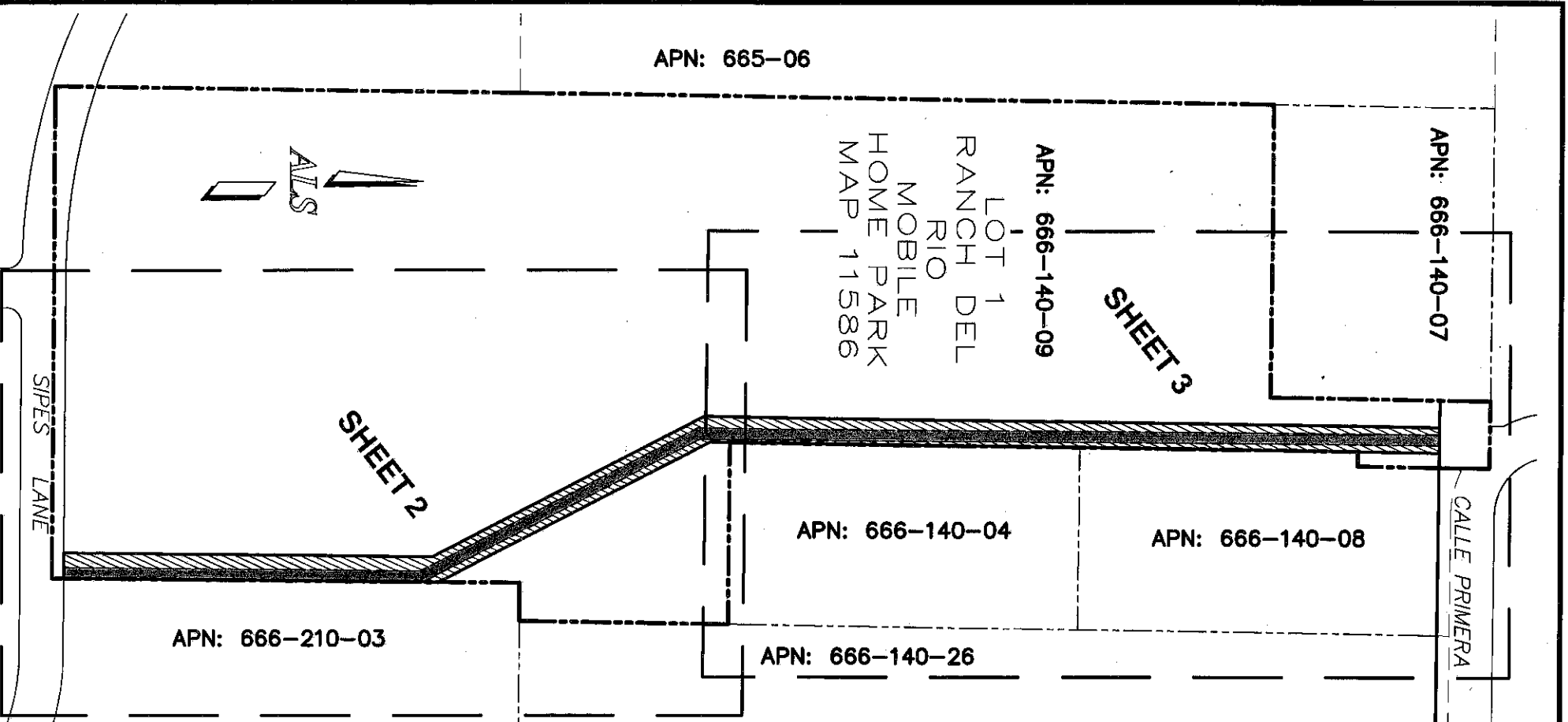


**EXHIBIT 'B'**

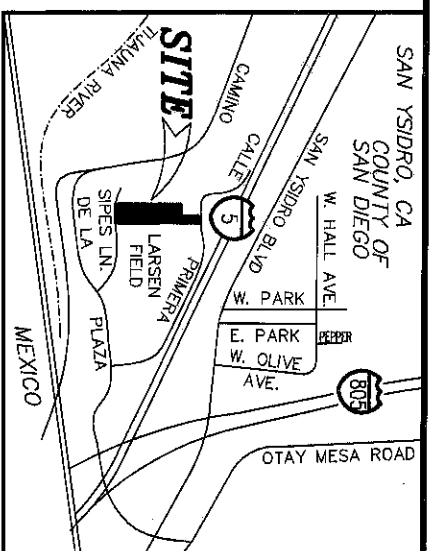


**KEY MAP**  
SCALE 1" = 200'

**ALTA LAND SURVEYING, INC.**  
9517 Grossmont Summit Dr., La Mesa, CA 91941  
Phone/fax: (619) 713-2582  
altalandsurveying.com  
4683 SWR\_ESMT\_B-SHT.DWG



*Miguel A. Martinez*  
12/08/22 DATE  
MIGUEL A. MARTINEZ LS 7443



**REFERENCES**

MAP NO. 11586  
MAP NO. 13860  
PM 19025  
ROS 8873  
APN 666-140-09

**BASIS OF BEARINGS**

NOT TO SCALE  
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTHERLY LINE OF MAP 11586, BEING THE NORTHERLY LINE OF CAMINO DE LA PLAZA PER SAID MAP, FORMERLY ENSENADA STREET DEDICATED PER MAP 526

**EASEMENTS**

- A** EASEMENT FOR A WAGON ROAD PER DOCUMENT RECORDED AUGUST 13, 1906 IN BOOK 395, PAGE 196 OF DEEDS
- B** EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR SANITARY SEWER PER DOCUMENT RECORDED AUGUST 6, 1937 IN BOOK 677, PAGE 325; AND RECORDED DECEMBER 22, 1937 IN BOOK 727, PAGE 337, BOTH OF OFFICIAL RECORDS.
- C** EASEMENT GRANTED IN TO SAN YSIDRO IRRIGATION DISTRICT FOR WATER PIPES AND PUMP HOUSE, PER DOCUMENT RECORDED MARCH 24, 1928 IN BOOK 1433, PAGE 445 OF DEEDS. SAID EASEMENT NOW VESTS IN THE CITY OF SAN DIEGO.
- D** EASEMENT FOR COUNTY HIGHWAY (RS 932) AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF ROAD WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID ROAD AS CONTAINED IN THE DEED RECORDED FEBRUARY 27, 1945 IN BOOK 1833, PAGE 102, OFFICIAL RECORDS.
- E** EASEMENT GRANTED IN TO SAN YSIDRO IRRIGATION DISTRICT FOR ROAD PER DOCUMENT RECORDED APRIL 3, 1946 IN BOOK 2090, PAGE 101 OF DEEDS. SAID EASEMENT NOW VESTS IN THE CITY OF SAN DIEGO.

