

RESOLUTION NO. 220007

DEC 21 1977

WHEREAS, the State of California desires to develop a State Historical Park at the site of the Battle of San Pasqual, and desires to lease from the City for such purpose certain property adjoining the San Pasqual Battle Monument, which property is subject to the Water Utility Bond Covenant; and

WHEREAS, the City desires to enter into such a lease with the State; and

WHEREAS, in order to remove the bond covenant from the parcel proposed to be leased, the covenant must be shifted to other lands of comparable value; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

1. That certain real property, more particularly described in the document on file in the office of the City Clerk as Document No. 762167, appraised as set forth in the Appraisal of the Value, on file in the office of the City Clerk as Document No. 762167, at \$95,000, is hereby released from all conditions and restrictions of the Water Utility Bond Covenant.

2. Those three parcels of real property more particularly described in the document on file in the office of the City Clerk as Document No. 762168, and appraised as set forth therein, at \$100,800, are hereby made subject to all conditions and restrictions of the Water Utility Bond Covenant.

APPROVED: JOHN W. WITT, City Attorney

By Nancy M. Jones

Nancy M. Jones
Deputy City Attorney

MICROFILMED

NMJ:rc:266
12/20/77

Or.Dept.: Park & Recreation

OCT 10 1978

01427



SENIOR
RESIDENTIAL
APPRAISER

Ray E. Schafer

OCT 11 1977

358

SOCIETY OF REAL ESTATE APPRAISERS

2642 E. GRAND AVE. P.O. BOX 13

ESCONDIDO, CALIFORNIA

PHONE: ~~743-0855~~
746-4444

APPRAISAL OF THE VALUE

CERTIFICATE

For:

CHAMBER OF COMMERCE
720 N. Broadway
Escondido, CA 92025

I hereby certify that I have personally examined the property described as a portion of Sec. 33 T12S R1W. Full Legal attached.

and it is my opinion that the value of said property as of the 30th day of September A. D. 1977 is \$95,000.00

NINETY FIVE THOUSAND DOLLARS

The property was appraised as a whole owned in fee simple and unencumbered by any indebtedness.

I further certify that I have no present or contemplated future interest in the property appraised or the result of this appraisal and that this appraisal was made in conformity with the standards of practice of the Society of Real Estate Appraisers, of which I am a member.

Ray E. Schafer SEAL

DOCUMENT NO. 762167

FILED DEC 22 1977

OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

01428

**LIMITING
CONDITIONS**

The opinion of value expressed above is the result of and is subject to the data and conditions described in detail in the accompanying report of pages. No responsibility is assumed for matters of a legal nature concerning the appraised property, nor of questions of survey. No fractional part of this appraisal is to be used in conjunction with another appraisal. Such use renders it invalid.

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MICROFILMED

OCT 10 1978

01429

Ray E. Schafer

Realtor - Appraiser

ESCONDIDO, Calif.

- 358 ~~384~~ E. Grand
- P. O. Box 13
- (714) ~~745-8655X~~
- (714) 746-4444

Oct. 4, 1977

Chamber of Commerce
720 N. Broadway
Escondido, CA.

RE: Appraisal

Gentlemen:

Pursuant to your authorization, I submit herewith an appraisal report on the 47.66 acres described as a portion of Sec. 33 T12S R1W SBM. A full legal enclosed in this report.

The purpose of this appraisal is to estimate the market value of the property as of September 30, 1977.

By reason of my inspection, investigation and analysis, I have formed an opinion as to the market value of the above described property which is:

NINETY FIVE THOUSAND DOLLARS

(95,000.00)

Respectfully submitted,

Ray E. Schafer
 RAY E. SCHAFER
 RES:ls
 Enc

SENIOR MEMBER
SOCIETY OF RESIDENTIAL
APPRAISERS

ACCREDITED
FARM AND LAND
BROKER

SENIOR MEMBER
AMERICAN RIGHT OF WAY
ASSOCIATION

01430

ASSUMPTIONS AND LIMITING CONDITIONS

I assume no responsibility for legal matters, nor do I render an opinion as to the title to subject property, but I assume said title to be in fee simple.

The legal description given in this report was furnished, and is assumed to be correct.

The plot plan of the property was drawn to approximate scale, but no survey was made of the property.

I assume no responsibility for the accuracy of the information that was furnished, but I believe it to be correct.

