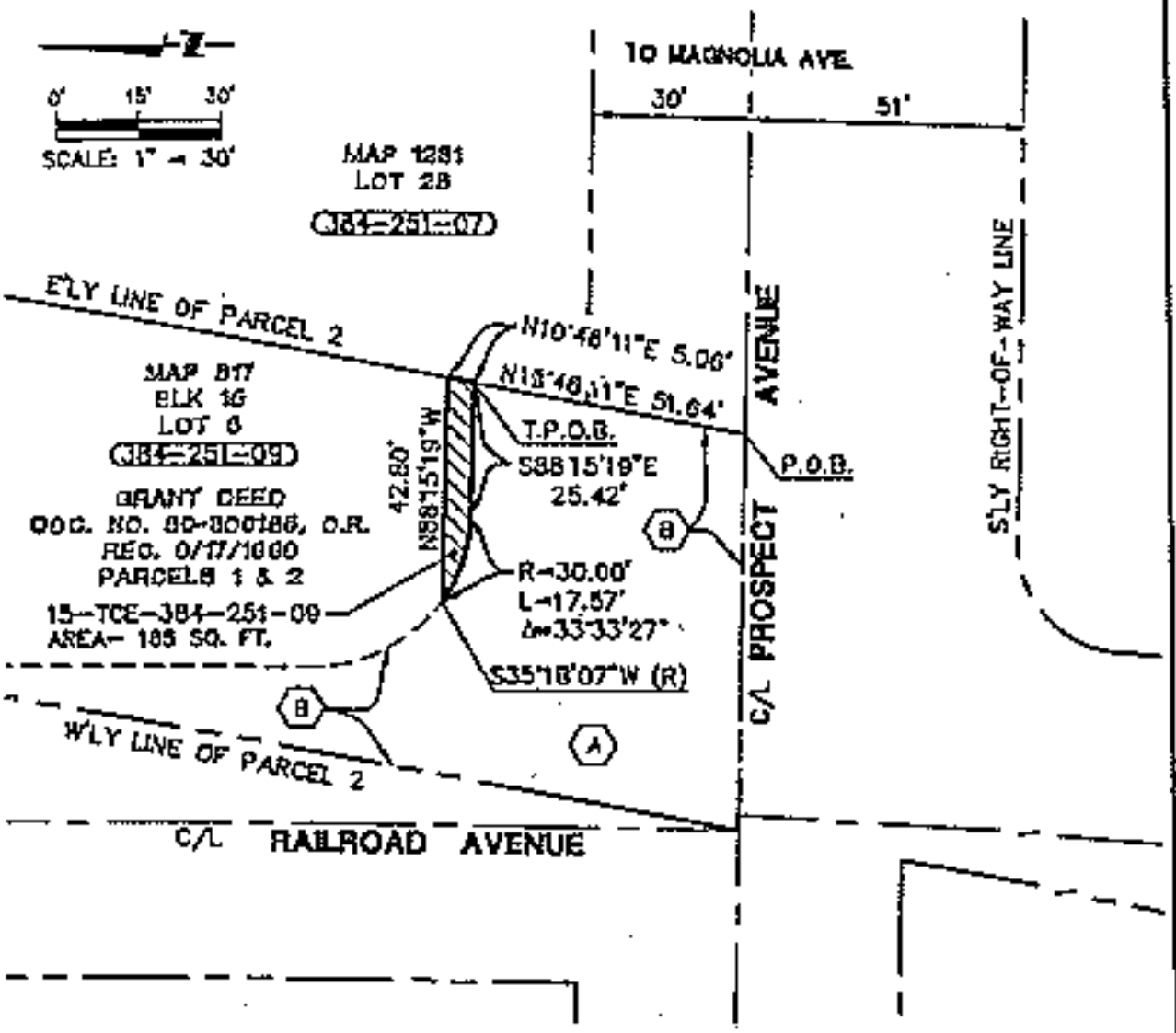
PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick

April 5, 2013

Peter J. Fitzpatrick, PLS 6777 Date

EXHIBIT "B"



*NOTE: SEE SHEET 2 OF 2 FOR: LEGEND AND EASEMENT NOTES.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF PARCELS 1 AND 2 AS DESCRIBED IN GRANT DEED DOC. NO. 80-300186, O.R. OWNER: CAMERON BROTHERS CONSTRUCTION COMPANY	CITY OF SANTEE COUNTY OF SAN DIEGO STATE OF CALIFORNIA	SHEET 1 OF 2
		SCALE: 1" = 30'
15-TCE-384-251-09 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 700 San Diego, Ca 92108 (619) 961-3500 www.psomas.com	DRAFTED: TAJ CHECKED: PJF DATE: 01-28-14 JOB NO: 5CG010300

EXHIBIT "B"

EASEMENT NOTES:

(A) 3' EASEMENT AROUND FACILITIES
DOC NO. 2002-0417072, O.R.
REC. 05/16/2002

(B) IRREVOCABLE OFFER OF DEDICATION
DOC. NO. 2002-0428536, O.R.
REC. 05/21/2002

LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
P.O.C.	INDICATES POINT OF BEGINNING
T.P.O.C.	INDICATES TRUE POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6000
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF PARCELS 1 AND 2 AS DESCRIBED IN GRANT DEED DOC. NO. 80-300165, O.R. OWNER: CAMERON BROTHERS CONSTRUCTION COMPANY	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 2 OF 2 SCALE: NONE DRAFTED: VAJ CHECKED: PJF DATE: 01-25-12 JOB NO: SCOK013300
15-TCE-384-251-09	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 581-2800 www.psomas.com	

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 19-TCE-384-260-77
Temporary Construction Easement
APN 384-260-77

In the City of Santee, County of San Diego, State of California, being the northerly 11.00 feet of the southerly 32.00 feet of that portion of Lot 7 in Block 15 of the Subdivision of "Lots 'B' and 'O' of the Rancho El Cajon" as shown on Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and as described as "Parcel 2" in that certain Grant Deed recorded August 4, 2009 as Document No. 2009-0433042, Official Records of said County.

Containing 364 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

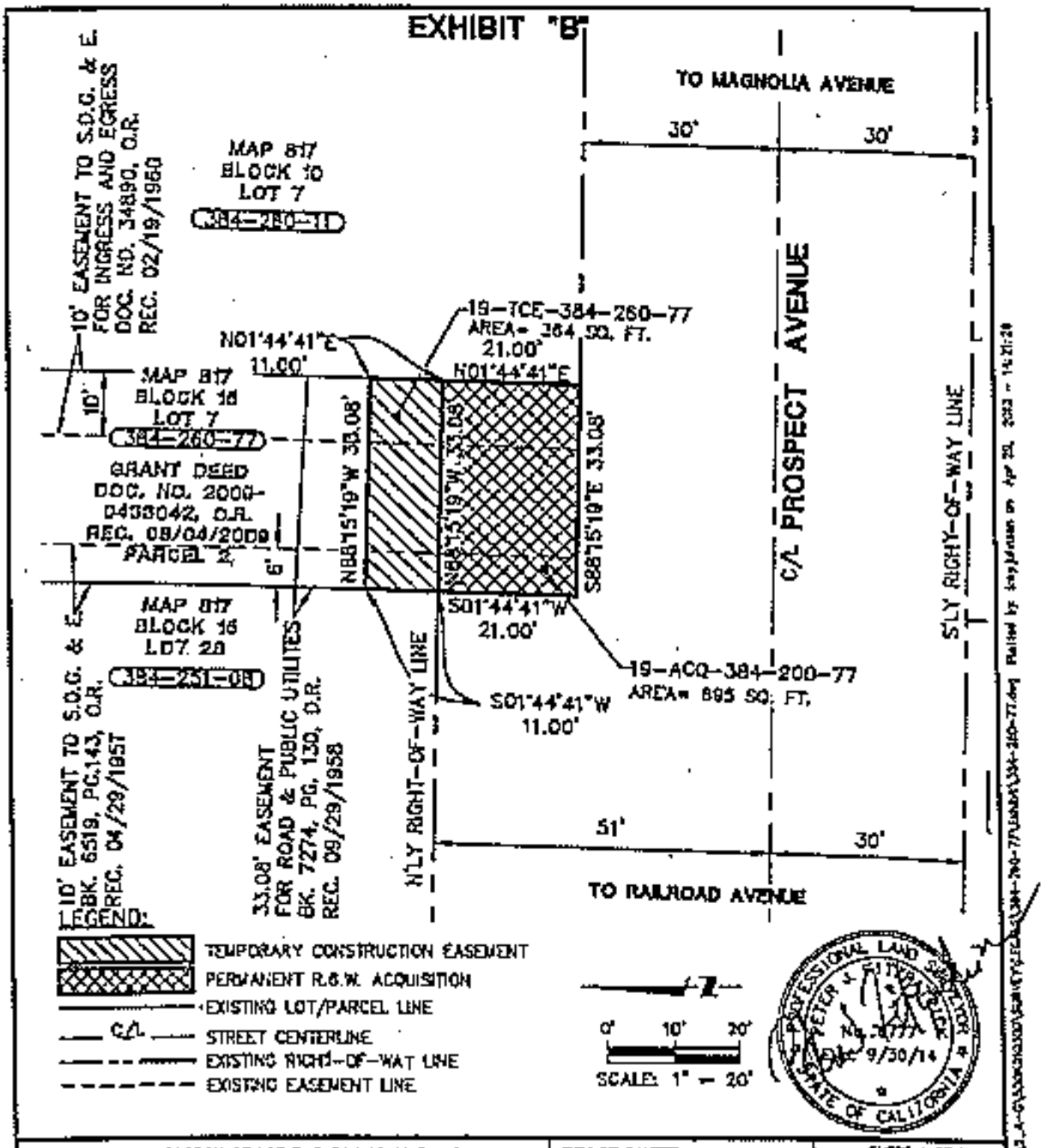
This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick, PLS 6777 — Date: Feb 28, 2013

\\sandlegal\Company Data\Projects\5_A-O\SDOK010300\SURVEY\LEGALS\384-260-77\Legals\19-TCE-384-260-77_EXHIBIT A.doc
2/28/2013

EXHIBIT "B"



DESCRIPTION: A PORTION OF LOT 7, BLOCK 16, MAP 817 AS DESCRIBED IN DOC. NO. 2009-0433042, O.R. OWNER: CAMERON BROTHERS CONSTRUCTION COMPANY	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 20' DRAFTER: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO: 5003010300
19-ACQ/TCE-384-260-77 8681 TUMBLEWEED TERRACE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 700 San Diego, Ca 92108 (619) 101-1000 www.psomas.com	

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)

No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-260-77-00

Cameron Brothers Construction Co., L.P., ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(r) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign here)

_____

_____ (title of signatory)

By:_____ (sign here)

_____

_____ (title of signatory)

(All OWNERS mutt sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

(Attach appropriate Subordination Agreementt as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 19-ACQ-384-260-77
Right-of-Way Acquisition
APN 384-260-77

In the City of Santee, County of San Diego, State of California, being the southerly 21.00 feet of that portion of Lot 7 in Block 15 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon" Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and as described as "Parcel 2" in that certain Grant Deed recorded August 4, 2009 as Document No. 2009-0433042, Official Records of said County.

Containing 695 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick

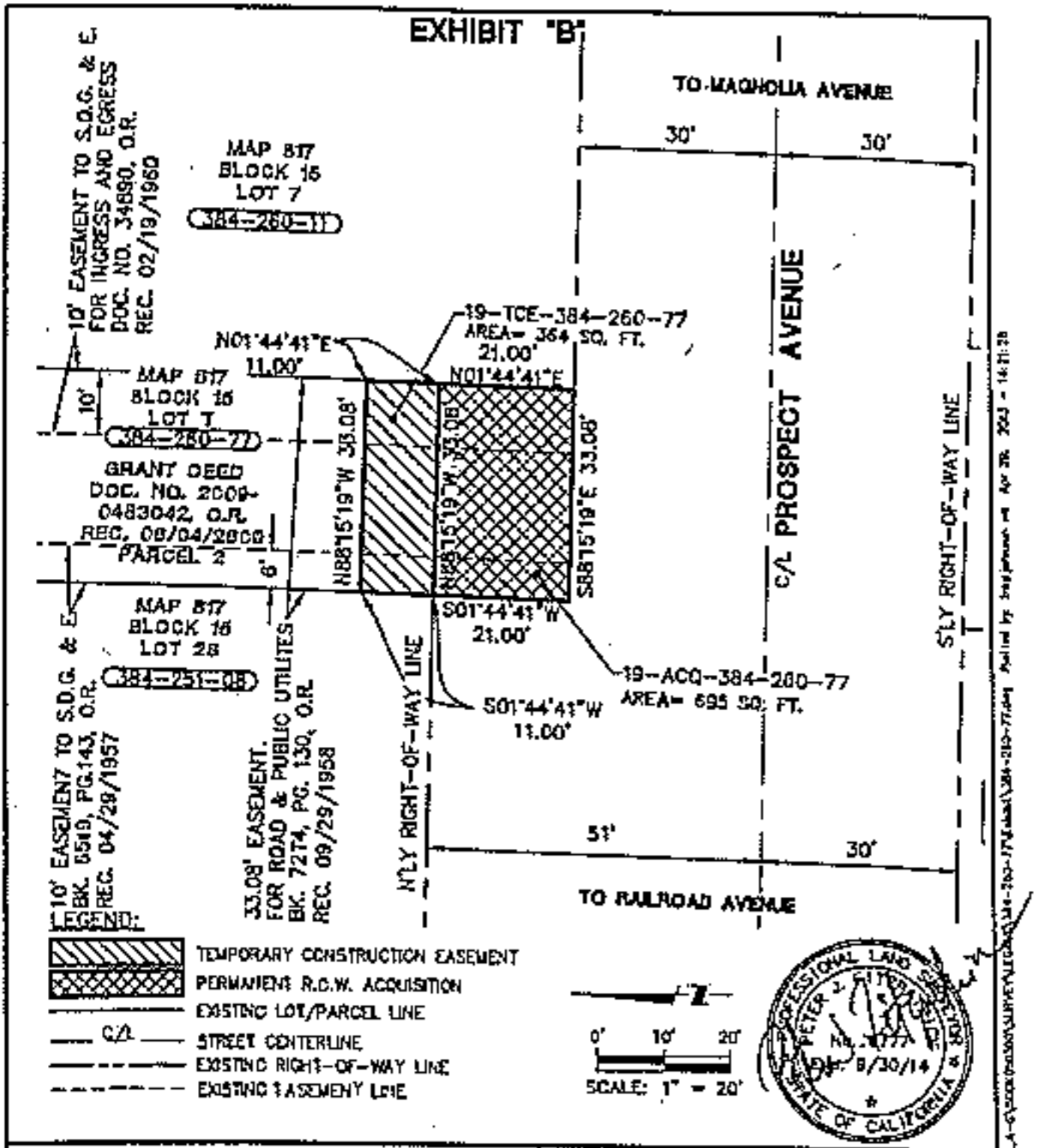
Peter J. Fitzpatrick, PLS 6777

Feb 28, 2013

Date

Exhibit 1\Company Data\Projects\5_A-GAS\DOKONG\SURVEY\DISTRIB\OUTGOING\PSOMAS-GC Office\2013-02\Rev 1
ACQ-384-260-77_EXHIB-A.doc
2/28/2013

EXHIBIT "B"



DESCRIPTION: A PORTION OF LOT 7, BLOCK 15, MAP 817 AS DESCRIBED IN DOC. NO. 2009-0483042, O.R. OWNER: CAMERON BROTHERS CONSTRUCTION COMPANY	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA		SHEET 1 OF 1
19-ACQ/TCE-384-260-77 8681 TUMBLEWEED TERRACE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 701 San Diego, Ca 92108 (619) 881-2300 www.psomas.com		SCALE: 1" = 20' DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO. 6000010320

EXHIBIT 8

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Reach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-251-06-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

T.W. Cameron, LLC, a California Limited Liability Company ("Grantor") grants to **CITY OF SANTEE, a municipality of the State of California** ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__ GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 17-TCE-384-251-06
Temporary Construction Easement
APN 384-251-06

In the City of Santee, County of San Diego, State of California, being a portion of Parcel 2 of Parcel Map No. 18943, filed in the Office of the Recorder of said County, lying southerly of the following described line:

Beginning on the westerly line of said Parcel 2, 8.83 feet northerly from the southwesterly corner thereof; thence along a line parallel with and 8.83 feet distant from the southerly line of said Parcel, South 88°15'19" East 32.95 feet; thence South 01°44'41" West 3.83 feet; thence continuing along said parallel line South 88°15'19" East 128.09 feet to the easterly line of said Parcel.

Containing 932 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

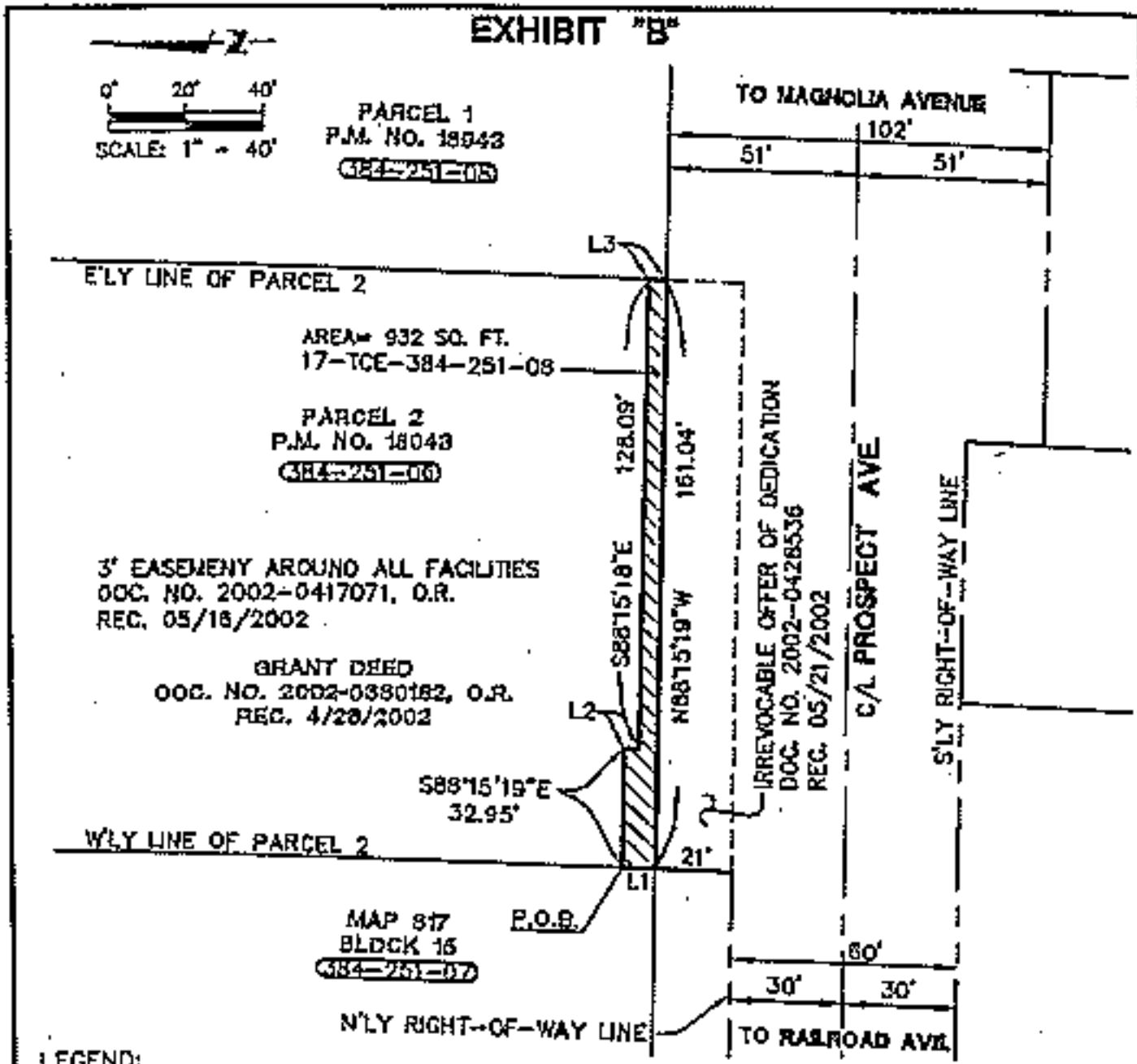
This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick, PLS 6777 — April 4, 2013 — Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

L:\Projects\S_A-GSDOK01\0003\SURVEY\DISTRIB\OUTGOING\PSOMAS-OC Office\2013-04-03\PARCEL_17\17-TCEsgn4-of-1 251-06_EXHB-A.doc
4/4/2013

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING LOT/PARCEL LINE
- C/L STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- P.O.B. INDICATES POINT OF BEGINNING

LINE DATA:

L1= S01°44'41"W, 8.83'
L2= S01°44'41"W, 3.83'
L3= S01°44'53"W, 5.00'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 8770
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF GRANT DEED DESCRIBED IN DOC. NO. 2002-0330182, O.R. OWNER: CAMERON T. W. LLC	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 40'
17-TCE-384-251-06 10540 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (111) 981-2800 www.psomas.com	DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO: 5DGK010300

EXHIBIT 9

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-251-07, 384-251-08

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

John Alexander Cameron, Trustee under the John Alexander Cameron and Shirley Cameron Family Trust dated December 14, 1995, fbo Survivor's Trust, as to that portion of Parcel A lying within APN 384-251-07; and John A. Cameron, Sharlene Jo Cameron, John Alexander Cameron II and Terry William Cameron, Trustees of the John Alexander Cameron and Shirley Cameron Family Trust dated December 14, 1995, fbo Survivor's Trust, as to an undivided 1/3 interest and Cameron Brothers Construction, a partnership as to an undivided 1/3 interest and Wanda Diane Cameron, Successor Trustee Under Declaration of Trust for the Benefit of William L. Cameron and Waneta P. Cameron under instrument dated February 17, 1994 all as tenants in common, as to Parcel B ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__ GRANTOR:

_____

DATED: _____, 20__ GRANTOR:

_____

DATED: _____, 20__ GRANTOR:

_____

DATED: _____, 20__ GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 16-TCE-384-251-07
Temporary Construction Easement
APN 384-251-07

In the City of Santee, County of San Diego, State of California, being that portion of Lot 6, Block 15 of "Stevens & Hartley's Free Water Tract" as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Quitclaim Deed recorded November 19, 2008 as Document No. 2008-0600389, Official Records of said County, lying southerly of the following described line:

Beginning at the southwest corner of said Quitclaim Deed; thence along the westerly line of said Quitclaim Deed North 10°46'11" East 26.33 feet to the True Point of Beginning, said beginning also being a line lying 26.00 feet northerly of and parallel with the northerly line of Prospect Avenue, having a 30.00 feet half-width; thence along said parallel line South 88°15'19" East 232.21 feet; thence North 01°44'41" East 3.00 feet; thence South 88°11'35" East 71.41 feet; thence South 01°44'41" West 2.92 feet; thence South 88°15'19" East 330.30 feet; thence North 01°44'41" East 11.83 feet; thence South 88°15'19" East 44.00 feet; thence South 01°44'41" West 8.00 feet; thence South 88°15'19" East 28.31 feet to the easterly line of said Quitclaim Deed, said point being 29.83 feet northerly of the southeast corner of said Quitclaim Deed.

Containing 4306 square feet (net), 19105 square feet (gross).

See Exhibit 'B' attached hereto and made a part hereof.

PSOMAS

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 0777
Exp. 9/30/14
STATE OF CALIFORNIA

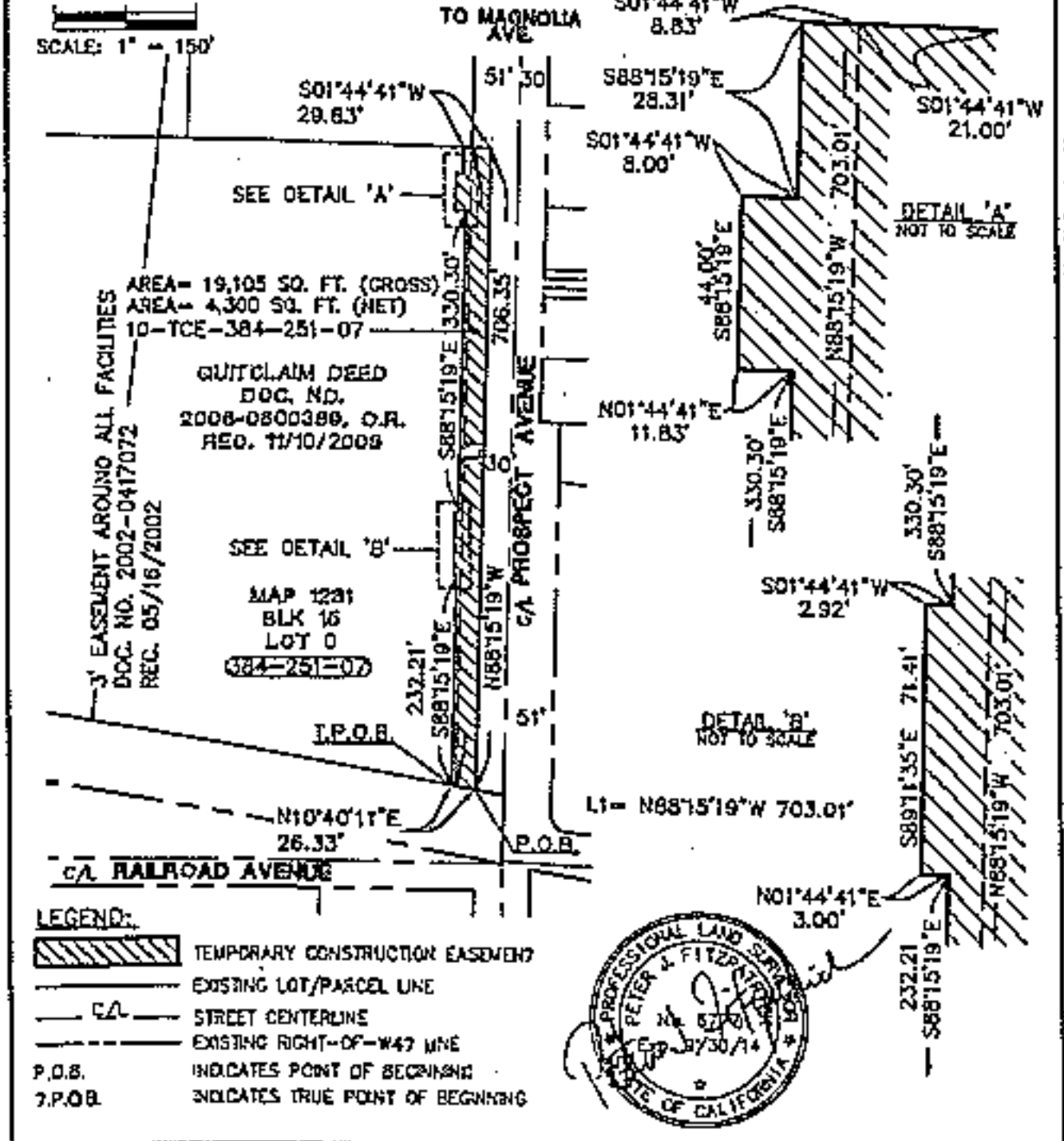
Peter J. Fitzpatrick

Petee S. Fitzpatrick, PLS 6777

April 4, 2013

Date

EXHIBIT "B"



DESCRIPTION: A PORTION OF QUITCLAIM DEED DOC. NO. 2006-0800389, O.R. OWNER: CAMERON, JOHN AND SHIRLEY FAMILY	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 150' DRAFTED: DJJ CHECKED: PJF DATE: 01-23-13 JOB NO: 500K010300
16-TCE-384-251-07 10510 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 703 San Diego, Ca 92108 (619) 881-2500 www.psomas.com	

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 18-TCE-384-251-08
Temporary Construction Easement
APN 384-251-08

In the City of Santee, County of San Diego, State of California, being that portion of Parcel 1 of Parcel Map No. 18943, filed April 15, 2002 as Inst. No. 2002-0314770 of Official Records in the Office of the Recorder of said County, lying southerly of the following described line:

Beginning at the southwesterly corner of said Parcel 1; thence along the westerly line of said Parcel North 01°44'41" East 5.00 (North 01°44'46" East per said Parcel Map) feet to the **True Point of Beginning**, said point being on a line 5.00 feet northerly of and parallel with the southerly line of said Parcel 1; thence along said parallel line South 88°15'18" East 23.90 feet; thence North 01°44'41" East 3.83 feet; thence South 88°15'19" East 15.00 feet; thence South 01°44'41" West 3.83 feet; thence South 88°15'19" East 60.61 feet; thence North 01°44'41" East 6.00 feet; thence South 88°15'19" East 61.73 feet to the easterly line of said Parcel 1.

Containing 1232 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

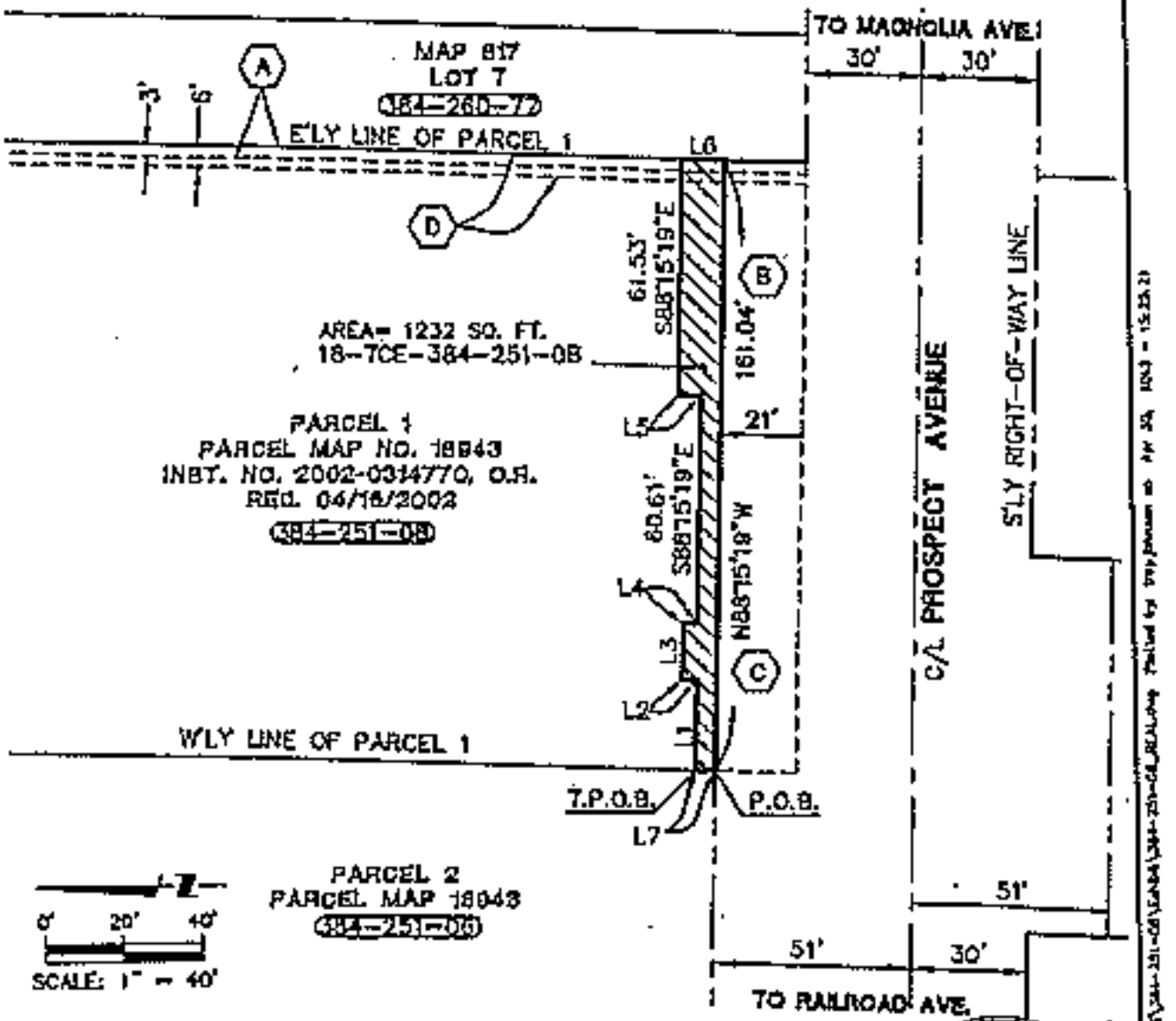
This legal description was prepared by me or under my direction.

Peter S. Fitzpatrick — May 2, 2013

Peter J. Fitzpatrick, PLS 6777 — Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

EXHIBIT "B"



*NOTE: SEE PAGE 2 OF 2 FOR: LEGEND AND EASEMENT NOTES.

LINE DATA:

L1= S88°15'18"E, 23.90'
L2= N01°44'41"E, 3.83'
L3= S88°15'19"E, 15.00'
L4= S01°44'41"W, 3.83'
L5= N01°44'41"E, 6.00'
L6= S01°44'41"W, 11.00'
L7= N01°44'41"E, 5.00' (N01°44'15"E RECORD)

PROFESSIONAL LAND SURVEYOR
PETER J. PSOMAS
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF QUITCLAIM DEED DOC. NO. 2012-0346958, O.R. OWNER: CAMERON BROTHERS CONSTRUCTION COMPANY	CITY OF SANTEE COUNTY OF SAN DIEGO STATE OF CALIFORNIA	SHEET 1 OF 2 SCALE: 1" = 40' DRAFTED: TAJ CHECKED: PJP DATE: 01-25-12 JOB NO: 500X010300
18-7CE-384-251-08 10580 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 2511 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 881-2800 www.psomas.com	

EXHIBIT "B"

EASEMENT NOTES:

(A) 3' EASEMENT FOR PUBLIC UTILITIES PURPOSES BK. 8532, PG. 239, O.R. REC. 04/11/1957

(B) IRREVOCABLE OFFER OF DEDICATION DOC. NO. 2002-0428536 REC. 05/21/2002

AN EASEMENT OFFERED FOR DEDICATION ON PARCEL MAP 18943.

(C) 21' EASEMENT TO PADRE DAM DOC. NO. 2006-0183887 REC. 03/16/2006

(D) 8' EASEMENT FOR TELECOMMUNICATION PURPOSES TO COX COMMUNICATIONS DOC. NO. 2006-0435056 REC. 08/14/2008

LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR PETER J. FITZPATRICK STATE OF CALIFORNIA Exp. 9/30/14

DESCRIPTION: A PORTION OF QUITCLAIM DEED DOC. NO. 2012-0348969, O.R.	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 2 OF 2
OWNER: CAMERON BROTHERS CONSTRUCTION COMPANY		SCALE: NONE
18-TCE-384-251-08	PSOMAS	DRAFTED: IAJ
10580 PROSPECT AVENUE	3177 Camino Del Rio N., Suite 702 San Diego, Ca 92108	CHECKED: PJF
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"	(272) 981-2800 www.psomas.com	DATE: 01-25-12
		JOB NO. 300001-0500

EXHIBIT 10

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 95191

APN: 384-250-04-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Frankie B. Clemens, Successor Trustee of the Clemens Family Trust dated August 5, 1993 ("Grantor") grants to **CITY OF SANTEE**, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 56-TCE-384-250-04
Temporary Construction Easement
APN 384-250-04

In the City of Santee, County of San Diego, State of California, being that portion of Lot 2, Block 22 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and as described in that certain Quitclaim Deed recorded November 26, 2001 as Document No. 2001-0856757, Official Records of said County, lying northerly of the following described line:

Beginning at the northeasterly corner of said Quitclaim Deed; thence along the easterly line of said Quitclaim Deed, South 01°44'41" East 15.50 feet to the True Point of Beginning; thence along a line 15.50 feet southerly of and parallel with the southerly line of Prospect Avenue, having a half-width of 30.00 feet, North 88°15'19" West 29.66 feet to a line lying 6.00 feet southerly of and parallel with said southerly line; thence along said parallel line North 44°06'56" West 13.64 feet; thence North 88°15'19" West 28.71 feet; thence South 01°44'41" West 3.00 feet to a line lying 9.00 southerly of a parallel with said southerly line; thence along said parallel line North 88°15'19" West 41.84 feet to the westerly line of said Quitclaim Deed.

Containing 111 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

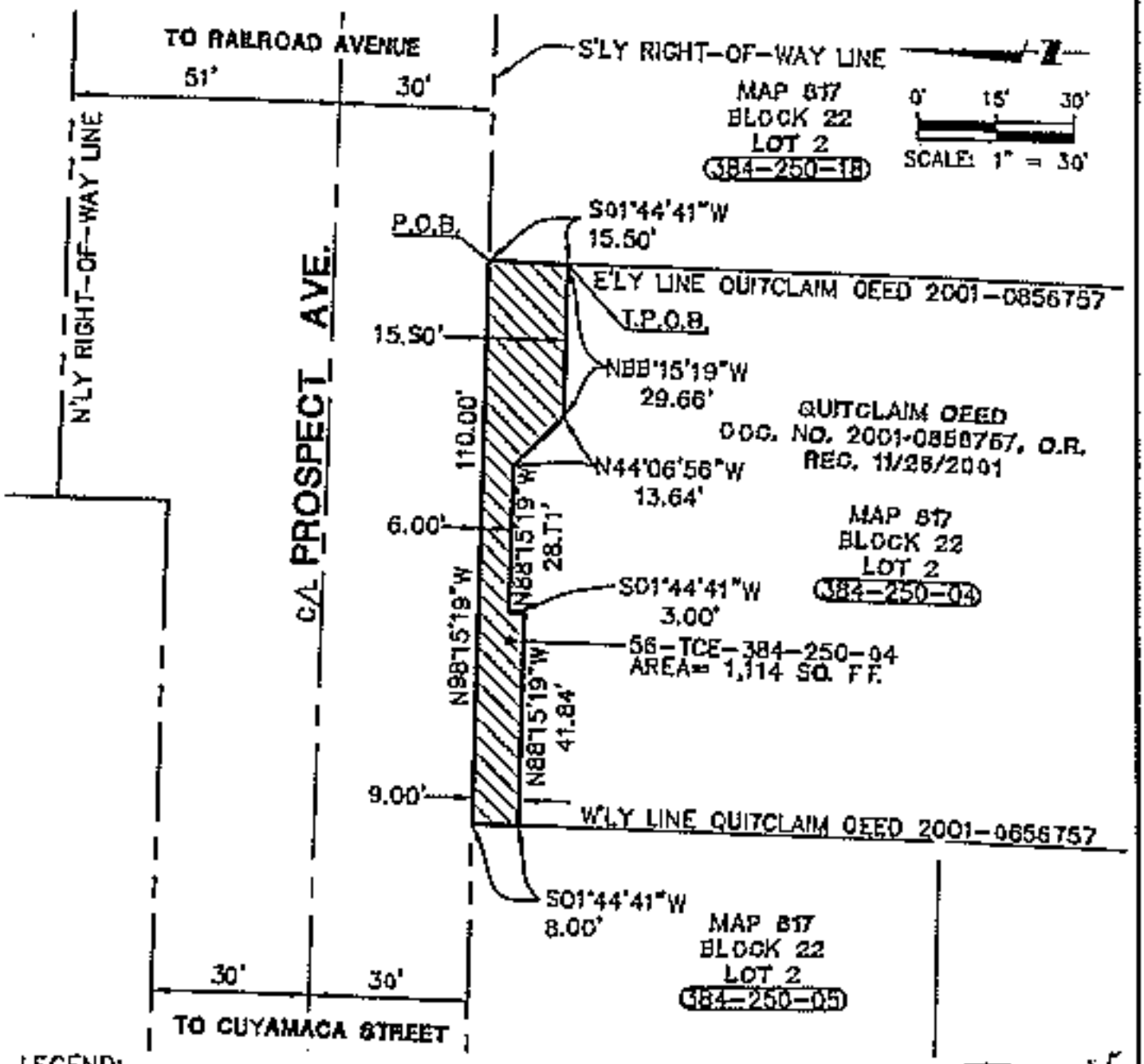
This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick, PLS 6777

May 2, 2013
Date

EXHIBIT "B"



LEGEND:

▨	TEMPORARY CONSTRUCTION EASEMENT
———	EXISTING LOT/PARCEL LINE
—— C/L ——	STREET CENTERLINE
———	EXISTING PROPERTY LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 2, BLOCK 22, MAP 617 AS DESCRIBED IN DOC. NO. 2001-0856257, O.R. OWNER: CLEMENS SURVIVING SPOUSES TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30'
50-TCE-384-250-04 10527 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3131 Camino Del Rio N., Suite 100 San Diego, Ca 92108 (619) 881-1000 www.psomas.com	DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO: 5DOKD10300

DWG Name: L:\Projects\5_4-DSOOKD10300\SURVEY\LITIG\334-250-04\Exhibits\384-250-04.dwg Plotted by tonyjohnson on May 02, 2013 - 14:03:30

EXHIBIT 11

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)

No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-161-27-00

Rodney James Crossman and Tonya Anne Crostman, Trustees, and all Successors in Trust, for the Crossman Family Trust dated March 26, 1999, ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign here)

_____

_____ (title of signatory)

By:_____ (sign here)

_____

_____ (title of signatory)

(All OWNERS must sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 02-ACQ-384-161-27
Right-of-Way Acquisition
APN 384-161-27

In the City of Santee, County of San Diego, State of California, being the southerly 22.15 feet of that portion of Lot 28 of the "Stevens and Hartley's Free Water Tract" Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Quitclaim Deed recorded July 6, 2004 as Document No. 2004-0628045, Official Records of said County.

Containing 2082 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

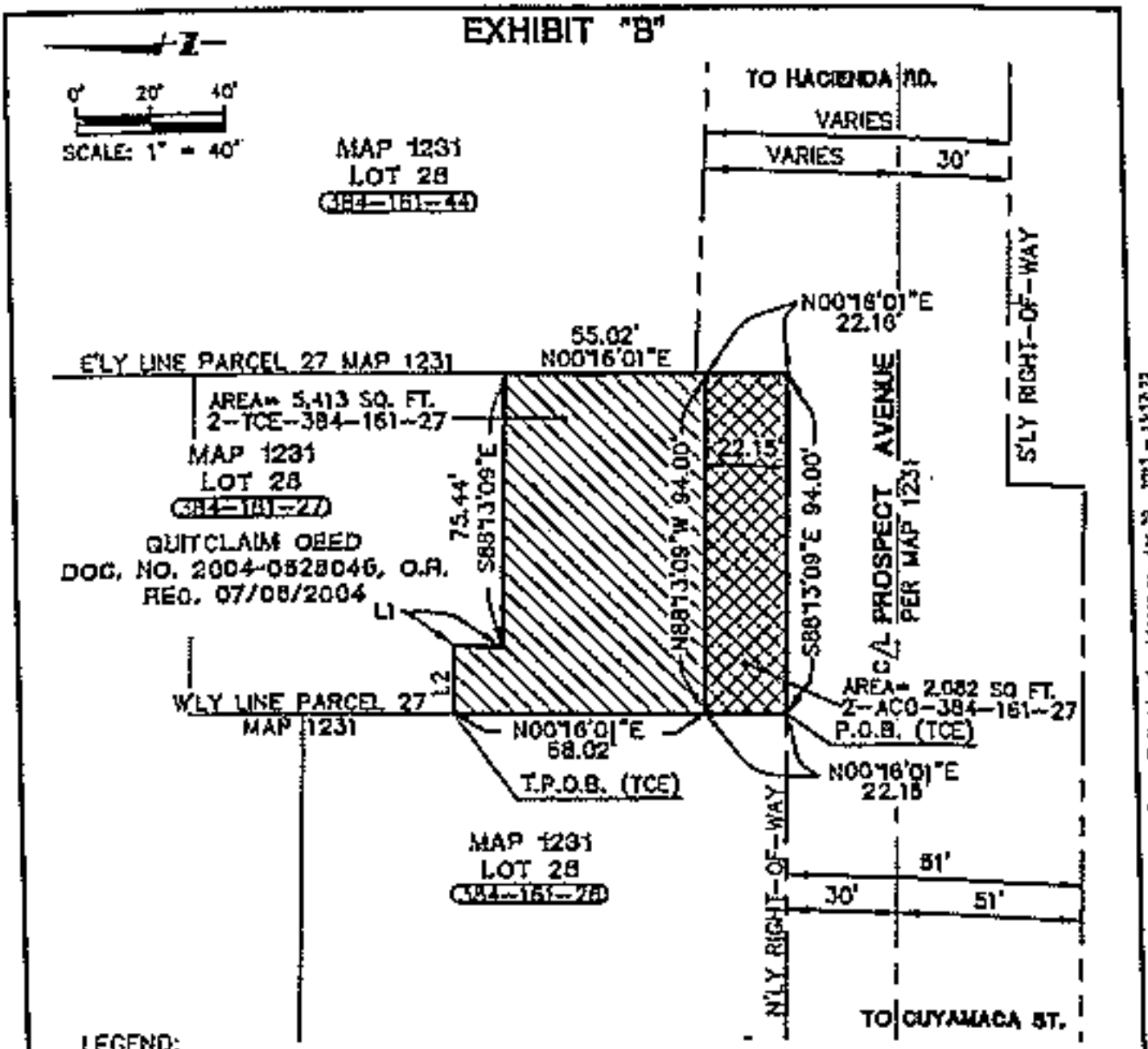
PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick

Feb. 24, 2013

Peter J. Fitzpatrick, PLS 6777 Date

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT R.O.W. ACQUISITION
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1 = S01°46'51"W, 13.00'
L2 = S88°13'00"E, 18.90'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: THAT PORTION OF LOT 28, MAP 1231 AS DESCRIBED IN DOC. NO. 2004-0828045, O.R. OWNER: CROSSMAN FAMILY TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 40' DRAFTED: TAJ
2-ACO/TCE-384-161-2T 9822 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 102 San Diego, Ca 92108 (619) 461-2800 www.psomas.com	CHECKED PJF DATE: 01-28-13 JOB NO: 500K010300

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-161-27-00

Above Space for Recorder's Use

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

Rodney James Crossman and Tonya Anne Crossman, Trustees, and all Successors in Trust, for the Crossman Family Trust dated March 26, 1999 ("Grantor") grants to **CITY OF SANTEE, a municipality of the State of California ("Grantee")**, its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 02-TCE-384-161-27
Temporary Construction Easement
APN 384-161-27

In the City of Santee, County of San Diego, State of California, being that portion of Lot 28 of the "Stevens and Hartley's Free Water Tract" as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Quitclaim Deed recorded July 6, 2004 as Document No. 2004-062804J, Official Records of said County, lying southerly of the following described line:

Beginning at the Southwest corner of said Quitclaim Deed, said corner being on the Northerly line of Prospect Avenue, having a half-width of 30.00 feet; thence northerly along the Westerly line of said Quitclaim Deed North 00°16'01" East 90.18 feet to the True Point of Beginning; thence leaving said Westerly line South 88°13'09" East 18.90 feet; thence South 01°46'51" West 13.00 feet; thence South 88°13'09" East 75.44 feet to the easterly line of said Quitclaim Deed.

Excepting therefrom the southerly 22.15 feet of said Quitclaim Deed.

Containing 5413 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

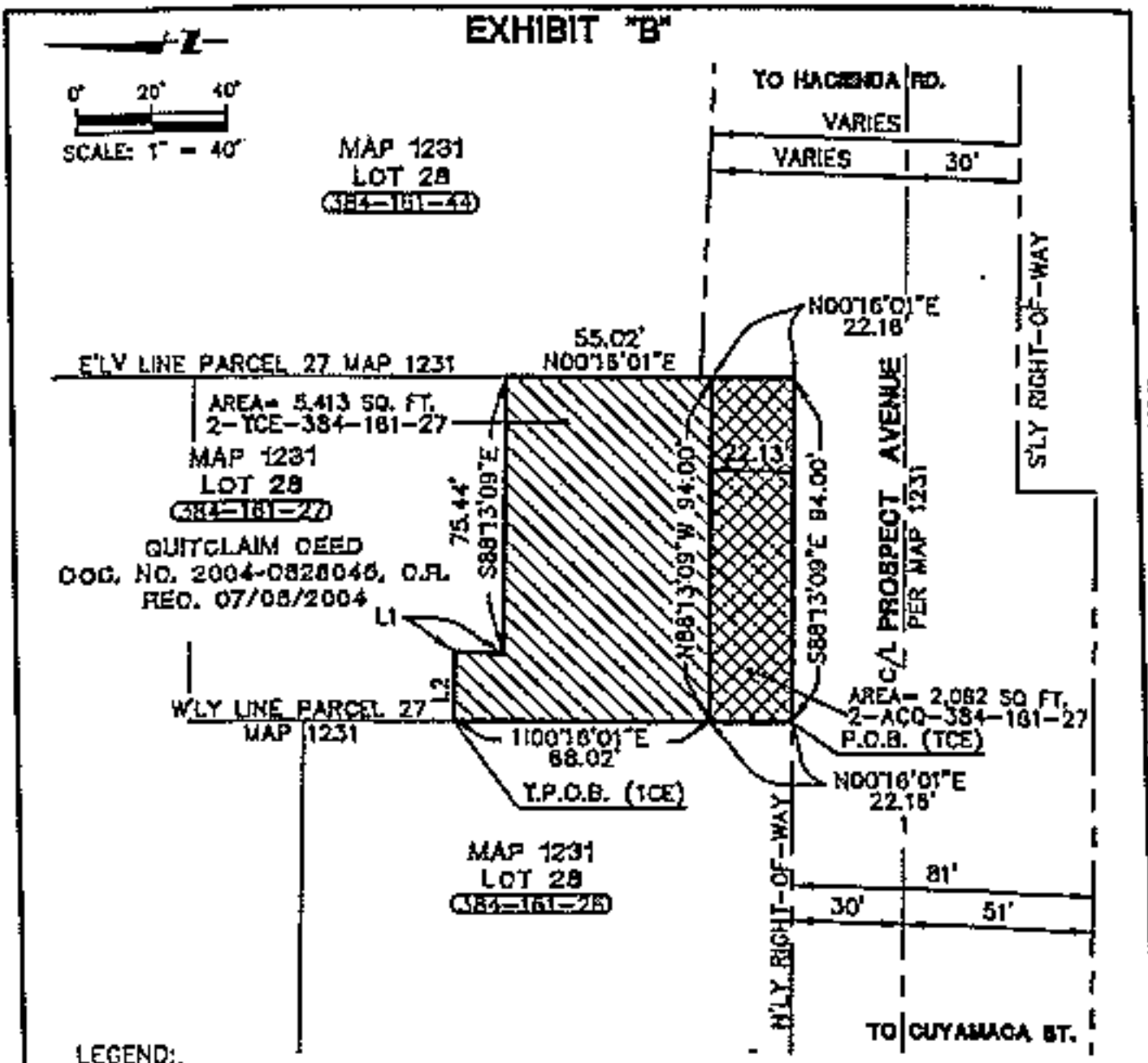
This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick — Feb 26, 2013

Peter J. Fitzpatrick, PLS 6777 — Date

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT R.O.W. ACQUISITION
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1 = S01°45'51"W, 13.00'
L2 = S88°13'09"E, 10.90'

PROFESSIONAL LAND SURVEYOR
PETER J. TAYZA
No. 6737
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: THAT PORTION OF LOT 28, MAP 1231 AS DESCRIBED IN DOC. NO. 2004-0828045, O.R. OWNER: CROSSMAN FAMILY TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 40' DRAFTED: TAJ
2-ACQ/TCE-384-161-27 9822 PROSPECT AVENUE "PROSPECY AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (111) 961-2800 www.psomas.com	CHECKED: PJF DATE: 01-25-12 JOB NO: 5DCK010300

EXHIBIT 12

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-190-34-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Ida E. Cunradi, a widow ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 35-TCE-384-190-34
Temporary Construction Easement
APN 384-190-34

In the City of Santee, County of San Diego, State of California, being that portion of Lot 30 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Tax Deed recorded April 3, 1968 as Document No. 55717, Official records of said County, described as follows:

Beginning at the northeasterly corner of said Tax Deed; thence along the easterly line of said Tax Deed South 00°25'41" West 4.74 feet to the True Point of Beginning; thence South 89°39'02" West 3.04 feet; thence South 88°15'12" West 11.97 feet to the westerly line of said Tax Deed; thence along said westerly line South 00°25'41" West 16.31 feet; thence North 89°39'02" East 15.00 feet to the easterly line of said Tax Deed; thence along said easterly line North 00°25'41" East 17.00 feet to the True Point of Beginning.

Containing 253 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

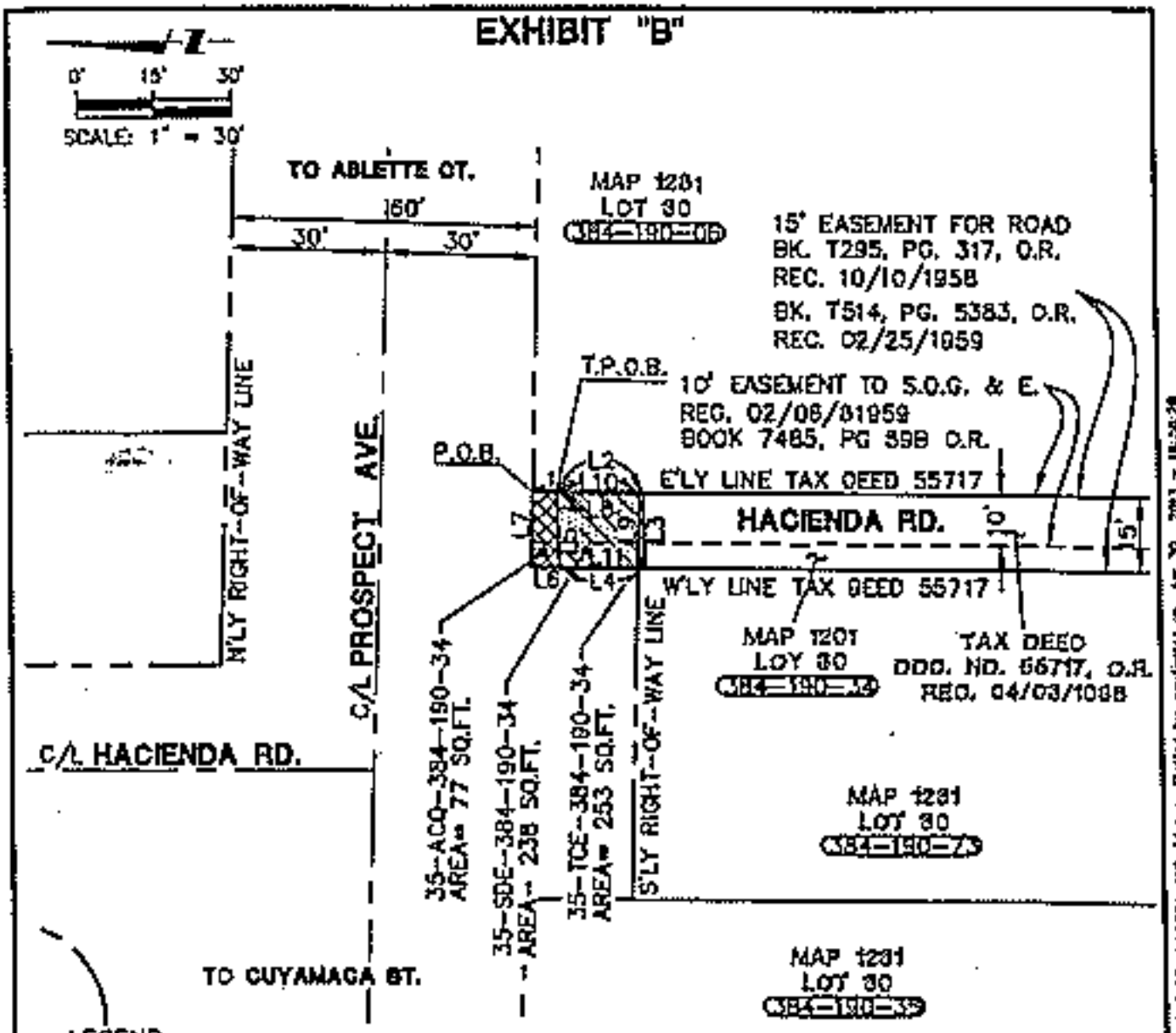
This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 4777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick, PLS 6777 — Date: May 1, 2013

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- STORM DRAIN EASEMENT
- EXISTING LOT/PARCEL LINE
- C/L STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. INDICATES POINT OF BEGINNING
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= S00°25'41"W, 4.74'
L2= N00°25'41"E, 17.00'
L3= N89°39'02"E, 13.00'
L4= S00°25'41"W, 16.71'
L5= S86°15'12"W, 11.97'
L6= N00°25'41"E, 5.59'
L7= S88°13'10"E, 15.00'
L8= S89°39'02"W, 3.04'
L9= N88°13'10"E, 15.00'
L10= N00°25'41"E, 16.27'
L11= S00°25'41"W, 15.42'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 30, MAP 1232 AS DESCRIBED IN DOC. NO. 55717, O.R.
OWNER: CUNRADI, IDA

CITY OF SANTEE,
COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

SHEET 1 OF 1
SCALE: 1" = 30'
DRAFTED: TAJ
CHECKED: PJF
DATE: 01-25-13
JOB NO: SDCK010300

35-ACQ/TCE-384-190-34
HACIENDA DRIVE
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"

PSOMAS
3111 Camino Del Rio N., Suite 702
San Diego, Ca 92108
(617) 581-2000 www.psomas.com

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)
No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-190-34-00

Ida E. Conradl, a widow, ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign here)

By:_____ (sign here)

_____

_____

_____ (title of signatory)

_____ (title of signatory)

(All OWNERS must sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 35-ACQ-384-190-34
Right-of-Way Acquisition
APN 384-190-34

In the City of Santee, County of San Diego, State of California, being that portion of Lot 30 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Tax Deed recorded April 3, 1968 as Document No. 557f7, Official records of said County, lying northerly of the following described line:

Beginning at the northeasterly corner of said Tax Deed; thence along the easterly line of said Tax deed South 00°25'41" West 4.74 feet to the True Point of Beginning; thence South 89°39'02" West 3.04 feet; thence South 88°15'12" West 11.97 feet to a point on the westerly line of said Tax Deed, said point being 5.59 feet southerly from the northwesterly corner of said Tax Deed.

Containing 77 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

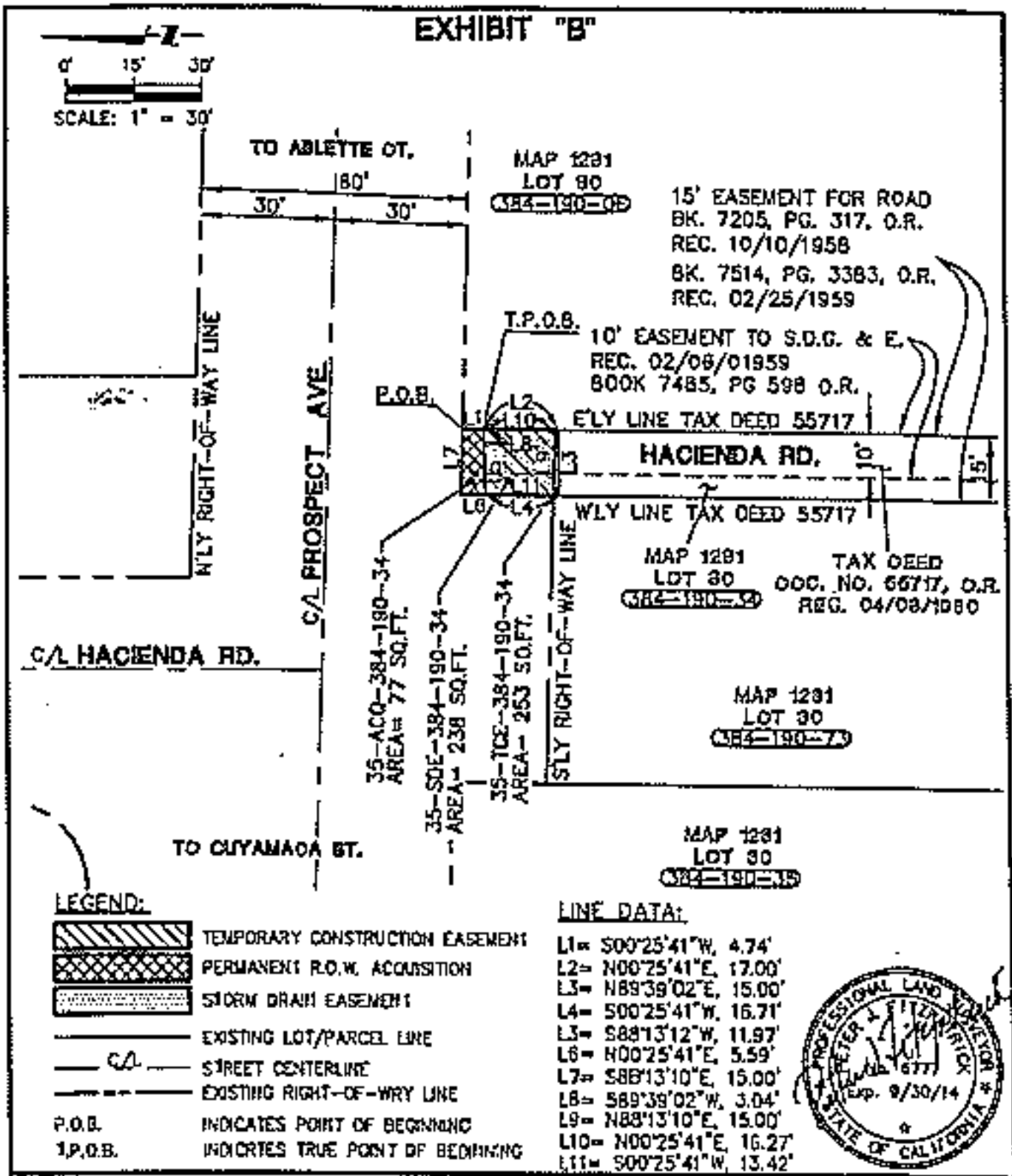
This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick, PLS 6777 — Date: May 1, 2013

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- STORM DRAIN EASEMENT
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. — INDICATES POINT OF BEGINNING
- T.P.O.B. — INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= S00°25'41"W, 4.74'
L2= N00°25'41"E, 17.00'
L3= N89°39'02"E, 15.00'
L4= S00°25'41"W, 16.71'
L5= S88°13'12"W, 11.97'
L6= N00°25'41"E, 5.59'
L7= S88°13'10"E, 15.00'
L8= S89°39'02"W, 3.04'
L9= N88°13'10"E, 15.00'
L10= N00°25'41"E, 16.27'
L11= S00°25'41"W, 13.42'

PETER J. FITZPATRICK
No. 6771
Exp. 9/30/14
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 30, MAP 1232 AS DESCRIBED IN DOC. NO. 66717, O.R.