**NOTE:** ONLY EASEMENTS CLOSE TO PROPOSED EASEMENT ARE SHOWN HEREON. THERE ARE SEVERAL OTHER EASEMENTS ON THE PROPERTY. REFER TO CHICAGO TITLE COMPANY ORDER NO. 00078563-993-SD2-CFU FOR ALL EASEMENTS

**LEGEND**

- INDICATES SEWER EASEMENT ACQUIRED AREA: 0.883 ACRE
- INDICATES SUBDIVISION BNDY (LOT 1, MAP 11586)
- INDICATES OFFSITE LOT LINES
- INDICATES RIGHT-OF-WAY LINE
- INDICATES PREVIOUS RIGHT-OF-WAY LINE PER MAP 11586
- INDICATES EASEMENT LINES
- INDICATES EXISTING SEWER EASEMENT GRANTED PER MAP 11586
- INDICATES EXISTING BOUNDARY DATA PER MAP 11586

RESOLUTION No. **R-314254**

**ADOPTED** ~~RECORDED~~ **JULY 28, 2022**

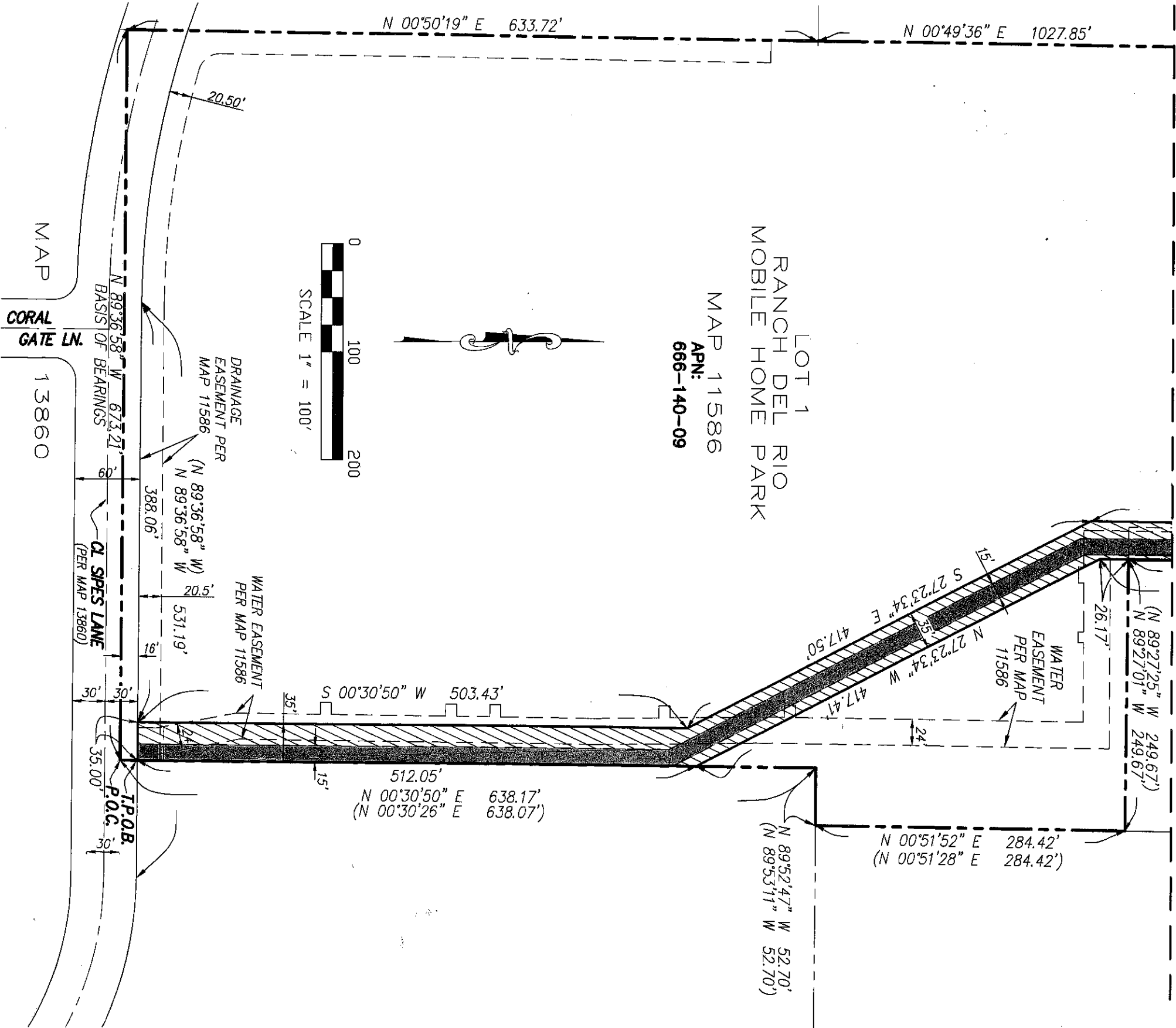
DOCUMENT No. **2022-0476106**

RECORDED **DECEMBER 22, 2022**

**SEWER EASEMENT**  
LOT 1 OF RANCHO DEL RIO MOBILE HOME PARK PER MAP 11586

DESCRIPTION	BY	APPROVED DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PRJ. NO.
ORIGINAL	RG			SHEET 1 OF 3 SHEETS	PMT. NO.
				FOR CITY LAND SURVEYOR DATE	1780-6315
					CCS 83 COORDINATES
					138-1753
					NAD 27 COORDINATES
				STATUS	100694-1-B
					B001

SEE SHEET 3



**ALTA LAND SURVEYING, INC.**

9517 Grossmont Summit Dr., La Mesa, CA 91941  
 Phone/fax: (619) 713-2582  
 altalandsurveying.com  
 4683 SWR\_ESMT\_B-SHT.DWG