I reserve the right to change or alter this appraisal report after submission if new facts are received that, in the opinion of the appraiser, warrant a change in this report.

This report shall be used for its intended purpose only, and by the parties to whom it is addressed. Possession of this report does not include the right of publication.

If attendance in court for testimony is required as a result of this report, arrangements and fees shall be agreed on prior to appearance for testimony.

The statements of value and all conclusions shall apply as of the date shown in the letter of transmittal.

01431

APPROACH TO VALUE

The conventional approaches to market value include the Market Approach, Income Approach, and the Cost Approach. Each of these concepts, when applicable, tends to indicate market value by comparison.

The Cost Approach to value is a method of estimating land value, as though unimproved, to which is added depreciated replacement and/or reproduction cost of improvements to arrive at an indication of value.

The Income Approach to value generally applies to income producing property, the economic life of which can be reasonably anticipated. In this approach to value the estimated net income before depreciation is capitalized by an appropriate rate which includes a return on the investment and a return of the wasting asset over an acceptable period of time.

The Market Approach to value reflects what a willing typically informed purchaser will pay for properties which possess similar characteristics of use, relative location, topography, utility and other amenities. The appraiser, in applying the Market Approach, attempts to discover and investigate recent sales of properties which are similar by comparison with the subject property. In this manner it is possible to obtain by comparison of these sales to subject, an accurate indication of market value for a given property.

It is your appraisers opinion that the most responsible and meaningful approach to value in the appraisal of subject property is the Market Approach, whereby sales of properties possessing similar characteristics to those of subject, can be utilized in forming an accurate indication of value for the land.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the Market Value of the subject property as of Sept. 30, 1977. The definition of Market Value, as used in this appraisal is as follows:

"Market Value is the highest price estimated in terms of money that a property will bring if exposed for sale on the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all of the uses to which it is adapted and for which it is capable of being used, with neither buyer nor seller being under abnormal pressure."

PROPERTY RIGHTS APPRAISED

The property rights appraised are the unencumbered fee simple interest and the date of valuation is September 30, 1977.

LEGAL DESCRIPTION

A Portion of Section 33 T12S R1W. Full legal attached.

NEIGHBORHOOD DATA

Subject property lies between the San Pasqual Battle Monument on the West and the San Pasqual Union School on the East. Property fronts on Highway 78 and overlooks the San Pasqual valley.

PROPERTY DATA

A. Site

Subject site is a parcel of land containing approximately 47.66 acres located on Highway 78 in the San Pasqual Valley. Subject property has approximately 2640 feet of frontage on Highway 78. The topography is heavy to light slope. Soil is Cienega-Fallbrook rocky sandy loams. These soils are used for avocados, wildlife habitat, recreational areas, and watershed. The property is somewhat rectangular in shape and adjoins the San Pasqual Battle Monument.

b. Improvements

There are no improvements on this site.

c. Assessed Value and Annual Tax

Subject property is municipally owned and is not on the tax rolls.

d. Zoning Al-10

e. Utilities

Electricity is available.

Water in the area comes from underground wells. The Wild Animal Park secures their water from the Escondido Mutual Water Co. This water comes to the park through their own water lines and is not available to other property owners.

HIGHEST AND BEST USE

Subject property is presently owned by the San Diego Wild Animal Park and is zoned Al-10. If placed under private ownership the highest and best use would be to develop small ranchettes.

C1434

LAND VALUATION

In estimating the value of subject property I have used the market data and comparative analysis approach.

I have investigated the surrounding area for sales of similar properties and find that sales of property fronting on the highway in that area are very scarce. Because of the scarcity of highway sales we have used sales of property off the highway with similar topography and adequate access.

In our search we found two parcels that front on the highway, one sold in 1970 and the other in 1972.

The first parcel contains approximately 78.54 acres of land, with some frontage on the highway. The present owner purchased this property in April, 1970 at \$1,909.00 per acre. This parcel, although larger than subject property, is quite comparable as to location, topography, utilities, etc.

The second parcel contains approximately 5.55 acres of land, with frontage on the highway. The present owner purchased this property in May, 1972 at \$4,500.00 per acre. This parcel is considerably smaller than subject but is comparable as to location, topography, utilities, etc. This property has been listed for sale for some time at \$39,500.00. No interest has been shown by buyers at this price.