OWNER: CUYAMACA RA

CITY OF SANTEE,
COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

SHEET 1 OF 1
SCALE: 1" = 30'
DRAFTED: TAJ
CHECKED: PJF
DATE: 01-25-13
JOB NO: 5004019300

35-ACQ/TCE-384-190-34
HACIENDA DRIVE
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"

PSOMAS
3311 Camino Del Rio N., Suite 702
San Diego, Ca 92108
(619) 881-7900 www.psomas.com

RECORDING REQUESTED BY:

City of Santee, California

AFTER RECORDING MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

SPACE ABOVE FOR RECORDER'S USE
EXEMPT FROM FEE PURSUANT TO GOV. CODE § 6103

BRAINAGE EASEMENT

DOCUMENTARY TRANSFER TAX DUE $0

ASSESSOR'S PARCEL NO. 384-190-14-00

Ida E. Cunradi, a widow, hereinafter designated GRANTOR(S), represent that they are the owner(s) of the hereinafter described real property, and for a valuable consideration, receipt of which is hereby acknowledged, do(es) hereby grant, bargain, convey and release unto the City of Santee, a municipal corporation, in the County of San Diego, State of California, hereinafter designated GRANTEE, its successors and assigns, a perpetual DRAINAGE EASEMENT and right-of-way upon, through, under, over and across the hereinafter described real property for the installation, construction, maintenance, repair, replacement, reconstruction, and inspection of an enclosed storm drainage system including any and all structures and appurtenances incidental thereto designed to convey storm water runoff through the property of the GRANTOR, together with the right to have and hold said easement and right-of-way unto itself and unto its successors and assigns forever and to convey said easement, or any portion thereof, to other public agencies.

The real property referred to hereinabove and made subject to said easement by this grant is situated in the City of Santee, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION

(See Exhibit - "A" Attached)

The GRANTOR shall not construct buildings or structures, install trees or bushes, or otherwise obstruct in any fashion whatsoever the use of said easement and right-of-way by the GRANTEE, its successors or assigns without the express written consent of the GRANTEE as demonstrated by Issuance of an Encroachment Permit issued by the GRANTEE. The GRANTEE shall have the right but not the obligation to remove any buildings, structures, trees bushes or other obstruction that interfere with the right of the GRANTEE to use said easement and right-of-way.

the right but oot the obligatioo to remove any buildings, structores, trees bushes or other obstruction that interfere with the right of the GRANTEE to use said easement and right-of-way.

The GRANTEE, its successors and assigns, thall be rerponsible for maintaining ond keeping in good repair the above described works and shall have a right-of-entry upon the property of the GRANTOR for the purposes of inspecting, operating, maintaining, and keeping in good repair the above described works of Improvement.

There is reserved to the GRANTOR, his successors and assigns, the right and privilege to use the above described land of the GRANTOR at any time, in any manner and for any purpose not inconristent with the full use and enjoyment by the GRANTEE, its succersors and assigns, of the rights and privileges hr rein granted.

WITNESS WHEREOF, the GRANTOR has r xecuted this instrument this _____ day of _____ _____, 20_____.

GRANTORS:

By:_____ (sign here)

_____ (print name here)

_____ (title of signatory)

By: _____ (sign hr re)

_____ }print name here)

_____ (title of signatory}

(All OWNERS must sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president ontl secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assitant secretary under corporate seal empowering that officer to bind the corporation.}

(Attach appropriate Subordinatioo Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 35-SDE-384-190-34
Storm Drain Easement
APN 384-190-34

In the City of Santee, County of San Diego, State of California, being that portion of Lot 30 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Tax Deed recorded April 3, 1968 as Document No. 55717, Official records of said County, described as follows:

Beginning at the northeasterly corner of said Tax Deed; thence along the easterly line of said Tax Deed South 00°25'41" West 4.14 feet to the True Point of Beginning; thence South 89°39'02" West 3.04 feet; thence South 88°15'12" West 11.97 feet to the westerly line of said Tax Deed; thence along said westerly line South 00°25'41" West 15.42 feet; thence North 88°13'10" East 15.00 feet to the easterly line of said Tax Deed; thence along said easterly line North 00°25'41" East 16.27 feet to the True Point of Beginning.

Containing 238 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 8577
Exp. 6/30/14
STATE OF CALIFORNIA

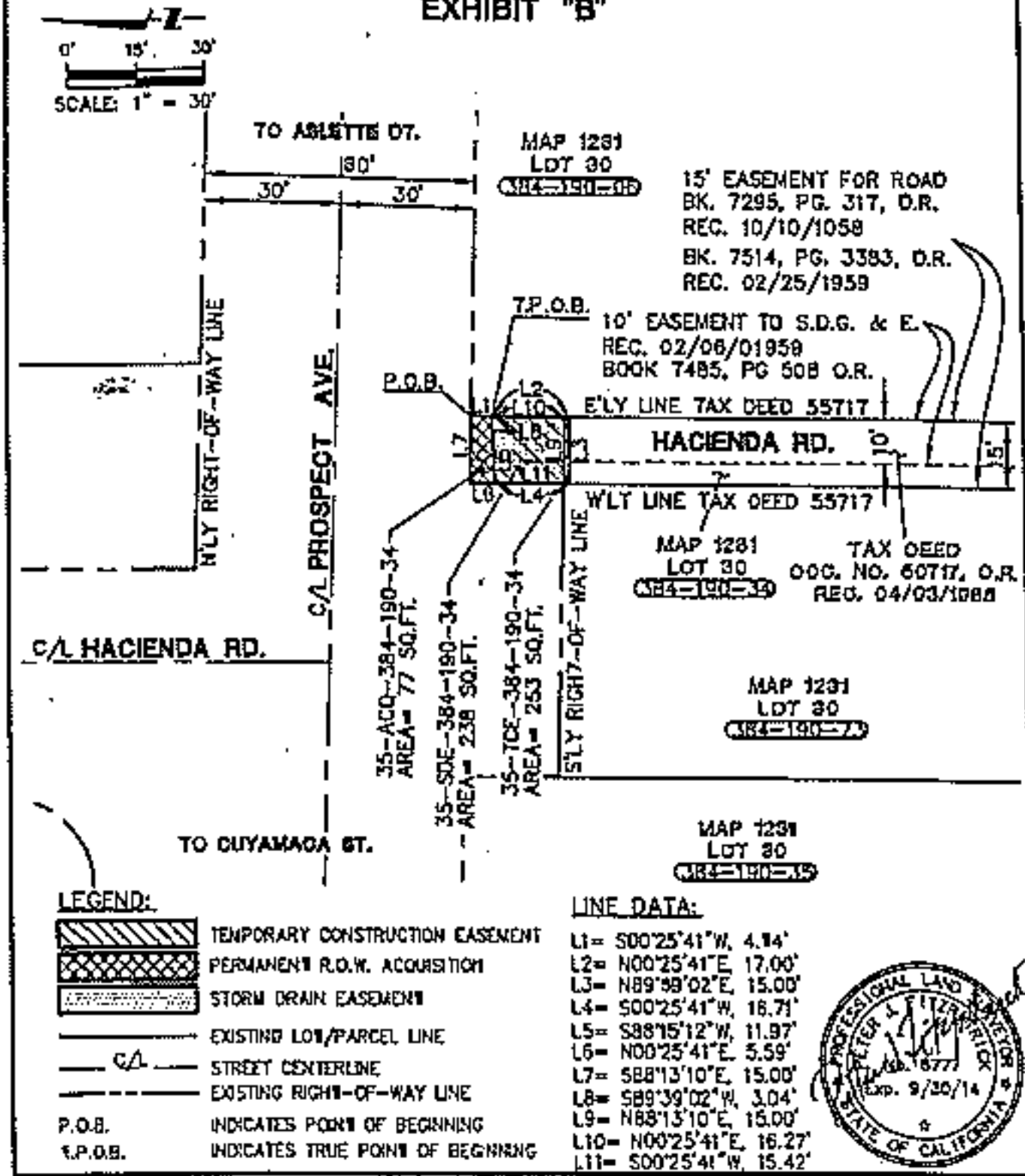
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 1, 2017

Date

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- STORM DRAIN EASEMENT
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. INDICATES POINT OF BEGINNING
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= S00°25'41"W, 4.14'
L2= N00°25'41"E, 17.00'
L3= N89°59'02"E, 15.00'
L4= S00°25'41"W, 16.71'
L5= S88°15'12"W, 11.97'
L6= N00°25'41"E, 5.59'
L7= S88°13'10"E, 15.00'
L8= S89°39'02"W, 3.04'
L9= N88°13'10"E, 15.00'
L10= N00°25'41"E, 16.27'
L11= S00°25'41"W, 15.42'

PETER J. FITZPATRICK
No. 8777
Exp. 9/30/14
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 30, MAP 1232 AS DESCRIBED IN DOC. NO. 55717, O.R.
OWNER: CUNRACK IDA

CITY OF SANTEE,
COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

SHEET 1 OF 1

35-ACQ/TCE-384-190-34
HACIENDA DRIVE
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"

PSOMAS
3111 Camino Del Rio N., Suite 702
San Diego, Ca 92108
(619) 881-2800 www.psomas.com

SCALE: 1" = 30'
DRAFTER: TAJ
CHECKED: PJF
DATE: 01-25-13
JOB NO: 5000010300

EXHIBIT 13

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)
No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-260-13-00

Dennis f. Cushman and Shawna M. Faubel, Trustees of the Cushman Faubel Family Trust dated March 11, 2006, ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign here)

By:_____ (sign here)

_____

_____

_____ (title of signatory)

_____ (title of signatory)

(All OWNERS must sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 23-ACQ-384-260-13
Right-of-Way Acquisition
APN 384-260-13

In the City of Santee, County of San Diego, State of California, being the southerly 21.00 feet of that portion of Lot 7, Block 35 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", Map No. 817 filed April 2, 1896 in the Office of the Recorder of said County, and as described as "Parcel 3" in that certain Grant Deed recorded May 11, 2006 as Document No. 2006-0334136, Official Records of said County.

Containing 525 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick

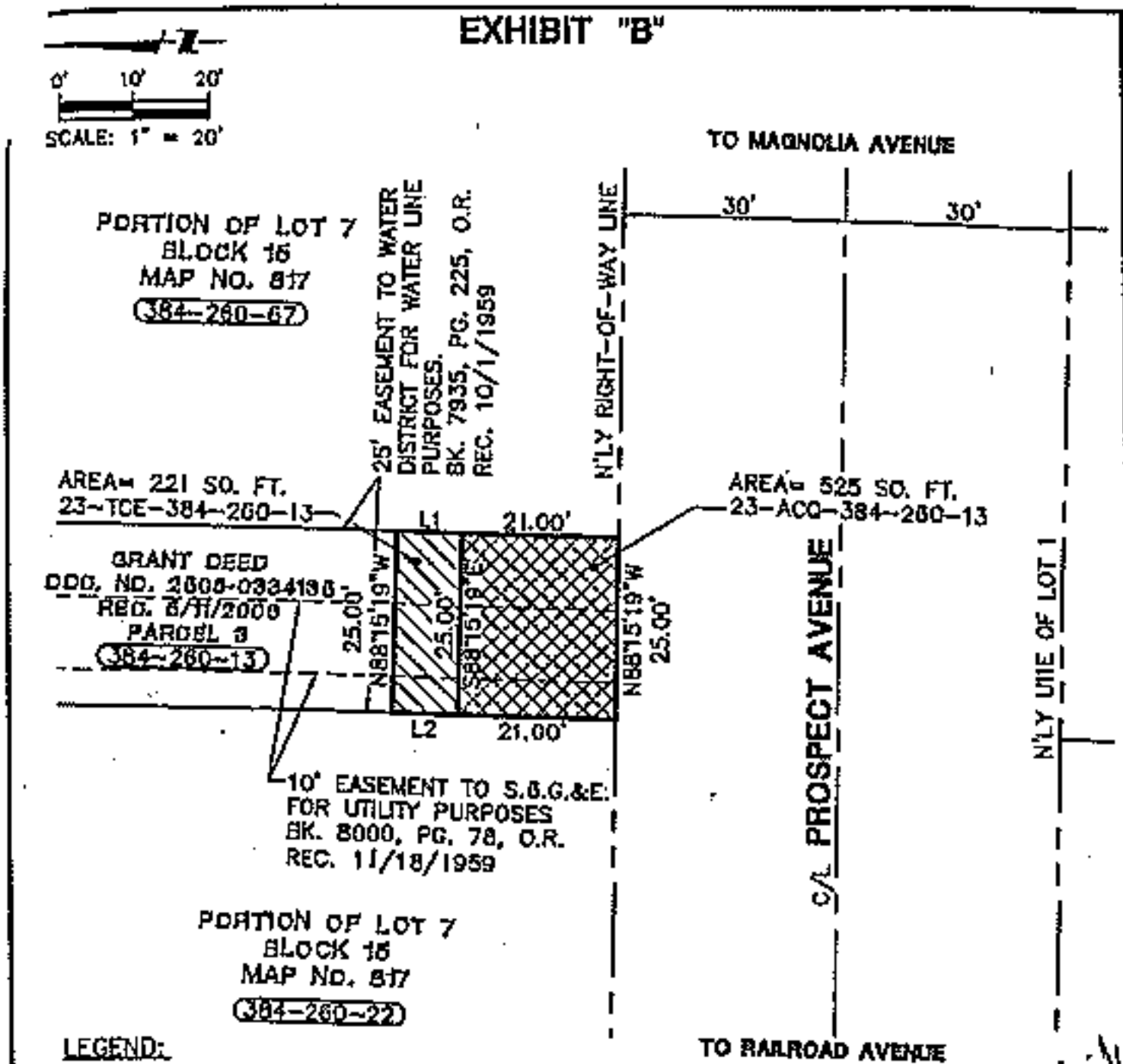
Peter J. Fitzpatrick, PLS 6772

Feb 26, 2013

Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 6/30/14
STATE OF CALIFORNIA

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT/PARCEL LINE
- P.O.B. INDICATES POINT OF BEGINNING
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= S01°44'41"W, 8.83'
L2= S01°44'41"W, 8.83'

PROFESSIONAL LAND SURVEYOR PETER J. FITZPATRICK No. 5777 Exp. 9/30/14 STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 7, BLOCK 15, MAP 817 AS DESCRIBED IN DOC. NO. 2008-0334138 O.R. OWNER: CUSHMAN, FAUBEL FAMILY TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 20' DRAFTED: 1AJ
23-ACQ/TCE-384-260-13 8622 SIESTA ROAD "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 31108 (619) 881-2800 www.psomas.com	CHECKED PJF DATE: 01-23-13 JOB NO: 6DOK010300

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-260-13-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Dennis J. Cushman and Shawna M. Faubel, Trustees of the Cushman Faubel Family Trust dated March 11, 2006 ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 23-TCE-384-260-13
Temporary Construction Easement
APN 384-260-13

In the City of Santee, County of San Diego, State of California, being the southerly 29.83 feet of that portion of Lot 7, Block 15 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", Map No. 817 filed April 2, 1896 in the Office of the Recorder of said County, and as described as "Parcel 3" in that certain Grant Deed recorded May 11, 2006 as Document No. 2006-0334136, Official Records of said County.

Excepting the southerly 21.00 feet of said Parcel 3.

Containing 221 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

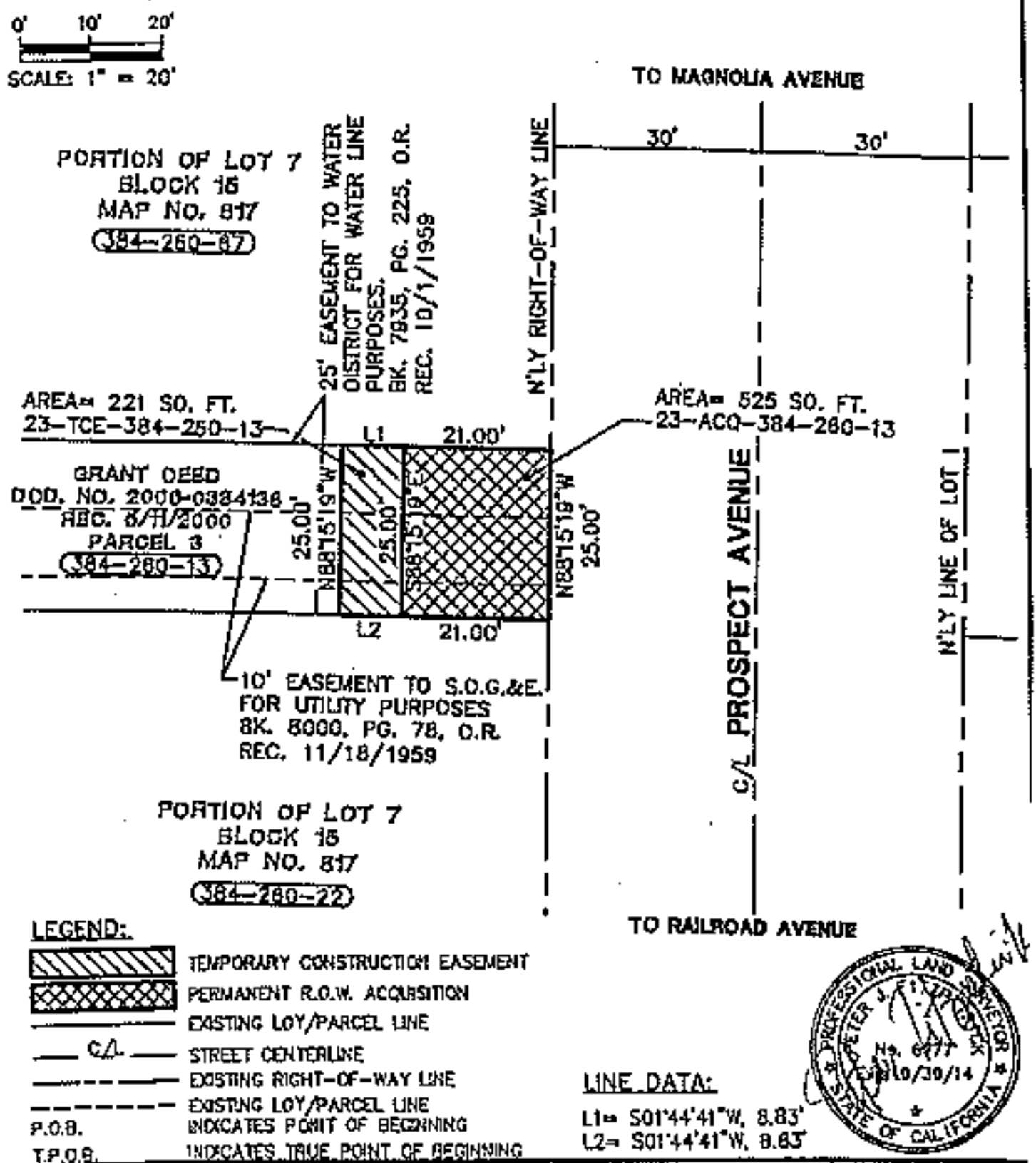
This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick, PLS 6777 — Date: Feb 26, 2013

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT/PARCEL LINE
- P.O.B. INDICATES POINT OF BEGINNING
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= S01°44'41"W, 8.83'
L2= S01°44'41"W, 8.83'

PROFESSIONAL LAND SURVEYOR PETER J. FITZPATRICK No. 6977 10/30/14 STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 7, BLOCK 16, MAP 817 AS DESCRIBED IN DOC. NO. 2000-0337136 O.R.	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1
OWNER: CUSHMAN, FAUBEL FAMILY TRUST		SCALE: 1" = 20'
23-ACQ/TCE-384-260-13 6822 SIESTA ROAD "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 881-2800 www.psomas.com	DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO: 5DOK010300

EXHIBIT 14

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-261-04-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

DC Commercial, LLC, a California limited liability company ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 62-TCE-384-261-04
Temporary Construction Easement
APN 384-261-04

In the City of Santee, County of San Diego, State of California, being that portion of Lot 1, Block 22 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817 filed April 2, 1896 in the Office of the Recorder of said County, and as described as "Parcel 1" in that certain Grant Deed recorded August 31, 2011 as Document No. 2011-0452094, Official Records of said County, lying northerly of the following described line:

Beginning at point on the westerly line of said "Parcel 1" that is 13.00 feet southerly of and parallel with the northerly line of said "Parcel 1"; thence along said parallel line South 88°15'19" East 45.67 feet; thence South 01°44'41" West 2.00 feet; thence South 88°15'19" East 24.33 feet to the easterly line of said "Parcel 1".

Containing 959 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

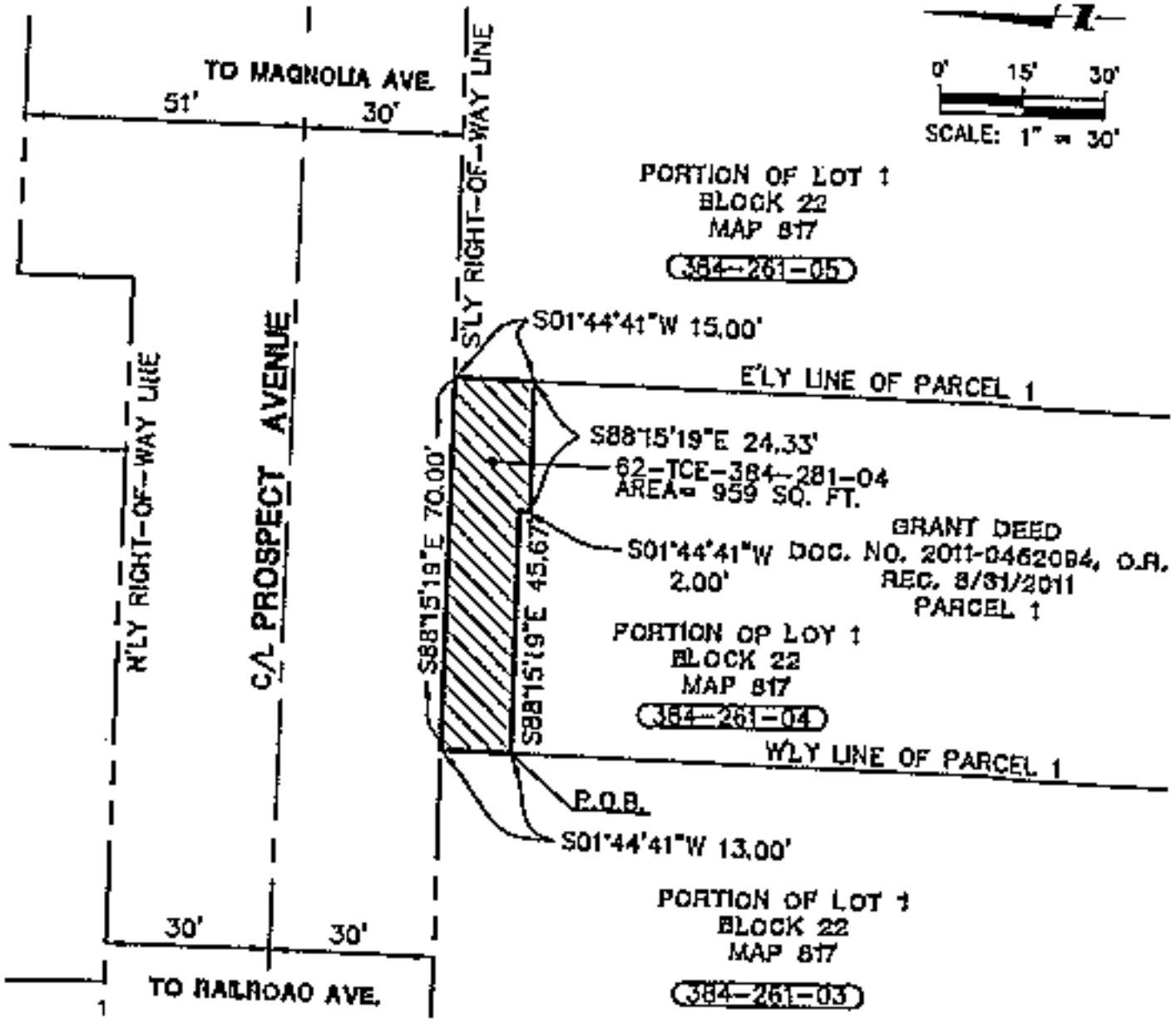
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 2, 2013
Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
PETER J. TITZMERICK
No. 8777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF PARCEL 1 AS DESCRIBED IN GRANT DEED DOC. NO. 2011-0462084, O.R.
OWNER: DC COMMERCIAL LLC

CITY OF SANTEE,
COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

62-TCE-384-261-04
10641 PROSPECT AVENUE
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"

PSOMAS
3111 Camino Del Rio N., Suite 702
San Diego, Ca 92108
(619) 881-2100 www.psomas.com

SHEET 1 OF 1	
SCALE: 1" = 30'	
DRAFTED: XAJ	
CHECKED: PJT	
DATE: 01-25-13	
JOB NO: 5DOK010300	

Plotted by: tyrahnson on Mar 01, 2013 - 15:24:13

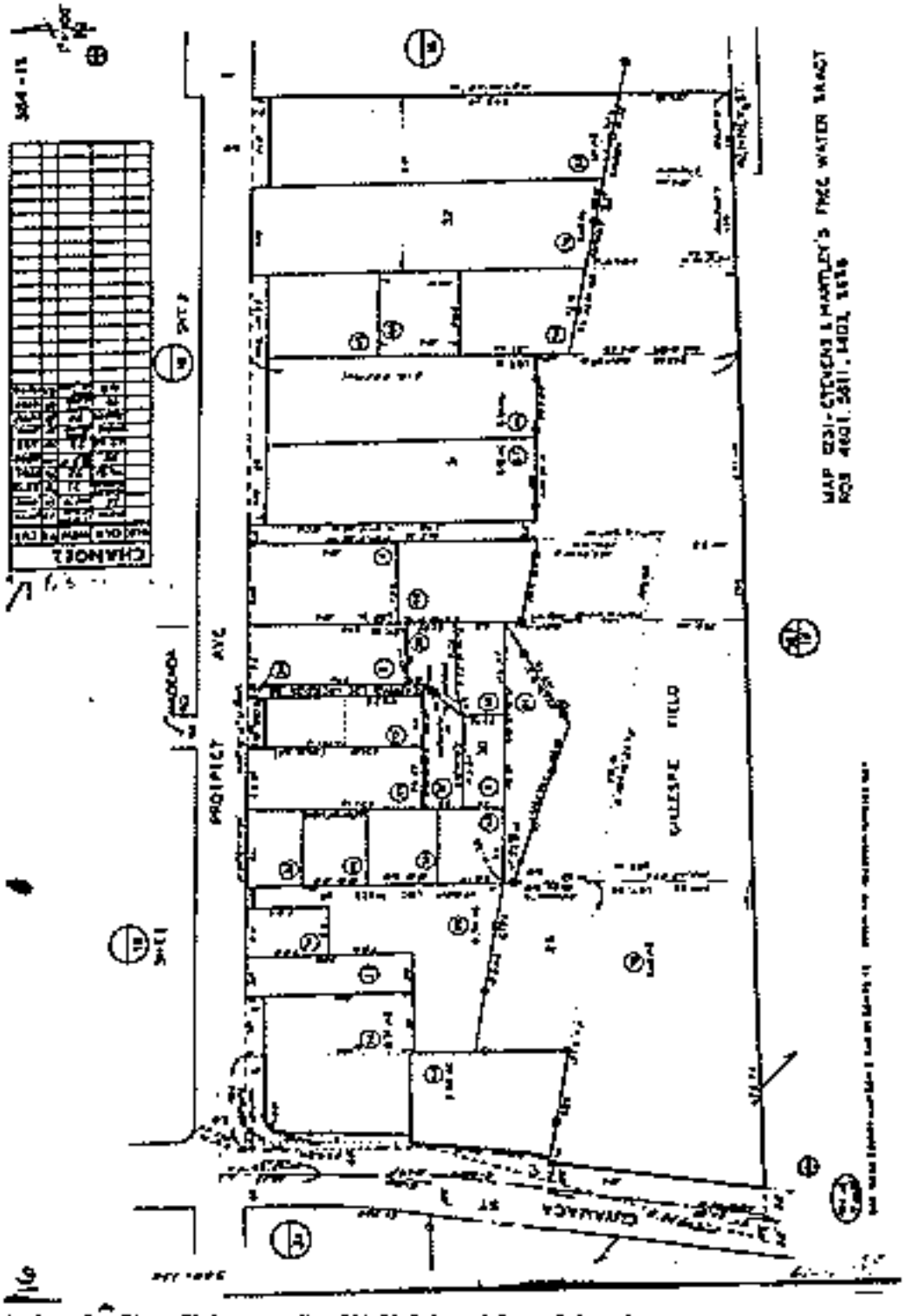
EXHIBIT 15

EXHIBIT A

ALL OF THE WESTERLY 96.00 FEET, EXCEPTING THE SOUTHERLY 240.90 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOTS 30 OF STEYEN'S AND HARTLEY'S FREE WATER TRACT, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1231, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 31, 1910 LYING NORTHERLY OF A STRAIGHT LINE WHICH INTERSECTS THE WEST LINE OF SAID LOT 30, DISTANT THEREON 307.21 FEET NORTHERLY OF THE SOUTHWESTERLY CORNER THEREOF AND INTERSECTS THE EAST LINE OF SAID LOT 30, DISTANT THEREON 298.83 FEET NORTHERLY OF THE SOUTHEASTERLY CORNER THEREOF. SAID WESTERLY 96.00 FEET BEING MEASURED ALONG THE NORTHERLY LINE OF SAID LOT 30 AND SAID SOUTHERLY 240.90 FEET BEING MEASURED ALONG THE WESTERLY LINE OF SAID LOT 30.

APN: 384-190-32



Description: San Diego,CA Assessor Map 344 19 Released Page 1 Page 0
Order: MLN000 Comment: 2 (0)

60119 18020\79\9439.1

EXHIBIT 16

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-190-55-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Fiz Fast, Inc. ("Grantor") grants to **CITY OF SANTEE**, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 33-TCE-384-190-35
Temporary Construction Easement
APN 384-190-35

That portion of Lot 30 of "Steven's and Hartley's Free Water Tract", in the City of Santee, County of San Diego, State of California, according to the Map thereof No. 1231, filed January 31, 1910 in the Office of the County Recorder of said County, and as described in that certain Grant Deed recorded January 29, 1970 as Document No. 17078, Official Records of said County, said portion being more particularly described as following:

Beginning at the northeast corner of that certain land described in said Grant Deed; thence southerly, along a line common to the easterly line of said described Grant Deed land and the westerly line of that certain Easement for County Highway recorded August 5, 1982 as Document No. 82-241228, Official Records of said County, South 00°25'41" West (record South 00°07'51" East per said Grant Deed) 8.75 feet to the True Point of Beginning; thence South 89°39'02" West 17.76 feet; thence South 89°25'10" West 67.97 feet to the westerly line of said Grant Deed, said point being 11.99 feet southerly of the northwesterly corner of said Grant Deed; thence along said westerly line South 00°24'45" West 20.84 feet; thence North 89°25'13" East 27.37 feet; thence North 00°34'47" West 11.75 feet; thence South 87°43'58" East 50.33 feet; thence South 00°20'58" East 10.45 feet; thence North 89°39'02" East 2.11 feet to the easterly line of said Grant Deed; thence along said easterly line North 00°25'41" East 22.00 feet to the True Point of Beginning.

Containing 1136 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 0717
Exp. 9/30/14
STATE OF CALIFORNIA

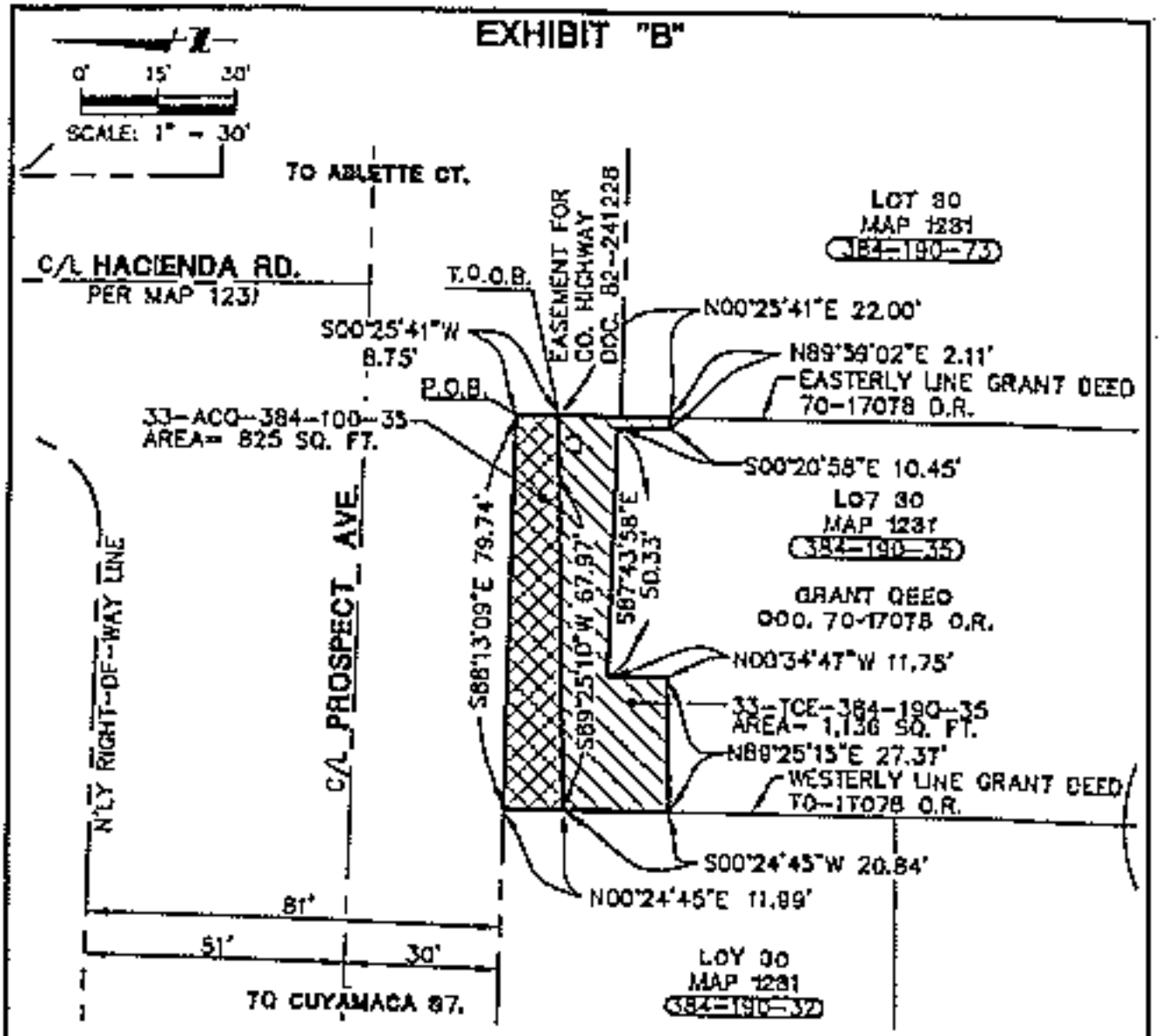
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 16, 2013

Date

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- O.O.B. INDICATES POINT OF BEGINNING
- P.O.B INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1 S89°39'02"W 11.76'

PETER J. PSOMAS No. 6771 Exp. 9/30/14 PROFESSIONAL LAND SURVEYOR STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 30, MAP 1231 AS DESCRIBED IN DOC. NO. 70-17078 O.R.
OWNER: FIX-FAST INC.

CITY OF SANTEE,
COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

SHEET 1 OF 1
SCALE: 1" = 30'
DRAFTED: TAJ
CHECKED: PJP
DATE: 01-15-13
JOB NO: 5004010500

33-ACQ/TCE-384-190-35
9831 PROSPECT AVENUE
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"

PSOMAS
3311 Camino Del Rio N., Suite 700
San Diego, Ca 92108
(619) 881-3800 www.psomas.com

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)

No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-190-35-00

Fix Fast, Inc., ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign here)

By:_____ (sign here)

_____

_____

_____ (title of signatory)

_____ (title of signatory)

(All OWNERS must sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary undee corporate seal empowering that officee to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 33-ACQ-384-190-35
Right-Of-Way Acquisition
APN 384-190-35

In the City of Santee, County of San Diego, State of California, being that portion of Lot 30 of "Steven's and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the County Recorder of said County, and as described in that certain Grant Deed recorded January 29, 1970 as Document No. 17078, Official Records of said County, said portion lying northerly of the following described line:

Beginning at the northeast corner of that certain land described in said Grant Deed; thence southerly, along a line common to the easterly line of said described Grant Deed land and the westerly line of that certain Easement for County Highway recorded August 5, 1982 as Document No. 82-201228, Official Records of said County, South 00°25'41" West (record South 00°07'51" East per said Grant Deed) 8.78 feet to the True Point of Beginning; thence leaving said common line South 89°39'02" West 11.76 feet; thence South 89°25'10" West 67.97 feet to a point on the westerly line of said described Grant Deed, said point being 11.99 feet southerly from the northwesterly corner of said Grant Deed.

Containing 825 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

PSOMAS

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

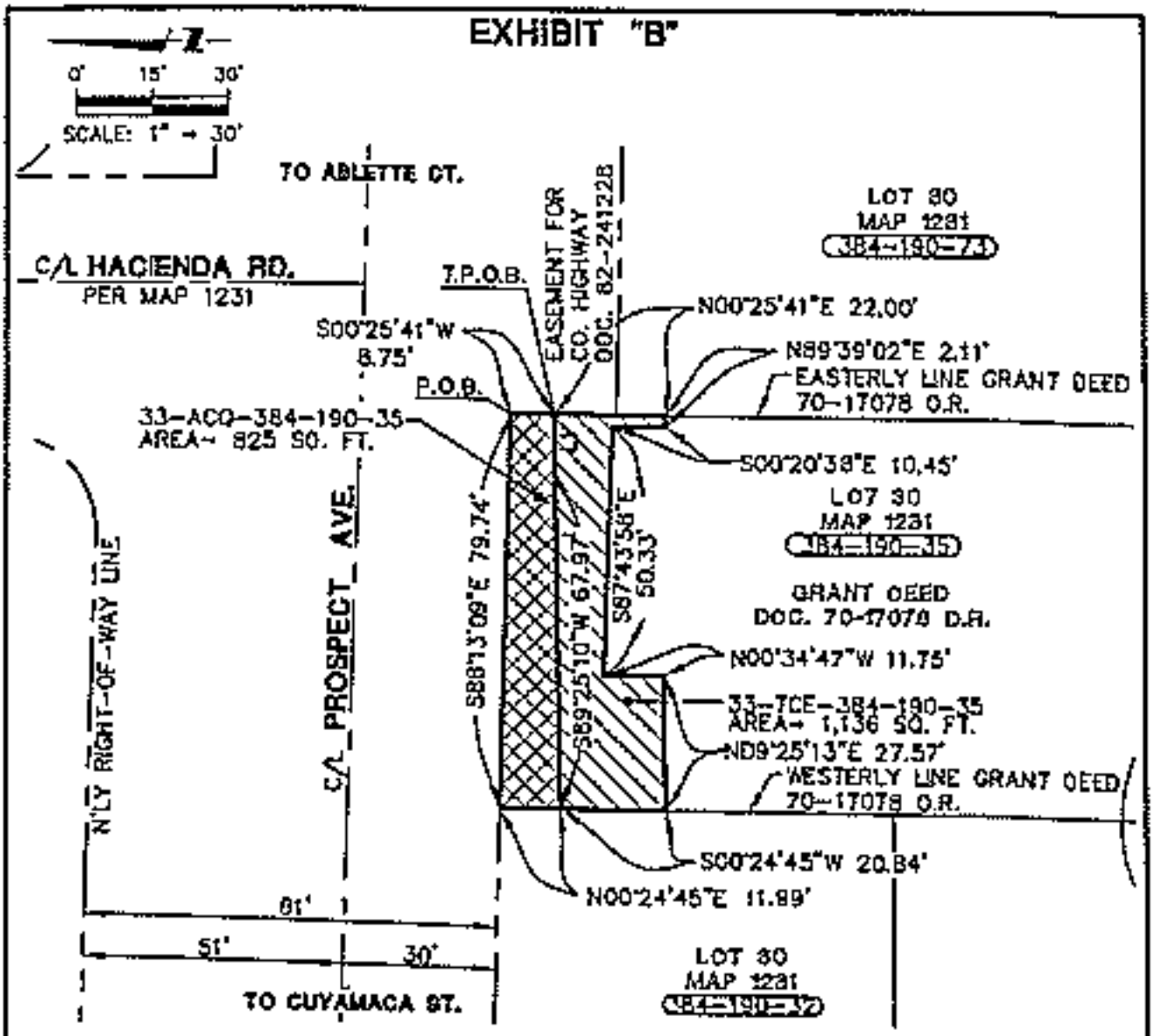
This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 0577
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick, PLS 6777

May 16, 2013
Date

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. INDICATES POINT OF BEGINNING
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1 S89°39'02"W 11.76'

PROFESSIONAL LAND SURVEYOR — No. 6773 — Exp. 9/30/14 — STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 30, MAP 1231 AS DESCRIBED IN DOC. NO. 70-17078 O.R. OWNER: PIZ-FAST INC.	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30' DRAWN: TLJ CHECKED: PJF DATE: 01-25-13 JOB NO: SCOK10300
33-ACQ/TCE-384-190-35 9851 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 700 San Diego, Ca 92108 (619) 687-7800 www.psomas.com	

EXHIBIT 17

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 11th Floor
San Diego, CA 92101

APN: 384-250-05, 384-250-06, 384-250-07, 384-250-08, 384-250-09

Above Space for Recorder's Use

TEMPDRARY CONSTRUCTION EASEMENT

David Franklin Flohr and Saodra Marie Flohr, Trustees of the Flohr Family Trust undee Trust Agreement dated October 1, 2003, an undivided one-half (1/2) interest and Richard Warezak and Nancy Warezak, Trustees of the Warezak Family Trust, as to the remainder ("Grantor") grants to CITY DF SANTEE, a municipallly of the State of Colifornia ("Granlee"), its agents, representatives, successors and assigns, o temporary and non-exclusive construction easemene ond right of way Dver, on, under, in, ocrors, olong and through that portion of Grantor's pmperty more particularly described and depicted in Exhibli A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the Improvemene and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTDR

By: _____
David Franklin Flohr
Trustee of the Flohr Family Trust uoder Trust Agreement dated October 1, 2003, on undivided one-half (1/2) interest

DATED: _____, 20__

GRANTOR

By: _____
Sandra Marie Flohr
Trustee of the Flohr Family Trust under Trust Agreement dated October t, 2003, an undivided one-half (1/2) interest

DATED: _____, 20__

GRANTOR

By: _____
Richard Wareczak,
Trustee of the Wareczak Family Trust,
as to the remainder

DATED: _____, 20__

GRANTOR

By: _____
Nancy Wareczak,
Trustee of the Wareczak Family Trust,
as to the remaindee

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 55-TCE-384-250-05
Temporary Construction Easement
APN 384-250-05

In the City of Santee, County of San Diego, State of California, being the northerly 9.00 feet of the North 90.00 feet of the East 67.50 feet of the West 165.00 feet of the East half of Lot 2 in Block 22 of the Subdivision of Lots "H" and "O" of Rancho El Cajon, in the County of San Diego, State of California, as shown on Map No. 817, filed April 2, 1896 in the Office of the County Recorder of said County, and as described as Parcel 1 in that certain Grant Deed recorded April 26, 1989 as Document No. 89-217179, Official Records of said County.

Containing 608 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick

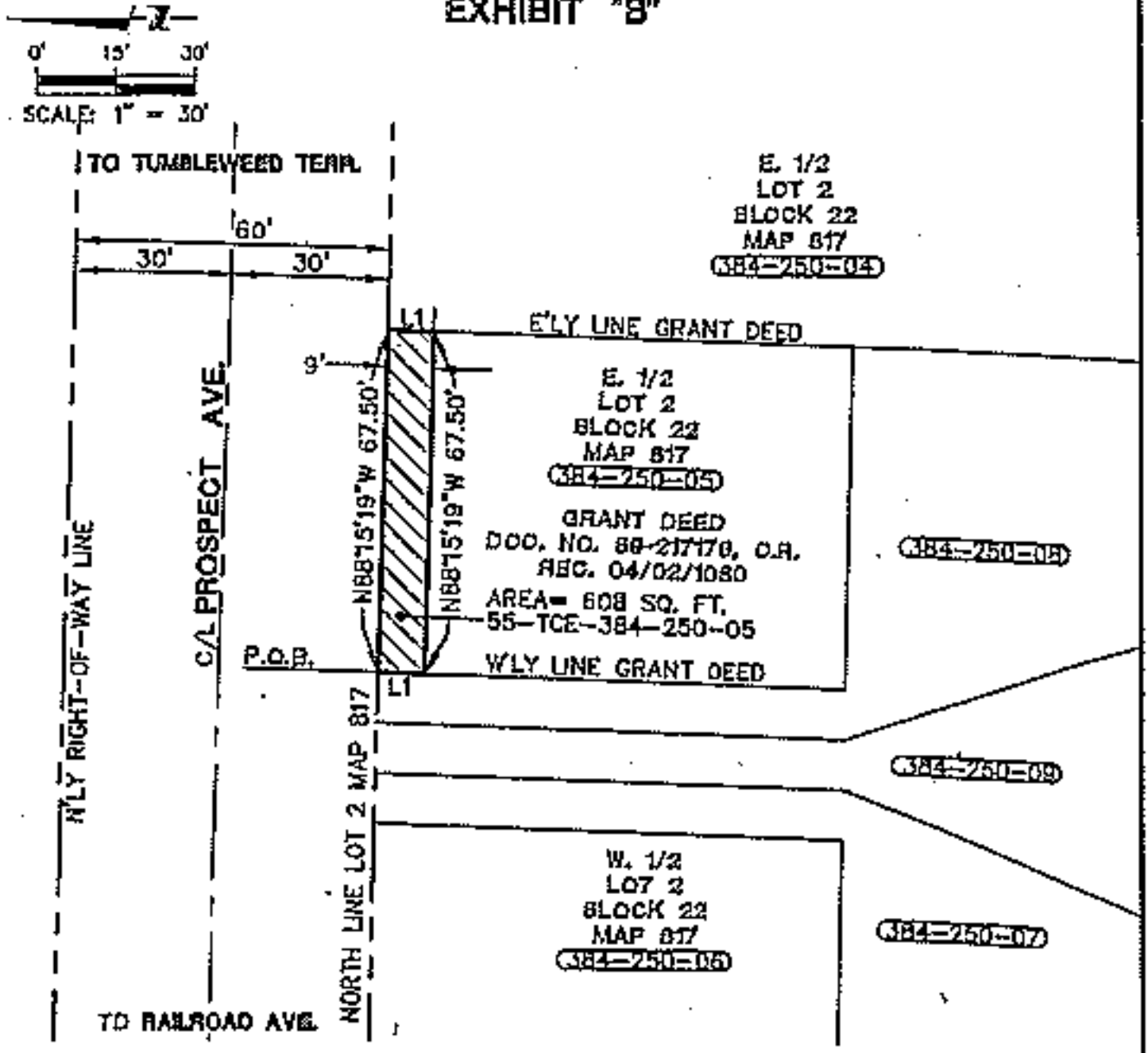
Peter J. Fitzpatrick, PLS 6777

May 2, 2013
Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6377
Exp. 9/30/14
STATE OF CALIFORNIA

L:\Projects\5_A-CSDOK\01-0300\SURVEY\LEGALS\011-250-05\Legals\55-TCE-384-250-05_EXH B-A
5/2/2013 2:06:00 PM

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1 = S01°44'41"W, 9.00'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF E. 1/2, LOT 2, BLOCK 22, MAP 817 AS DESCRIBED IN DOC. NO. 89-217178, O.R. OWNER: FLOHR FAMILY TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30'
55-TCE-384-250-05 10517 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 7111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 981-2800 www.psomas.com	DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO: SDCK010300

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 51-TCE-384-250-06
Temporary Construction Easement
APN 384-250-06

In the City of Santee, County of San Diego, State of California, being the northerly 9.00 feet of the North 90.00 feet of the West 67.50 feet of the East half of Lot 2 in Block 22 of the Subdivision of Lots "H" and "O" of Rancho El Cajon, in the County of San Diego, State of California, as shown on Map No. 817, filed April 2, 1896 in the Office of the County Recorder of said County, and as described as Parcel 2 in that certain Grant Deed recorded April 26, 1989 as Document No. 89-217179, Official Records of said County.

Containing 608 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

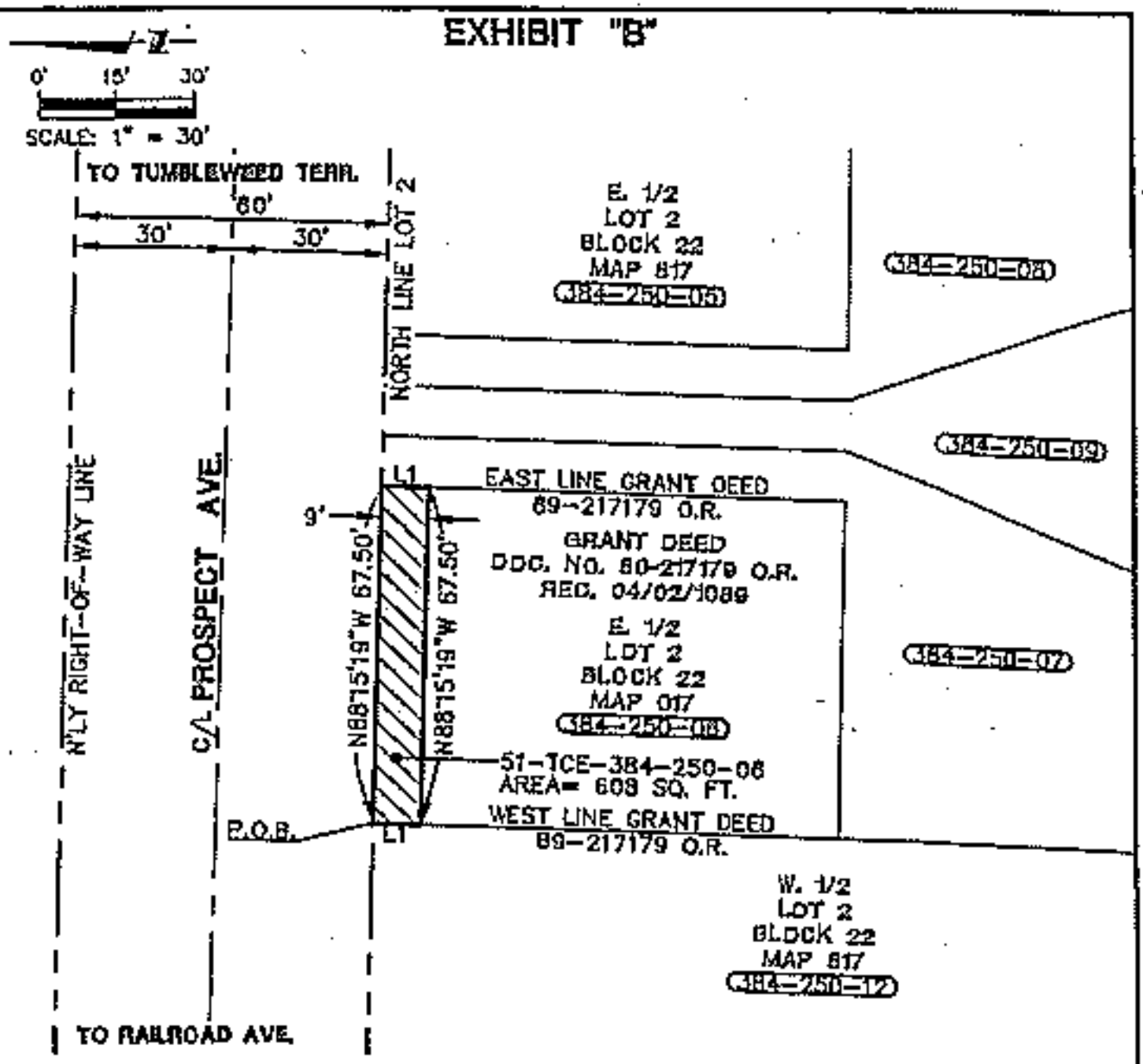
May 2, 2013

Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

L:\Projects\5_A-GSD00\010000\SURVEY\LEGALS\384-250-06\Legals\51-TCE-384-250-06_EXHIBIT-A
5/2/2013 1:33:00 PM

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1 = S01°44'41"W, 9.00'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF E. 1/2, LOT 2, BLOCK 22, MAP 817 AS DESCRIBED IN DOC. NO. 89-217179, O.R. OWNER: FLOHR FAMILY TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30' DRAFTED: 7AJ
51-TCE-384-250-06 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 961-2800 www.psomas.com	CHECKED: DJF DATE: 01-75-13 JOB NO: 500K910300

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 52-TCE-384-250-07
Temporary Construction Easement
APN 384-250-07

In the City of Santee, County of San Diego, State of California, being the northerly 9.00 feet of that portion of Lot 2, Block 22 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and as described as "Parcel 3A" in that certain Grant Deed recorded April 26, 1989 as Document No. 89-217179, Official Records of said County.

Containing 90 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick, PLS 6777

May 2, 2013
Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

EXHIBIT "B"

0' 10' 20'

SCALE: 1" = 20'

TO TUMBLEWEED TERR.

60'

30' 30'

N'LY RIGHT-OF-WAY

C/L PROSPECT AVE.

S'LY RIGHT-OF-WAY

TO RAILROAD AVE.

MAP 817
BLOCK 22
(384-250-05)

GRANT DEED
DOC. NO. 89-217179, O.R.
REC. 4/26/1989
PARCEL 3A

(384-250-08)

(384-250-09)

E'LY LINE PARCEL 3A

MAP 817
BLOCK 22
LOT 2
(384-250-07)

W'LY LINE PARCEL 3A

L1

L2

L2

L1

A

B

C

52-TCE-384-250-07
AREA= 90 SQ. FT.

MAP 817
BLOCK 22
LOT 2
(384-250-06)

LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE

LINE DATA:

L1= N01°44'41"E, 9.00'
L2= S88°15'19"E, 10.00'

EASEMENTS:

(A) GRANT OF RIGHT-OF-WAT FOR GAS LINE PURPOSES. DOC. NO. 86778, O.R.; REC. 4/20/1960

(B) EASEMENT FOR INGRESS/EGRESS, ROAD AND PUBLIC UTILITIES. BK. 7677/PG. 407, O.R. REC. 5/22/1959 AND IN DOC. NO. 89-217179, O.R., REC. 4/26/1989.

(C) EASEMENT FOR SEWER LINE PURPOSES, DOC. NO. 45628, O.R. REC. 3/4/1960

DESCRIPTION: A PORTION OF GRANT DEED RECORDED 4/26/1989 AS DOC. NO. 89-217179, O.R. OWNER: FLOHR FAMILY TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 20' DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO: 5000010300
52-TCE-384-250-07 8540 CORA MAE PLACE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 881-1600 www.psomas.com	

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 54-TCE-384-250-08
Temporary Construction Easement
APN 384-250-08

In the City of Santee, County of San Diego, State of California, being the northerly 9.00 feet of that portion of Lot 2, Block 22 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and as described as "Parcel 4A" in that certain Grant Deed recorded April 26, 1989 as Document No. 89-217179, Official Records of said County.

Containing 90 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 2, 2013
Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

EXHIBIT "B"

0' 10' 20'

SCALE: 1" = 20'

TO TUMBLEWEED TERR.

80'

30' 30'

C/L PROSPECT AVE

N'LY RIGHT-OF-WAY

S'LY RIGHT-OF-WAY

TO RAILROAD AVE.

MAP 617
BLOCK 22
LOT 2
(384-250-05)

AREA= 90 SQ. FT.
54-TCE-384-250-08

GRANT DEED
DOC. NO. 89-217178, O.R.
REC. 4/26/1989
PARCEL 4A

L1

L2

L2

L1

E'LY LINE PARCEL 4A

(384-250-08)

MAP 617
BLOCK 22
LOT 2

W'LY LINE PARCEL 4A

(384-250-09)

(384-250-07)

MAP 617
BLOCK 22
LOT 2
(384-250-05)

LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE

LINE DATA:

L1= N01°44'41"E, 9.00'
L2= S88°15'19"E, 18.00'

EASEMENTS:

(A) EASEMENT FOR INGRESS/EGRESS, ROAD AND PUBLIC UTILITIES PURPOSES, BK. 7647/PG. 407, O.R. REC. 5/22/1959 AND IN DOC. NO. 89-217178, O.R., REC. 4/26/1989 AND IN DOC. NO. 150449, O.R. REC. 9/17/1968

(B) EASEMENT FOR SEWER LINE PURPOSES DOC. NO. 45628, O.R. REC. 3/4/1960

DESCRIPTION: A PORTION OF GRANT DEED RECORDED 4/26/1989 AS DOC. NO. 89-217178, O.R. OWNER: FLOHR FAMILY TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 20' DRAFTED: PAJ CHECKED: PJF DATE: 01-25-13 JOB NO: 500K010300
54-TCE-384-250-08 8539 CORA MAE PLACE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 881-2800 www.psomas.com	

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 53-TCE-384-250-09
Temporary Construction Easement
APN 384-250-09

In the City of Santee, County of San Diego, State of California, being the northerly 9.00 feet of that portion of Lot 2, Block 22 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and as described as "Parcel 5A" in that certain Grant Deed recorded April 26, 1989 as Document No. 89-217179, Official Records of said County.

Containing 90 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6773

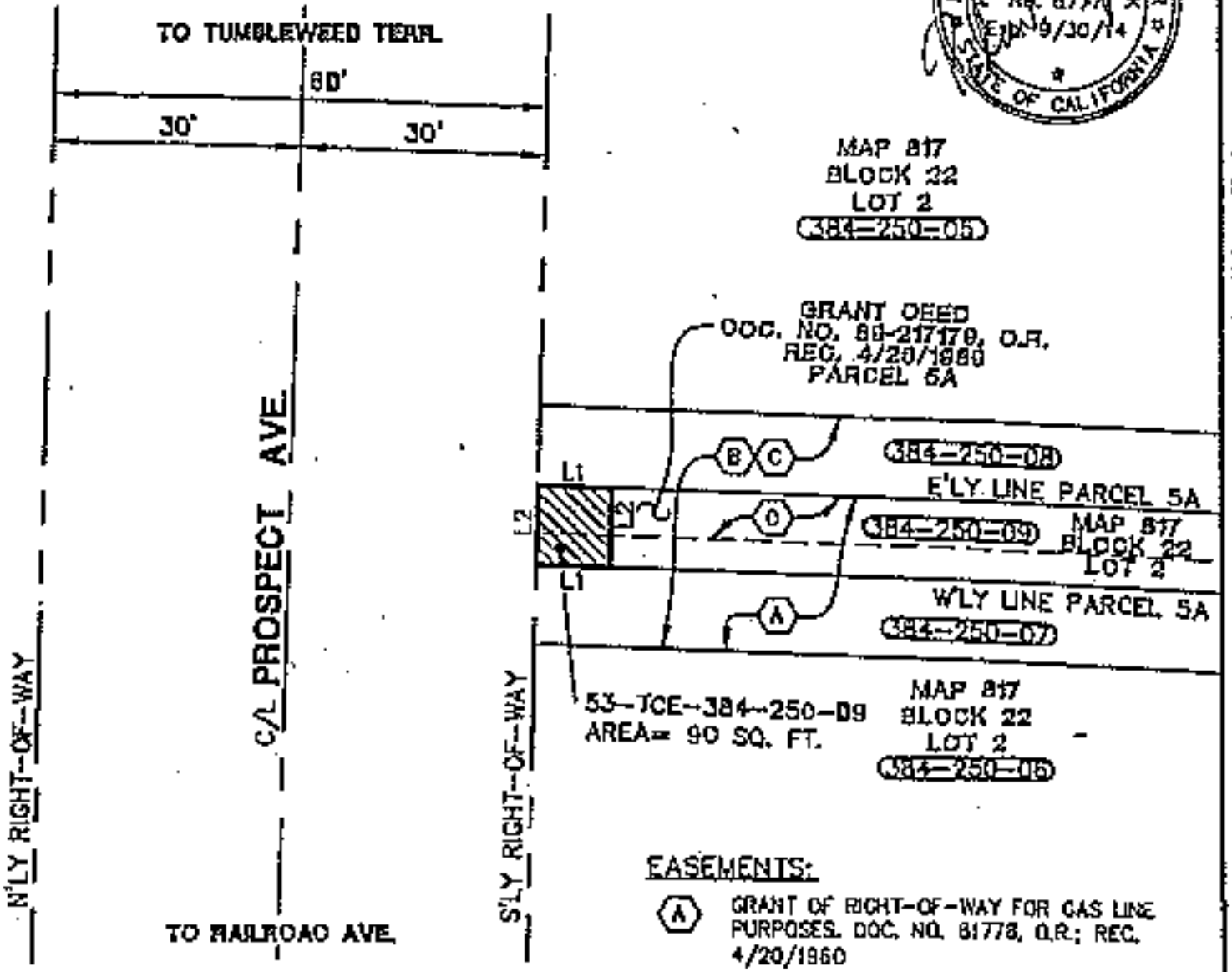
May 2, 2013
Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

EXHIBIT "B"

0' 10' 20'

SCALE: 1" = 20'



EASEMENTS:

(A) GRANT OF RIGHT-OF-WAY FOR GAS LINE PURPOSES. DOC. NO. 61778, O.R.; REC. 4/20/1960

(B) EASEMENT FOR INGRESS/EGRESS, ROAD AND PUBLIC UTILITIES. BK. 7677/PG. 407, O.R. REC. 5/22/1959 AND IN DOC. NO. 89-217179, O.R., REC. 4/26/1989

(C) EASEMENT FOR SEWER LINE PURPOSES, DOC. NO. 45828, O.R. REC. 3/4/1960

(D) GRANT OF RIGHT-OF-WAT FOR ELECTRIC PURPOSES, DOC. NO. 71983, O.R. REC. 4/7/1960

LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE

LINE DATA:

L1= N01°44'41"E, 9.00'
L2= N88°15'19"W, 10.00'

DESCRIPTION: A PORTION OF GRANT DEED RECORDED 4/26/1989 IN DOC. NO. 89-217179, O.R.
OWNER: FLOHR FAMILY TRUST

CITY OF SANTEE,
COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

SHEET 1 OF 1
SCALE: 1" = 20'
DRAFTED: TAJ
CHECKED: PJF
DATE: 01-25-13
JOB NO: 5DOK010300

53-TCE-384-250-09
8537 CORA MAE PLACE
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"

PSOMAS
3111 Camino Del Rio N., Suite 701
San Diego, Ca 92108
(619) 881-2800 www.psomas.com

EXHIBIT 18

LEGAL DESCRIPTION

PARCEL 1:

ALL OF LOT 21 OF STEVEN'S AND HARTLEY'S FREE WATER TRACT, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1231, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JANUARY 31, 1910.