*[Signature]*  
 MIGUEL A. MARTINEZ LS 7443 DATE 12/08/22

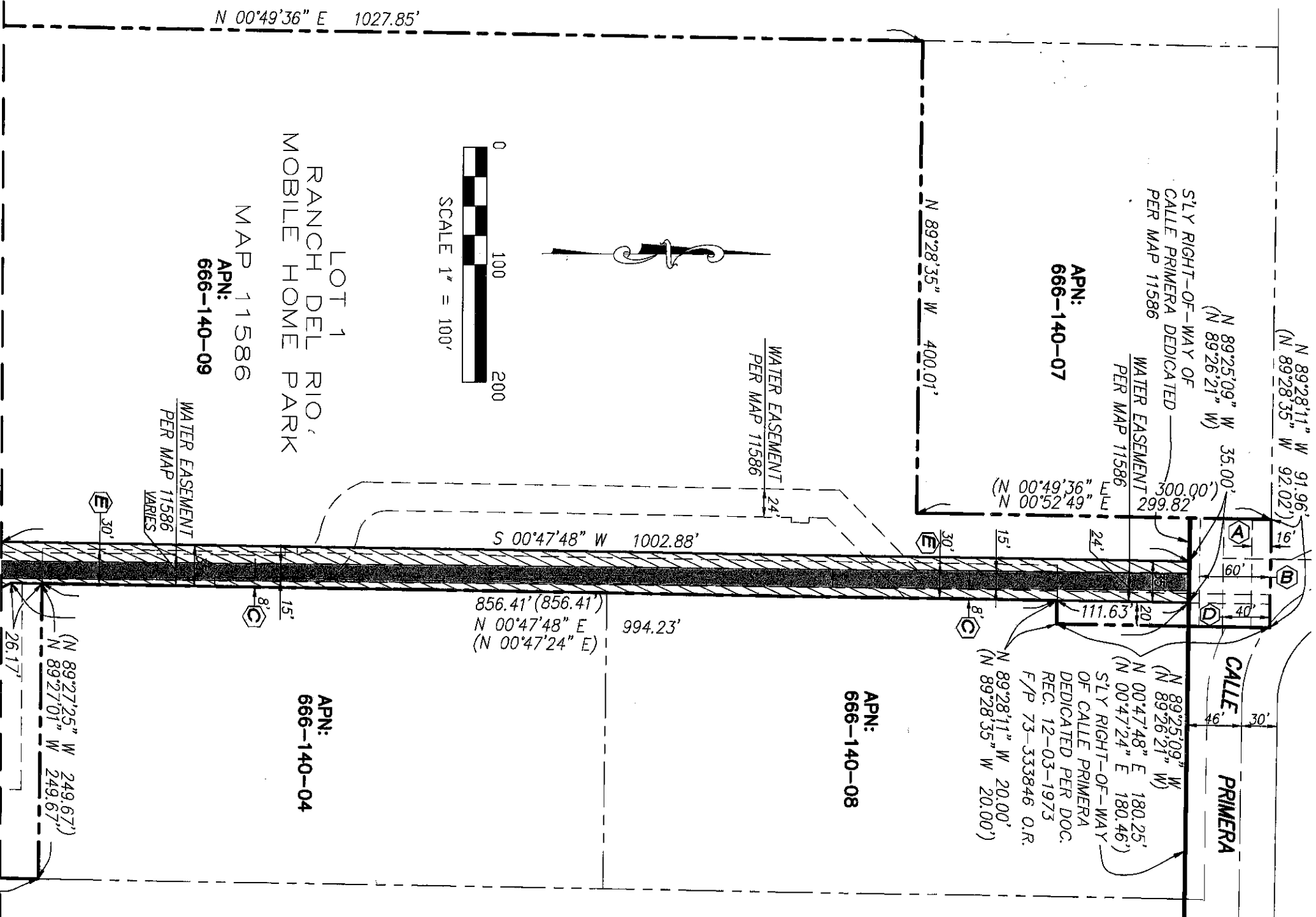


**SEWER EASEMENT**

LOT 1 OF RANCHO DEL RIO MOBILE HOME PARK PER MAP 11586

DESCRIPTION	BY	APPROVED DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PRJ. NO.
ORIGINAL	RG			SHEET 2 OF 3 SHEETS	PMT. NO.
				FOR CITY LAND SURVEYOR DATE 12/08/22	1780-6315
					CCS 83 COORDINATES
					138-1753
					NAD 27 COORDINATES
				STATUS 100694-2-B	B002

**EXHIBIT 'B'**



**ALTA LAND SURVEYING, INC.**  
 9517 Grossmont Summit Dr., La Mesa, CA 91941  
 Phone/fax: (619) 713-2582  
 altalandsurveying.com  
 4683 SWR\_ESMT\_B-SHT.DWG

*Miguel A. Martinez*  
**12/08/22**  
 MIGUEL A. MARTINEZ LS 7443 DATE

**PROFESSIONAL LAND SURVEYOR**  
 STATE OF CALIFORNIA  
 MIGUEL A. MARTINEZ  
 L.S. 7443  
 Exp. 06/30/24

RESOLUTION No. \_\_\_\_\_  
 RECORDED \_\_\_\_\_  
 DOCUMENT No. \_\_\_\_\_  
 RECORDED \_\_\_\_\_

**SEWER EASEMENT**  
 LOT 1 OF RANCHO DEL RIO MOBILE HOME PARK PER MAP 11586

DESCRIPTION	BY	APPROVED DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PRJ. NO.
ORIGINAL	RG			SHEET 3 OF 3 SHEETS	PMT. NO.
				FOR CITY LAND SURVEYOR DATE	1780-6315
					CCS 83 COORDINATES
					138-1753
					NAD 27 COORDINATES
				STATUS	100694-3-B
					B003

2

DOC# 2022-0476106



Dec 22, 2022 08:00 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$8,866.70 (SB2 Atkins: \$0.00)

PCOR: YES

PAGES: 16

RECORDING REQUESTED BY,  
CHICAGO TITLE COMPANY  
*Commercial Division*

AND When Recorded Mail Document  
and Tax Statement to:

JSP Rancho Del Rio, LP, a California limited  
partnership  
655 Montgomery Street, Suite 1700  
San Francisco, CA 94111

*00181671-493-902*

APN 666-140-09

SPACE ABOVE FOR RECORDER'S USE ONLY

The Undersigned Grantor(s) Declare(s):

The undersigned grantor hereby declares the documentary transfer tax is:  
\$ \* and is computed on the full value of the interest or  
property conveyed.

\*\$8,807.70

**GRANT DEED**

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby  
acknowledged,

**THE CITY OF SAN DIEGO,**  
A CALIFORNIA MUNICIPAL CORPORATION (“GRANTOR”),

DOES GRANT, TRANSFER AND SELL TO

**JSP RANCHO DEL RIO, LP,**  
A CALIFORNIA LIMITED PARTNERSHIP (“GRANTEE”),

ALL RIGHT, TITLE, AND INTEREST THAT GRANTOR has in the real property together with  
all rights and appurtenances thereto and subject to all encumbrances of record, located in the City  
of San Diego, County of San Diego, State of California, and more particularly described below:  
(the “Property”):

LOT 1 OF RANCHO DEL RIO MOBILEHOME PARK, IN THE CITY OF SAN DIEGO,  
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP  
THEREOF NO. 11586, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN  
DIEGO COUNTY, AUGUST 8, 1986.

EXCEPTING THEREFROM THE MOBILE HOME OR MANUFACTURED HOUSING  
UNIT AND APPURTENANCES, IF ANY, LOCATED ON SAID LAND.

Existing 15’ Wide Sewer and Water Easements

GRANTOR excepts therefrom a 15’ wide sewer easement more particularly described in  
**Exhibit ‘A’ Legal Description** and depicted on **Exhibit ‘B’**, attached hereto and made a  
part hereof (“15’ Wide Sewer Easement”) and a water easement as described and depicted  
on Map No 11586 filed in the office of the San Diego County Recorder on August 8, 1986  
 (“Water Easement”) on, over, under, across and through the Property for Grantor to access,

construct, install, operate, maintain, repair, restore and replace the sewer and water facilities, together with the right of pedestrian and motorized vehicle ingress and egress through the Property to the 15' Wide Sewer Easement and Water Easement from the nearest public right of way. GRANTEE shall have the right to freely use the Property at GRANTEE's own risk for any purpose that is not conflicting, interfering, inconsistent or incompatible with GRANTOR's rights within this 15' Wide Sewer Easement and Water Easement, and subject to the following: parking, the construction or placement of structures, installations or improvements, including without limitation buildings, mobile homes, pavement, masonry walls and fences; the planting or growing of trees; the changing of surface grades; and the installation of pipelines and underground utilities on, over, under, across or through any of the 15' Wide Sewer Easement and Water Easement reserved herein, shall be prohibited without GRANTOR's prior written consent in each instance, which consent shall not be unreasonably withheld, or unless otherwise permitted pursuant to the Agreement Regarding Certain Improvements recorded concurrently herewith. In no event shall GRANTEE impede GRANTOR's access to the Easements.