In addition to these two comparables we have used four other sales which are described in Part IV of this report under "Detail of Comparative Data".

It should be noted that these comparables are in the same general area as subject but some distance away from the highway.

We have discussed present values of property in this area with numerous brokers, land owners, etc. As set forth in this report we have used six separate sales as comparables to arrive at an indicated value for subject. We have made the necessary adjustments as to size, location, topography, etc. The adjustment to sales are considered reliable even though these adjustments are based largely on subjective judgment.

My opinion, based on an analysis and a correlation of the sales listed in this report, is that the estimated market value of the subject property as indicated by the comparables is:

\$95,000.00

NINETY FIVE THOUSAND DOLLARS

01435

CERTIFICATE OF APPRAISAL

I hereby certify that I have personally inspected the property appraised in this report and that no important facts have been withheld or overlooked to my knowledge.

I have no interest therein, present or contemplated. To the best of my knowledge and belief, the statements and opinions contained herein are true and correct.

The value reported in this appraisal was not in any way contingent upon the employment or compensation to make said appraisal.

This report has been made in conformity with generally accepted standards and rules of professional ethics.

In my opinion, the market value of the subject property as of September 30, 1977, is:

\$95,000.00

NINETY FIVE THOUSAND DOLLARS


RAY E. SCHAFER

MICROFILMED

OCT 10 1978

01436

Ray E. Schafetz
Realtor-Appraiser

ESCONDIDO, CALIF. 92025

- Grand at Ivy
- P. O. Box 13
- ~~XXXXXX~~ 1456
- (714) 746-4444

COMPARABLE NO. One

LOCATION Highway 78 San Pasqual

LEGAL DESCRIPTION 1/2 of SW 1/4 Sec. 29 T12 R1W 241-090-09&10

GRANTOR Mr. & Mrs. E. W. Mueller

ADDRESS 411 E. Valley Parkway, Escondido

GRANTEE Mr. & Mrs. Norman Roberts

ADDRESS 530 Silvergate Ave. San Diego 92106

ZONE A1-10 PRESENT USE Unimproved

SIZE 77.5+ acres

DATE OF INSTRUMENT _____ DATE RECORDED 4/22 70

BOOK _____ PAGE _____ DOCUMENT NO. 6841.2

I.R.S. _____ T.I. _____ SALE PRICE \$150,000.00

ASSESSED LAND 1-0,000 FR IMPROVEMENTS _____

TOTAL _____

F.F. VALUE _____ S.F. VALUE _____ ACRE VALUE 1,909.00

REMARKS This property has highway frontage. It is similar in topography to subject and was purchased by the present owner in 1970.