EXCEPTING THEREFROM THE WEST 200.00 FEET AND THE NORTH 123.00 FEET.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE EAST 66.00 FEET OF SAID LOT 22 LYING SOUTHERLY OF THE NORTH 420.00 FEET THEREOF.

PARCEL 2:

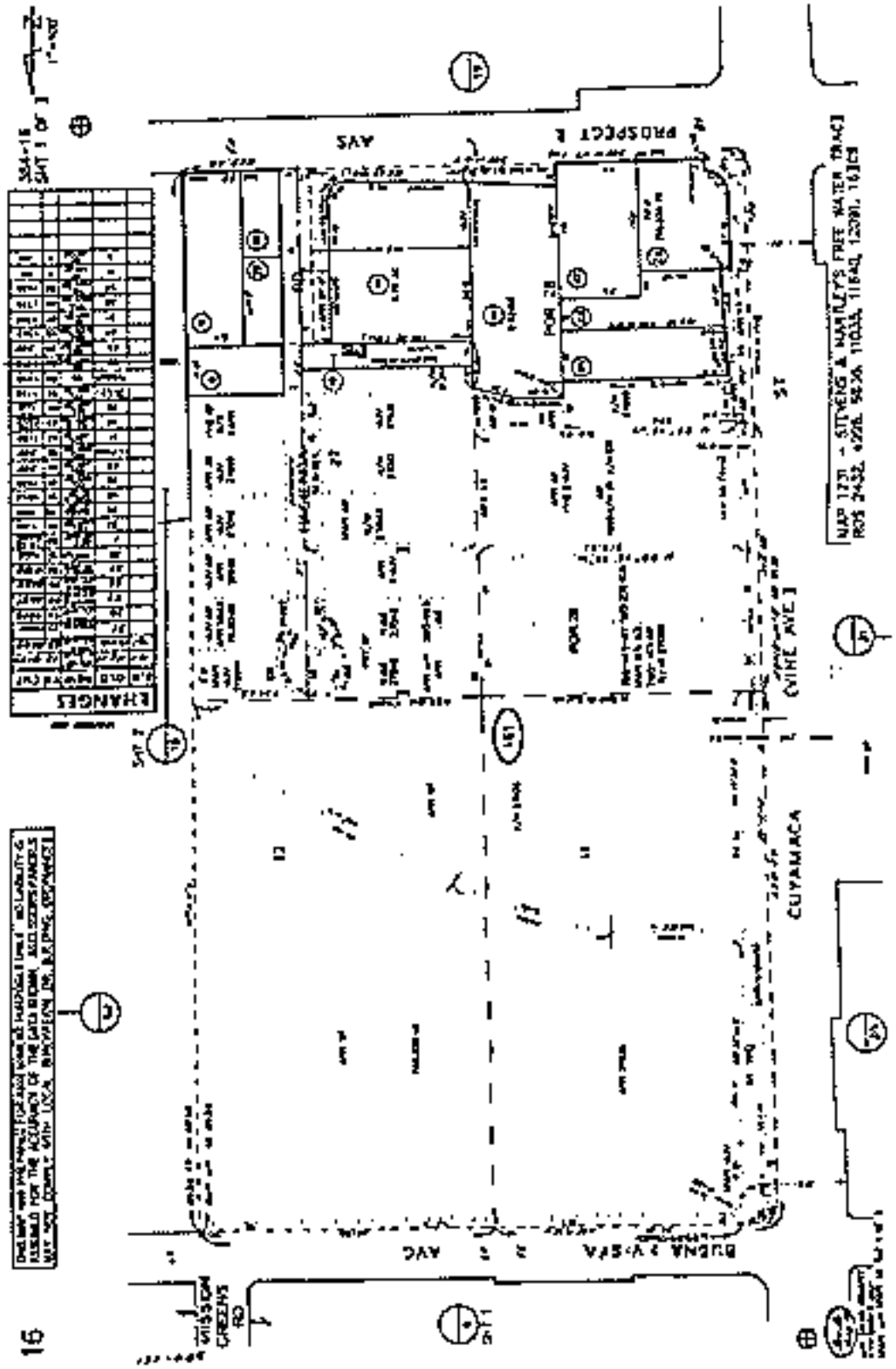
AN EASEMENT FOR INGRESS AND EGRESS AND FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES, PIPES AND POLES OF EVERY TYPE AND NATURE, OVER, UNDER, ALONG AND ACROSS ALL THAT PORTION OF THE EAST 30.00 FEET OF THE WEST 215.00 FEET OF LOT 27 OF STEVEN'S AND HARTLEY'S FREE WATER TRACT, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1231, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 31, 1910, LYING SOUTHERLY OF THE NORTH 523.00 FEET THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARY OF THE HEREINABOVE DESCRIBED PARCEL 1.

APN: 384-161-10

END OF LEGAL DESCRIPTION

(continued)



PROSPECT
AVS
CUYAMACA
BUENA VISTA
AVE
MISSION GREENS RD
EXHANGES

EXHIBIT 19

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)
No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-261-24-00

Richard E. Hopper and Linda L. Hopper, as Trustees of the Hopper Family Trust dated January 30, 1989, as to an undivided one half interest; And In Henry Tietz, Trustee, and Carry Tietz, Trsutee, under Decloration of Trust of the Tietz Family Trust of 1998, as to an undivided one half interest, as to Parcel 1; And Also In Richard E. Hopper and Linda L. Hopper, as Trustees of the Hopper Family Trust dated January 30, 1989, as to an undivided 52% interest;, ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

Tltis Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign here)

_____

_____ (title of signatory)

By:_____ (sign here)

_____

_____ (title of signatory)

(All OWNERS muse sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistan\ secretary must sign for corporations. tf only one officer signs. the corporatioo must attach o eesolutioo certified by the secretary or assistant secretary under corporate seal empowering that offiteer to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 66-ACQ-384-261-24
Right-of-Way Acquisition
APN 384-261-24

In the City of Santee, County of San Diego, State of California, being that portion of Lot 1, Block 22 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon" as shown on Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and as described in that certain Quitclaim Deed recorded May 4, 1998 as Document No. 1998-0253651, Official Records of said County, lying northerly of the following described line:

Beginning at the northeasterly corner of the land described in said Quitclaim Deed, said corner being on the southerly line of Prospect Avenue, having a half-width of 30.00 feet; thence southerly along the easterly line of said Quitclaim Deed, South 01°44'41" West 15.72 feet to The True Point of Beginning; thence leaving said easterly line North 82°32'08" West 29.93 feet; thence North 85°46'59" West 69.78 feet to a point on the westerly line of said Quitclaim Deed, said point being 9.77 feet southerly of the northwesterly corner of said Quitclaim Deed.

Containing 1211 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

PSOMAS

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

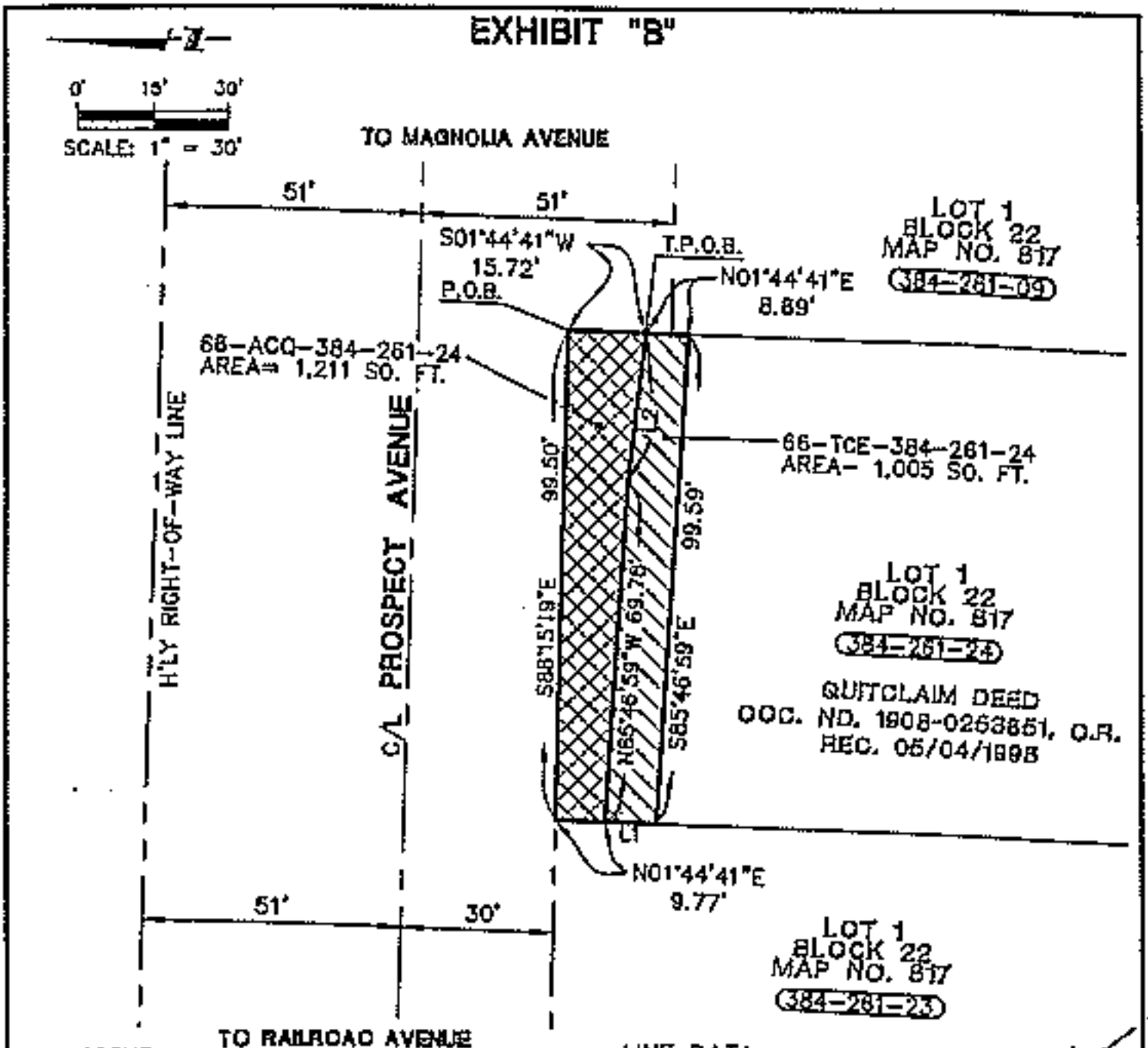
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 9, 2013

Date

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. INDICATES POINT OF BEGINNING
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= S01°44'41"W, 10.34'
L2= 1182°37'08"W, 29.93'

PROFESSIONAL LAND SURVEYOR
PETER J. TITZENTRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 1, BLOCK 22, MAP 817 AS DESCRIBED IN DOC. NO. 1998-0253851, O.R. OWNER: HOPPER, RICHARD AND LINDA	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30'
66-ACQ/TCE-384-261-24 10735 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92138 (619) 881-2800 www.psomas.com	DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO: 50CK010300

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-264-09-00, 384-261-24-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Richard E. Hopper and Linda L. Hopper, as Trustees of the Hopper Family Trust dated January 30, 1989, as to an undivided one half interest; And In Henry Tietz, Trustee, and Carry Tietz, Trustee, under Declaration of Trust of the Tietz Family Trust of 1998, as to an undivided one half interest, as to Parcel 1; And Also In Richard E. Hopper and Linda L. Hopper, as Trustees of the Hopper Family Trust dated January 30, 1989, as to an undivided 52% interest; ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 67-TCE-384-261-09
Temporary Construction Easement
APN 384-261-09

In the City of Santee, County of San Diego, State of California, being that portion of Lot 1, Block 22 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded August 8, 1986 as Document No. 86-338337, Official Records of said County, described as follows:

Beginning at the intersection of the westerly line of said Grant Deed with the southerly line of the land described in Easement for County Highway recorded January 2, 1975 as Document No. 75-000631, Official Records of said County; thence along said southerly line South 88°15'19" East 26.85 feet; thence South 01°44'41" West 11.00 feet; thence North 88°15'19" West 26.53 feet to the westerly line of said Grant Deed; thence North 01°44'41" East 11.00 feet to the Point of Beginning.

Containing 292 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

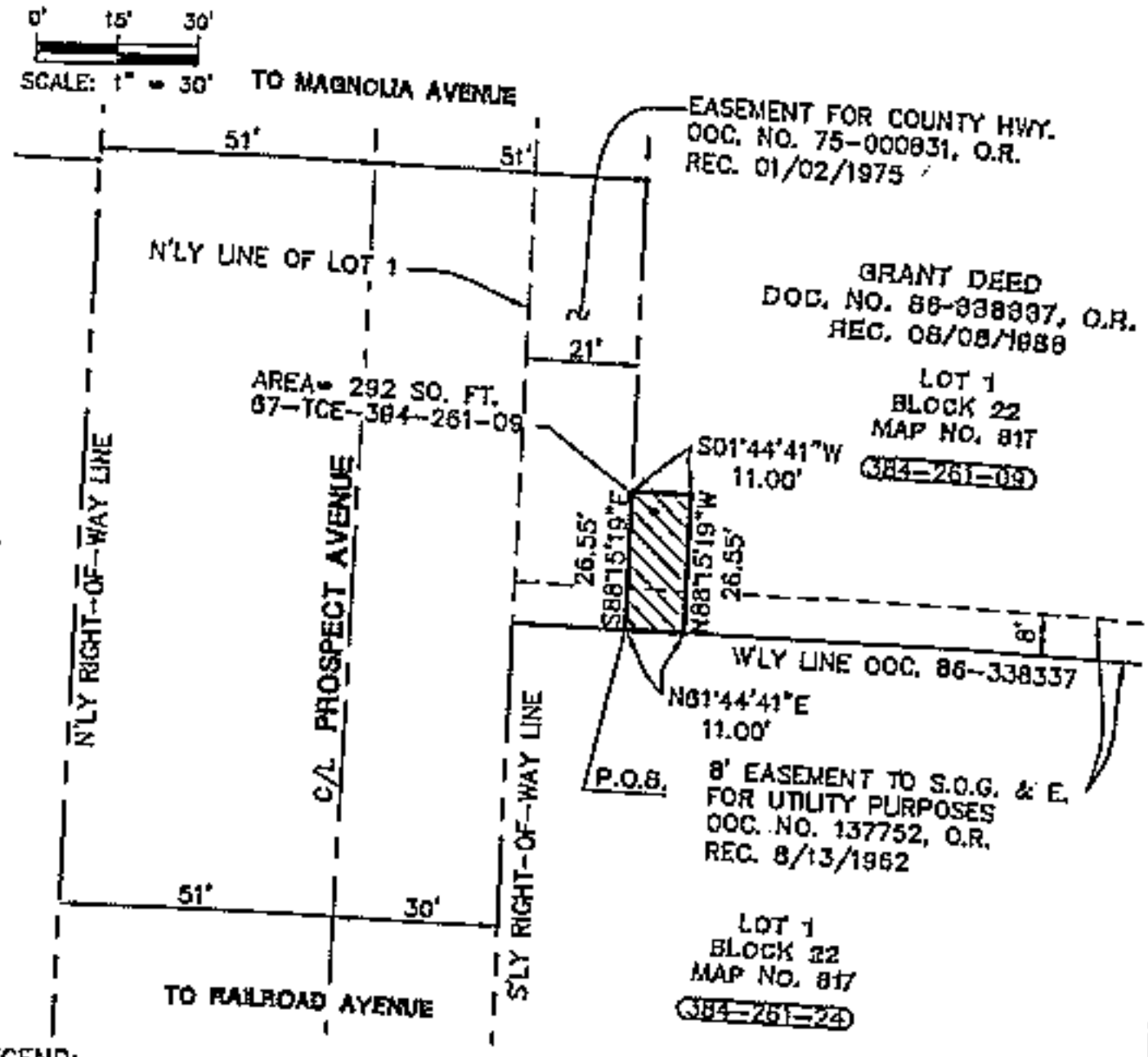
PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 9, 2013
Date

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
P.O.B.	INDICATES POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 6/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 1, BLOCK 22, MAP 817 AS DESCRIBED IN DOC. 86-338337, O.R. OWNER: HOPPER, RICHARD AND LINDA	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1
67-TCE-384-261-09 10809 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 881-2800 www.psomas.com	SCALE: 1" = 30' DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO: 500K010300

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 66-TCE-384-261-24
Temporary Construction Easement
APN 384-361-24

In the City of Santee, County of San Diego, State of California, being that portion of Lot 1, Block 22 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon" as shown on Map No. 817 filed April 2, 1896 in the Office of the Recorder of said County, and as described in that certain Quitclaim Deed recorded May 4, 1998 as Document No. 1998-0253651, Official Records of said County, described as follows:

Beginning at the northeasterly corner of said Quitclaim Deed, said corner being on the southerly line of Prospect Avenue, having a half-width of 30.00 feet; thence southerly along the easterly line of the land described in said Quitclaim Deed South 01°44'41" West 15.27 feet to the True Point of Beginning; thence North 82°37'08" West 29.93 feet; thence North 85°46'59" West 69.78 feet to the westerly line of said Quitclaim Deed; thence southerly along said westerly line South 01°44'41" West 10.34 feet; thence South 85°46'59" East 99.59 feet to the easterly line of said Quitclaim Deed; thence northerly along said easterly line North 01°44'41" East 8.69 feet to the True Point of Beginning.

Containing 1005 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

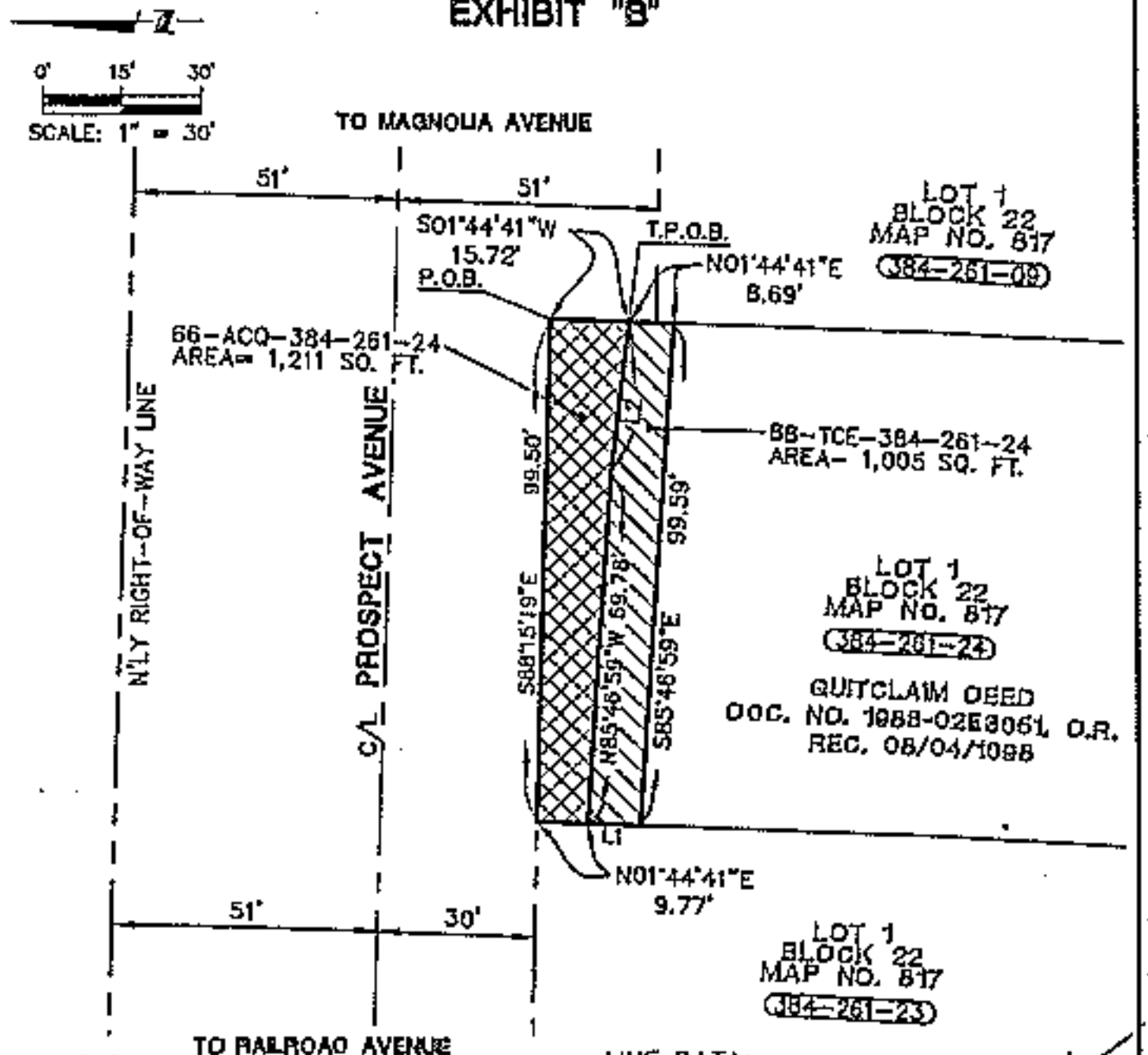
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 9 2013

Date

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. INDICATES POINT OF BEGINNING
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= S01°44'41"W, 10.34'
L2= N92°37'08"W, 29.93'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 1, BLOCK 22, MAP 817 AS DESCRIBED IN DOC. NO. 1988-0263051, O.R. OWNER: HOPPER, RICHARD AND LINDA	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30'
66-ACQ/TCE-384-261-24 10735 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 961-9600 www.psomas.com	DRAFTED: EAJ CHECKED PJF DATE: 01-25-13 JOB NO: 5DOK010300

EXHIBIT 20

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-180-07-00

Above Space for Recorder's Use

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

HSP Partners, L.P., a California limited partnership ("Grantor") grants to **CITY OF SANTEE**, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 44-TCE-384-180-07
Temporary Construction Easement
APN 384-180-07

In the City of Santee, County of San Diego, State of California, being those portions of Lots 34 and 35 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded March 21, 2006 as Document No. 2006-0194324, Official records of said County, described as follows:

Parcel A:

Beginning at the intersection of the westerly line of said Grant Deed with the southerly line of that Easement for County Highway, 21.00 feet wide, per that document recorded December 29, 1976 as Instrument No. 76-439063 Official Records of said county; thence along the southerly line of Prospect Avenue, having a 51.00 feet half-width, South 88°13'09" East 54.39 feet; thence South 01°51'14" West 2.83 feet; thence North 88°13'09" West 22.39 feet; thence South 01°46'51" West 30.00 feet to a line 12.84 feet southerly of and parallel with the southerly line of said Prospect Avenue; thence along said parallel line North 88°13'09" West 31.73 feet to the westerly line of said Grant Deed; thence along said westerly line North 00°36'52" East 12.84 feet to the Point of Beginning.

Containing 472 square feet.

Parcel B:

Beginning at the intersection of the westerly line of said Grant Deed with the southerly line of that Easement for County Highway, 21.00 feet wide, per that document recorded December 29, 1976 as Instrument No. 76-439063 Official Records of said county; thence along the southerly line of Prospect Avenue, having a 51.00 feet half-width, South 88°13'09" East 282.d3 feet to the True Point of Beginning; thence continuing along the southerly line of said Prospect Avenue South 88°13'09" East 44.00 feet; thence South 01°46'51" West 5.00 feet to a line 5.00 feet southerly of and parallel with the southerly line of said Prospect Avenue; thence along said parallel line North 88°13'09" West 44.00 feet; thence North 01°46'51" East 5.00 feet to the True Point of Beginning.

Containing 220 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

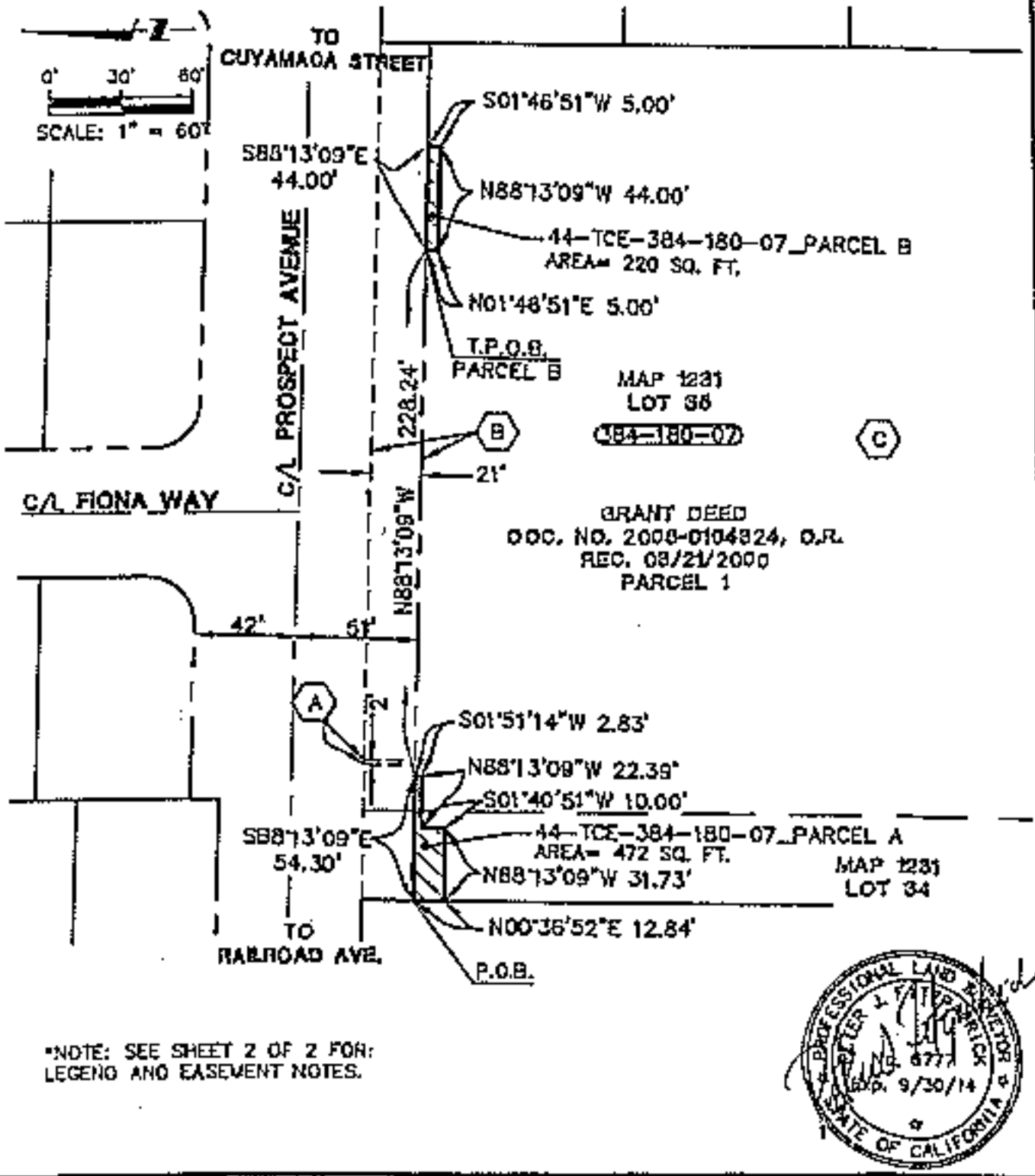
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 2, 2013

Date

EXHIBIT "B"



*NOTE: SEE SHEET 2 OF 2 FOR: LEGEND AND EASEMENT NOTES.

DESCRIPTION: A PORTION OF LOT 33, MAP 1231 AS DESCRIBED IN DOC. NO. 2000-0104824, O.R. OWNER: HSP PARTNERS	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 3 SCALE: 1" = 60' DRAFTED: TAJ
44-TCE-384-180-07 10131 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3311 Camino Del Rio N., Suite 700 San Diego, Ca 92108 (619) 961-2000 www.psomas.com	CHECKED: PJF DATE: 01-25-12 JOB NO: 5DCK010300

DWG Name: L:\Projects\5_DCK\010300\Survey\Exhibits\384-180-07\Exhibit 384-180-07.dwg Plotted by: tajohnson on May 01, 2013 - 11:23:02

EXHIBIT "B"

EASEMENT NOTES:

(A) 2' WIDE, 25' LONG EASEMENT FOR SOC & E PUBLIC UTILITY PURPOSES
BK. 915, PG. 244, O.R.
REC. 11/29/1922

(B) EASEMENT FOR COUNTY OF SD PUBLIC ROAD PURPOSES
DOC. NO. T6-439063, O.R.
REC. 12/29/1976

(C) 3' ESMT AROUND FACILITIES
DOC. NO. 77-166886 O.R.
REC. 05/03/1977

LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
	FORMER LOT LINE PER MAP 1231
P.B.B.	INDICATES POINT OF BEGINNING
T.P.G.B.	INDICATES TRUE POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
PETER J. TITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 38, MAP 1231 AS DESCRIBED IN DOC. NO. 2006-0194324, O.R. OWNER: KSP PARTNERS	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 2 OF 2 SCALE: NONE DRAFTED: TAJ
44-TCE-384-180-07 10131 PROSPECT AVENUE PROSPECT AVENUE CORRIDOR ENHANCEMENT	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (611) 961-2800 www.psomas.com	CHECKED: PJF DATE: 01-25-12 JOB NO: 5DCK010300

DWG Name: L:\Projects\SLA-G\5DCK010300\SURVEY\LEGALS\384-180-07\Exhibit\384-180-07.dwg Plotted by: troy.johnson on May 01, 2013 - 15:23:34

EXHIBIT 21

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-190-37, 784-190-38, 384-190-69

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Tom Hurner, a single man, as to Parcel 1 and Ronald W. Rideout and Mary F. Rideout, husband and wife, as joint tenants, as to Parcels 2 and 3 ("Grantor") grants to **CITY OF SANTEE, a municipality of the State of California ("Grantee")**, its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in **Exhibit A** attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__ GRANTOR:

_____
Tom Hurner

DATED: _____, 20__ GRANTOR:

_____
Ronald W. Rideout

DATED: _____, 20__ GRANTOR:

_____
Mary F. Rideout

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 29-TCE-384-190-37
Temporary Construction Easement
APN 384-190-37

In the City of Santee, County of San Diego, State of California, being that portion of Lot 29 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded November 7, 2003 as Document No. 2003-1353390, Official Records of said County, described as follows:

Beginning at the northwesterly corner of said Grant Deed; thence along the westerly line of said Grant Deed South 00°24'45" West 20.01 feet to the True Point of Beginning, said point also being the beginning of a line that is 21.00 feet southerly of and parallel with the southerly line of Prospect Avenue, having a 30.00 foot half-width; thence along said parallel line South 88°13'09" East 13.96 feet; thence North 89°25'10" East 36.04 feet to the easterly line of said Grant Deed; thence southerly along said easterly line South 00°24'45" West 50.01 feet; thence South 89°25'10" West 36.20 feet; thence North 88°13'09" West 13.80 feet to the westerly line of said Grant Deed; thence northerly along said westerly line 50.01 feet to the True Point of Beginning.

Containing 2500 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

PSOMAS

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

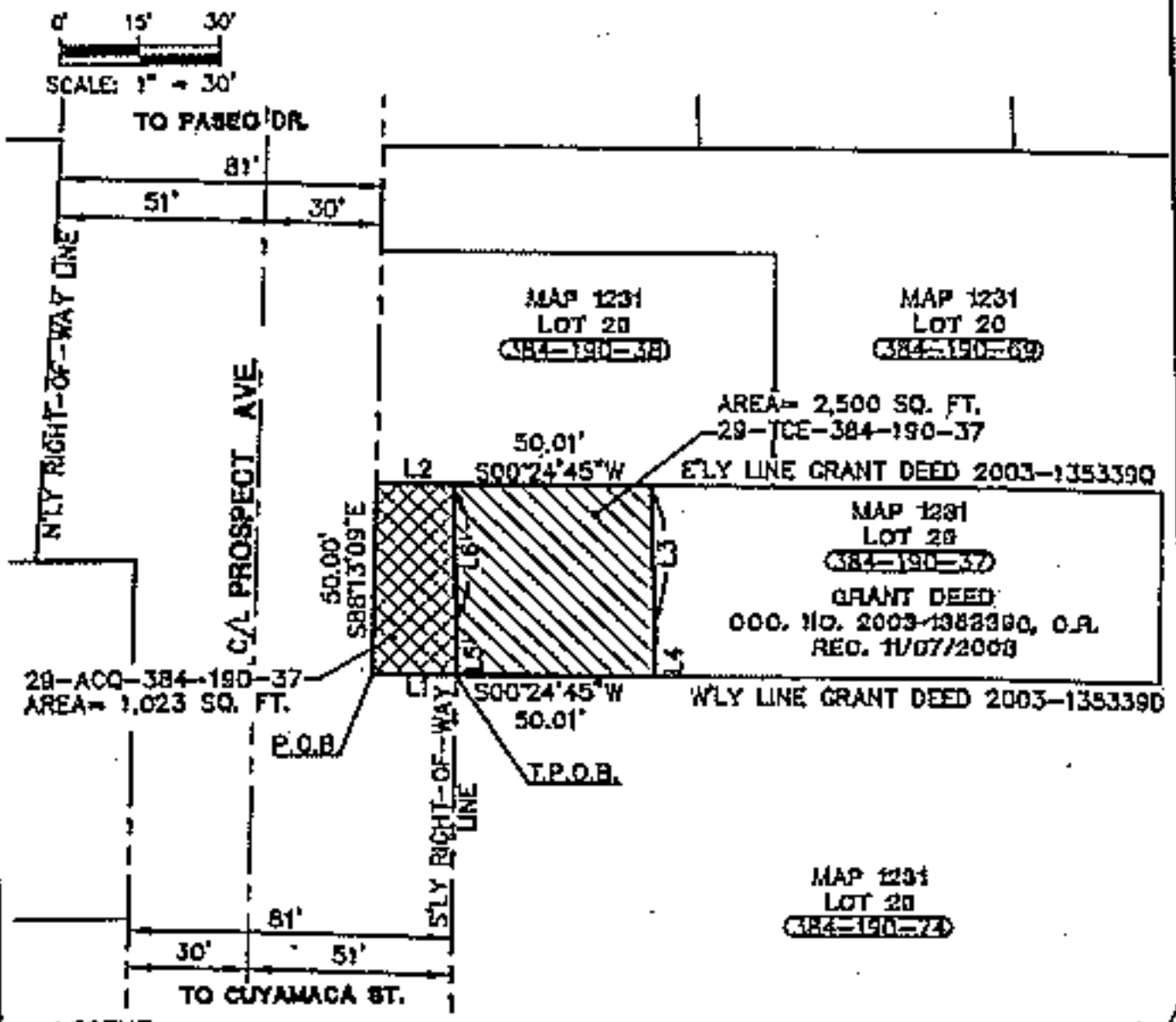
This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick, PLS 6777

May 14, 2013
Date

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. — INDICATES POINT OF BEGINNING
- T.P.O.B. — INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= S00°24'45"W, 21.01'
L2= S00°24'45"W, 19.52'
L3= S89°25'10"W, 34.20'
L4= S88°13'09"E, 13.80'
L5= S88°13'09"E, 13.96'
L6= N89°25'10"E, 35.04'

PROFESSIONAL LAND SURVEYOR
PETER J. PSOMAS
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 29, MAP 1231 AS DESCRIBED IN DOC. NO. 2003-1353390, O.R. OWNER: HUFNER, TRN	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30' DRAFTED: TAJ CHECKED: PJP DATE: 01-25-13 JOB NO. 5004010300
29-ACQ/TCE-384-190-37 9825 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 561-2800 www.psomas.com	

DWG Name: L:\Projects\5_Acq-ES\5004010300\Plan\ExhibitA\384-190-37.dwg Plotted by ngutierrez on May 14, 2013 - 15:14:38

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 30-TCE-384-190-38
Temporary Construction Easement
APN 384-190-38

In the City of Santee, County of San Diego, State of California, being that portion of Lot 29 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1233, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded November 3, 2003 as Document No. 2003-1353391, Official Records of said County, described as follows:

Beginning at the northeasterly corner of said Grant Deed; thence along the easterly line of said Grant Deed South 00°24'45" West 17.01 feet to the True Point of Beginning; thence South 89°25'10" West 59.99 feet to the westerly line of said Grant Deed; thence along said westerly line South 00°24'45" West 50.01 feet; thence North 89°25'10" East 59.99 feet to the easterly line of said Grant Deed; thence North 00°24'45" East 50.01 feet to the True Point of Beginning.

Containing 3000 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

PSOMAS

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me as under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

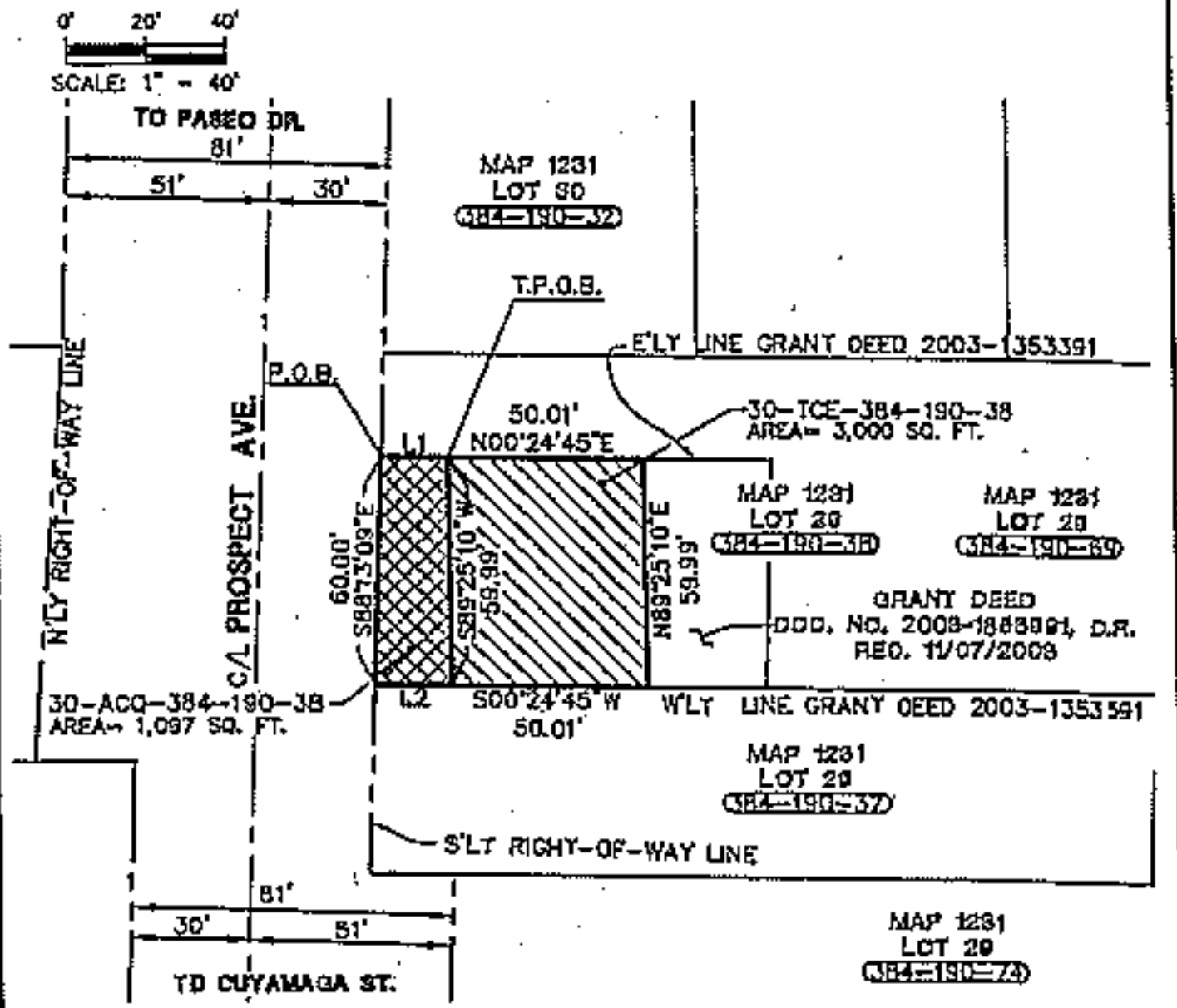
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 1, 2013

Date

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. — INDICATES POINT OF BEGINNING
- T.P.O.B. — INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= S00°24'45"W, 17.05'
L2= N00°24'45"E, 19.52'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 8777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 29, MAP 1231 AS DESCRIBED IN DOC. NO. 2003-1353391, O.R. OWNER: HUNNER, TOM	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 40' DRAFTED: TAJ
30-ACQ/TCE-384-190-38 9833 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 881-2800 www.psomas.com	CHECKED: PJF DATE: 01-25-13 JOB NO. 00GK010300

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 31-TCE-384-190-69
Temporary Construction Easement
APN 384-190-69

In the City of Santee, County of San Diego, State of California, being a portion of Lot 29 of "Steven's and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the County Recorder of said County, and as described in that certain Grant Deed recorded November 7, 2003 as Document No. 2003-1353392, Official Records of said County, said portion being more particularly described as follows:

Beginning at the northeasterly corner of that certain land described in said Grant Deed; thence southerly along the easterly line of said described Grant Deed land, South 00°24'45" West 15.95 feet to the True Point of Beginning; thence South 89°25'10" West 26.77 feet to the westerly line of said described Grant Deed; thence along said westerly line South 00°24'45" West 50.01 feet; thence North 89°25'10" East 26.77 feet to the easterly line of said Grant Deed; thence along said easterly line North 00°24'45" East 50.01 feet to the True Point of Beginning.

Containing 1,339 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

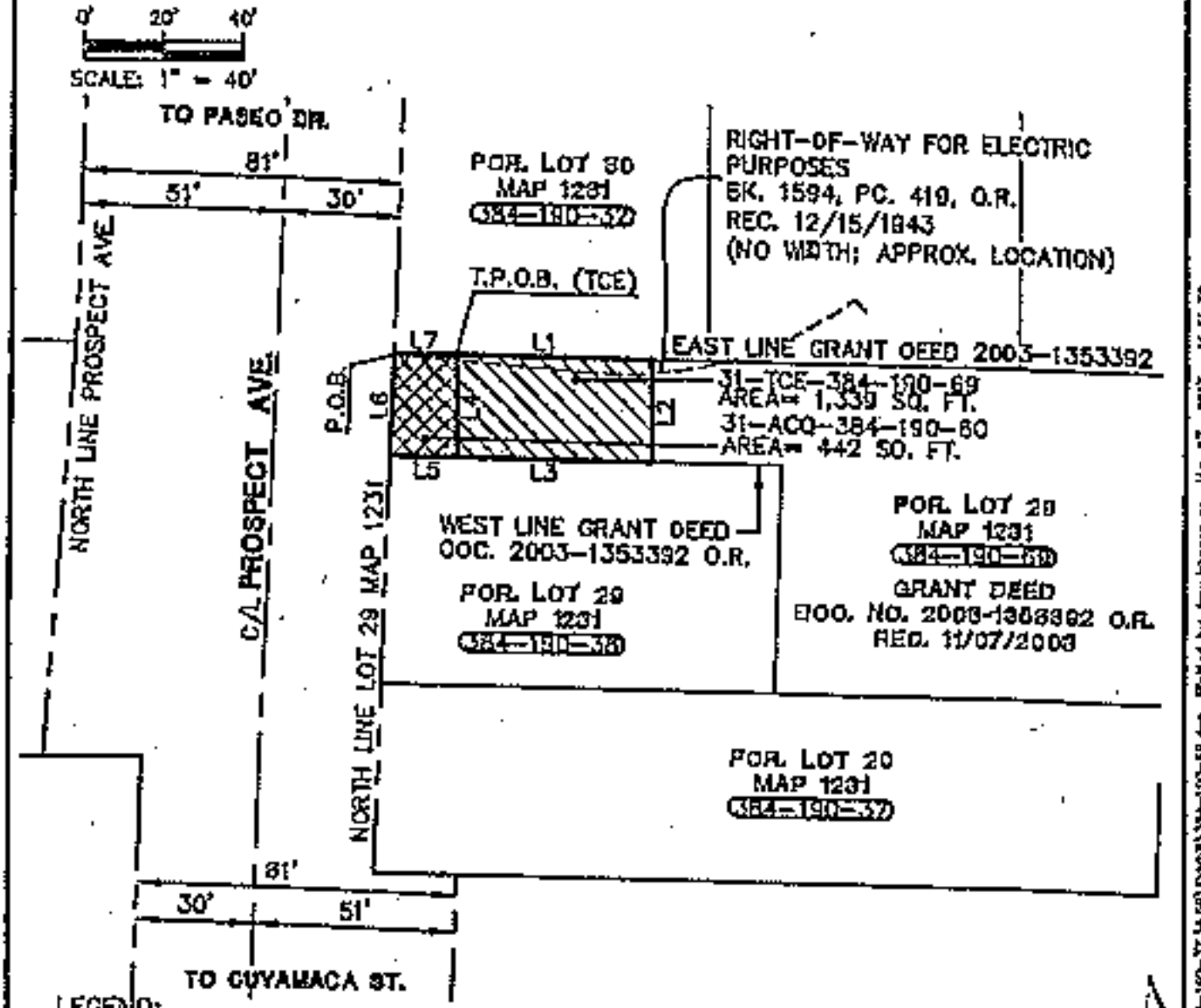
This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick, PLS 6777

May 7, 2013
Date

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- P.O.B. — INDICATES POINT OF BEGINNING
- T.P.O.B. — INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1 = N00°24'45"E, 50.01'
L2 = N89°25'10"E, 26.77'
L3 = S00°24'45"W, 50.01'
L4 = S89°25'10"W, 26.77'
L5 = N00°24'45"E, 17.95'
L6 = S88°13'09"E, 26.77'
L7 = S00°24'45"W, 15.95'

PROFESSIONAL LAND SURVEYOR
PETER J. SIMMONS
No. 6077
EXP. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 29, MAP 1231 AS DESCRIBED IN DOC. NO. 2003-1353392, O.R. OWNER: HUSNER, TOM	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 40' DRAFTED: TAJ CHECKED: PJF DATE: 01-28-13 JOB NO: 500K010309
31-ACQ/TCE-384-190-69 9835 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 700 San Diego, Ca 92108 (619) 881-1900 www.psomas.com	

G:\Name L\Projects\...\384-190-37,38,59\500K010309\384-190-69.dwg Plotted by: tmyjohnson on May 07, 2013 - 11:55:38

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)

No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-190-37, 38, and -69

Tom Hurner, a single man, as to Parcel 1 and Ronald W. Rideout and Mary F. Rideout, husband and wife, as joint tenants, as to Parcels 2 and 3, ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____
(sign here)

By:_____
(sign here)

_____

_____

_____
(title of signatory)

_____
(title of signatory)

(All OWNERS must sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 29-ACQ-384-190-37
Right-of-Way Acquisition
APN 384-190-37

In the City of Santee, County of San Diego, State of California, being that portion of Lot 29 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 to the Office of the Recorder of said County, and as described in that certain Grant Deed recorded November 7, 2003 as Document No. 2003-1353390, Official Records of said County, lying northerly of the following described line:

Beginning of the northwesterly corner of said Grant Deed; thence along the westerly line of said Grant Deed South 00°24'45" West 20.01 feet to the True Point of Beginning, said point also being the beginning of a line that is 21.00 feet southerly of and parallel with the southerly line of Prospect Avenue, having a 10.00 foot half-width; thence along said parallel line South 88°13'09" East 13.96 feet; thence North 89°25'10" East 36.04 feet to a point on the easterly line of said Grant Deed, said point being distant 19.52 feet southerly from the northeasterly corner thereof.

Containing 1023 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

PSOMAS

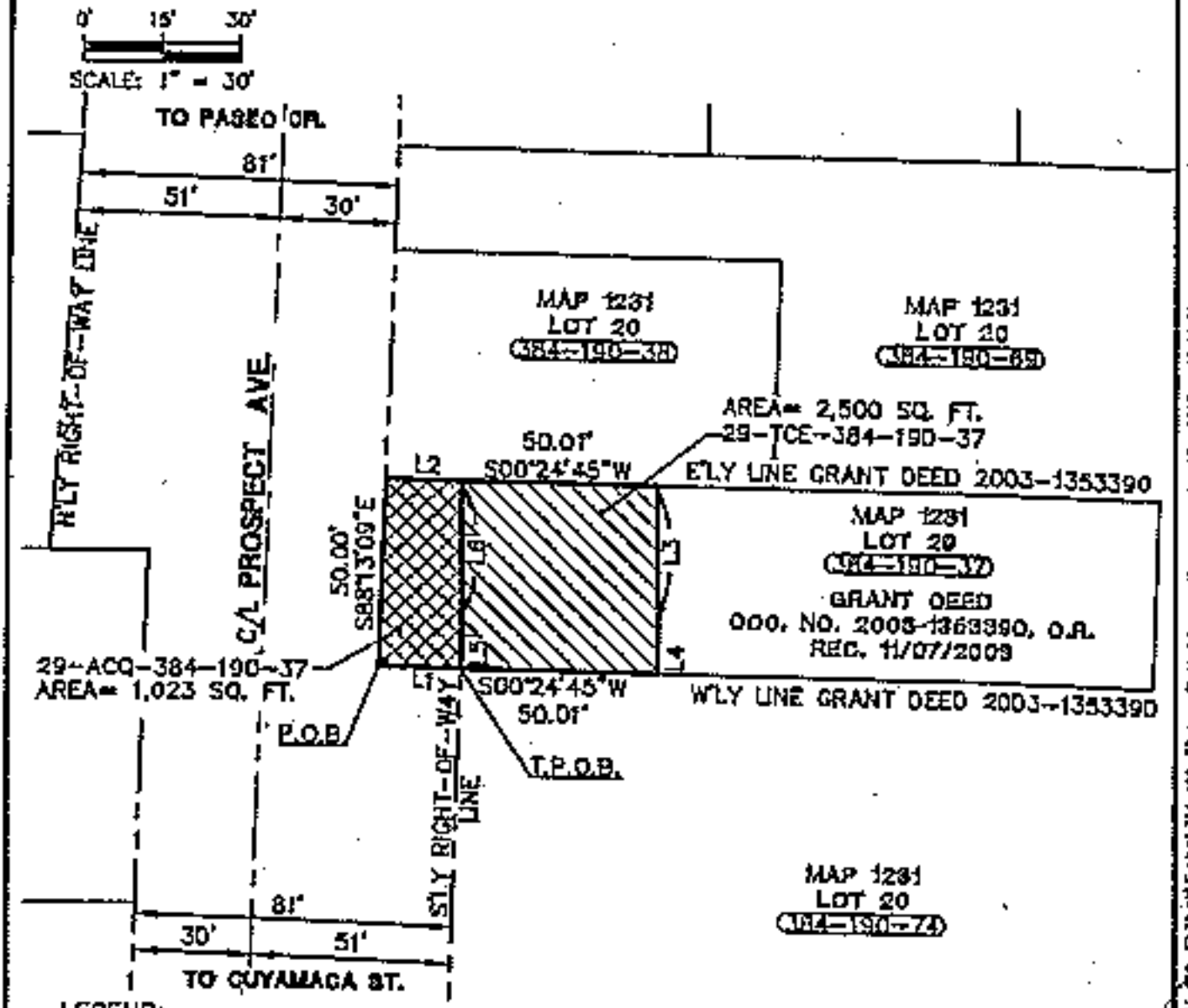
This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 0777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick, PLS 6777 — Date: May 16, 2013

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. INDICATES POINT OF BEGINNING
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= S00°24'45"W, 21.01'
L2= S00°24'45"W, 19.52'
L3= S89°25'10"W, 36.20'
L4= S89°13'09"E, 13.80'
L5= S89°13'09"E, 13.96'
L6= N89°25'10"E, 36.04'

PETER J. PATRICK No. 6771 Exp. 9/30/14 PROFESSIONAL LAND SURVEYOR STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 29, MAP 1231 AS DESCRIBED IN DOC. NO. 2003-1353390, O.R.
OWNER: HUFFNER, TOM

CITY OF SANTEE,
COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

20-ACQ/TCE-384-190-37
9825 PROSPECT AVENUE
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"

PSOMAS
3311 Camino Del Rio N., Suite 700
San Diego, Ca 92108
(619) 881-2800 www.psomas.com

SHEET 1 OF 1	
SCALE: 1" = 30'	
DRAFTED: TAJ	
CHECKED: PJP	
DATE: 01-29-13	
JOB NO: 5004010300	

DWG Name: L:\Projects\5004010300\Survey\Exhibits\384-190-37\384-190-37.dwg Plotted by spatrick on May 16, 2013 - 12:14:38

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 30-ACQ-384-190-38
Right-of-Way Acquisition
APN 384-190-38

In the City of Santee, County of San Diego, State of California, being that portion of Lot 29 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 11, 1910 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded November 7, 2003 as Document No. 2003-1353391, Official Records of said County, lying northerly of the following described line:

Beginning at the northeasterly corner of said Grant Deed; thence along the easterly line of said Grant Deed South 00°24'45" West 17.05 feet to the True Point of Beginning; thence South 89°25'10" West 59.99 feet to a point on the westerly line of said Grant Deed, said point being 19.52 feet southerly of the northwesterly corner of said Grant Deed.

Containing 1097 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

PSOMAS

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

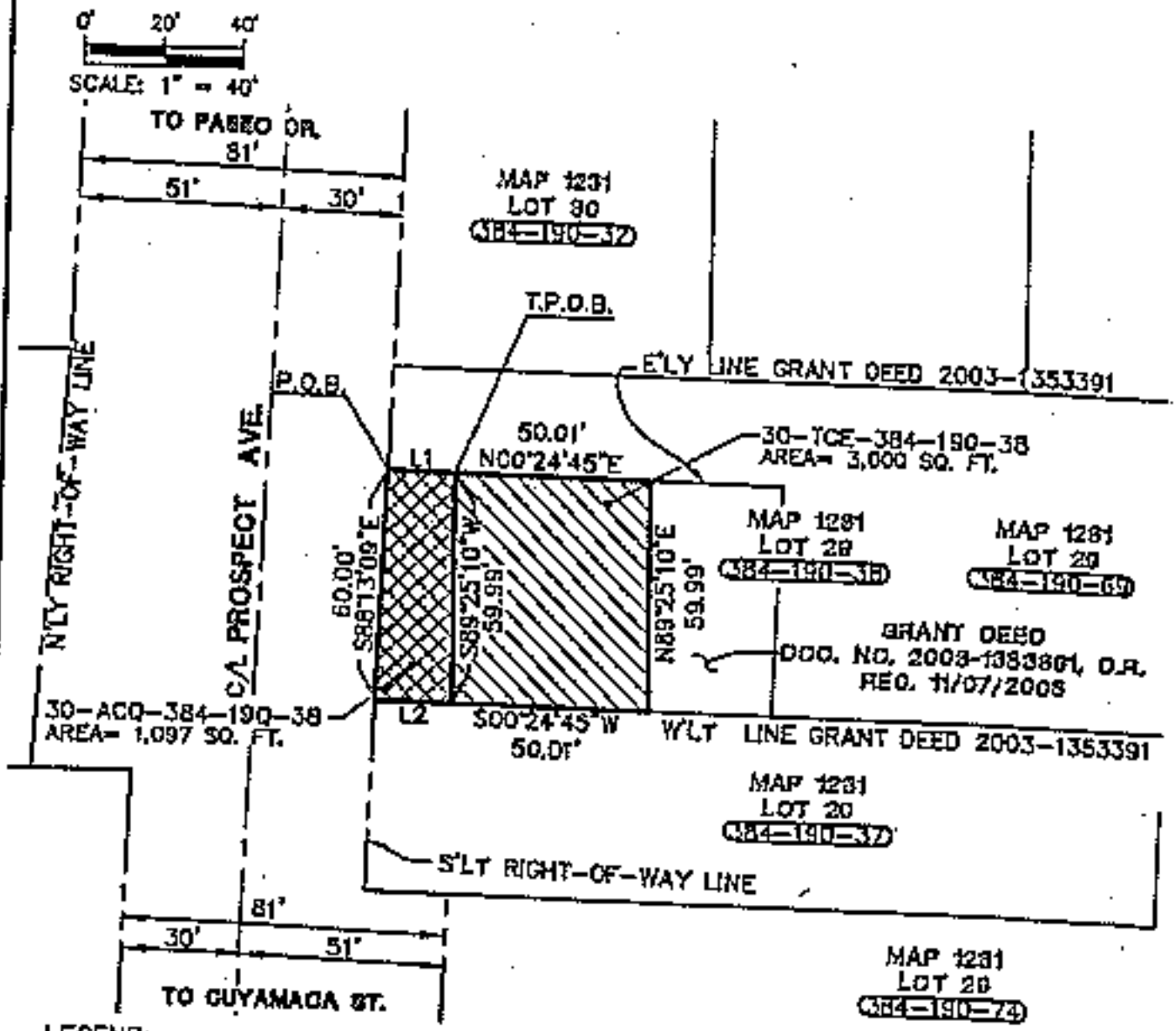
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 6 2017

Date

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT R.O.W. ACQUISITION
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= S00°24'45"W, 17.05'
L2= N00°24'45"E, 19.52'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6774
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 29, MAP 1231 AS DESCRIBED IN DOC. NO. 2003-1353391, O.R. OWNER: HURNER, TOM	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 40'
30-ACQ/TCE-384-190-38 9833 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 881-2800 www.psomas.com	DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO: 500K010300

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 31-ACQ-384-190-69
Right-Of-Way Acquisition
APN 384-190-69

In the City of Santee, County of San Diego, State of California, being a portion of Lot 29 of "Steven's and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the County Recorder of said County, and as described in that certain Grant Deed recorded November 7, 2003 as Document No. 2003-1353592, Official Records of said County, said portion being more particularly described as follows:

Beginning at the northeasterly corner of that certain land described in said Grant Deed; thence along the easterly line of said Grant Deed South 00°24'45" West 15.95 feet; thence South 89°25'10" West 26.77 feet to the westerly line of said Grant Deed; thence along said westerly line North 00°24'45" East 17.05 feet to the northwesterly corner of said Grant Deed; thence along a line common to the northerly line of said described Grand Deed land and the northerly line of said Lot 29, as shown on said Map No. 1231, South 88°13'09" East (record South 88°58' East per said Map No. 1231) 26.77 feet to the northeasterly corner of said described Grand Deed land, said corner also being the Point of Beginning.

Containing 442 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

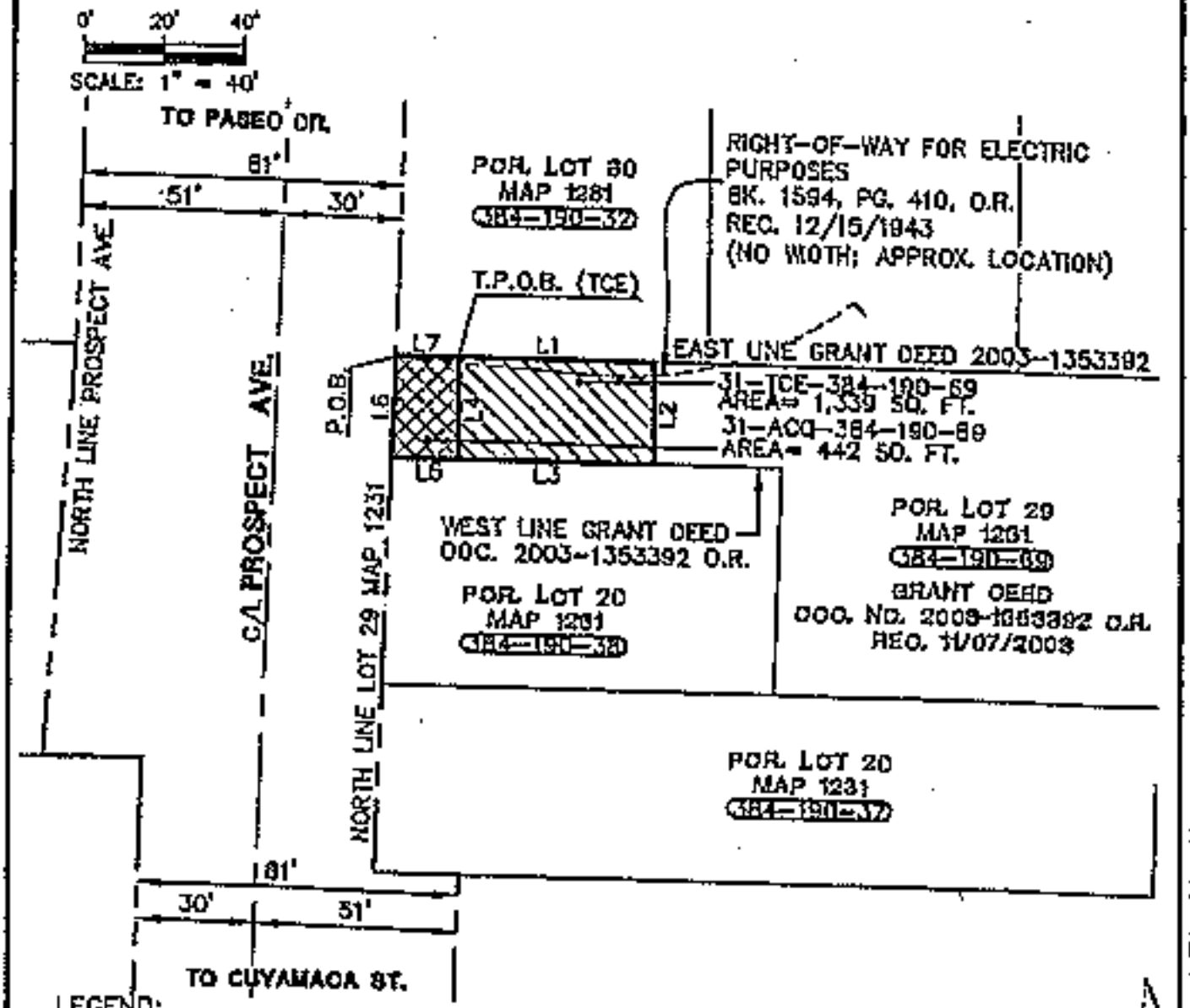
This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick, PLS 6777

May 7, 2013
Date

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT R.O.W. ACQUISITION
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1 = N00°24'45"E, 50.01'
L2 = N89°25'10"E, 20.77'
L3 = S00°24'45"W, 50.01'
L4 = S89°25'10"W, 26.77'
L5 = N00°24'45"E, 17.05'
L6 = S88°13'09"E, 26.77'
L7 = S00°24'45"W, 15.05'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6977
Exp. 6/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 29, MAP 1231 AS DESCRIBED IN DOC. NO. 2003-1353392, O.R. OWNER: HURNER, TOM	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 40' DRAFTED: TAJ
31-ACQ/TCE-384-190-69 9835 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 941-2600 www.psomas.com	CHECKED: PJF DATE: 01-25-17 JOB NO: 500K010330

EXHIBIT 22

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-180-55-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

R. Bruce Kleege and Brenda F. Kleege, husband and wife, as joint tenants ("Grantor") grants to **CITY OF SANTEE, a municipality of the State of California** ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__ GRANTOR:

_____

DATED: _____, 20__ GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 41-TCE-384-180-55
Temporary Construction Easement
APN 384-180-55

In the City of Santee, County of San Diego, State of California, being that portion of Lot 34 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded September 8, 2010 as Document No. 2010-0472389, Official records of said County, lying northerly of the following described line:

Beginning at a point on the easterly line of said Grant Deed, 22.00 feet southerly from the southerly line of the 12.00 foot wide easement as described in that Easement for Highway per that document recorded October 18, 1931 as File No. 31-240002, Official Records of said County; thence along a line parallel with and distant 22.00 feet southerly of the southerly line of Prospect Avenue, having a 42.00 feet half-width, North 88°13'09" West 70.93 feet; thence North 01°46'51" East 8.00 feet; thence North 88°13'09" West 26.27 feet to a point on the westerly line of said Grant Deed, said point also being 14.00 feet southerly of the northwesterly corner of said Grant Deed.