GRANTEE shall be responsible for all liability and costs resulting from GRANTEE's use of the Property that conflicts, interferes, is inconsistent or incompatible with GRANTOR's rights reserved to the 15' Wide Sewer Easement and Water Easement including but not limited to removing, replacing, or relocating any structures, installations, or improvements that in any manner interfere with GRANTOR's rights to the 15' Wide Sewer Easement and Water Easement, and relocation of residents resulting from GRANTOR exercising its rights in the 15' Wide Sewer Easement and Water Easement to the extent that GRANTEE owns or has the legal right to relocate such structures.

GRANTEE shall protect, defend, indemnify, and hold GRANTOR, its elected officials, officers, representatives, agents, and employees harmless from and against any and all claims asserted or liability established for damages or injuries to any person or property, including injury to GRANTEE's officers, employees, agents, contractors, invitees and guests, which arise out of or are in any manner directly or indirectly connected with GRANTEE's use the Property for any purpose that is conflicting, interfering, inconsistent or incompatible with the rights reserved by GRANTOR to the 15' Wide Sewer Easement and Water Easement, including but not limited to the construction, existence, or placement of structures, installations, or improvements on the easement area, including without limitation buildings, residences, mobile homes, pavement, masonry walls and fences, and all expenses of investigating and defending against same, including without limitation reasonable attorney fees and costs; provided, however, that GRANTEE's duty to indemnify and hold harmless shall not include any liability to the extent arising from the established sole negligence or willful misconduct of GRANTOR, its elected officials, officers, representatives, agents and employees. GRANTOR may, at its election, conduct the defense or participate in the defense of any claim related in any way to this indemnification. If GRANTOR chooses at its own election to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification, GRANTEE shall pay all reasonable costs related thereto, including without limitation reasonable attorney fees and costs.

### Expanded Sewer Easement

GRANTOR excepts therefrom the real property a sewer easement on, over, under, across, and through a portion of the Property as more particularly described in **Exhibit 'A' Legal Description** and depicted on **Exhibit 'B'**, attached hereto and made a part hereof ("Expanded Sewer Easement") for Grantor to access, construct, install, operate, maintain, repair, restore and replace the sewer and water facilities, together with the right of pedestrian and motorized vehicle ingress and egress through the Property to the Expanded Sewer Easement from the nearest public right of way. GRANTEE shall have the right to freely use the Property at GRANTEE's own risk for any purpose that is not conflicting, interfering, inconsistent or incompatible with the rights reserved by GRANTOR herein, and subject to the following: parking, the construction or placement of structures, installations or improvements, including without limitation buildings, mobile homes, pavement, masonry walls and fences; the planting or growing of trees; the changing of surface grades; and the installation of pipelines and underground utilities on, over, under, across or through any of the Sewer Easement and Water Easement reserved herein, in each case to the extent not existing on the date hereof, shall be prohibited without GRANTOR's prior written consent in each instance, which consent shall not be unreasonably withheld. In no event shall GRANTEE impede GRANTOR's access to the Easements.

GRANTOR shall be responsible for all liability and costs to residents who own mobile homes located on the Expanded Sewer Easement area resulting from GRANTOR's exercise of its rights granted in this Expanded Sewer Easement

### Flowage Easement

GRANTOR reserves therefrom the real property the following non-exclusive permanent easement for the flowage of flood waters within that approximate 9.6 acre portion of the Property described in the 1985 Irrevocable Offer to Dedicate Open-Space Easement recorded December 10, 1985 as file No 85-465863, Official Records of the County of San Diego, CA, to GRANTOR and its heirs, successors and assigns, including any or all appurtenances thereto, more particularly described below (the "Flowage Easement"), together with the right of non-exclusive ingress and egress over, under, along and across the entire Property by the most practicable route and from time to time and without unreasonable disruption of any existing improvements on the Property or operations of the Property.

GRANTEE shall have the right to freely use the Property at GRANTEE's own risk for any purpose that is not conflicting, interfering, inconsistent or incompatible with the rights reserved by GRANTOR herein, and subject to the following: the erecting of buildings, masonry walls, and other permanent structures; the planting of trees; and the changing of the surface grade; shall be prohibited within the Flowage Easement. Nothing contained herein shall be construed to assign any maintenance responsibility to GRANTOR.

### Access Easement

GRANTOR reserves a permanent non-exclusive access easement to GRANTOR and its heirs, successors and assigns, including any or all appurtenances thereto, together with the right of ingress and egress, over, under, along and across the Property by the most

practicable route and from time to time (the "Access Easement") for GRANTOR's access to existing drainage easements on the Property. GRANTEE shall have the right to freely use the Property at GRANTEE's own risk for any purpose that is not conflicting, interfering, inconsistent, or incompatible with the rights reserved by GRANTOR herein.

Open Space Easement

An approximate 9.6 acre portion of the Property is subject to the 1985 Irrevocable Offer to Dedicate Open-Space Easement recorded December 10, 1985 as file No 85-465863, Official Records of the County of San Diego, CA.

The provisions of this Grant Deed shall inure to the benefit of and bind the respective successors and assigns of the parties and entities stated herein.

**RESTRICTIVE COVENANT:** GRANTOR's conveyance of the Property to GRANTEE is strictly conditioned on the satisfaction of all conditions contained in this Grant Deed, and the Regulatory Agreement and Declaration of Covenants, Conditions and Restrictions Restricting Property's Use for Affordable Housing ("Regulatory Agreement").

The Property may not be redeveloped for any use other than its current mobile home park use without the permission of GRANTOR in its sole discretion. Any redevelopment shall be conditioned on compliance with City of San Diego standards including but not limited to standards related to utility, water, and sewer facilities and easements.

GRANTEE must notify the GRANTOR and the San Diego Housing Authority promptly following GRANTEE obtaining actual knowledge that any privately owned mobile home unit within the Property is offered for sale.

Right of First Offer ("ROFO")

GRANTEE shall not sell the Property except in accordance with the provisions below.

If GRANTEE desires to sell the Property during the ROFO Term (as defined below), GRANTEE shall give GRANTOR notice that Grantee is electing to sell and the general terms including the proposed sales price upon which GRANTEE desires to sell the Property ("ROFO Notice").