MICROFILMED

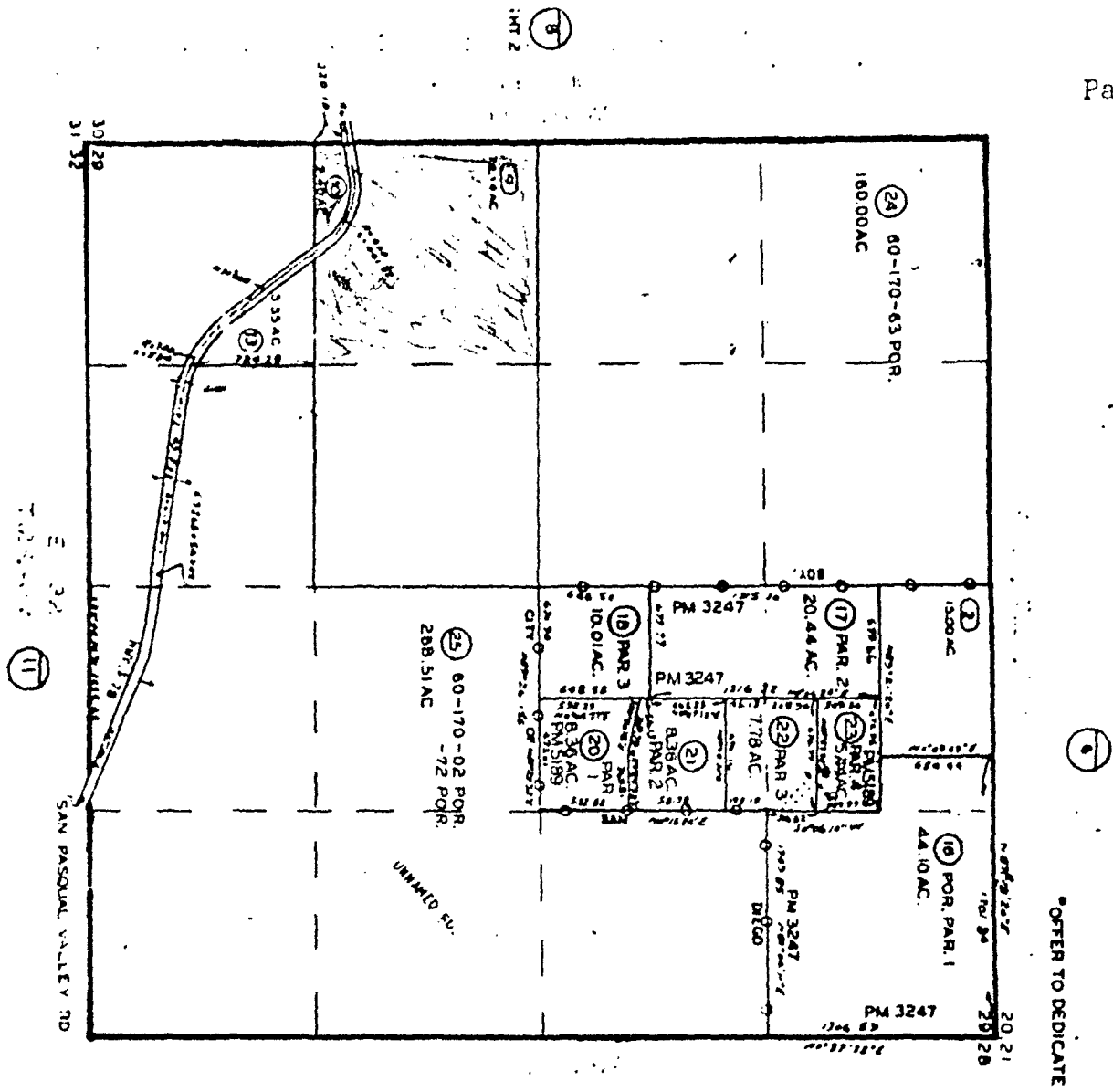
OCT 10 1978

SENIOR MEMBER
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FARM AND LAND
BROKER

SENIOR MEMBER
AMERICAN RIGHT OF WAY
ASSOCIATION

C1437



241-09
4198

1"=800'
N

3-9-77 MAS

CHANGES

BLK	OLD	NEW	YR	CUT
6	13514	66	1359	
5	13488	72	9394	
3	14719	75	2307	
19	21-23	77	2544	
1112	24			
4378	25	77	2495	

SEC 29 - 112S-R1M

00438

Ray E. Schafer

Realtor-Appraiser

ESCONDIDO, CALIF. 92025

- Grand at Ivy
- P. O. Box 13
- ~~X201KXKXKXKXKX~~
- (714) 746-4444

COMPARABLE NO. Two

LOCATION Highway 26 San Pasqual

LEGAL DESCRIPTION Por. SW $\frac{1}{4}$ of SW $\frac{1}{4}$ Sec. 29 T12S R1W 241-090-13