Containing 1052 square feet (Net), 1925 square feet (Gross).

See Exhibit 'B' attached hereto and made a part hereof.

PSOMAS

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

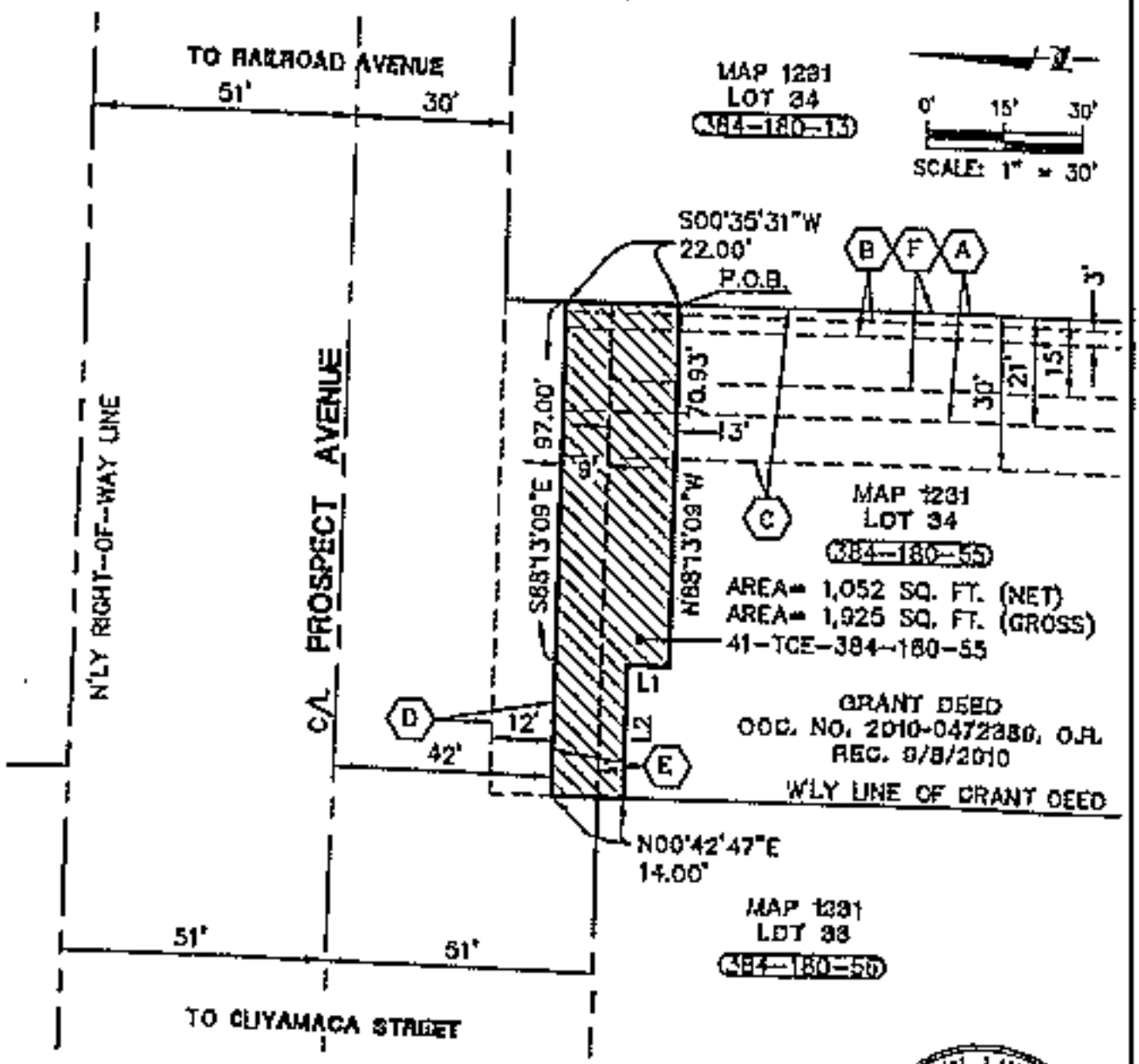
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 8, 2013

Date

EXHIBIT "B"



LINE DATA:

L1= N01°46'51"E, 8.00'
L2= N88°13'09"W, 26.27'

*NOTE: SEE SHEET 2 OF 2 FOR: THE LEGEND AND EASEMENT NOTES.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 8777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF GRANT DEED DOC. NO. 2010-0472380, O.R. OWNER: INDIVIAC	CITY OF SANTEE COUNTY OF SAN DIEGO STATE OF CALIFORNIA	SHEET 1 OF 2
41-TCE-384-180-55 10051 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3311 Camino Del Rio N., Suite 700 San Diego, Ca 92114 (619) 881-3800 www.psomas.com	SCALE: 1" = 30' DRAFTED: TAJ CHECKED: PJF DATE: 01-25-11 JOB NO. 6CK010300

Dgn Name: c:\projects\1_active\6ck010300\survey\384-180-55\tce\384-180-55.dgn Plotted by: troyjohnson on May 04, 2013 - 8:16:44

EXHIBIT "B"

EASEMENT NOTES:

(A) 21' EASEMENT TO S.O.G. & E.
FOR UTILITY PURPOSES
BK. 7532, PG. 21, O.R.
REC. 03/05/1959

(B) 3' EASEMENT TO S.O.G. & E.
FOR UTILITY PURPOSES
DOC. BK. 8010, PG. 80, O.R.
REC. 11/24/1959

(C) 30' EASEMENT TO SANTEE WATER DISTRICT
FOR UNDERGROUND PIPELINES
FILE/PAGE NO. 6476, O.R.
REC. 01/12/1860

EASEMENT FOR ROAD AND UTILITY PURPOSES
FILE/PAGE NO. 45175, O.R.
REC. 03/04/1980

EASEMENT FOR ROAD AND UTILITY PURPOSES
DOC. NO. 73-355288, O.R.
REC. 10/10/1971

QUITCLAIM DEED TO COUNTY OF SAN DIEGO
DOC. NO. 70-059729, O.R.
REC. 03/01/1978

(D) 12' EASEMENT TO COUNTY OF SAN DIEGO
FOR HIGHWAY PURPOSES
DOC. NO. 71-240002, O.R.
REC. 10/18/1971

(E) IRREVOCABLE OFFER OF DEDICATION
FOR PUBLIC STREET PURPOSES
DOC. NO. 1993-0316796, O.R.
REC. 05/19/1993

(F) 15' FOR JOINT ROADWAY/PARKING PURPOSES
DOC. NO. 1997-0309202, O.R.
REC. 06/30/1997

LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	EXISTING LOT/PARCEL LINE
℄	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 8777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF GRANT DEED DOC. NO. 2010-0472389, O.R.
OWNER: RIDYMAC

CITY OF SANTEE,
COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

SHEET 2 OF 2
SCALE: NONE
DRAFTED: TAJ
CHECKED: PJF
DATE: 07-25-12
JOB NO: 5004D10300

41-TCE-384-780-55
10051 PROSPECT AVENUE
TEMPORARY CONSTRUCTION EASEMENT
PROSPECT AVENUE CORRIDOR ENHANCEMENT"

PSOMAS
3111 Camino Del Rio N., Suite 400
San Diego, CA 92108
(619) 881-5600 www.psomas.com

DWG Name: L:\Projects\5004D10300\Engineering\Exhibits\Map\5004D10300-TCE-384-780-55.dwg Plotted by tmyJohnson on May 06, 2013 - 8:12:03

EXHIBIT 23

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-180-13

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Mary Jude Limited Partnership, a California limited partnership ("Grantor") grants to **CITY OF SANTEE, a municipality of the State of California** ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 47-ACO-384-180-13
Temporary Construction Easement
APN 384-180-13

In the City of Santee, County of San Diego, State of California, being the northerly 21.00 feet of that portion of Lot 37 of the Subdivision of "Stevens and Hartley's Free Water Tract", Map No. 1231 filed January 31, 1910 in the Office of the Recorder of said County, and as described as "Parcel 1" in that certain Quitclaim Deed recorded June 30, 1993 as Document No. 1993-0416739, Official Records of said County.

Excepting therefrom the northerly 16.00 feet of said Parcel 1.

Containing 610 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

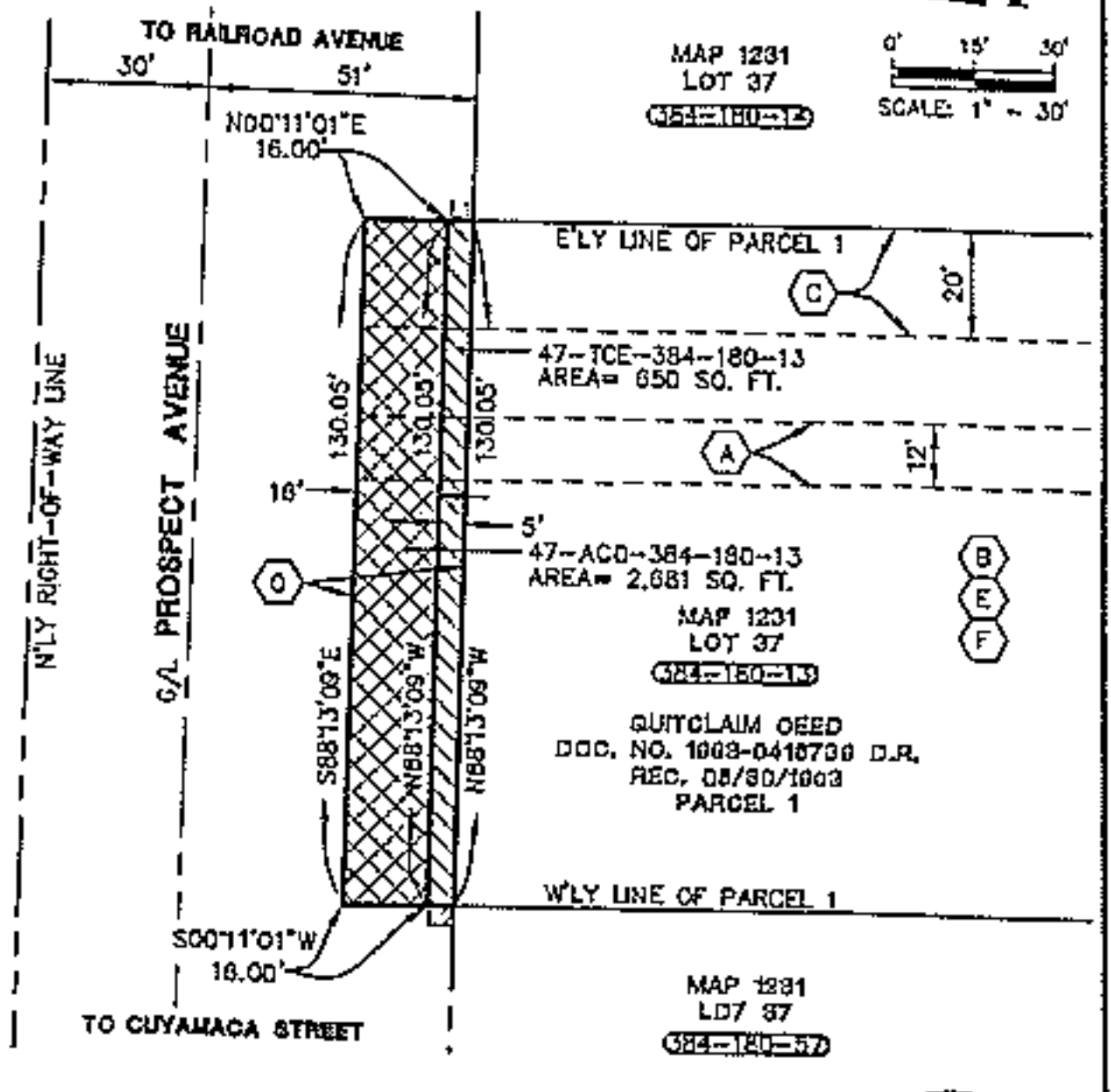
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 8, 2013
Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

EXHIBIT "B"



*NOTE: SEE SHEET 2 OF 2 FOR: LEGEND AND EASEMENT NOTES.

LINE DATA:

L1= S00°11'01"W, 5.00'
L2= S00°11'01"W, 5.06'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 37, MAP 1231 AS DESCRIBED IN DOC. NO. 1993-0416739, O.R. OWNER: JUDE, MARY	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 2 SCALE: 1" = 30'
47-ACQ/TCE-384-180-13 10273 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 102 San Diego, Ca 92108 (619) 661-2800 www.psomas.com	DRAFTED: TAJ CHECKED PJF DATE: 01-25-12 JOB NO: 500K010300

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)

No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-180-13

Mary Ryde Limited Partnership, a California limited partnership, ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign here)

_____

_____ (title of signatory)

By:_____ (sign here)

_____

_____ (title of signatory)

(All OWNERS must sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 47-ACQ-384-180-13
Right-of-Way Acquisition
APN 384-180-13

In the City of Santee, County of San Diego, State of California, being the northerly 16.00 feet of that portion of Lot 37 of the Subdivision of "Stevens and Hartley's Free Water Tract", Map No. 1231 filed January 31, 1910 in the Office of the Recorder of said County, and as described as "Parcel 1" in that certain Quitclaim Deed recorded June 30, 1993 as Document No. 1993-0416739, Official Records of said County.

Containing 2,081 square feet.

See Exhibit 'D' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

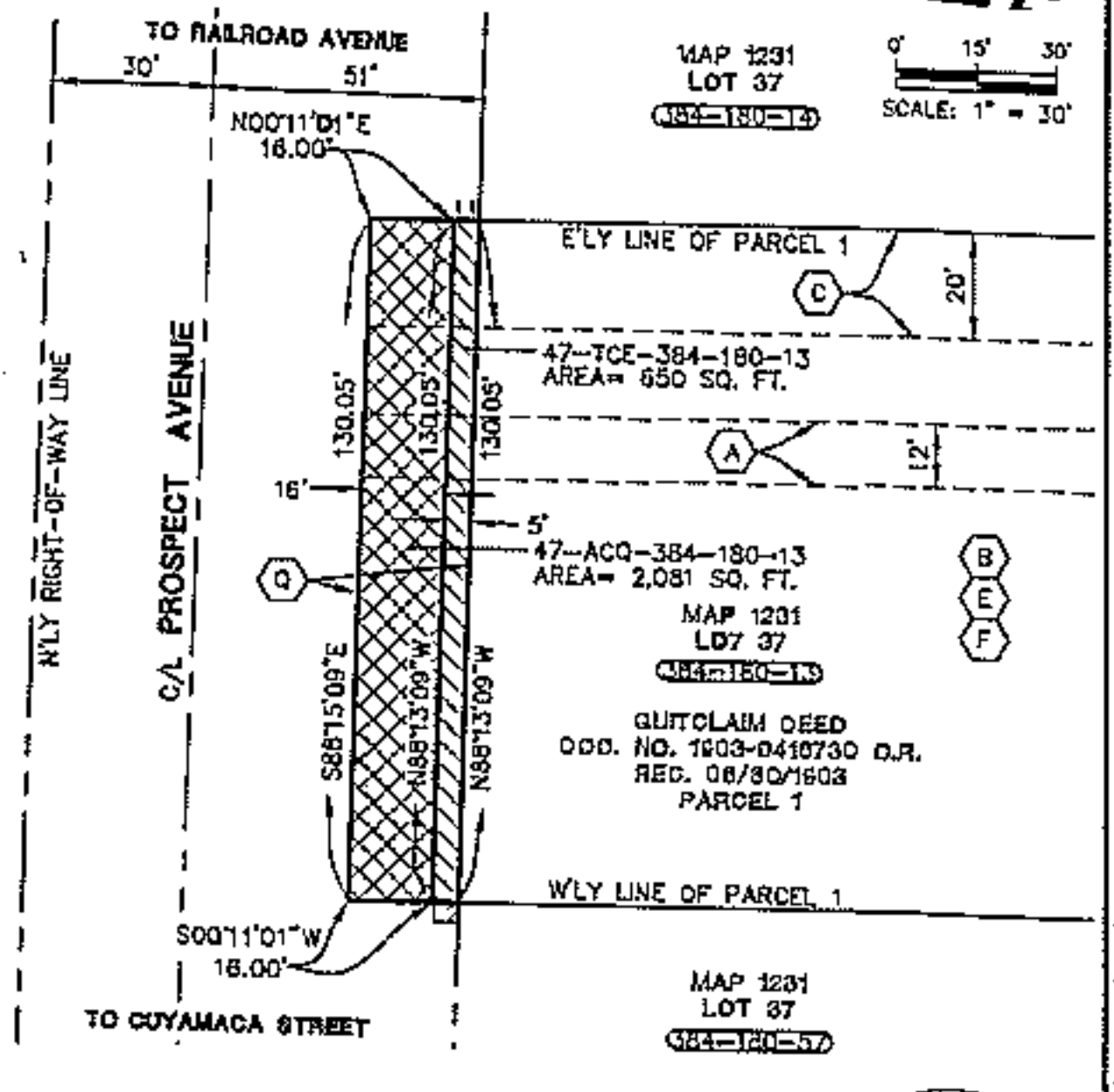
PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 8, 2017
Date

EXHIBIT "B"



*NOTE: SEE SHEET 2 OF 2 FOR LEGEND AND EASEMENT NOTES.

LINE DATA:

L1= S00°11'01"W, 5.00'
L2= S00°11'01"W, 5.00'

PROFESSIONAL LAND SURVEYOR * PETER J. FITZPATRICK * STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 37, MAP 1231 AS DESCRIBED IN DOC. NO. 1993-0418739, O.R. OWNER: JOE, MARY	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 2
47-ACQ/TCE-384-180-13 10273 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 307 San Diego, Ca 92108 (619) 881-2800 www.psomas.com	SCALE: 1" = 30' DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO: 5DOKD10309

Date Plotted: May 08, 2013 - 03:18:29
Plotted by: troy.johnson
Drawing Name: C:\Projects\5DOKD10309\Survey\Exhibits\384-180-13\Exh 384-180-13 Prospect Ave.dwg

EXHIBIT 24

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Bett & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)

No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-370-24-00

Robert Bruce Kleege and Brenda K. Kleege, husband and wife, as joint tenants, ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign here)

_____

_____ (title of signatory)

By:_____ (sign here)

_____

_____ (title of signatory)

(All OWNERS must sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistant secretary must sign for corporations. If only one offices signs, the corporation must attach a resolution certified by the secretary os assistant secretary under corporate seal empowering that officer to bind the corporation.)

(Attach appropriate Subordination Agreemeots as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 10-ACQ-384-370-24
Right-of-Way Acquisition
APN 384-370-24

In the City of Santee, County of San Diego, State of California, being those portions of Lots 20 and 21 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Director's Deed recorded October 15, 2009 as Document No. 2009-0572723, Official records of said County, described as follows:

Beginning at the southeasterly corner of said Director's Deed; thence along the easterly line of said Director's Deed North 00°46'55" East 15.07 feet; thence South 34°37'46" West 12.49 feet to the beginning of a curve concave northwesterly having a radius of 10.00 feet; thence southwesterly along said curve through a central angle of 57°09'05" a distance of 9.97 feet to the northerly line of Prospect Avenue, 30.00 feet half-width; thence South 88°13'08" East 15.44 feet to the Point of Beginning.

Containing 80 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

PSOMAS

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

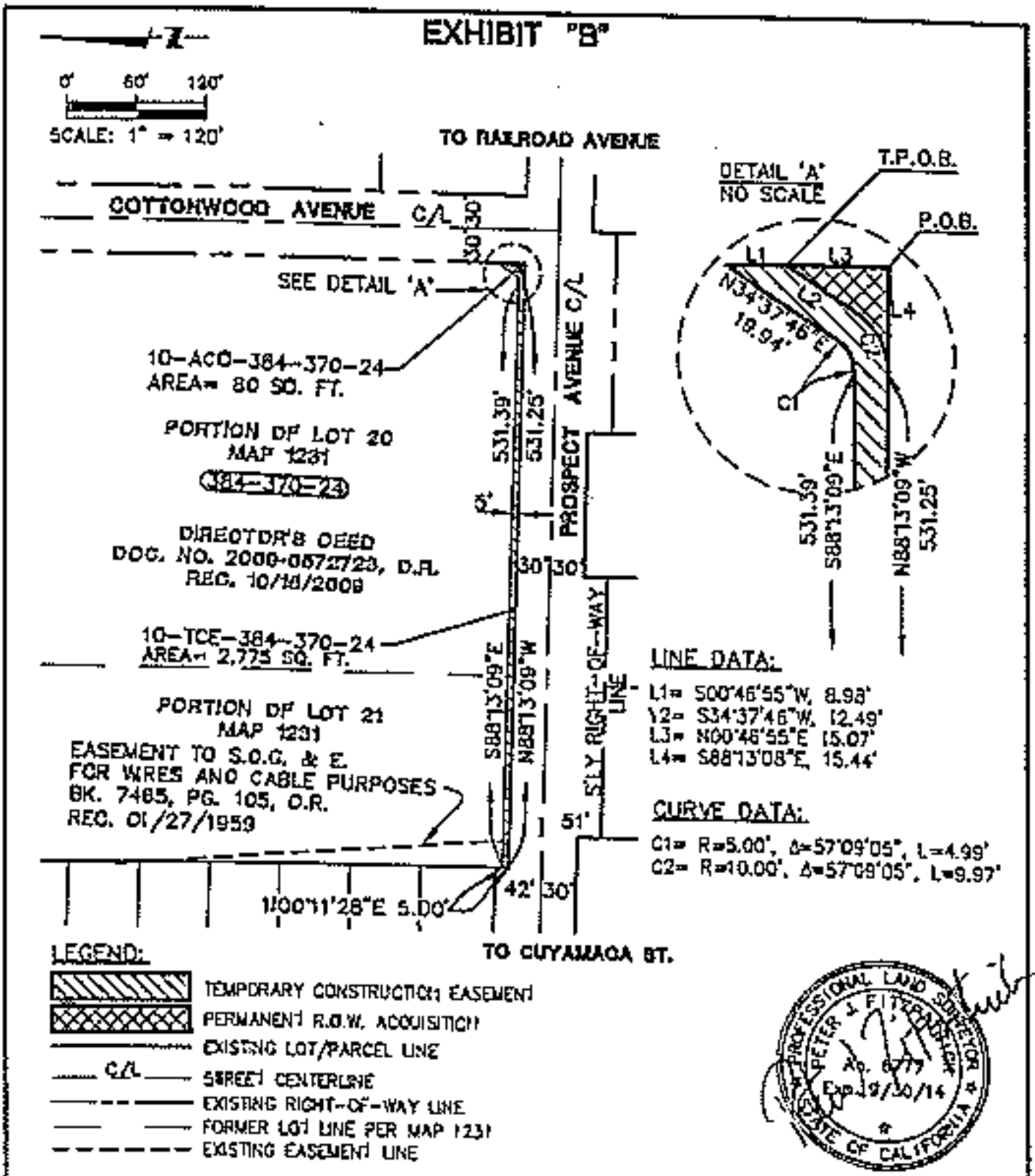
This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick, PLS 6777

March 15, 2013

Date

EXHIBIT "B"



DESCRIPTION: A PORTION OF LOT 1, BLOCK 22, MAP 812 AS DESCRIBED IN DOC. 2009-0572723, O.R. OWNER: KLEEGE, ROBERT AND BRENDA	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 120'
10-ACO/TCE-384-370-24 10250 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 961-2800 www.psomas.com	DRAFTED: SAJ CHECKED: PJF DATE: 01-25-12 JOB NO: SCOK010300

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-350-24-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Robert Bruce Kleege and Brenda K. Kleege, husband and wife, as joint tenants ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 10-TCE-384-370-24
Temporary Construction Easement
APN 384-370-24

In the City of Santee, County of San Diego, State of California, being those portions of Lots 20 and 21 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Director's Deed recorded October 15, 2009 as Document No. 2009-0572723, Official records of said County, lying 5.00 feet northerly of the following described line:

Beginning at the southeasterly corner of said Director's Deed; thence along the easterly line of said Director's Deed North 00°46'55" East 15.07 feet to the True Point of Beginning; thence South 34°37'46" West 12.49 feet to the beginning of a curve concave northwesterly having a radius of 10.00 feet; thence southwesterly along said curve through a central angle of 57°09'05" a distance of 9.97 feet to the northerly line of Prospect Avenue, 30.00 feet half-width; thence along said northerly line North 88°13'09" West 531.25 feet to the westerly line of said Director's Deed.

The northerly line of said easement shall be prolonged or shortened so as to terminate on the easterly and westerly deed lines, respectively, of said Director's Deed.

Containing 2775 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

PSOMAS

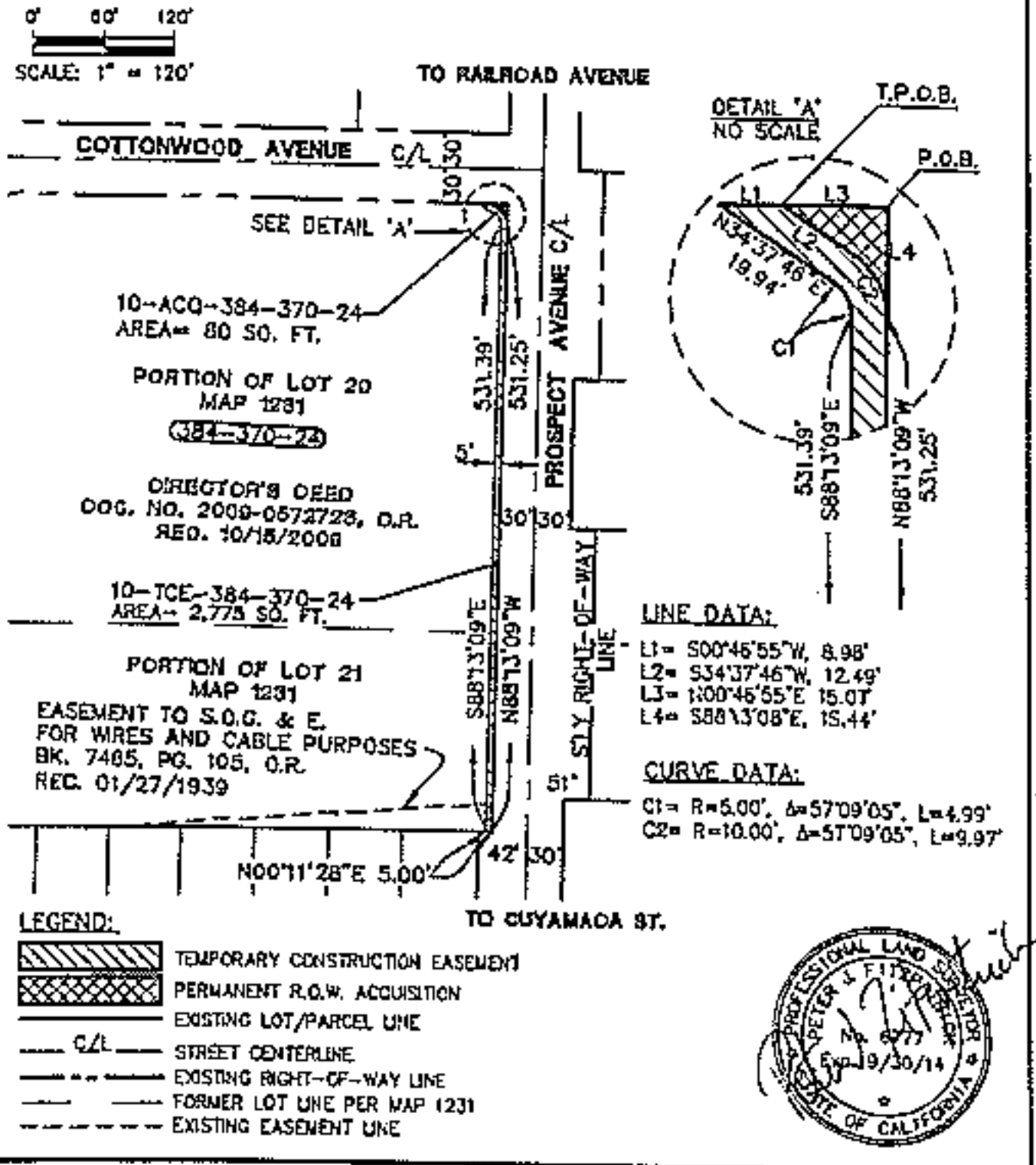
This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick, PLS 6777 Date

EXHIBIT "B"



DESCRIPTION: A PORTION OF LOT 1, BLOCK 22, MAP 817 AS DESCRIBED IN DOC. 2009-0572723, O.R. OWNER: KLEEGE, ROBERT AND GRENDA	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 120' DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO: 5CCKD10300
10-ACO/TCE-384-370-24 10250 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 700 San Diego, CA 92108 (619) 881-2800 www.psomas.com	

DWG Name: C:\Projects\5CCKD10300\SURVEY\TITLE\384-370-24\Exhibit\384-370-24.dwg, Plotted by tajohnson on Apr 29, 2013 - 13:44:42

EXHIBIT 25

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-261-03-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Suzannette Wood Maniscalco, a married woman, as her separate property ("Grantor") grants to **CITY OF SANTEE**, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), (or the purpose of all) reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__ GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 61-TCE-384-261-03
Temporary Construction Easement
APN 384-261-03

In the City of Santee, County of San Diego, State of California, being the northerly 23.00 feet of that portion of Lot 1, Block 22 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", Map No. 817 filed April 2, 1896 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded June 25, 1991 as Document No. 1991-0305535, Official Records of said County.

Containing 1610 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

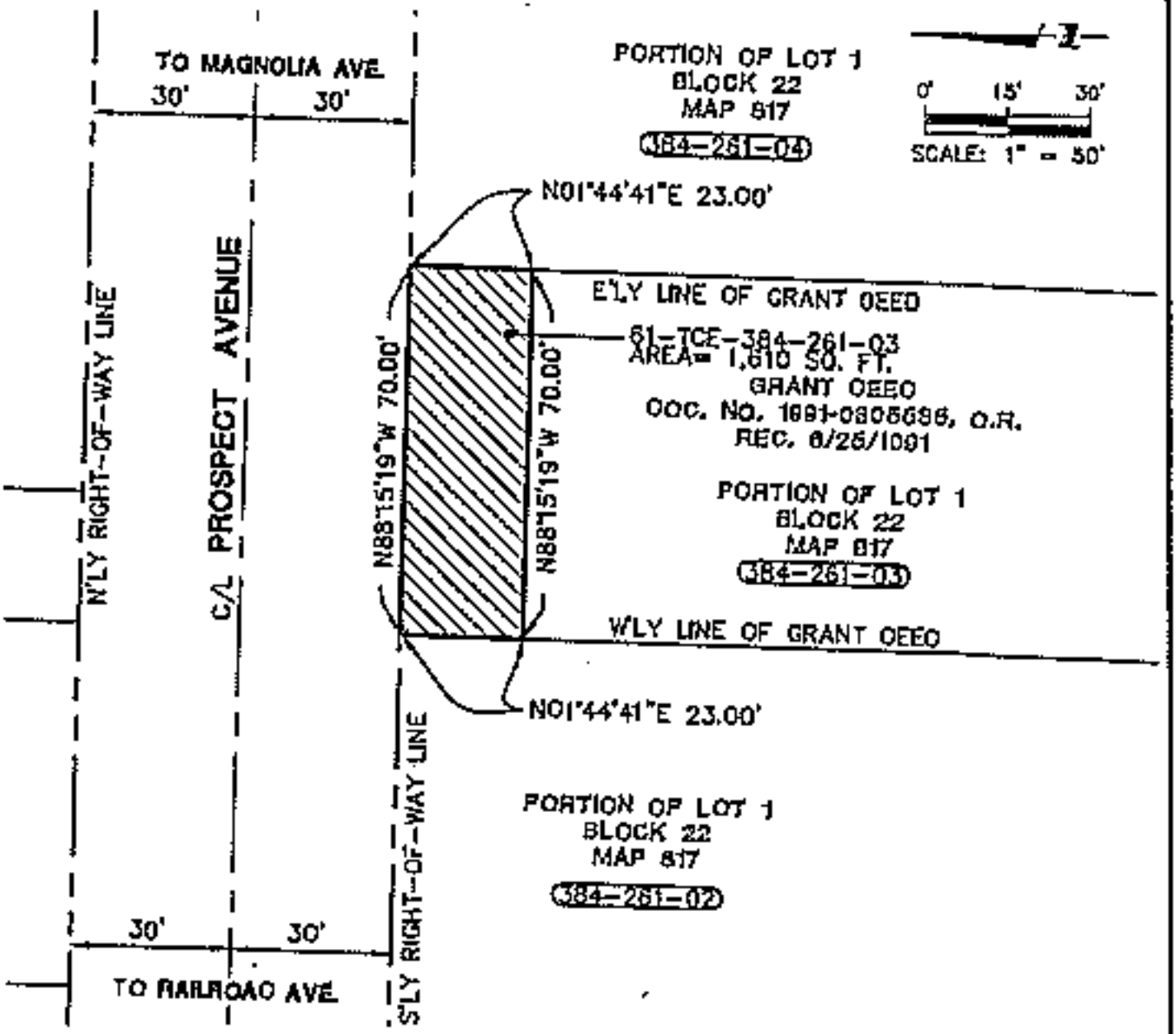
PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6377

May 2, 2013
Date

EXHIBIT "B"



LEGEND:

▨	TEMPORARY CONSTRUCTION EASEMENT
———	EXISTING LOT/PARCEL LINE
—— C/L ——	STREET CENTERLINE
———	EXISTING RIGHT-OF-WAY LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6177
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF GRANT DEED REC. IN DOC. NO. 1991-0305535, O.R. OWNER: MANSCALCO, SUEANNETTE WOOD	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30'
61-TCE-384-261-03 10631 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 881-1800 www.psomas.com	DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO: 6000010300

EXHIBIT 26

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-410-30-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Regina Marshrens, an unmarried woman ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 13-TCE-384-410-50
Temporary Construction Easement
APN 384-410-50

In the City of Santee, County of San Diego, State of California, being that portion of Lot 2, Block 16 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cojon", as shown on Map No. 817 filed April 2, 1896 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded November 19, 1999 as Document No. 1999-0770146, Official Records of said County, lying southerly of the following described line:

Beginning at the southwesterly corner of said Grant Deed; thence along the westerly line of said Grant Deed North 00°d6'11" East 10.00 feet to The True Point of Beginning; thence along a line parallel with the southerly line of said Grant Deed, South 88°17'44" East 24.34 feet; thence North 01°d2'16" East 12.74 feet; thence South 88°17'44" East 20.00 feet; thence South 01°d2'16" West 12.74 feet; thence South 88°17'44" East 13.05 feet to the easterly line of said Grant Deed.

Containing 829 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

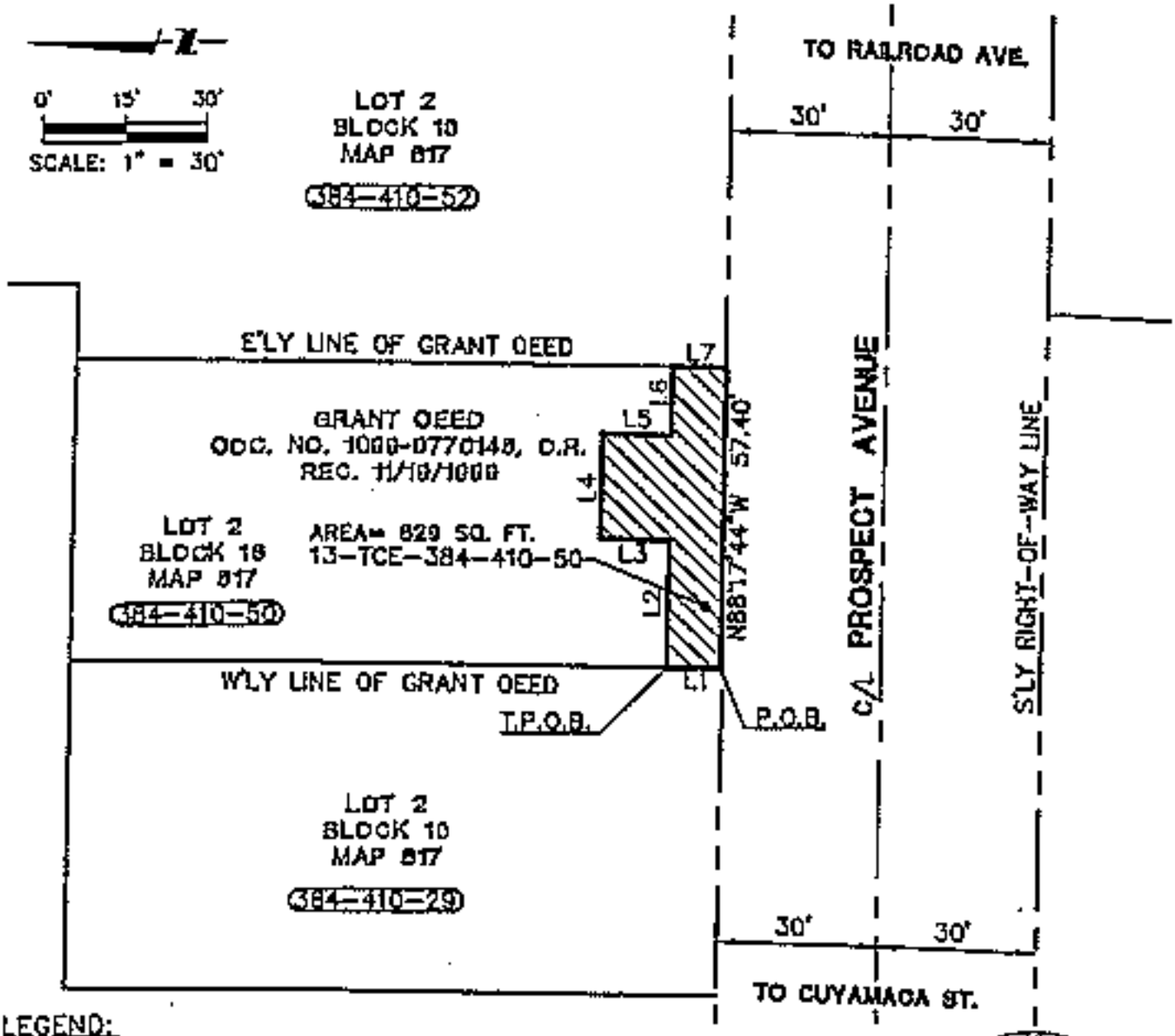
Peter J. Fitzpatrick May 17, 2013

Peter J. Fitzpatrick, PLS 6777 Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

L:\Projects\5_A-G\5DOK010300\SURVEY\DISTRIB\OUTGOING\PSOMAS-OC Office\2011-05-17\PARCEL 13\13-TCE-384-410-50_EXHIB-A.doc
5/17/2013

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. INDICATES POINT OF BEGINNING
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= N00°46'11"E, 18.00'
L2= S88°17'44"E, 24.34'
L3= N01°42'16"E, 12.74'
L4= S88°17'44"E, 20.00'
L5= S01°42'16"W, 12.74'
L6= S88°11'44"E, 13.05'
L7= S00°46'11"W, 18.00'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 2, BLOCK 16, MAP 817 AS DESCRIBED IN DOC. NO. 1999-0770148, O.R. OWNER: MARAMBIO-S, REGINA	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30' DRAFTED: TAJ CHECKED: PJF DATE: 01-25-12 JOB NO: SDOK010300
13-TCE-384-410-50 10370 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3311 Camino Del Rio N., Suite 700 San Diego, Ca 92108 (619) 881-1900 www.psomas.com	

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-410-54-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Regina Marahrens, an unmarried woman ("Grantor") grants to **CITY OF SANTEE**, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 12-TCE-384-410-74
Temporary Construction Easement
APN 384-410-74

In the City of Santee, County of San Diego, State of California, being that portion of Lot 2, Block 16 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and as described as "Parcel 1" in that certain Grant Deed recorded February 17, 1999 as Document No. 1999-0096586, Official records of said County, lying southerly of the following described line:

Beginning at the southwest corner of said Parcel 1; thence along the westerly line of said Parcel 1, North 00°46'55" East 14.12 feet to the True Point of Beginning; thence South 88°06'05" East 38.00 feet to a point on the easterly line of said Parcel 1, said point being 13.99 feet northerly of the southeast corner of said Parcel 1.

Containing 134 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

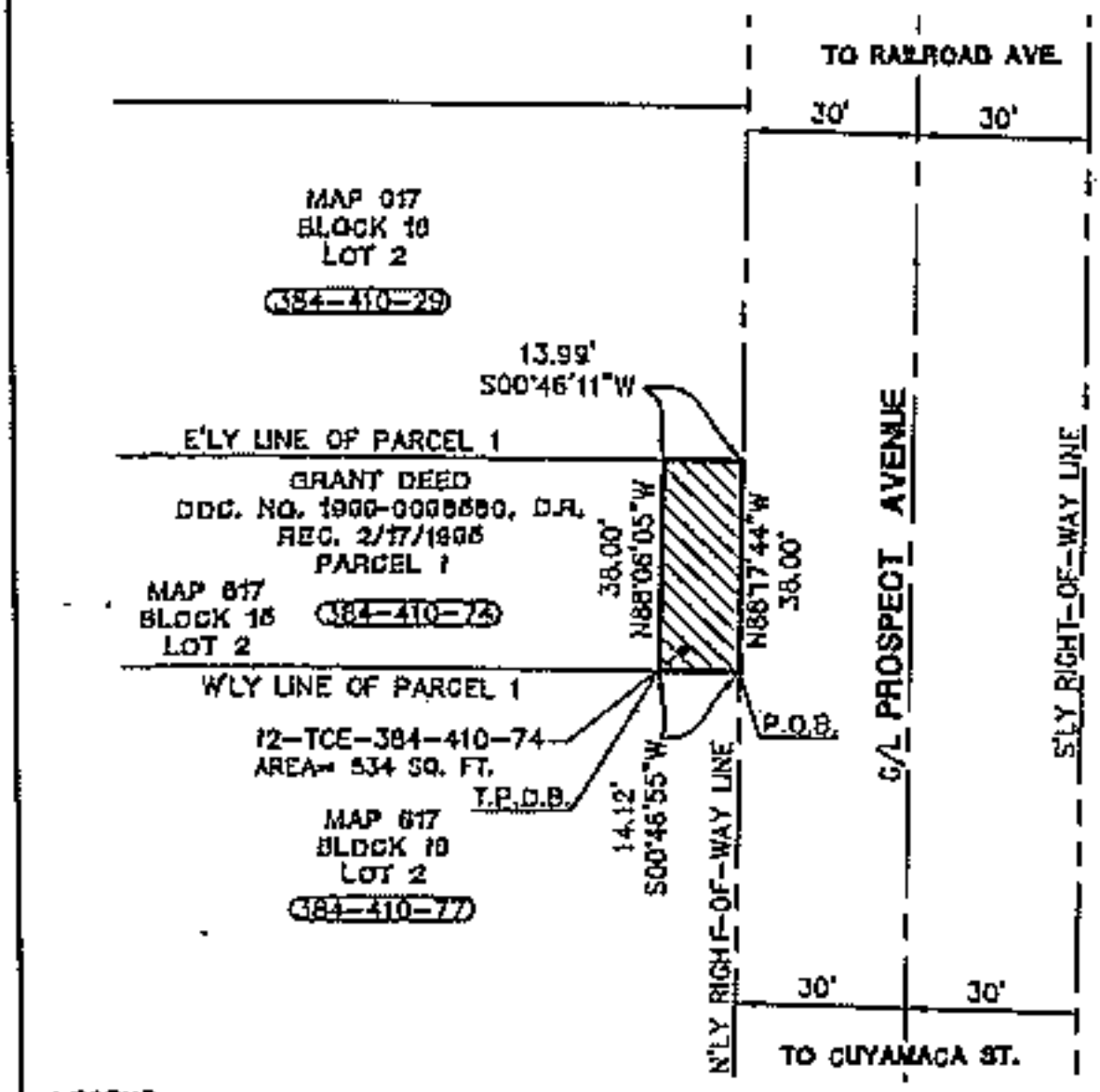
This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick, PLS 6777 — April 4, 2017
Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6277
Exp. 9/30/14
STATE OF CALIFORNIA

L:\Projects\5_A-G\3DOK010300\SURVEY\DISTRIB\OUTGOING\PSOMAS-OC Office\2013-04-04\PARCEL_12\12-TCE\384-410-74_EXHIB-A.doc
4/4/2017

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

0' 15' 30'

SCALE: 1" = 30'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6717
Exp. 9/30/11
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF PARCEL 1 IN GRANT DEED DOC. NO. 1999-0096580, O.R. OWNER: MARAHRENS, REGINA	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30' DRAFTED: TAJ
12-TCE-384-410-74 10352 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (612) 541-1600 www.psomas.com	CHECKED: PJF DATE: 01-23-13 JOB NO: 500K010300

EXHIBIT 27

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-250-18-00, 384-250-30-00 Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Donna J. McDonell, Successor Trustee of the McDonnel Family Trust dated February 24, 1983 ("Grantor") grants to **CITY OF SANTEE, a municipality of the State of California ("Grantee")**, its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the Improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__ GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 57-TCE-384-250-18
Temporary Construction Easement
APN 384-250-18

In the City of Santee, County of San Diego, State of California, being that portion of Lot 2, Block 22 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and described as "Parcel 1" in that certain Individual Quitclaim Deed recorded May 6, 1987 as Document No. 249506, Official Records of said County, lying northerly of the following described line:

Beginning at the northeasterly corner of said Parcel 1; thence along the easterly line of said Parcel 1 South 01°44'41" West 23.00 feet to the True Point of Beginning; thence along a line 23.00 feet southerly of and parallel with the southerly line of Prospect Avenue, having a half-width of 30.00 feet, North 88°15'19" West 12.69 feet; thence North 01°44'41" East 12.00 feet; thence North 88°15'19" West 29.97 feet; thence North 01°44'41" East 4.00 feet; thence North 88°15'19" West 28.97 feet to the westerly line of said Parcel 1.

Containing 824 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

PSOMAS

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 6/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

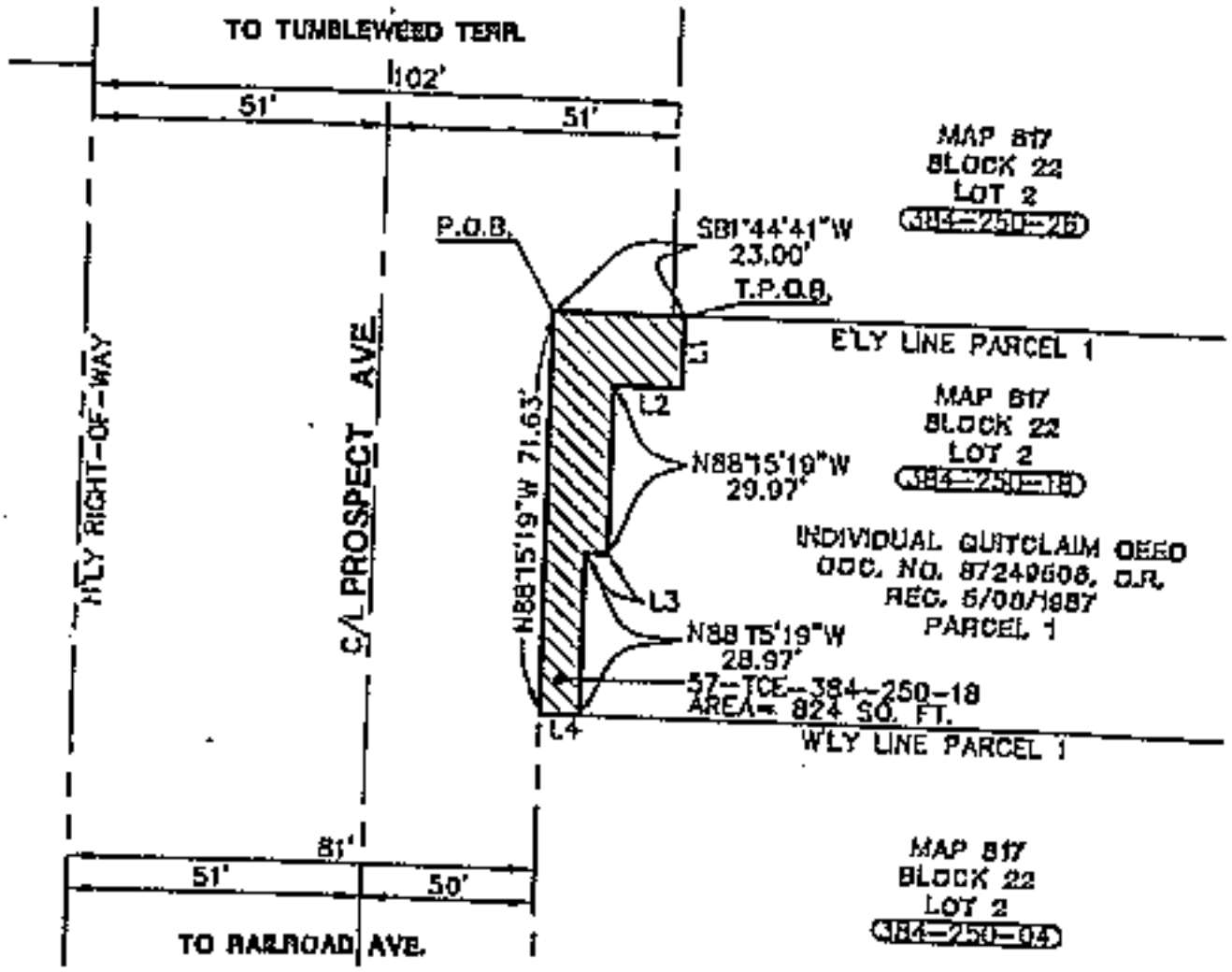
May 2, 2012
Date

EXHIBIT "B"

N

0' 15' 30'

SCALE: 1" = 30'



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. INDICATES POINT OF BEGINNING
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= N88°15'19"W, 12.69'
L2= N01°44'41"E, 12.00'
L3= N01°44'41"E, 4.00'
L4= S01°44'41"W, 7.00'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 8001
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF QUITCLAIM DEED RECORDED 5/8/1987 IN DOC. NO. 87249508, O.R.
OWNER: MCDONNELL, HARVEY AND DONNA

CITY OF SANTEE,
COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

SHEET 1 OF 1
SCALE: 1" = 30'
DRAFTED: TAJ
CHECKED: PJF
DATE: 01-25-13
JOB NO. 5DCK010300

57-TCE-384-250-18
PROSPECT AVENUE
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"

PSOMAS
3111 Camino Del Rio N., Suite 700
San Diego, CA 92108
(619) 361-3600 www.psomas.com

G:\PE Notes\L:\Projects\5DCK010300\Survey\Exhibits\384-250-18\Exhibit\384-250-18.dwg Plotted by: tmyjohnson on May 02, 2013 - 12:06:33

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 58-TCE-384-250-30
Temporary Construction Easement
APN 384-250-30

In the City of Santee, County of San Diego, State of California, being that portion of Lot 2, Block 22 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and described in that certain Individual Quitclaim Deed recorded November 1, 1988 as Document No. 88-559050, Official Records of said County, lying northerly of the following described line:

Beginning at the northeasterly corner of said Individual Quitclaim Deed; thence southerly along the easterly line of said Individual Quitclaim Deed South 01°44'41" West 11.00 feet to the True Point of Beginning; thence along a line 11.00 feet southerly of and parallel with the southerly right of way line of Prospect Avenue, having a half-width of 30.00 feet, North 88°15'19" West 93.38 feet; thence South 01°44'41" West 12.00 feet; thence North 88°15'19" West 6.63 feet to the westerly line of said Individual Quitclaim Deed.

Containing 1180 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

PSOMAS

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

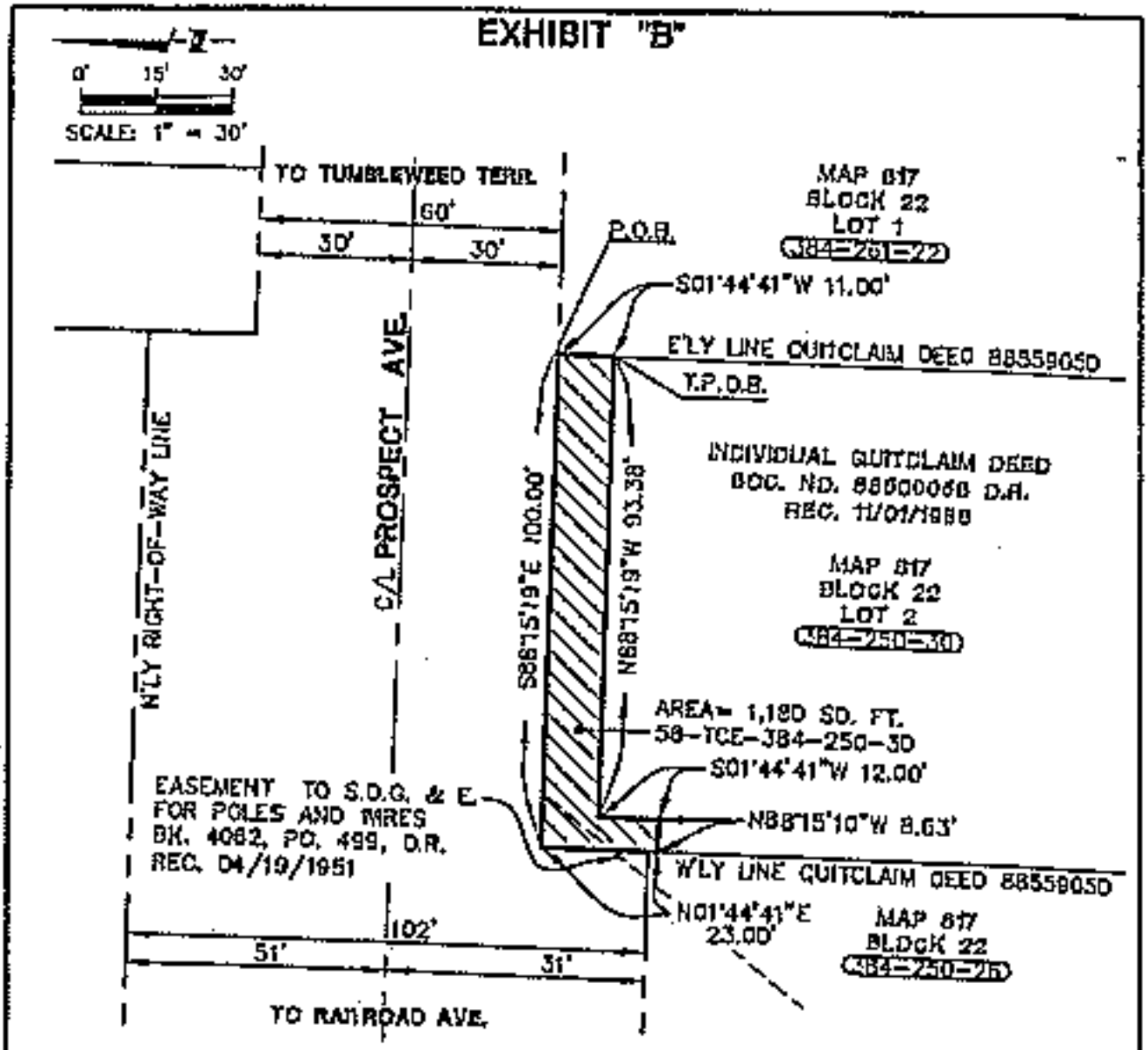
This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 6/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick May 7, 2013

Peter J. Fitzpatrick, PLS 6777 Date

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
PETER J. TRYZPASIEWICK
No. 6277
EXP. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 2, BLOCK 22, MAP 817 AS DESCRIBED IN DOC. NO. 88559050, D.R. OWNER: MCDONNELL, HARVEY AND DONNA	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30'
58-TCE-384-250-30 10555 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 202 San Diego, Ca 92108 (619) 441-2800 www.psomas.com	DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO: 50GK010300

EXHIBIT 28

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-260-78-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Anthony Poutus, successor trustee of the Arlette Investment Trust UDT dated December 23, 1980, Decedent's Trust, as to an 31.50% undivided interest; Anthony Poutous, successor trustee of the Arlette Investment Trust UDT dated December 23, 1980, Marital Trust, as to an 18.50% undivided interest; and Robert E. McWay and Kathryn A. McWay, as trustees of the McWay Family Trust dated March 5, 1973, as amended, Trust 3 as to an undivided 50% interest; ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantee's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 26-TCE-384-260-78
Temporary Construction Easement
APN 384-260-78

In the City of Santee, County of San Diego, State of California, being that portion of the northerly 8.83 feet of the southerly 15.83 feet of the westerly 121.48 feet of Lot 7, Block 15 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded August 29, 2007 as Document No. 2007-0744290, Official Records of said County.

Containing 1073 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

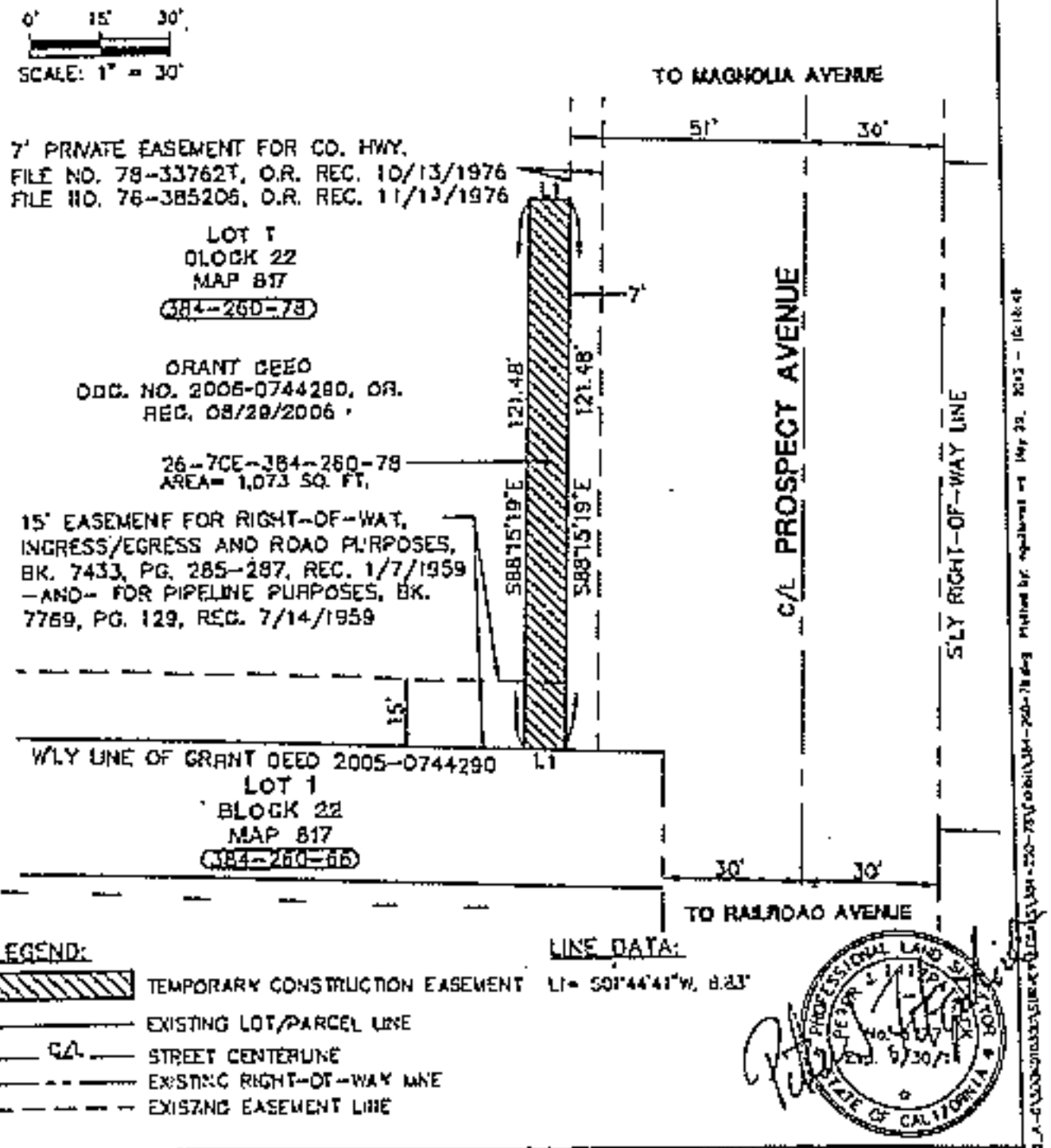
This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick, PLS 6777 — Date: May 1, 2013

EXHIBIT "B"



DESCRIPTION: A PORTION OF LOT 1, BLOCK 22, MAP 817 AS DESCRIBED IN DOC. NO. 2005-0744193, O.R. OWNER: MOWAY FAMILY TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30' DRAFTED: TAS CHECKED: PJS DATE: 01-25-13 JOB NO: 3204.010.000
26-ACO/7CE-384-260-78 10658 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3131 Camino Del Rio N., Suite 101 San Diego, Ca 92108 (619) 881-2800 www.psomas.com	

EXHIBIT 29

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-250-12-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Mark R. Kroeger and Vivian L. Kroeger, Trustees of the Revocable MVK Family Trust dated October 15, 1999 ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 50-TCE-384-250-12
Temporary Construction Easement
APN 384-250-12

In the City of Santee, County of San Diego, State of California, being that portion of Lot 2, Block 22 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817 filed April 2, 1896 in the Office of the Recorder of said County, and as described in that certain Quitclaim Deed recorded March 29, 2000 as Document No. 2000-0157646, Official Records of said County, lying northerly of the following described line:

Beginning at a point on the easterly line of said Quitclaim Deed that is 7.00 feet southerly of and parallel with the northerly line of said Quitclaim Deed; thence along said parallel line North 88°15'19" West 43.81 feet; thence South 01°44'43" West 2.00 feet; thence North 88°15'19" West 26.19 feet to the westerly line of said Quitclaim Deed.