GRANTOR shall have 60 days from the delivery of the ROFO Notice ("Acceptance Period") within which to notify GRANTEE of its election to purchase the Property under the terms and conditions specified in the ROFO Notice, by giving notice to GRANTEE ("Acceptance Notice") of such election. If GRANTOR provides an Acceptance Notice to GRANTEE within the Acceptance Period, GRANTOR and GRANTEE shall use best efforts to negotiate a purchase and sale agreement contingent on San Diego City Council approval for the Property consistent with the terms and conditions stated in the ROFO Notice within thirty (30) days of GRANTOR providing the Acceptance Notice to GRANTEE which shall permit a closing of the sale up to one hundred ten (110) days after entering into the purchase and sale agreement contingent on San Diego City Council approval. If a purchase and sale agreement contingent on San Diego City Council approval is not entered into within such thirty (30) day

period despite the parties good faith efforts, GRANTOR shall be deemed to have not delivered an Acceptance Notice.

If the Acceptance Notice is not given prior to the expiration of the Acceptance Period or if a binding purchase and sale agreement is not entered into within the thirty (30) day period after the GRANTOR delivers an Acceptance Notice despite the parties good faith efforts, then GRANTEE may thereafter proceed to market and sell the Property any time within 270 days after expiration of the Acceptance Period, on the general terms and conditions not materially worse for the GRANTEE than those set forth in the ROFO Notice or for a price not more than fifteen percent (15%) less than that set forth in the ROFO Notice, free and clear of any rights of first offer GRANTOR.

Any sale or proposed sale on any materially worse terms than the general terms and conditions set forth in the ROFO Notice, or for a price more than fifteen percent (15%) less than that set forth in the ROFO Notice, or after expiration of said 270 days shall be a new sale subject to all of the terms of this right of first offer provided herein.

The right of first offer herein shall terminate (i) fifty-five (55) years after the date hereof or (ii) upon a foreclosure or deed in lieu of foreclosure by any mortgage lender of the Property or its successors and/or assigns, whichever is earlier ("ROFO Term"). GRANTOR agrees that any notices required to be provided to GRANTEE shall also be provided simultaneously to any beneficiary of any deed of trust encumbering the Property securing a mortgage loan if requested by the beneficiary of such deed of trust. Further, GRANTOR expressly agrees that GRANTEE's right of first offer provided herein shall be inapplicable with respect to any foreclosure by any mortgage lender for the Property or its successors and/or assigns or deed in lieu of foreclosure to any such mortgage lender or its successors and/or assigns. For the sake of clarity, any future transfer of the Property following a foreclosure or deed in lieu of foreclosure by any mortgage lender or its successors and/or assigns shall not be subject to the GRANTORS's right of first offer.

*[Remainder of page intentionally blank]*



IN WITNESS WHEREOF, this Grant Deed is executed to be effective upon its recordation in the Official Records of San Diego County, California.

**San Diego City Council Authorizing Resolution No. R-314254**

**Date of Final Passage:** July 28, 2022

GRANTOR:

THE CITY OF SAN DIEGO, a California municipal corporation

*Approved as to form:*

Mara W. Elliott, City Attorney

BY: 

Name: MARCO VERDUGO  
Title: DEPUTY CITY ATTORNEY  
Date: DECEMBER 17, 2022

BY: 

Penny Maus  
Director, Department of Real Estate and Airport Management

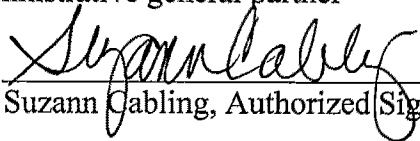
Date: 12-13-2022

*[Signatures continue on following page]*

GRANTEE:

JSP RANCHO DEL RIO, LP,  
a California limited partnership

By: JSP Rancho Del Rio, LLC,  
a California limited liability company,  
its administrative general partner

By:   
Suzann Cabling, Authorized Signatory

By: HOM XXXII LLC,  
a Delaware limited liability company,  
its managing general partner

By: Housing on Merit,  
a California non-profit public benefit  
corporation, its manager

By: \_\_\_\_\_  
Jennifer Litwak, Executive Director

Date: \_\_\_\_\_

GRANTEE:

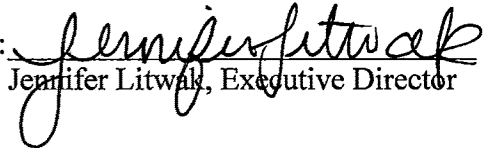
JSP RANCHO DEL RIO, LP,  
a California limited partnership

By: JSP Rancho Del Rio, LLC,  
a California limited liability company,  
its administrative general partner

By: \_\_\_\_\_  
Suzann Cabling, Authorized Signatory

By: HOM XXXII LLC,  
a Delaware limited liability company,  
its managing general partner

By: Housing on Merit,  
a California non-profit public benefit  
corporation, its manager

By:   
Jennifer Litwak, Executive Director

Date: \_\_\_\_\_

[Grant Deed]

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

**CIVIL CODE §1189**

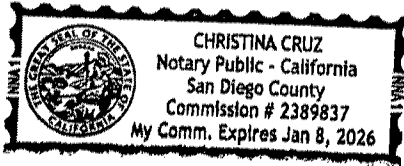
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA )  
 ) §  
COUNTY OF San Diego )

On 12-13-22 before me, Christina Cruz, Notary Public,  
*Date Here Insert Name and Title of Officer*

personally appeared Penny Maws  
*Name of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity, and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

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

WITNESS my hand and official seal.

Signature Christina Cruz

[Grant Deed]

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

**CIVIL CODE §1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA )  
 ) §  
COUNTY OF San Francisco )

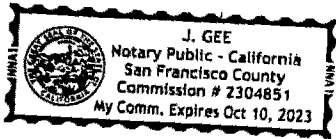
On December 13, 2022 before me, J. Gee, Notary Public,  
*Date Here Insert Name and Title of Officer*

personally appeared Suzann Cabling  
*Name of Signer(s)*

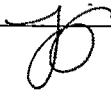
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under the 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.



*Place Notary Seal Above*

Signature 

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

**CIVIL CODE §1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA )  
 )  
COUNTY OF San Diego ) §  
 )

On 12/14/22 before me, William B. Schindler, notary public,  
*Date Here Insert Name and Title of Officer*

personally appeared Jennifer Litwak  
*Name of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under the 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.