Containing 542 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

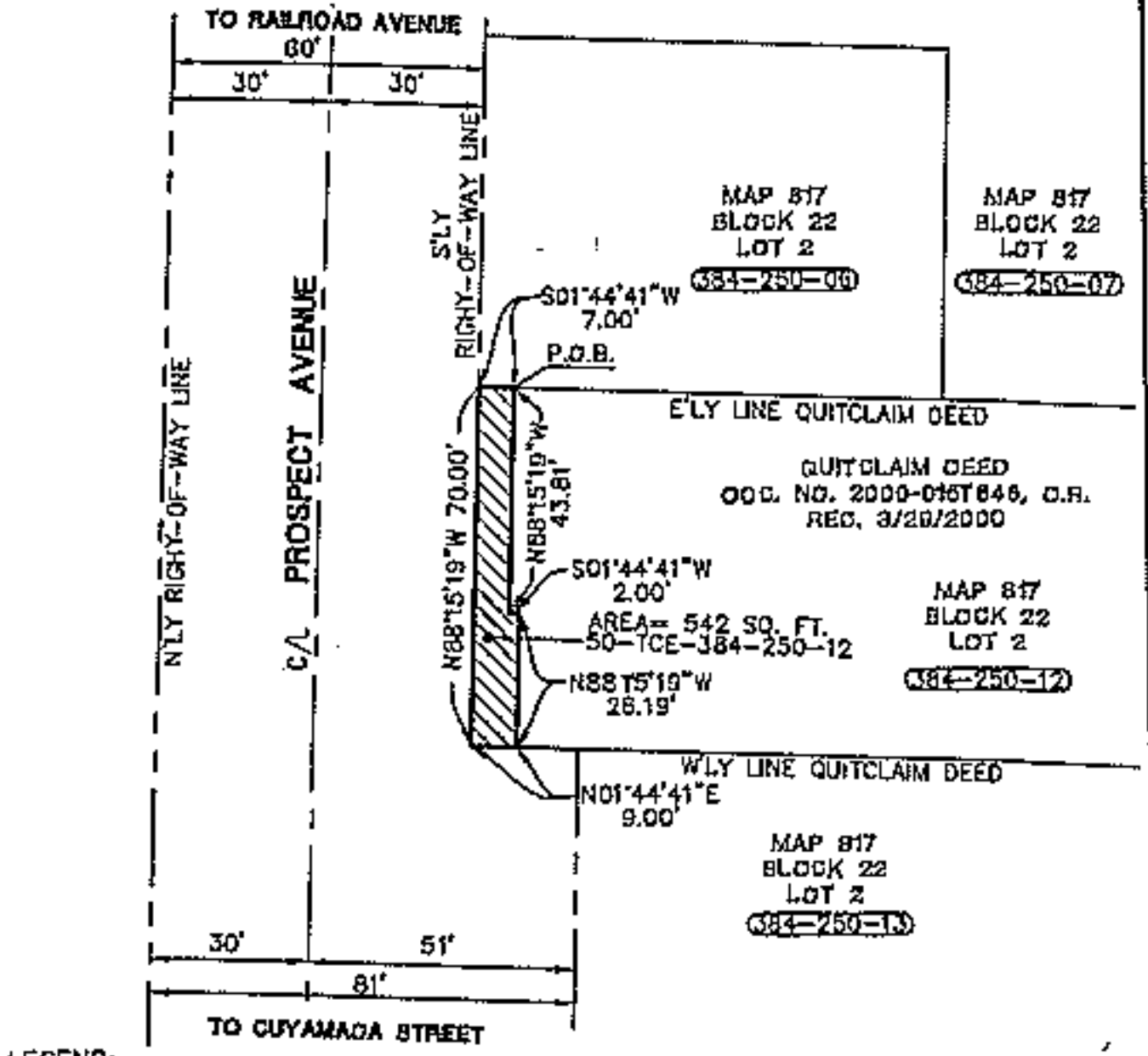
PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 6/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 2, 2013
Date

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING LOT/PARCEL LINE
- ℄ STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. INDICATES POINT OF BEGINNING

0' 15' 30'

SCALE: 1" = 30'

PROFESSIONAL LAND SURVEYOR PETER J. FITZPATRICK No. EXP. 9/30/14 STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 2, BLOCK 22, MAP 817 AS DESCRIBED IN DOC. NO. 2000-0157846, O.R. OWNER: MSV	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30' DRAFTED: TAJ CHECKED: PJF DATE: 01-15-13 JOB NO: 5COK010300
50-TCE-384-250-12 10445 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N. Suite 102 San Diego, Ca 92108 (619) 961-2800 www.psomas.com	

Plotted by: tony.jonson on May 02, 2013 - 8:07:57

L:\Projects\5-C\5COK010300\SURVEY\EXHIBITS\384-250-12\Exhibit\384-250-12.dwg

EXHIBIT 30

RECORDING REQUESTED BY:

City of Santee, California

AFTER RECORDING MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

SPACE ABOVE FOR RECORDER'S USE
EXEMPT FROM FEE PURSUANT TO GOV. CODE § 6103

ORAINAGE EASEMENT

DOCUMENTARY TRANSFER TAX DUE $0

ASSESSOR'S PARCEL NO. 384-150-52-00

Catarino Novorro and Mario Navarro, husband and wife as joint tenants, hereinafter designated GRANTOR(S), represent that they are the owner(s) of the hereinafter described real property, and for a valuable consideration, receipt of which is hereby acknowledged, do(es) hereby grant, bargain, convey and release unto the City of Santee, o mvnicipal corporation, in the County of San Diego, Stote of California, hereinafter designated GRANTEE, its successors and assigns, a perpetual DRAINAGE EASEMENT and right-of-way upon, through, under, ovee and across the hereinafter described real property foc the installation, construction, maintenance, repair, replacement, reconstruction, and inspection of an enclosed storm droinage system including any and all structures and appurtenances incidental thereto designed to convey storm watee runoff through the property of the GRANTOR, together with the right to have and hold said easement and right-of-woy unto itself and unto its successors and assigns forever and to convey said easement, or any portion thereof, to other public agencies.

The real property referred to hereinabove and made subject to raid easement by this grant is situated in the City of Santee, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION

(See Exhibit - "A" Attached)

The GRANTOR shall not eonstruct buildings or structvres, instal(trees or bushes, or otherwise obtruct in any fasbioo whatsoever the use of said easement and right-of-way by the GRANTEE, its successors or assigns without the express written consent of the GRANTEE as demonstrated by issuance of an Encroachment Permit issued by the GRANTEE. The GRANTEE shall have the right but not the obligation to remove any buildings, structures, trees bushes or other

obstruction that interfete with the right of the GRANTEE to use said easement and right-of-way.

The GRANTEE, its successors and assigns, shall be responsible for maintoining and keepiog in good repair the above described works and shall have o right-of-entry upon the property of the GRANTOR for the purposes of inspecting, operating, maintaining, and keeping in good repaie the above described works of improvement.

There is reserved to the GRANTOR, his successors and assigns, the right and privilege to use the above described land of the GRANTOR at any time, in any manner and for any purpose not inconsistent with the full use and enjoyment by the GRANTEE, its successors and assigns, of the rights and privileges herein granted.

WITNESS WHEREOF, the GRANTOR has executed this instrument this _____ day of _____ _____, 20_____.

GRANTORS:

By:_____ (sign here)

_____ (print name here)

_____ (title of tignatory)

By: _____ (sign here)

_____ (print name bere)

_____ (title of rignatory)

(All OWNERS murt sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president ond secretary oe assistant secretary must sign foe corporations. If only one officer signs, the corporation must ottach a resolution eenified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporatioo.)

(Attach oppropriate Subordination Agreements as applieable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 45-SDE-384-180-52
Storm Drain Easement
APN 384-180-52

In the City of Santee, County of San Diego, State of California, being the northerly 39.00 feet of that portion of Lot 36 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded April 10, 2002 as Document No. 2002-0299668, Official records of said County.

Containing 585 square feet (gross), 270 square feet (net).

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

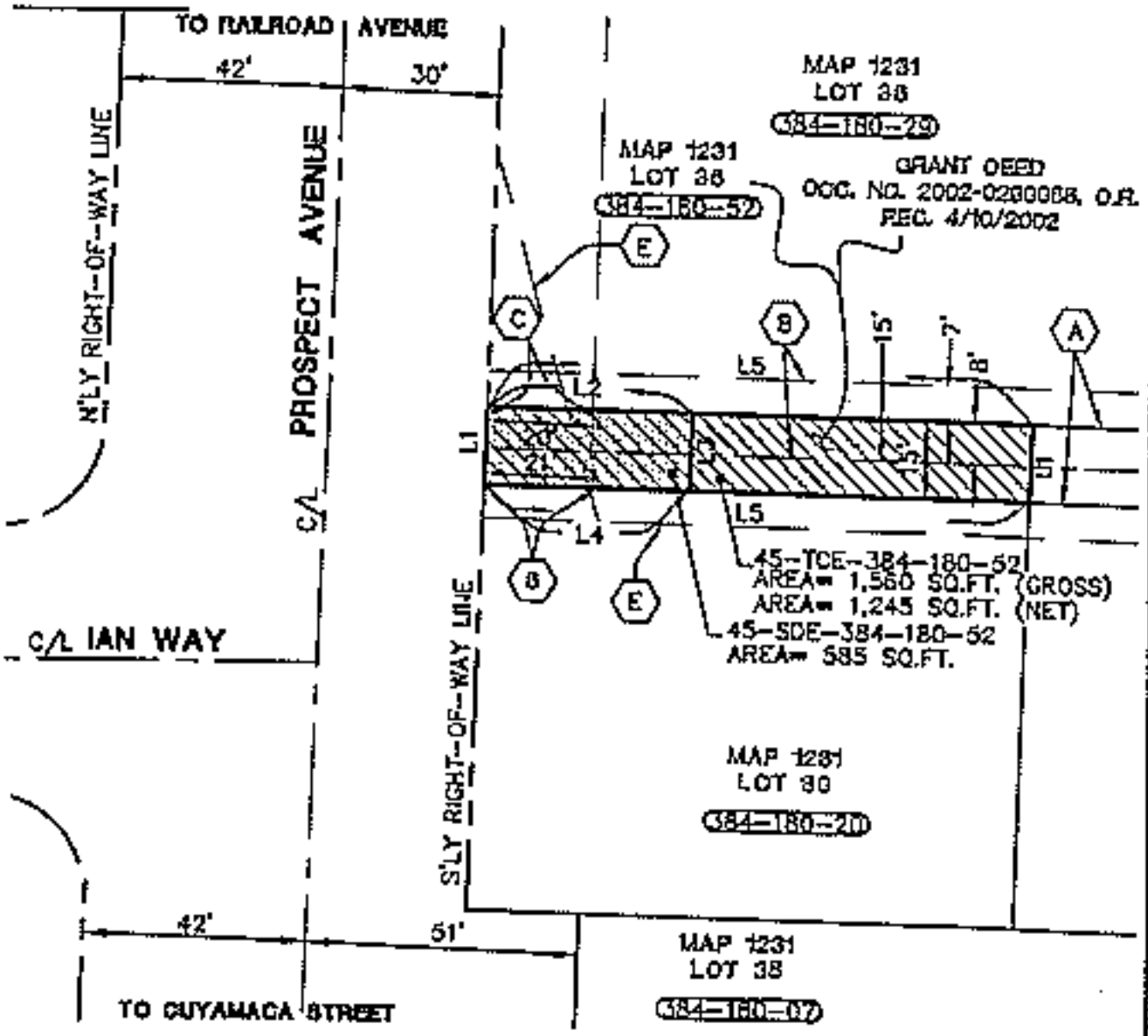
PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 17, 2013
Date

EXHIBIT "B"



*NOTE: SEE SHEET 2 OF 2 FOR: LEGEND AND EASEMENT NOTES.

LINE DATA:

L1= S88°13'09"E, 15.00'
L2= S00°40'51"W, 39.00'
L3= N88°13'09"W, 15.00'
L4= N00°40'51"E, 39.00'
L5= N00°40'51"E, 104.02'

0' 15' 30'
SCALE: 1" = 30'

PROFESSIONAL LAND SURVEYOR
PETER J. FAIRBRICK
No. 6977
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF GRANT DEED DOC. NO. 2002-0290668, O.R.	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 2
OWNER: NAVARRO, MARIA		SCALE: 1" = 30'
45-SDE/TCE-384-180-52	PSOMAS	DRAFTED: TAJ
8539 HUBBLES LANE	3111 Camino Del Rio N., Suite 700, San Diego, Ca 92108, (619) 881-2830, www.psomas.com	CHECKED: PJF
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"		DATE: 01-25-13
		JOB NO: 5004010300

Date: May 15, 2013 - 15:22:55 Plotted by: aguilarmz on

EXHIBIT "B"

EASEMENT NOTES:

(A) 15' UTILITY EASEMENT TO SANTEE COUNTY WATER DISTRICT, REC. 12/11/1959 IN BK. 8041, PG. 491 O.R.

(B) 15' EASEMENT PACIFIC TELEPHONE AND COMPANY FOR COMMUNICATION PURPOSES FILE NO. 63322, O.R. REC. 04/16/1968

15' ROAD & UTILITY EASEMENT TO JOSEPH H. HUBBLE, ET MX, REC. 6/09/64, AS FILE NO. 98997 O.R.

(C) 20' EASEMENT TO S.D.G. & E. FOR WIRES AND CABLE PURPOSES DOC. NO. 90-081889, O.R. REC. 12/14/1990

(D) IRREVOCABLE OFFER OF DEDICATION DOC. NO. 1993-0316799, O.R. REC. 05/19/1993

(E) CENTERLINE (NO-WIDTH) UTILITY EASEMENT TO SDG&E, REC. 12/28/58 BK. 5095, PG. 406, O.R.

LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- STORM DRAIN EASEMENT
- EXISTING LOT/PARCEL LINE
- C/L STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE

PROFESSIONAL LAND SURVEYOR PETER J. FITZPATRICK No. [illegible] Exp. 9/30/14 STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF GRANT DEED DOC. NO. 2002-0299668, O.R. OWNER: NAVARRO, MARIA	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 2 OF 2 SCALE: NONE DRAFTED: SAJ
45-SDE/TCE-384-180-52 8539 HUBBLES LANE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 4111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 961-2800 www.psomas.com	CHECKED PJF DATE: 01-25-13 JOB NO: 5DCK010300

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-180-52-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Colarino Navarro and Mario Novarro, husband and wife as joint tenants ("Grantor") grants to **CITY OF SANTEE, a municipality of the State of California** ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__ GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 45-TCE-384-180-52
Temporary Construction Easrmeot
APN 384-180-52

In the City of Santee, County of San Diego, State of California, being the northerly 104.02 feet of that portioo of Lot 36 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown oo Map No. 1231, filed fanuary 31, 1910 in the Office of the Recorder of said County, and as described in that certain Gran2 Deed recorded April 10, 2002 as Document No. 2002-0299668, Offieial records of said County.

Containing 1560 square feet (gross), 1245 square feet (net).

See Exhibit 'B' anached hereto and made a part hereof.

This legal description is oor intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

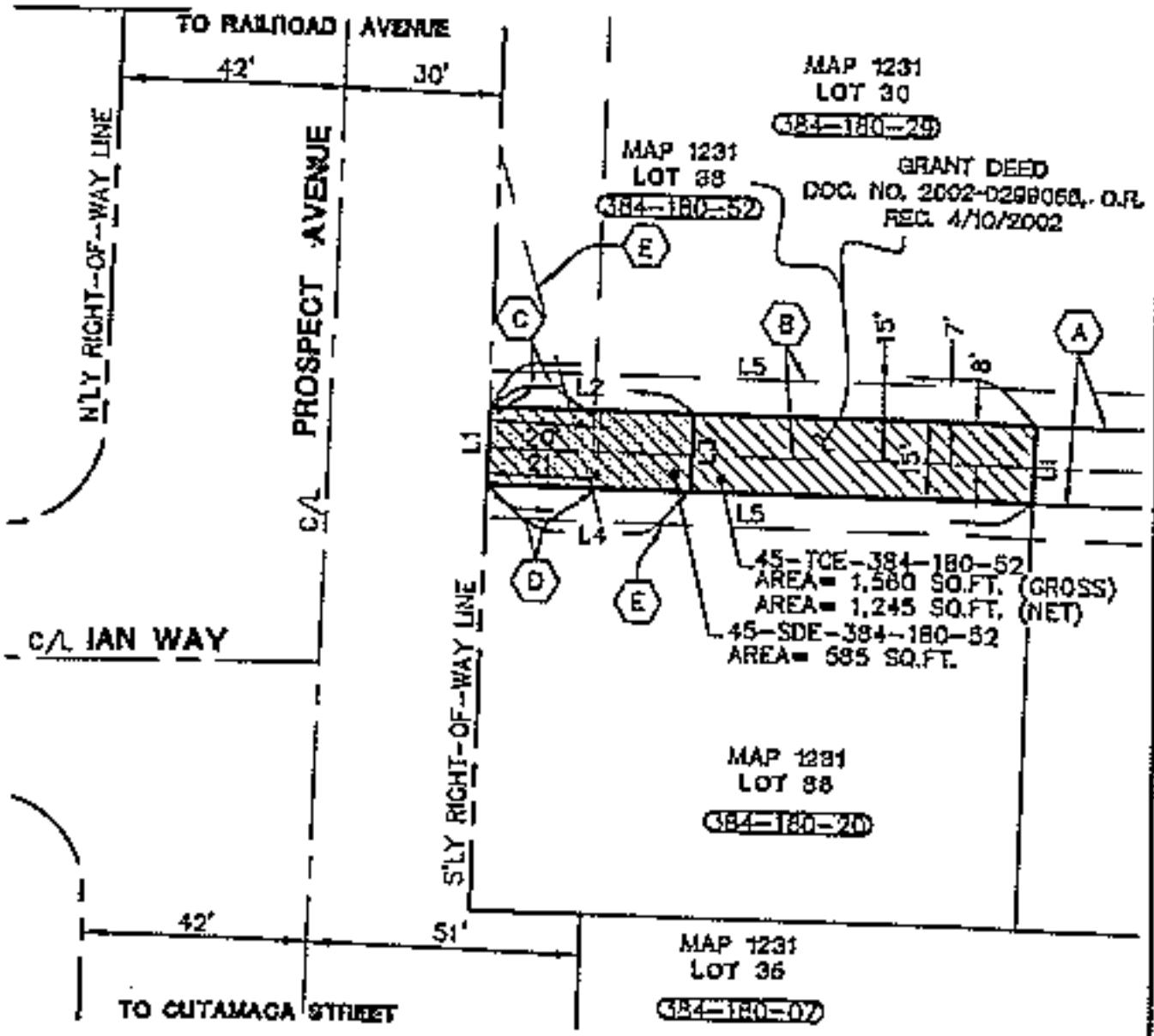
This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick, PLS 6777

May 17, 2013
Date

EXHIBIT "B"



*NOTE: SEE SHEET 2 OF 2 FOR: LEGEND AND EASEMENT NOTES.

0' 15' 30'

SCALE: 1" = 30'

LINE DATA:

L1= S88°13'09"E, 15.00'
L2= S00°40'51"W, 39.00'
L3= N88°13'09"W, 15.00'
L4= N00°40'51"E, 39.00'
L5= 1100°40'51"E, 104.02'

PROFESSIONAL LAND SURVEYOR
PETER J. FATZINGRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF GRANT DEED DOC. NO. 2002-0299068, O.R. OWNER: NAVARRO, MARIA	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 2 SCALE: 1" = 30'
45-SDE/TCE-384-180-52 8539 HUBBLES LANE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 881-2800 www.psomas.com	DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO: 500K010300

EXHIBIT "B"

EASEMENT NOTES:

(A) 15' UTILITY EASEMENT TO SANTEE COUNTY WATER DISTRICT, REC. 12/11/1959 IN BK. 8041, PG. 491 O.R.

(B) 15' EASEMENT PACIFIC TELEPHONE AND COMPANY FOR COMMUNICATION PURPOSES FILE NO. 63322, O.R. REC. 04/16/1968

15' ROAD & UTILITY EASEMENT TO JOSEPH H. HUBBLE, ET UX, REC. 6/09/64, AS FILE NO. 98997 O.R.

(C) 20' EASEMENT TO S.D.G. & E. FOR WIRES AND CABLE PURPOSES DOC. NO. 90-081859, O.R. REC. 12/14/1990

(D) IRREVOCABLE OFFER OF DEDICATION DOC. NO. 1993-0316799, O.R. REC. 05/19/1993

(E) CENTERLINE (NO-WIDTH) UTILITY EASEMENT TO SDG&E, REC. 12/28/58 BK. 5095, PG. 406, O.R.

LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- STORM DRAIN EASEMENT
- EXISTING LOT/PARCEL LINE
- C/L STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE

PROFESSIONAL LAND SURVEYOR PETER J. FITZPATRICK No. [illegible] Exp. 9/30/14 STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF GRANT DEED DOC. NO. 2002-0259668, O.R. OWNER: NAVARRO, MARIA	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 2 OF 2 SCALE: NONE DRAFTED: YAJ
45-SDE/TCE-384-180-52 8539 HUBBLES LANE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 302 San Diego, Ca 92108 (619) 961-2500 www.psomas.com	CHECKED PJF DATE: 01-25-13 JOB NO: SDGK010300

DWG Name: U:\Projects\S_A-C\SDGK010300\SURVEY\LEGALS\384-180-52\Exhibit\384-180-52.dwg Plotted by: ngudiarres on May 17, 2017 - 10:24:57

EXHIBIT 31

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-190-19-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

John Milton Nickols and Lorna Bea Nickols, husband and wife as joint tenants as to an undivided 1/2 interest and Michael J. Barrack and Adele M. Barrack, Trustees of the Barrack Family Trust dated March 3, 2003 and amended on August 27, 2008 ("Grantor") grants to **CITY OF SANTEE, a municipality of the State of California ("Grantee")**, its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 36-TCE-384-190-19
Temporary Construction Easement
APN 384-190-19

In the City of Santee, County of San Diego, State of California, being that portion of Lot 31 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Quitclaim Deed recorded October 21, 2008 as Document No. 2008-0548754, Official records of said County, lying 8.f0 feet southerly of the following described line:

Beginning at the northwesterly corner of said Quitclaim Deed; thence along the westerly line of said Quitclaim Deed South 00°25'41" West 1.95 feet to the True Point of Beginning; thence North 89°39'02" East 52.44 feet to a point on the southerly line of Prospect Avenue, 30.00 feet half-width, said point being 52.45 feet easterly, as measured along said southerly line, from said northwesterly corner; thence along said southerly line South 88°13'09" East 47.58 feet to the northeasterly corner of said Quitclaim Deed.

The southerly lines of said easement shall be prolonged or shortened so as to terminate on the easterly and westerly deed lines, respectively, of said Quitclaim Deed.

Containing 830 square feet.

PSOMAS

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

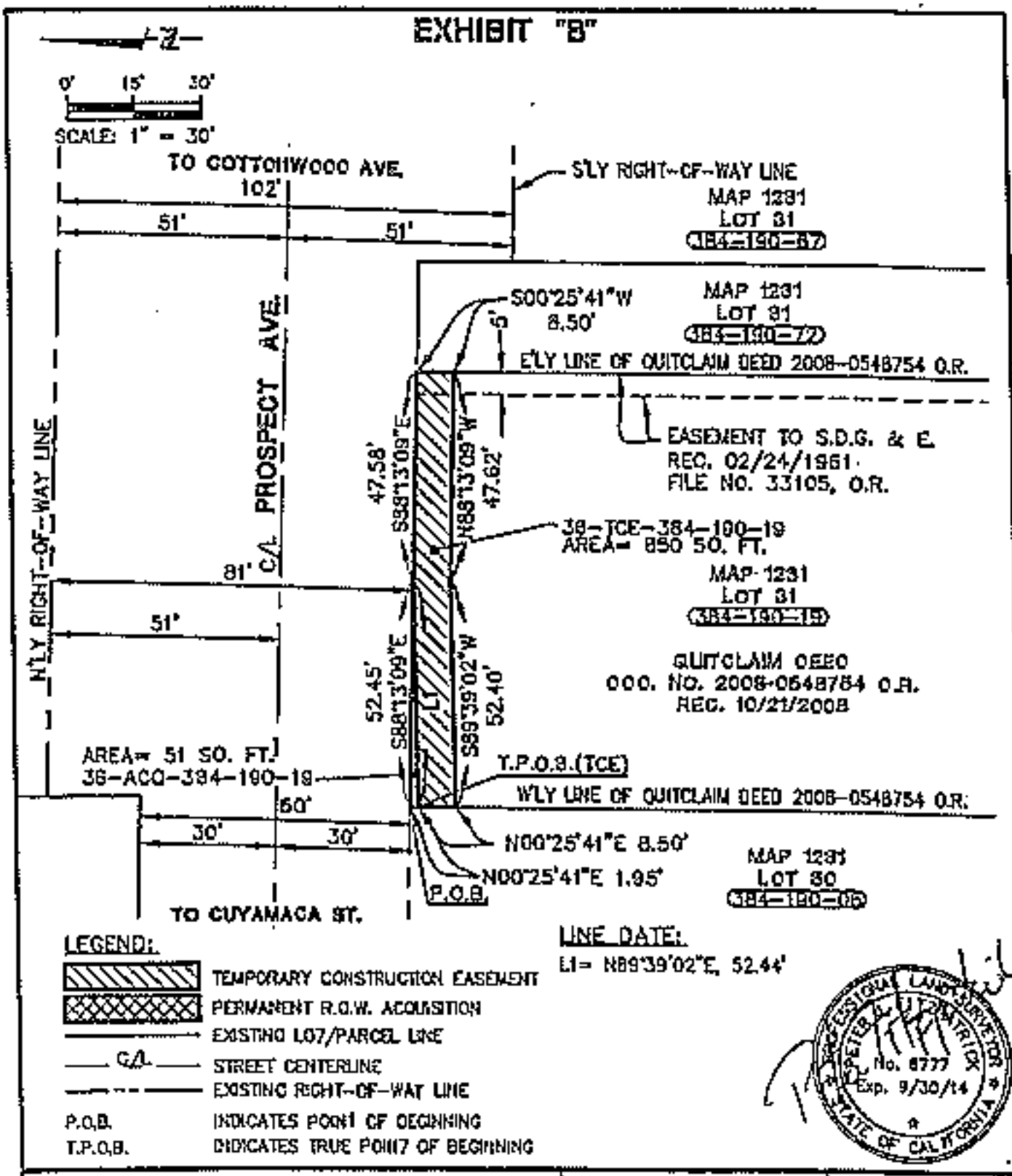
This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick, PLS 6777

May 8, 2013
Date

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. INDICATES POINT OF BEGINNING
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= N89°39'02"E, 52.44'

PROFESSIONAL LAND SURVEYOR
PETER L. PSOMAS
No. 8777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 31, MAP 1231 AS DESCRIBED IN DOC. NO. 2008-0548754, O.R.
OWNER: NICHOLS, JOHN AND LORNA

CITY OF SANTEE,
COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

38-ACQ/TCE-384-190-19
9915 PROSPECT AVENUE
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"

PSOMAS
3711 Camino del Rio N., Suite 302
San Diego, Ca 92101
(619) 881-3500 www.psomas.com

SHEET 1 OF 1	
SCALE: 1" = 30'	
DRAFTED: TAJ	
CHECKED: PJF	
DATE: 01-25-13	
JOB NO: 5000010300	

Plotted by tmyers on May 01, 2013 - 10:55:37
D:\Projects\5000010300\Survey\Exhibits\384-190-19\dwg\384-190-19.dwg
DWG Name: C:\Projects\5000010300\Survey\Exhibits\384-190-19\dwg\384-190-19.dwg

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)

No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-190-19-00

John Milton Nickols and Lorna Bea Nickols, husband and wife as joint tenants as to an undivided 1/2 interest and Michael J. Barrack and Adele M. Barrack, Trustees of the Barrack Family Trust dated March 3, 2003 and amended on August 27, 2008, ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign here)

_____

_____ (title of signatory)

By:_____ (sign here)

_____

_____ (title of signatory)

(All OWNERS must sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

[President or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 36-ACQ-384-190-19
Right-of-Way Acquisition
APN 384-190-19

In the City of Santee, County of San Diego, State of California, being that portion of Lot 31 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Quitclaim Deed recorded October 21, 2008 as Document No. 2008-054875d, Official records of said County, described as follows:

Beginning at the northwesterly corner of said Quitclaim Deed; thence along the southerly line of Prospect Avenue, having a 30.00 foot half-width, South 88°13'09" East 52.45 feet; thence South 89°39'02" West 52.44 feet to a point on the westerly line of said Quitclaim Deed, said point being 1.95 feet southerly of said northwesterly corner; thence along said westerly line North 00°25'41" East 1.95 feet to the Point of Beginning.

Containing 51 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

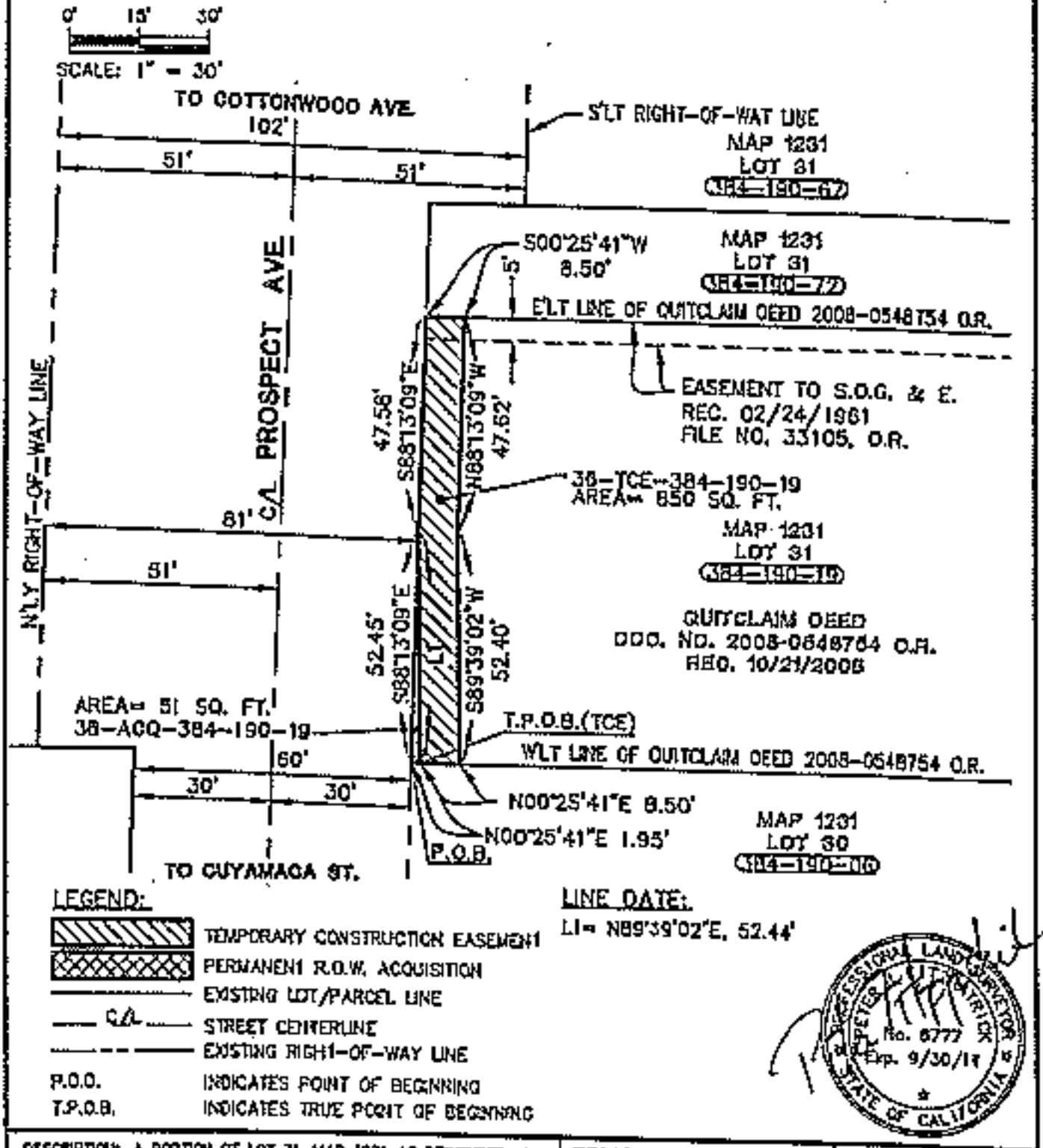
PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 0777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 8, 2013
Date

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- ℄ STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. INDICATES POINT OF BEGINNING
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= N89°39'02"E, 52.44'

PETER J. PSOMAS
No. 6777
Exp. 9/30/14
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 31, MAP 1231 AS DESCRIBED IN DOC. NO. 2008-0548754, O.R. OWNER: NICHOLS, JOHN AND LORNA	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30' DRAFTED: TAJ CHECKED: PJP DATE: 01-25-13 JOB NO: COOK010300
38-ACQ/TCE-384-190-19 9915 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 400 San Diego, CA 92108 (619) 881-2800 www.psomas.com	

Plotted by tajohnson on May 03, 2013 - 10:55:32
G:\Cook\010300\Graphics\Exhibits\384-190-19\384-190-19 Exhibit B.dwg

EXHIBIT 32

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)

No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-390-17-00

Mieltael A. Pratko and Charlotte K. Pratko, Trustees under the 1997 Pratko Trust dated February 20, 1997, as to an undivided one-half (1/2) interest and Michael A. Pratko and Charlotte K. Pratko, Trusteer under the 1997 Pratko Trust dated February 20, 1997, as to an undivided one-half (1/2) interest, all as tenants in common, ("Grantor(s)"), is/are the owner(s) of the beteinafter described real property, and for valuable consideration, receipt of wbich is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of Califomia ("Grantee") for the following public pvrpose:

Public Right of Way

A perpetual and exclutive easement for street and highway purposes in, on, under, through and across that eertain real property located in the County of San Diego, State of California, more particularly described in the legal description attached bereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and relared eqvipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public vtilities and facilities of every kind and nature (ineluding, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereaftee grow), and road building materials withio said right-of-way, inclvding the right to take water, togetber with tho right to use the same in svch manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, imptovement or maintenance of said highway.

The real ptoperty referred to above is situated in the incorpotated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easentent shall be shall be binding on the Grantor(s) heirs, executors, administrators, successots and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign hete)

By:_____ (sign here)

_____

_____

_____ (title of signatory)

_____ (title of signatory)

(All OWNERS must sign)

(Proper ootary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the srcretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 07-ACO-384-390-17
Right-of-Way Acquisition
APN 384-390-17

In the City of Santee, County of San Diego, State of California, being that portion of Lot 23 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described as "Parcel 1" in that certain Quitclaim Deed recorded January 11, 2012 as Document No. 2012-0016260, Official records of said County, lying southerly of the following described line:

Beginning at the southwesterly corner of said Parcel 1; thence along the easterly line of said Parcel 1, North 00°13'43" East 8.00 feet to the True Point of Beginning; thence along a line 8.00 feet northerly of and parallel with the northerly line of Prospect Avenue, 30.00 feet half-width, North 88°13'09" West 84.57 feet to the beginning of a curve, concave northeasterly, having a radius of 10.00 feet; thence northwesterly along said curve through a central angle of 44°13'26" a distance of 7.72 feet; thence North 43°59'43" West 15.68 feet to the beginning of a curve, concave northeasterly, having a radius of 10.00 feet; thence northerly along said curve through a central angle of 45°46'34" a distance of 7.99 feet; thence North 01°46'51" East 11.96 feet; thence North 88°13'09" West 20.09 feet to a point on the westerly line of said Parcel 1, said point being 40.91 feet northerly from the southwesterly corner of said Parcel 1.

Containing 1794 square feet.

PSOMAS

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

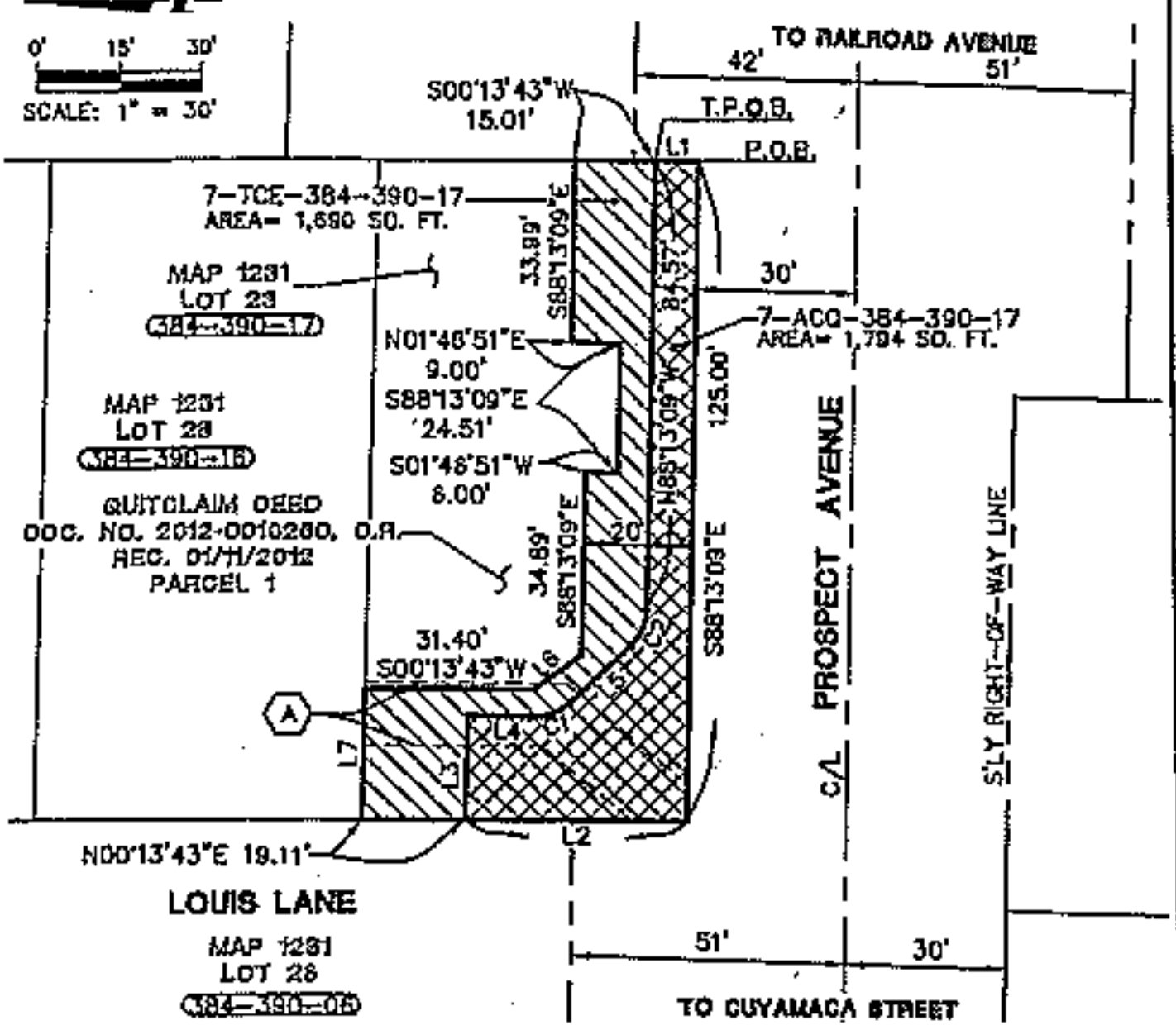
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 1, 2013

Date

EXHIBIT "B"



*NOTE: SEE SHEET 2 OF 2 FOR: LEGEND AND EASEMENT NOTES

CURVE DATA:

C1= R=10.00', L=1.99', Δ=45°46'54"
C2= R=10.00', L=7.72', Δ=44°13'26"

LINE DATA:

L1= N00°13'43"E, 8.00'
L2= S00°13'43"W, 40.91'
L3= N88°13'09"W, 20.09'
L4= N01°46'51"E, 11.96'
L5= N43°59'43"W, 15.88'
L6= S36°20'26"E, 10.94'
L7= S88°13'09"E, 25.01'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 23, MAP 1231 AS DESCRIBED IN DOC. NO. 2012-0010360, O.R. OWNER: PRATKO TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 2 SCALE: 1" = 30' DRAFTED: TAJ
7-ACQ/TCE-384-390-17 10112 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 981-2800 www.psomas.com	CHECKED PJF DATE: 01-25-13 JOB NO: 50CK010300

EXHIBIT "B"

EASEMENT NOTES:

(A) 12' ESMT. FOR PUBLIC UTILITIES AND ROAD PURPOSES
DOC. NO. DK. 7935, PG. 153, O.R.
REC. 10/14/1959

LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT R.O.W. ACQUISITION
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING LOT/PARCEL LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 23, MAP 1231 AS DESCRIBED IN DOC. NO. 2012-0016260, O.R. OWNER: PRATKO TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 2 OF 2 SCALE: NONE DRAFTED: YAJ
7-ACQ/TCE-384-390-17 10112 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 881-2800 www.psomas.com	CHECKED: PJF DATE: 01-25-13 JOB NO: 5DOK010300

DWG Name: L:\Projects\5_A-G\5DOK010300\SURVEY\LEGALS\384-390-17\Exhibit\384-390-17.dwg Plotted by: brogjohnson on May 03, 2013 - 15:47:03

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 584-390-13-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Michael A. Pratko and Charlotte K. Pratko, Trustees under the 1997 Pratko Trust dated February 20, 1997, as to an undivided one-half (1/2) interest and Michael A. Pratko and Charlotte K. Pratko, Trustees under the 1997 Pratko Trust dated February 20, 1997, as to an undivided one-half (1/2) interest, all as tenants in common ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, to, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 07-TCE-384-390-17
Temporary Construction Easement
APN 384-390-17

In the City of Santee, County of San Diego, State of California, being that portion of Lot 23 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described as "Parcel 1" in that certain Quitclaim Deed recorded January 11, 2012 as Document No. 2012-0016260, Official records of said County, described as follows:

Beginning at the southwesterly corner of said Parcel 1; thence along the easterly line of said Parcel 1, North 00°13'43" East 8.00 feet to the True Point of Beginning; thence along a line 8.00 feet northerly of and parallel with the northerly line of Prospect Avenue, 30.00 feet half-width, North 88°13'09" West 84.57 feet to the beginning of a curve concave northeasterly having a radius of 10.00 feet; thence northwesterly along said curve through a central angle of 44°13'26" a distance of 7.72 feet; thence North 43°59'43" West 15.68 feet to the beginning of a curve concave easterly having a radius of 10.00 feet; thence northerly along said curve through a central angle of 45°46'34" a distance of 7.99 feet; thence North 01°46'51" East 11.96 feet; thence North 88°13'09" West 20.09 feet to a point on the westerly line of said Parcel 1, said point being 40.91 feet northerly from the southwesterly corner of said Parcel 1; thence along said westerly line North 00°13'43" East 19.11 feet to the northwest corner of said Parcel 1; thence along the northerly line of said Parcel 1 South 88°13'09" East 25.01 feet; thence South 00°13'43" West 31.40 feet; thence South 36°20'26" East 10.94 feet; thence along a line 20.00 feet northerly of and parallel with the northerly line of said Prospect Avenue, South 88°13'09" East 34.89 feet; thence South 01°46'51" West 6.00 feet; thence South 88°13'09" East 24.51 feet; thence North 01°46'51" East 9.00 feet; thence

South 88°13'09" East 33.99 feet to the easterly line of said Parcel 1; thence along said easterly line South 00°13'43" West 15.01 feet to the True Point of Beginning.

Containing 1690 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

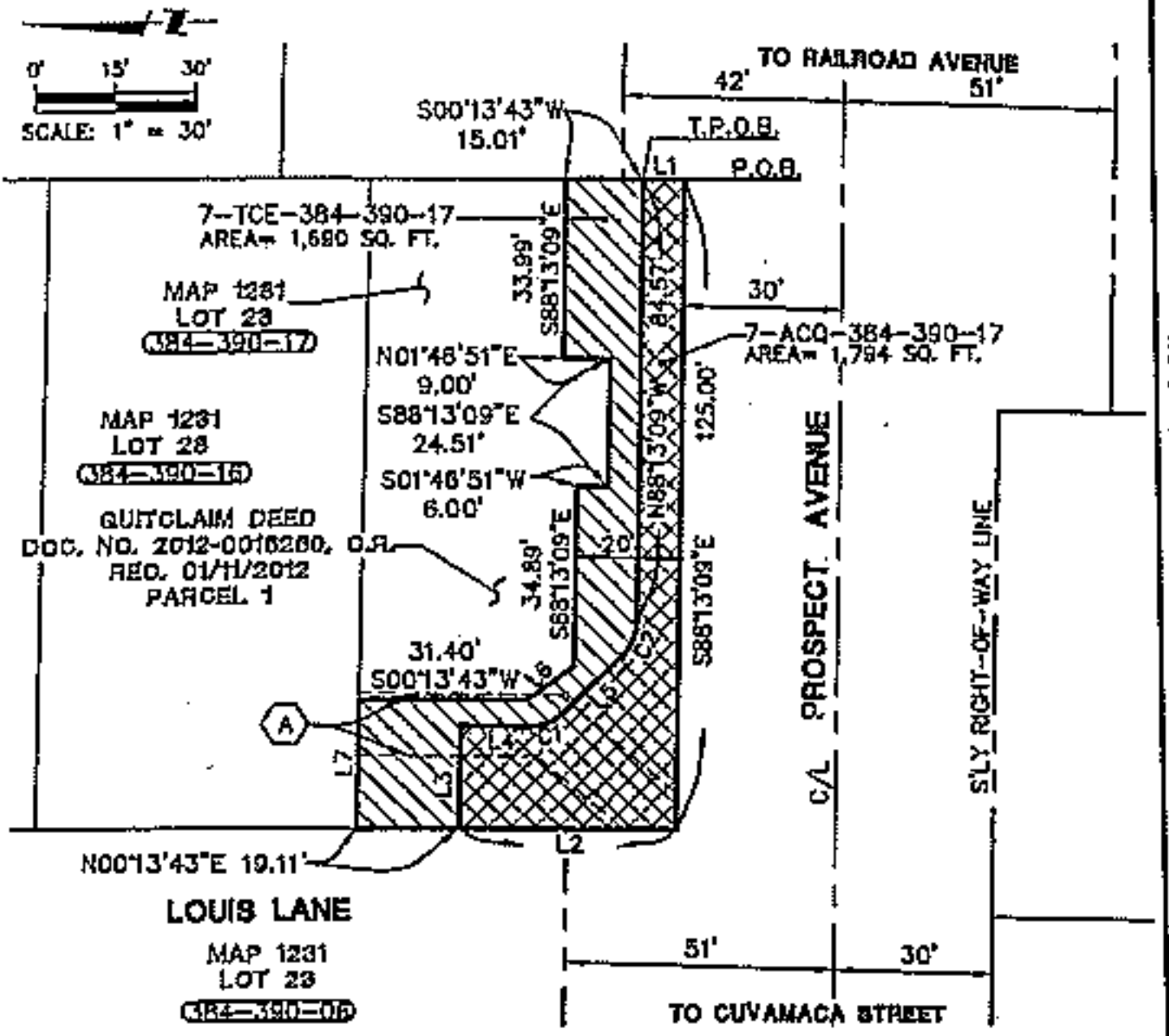
This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 6/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick, PLS 6777 — Date: May 1, 2013

EXHIBIT "B"



*NOTE: SEE SHEET 2 OF 2 FOR: LEGEND AND EASEMENT NOTES.

CURVE DATA:

C1= R=10.00', L=3.09', Δ=45°40'34"
C2= R=10.00', L=7.72', Δ=44°13'26"

LINE DATA:

L1= N00°13'43"E, 8.00'
L2= S00°13'43"W, 40.91'
L3= N88°13'09"W, 20.09'
L4= N01°46'51"E, 11.96'
L5= N43°59'43"W, 15.68'
L6= S38°20'26"E, 10.94'
L7= S88°13'09"E, 25.01'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 8130
EXP. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 23, MAP 1231 AS DESCRIBED IN DOC. NO. 2012-0016260, O.R.	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 2	
OWNER: PRATKO TRUST		SCALE: 1" = 30'	
7-ACQ/TCE-384-390-17	PSOMAS	DRAFTED: TAJ	
10112 PROSPECT AVENUE	3111 Camino Del Rio N., Suite 702, San Diego, Ca 92108, (619) 981-2000 www.psomas.com	CHECKED: PJF	
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"		DATE: 01-25-12	
		JOB NO. 500K010300	

DWG Name: L:\Projects\3_4-SSOOK\010300\Survey\Exhibits\384-390-17\Exhibit\384-390-17.dwg Plotted by: tmyjohnson on May 01, 2013 - 12:47:19

EXHIBIT "B"

EASEMENT NOTES:

(A) 12' ESMT. FOR PUBLIC UTILITIES AND ROAD PURPOSES
DOC. NO. BK. 7935, PG. 153, O.R.
REC. 10/14/1959

LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT R.O.W. ACQUISITION
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING LOT/PARCEL LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 23, MAP 1231 AS DESCRIBED IN DOC. NO. 2012-0016250, O.R. OWNER: PRATKO TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 2 OF 2 SCALE: NONE DRAFTED: TAJ CHECKED PJF DATE: 01-25-13 JOB NO: 5D0K010300
7-ACQ/TCE-384-390-17 10112 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 961-2800 www.psomas.com	

DWG Name: L:\Projects\5_A-G\5D0K010300\SURVEY\LEGALS\384-390-17\Exhibit\384-390-17.dwg Plotted by: tracy.johnson on May 03, 2013 - 12:47:03

EXHIBIT 33

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-410-33, 384-410-52

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Franco Race and Caterina Race, as Co-Trustees of the Race Family Trust dated June 29, 1989 ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__ GRANTOR:

_____

DATED: _____, 20__ GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 11-TCE-384-410-33
Temporary Construction Easement
APN 384-410-33

In the City of Santee, County of San Diego, State of California, being the northerly 15.00 feet of that portion of Lot 2 in Block 16 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon" Map No. 817 filed April 2, 1896 in the Office of the Recorder of said County, and as described in that certain Quitclaim Deed recorded August 21, 2006 as Document No. 2006-0595121, Official Records of said County.

Containing 1800 square feet (gross), 550 square feet (net).

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

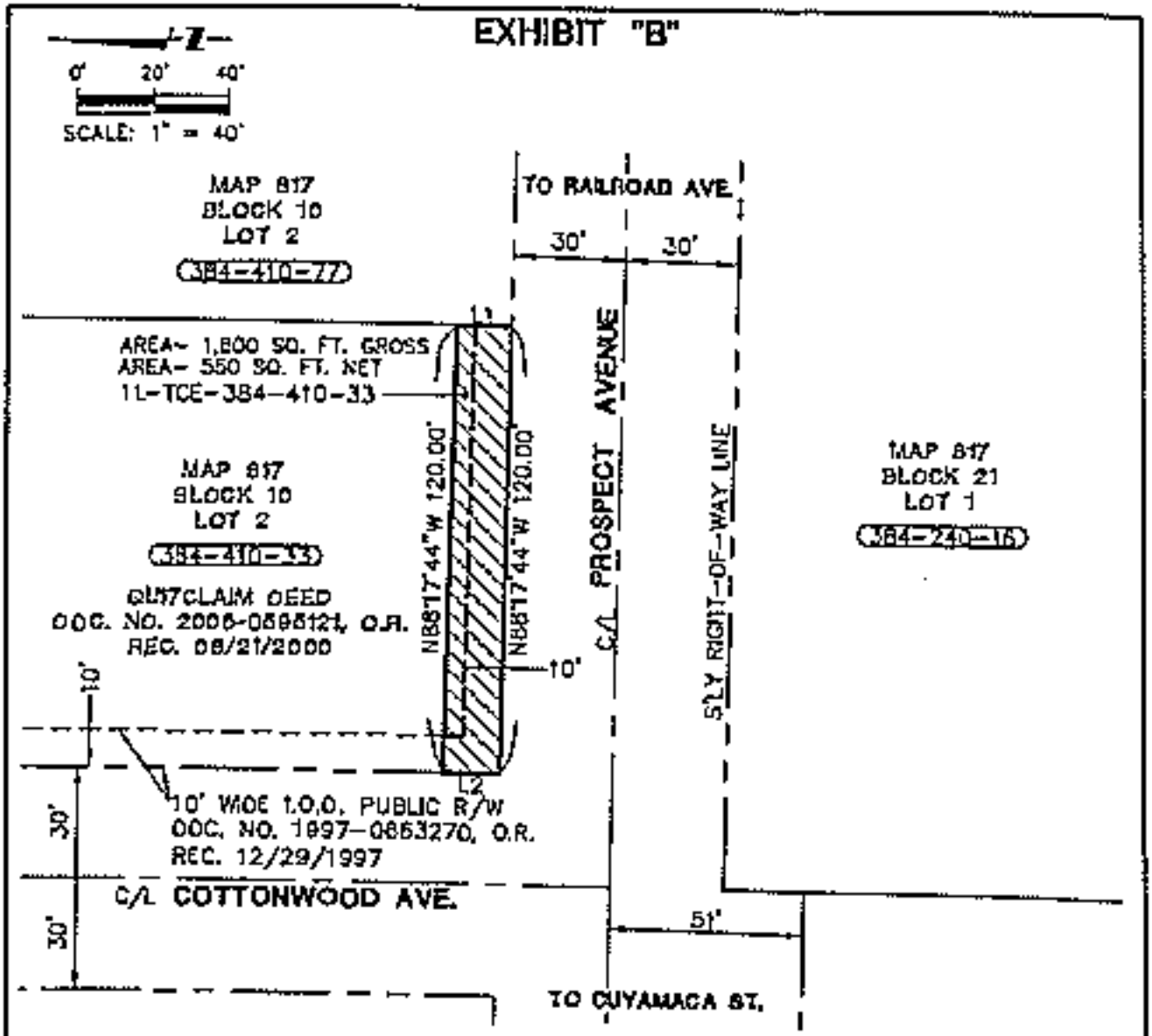
This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick, PLS 6777

April 1, 2013
Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6277
Exp. 9/30/14
STATE OF CALIFORNIA

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING LOT/PARCEL LINE
- C/L STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE

LINE DATA:

L1= S00°46'55"W, 15.00'
L2= S00°46'55"W, 15.00'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZGERALD
No. 6277
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 2, BLOCK 10, MAP 817 AS DESCRIBED IN DOC. NO. 2006-0595121, O.R. OWNER: RACE FAMILY TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 40' DRAFTED: TAJ
11-TCE-384-410-33 10520 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 881-1600 www.psomas.com	CHECKED PJF DATE: 01-25-13 JOB NO: 5DOK010350

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 14-TCE-384-410-52
Temporary Construction Easement
APN 384-410-52

In the City of Santee, County of San Diego, State of California, being that portion of Lot 2, Block 16 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817 filed April 2, 1896 in the Office of the Recorder of said County, and as described as "Parcel 1" and "Parcel 2" in that certain Quitclaim Deed recorded August 21, 2006 as Document No. 2006-0595125, Official Records of said County, described as follows:

Beginning at the southeasterly corner of said Parcel 1; thence along the easterly line of said Parcel 1, said line also being the westerly line of Railroad Avenue, having a 30.00 foot half width, North 00°46'11" East 23.50 feet to the True Point of Beginning; thence continuing along said easterly line North 00°46'11" East 4.00 feet; thence North 89°13'49" West 25.00 feet; thence South 00°46'11" West 17.08 feet to a point that is 11.00 feet northerly of and parallel with the northerly line of Prospect Avenue, having a 30.00 foot half width; thence westerly along said parallel line North 88°17'44" West 95.00 feet to the westerly line of said Parcel 2; thence southerly along said westerly line South 00° 46'11" East 11.00 feet to the northerly line of said Prospect Avenue; thence along said northerly line South 88°17'44" East 104.00 feet to a point that is 16.00 feet distant and westerly from the Point of Beginning; thence North 00°46'11W 23.23 feet; thence South 89°13'49" East 16.00 feet to the True Point of Beginning.

Containing 1378 square feet.

PSOMAS

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

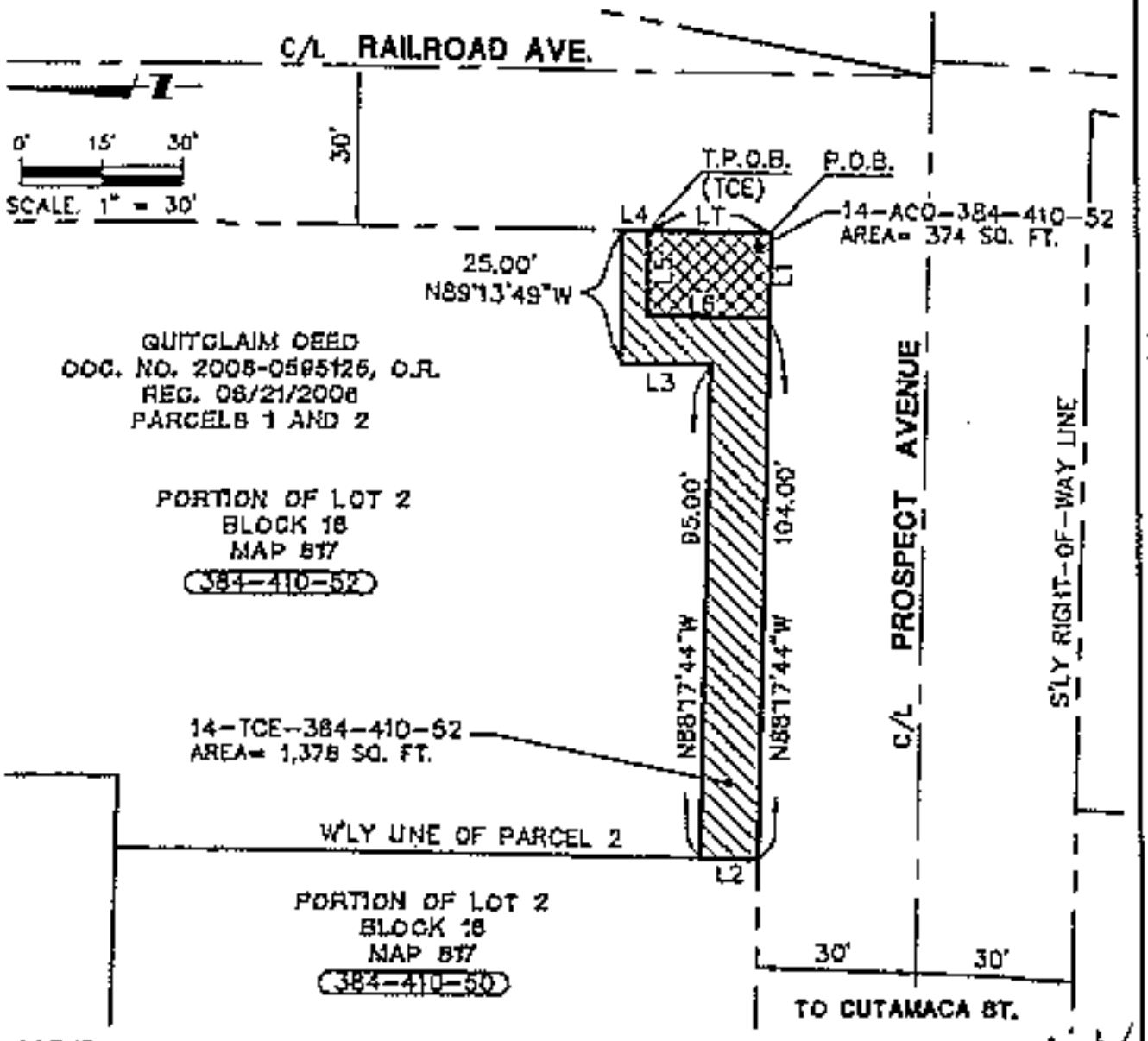
This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick, PLS 6777

May 17, 2013
Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. — INDICATES POINT OF BEGINNING
- T.P.O.B. — INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= N88°17'44"W, 16.00'
L2= N00°46'11"E, 11.00'
L3= N00°46'11"E, 17.08'
L4= S00°46'11"W, 4.00'
L5= N89°13'49"W, 16.00'
L6= S00°46'11"W, 23.23'
L7= S00°46'11"W, 23.50'

PROFESSIONAL LAND SURVEYOR
PETER L. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF PARCELS 1 AND 2 AS DESCRIBED IN QUITCLAIM DEED DOC. NO. 2006-0591126, O.R. OWNER: RACE FAMILY TRUST	CITY OF SANTEE COUNTY OF SAN DIEGO STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30' DRAFTED: TAJ
14-ACQ/TCE-384-410-52 10380 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 201 San Diego, Ca 92108 (619) 981-2800 www.psomas.com	CHECKED PJF DATE: 01-15-12 JOB NO. 50CK010300

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)

No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-410-33-00, 384-410-52-00

Franco Race and Caterina Race, as Co-Trustees of the Race Family Trust dated June 29, 1989, ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign here)

_____

_____ (title of signatory)

By:_____ (sign here)

_____

_____ (title of signatory)

(All OWNERS muss sign)

(Proper notary acknowledgment of executinn by OWNER must be attached,)

(Presfdent or vice-president and secretary or assistans secretary must sign for eorporations. If only one officer signs, the corporatinn must attach a resolution certified by the secretary or assistant secretary undee corporato seal empowering that offiеer to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 14-ACQ-384-410-52
Right-of-Way Acquisition
APN 384-410-52

In the City of Santee, County of San Diego, State of California, being that portion of Lot 2, Block 16 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817 filed April 2, 1896 in the Office of the Recorder of said County, and as described as "Parcel 1" and "Parcel 2" in that certain Quitclaim Deed recorded August 21, 2006 as Document No. 2006-0595125, Official Records of said County, described as follows:

Beginning at the southeasterly corner of said Parcel 1; thence along the easterly line of said Parcel 1, said line also being the westerly line of Railroad Avenue, having a 30.00 foot half width, North 00°46'11" East 23.50 feet; thence North 89°13'49" West 16.00 feet to a point that is 23.23 feet northerly of and distant from the northerly line of Prospect Avenue, also having a 30.00 foot half width; thence South 00°46'11" West 23.23 feet to the northerly line of said Prospect Avenue; thence easterly along said northerly line South 88°17'44" East 16.00 feet to the Point of Beginning.

Containing 374 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

PSOMAS

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick

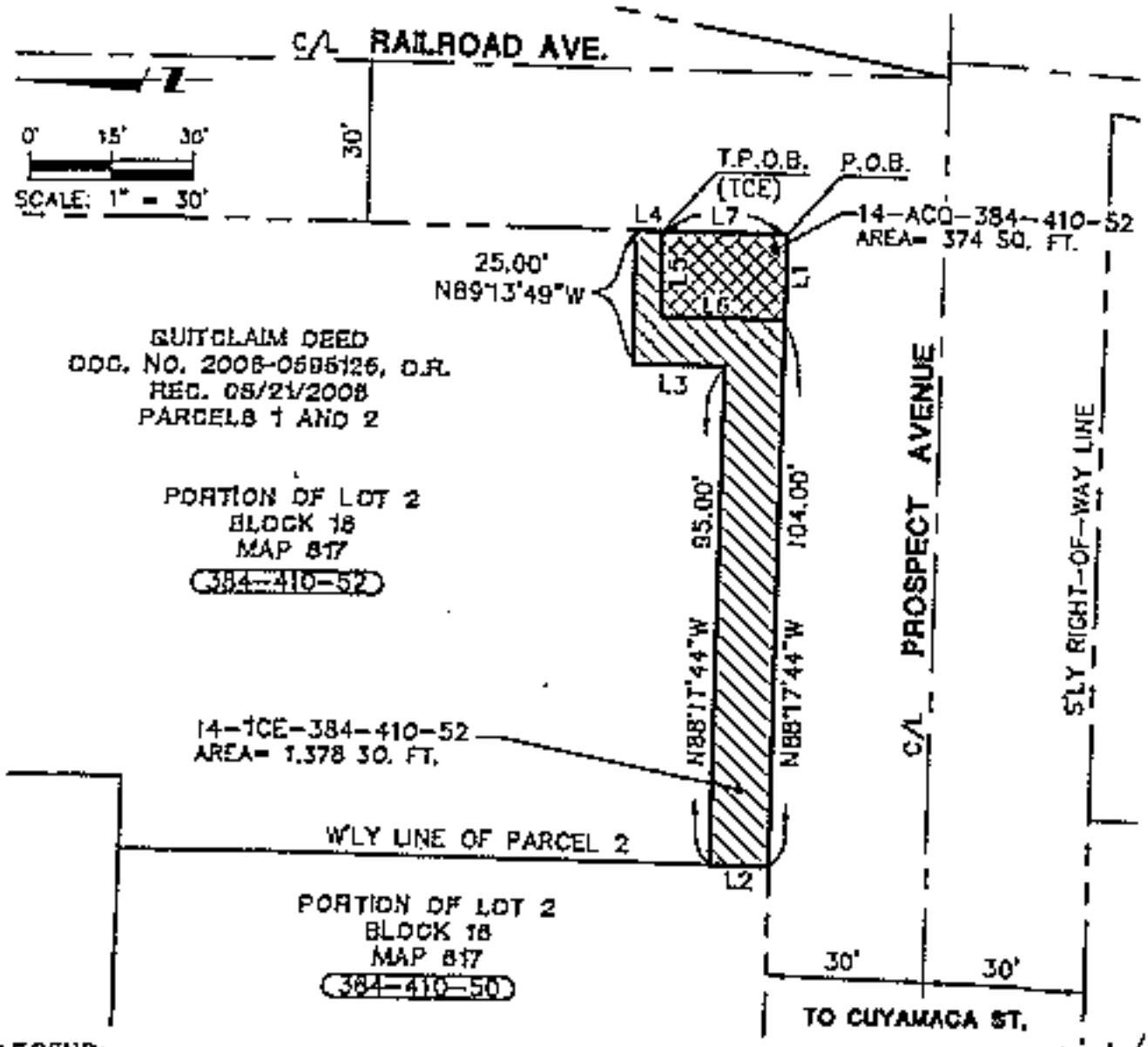
Peter J. Fitzpatrick, PLS 6777

May 17, 2013

Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT R.O.W. ACQUISITION
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1	N88°17'44"W,	16.00'
L2	N00°45'11"E,	11.00'
L3	N00°45'11"E,	17.08'
L4	S00°46'11"W,	4.00'
L5	N89°13'49"W,	16.00'
L6	S00°46'11"W,	13.25'
L7	S00°46'11"W,	23.50'

PROFESSIONAL LAND SURVEYOR PETER J. PSOMAS No. 6777 Exp. 9/30/14 STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF PARCELS 1 AND 2 AS DESCRIBED IN QUITCLAIM DEED DOC. NO. 2006-0595125, O.R. OWNER: RACE FAMILY TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30' DRAFTED: TAJ CHECKED: PJP DATE: 01-25-13 JOB NO. 5008C1C300
14-ACQ/TCE-384-410-52 10380 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 4111 Camino Del Rio N., Suite 103 San Diego, Ca 92108 (619) 881-1600 www.psomas.com	

DWG Name: L:\Projects\5_8\5008C1C300\Survey\Exhibits\384-410-52\Exhibit\384-410-52 Acq Plotted by: Wayne Johnson — May 17, 2013 - 10:48:17

EXHIBIT 34

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Grace W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-161-40-0

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Donald E. Roe and Jane E. Roe, Trustees of the 1999 Roe Family Trust under the provisions of a trust agreement dated April 7, 1999 ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 04-TCE-384-161-40
Temporary Construction Easement
APN 384-161-40

In the City of Santee, County of San Diego, State of California, being that portion of Lot 27 of "Stevens & Hartley's Free Water Tract" as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded December 18, 2001 as Document No. 2001-0930852, Official Records of said County, lying southerly of the following described line:

Beginning at the southwesterly corner of said Grant Deed; thence along the westerly line of said Grant Deed North 00°32'14" East 27.25 feet to the True Point of Beginning, said point being a line 27.25 feet distant and parallel with the southerly line of said Grant Deed; thence along said parallel line South 88°13'09" East 185.00 feet to the easterly line of said Grant Deed.

Containing 993 square feet (net), 5041 square feet (gross).

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick

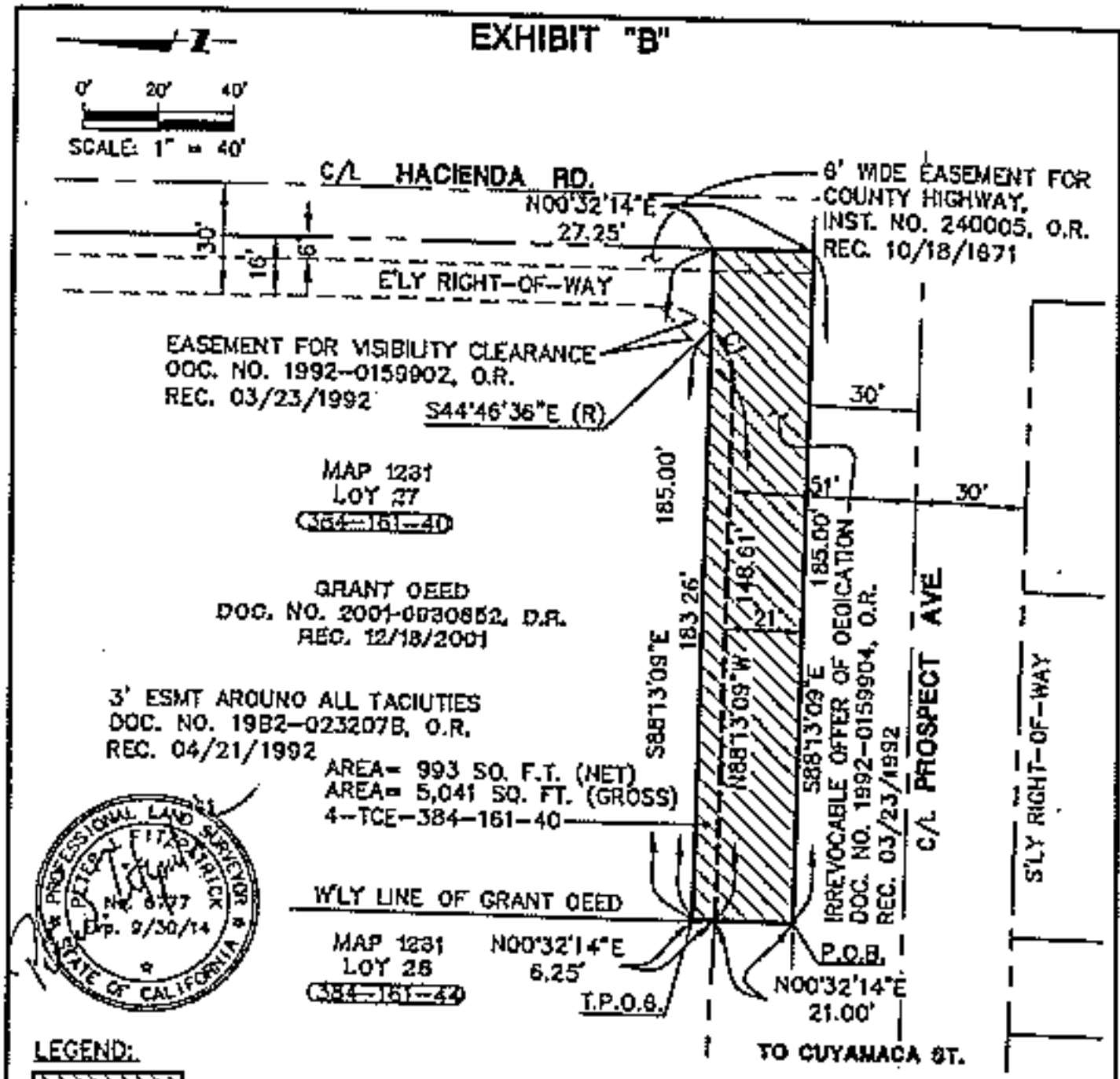
Peter J. Fitzpatrick, PLS 6777

May 14, 2013

Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

CURVE DATA:

CI= R=20.00', L=16.25', Δ=46°33'27"

DESCRIPTION: A PORTION OF LOT 27, MAP 1231 AS DESCRIBED IN DOC. NO. 2001-0930852, O.R. OWNER: ROE FAMILY TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 40'
4-TCE-384-161-40 9840 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 701 San Diego, Ca 92108 (619) 881-2800 www.psomas.com	DRAFTED: TAJ CHECKED: PJF DATE: 01-25-14 JOB NO: 500K010300

EXHIBIT 35

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)
No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-161-26-00, 384-190-74-00

San Diego Metropolitan Transit Development Board, as to Parcel 1; And Metropolitan Transit Development Board, a public entity, as to Parcel 2, ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign here)

_____

_____ (title of signatory)

By:_____ (sign here)

_____

_____ (title of signatory)

(All OWNERS must sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 01-ACQ-384-161-26
Right-of-Way Acquisition
APN 384-161-26

In the City of Santee, County of San Diego, State of California, being that portion of Lot 28 of "Steven's and Hartley's Free Water Tract" as shown on Map No. 1231 filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Lis Pendens action for eminent domain proceeding under Civil Case No. 652074 recorded May 18, 1992 with the Clerk of the Superior Court of San Diego County, and as recorded May 28, 1992 as Document No. 1992-0324748, Official Records of said County, said portion lying southerly and westerly of the following described line:

Beginning at the southeast corner of land described in said Lis Pendens action; thence northerly along the easterly line of said described Lis Pendens land, North 00°16'01" East (record North 00°04' East per said Map No. 1231) 22.16 feet to the True Point of Beginning; thence North 88°13'09" West 54.24 feet to the beginning of a curve, concave northeasterly having a radius of 39.00 feet; thence northwesterly along said curve, through a central angle of 85°33'04" a distance of 58.23 feet; thence North 02°40'05" West 31.62 feet; thence North 89°39'41" West 15.72 feet to the easterly line of that certain Easement for Public Highway conveyed to said City of Santee recorded June 15, 1984 as Document No. 84-225694, Official Records of said County.

Containing 3,626 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

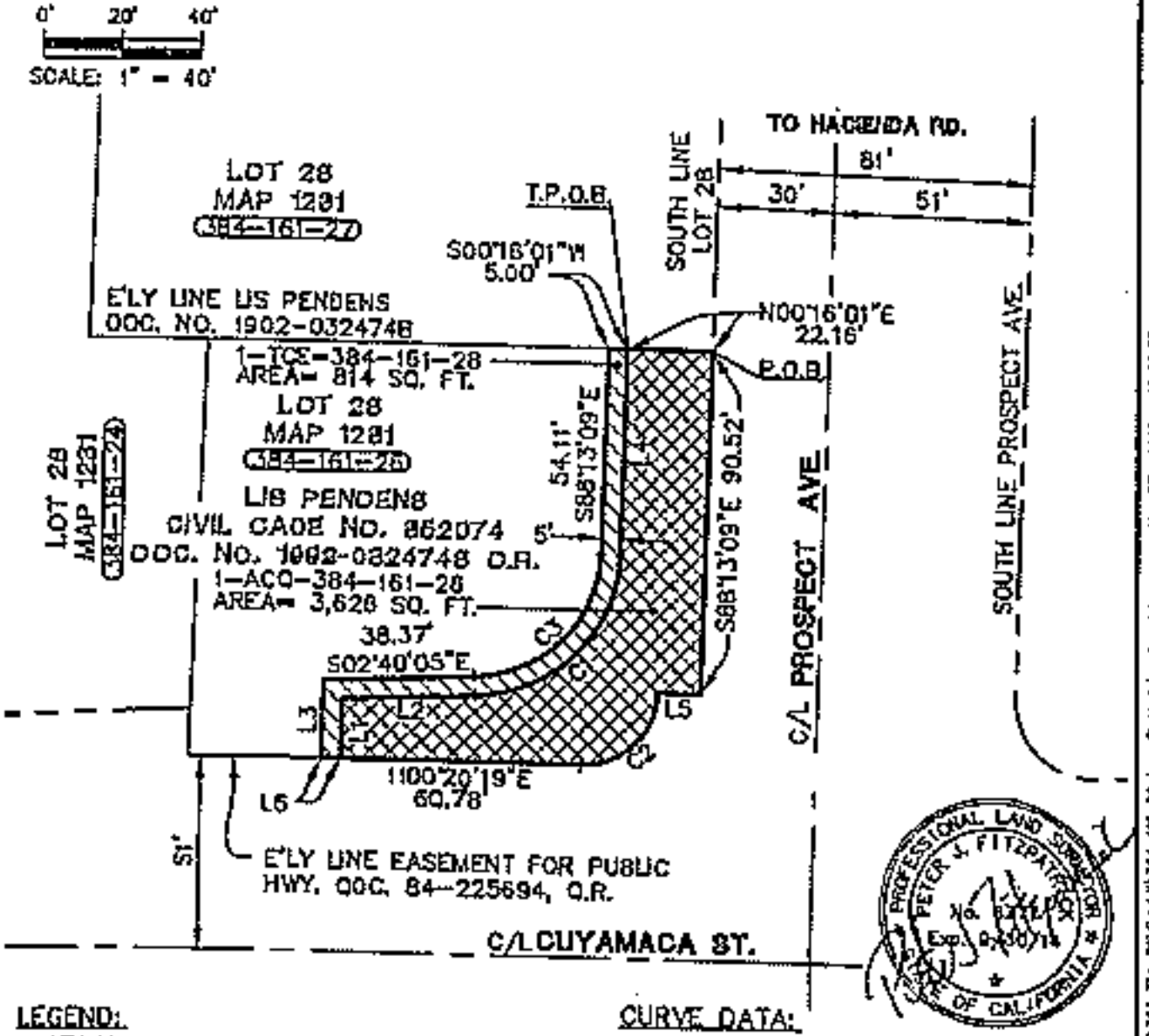
This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 0/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick, PLS 6777 May 7, 2013
Date

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. — INDICATES POINT OF BEGINNING
- T.P.O.B. — INDICATES TRUE POINT OF BEGINNING

CURVE DATA:

C1 = Δ=85°33'04" R=39.00' L=58.23'
C2 = Δ=88°32'55" R=20.00' L=30.91'
C3 = Δ=85°33'04" R=34.00' L=50.77'

LINE DATA:

L1 = N89°39'41"W, 15.72'
L2 = N02°40'05"W, 33.02'
L3 = S89°39'41"E, 20.47'
L4 = N88°15'09"W, 54.24'
L5 = N01°47'24"E, 11.00'
L6 = N00°20'19"E, 5.00'

DESCRIPTION: A PORTION OF LOT 28, MAP 1231 AS DESCRIBED IN LIS PENDENS CIVIL CASE NO. 852074, DOC. NO. 1992-0324748, O.R.

CHANGE: MTS

CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

1-ACQ/TCE-384-161-26
9808 PROSPECT AVENUE
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"

PSOMAS
3111 Camino Del Rio N., Suite 702
San Diego, Ca 92108
(619) 691-3600 www.psomas.com

SHEET 1 OF 1	
SCALE: 1" = 40'	
DRAFTER: TAL	
CHECKED: PJF	
DATE: 01-25-13	
JOB NO: 6000018300	

DWG Name: L:\Projects\LA-C\6300\6300\SURVEY\LTR\ESMT\384-161-26\dwg Plotted by: trey.johnson on May 07, 2013 - 12:02:17

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 28-ACQ-384-190-74
Right-of-Way Acquisition
APN 384-190-74

In the City of Santee, County of San Diego, State of California, being that portion of Lot 29 of "Steven's and Hartley's Free Water Tract" as shown on Map No. 1231 filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded October 8, 1992 as Document No. 1992-0629724, Official Records of said County, said portion lying northerly and westerly of the following described line:

Beginning at the most northeasterly corner of land described in said Grant Deed, said northeasterly corner being common to a line lying parallel and 21.00 feet southerly from the northerly line of said Lot 29 and the southeasterly corner that certain Easement for County Highway granted to the County of San Diego, recorded June 13, 1978 as Document No. 78-253516, Official Records of said County; thence westerly along the southerly line of said Easement for County Highway, North 88°13'09" West 124.61 feet to the True Point of Beginning; thence continuing along said southerly line, North 88°13'09" West 28.83 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 20.00 feet; thence southwesterly along the arc of said curve, through a central angle of 91°28'18" a distance of 31.93 feet; thence southerly along the easterly line of said Easement for County Highway, South 00°18'33" West 20.20 feet; thence leaving said westerly line North 89°41'27" West 17.22 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 40.00 feet, a radial line to said curve bears South 89°58'04" West; thence northeasterly along the arc of said curve, through a central angle of 78°58'28" a distance of 55.13 feet to the True Point of Beginning.

Containing 935 square feet.

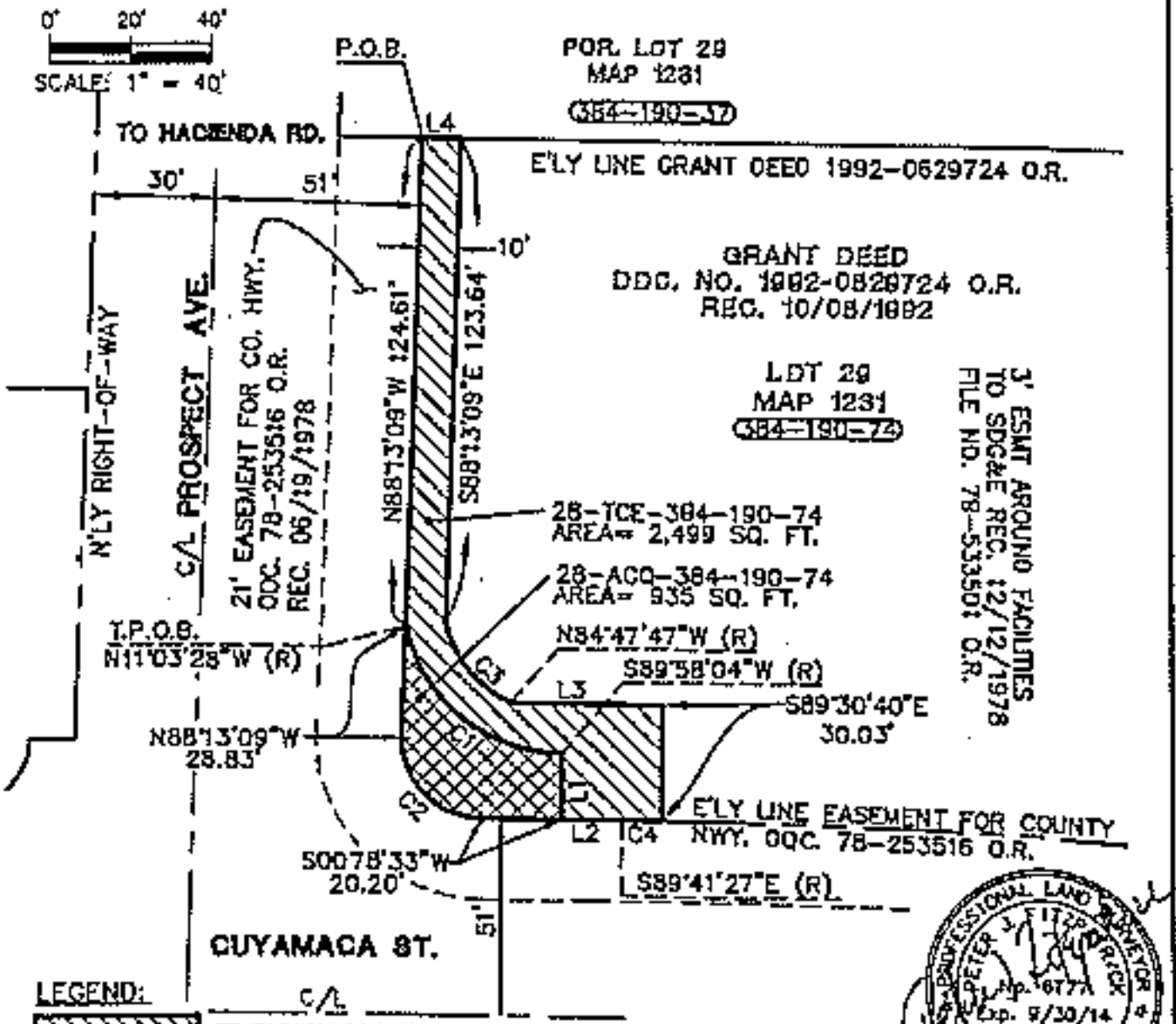
See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick, PLS 6777 — Date: May 17, 2013

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT R.O.W. ACQUISITION
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING
(R)	RADIAL BEARING

LINE DATA:

L1 = N89°41'27"W, L=17.22'
L2 = S00°78'33"W, L=15.26'
L3 = N00°18'33"E, L=38.06'
L4 = N00°24'45"E, L=10.00'

CURVE DATA:

C1 = Q = 70°58'28" R=40.00' L=55.13'
C2 = Q = 91°28'10" R=20.00' L=31.93'
C3 = Q = 51°44'32" R=30.00' L=27.09'
C4 = Δ = 00°10'30" R=2051.00' L=9.84'

DESCRIPTION: A PORTION OF LOT 29, MAP 1231 AS DESCRIBED IN DOC. NO. 1992-0629724, O.R. OWNER: MTS	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 40'
28-ACQ/TCE-384-190-74 9805 PROSPECT AVENUE "PROSPECY AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 707 San Diego, Ca 92108 (619) 961-2800 www.psomas.com	DRAFTED: TAJ CHECKED: PJF DATE: 05-17-17 JOB NO. 5000010300

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-161-26-00, 384-190-34-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

San Diego Metropolitan Transit Development Board, as to Parcel 1; And Metropolitan Transit Development Board, a public entity, as to Parcel 2 ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the Improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__ GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 01-TCE-384-161-26
Temporary Construction Easement
APN 384-161-26

In the City of Santee, County of San Diego, State of California, being that portion of Lot 28 of "Steven's and Hartley's Free Water Tract" as shown on Map No. 1231 filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Lis Pendens action for eminent domain proceeding under Civil Case No. 652074 recorded May 18, 1992 with the Clerk of the Superior Court of San Diego County, and as recorded May 28, 1992 as Document No. 1992-0324748, Official Records of said County, said portion being a 5-foot wide strip of land lying northerly and easterly of the following described line:

Beginning at the southeast corner of land described in said Lis Pendens action; thence northerly along the easterly line of said described Lis Pendens land, North 00°16'01" East (record North 00°04' East per said Map No. 1231) 22.16 feet to the True Point of Beginning; thence North 88°13'09" West 54.24 feet to the beginning of a curve, concave northeasterly having a radius of 39.00 feet; thence northwesterly along said curve, through a central angle of 85°33'04" a distance of 58.23 feet; thence North 02°40'05" West 33.62 feet; thence North 89°39'41" West 15.72 feet to the easterly line of that certain Easement for Public Highway conveyed to said City of Santee recorded June 15, 1984 as Document No. 84-225694, Official Records of said County.

The northerly and easterly sidelines for said 5 foot wide strip of land to be prolonged or shortened so as to terminate on the east line of said described Lis Pendens land and the east line of said Easement for Public Highway.

Containing 814 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 0777
Exp. 9/30/14
STATE OF CALIFORNIA

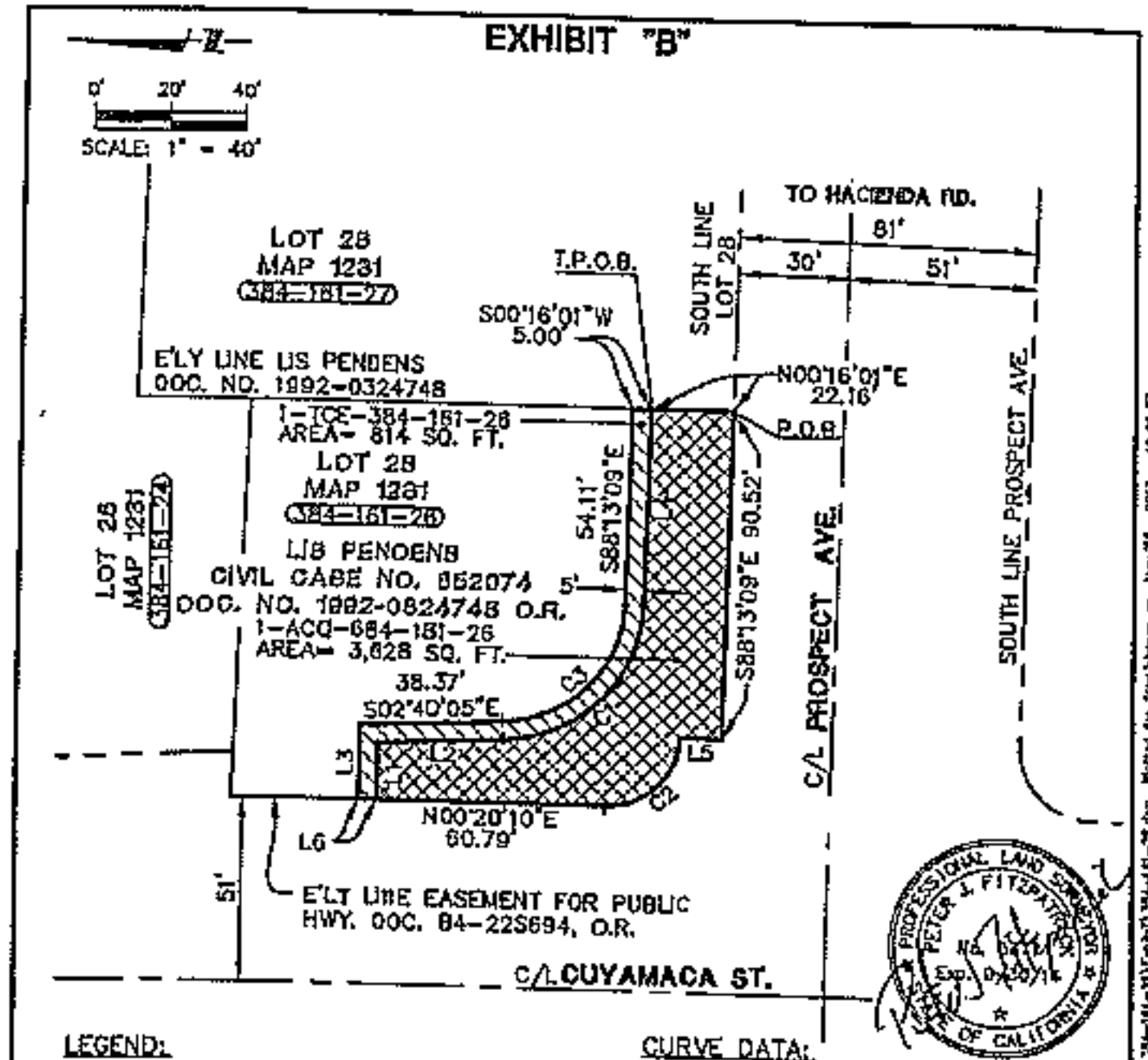
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 7, 2013

Date

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT R.O.W. ACQUISITION
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

CURVE DATA:

C1 = Δ=85°33'04" R=39.00' L=58.23'
C2 = Δ=88°32'55" R=20.00' L=30.91'
C3 = Δ=85°33'04" R=34.00' L=50.77'

LINE DATA:

L1 = N89°39'41"W, 15.72'
L2 = N02°40'05"W, 33.62'
L3 = S89°39'41"E, 20.47'
L4 = N88°13'49"W, 54.24'
L5 = N01°47'24"E, 11.00'
L6 = N00°20'19"E, 5.00'

DESCRIPTION: A PORTION OF LOT 28, MAP 1231 AS DESCRIBED IN LIS PENDENS CIVIL CASE NO. 852074, DOC. NO. 1992-0324748, O.R.
OWNER: M12

1-ACQ/TCE-384-161-26
9808 PROSPECT AVENUE
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"

CITY OF SANTEE,
COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

PSOMAS
3111 Camino Del Rio N., Suite 702
San Diego, Ca 92100
(619) 986-2800 www.psomas.com

SHEET 1 OF 1
SCALE: 1" = 40'
DRAFTED: 4AJ
CHECKED PJF
DATE: 01-25-13
JOB NO: 8DOK010300

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 28-TCE-384-190-74
Temporary Construction Easement
APN 384-190-74

In the City of Santee, County of San Diego, State of California, being that portion of Lot 29 of "Steven's and Hartley's Free Water Tract" as shown on Map No. 1231 filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded October 8, 1992 as Document No. 1992-0629724, Official Records of said County, said portion being more particularly described as follows:

Beginning at the most northeasterly corner of land described in said Grant Deed, said northeasterly corner being common to a line lying parallel and 21.00 feet southerly from the northerly line of said Lot 29 and the southeasterly corner of that certain Easement for County Highway granted to the County of San Diego, recorded June 13, 1978 as Document No. 78-213511, Official Records of said County; thence westerly along the southerly line of said Easement for County Highway, North 88°13'09" West 124.61 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 40.00 feet, a radial line to said curve bears North 11°03'28" West; thence southwesterly along said curve, through a central angle of 78°58'28" a distance of 55.13 feet; thence North 89°41'27" West 17.22 feet to the easterly line of said Easement for County Highway; thence southerly along said easterly line, South 00°18'33" West 15.26 feet to the beginning of a tangent curve, concave westerly, having a radius of 2,051.00 feet; thence southwesterly along the arc of said curve, through a central angle of 00°16'30" a distance of 9.84 feet; thence leaving said easterly line, South 89°30'40" East 30.03 feet; thence North 00°18'33" East 38.06 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 30.00 feet, a radial line to said curve bears North 64°47'47" West; thence northeasterly along the arc of said curve, through a

central angle of 51°44'32" a distance of 27.09 feet to a line lying 10.00 southerly of and parallel with said southerly line of said Easement for County Highway; thence easterly along said parallel line, South 88°13'09" East 123.64 feet to the easterly line of said Grant Deed; thence northerly along said easterly line North 00°24'45" East 10.00 feet to the True Point of Beginning.

Containing 2,499 square feet.

See Exhibit "B" attached hereto and made a part hereof.

Distances as described above and as shown on said Exhibit "B" are grid distances. Ground distances may be obtained by dividing grid distances by the mean combination factor of the courses being described. The mean combination factor for this conversion is 0.99997956.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

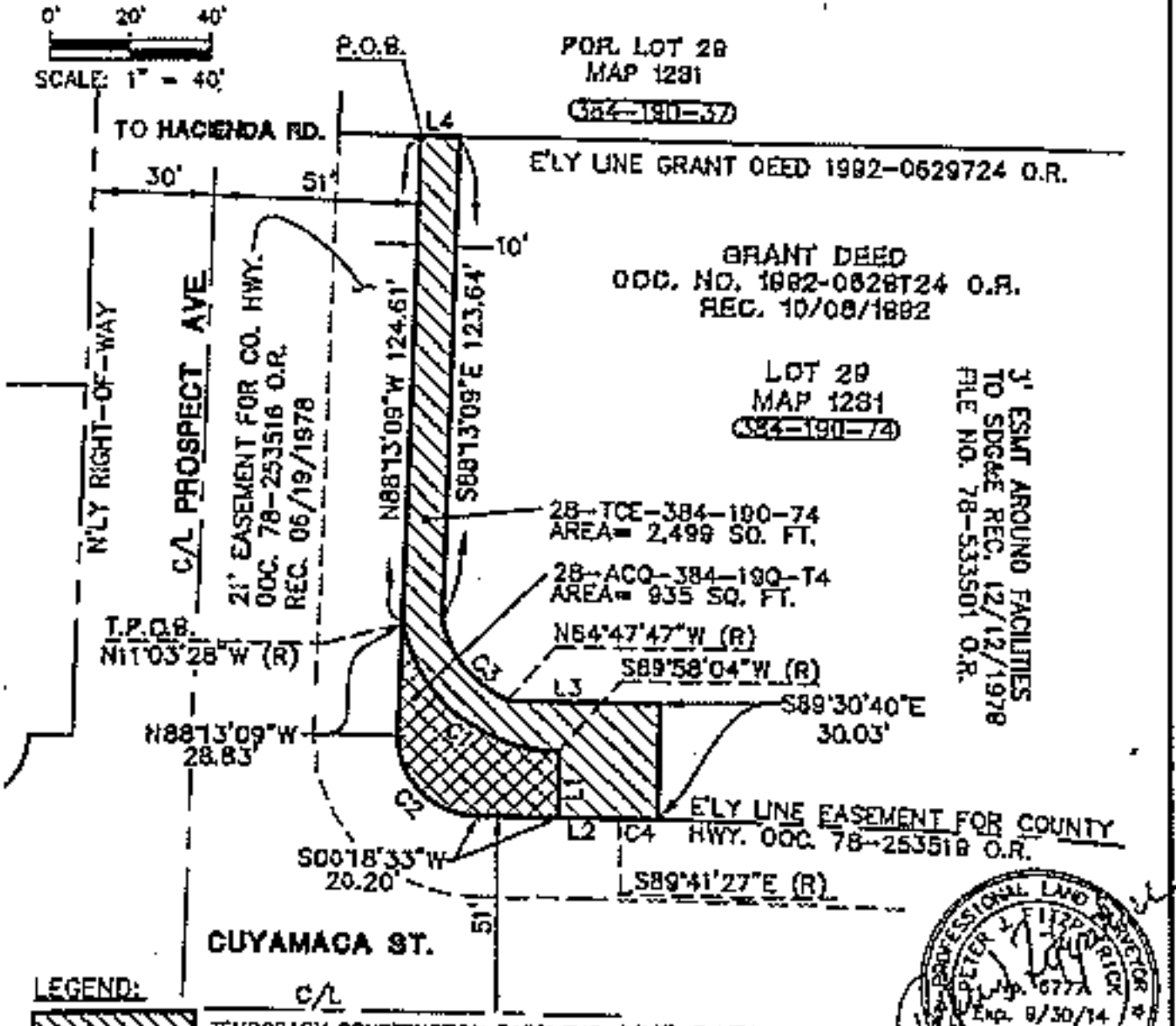
This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick, PLS 6777

May 17, 2013
Date

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT R.O.W. ACQUISITION
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING
(R)	RADIAL BEARING

LINE DATA:

L1 = N89°41'27"W, L=17.22'
L2 = S00°18'33"W, L=15.26'
L3 = N00°18'33"E, L=38.06'
L4 = N00°24'45"E, L=10.00'

CURVE DATA:

C1 = Δ=78°36'28" R=40.00' L=55.13'
C2 = Δ=91°28'18" R=20.00' L=31.93'
C3 = Δ=51°44'32" R=30.00' L=27.09'
C4 = Δ=00°16'30" R=2031.00' L=9.84'

DESCRIPTION: A PORTION OF LOT 29, MAP 1231 AS DESCRIBED IN DOC. NO. 1992-0629724, O.R. OWNER: MTS	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 40'
28-ACQ/TCE-384-190-74 9805 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 981-2800 www.psomas.com	DRAFTED: 7AJ CHECKED: PJF DATE: 05-17-13 JOB NO: 500K010300

EXHIBIT 36

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-261-05-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Carl W. Schleutermann, Sr., and Marguerite L. Koeppl, co-trustee of the Schleuterman Family 1983 Trust dated January 25, 1983/Exempt Trust, as to an undivided 75% interest; The Elaine E. Schroedee Trust dated September 8, 1993, as to an undivided 12 1/2% interest; The Leonard W. Schroeder Trust dated September 8, 1993, as to an undivided 12 1/2 interest ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__ GRANTOR:

_____

DATED: _____, 20__ GRANTOR:

_____

DATED: _____, 20__ GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 63-TCE-384-261-05
Temporary Construction Easement
APN 384-261-05

In the City of Santee, County of San Diego, State of California, being that portion of Lot 1, Block 22 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817 filed April 2, 1896 in the Office of the Recorder of said County, and as described as "Parcel 1" in that certain Grant Deed recorded July 10, 2006 as Document No. 2006-0484933, Official Records of said County, lying northerly of the following described line:

Beginning at the northeasterly corner of said Parcel 1; thence southerly along the easterly line of said Parcel 1 South 01°44'41" West 70.00 feet to the True Point of Beginning; thence along a line 70.00 feet southerly of and parallel with the southerly of Prospect Avenue, having a 30.00- foot half width, North 88°15'19" West 50.23 feet; thence North 01°44'41" East 50.00 feet; thence North 88°15'19" West 57.95 feet; thence North 01°44'41" East 5.00 feet; thence North 88°15'19" West 39.20 feet to a point on the westerly line of said Parcel 1, said point being 15.00 feet southerly of the northwesterly corner of said Parcel 1.

Containing 5263 square feet.

PSOMAS

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

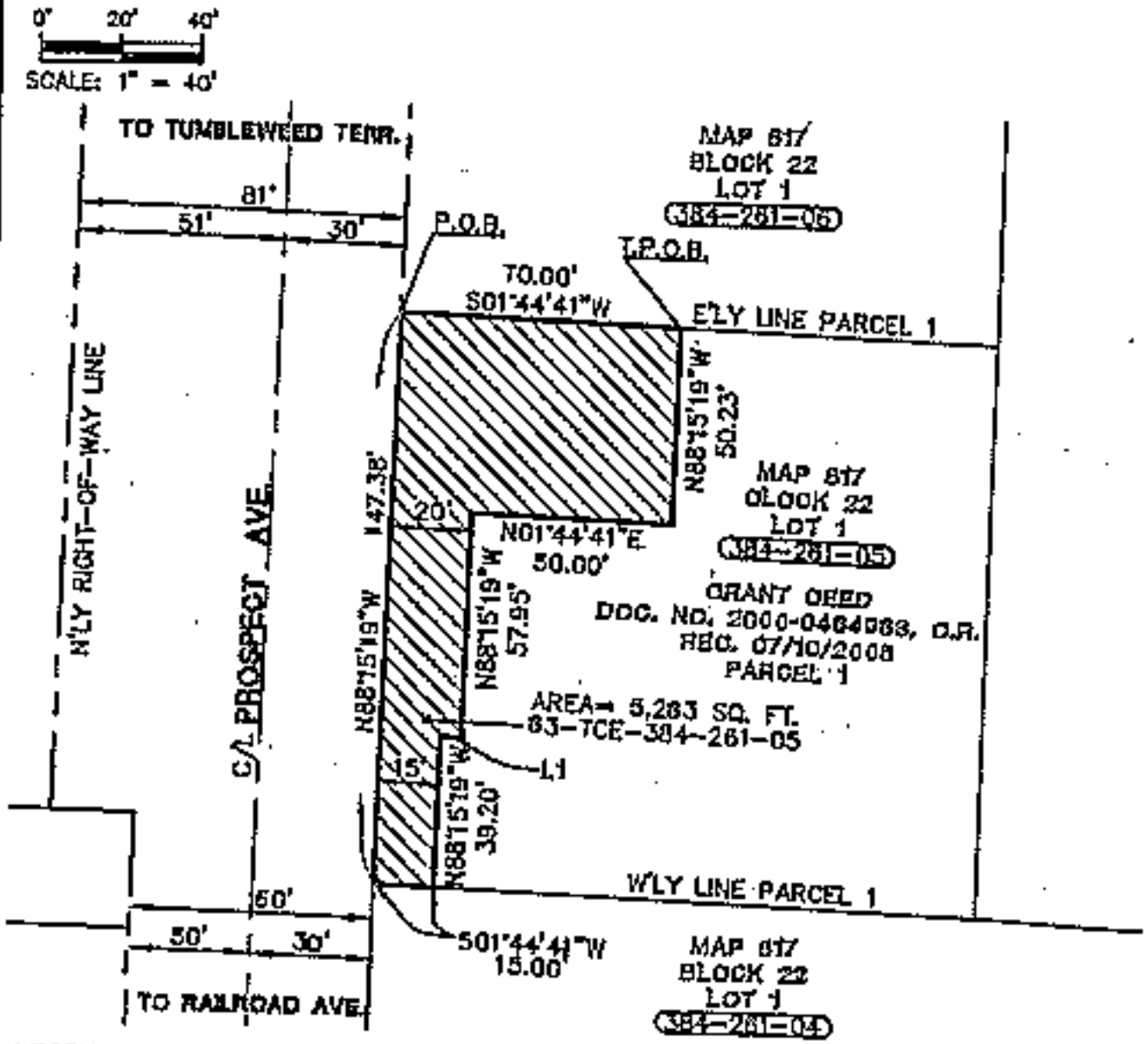
This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J Fitzpatrick — May 6 2013

Peter J. Fitzpatrick, PLS 6777 — Date

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. INDICATES POINT OF BEGINNING
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= N01°44'41"E, 5.00'

PROFESSIONAL LAND SURVEYOR PETER L FITZGERALD No. 8497 Exp: 8/30/14 STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 1, BLOCK 22, MAP 617 AS DESCRIBED IN DOC. NO. 2006-0481633, O.R. OWNER: SCHLEUTERMAN FAMILY TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1
63-TCE-384-261-05 10659 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 701 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 881-2800 www.psomas.com	SCALE 1" = 40' DRAFTER: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO: 5DOK010360

Plotted by tmyklebust on May 07, 2013 - 12:00:21

EXHIBIT 37

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)

No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-f80-16-00

Ronald E. Soow and Garalyn L. Snow, Trustees of the Snow Family Trust dated 02/15/96, ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrisal, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantee hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign here)

By:_____ (sign here)

_____

_____

_____ (title of signatory)

_____ (title of signatory)

(All OWNERS must sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 43-ACQ-384-180-16
Right-of-Way Acquisition
APN 384-180-16

In the City of Santee, County of San Diego, State of California, being that portion of Lot 34 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded April 20, 2012 as Document No. 2012-0232663, Official records of said County, lying northerly of the following described line:

Beginning at the northeasterly corner of said Grant Deed; thence along the easterly line of said Grant Deed South 00°36'52" West 16.00 feet to the True Point of Beginning; thence along a line 16.00 feet southerly of and parallel with the southerly line of Prospect Avenue, having a 30.00 foot half-width, North 88°13'09" West 84.39 feet; thence North 86°05'29" West 13.62 feet to a point on the westerly line of said Grant Deed, said point being 15.50 feet southerly from the northwesterly corner of said Grant Deed.

Containing 1565 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

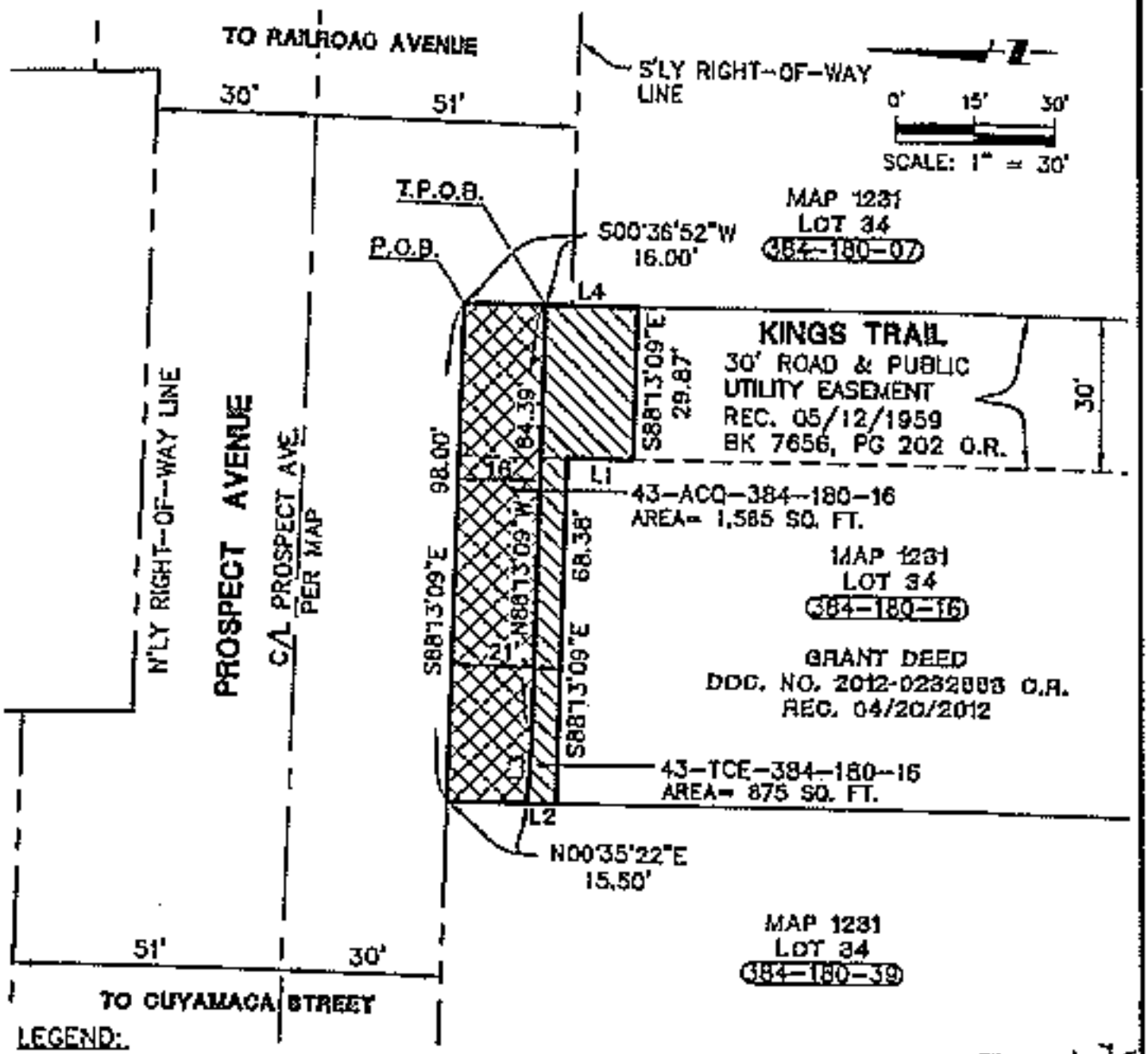
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 2, 2013

Date

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. — INDICATES POINT OF BEGINNING
- T.P.O.B. — INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= S01°48'51"W, 12.83'
L2= S00°35'22"W, 5.51'
L3= N86°05'29"W, 13.62'
L4= N00°36'52"E, 17.84'

PETER J. TIT... No. 6777 Exp. 6/30/14 PROFESSIONAL LAND SURVEYOR STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF PARCEL LOT 34, MAP 1231 AS DESCRIBED IN DOC. NO. 2012-0232663, O.R.
OWNER: SHOW FAMILY TRUST

CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

43-ACQ/TCE-384-180-16
10109 PROSPECT AVENUE
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"

PSOMAS
3211 Camino Del Rio N., Suite 702
San Diego, Ca 92108
(619) 881-2800 www.psomas.com

SHEET 1 OF 1
SCALE: 1" = 30'
DRAFTED: TAJ
CHECKED PJF
DATE: 01-25-13
JOB NO: 5DCK010300

C:\Projects\5DCK010300\Survey\Exhibits\384-180-16.dwg Plotted by: tmyhenson on May 01, 2013 - 14:38:27

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-180-16-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Ronald E. Snow and Garalyn L. Snow, Trustees of the Snow Family Trust dated 02/15/96 ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 43-TCE-384-180-16
Temporary Construction Easement
APN 384-180-16

In the City of Santee, County of San Diego, State of California, being that portion of Lot 34 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded April 20, 2012 as Document No. 2012-0232663, Official records of said County, described as follows:

Beginning at the northeasterly corner of said Grant Deed; thence along the easterly line of said Grant Deed South 00°36'52" West 16.00 feet to the True Point of Beginning; thence along a line 16.00 feet southerly of and parallel with the southerly line of Prospect Avenue, having a 30.00 foot half-width, North 88°13'09" West 84.39 feet; thence North 86°05'29" West 13.62 feet to a point on the westerly line of said Grant Deed, said point being 15.50 feet southerly from the northwesterly corner of said Grant Deed; thence along said westerly line South 00°35'22" West 5.51 feet to a line 21.00 feet southerly of and parallel with said southerly line; thence along said parallel line South 88°13'09" East 68.38 feet; thence South 01°46'51" West 12.83 feet; thence South 88°13'09" East 29.87 feet to the easterly line of said Grant Deed; thence along said easterly line North 00°36'52" East 17.84 feet to the True Point of Beginning.

Containing 875 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 5/30/14
STATE OF CALIFORNIA

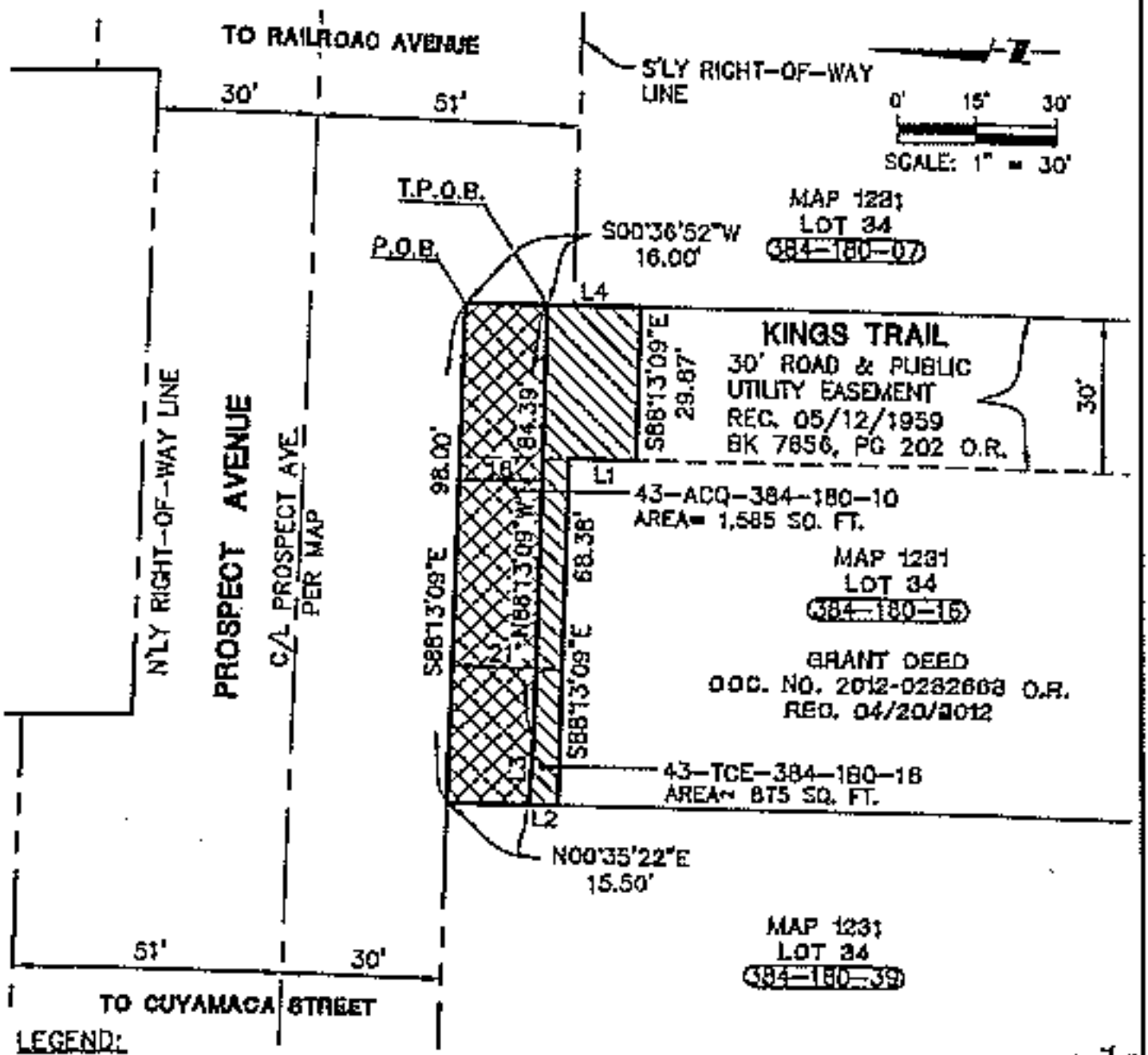
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 2, 2012

Date

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT R.O.W. ACQUISITION
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= S01°46'51"W, 12.83'
L2= S00°35'22"W, 5.51'
L3= N86°05'29"W, 13.62'
L4= N00°36'52"E, 17.84'

PROFESSIONAL LAND SURVEYOR PETER J. FITZPATRICK No. 6777 Exp. 9/30/14 STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF PARCEL LOT 34, MAP 1231 AS DESCRIBED IN DOC. NO. 2012-0232663, O.R. OWNER: SNOW FAMILY TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30'
43-ACQ/TCE-384-160-16 10109 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 981-2800 www.psomas.com	DRAFTED: TAJ CHECKED PJF DATE: 01-25-13 JOB NO: 500K010300

DWG Name: L:\Projects\3_A-C\500K010300\SURVEY\LEGALS\384-180-16\Exhibit\384-180-16.dwg Plotted by: troy.johnson on May 01, 2013 - 14:59:27

EXHIBIT 38

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-260-11-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

James M. Snyder and Kimberly S. Snyder, Trustees of the Snyder Family Truss u/d/t March 15, 1991 ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 20-TCE-384-260-11
Temporary Construction Easement
APN 384-260-11

In the City of Santee, County of San Diego, State of California, being that portion of Lot 7, Block 15 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon" Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and as described as "Parcel 3" in that certain Grant Deed recorded October 8, 2009 as Document No. 2002-0050648, Official Records of said County, lying southerly of the following described line:

Beginning at a point on the westerly line of said "Parcel 3" lying 32.00 feet northerly of and parallel with the southerly line of said "Parcel 3"; thence along said parallel line South 88°15'19" East 59.92 feet; thence South 01°44'41" West 6.00 feet; thence South 88°15'19" East 31.08 feet to the easterly line of said "Parcel 3".

Containing 2726 square feet (gross), 815 square feet (net).

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

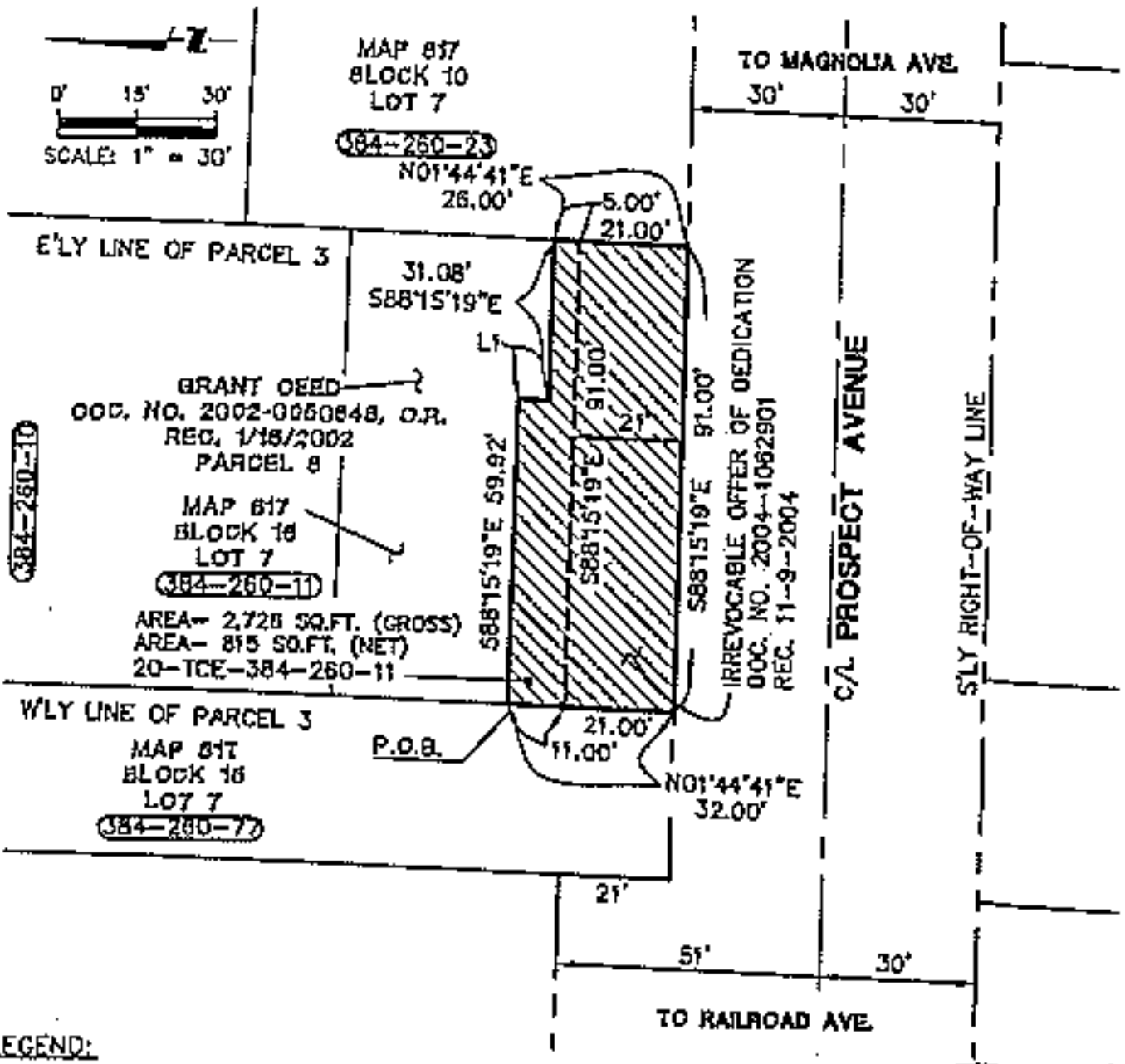
Peter I. Fitzpatrick

May 1, 2013

Peter I. Fitzpatrick, PLS 6777 — Date

PROFESSIONAL LAND SURVEYOR — PETER J. FITZPATRICK — No. 6777 — 3/30/14 — STATE OF CALIFORNIA

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
P.O.B.	INDICATES POINT OF BEGINNING

LINE DATA:

L1= S01°44'41"W, 6.00'

PROFESSIONAL LAND SURVEYOR
PETER J. FATZANATICK
No. 6777
EXP. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF PARCEL 5 AS DESCRIBED IN GRANT DEED DOC. NO. 2002-0050848, O.R. OWNER: SNYDER FAMAY TRUST	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30'
20-TCE-384-200-11 10612 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 302 San Diego, Ca 91108 (619) 951-2800 www.psomas.com	DRAFTED: TAJ CHECKED: PJF DATE: 01-25-12 JOB NO: 00CK010300

EXHIBIT 39

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 584-390-06-00

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Charles L. Tottman, Trustee U/D/T dated February 15, 1978 ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__ GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 06-TCE-384-390-06
Temporary Construction Easement
APN 384-390-06

In the City of Santee, County of San Diego, State of California, being that portion of Lot 23 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1331, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded June 15, 1995 as Document No. 1995-0252381, Official records of said County, being a 5.00 foot wide strip of land lying northerly and northwesterly of the following described line:

Beginning at the intersection of the easterly line of said Grant Deed with the northerly line of the land as described in that certain Easement for County Highway, recorded May 19, 1978 as Document No. 78-205945 of Official Records of said County; thence along the easterly line of said Grant Deed North 00°13'43" East 17.00 feet to the True Point of Beginning; thence North 88°09'54" West 25.23 feet; thence North 89°43'40" West 5.14 feet; thence South 00°13'43" West 5.00 feet to the beginning of a curve concave northwesterly, having a radius of 10.00 feet; thence along said curve through a central angle of 46°30'22" a distance of 8.18 feet; thence South 47°04'06" West 6.41 feet to a point on the northerly line of said Easement for County Highway, said point being 38.25 feet from the southeasterly corner of said Grant Deed.