*Place Notary Seal Above*

Signature William B. Schindler

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**SEWER EASEMENT**

ALL THAT PORTION OF LOT 1 OF RANCHO DEL RIO MOBILEHOME PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11586, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 8, 1986.  
BEING A STRIP OF LAND 35 FEET OF WIDE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID MAP 11586; THENCE ALONG THE EASTERLY LINE OF SAID MAP 11586

1. NORTH 00°30'50" EAST 16.00 FEET TO THE NORTHERLY LINE OF CAMINO DE LA PLAZA AS DEDICATED PER SAID MAP 11586 AND BEING THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG LOT 1 OF SAID MAP 11586
2. NORTH 00°30'50" EAST 512.05 FEET; THENCE LEAVING SAID EASTERLY LINE
3. NORTH 27°23'34" WEST 417.41 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 1 BEING THAT CERTAIN COURSE (SOUTH 00°47'24" WEST, 856.41') PER SAID MAP 11586; THENCE ALONG SAID PROLONGATION AND SAID EASTERLY LINE
4. NORTH 00°47'48" EAST 882.59 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE CONTINUING ALONG THE NORTHERLY PROLONGATION OF SAID LAST COURSE AND EASTERLY LINE OF LOT 1
5. NORTH 00°47'48" EAST 111.63 FEET TO A POINT IN THE SOUTHERLY LINE OF CALLE PRIMERA AS DEDICATED PER SAID MAP 11586; THENCE ALONG SAID SOUTHERLY LINE
6. NORTH 89°25'09" WEST 35.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE OF CALLE PRIMERA, ALONG A LINE PARALLEL WITH AND DISTANT 35.00 FEET MEASURED AT RIGHT ANGLES TO THE AFOREMENTIONED EASTERLY LINE OF SAID LOT 1
7. SOUTH 00°47'48" WEST 1002.88 FEET TO AN ANGLE POINT; THENCE ALONG A LINE PARALELL WITH AND DISTANT 35.00

FEET MEASURED AT A RIGHT ANGLES TO THE AFOREMENTIONED COURSE NO. 3

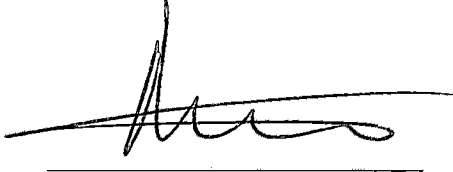
8. SOUTH 27°23'34" EAST 417.50 FEET TO AN ANGLE POINT; THENCE ALONG A LINE PARALELL WITH AND DISTANT 35.00 FEET MEASURED AT A RIGHT ANGLES TO THE AFOREMENTIONED COURSE NO. 2, BEING THE MOST SOUTHERLY PORTION OF THE EASTERLY LINE OF SAID LOT 1
9. SOUTH 00°30'50" WEST 503.43 FEET TO THE NORTHERLY LINE OF SAID CAMINO DE LA PLAZA AS DEDICATED PER SAID MAP 11586; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE
10. SOUTH 89°36'58" EAST 35.00 FEET TO THE **TRUE POINT OF BEGINNING.**

EXCEPTING THEREFROM:

THE EXISTING SEWER EASEMENT AS GRANTED PER SAID MAP 11586, BEING A 15 FOOT STRIP OF LAND RUNNING NORTH AND SOUTH, TOTALLY CONTAINED WITHIN THE HEREIN DESCRIBED 35.00 FOOT WITH STRIP OF LAND.

THE PORTION OF SEWER EASEMENT BEING ACQUIRED HEREIN (EXCEPTING SAID EXISTING 15 FOOT SEWER EASEMENT) CONTAINS 0.883 ACRES MORE OR LESS.

ATTACHED HERETO IS DRAWING NO. 100694-B, LABELED EXHIBIT "B", AND BY THIS REFERENCE MADE A PART HEREOF.



MIGUEL A. MARTINEZ  
L.S. 7443  
LIC. EXP. 06/30/24

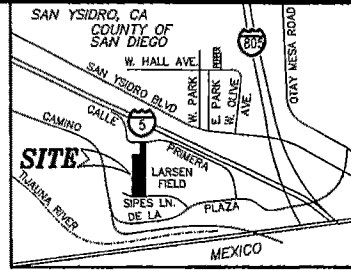
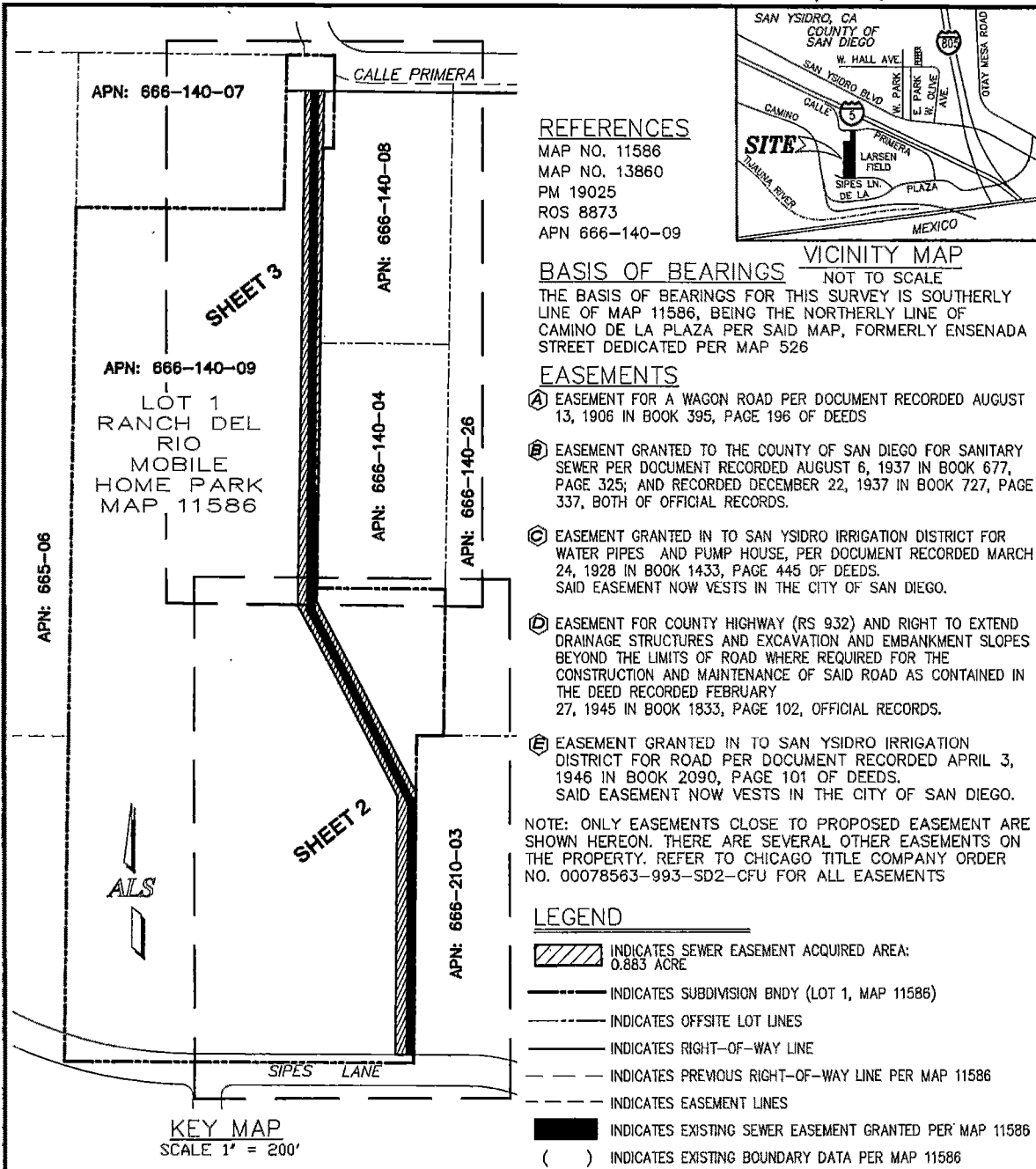
12/08/22