The northerly side lines of said strip shall terminate at the easterly line of said Grant Deed, and at the northerly line of said Easement for County Highway.

Containing 278 square feet.

PSOMAS

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

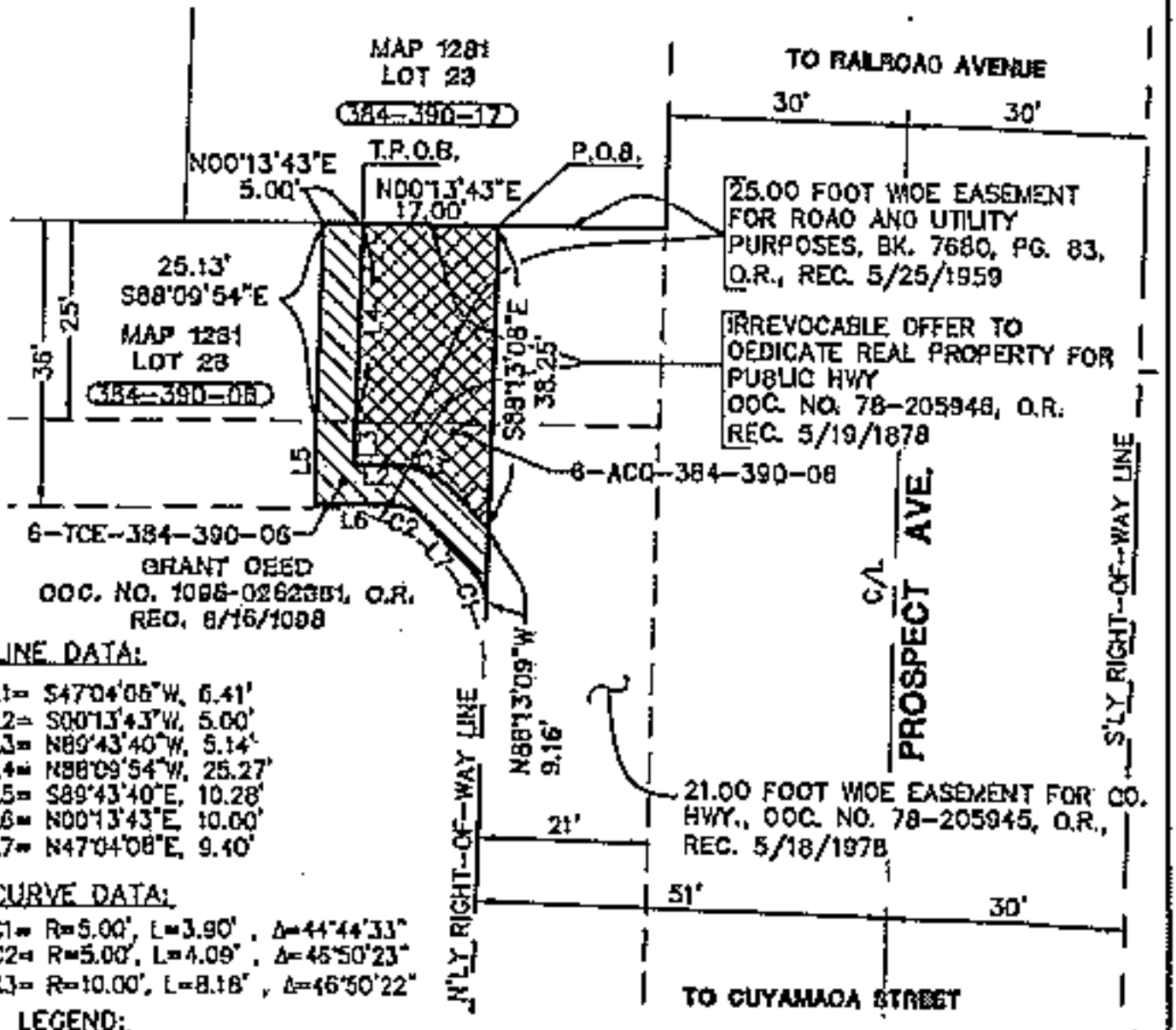
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

March 21, 2013

Date

EXHIBIT "B"



LINE DATA:

L1= S47°04'06"W, 6.41'
L2= S00°13'43"W, 5.00'
L3= N89°43'40"W, 5.14'
L4= N88°09'54"W, 25.27'
L5= S89°43'40"E, 10.28'
L6= N00°13'43"E, 10.00'
L7= N47°04'08"E, 9.40'

CURVE DATA:

C1= R=5.00', L=3.90', Δ=44°44'33"
C2= R=5.00', L=4.09', Δ=46°50'23"
C3= R=10.00', L=8.18', Δ=46°50'22"

LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT R.O.W. ACQUISITION
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

0' 10' 20'
SCALE: 1" = 20'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 7777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF GRANT DEED DOC. NO. 1995-0262381, O.R. REC. 6/15/1995	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1
		SCALE: 1" = 20'
6-ACO/TCE-384-390-08	PSOMAS	DRAFTED: JAJ
PERMANENT R.O.W. ACQUISITION: 549 SQ. FT.	3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 961-3300 www.psomas.com	CHECKED: PJF
TEMPORARY CONSTRUCTION EASEMENT: 278 SQ. FT.		DATE: 01-25-17
		JOB NO: 500K010350

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)
No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-390-06-00

Charles L. Tatman, Trustee U/D/T dated February 15, 1978, ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic liner and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the Incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and asrigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign here)

By:_____ (sign here)

_____

_____

_____ (title of signatory)

_____ (title of signatory)

(All OWNERS must sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 06-ACQ-384-390-06
Right-of-Way Acquisition
APN 384-390-06

In the City of Santee, County of San Diego, State of California, being that portion of Lot 23 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded June 15, 1995 as Document No. 1995-0252381, Official records of said County, lying southerly and southeasterly of the following described line:

Beginning at the intersection of the easterly line of said Grant Deed with the northerly line of the land as described in that certain Easement for County Highway, recorded May 29, 1978 as Document No. 78-203945 of Official Records of said County; thence along the easterly line of said Grant Deed North 00°13'43" East 17.00 feet to the True Point of Beginning; thence North 88°09'54" West 25.22 feet; thence North 89°43'40" West 5.14 feet; thence South 00°13'43" West 5.00 feet to the beginning of a curve concave northwesterly, having a radius of 10.00 feet; thence southerly along said curve through a central angle of 46°50'22" a distance of 8.18 feet; thence South 47°04'06" West 6.41 feet to a point on the northerly line of said Easement for County Highway, said point being 38.25 feet from the True Point of Beginning.

Containing 549 square feet.

See Exhibit 'B' attached hereto and made o part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

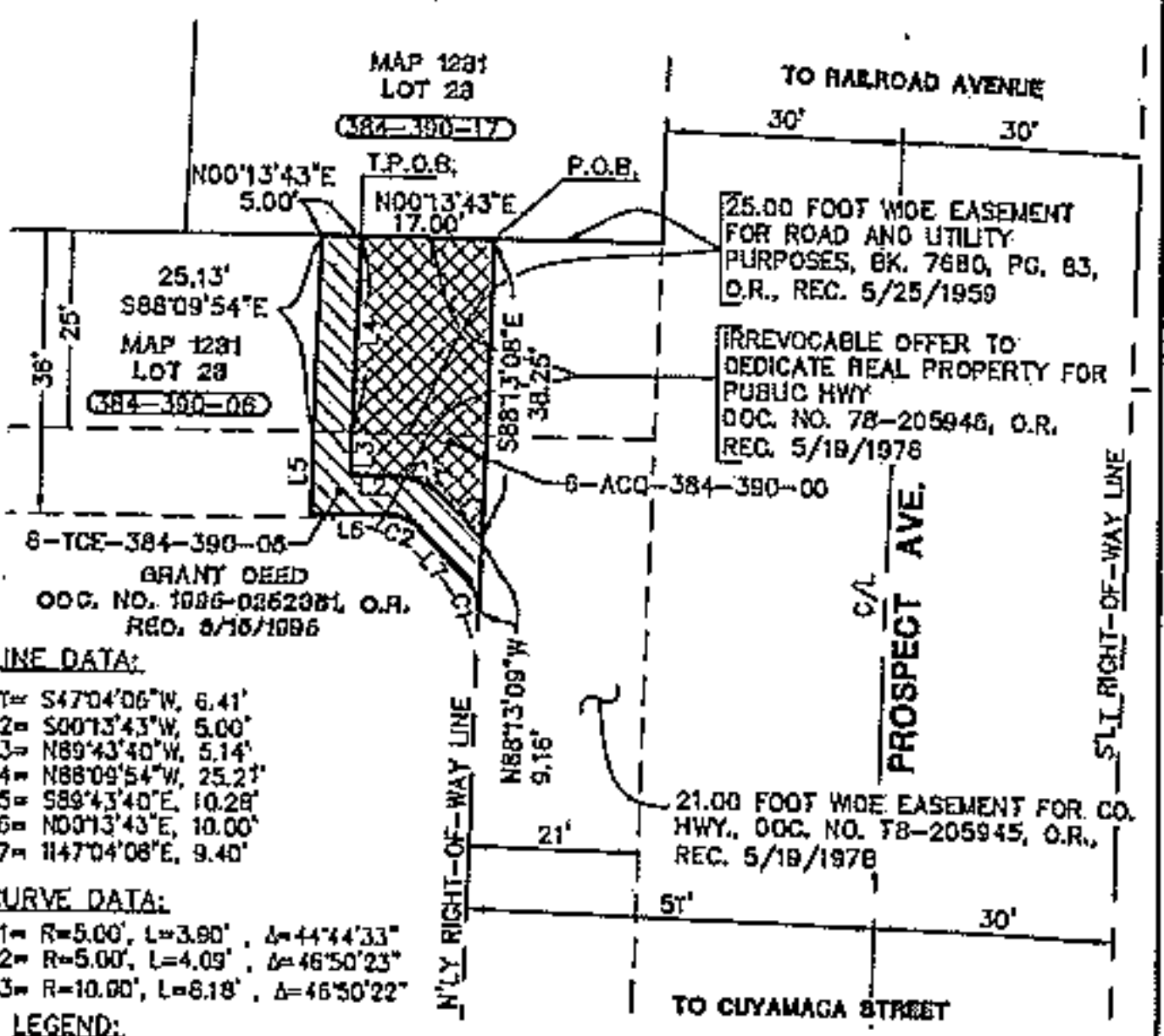
This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick, PLS 6777

March 21, 2013
Date

EXHIBIT "B"



LINE DATA:

L1= S47°04'06"W, 6.41'
L2= S00°13'43"W, 5.00'
L3= N89°43'40"W, 5.14'
L4= N88°09'54"W, 25.21'
L5= S89°43'40"E, 10.28'
L6= N00°13'43"E, 10.00'
L7= N47°04'06"E, 9.40'

CURVE DATA:

C1= R=5.00', L=3.90', Δ=44°44'33"
C2= R=5.00', L=4.09', Δ=46°50'23"
C3= R=10.00', L=8.18', Δ=46°50'22"

LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. INDICATES POINT OF BEGINNING
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING

N

0' 10' 20'

SCALE: 1" = 20'

PROFESSIONAL LAND SURVEYOR PETER J. FITZPATRICK No. 7207 Exp. 9/30/14 STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF GRANT DEED DOC. NO. 1996-0252361, O.R. REC. 8/15/1996

CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

8-ACQ/TCE-384-390-06

PERMANENT R.O.W. ACQUISITION: 548 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT: 278 SQ. FT.

PSOMAS
3111 Camino Del Rio N., Suite 200
San Diego, CA 92108
(619) 881-1800 www.psomas.com

SHEET 1 OF 1	
SCALE: 1" = 20'	
DRAFTED: TAJ	
CHECKED: PJF	
DATE: 01-25-13	
JOB NO: 5DSK010300	

DWG Name: C:\Projects\5DSK010300\Survey\Exhibits\384-390-06\5DSK010300-384-390-06-ACQ-TCE.dwg Plotted by rquintero on Mar 19, 2013 - 10:08:35

EXHIBIT 40

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-180-39

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Jonathan Douglas Urshan, a single man ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 42-TCE-384-180-39
Temporary Construction Easement
APN 384-180-39

In the City of Santee, County of San Diego, State of California, being that portion of Lot 34 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231 filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Quitclaim Deed recorded December 18, 1992 as Document No. 1992-0812599, Official Records of said County, lying 8.00 feet southerly of the following described line:

Beginning at the northeasterly corner of said Quitclaim Deed; thence along the easterly line of said Quitclaim Deed South 00°35'22" West 15.50 feet to the True Point of Beginning; thence North 86°05'29" West 98.14 feet to a point on the westerly line of said Quitclaim Deed, said point being 11.85 feet southerly of the northwesterly corner of said Quitclaim Deed.

The southerly line of said 8.00-foot wide strip shall be prolonged or shortened as to terminate on the easterly and westerly deed lines, respectively, of said Quitclaim Deed.

Containing 785 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

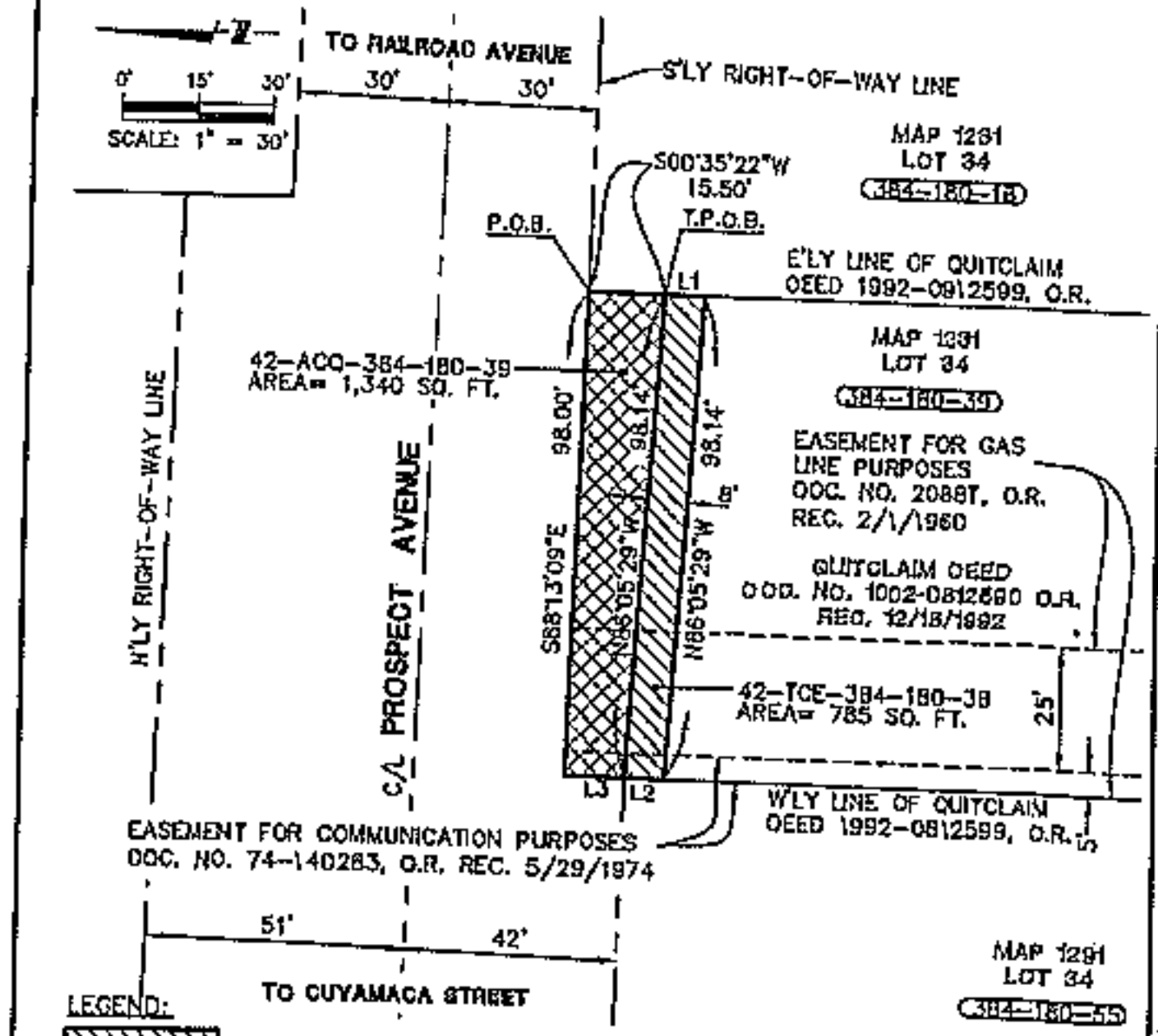
PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 8, 2013
Date

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. — INDICATES POINT OF BEGINNING
- T.P.O.B. — INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= N00°35'22"E, 8.01'
L2= S00°35'22"W, 8.01'
L3= N00°35'31"E, 11.85'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6773
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 34, MAP 1231 AS DESCRIBED IN DOC. NO. 1992-0812599, O.R. OWNER: KIRSHAN, JONATHAN	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30'
42-ACQ/TCE-384-180-39 10049 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 661-2800 www.psomas.com	DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO. 60CK010300

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)
No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 38d-t80-39

Jonathan Douglas Urshan, a single man, ("Granton(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign here)

_____

_____ (title of signatory)

By:_____ (sign here)

_____

_____ (title of signatory)

(All OWNERS must sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 42-ACQ-384-180-39
Right-of-Way Acquisition
APN 384-180-39

In the City of Santee, County of San Diego, State of California, being that portion of Lot 34 of the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231 filed January 31, 1910 in the Office of the Recorder of said County, and as described in that certain Quitclaim Deed recorded December 18, 1992 as Document No. 1992-0812599, Official Records of said County, lying northerly of the following described line:

Beginning at the northeasterly corner of said Quitclaim Deed; thence along the easterly line of said Quitclaim Deed South 00°35'22" West 15.50 feet to the True Point of Beginning; thence North 86°05'29" West 98.14 feet to a point on the westerly line of said Quitclaim Deed, said point being 11.85 feet southerly of the northwesterly corner of said Quitclaim Deed.

Containing 1340 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

PSOMAS

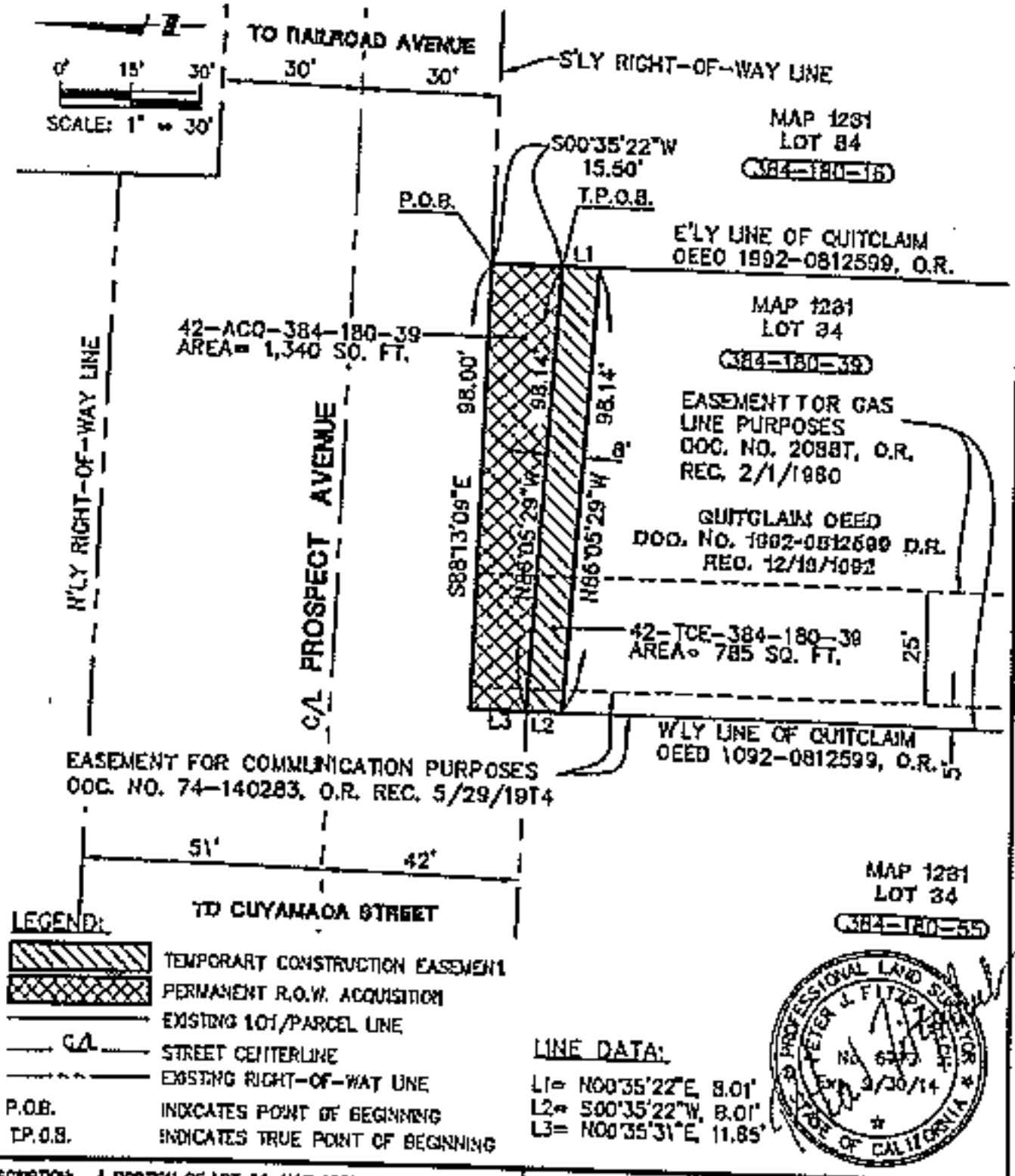
This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick, PLS 6777

May 8, 2013
Date

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- CL STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. INDICATES POINT OF BEGINNING
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING

LINE DATA:

L1= N00°35'22"E, 8.01'
L2= S00°35'22"W, 8.01'
L3= N00°35'31"E, 11.85'

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6310
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 34, MAP 1231 AS DESCRIBED IN DOC. NO. 1992-0812599, O.R.
OWNER: URBHAN, JONATHAN

CITY OF SANTEE,
COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

42-ACQ/TCE-384-180-39
10049 PROSPECT AVENUE
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"

PSOMAS
3511 Camino Del Rio N., Suite 702
San Diego, CA 92108
(619) 881-2800 www.psomas.com

SHEET 1 OF 1
SCALE: 1" = 30'
DRAFTED: JAJ
CHECKED: PJF
DATE: 01-25-13
JOB NO: SDCK010300

DWG Name: L:\Projects\SDCK010300\Survey\Exhibits\384-180-39\384-180-39 Plotted by: Jonathan on May 07, 2013 - 11:59:1

EXHIBIT 41

LEGAL DESCRIPTION

ALL THAT PORTION OF LOT 7, BLOCK 15 OF THE SUBDIVISION OF LOTS 11 AND 0 OF RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 817, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 2, 1896, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 2, DISTANT THEREON 1013.40 FEET FROM THE SOUTHEAST CORNER THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF LAND DESCRIBED IN THE DEED TO VALANCE, INC., RECORDED JULY 15, 1959 IN BOOK 7772, PAGE 170 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 88°32'00" WEST, 25.00 FEET; THENCE NORTH 1°28'00" EAST, 86.34 FEET; THENCE NORTH 88°32'00" WEST, 69.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°32'00" WEST, 69.50 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID LAND OF VOLCANO, INC., THENCE SOUTH 1°28'00" WEST ALONG SAID WEST LINE, 86.34 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID LOT 7; THENCE SOUTH 88°32'00" EAST ALONG THE SOUTH LINE, 69.5 FEET TO AN INTERSECTION WITH A LINE WHICH BEARS SOUTH 1°28'00" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 1°28'00" EAST, 86.34 FEET TO THE TRUE POINT OF BEGINNING.

APN: 384-260-23

END OF LEGAL DESCRIPTION

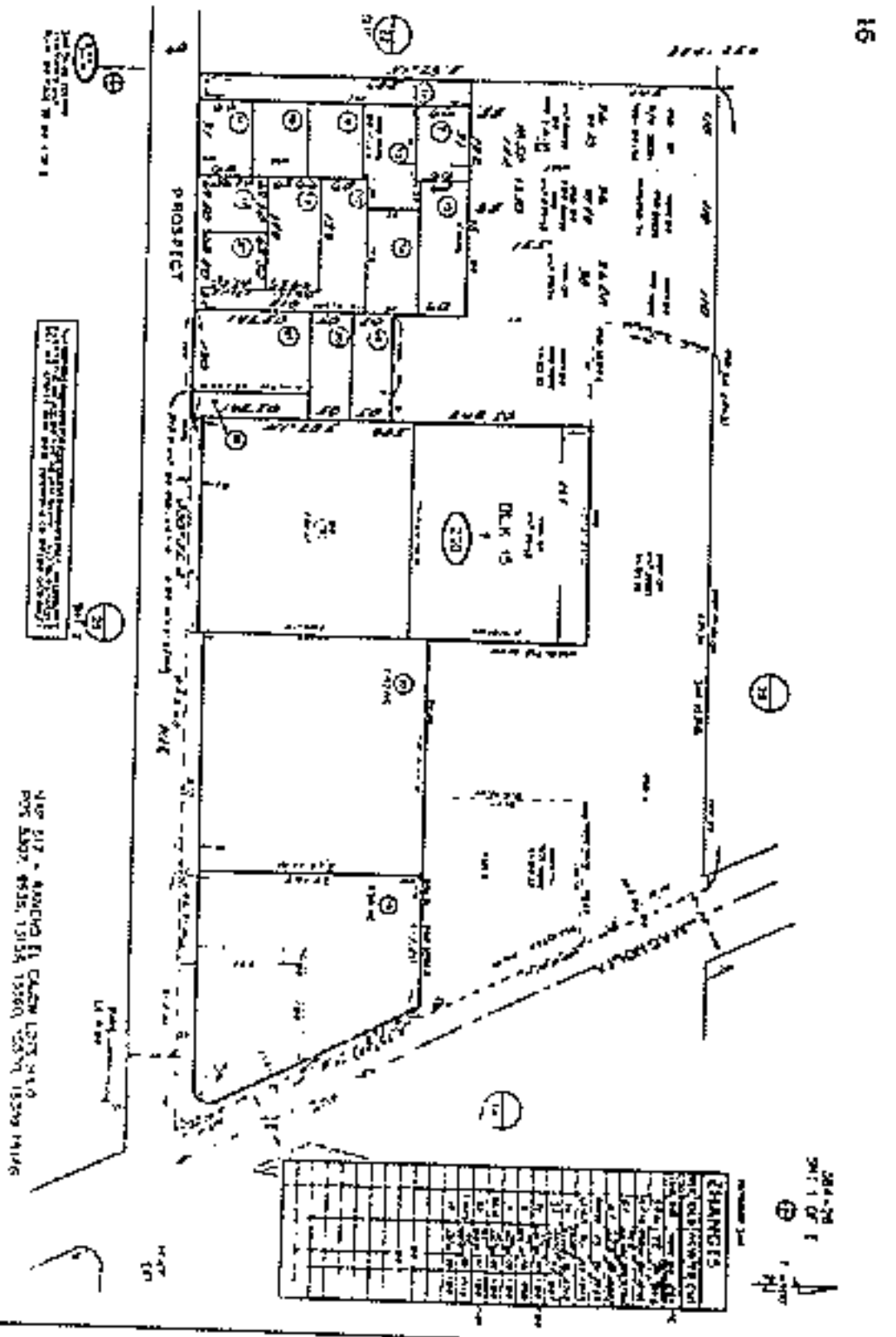


EXHIBIT 42

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-261-06, 384-261-23

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

Eugene Warengo and Florence Warengo, husband and wife, as community property ("Grantor") grants to CITY OF SANTEE, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

DATED: _____, 20__

GRANTOR:

_____

DATED: _____, 20__

GRANTOR:

_____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 64-TCE-384-261-06
Temporary Construction Easement
APN 384-261-06

In the City of Santee, County of San Diego, State of California, being that portion of Lot 1, Block 22 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and as described as "Parcel 1" in that certain Grant Deed recorded June 30, 1994 as Document No. 1994-0413601 in the Office of the Recordes of said County; said portion described as follows:

Beginning at the northeasterly corner of said Parcel 1; thence along the easterly line of said Parcel 1 South 01°44'41" West 1.27 feet to the True Point of Beginning; thence North 85°46'59" West 122.10 feet to a point on the northerly line of said Parcel 1 that is 121.99 feet westerly from said northeasterly corner; thence along said northerly line North 88°15'19" West 25.39 feet to the northwesterly corner of said Parcel 1; thence southerly along said westerly line South 01°44'41" West 70.00 feet; thence South 88°15'19" East 24.55 feet; thence North 58°41'42" East 101.50 feet; thence South 85°46'59" East 37.79 feet to the easterly line of said Parcel 1; thence along said easterly line North 01°44'41" East 11.01 feet to the True Point of Beginning.

Containing 5182 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

PSOMAS

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
NO 6775
Exp. 9/30/14
STATE OF CALIFORNIA

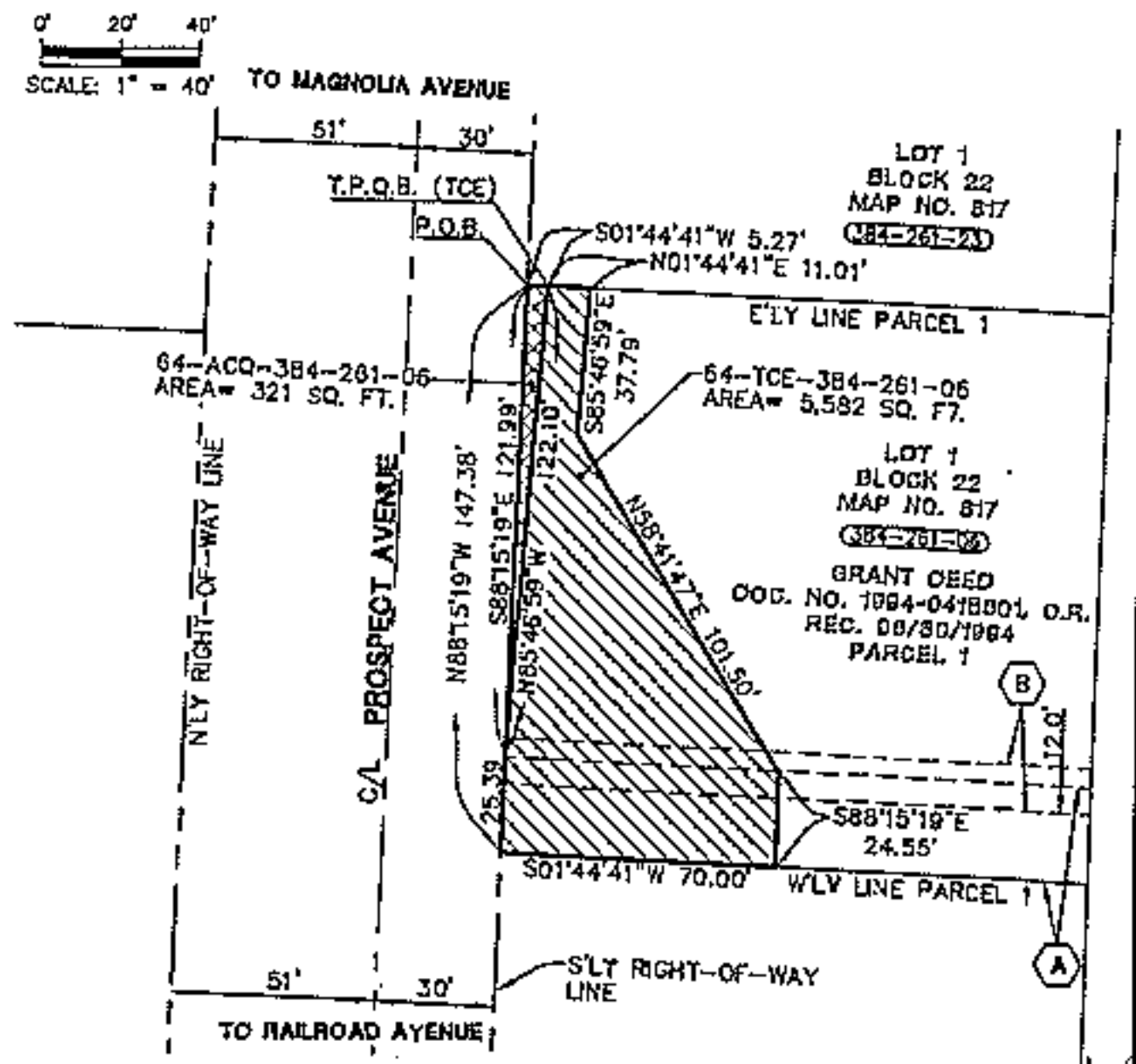
Peter J. Fitzpatrick

Petee J. Fitzpatrick, PLS 6775

May 9, 2013

Date

EXHIBIT "B"



*NOTE: SEE SHEET 2 OF 2 FOR: LEGEND AND EASEMENT NOTES.

PROFESSIONAL LAND SURVEYOR
PETER G. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 1, BLOCK 22, MAP 817 AS DESCRIBED IN DOC. NO. 1994-0413801, O.R. DESCRIPTION: WARENCO, EUGENE AND FLORENCE	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 2 SCALE: 1" = 40'
64-ACQ/TCE-384-201-06 16T23 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 1111 Camino Del Rio N., Suite 703 San Diego, Ca 92108 (919) 981-3800 www.psomas.com	DRAFTED: TAJ CHECKED PJF DATE: 01-25-17 JOB NO: 5DGK010300

EXHIBIT "B"

EASEMENT NOTES:

(A) 25' EASEMENT FOR INGRESS AND EGRESS AND UTILITES PURPOSES
DOC. NO. 184212, O.R.
REC. 10/1/1965

EASEMENT TO S.O.G. & E. FOR GAS LINE PURPOSES
DOC. NO. 108587, O.R.
REC. 7/1/1966

(B) 12' EASEMENT TO S.O.G. & E.
FOR INGRESS AND EGRESS AND UTILITIES
DOC. NO. 108552, O.R.
REC. 07/1/1966

LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT R.O.W. ACQUISITION
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 1, BLOCK 22, MAP 812 AS DESCRIBED IN DOC. NO. 1994-0413601, O.R. DESCRIPTION: WARENGO, EUGENE AND FLORENCE	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 2 OF 2 SCALE: NONE
64-ACQ/TCE-384-261-06 10T23 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 703 San Diego, Ca 92108 (619) 961-2800 www.psomas.com	DRAFTED: ZAJ CHECKED: PJF DATE: 01-25-12 JOB NO: 500K010300

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 65-TCE-384-261-23
Temporary Construction Easement
APN 384-261-23

In the City of Santee, County of San Diego, State of California, being that portion of Lot 1, Block 22 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajoo", as shown on Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and as described as "Parcel 2" in that certain Grant Deed recorded June 30, 1994 as Document No. 1994-0413601 in the Office of the Recorder of said County, described as follows:

Beginning at the northeasterly corner of said Parcel 3; thence along the easterly line of said Parcel 2 South 01°44'41" West 9.77 feet to the True Point of Beginning; thence North 85°46'59" West 100.59 feet to a point on the westerly line of said Parcel 2, said point being 5.43 feet southerly of the northwesterly corner of said Parcel 2; thence along said westerly line South 01°4d'41" West 14.85 feet; thence South 85°46'59" East 66.00 feet; thence North 94°13'01" East 7.83 feet; thence South 85°46'59" East 54.25 feet to the easterly line of said Parcel 2; thence along said easterly line North 01°4d'41" East 7.01 feet to the True Point of Beginning.

Containing 1066 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

PSOMAS

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/16
STATE OF CALIFORNIA

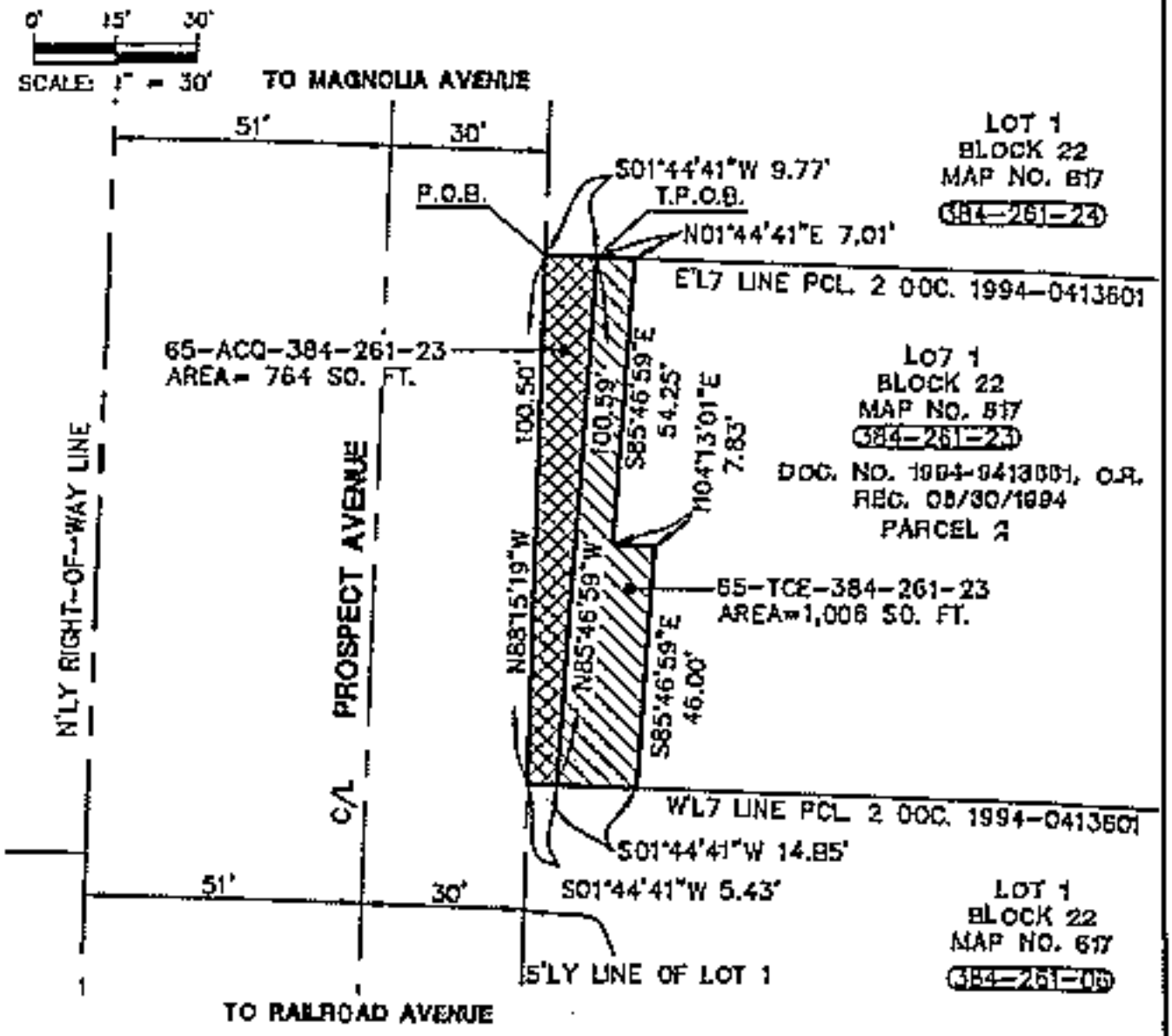
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 9, 2013

Date

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT R.O.W. ACQUISITION
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 7717
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 1, BLOCK 22, MAP 617 AS DESCRIBED IN DOC. 1994-0413601. OWNER: WARENGO, EUGENE AND FLORENCE	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30' DRAFTED: TAJ
65-ACQ/TCE-384-281-23 10723 PROSPEC7 AVENUE "PROSPEC7 AVENUE CORRIDOR ENKANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 202 San Diego, Ca 92108 (619) 641-1800 www.psomas.com	CHECKED PJF DATE: 01-23-13 JOB NO. 500K010300

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)
No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-261-06, 384-261-23

Eugene Warengo and Florence Warengo, husband and wife, as community property, ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Easement shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this Right of Way Easement to be executed this _____ day of _____, 20____.

OWNERS:

By:_____ (sign here)

_____

_____ (title of signatory)

By:_____ (sign here)

_____

_____ (title of signatory)

(All OWNERS must sign)

(Proper notary acknowledgment of execution by OWNER must be attached.)

(President or vice-president and secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

(Attach appropriate Subordination Agreements as applicable)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 64-ACQ-384-261-06
Right-of-Way Acquisition
APN 384-261-06

In the City of Santee, County of San Diego, State of California, being that portion of Lot 1, Block 22 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and ot described as "Parcel 1" in that certain Grant Deed recorded June 30, 1994 as Document No. 1994-0413601 in the Office of the Recorder of said County; said portion described as follows:

Beginning at the northeasterly corner of said Parcel 1; thence along the easterly line of said Parcel 1 South 01°44'41" West 5.27 feet; thence North 85°46'59" West 132.10 feet to a point on the northerly line of said Parcel 1 that is 121.99 feet from said northeasterly corner; thence easterly along said northerly line South 88°15'19" East 121.99 feet to the Point of Beginning.

Containing 321 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

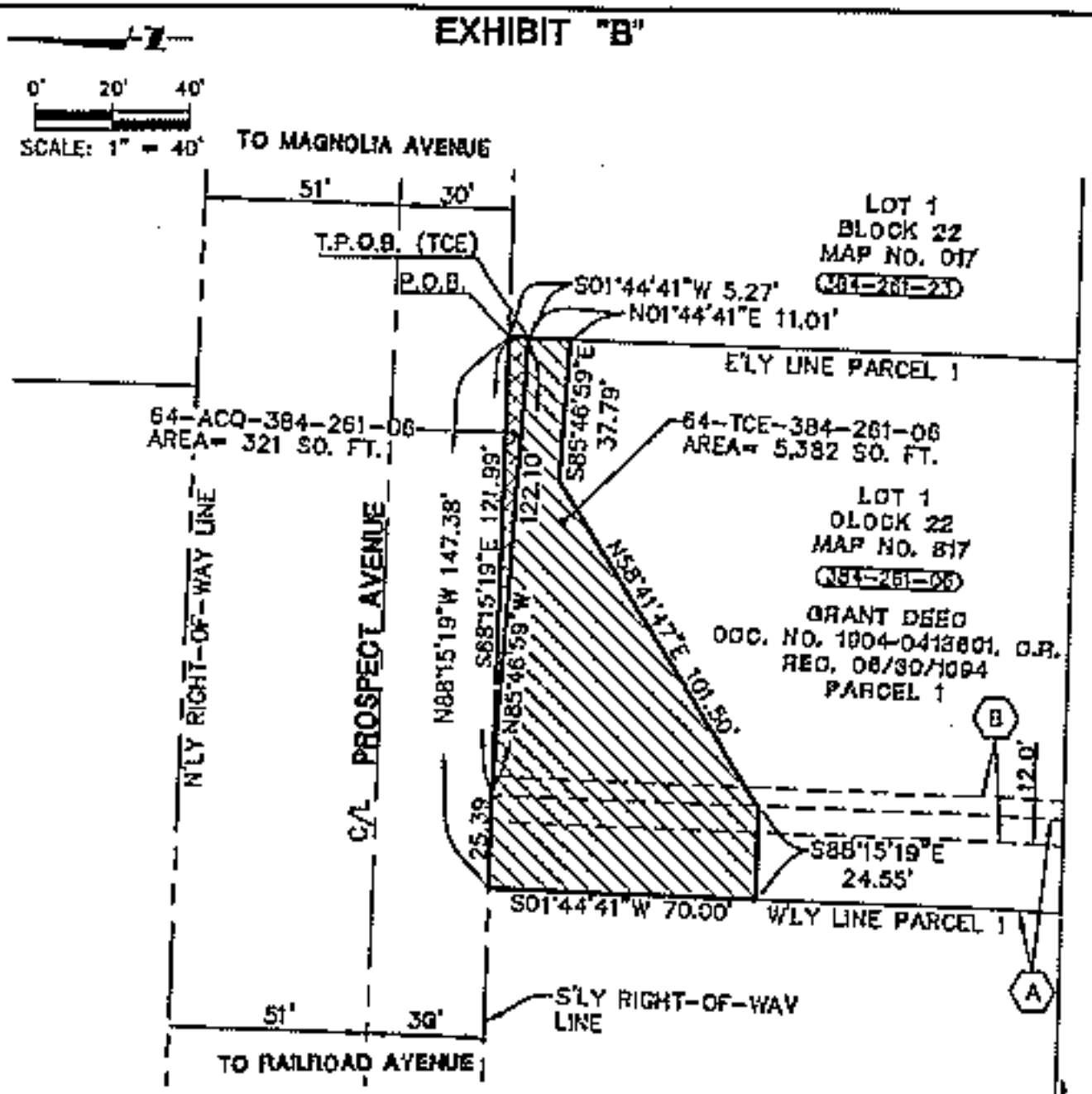
PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6337
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6333

May 9, 2013
Date

EXHIBIT "B"



*NOTE: SEE SHEET 2 OF 2 FOR: LEGEND AND EASEMENT NOTES.

PROFESSIONAL LAND SURVEYOR
PETER G. FITZPATRICK
No. 6277
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 1, BLOCK 22, MAP 817 AS DESCRIBED IN DOC. NO. 1994-0413601, O.R. DESCRIPTION: WARENGO, EUGENE AND FLORENCE	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 2 SCALE: 1" = 40'
84-ACQ/TCE-384-261-08 10723 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 961-7800 www.psomas.com	DRAFTED: TAJ CHECKED PJF DATE: 01-25-13 JOB NO: 5DOK010300

EXHIBIT "B"

EASEMENT NOTES:

(A) 25' EASEMENT FOR INGRESS AND EGRESS AND UTILITES PURPOSES
DOC. NO. 184212, O.R.
REC. 10/1/1965

EASEMENT TO S.O.G. & E. FOR GAS LINE PURPOSES
DOC. NO. 108587, O.R.
REG. T/1/1966

(B) 12' EASEMENT TO S.O.G. & E.
FOR INGRESS AND EGRESS AND UTILITIES
DOC. NO. 108552, O.R.
REC. 07/1/1966

LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT R.O.W. ACQUISITION
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
PETER T. FITZPATRICK
No. 6177
Expt 9/30/11
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 1, BLOCK T2, MAP 817 AS DESCRIBED IN DOC. NO. 1994-0413601, O.R. DESCRIPTION: WARENGO, EUGENE AND FLORENCE	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 2 OF 2 SCALE: NONE DRAFTED: 7AJ
64-ACQ/TCE-384-261-08 10723 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 881-7600 www.psomas.com	CHECKED PJF DATE: 01-25-11 JOB NO: 500K010300

DWG Name: L:\Projects\5_A-D\500K010300\SURVEY\LEGALS\384-261-08.25\Exhibit\384-261-08.dwg Plotted by: tray.johnson on May 07, 2013 - 7:46:03

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: 65-ACQ-384-261-23
Right-of-Way Acquisition
APN 384-261-23

In the City of Santee, County of San Diego, State of California, being that portion of Lot 1, Block 22 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and as described as "Parcel 2" in that certain Grant Deed recorded June 30, 1994 as Document No. 1994-0413601 in the Office of the Recorder of said County, lying northerly of the following described line:

Beginning at the northeasterly corner of said Parcel 2; thence along the easterly line of said Parcel 2 South 01°44'41" West 9.77 feet to the True Point of Beginning; thence North 85°46'59" West 100.59 feet to a point on the westerly line of said Parcel 2, said point being 5.43 feet southerly of the northwesterly corner of said Parcel 2.

Containing 764 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

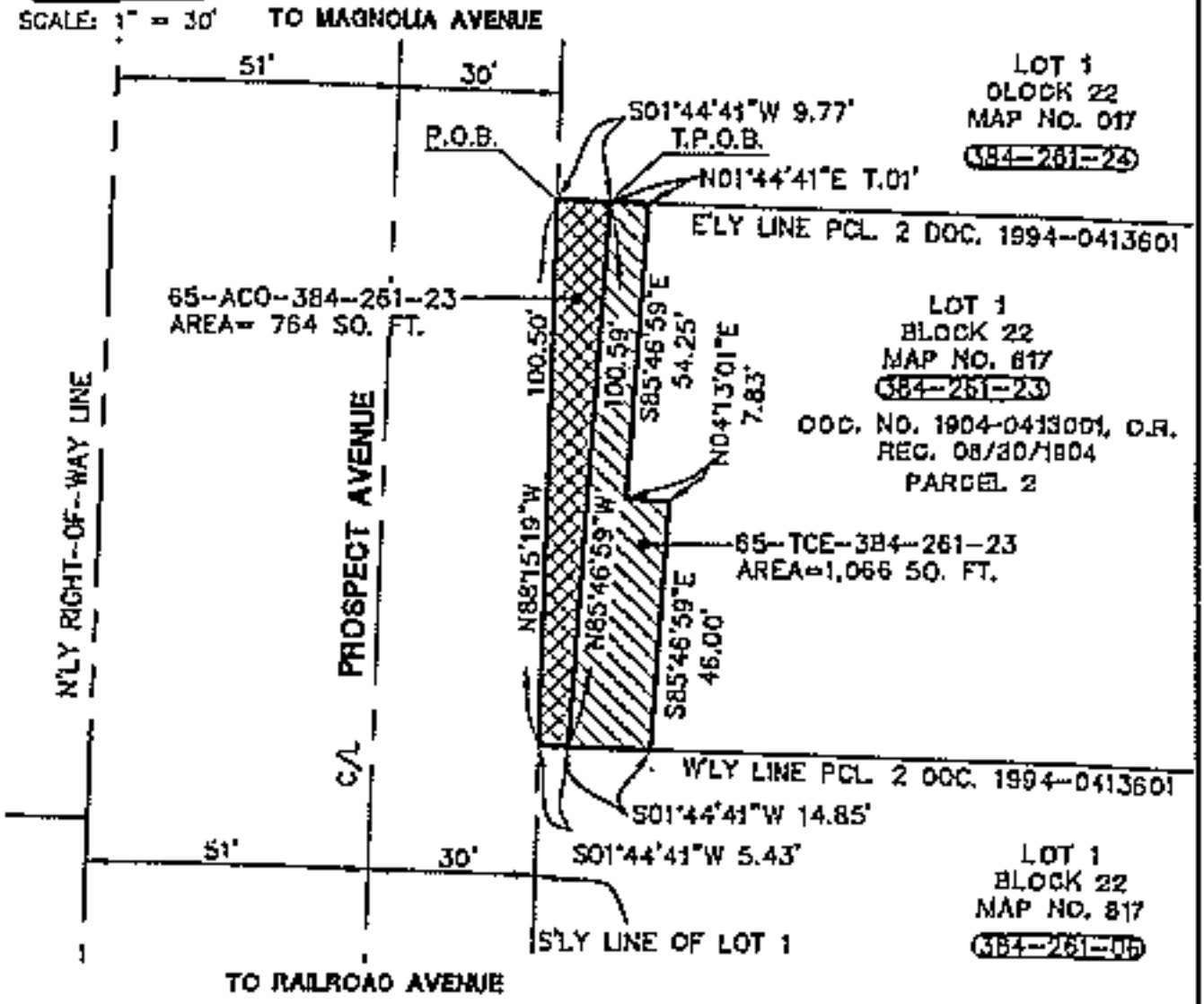
PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 9, 2013
Date

EXHIBIT "B"



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT R.O.W. ACQUISITION
- EXISTING LOT/PARCEL LINE
- C/L — STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- P.O.B. — INDICATES POINT OF BEGINNING
- T.P.O.B. — INDICATES TRUE POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 7977
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 1, BLOCK 22, MAP 617 AS DESCRIBED IN DOC. 1994-0413601.
OWNER: WARENDO, EUGENE AND FLORENCE

CITY OF SANTEE,
COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

SHEET 1 OF 1
SCALE: 1" = 30'
DRAFTED: TAJ
CHECKED PJF
DATE: 07-15-13
JOB NO: 5004010300

65-ACO/TCE-384-261-23
10723 PROSPECT AVENUE
"PROSPECT AVENUE CORRIDOR ENHANCEMENT"

PSOMAS
3111 Camino Del Rio N., Suite 702
San Diego, Ca 92108
(619) 881-3800 www.psomas.com

DWG Name: L:\Projects\LA-C\5004010300\SURVEY\EXHIBITS\384-261-23_12.dwg Plotted by keyJohnson on May 08, 2013 - 12:01:38

EXHIBIT 43

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

APN: 384-190-72, 384-410-57, 384-410-29, 384-340-16
County Parcel Number: _____

Above Space for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT

The **COUNTY OF SAN DIEGO**, a political subdivision of the State of California, ("Grantor") grants to **CITY OF SANTEE**, a municipality of the State of California ("Grantee"), its agents, representatives, successors and assigns, a temporary and non-exclusive construction easement and right of way over, on, under, in, across, along and through that portion of Grantor's property more particularly described and depicted in Exhibit A attached hereto ("TCE"), for the purpose of all reasonably necessary and convenient activities associated with the improvement and widening of Prospect Avenue ("Project"). . The easement described herein will expire one year following written notice of construction commencement by Grantee to Grantor.

RESERVING THEREFROM the following rights and privileges:

1. For the use and benefit of the Public, the right of flight for the passage of aircraft in the airspace above said easement, together with the right to cause in said airspace such noise and such incidence of flight as may be inherent in the operation of aircraft, now known or hereafter used for navigation or of flight in air, using said airspace taking off from, landing at or operating on Gillespie Field.

2. The continuing and perpetual right to cut to ground level and remove trees, bushes, shrubs or any other perennial growth or undergrowth extending into, or which in the future could infringe upon or extend into or above, the Gillespie Field clear zone approach surface.

3. The right to require Grantee, at Grantee's sole cost and expense to remove, raze or destroy any of grantee's facilities infringing upon or extending into said Gillespie Field clear zone approach surface, together with the right to prohibit the future erection of buildings or other structures which would infringe upon or extend into said surface.

4. The right to require Grantee, at Grantee's sole cost and expense, to mark and light as obstructions to air navigation, any and all of Grantee's facilities that may at any time project or extend above said surface.

5. The right of ingress to and egress from, and passage over the herein described easement, for the above purposes.

Executed by the Grantor this _____ day of _____20_____.

_____
APRIL F. HEINZE, P.E., Director
Department of General Services

STATE OF CALIFORNIA }
} SS
COUNTY OF SAN DIEGO }

On _____ before me, Thomas G. Harrington, Deputy County Clerk in and for said County and State, personally appeared April F. Heinze, P.E., Director, Department of General Services, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

(seal)

Ernest J. Dronenburg, Jr., Assessor/Recorder/County Clerk

By: _____
Thomas G. Harrington - Deputy

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: C3-TCE-384-190-72
Temporary Construction Easement
APN 384-190-72

In the City of Santee, County of San Diego, State of California, being the northerly 8.84 feet of the most westerly 25.00 feet of Lot 31, the Subdivision of "Stevens and Hartley's Free Water Tract", as shown on Map No. 1231, filed January 31, 1910 in the Office of the Recorder of said County, and as described in that document recorded September 13, 1963 as File No. 163493 Official Record of said County.

Containing 221 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California

This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick

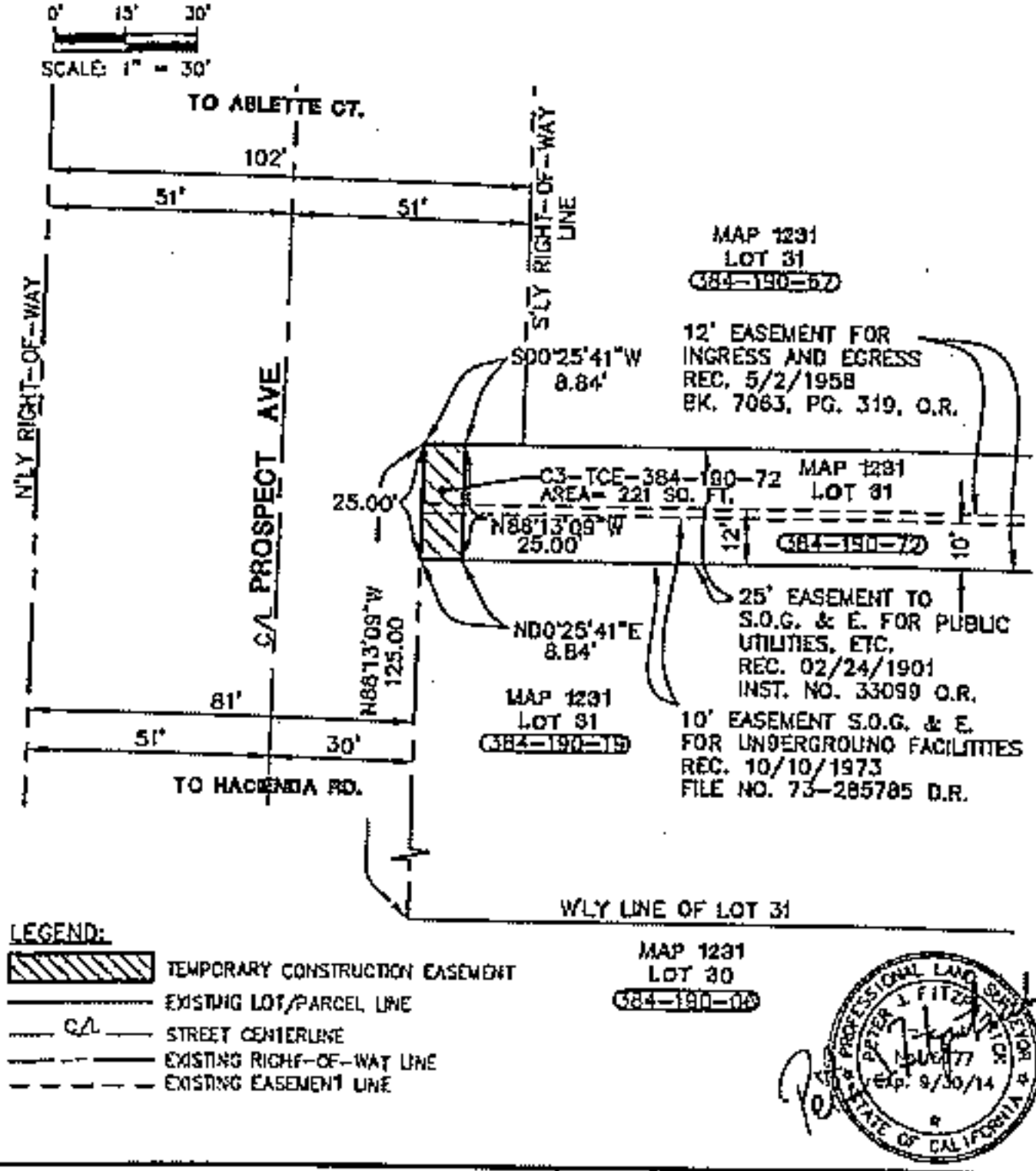
Peter J. Fitzpatrick, PLS 6333

April 25, 2013
Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6773
Exp. 9/30/13
STATE OF CALIFORNIA

L:\Projects\3_A-G\SDGK\16300\SURVEY\LEGALS\384-190-72\Legals\C3-TCE-384-190-72_EXHIB-A.doc
4/25/2013

EXHIBIT "B"



DESCRIPTION: A PORTION OF LOT 31, MAP 1231. OWNER: COUNTY OF SAN DIEGO	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30' DRAFTED: FAJ CHECKED: PJF DATE: 01-25-13 JOB NO. 5080010300
C3-TCE-384-190-72 GILLESPIE FIELD "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3311 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 881-1600 www.psomas.com	

DWG Name: L:\Projects\5_A-G\5080010300\SURVEY\LEGALS\384-190-72\5080010300-384-190-72.dwg Plotted by troy.pearson on May 02, 2013 - 2:53:13

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: C1-TCE-384-410-77
Temporary Construction Easement
APN 384-410-77

In the City of Santee, County of San Diego, State of California, being the southerly 8.00 feet of that portion of Lot 2, Block 16 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817, filed April 2, 1896 in the Office of the Recorder of said County, and as described in those documents recorded October 27, 1977 as Instrument No. 77-443741, November 14, 1977 as Instrument No. 77-468240, November 29, 1977 as Instrument No. 77-490260, and March 14, 1978 as Instrument No. 78-098829, all of Official Records of said County.

Containing 2,576 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

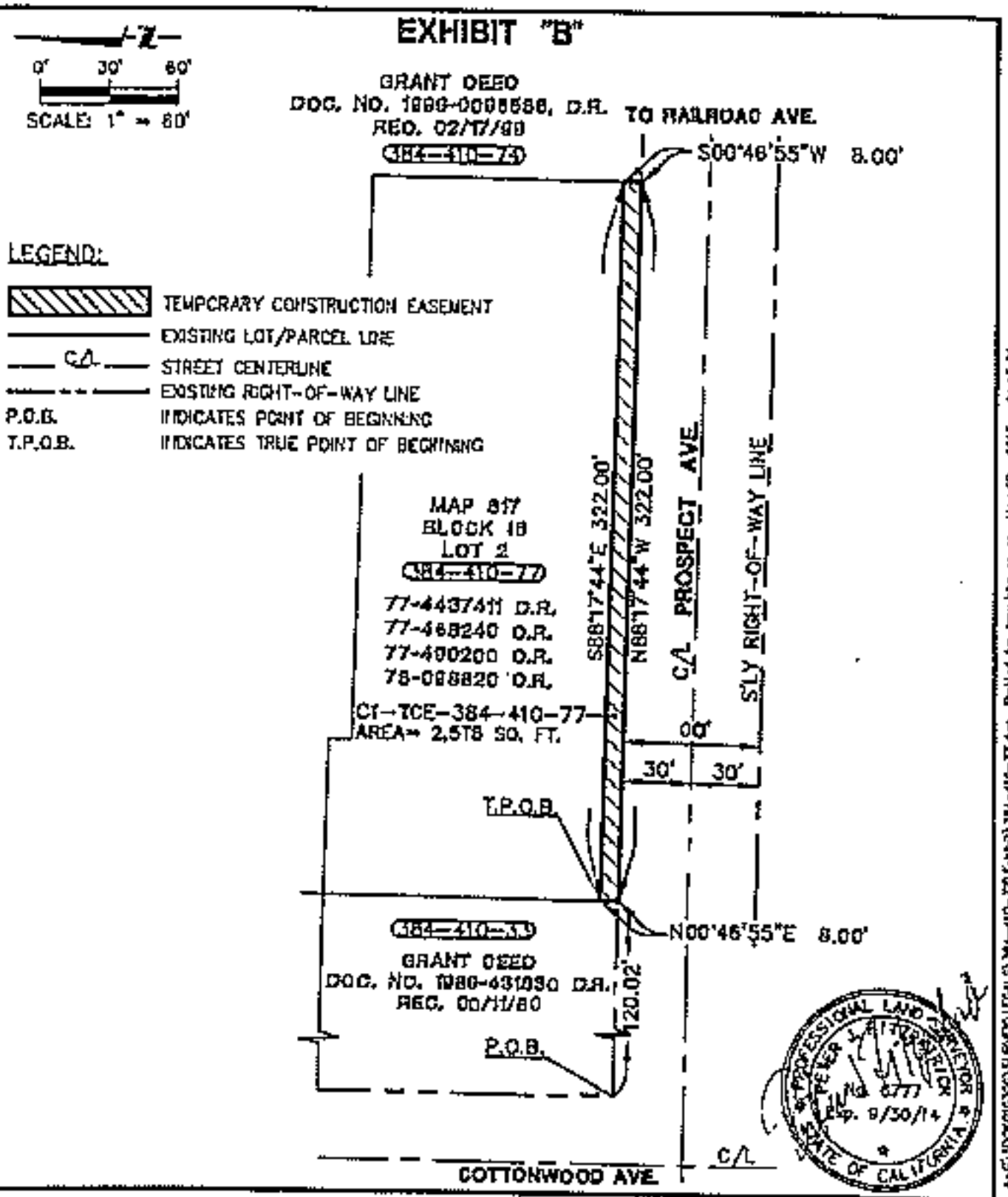
This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick, PLS 6777

May 2, 2017
Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 0/30/14
STATE OF CALIFORNIA

EXHIBIT "B"



DESCRIPTION: A PORTION OF LOT 2, BLOCK 18, MAP 817. OWNER: COUNTY OF SAN DIEGO	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 60'
C1-TCE-384-410-77 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 961-2800 www.psomas.com	DRAFTED: TAJ CHECKED: PJF DATE: 01-25-11 JOB NO: 5DCK010300

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: C2-TCE-384-410-29
Temporary Construction Easement
APN 384-410-29

In the City of Santee, County of San Diego, State of California, being that portion of Lot 2, Block 16 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", as shown on Map No. 817 filed April 2, 1896 in the Office of the Recorder of said County, and as described in that certain Grant Deed recorded November 15, 1977 as Document No. 77-471183, Official Records of said County, lying southerly of the following described line:

Beginning at the southeasterly corner of said Grant Deed; thence northerly along the easterly line of said Grant Deed North 00°46'11" East 7.00 feet to the True Point of Beginning; thence North 88°17'44" West 35.82 feet; thence North 01°42'16" East 9.0d feet to a line 16.00 feet northerly of and parallel with the northerly line of Prospect Avenue, 60.00 feet wide; thence along said parallel line North 88°17'44" West 26.98 feet to the westerly line of said Grant Deed.

Containing 681 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

PSOMAS

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

Peter J. Fitzpatrick

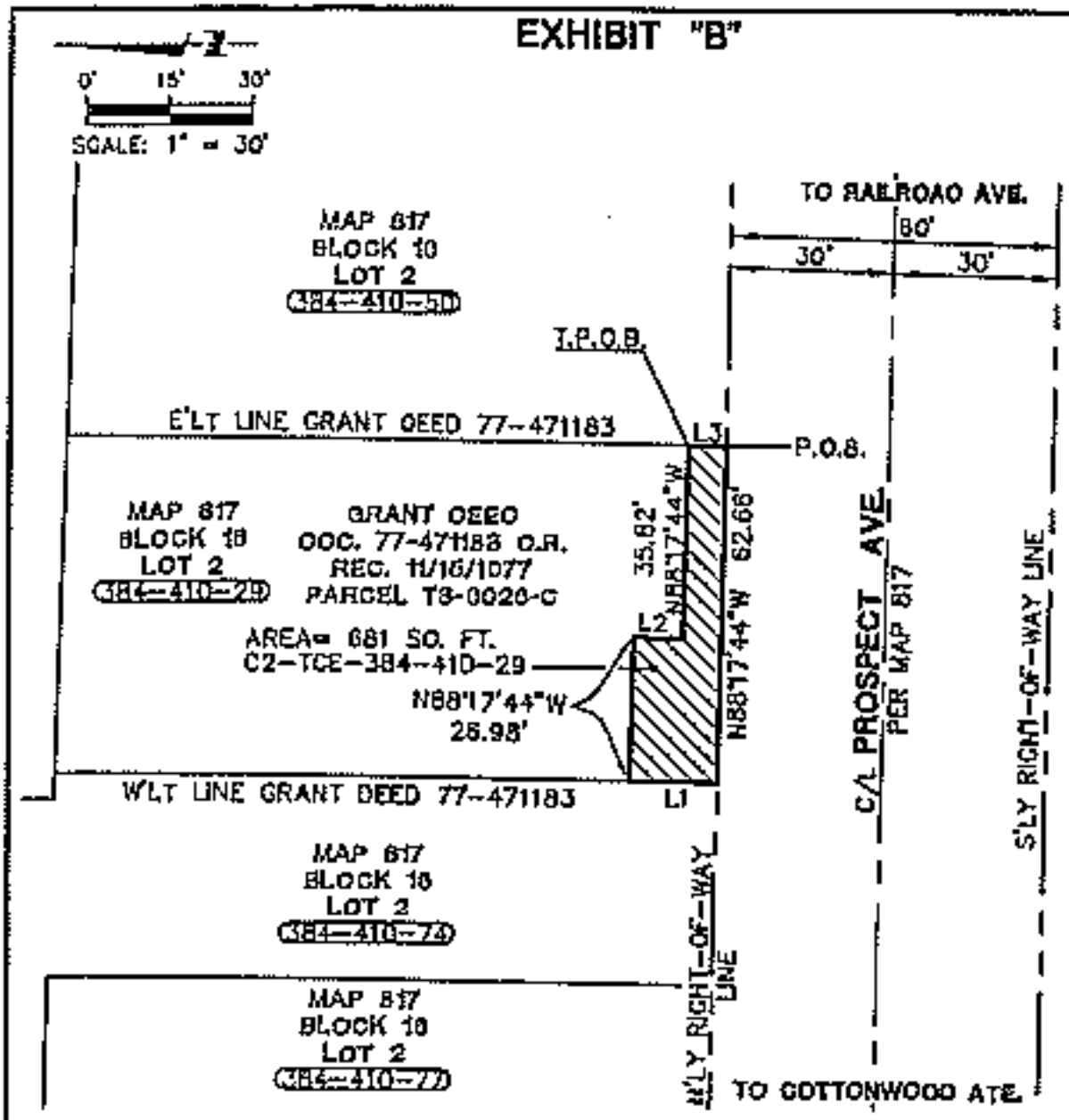
Peter J. Fitzpatrick, PLS 6777

May 4, 2013

Date

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 8/30/14
STATE OF CALIFORNIA

EXHIBIT "B"



LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
T.P.O.B.	INDICATES TRUE POINT OF BEGINNING
P.O.B.	INDICATES POINT OF BEGINNING

LINE DATA:

L1= N00°46'11"E, 16.00'
L2= N01°42'16"E, 9.00'
L3= N00°46'11"E, 7.00'

PROFESSIONAL LAND SURVEYOR
PETER J. FATZPATRICK
No. 6771
Exp. 9/30/14
STATE OF CALIFORNIA

DESCRIPTION: A PORTION OF LOT 2, BLOCK 16, MAP 817 AS DESCRIBED IN DOC. NO. 77-471183, O.R. OWNER: COUNTY OF SAN DIEGO	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 1 SCALE: 1" = 30' DRAFTED: TAJ
C2-TCE-384-410-29 10366 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 703 San Diego, Ca 92108 (619) 951-1600 www.psomas.com	CHECKED: PJF DATE: 01-25-15 JOB NO: 5DCK010300

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: C4-TCE-384-240-16
Temporary Construction Easement
APN 384-240-16

In the City of Santee, County of San Diego, State of California, being a portion of Lot 1, Block 21 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajoo", Map No. 817 filed April 2, 1896 in the Office of the Recorder of said County, and as described in those documents recorded July 5, 1973 as Instrument Number 73-185857, November 2, 1973 as Instrument Number 73-708046, September 5, 1974 as Instrument Number 74-240707, October 7, 1974 as Instrument Number 74-266673, January 30, 1976 as Instrument Number 76-028800, and February 2, 1976 as Instrument Number 76-010653, all of Official Records of said County, described as follows:

Beginning at the northwesterly corner of said Lot 1; thence along the westerly line of said Lot 1 South 00°42'41" West 16.00 feet to the True Point of Beginning; thence easterly along a line 16.00 feet southerly of and parallel with the southerly line of Prospect Avenue, 60.00 feet wide, South 88°17'44" East 641.08 feet to the easterly line of said Instrument Number 74-266673, said point being 16.00 feet southerly of the northerly line of said Lot 1; thence along said easterly line South 01°42'16 West 5.00 feet; thence South 88°17'44" East 103.54 feet; thence South 01°42'16" West 6.00 feet; thence North 88°17'44" West 37.70 feet; thence North 01°42'16" East 6.00 feet; thence South 88°17'44" East 419.76 feet; thence South 01°42'16" West 40.00 feet; thence South 88°17'29" East 79.31 feet to the westerly line of said Lot 1; thence along said westerly line North 00°42'41" East 45.00 feet to the True Point of Beginning.

Dimensions along Prospect Avenue and the resulting area are based upon that unrecorded map titled "Right of Way Plan for Gillespie Field Clear Zone – North End", on file at the County of San Diego Department of General Services, and agrees with improvements.

Containing 6,618 square feet.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

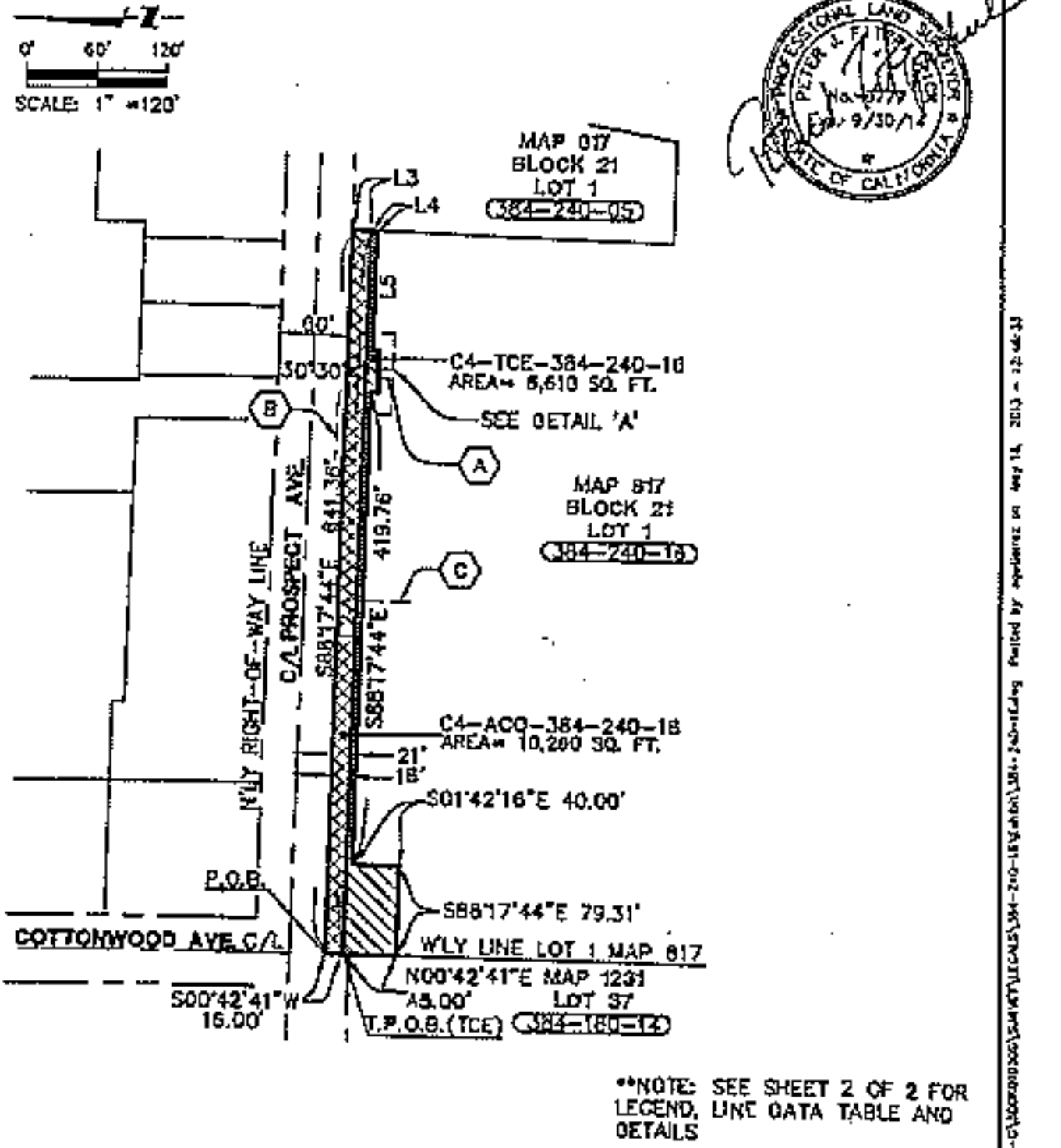
Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

May 16, 2013

Date

EXHIBIT "B"

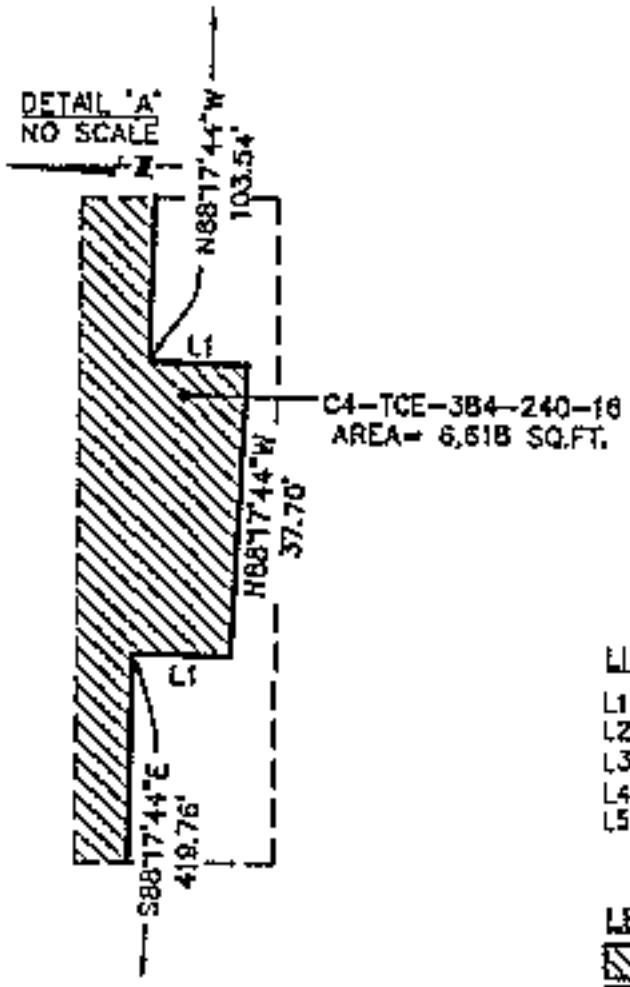


**NOTE: SEE SHEET 2 OF 2 FOR LEGEND, LINE DATA TABLE AND DETAILS

DESCRIPTION: A PORTION OF LOT 1, BLOCK 21, MAP 817. OWNER: COUNTY OF SAN DIEGO	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 2 SCALE: 1" = 120' DRAFTED: JCJ CHECKED: PLP DATE: 05-16-13 JOB NO: 5DOK010300
C4-ACO/TCE-384-240-16 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 881-2800 www.psomas.com	

DWG Name: L:\Projects\5DOK010300\Survey\Maps\Exhibits\Prospect Ave\5DOK010300-EXH-PROSPECT AVE-TCE-ACQ-384-240-16.dwg Plotted by: Jennifer Jones on May 16, 2013 - 12:46:33

EXHIBIT "B"



PROFESSIONAL LAND SURVEYOR
PETER J. TITZENBACK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

LINE DATA:

L1= S01°42'16"W, 6.00'
L2= S88°17'44"E, 641.08'
L3= N01°42'16"E, 16.00'
L4= S01°42'16"W, 5.00'
L5= S88°17'44"E, 103.54'

LEGEND:

	TEMPORARY CONSTRUCTION ESMT.
	PERMANENT R.O.W. ACQUISITION
	EXISTING LOT/PARCEL LINE
C/L	STREET & ENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEG.

EASEMENT NOTES:

(A) 8' EASEMENT TO S.O.G.&E.
FOR TRANSMISSION LINE PURPOSES
REC. 6/3/1971 AS FILE NO. 116553, O.R.

(B) 8' EASEMENT TO S.O.G.&E.
FOR TRANSMISSION LINE PURPOSES
REC. 3/2/1972 AS FILE NO. 50922, O.R.

(C) EASEMENT TO S.O.G.&E.
FOR TRANSMISSION LINE PURPOSES
REC. 12/15/1943 AS BK.1584 PG. 481, O.R.

DESCRIPTION: A PORTION OF LOT 1, BLOCK 21, MAP 617. OWNER: COUNTY OF SAN DIEGO	CITY OF SANTEE COUNTY OF SAN DIEGO STATE OF CALIFORNIA	SHEET 1 OF 2 SCALE: 1" = 120'
C4-ACQ/TCE-384-240-10 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 971-2600 www.psomas.com	DRAFTED: TAJ CHECKED: PJF DATE: 01-25-17 JOB NO: 50CK010300

RECORDING REQUESTED BY:

CITY OF SANTEE

WHEN RECORDED MAIL TO:

Bruce W. Beach
Best Best & Krieger, LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

(This Space for Recorder's Use)

No Transfer Tax Due, Pursuant to Gov. Code, § 6103

RIGHT OF WAY EASEMENT

ASSESSOR'S PARCEL NO. 384-240-16-00
County Parcel Number: _____

The County of San Diego, a political subdivision of the State of California, ("Grantor(s)"), is/are the owner(s) of the hereinafter described real property, and for valuable consideration, receipt of which is acknowledged, hereby grant(s) to the City of Santee, a municipal corporation, in the County of San Diego, State of California ("Grantee") for the following public purpose:

Public Right of Way

A perpetual and exclusive easement for street and highway purposes in, on, under, through and across that certain real property located in the County of San Diego, State of California, more particularly described in the legal description attached hereto, in Exhibit A, to construct, reconstruct, maintain, use, operate and/or remove a public roadway and related equipment and facilities, including, without limitation, any alternative passenger carrying system and ancillary improvements, together with all public utilities and facilities of every kind and nature (including, without limitation, electrical, gas, water, sewer, drainage, telephone, telegraph, television and fiber optic lines and related equipment) in, on, under, over, through and across the land described herein.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and in such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The Grantor reserves from the right of way granted herein the following rights and privileges:

1. For the use and benefit of the Public, the right of flight for the passage of aircraft in the airspace above said easement, together with the right to cause in said airspace such noise and such incidence of flight as may be inherent in the operation of aircraft, now known or hereafter used for navigation or of flight in air, using said airspace taking off from, landing at or operating on Gillespie Field.

2. The continuing and perpetual right to cut to ground level and remove trees, bushes, shrubs or any other perennial growth or undergrowth extending into, or which in the future could infringe upon or extend into or above, the Gillespie Field clear zone approach surface.

3. The right to require Grantee, at Grantee's sole cost and expense to remove, raze or destroy any of grantee's facilities infringing upon or extending into said Gillespie Field clear zone approach surface, together with the right to prohibit the future erection of buildings or other structures which would infringe upon or extend into said surface.

4. The right to require Grantee, at Grantee's sole cost and expense, to mark and light as obstructions to air navigation, any and all of Grantee's facilities that may at any time project or extend above said surface.

5. The right of ingress to and egress from, and passage over the herein described easement, for the above purposes.

The Grantor hereby waives any claim for any and all damages to Grantor's remaining property contiguous to the right-of-way hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway and by this waiver binds all heirs, executors, administrators, successors and assigns.

The real property referred to above is situated in the incorporated area of the CITY OF SANTEE, State of California, and is more particularly described as follows:

LEGAL DESCRIPTION:
(See Exhibit "A" Attached)

This Right of Way Grant Deed shall be shall be binding on the Grantor(s) heirs, executors, administrators, successors and assigns.

[Signature(s) on following page[

Executed by the Grantor this_____ day of _____, 2013.

r

_____
APRIL F. HEINZE, P.E., Director
Department of General Services

STATE OF CALIFORNIA
SS
COUNTY OF SAN DIEGO

On_____before me, Thomas G. Harrington, Deputy County Clerk in and for said County and State, personally appeared April F. Heinze, P.E., Director, Department of General Services, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Ernest J. Dronenburg, Jr., Assessor/Recorder/County Clerk

By: _____
Thomas G. Harrington - Deputy

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel No.: CI-ACQ-384-240-16
Right-of-Way Acquisition
APN 384-240-16

In the City of Santee, County of San Diego, State of California, being the northerly 16.00 feet of Lot 1, Block 21 of the Subdivision of "Lots 'H' and 'O' of the Rancho El Cajon", Map No. 817 filed April 2, 1896 in the Office of the Recorder of said County, and as described in those documents recorded July 5, 1973 as Instrument Number 73-185853, November 2, 1973 as Instrument Number 73-308046, September 5, 1974 as Instrument Number 74-240707, October 3, 1974 as Instrument Number 74-266633, January 30, 1976 as Instrument Number 76-028800, and February 2, 1976 as Instrument Number 76-030653, all of Official Records of said County.

Containing 10,260 square feet.

Dimensions along Prospect Avenue and the resulting area are based upon that unrecorded map titled "Right of Way Plan for Gillespie Field Clear Zone – North End", on file at the County of San Diego Department of General Services, and agrees with improvements.

See Exhibit 'O' attached hereto and made a part hereof.

This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

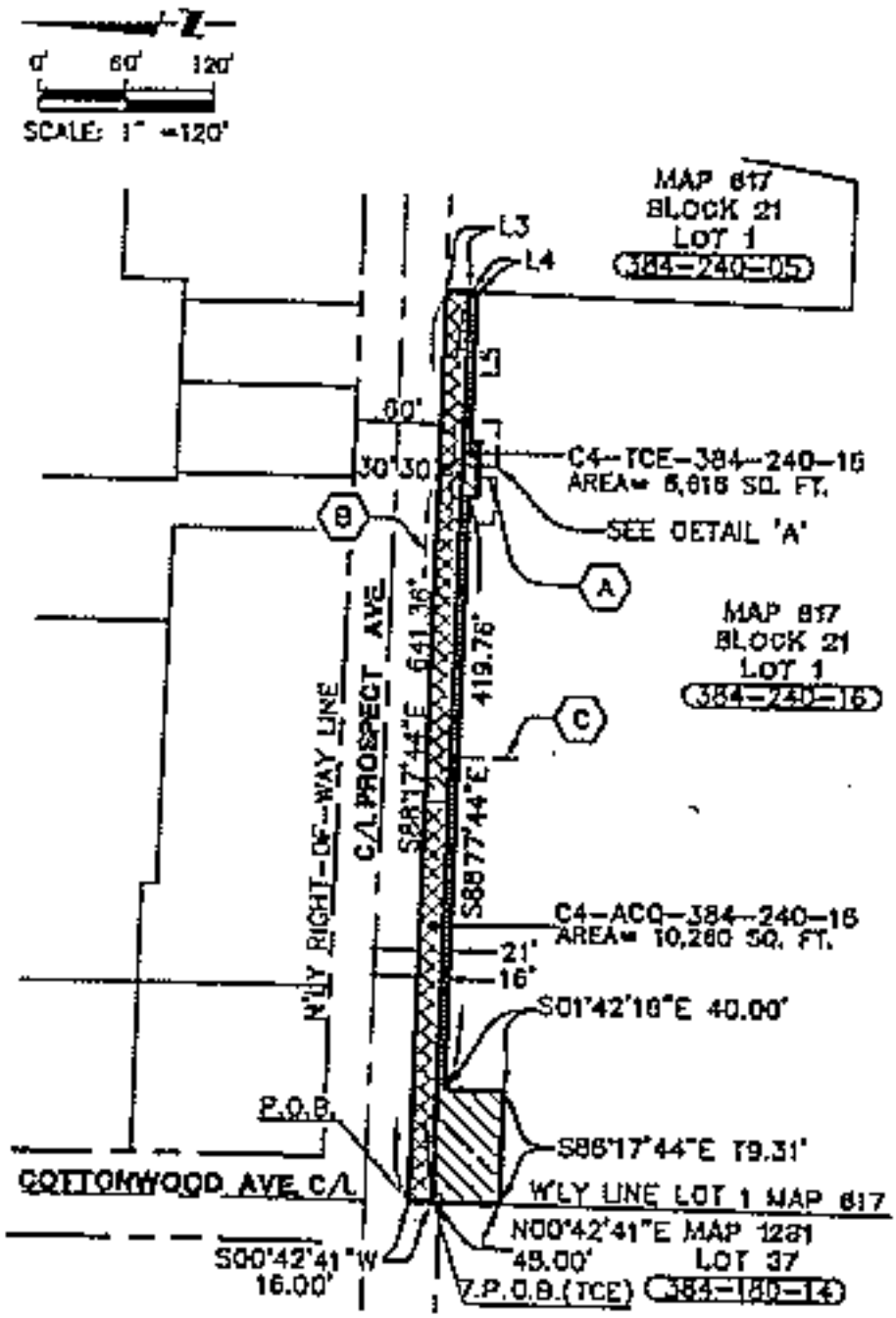
This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
PETER J. FITZPATRICK
No. 6777
Exp. 9/30/14
STATE OF CALIFORNIA

Peter J. Fitzpatrick, PLS 6777

May 2, 2013
Date

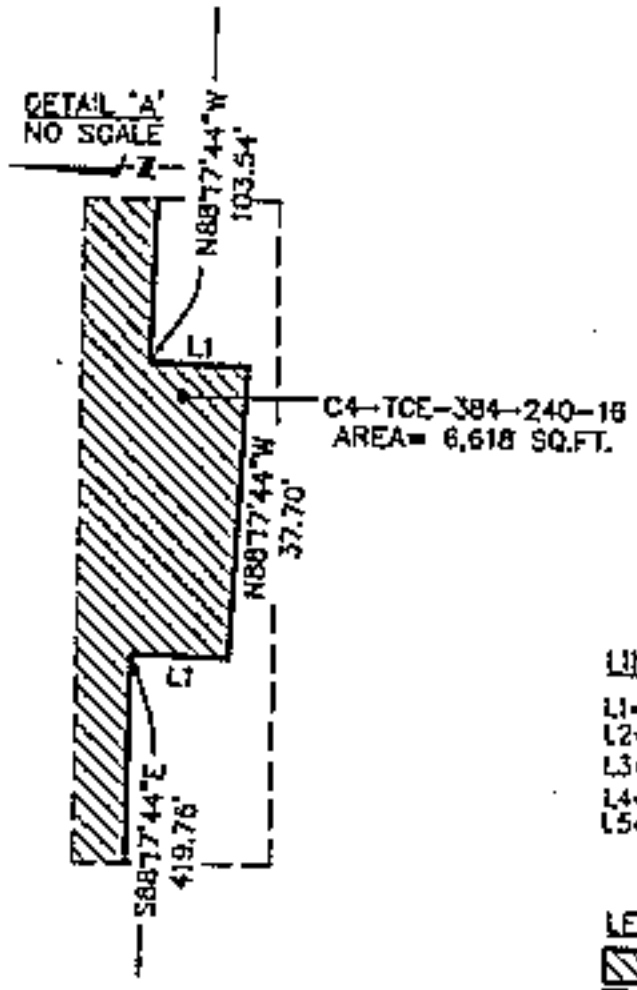
EXHIBIT "B"



**NOTE: SEE SHEET 2 OF 2 FOR LEGEND, LINE DATA TABLE AND DETAILS

DESCRIPTION: A PORTION OF LOT 1, BLOCK 21, MAP 617. OWNER: COUNTY OF SAN DIEGO	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 1 OF 2 SCALE: 1" = 120'
C4-ACQ/TCE-384-240-16 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 3111 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 941-2800 www.psomas.com	DRAFTED: SAJ CHECKED: PJF DATE: 03-16-13 JOB NO: 3DGK010300

EXHIBIT "B"



LINE DATA:

L1= S01°02'16"W, 6.00'
L2= S88°17'40"E, 641.08'
L3= N01°42'16"E, 16.00'
L4= S01°42'16"W, 5.00'
L5= S88°17'44"E, 103.54'

LEGEND:

	TEMPORARY CONSTRUCTION ESMT.
	PERMANENT R.O.W. ACQUISITION
	EXISTING LOT/PARCEL LINE
C/L	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
P.O.B.	INDICATES POINT OF BEGINNING
T.P.O.B.	INDICATES TRUE POINT OF BEG.

EASEMENT NOTES:

(A) 8' EASEMENT TO S.O.G.&E.
FOR TRANSMISSION LINE PURPOSES
REC. 6/3/1971 AS FILE NO. 116353, O.R.

(O) 8' EASEMENT TO S.O.G.&E.
FOR TRANSMISSION LINE PURPOSES
REC. 5/2/1972 AS FILE NO. 50922, O.R.

(C) EASEMENT TO S.O.G.&E.
FOR TRANSMISSION LINE PURPOSES
REC. 12/15/1943 AS BK.1584 PG. 481, O.R.

DESCRIPTION: A PORTION OF LOT 1, BLOCK 21, MAP 617. OWNER: COUNTY OF SAN DIEGO	CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	SHEET 4 OF 7 SCALE: 1" = 120'
C4-ACQ/TCE-384-240-18 PROSPECT AVENUE "PROSPECT AVENUE CORRIDOR ENHANCEMENT"	PSOMAS 4211 Camino Del Rio N., Suite 702 San Diego, Ca 92108 (619) 291-2800 www.psomas.com	DRAFTED: TAJ CHECKED: PJF DATE: 01-25-13 JOB NO: 50CK010300

City of Santee

COUNCIL AGENDA STATEMENT

2B

MEETING DATE July 10, 2013 **AGENDA ITEM NO.**

ITEM TITLE: **A PUBLIC HEARING FOR A REPORT AND ACCOUNT OF UNPAID WEED ABATEMENT INVOICES AND ESTABLISHMENT OF SPECIAL ASSESSMENTS**

DIRECTOR/DEPARTMENT: Pedro Orso-Delgado, Development Services PDD
Robert Leigh, Fire Chief RL

BACKGROUND: The City of Santee conducts a citywide fire prevention program to identify properties that are overgrown with dead weeds and dry grasses. These activities are conducted by Fire Prevention Services, Inc. (FPS), a city-hired private contractor. The Santee Weed Abatement Report for fiscal year 2012-13 indicated that 587 properties were brought into compliance. Of these, 571 were owner-abated and 16 were abated by the City's contractor. A public hearing becomes necessary when costs are incurred in the implementation of the fire prevention program and remain unpaid by the property owner.

As such, the purpose of this public hearing is for the City Council to hear and consider any objections to the cost accounting report for the City of Santee, to declare that the abatement costs are a special assessment and to authorize the recording of a lien on the properties with unpaid administrative and abatement costs. Costs remain unpaid for abatement of twelve (12) residential properties (map attached). Refer to the Staff Report for more information.

FINANCIAL STATEMENT: There is no direct fiscal impact of this action to the City. The assessments identified in the Resolution would be imposed as liens on the listed properties. Santee Municipal Code section 8.48 and the Government Code (39580 and 39585) provide that the abatement costs, including administrative costs for enforcement are recoverable and constitute a special assessment against the parcels that are abated. After the assessments are finalized, the assessments will be submitted to the County Assessor for entry on 2013/14 tax roll upon which general City taxes are to be collected. The assessments total $15,200.60. Payments are only issued to FPS after funds are collected through the tax roll from the affected property owners. A full accounting of the charges for each property is on file with the Development Service Department.

CITY ATTORNEY REVIEW ☐ N/A ☑ Completed

RECOMMENDATION:

1. Open and close public hearing
2. Approve the cost report and account of unpaid weed abatement invoices (Exhibit A).
3. Adopt Resolution

ATTACHMENTS: Staff Report Site Map Exhibit "A" Resolution

Printed on recycled paper

STAFF REPORT
JULY 10, 2013
REPORT AND ACCOUNT OF UNPAID WEED ABATEMENT INVOICES AND ESTABLISHMENT OF SPECIAL ASSESSMENTS

WEED AND RUBBISH ABATEMENT PROGRAM

In accordance with Chapter 8.48 of the Santee Municipal Code entitled "Weed and Rubbish Abatement", Fire Prevention Services (FPS) inspects and identifies properties that contain vegetation hazards, responds to citizen complaints and notifies property owners to abate the hazards. As part of this process, property owners are given specific deadlines to appeal the declared fire hazard, as well as a date by which the hazard is to be abated to avoid administrative charges.

With heightened awareness of the importance of adequately maintained properties to minimize the treat of fire, many property owners respond promptly to notices alerting them to the need to clear debris, remove overgrowth, and cut back weeds. As such, of the 587 notices that were issued, 571 were owner-abated. Sixteen (16) properties were subject to assessments; however twelve (12) properties remain unpaid.

PROGRAM STATUS

The twelve properties subject to assessments are all residential properties:

- Seven did not abate in accordance with the Santee Municipal Code, thereby causing abatement by the City, through FPS.
- Five property owners cleared the property after the final notice deadline, thereby only incurring administrative costs.

SPECIAL ASSESSMENT

The attached Resolution and Exhibit "A" include an itemized report showing the cost of weed abatement on a per lot basis for twelve properties. None of the affected property owners requested an appeal hearing or paid the invoice which was sent to them by FPS in 2012/2013 and costs of removing the weeds have been documented on these properties. Detailed records of the weed abatement performed for each parcel are available for public review.

The amounts so approved become special assessments upon the respective parcels of land and are required to be paid at the same time and in the same manner as regular municipal taxes.

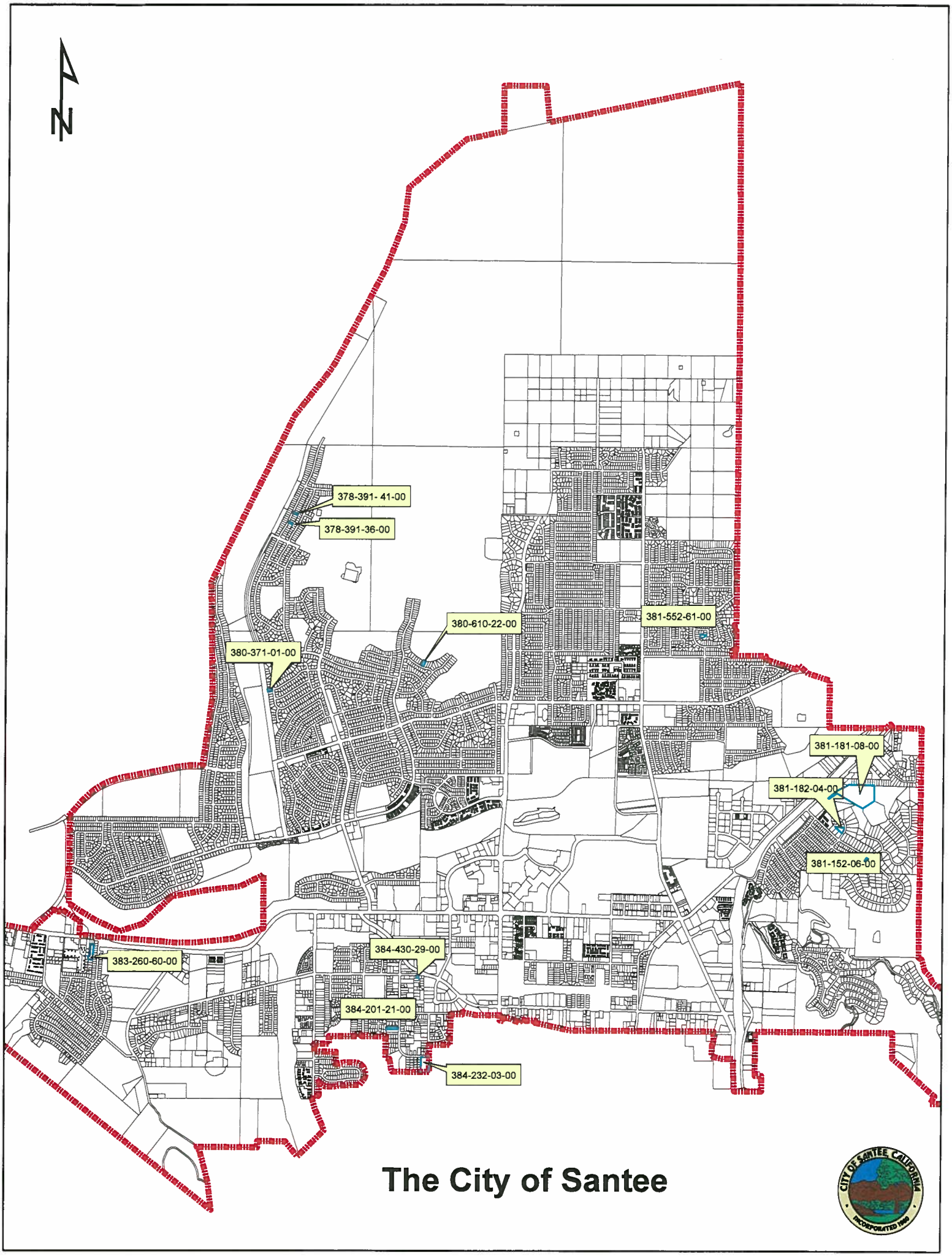

N
378-391- 41-00
378-391-36-00
380-610-22-00
380-371-01-00
381-552-61-00
381-181-08-00
381-182-04-00
381-152-06-00
383-260-60-00
384-430-29-00
384-201-21-00
384-232-03-00
The City of Santee
CITY OF SANTEE, CALIFORNIA
INCORPORATED 1980

EXHIBIT "A"
SANTEE WEED ABATEMENT PROGRAM
COST REPORT AND ACCOUNT OF UNPAID WEED ABATEMENT INVOICES
FISCAL YEAR 2012/2013

PARCEL	ASSESSED AMOUNT
378-391-36-00	$ 830.92
378-391-41-00	$ 832.88
380-371-01-00	$1,053.54
380-610-22-00	$ 956.46
381-152-06-00	$ 966.24
381-181-08-00	$2,908.54
381-182-04-00	$1,274.28
381-552-61-00	$1,130.04
383-260-60-00	$ 961.68
384-201-21-00	$ 801.12
384-232-03-00	$ 825.98
384-430-29-00	$2,658.92
TOTAL PARCELS	12
TOTAL ASSESSMENT	$15,200.60

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ESTABLISHING A SPECIAL ASSESSMENT ON CERTAIN PARCELS OF LAND THAT WERE SUBJECT TO INVOLUNTARY WEED ABATEMENT AND/OR ADMINISTRATIVE FEES BY THE CITY AND FOR WHICH COSTS HAVE NOT BEEN PAID BY THE OWNER(S) OF RECORD OF SAID PARCELS

WHEREAS, the City of Santee has taken a very aggressive stance on the abatement of dry grasses, dead shrubs, rubbish and other dry growing material and have enforced this by inclusion of Chapter 8.48 of the Santee Municipal Code, which declares such materials to be a nuisance; and

WHEREAS, the City of Santee sent a notice to abate to the owners of record of 587 properties during 2012-2013; and

WHEREAS, the City did not receive an appeal from the notice to abate from any owners of record of the 587 properties; and

WHEREAS, owners of record of 571 properties with nuisances voluntarily abated weeds; and

WHEREAS, the City of Santee abated nuisances on the remaining 12 properties; and

WHEREAS, the owners of record of properties who were subject to the City's abatement process failed to complete abatement of nuisances within the prescribed deadlines and regulations, and failed to remit the fees and/or costs incurred with the abatement process; and

WHEREAS, the City Council of the City of Santee has received the costs report and account and considered all testimony and objections offered on the matter; and

WHEREAS, Section 8.48.140 provides for a special assessment on the property to be collected with other municipal taxes which includes an administrative charge; and

WHEREAS, abatement and/or administrative fees were incurred and an invoice was mailed to the owners of record for payment of abatement services and payments have not been made.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Santee does hereby determine that weeds, grasses, dead trees, dead shrubs and waste matter constitute a public nuisance.

BE IT FURTHER RESOLVED, that the City Council of the City of Santee does hereby determine that the costs of abatement and administrative costs for certain parcels of land, being 12 parcels as shown below, have not been paid and that same

shall become a special assessment upon the respective parcels of land as they are shown upon the last available assessment roll until paid in full:

PARCEL	ASSESSED AMOUNT
378-391-36-00	$ 830.92
378-391-41-00	$ 832.88
380-371-01-00	$1,053.54
380-610-22-00	$ 956.46
381-152-06-00	$ 966.24
381-181-08-00	$2,908.54
381-182-04-00	$1,274.28
381-552-61-00	$1,130.04
383-260-60-00	$ 961.68
384-201-21-00	$ 801.12
384-232-03-00	$ 825.98
384-430-29-00	$2,658.92
TOTAL PARCELS	12
TOTAL ASSESSMENT	$15,200.60

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized to take all steps necessary to certify and record this resolution with the appropriate agency.

ADOPTED, by the City Council of the City of Santee, California, at a Regular meeting thereof held this 10th day of July 2013 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

_____

RANDY VOEPEL, MAYOR

ATTEST:

_____

PATSY BELL, CMC, CITY CLERK

City of Santee

COUNCIL AGENDA STATEMENT

6A

MEETING DATE July 10, 2013 **AGENDA ITEM NO.**

ITEM TITLE CONSIDERATION OF A GENERAL PLAN AMENDMENT (GPA2013-3) TO CHANGE THE LAND USE DESIGNATION OF PROPERTY LOCATED AT 10775 ROCKVILL STREET, FROM THE "LIGHT INDUSTRIAL/GENERAL COMMERCIAL" DESIGNATION TO THE "GENERAL INDUSTRIAL/GENERAL COMMERCIAL" DESIGNATION, WITH CORRESPONDING AMENDMENT TO THE ZONING BASE DISTRICT MAP (R2013-2) (APPLICANT: CAMERON BROTHERS CORPORATION)

DIRECTOR/DEPARTMENT Melanie Kush, Director of Planning

SUMMARY Staff is requesting City Council authorization to proceed with an evaluation of an applicant-initiated request to change the land use designation and zone code classification of a property located at 10775 Rockvill Street (refer to Applicant's letter, attached). The property is currently designated "Light Industrial/General Commercial" (IL/GC) in the General Plan (Land Use Element, Figure 1-1), with a corresponding zone classification on the Zoning District Base Map. The requested amendment proposes a change to the "General Industrial/General Commercial" designation/zone classification. This item is before the City Council at the request of Cameron Brothers because the five-acre subject property is currently developed with a "cross dock" freight terminal building and a potential tenant, SAIA Corporation is interested in this Santee location. A truck terminal is allowed on properties in the General Industrial District with a Conditional Use Permit but not on properties in the Light Industrial District. A change to the "General Industrial/General Commercial" (IG/GC) designation would allow the property owner to apply for a Conditional Use Permit for a truck terminal use. The amendment would limit the change to a specific property already developed with, and historically used as, a truck terminal building (previous tenant - Roadway Express). Since Roadway Express vacated the site in 2007, a Conditional Use Permit to restore a truck terminal use would be subject to a new Conditional Use Permit. Retaining the dual land use designations also preserves the development flexibility of the property intended in the 2020 General Plan (refer to attached Industrial Land Use District Map for information on the designations).

Topics expected to be addressed would include consistency with the General Plan/Zone Code, traffic/circulation, air quality, noise, visual impacts from nearby freeways, and land use compatibility with nearby residential uses.

FINANCIAL STATEMENT Cost of the Amendment will be covered by the applicant.

CITY ATTORNEY REVIEW ☐ N/A ☑ Completed

RECOMMENDATION Provide direction as to whether staff should proceed with the processing of a General Plan/Zone Code Amendment to change the property at 10775 Rockvill Street from the 'Light Industrial/General Commercial" land use designation to the "General Industrial/General Commercial" designation, with corresponding change to the Zoning Base District Map. A decision by the Council to authorize staff to consider the selected Amendment does not indicate eventual approval of the requested Amendment and anticipated Conditional Use Permit.

ATTACHMENTS Letter from Applicant Industrial Land Use District Map
GPA/Rezone Amendment Exhibits Site Photographs

Printed on recycled paper

CAMERON
BROTHERS CORPORATION

RECEIVED
JUN 07 2013
BY:

June 5, 2013

Ms. Melanie Kush
Director of Planning/Development Services
City of Santee
10601 Magnolia Avenue,
Santee, CA 92071

Hand Delivered

RE: Pre-application for Zone Amendment and Conditional Use Permit for 10775 Rockville Street, Santee

Dear Melanie:

Cameron Brothers Corporation, as managing agent, for Cameron Brothers Construction Co. L.P., owners of the referenced property at 10775 Rockville Street would like to initiate a pre-application to the City Council for re-zoning from IL to IG and if adopted this would lead to the submittal of a Conditional Use Permit. The re-zoning would allow for truck terminal use under the IG zone subject to a Condition Use Permit. The subject property has been vacant for nearly 4 years since Roadway Express vacated the property and Cameron acquired the property.

The existing building has been designed specifically to be a cross dock freight distribution building allowing regional or national shipping to be delivered on one side of the building and loaded on local delivery trucks on the other side. These buildings are characterized by narrow width and aligned truck doors on two sides of the building. There is no other practical use for the building and we have suffered significant vandalism during the period of vacancy. We have finally attracted a national publicly traded tenant, SAIA to the building. We have executed a 5 year lease subject to their use and occupancy being approved by the City Council. Cameron Brothers will repair the damage to the building and restore it to good operating condition for SAIA at an approximate cost of $100,000.

We believe the use is both consistent with the previous use and the addition of SAIA, a firm with over 8,000 employees and annual revenues of $1.1 Billion will be a benefit to the community. The firm employs 34 employees and would be relocated from Miramar to the City of Santee.

10580 PROSPECT AVENUE, SUITE 200 • SANTEE, CA 92071
PHONE 619.562.3050 • FAX 619.562.3055

We will submit a Re-zone and Conditional Use Permit applications upon approval of our pre-application by the City Council. Please let us know what additional information you may need.

Sincerely,

James Moxham
CEO

AJM:ng

Enclosures: Pre-application deposit
Aerial photograph flier

Build to Suit For Lease/Sale or For Lease "As Is"

6,067 SF Industrial Building on 5 Usable Acres at 10775 Rockville Street, Santee, CA 92071

- Approximately 5 net usable acres paved and fenced
- 6,067 SF industrial building (20% office/80% warehouse)
- Concrete block and metal construction
- Currently confirgured for cross-dock distribution with 16' warehouse clear height and 24 dock-high positions
- Ability to add ramps and create grade-level loading
- City of Santee general industrial (IL) zoning
- Close to on/off ramps for Hwy 52, 67 and I-8 as well as Gillespie Field General Aviation Airport
- Owner will consider "as is" lease and build to suit lease/sale
- Strong, well-capitalized local ownership
- Asking lease rate: $19,995/month NNN

Cassidy Turley / Commercial Real Estate Services

For more information, please contact:

Kerry Schimpf
619.462.3100
kerry.schimpf@cassidyturley.com
CA Lic. 00955075

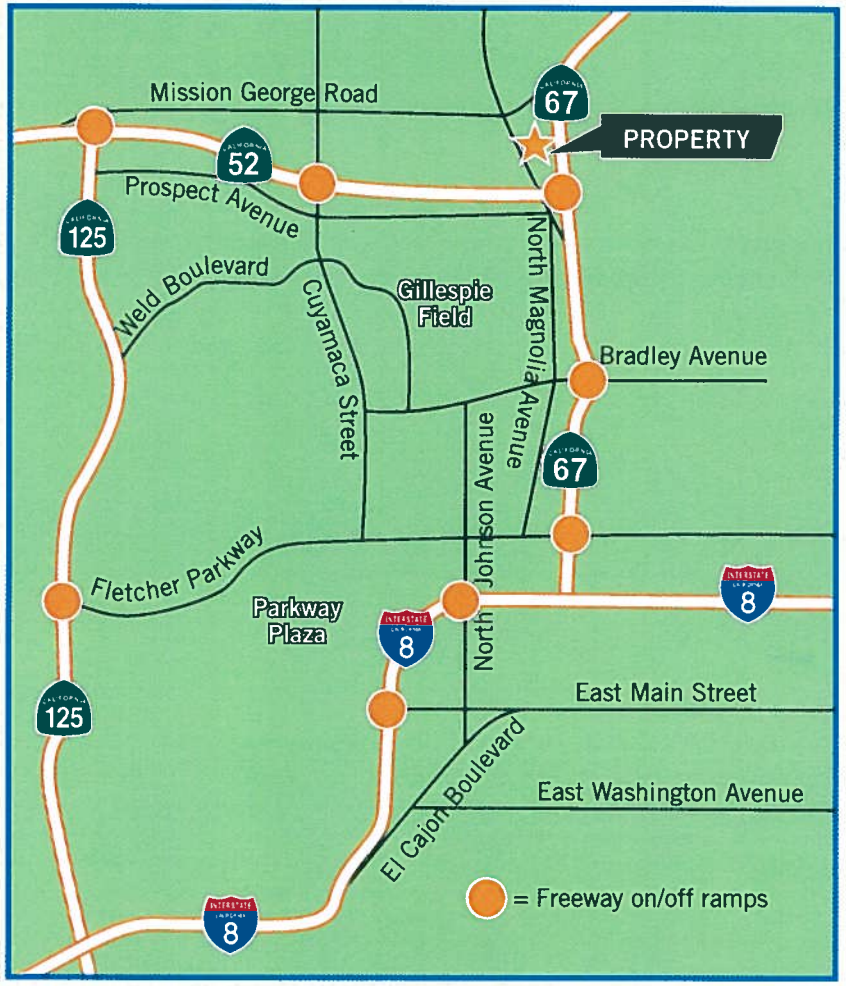
Cameron Czubernat
619.462.5100
cameron.czubernat@cassidyturley.com
CA Lic. 01383317

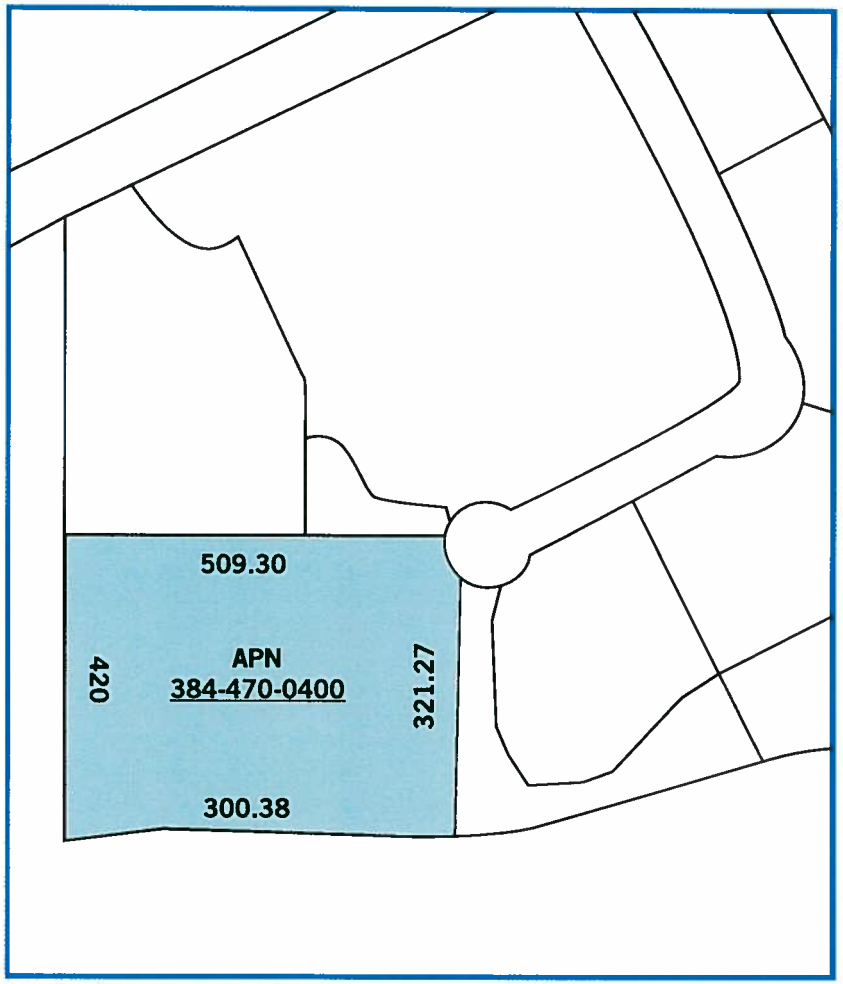
Mark F. Arbar
619.589.5980
mark.arbar@cassidyturley.com
CA Lic. 01325085

Cassidy Turley San Diego
2295 Fletcher Parkway, Suite 200
El Cajon, CA 92020
T 619.462.4500 F 619.462.7100
cassidyturley.com/sandiego

Build to Suit For Lease/Sale or For Lease "As Is"

6,067 SF Industrial Building on 5 Usable Acres at 10775 Rockville Street, Santee, CA 92071





The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

filepath:\Q:\Rockville 10775\Brochure\Rockville 10775.indd

Cassidy Turley Commercial Real Estate Services

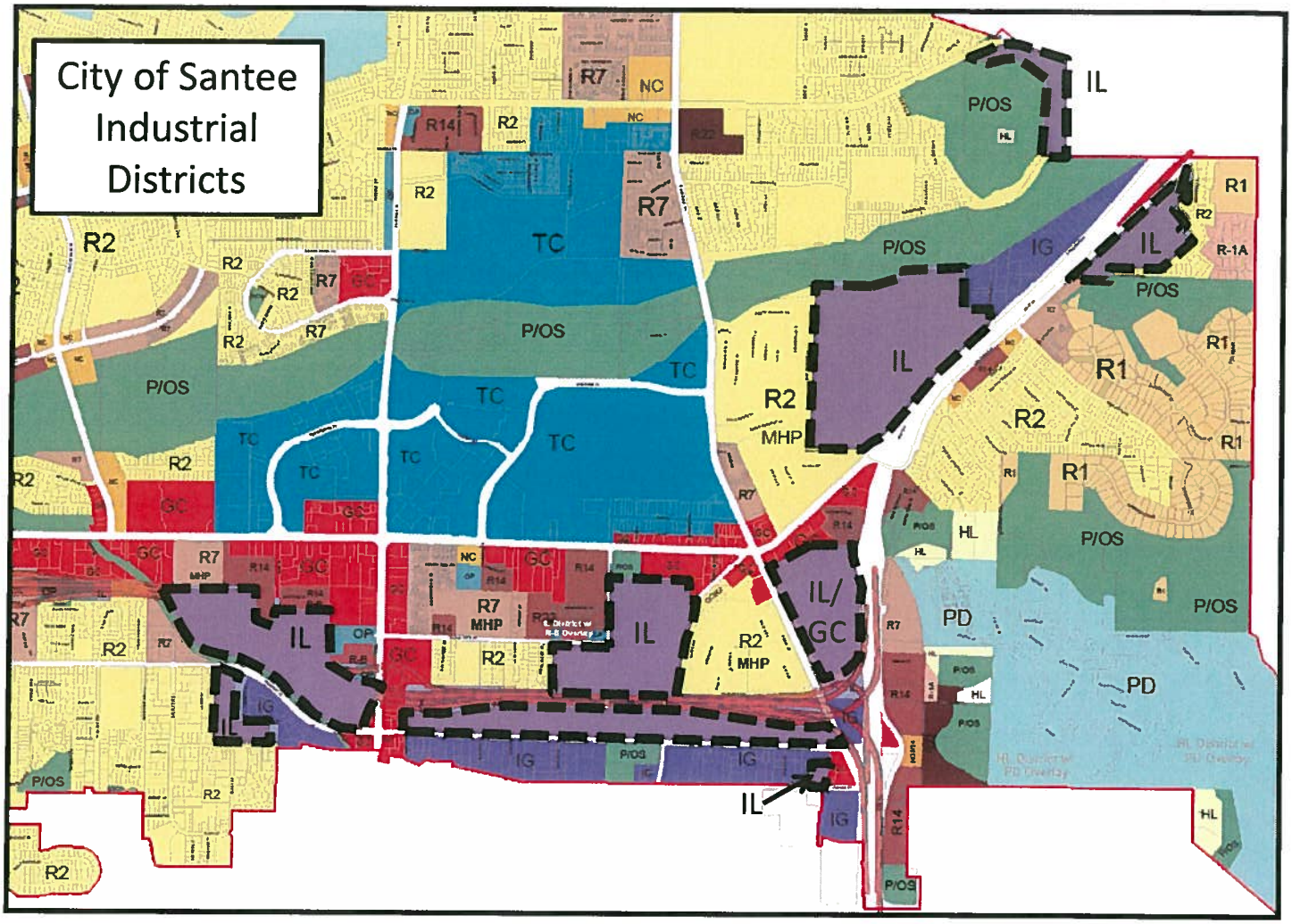
For more information, please contact:

Kerry Schimpf
619.462.3100
kerry.schimpf@cassidyturley.com
CA Lic. 00955075

Cameron Czubernat
619.462.5100
cameron.czubernat@cassidyturley.com
CA Lic. 01383317

Mark F. Arbar
619.589.5980
mark.arbar@cassidyturley.com
CA Lic. 01325085

Cassidy Turley San Diego
2295 Fletcher Parkway, Suite 200
El Cajon, CA 92020
T 619.462.4500 F 619.462.7100
cassidyturley.com/sandiego



IL

IL – LIGHT INDUSTRIAL

Establishes areas for uses such as fabricating, assembly, research and development, electronics and low intensity warehousing. All work and related activity, including materials and equipment storage, is intended to be conducted specifically within enclosed facilities to reduce adverse impacts on adjacent uses. Industrial park development is intended on larger parcels to create distinct districts which contain light industrial, compatible offices, and support uses. Such areas should have off-site access to major transportation facilities.

IG

IG – GENERAL INDUSTRIAL

Allows for a wide range of industrial activities including manufacturing, wholesale distribution, large storage areas, and other non-hazardous industrial uses. General Industrial should be located with direct access to major roads or freeways and/or be located in areas not suitable for residential use due to air safety, drainage improvement needs, or similar land use constraints, such as the Gillespie Field area.

Existing Land Use Designation and Zone:
Light Industrial/General Commercial
GPA2013-3, R2013-2, AEIS2013-7

IL – LIGHT INDUSTRIAL

Establishes areas for uses such as fabricating, assembly, research and development, electronics and low intensity warehousing. All work and related activity, including materials and equipment storage, is intended to be conducted specifically within enclosed facilities to reduce adverse impacts on adjacent uses. Industrial park development is intended on larger parcels to create distinct districts which contain light industrial, compatible offices, and support uses. Such areas should have off-site access to major transportation facilities.

GC – GENERAL COMMERCIAL

Provides for commercial areas with a wide range of retail and service activities. It encourages the grouping of commercial outlets into consolidated centers. Appropriate areas to be established with General Commercial activities should have direct access to major roads, prime arterials, or freeways.

When a property has dual zones:

The property may be developed in accordance with either zone's development, performance and maintenance standards, exclusively, or in combination with one another (i.e., mixed use). When both zones are non-residential, any use which is permitted in either zone shall be permitted. Any use which is conditionally permitted in either zone (and is not permitted in either zone), shall be conditionally permitted. In cases where a use requires a minor conditional use permit in one zone and a major conditional use permit in the other zone, only a minor conditional use permit shall be required.

Proposed Land Use Designation and Zone:
General Industrial/General Commercial
GPA2013-3, R2013-2, AEIS2013-7

IG – GENERAL INDUSTRIAL

Allows for a wide range of industrial activities including manufacturing, wholesale distribution, large storage areas, and other non-hazardous industrial uses. General Industrial should be located with direct access to major roads or freeways and/or be located in areas not suitable for residential use due to air safety, drainage improvement needs, or similar land use constraints, such as the Gillespie Field area.

GC – GENERAL COMMERCIAL

Provides for commercial areas with a wide range of retail and service activities. It encourages the grouping of commercial outlets into consolidated centers. Appropriate areas to be established with General Commercial activities should have direct access to major roads, prime arterials, or freeways.

When a property has dual zones:

The property may be developed in accordance with either zone's development, performance and maintenance standards, exclusively, or in combination with one another (i.e., mixed use). When both zones are non-residential, any use which is permitted in either zone shall be permitted. Any use which is conditionally permitted in either zone (and is not permitted in either zone), shall be conditionally permitted. In cases where a use requires a minor conditional use permit in one zone and a major conditional use permit in the other zone, only a minor conditional use permit shall be required.

06/07/2013

06/07/2013

06/07/2013