DATE





**EXHIBIT 'B'**



**REFERENCES**

MAP NO. 11586  
 MAP NO. 13860  
 PM 19025  
 ROS 8873  
 APN 666-140-09

**BASIS OF BEARINGS** VICINITY MAP  
 NOT TO SCALE

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTHERLY LINE OF MAP 11586, BEING THE NORTHERLY LINE OF CAMINO DE LA PLAZA PER SAID MAP, FORMERLY ENSENADA STREET DEDICATED PER MAP 526

**EASEMENTS**

- (A) EASEMENT FOR A WAGON ROAD PER DOCUMENT RECORDED AUGUST 13, 1906 IN BOOK 395, PAGE 196 OF DEEDS
- (B) EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR SANITARY SEWER PER DOCUMENT RECORDED AUGUST 6, 1937 IN BOOK 677, PAGE 325; AND RECORDED DECEMBER 22, 1937 IN BOOK 727, PAGE 337, BOTH OF OFFICIAL RECORDS.
- (C) EASEMENT GRANTED IN TO SAN YSIDRO IRRIGATION DISTRICT FOR WATER PIPES AND PUMP HOUSE, PER DOCUMENT RECORDED MARCH 24, 1928 IN BOOK 1433, PAGE 445 OF DEEDS. SAID EASEMENT NOW VESTS IN THE CITY OF SAN DIEGO.
- (D) EASEMENT FOR COUNTY HIGHWAY (RS 932) AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF ROAD WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID ROAD AS CONTAINED IN THE DEED RECORDED FEBRUARY 27, 1945 IN BOOK 1833, PAGE 102, OFFICIAL RECORDS.
- (E) EASEMENT GRANTED IN TO SAN YSIDRO IRRIGATION DISTRICT FOR ROAD PER DOCUMENT RECORDED APRIL 3, 1946 IN BOOK 2090, PAGE 101 OF DEEDS. SAID EASEMENT NOW VESTS IN THE CITY OF SAN DIEGO.

NOTE: ONLY EASEMENTS CLOSE TO PROPOSED EASEMENT ARE SHOWN HEREON. THERE ARE SEVERAL OTHER EASEMENTS ON THE PROPERTY. REFER TO CHICAGO TITLE COMPANY ORDER NO. 00078563-993-SD2-CFU FOR ALL EASEMENTS

**LEGEND**

- INDICATES SEWER EASEMENT ACQUIRED AREA: 0.883 ACRE
- INDICATES SUBDIVISION BNDY (LOT 1, MAP 11586)
- INDICATES OFFSITE LOT LINES
- INDICATES RIGHT-OF-WAY LINE
- INDICATES PREVIOUS RIGHT-OF-WAY LINE PER MAP 11586
- INDICATES EASEMENT LINES
- INDICATES EXISTING SEWER EASEMENT GRANTED PER MAP 11586
- INDICATES EXISTING BOUNDARY DATA PER MAP 11586

**ALTA LAND SURVEYING, INC.**  
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*Miguel A. Martinez*  
 12/08/22  
 MIGUEL A. MARTINEZ LS 7443 DATE

RESOLUTION No. \_\_\_\_\_  
 RECORDED \_\_\_\_\_  
 DOCUMENT No. \_\_\_\_\_  
 RECORDED \_\_\_\_\_

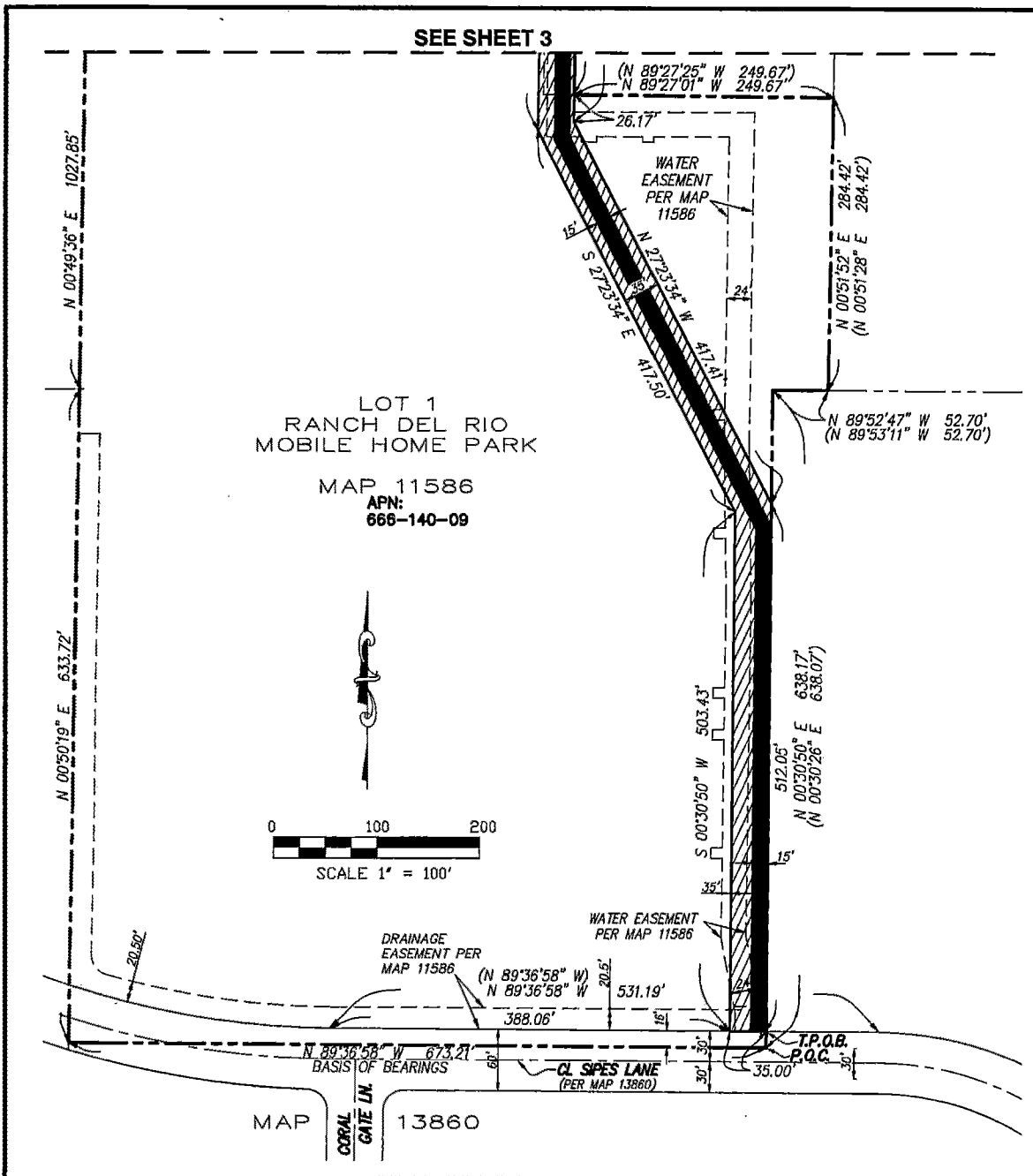
**SEWER EASEMENT**

LOT 1 OF RANCHO DEL RIO MOBILE HOME PARK PER MAP 11586

DESCRIPTION	BY	APPROVED DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PRJ. NO.
ORIGINAL	RG			SHEET 1 OF 3 SHEETS	PMT. NO.
				<i>Fidel R. RA</i> FOR CITY LAND SURVEYOR	1780-6315
				DATE	CCS 83 COORDINATES
					138-1753
					NAD 27 COORDINATES
				STATUS	100694-1-B
					B001

**EXHIBIT 'B'**

SEE SHEET 3



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*Miguel A. Martinez* **12/08/22**  
 MIGUEL A. MARTINEZ LS 7443 DATE

**PROFESSIONAL LAND SURVEYOR**  
 MIGUEL A. MARTINEZ  
 L.S. 7443  
 Exp. 06/30/24  
 STATE OF CALIFORNIA

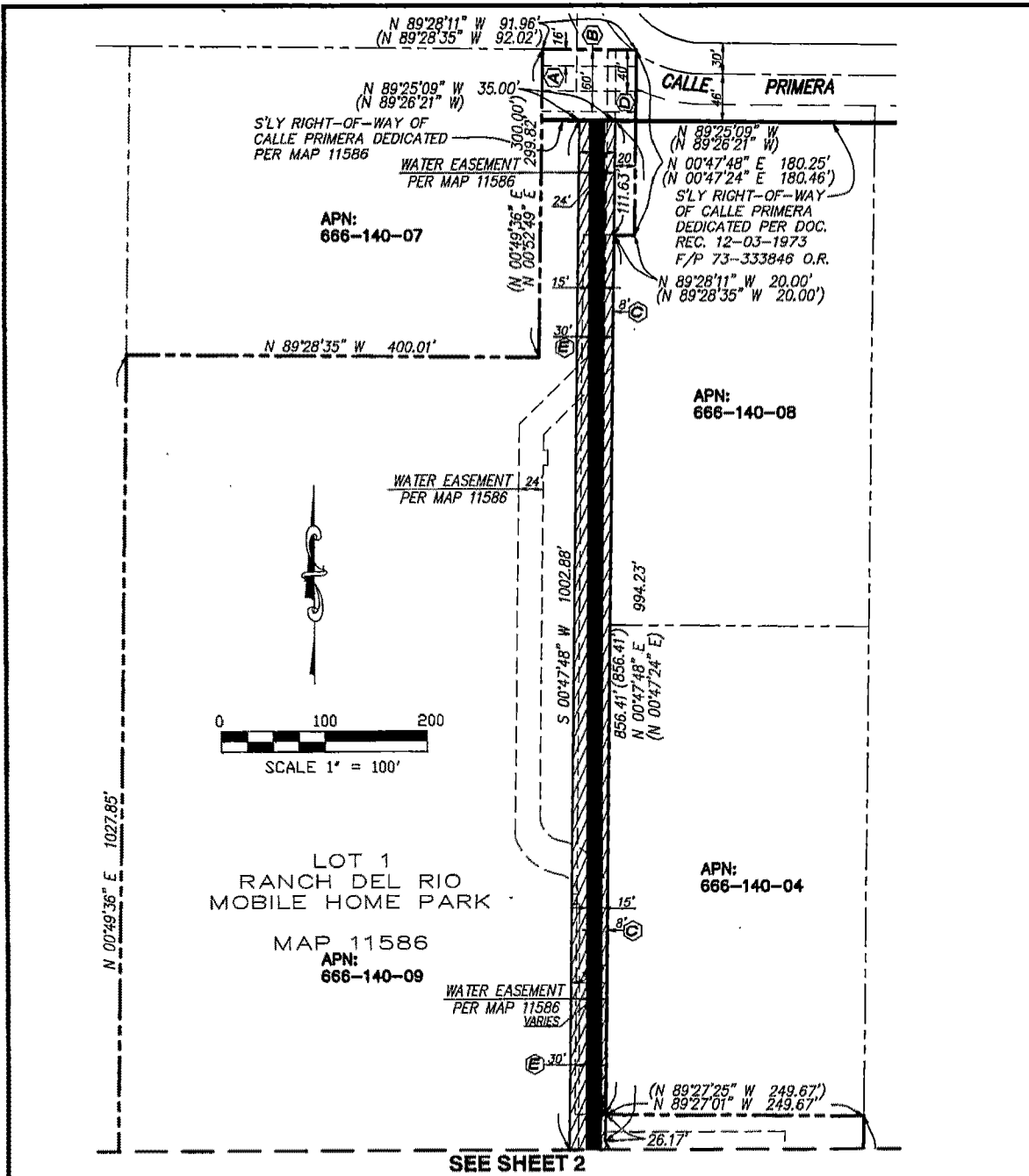
RESOLUTION No. \_\_\_\_\_  
 RECORDED \_\_\_\_\_  
 DOCUMENT No. \_\_\_\_\_  
 RECORDED \_\_\_\_\_

**SEWER EASEMENT**

LOT 1 OF RANCHO DEL RIO MOBILE HOME PARK PER MAP 11586

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PRJ. NO.
ORIGINAL	RG				SHEET 2 OF 3 SHEETS	PMT. NO.
					<i>Michael R. Lopez</i> <b>12/08/22</b>	1780-6315
					FOR CITY LAND SURVEYOR DATE	CCS 83 COORDINATES
						138-1753
						NAD 27 COORDINATES
					STATUS	100694-2-B
						B002

**EXHIBIT 'B'**



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*Miguel A. Martinez*  
 12/08/22  
 MIGUEL A. MARTINEZ LS 7443 DATE

RESOLUTION No. \_\_\_\_\_  
 RECORDED \_\_\_\_\_  
 DOCUMENT No. \_\_\_\_\_  
 RECORDED \_\_\_\_\_

**SEWER EASEMENT**

LOT 1 OF RANCHO DEL RIO MOBILE HOME PARK PER MAP 11586

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PRJ. NO.
ORIGINAL	RG				SHEET 3 OF 3 SHEETS	PMT. NO.
					<i>Amador R. P. Jr.</i>	1780-6315
					FOR CITY LAND SURVEYOR	CCS 83 COORDINATES
					DATE	138-1753
						NAD 27 COORDINATES
					STATUS	100694-3-B
						B003