GRANTOR Ann. A. Wood

ADDRESS 3619 4th St. San Liego

GRANTEE Mr. & Mrs. Chester Gilbert

ADDRESS 1838 E. Valley Parkway Escondido, CA

ZONE A1-1C PRESENT USE Unimproved

SIZE 5.5⁺ acres

DATE OF INSTRUMENT _____ DATE RECORDED 5/30/72

BOOK _____ PAGE _____ DOCUMENT NO. 129432

I.R.S. _____ T.F. _____ SALE PRICE 25,000.00

ASSESSED LAND 10,000.00 FR _____ IMPROVEMENTS _____

TOTAL _____

F.F. VALUE _____ S.F. VALUE _____ ACRE VALUE 4,500.00

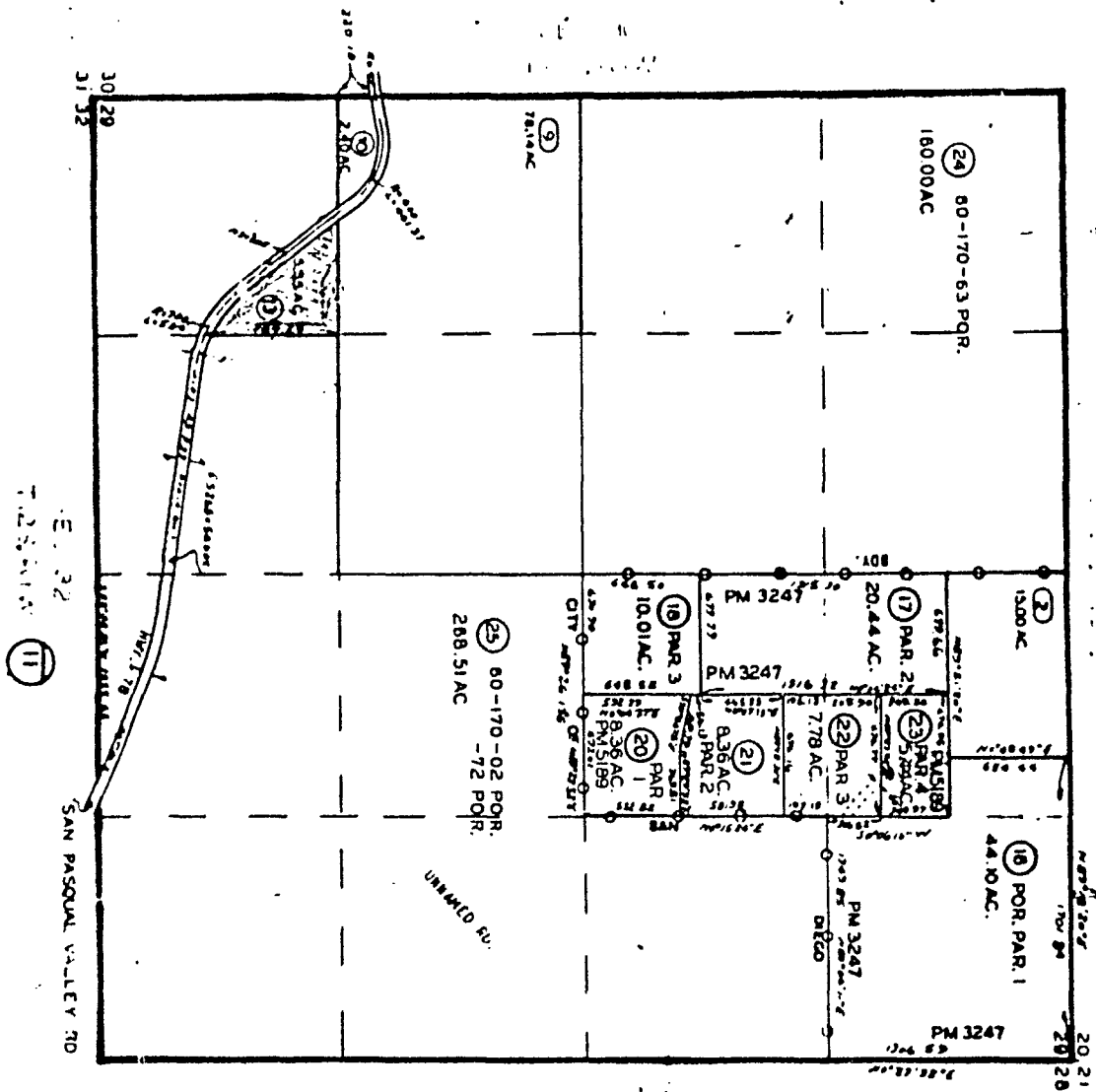
REMARKS The topography of this smaller parcel is similar to subject. It has considerable highway frontage. It was purchased by the present owner in 1972. Presently listed at \$7,150.00 per acre with no interest on the part of buyers.

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FARM AND LAND
BROKER

SENIOR MEMBER
AMERICAN RIGHT OF WAY
ASSOCIATION

01439



OFFER TO DEDICATE

3-9-77 MAS

CHANGES	
BLK OLD	NEW YR CUT
6	15114 64 1335
5	15114 72 1334
3	1612 75 2307
19	29-23 77 2504
11/12	84
9/78	25 77 2095
4/15	25 77 2095

241-09
4198

1"=800'

01440

SEC 29 - T12S-R1H

Ray E. Schafetz

Realtor-Appraiser

ESCONDIDO, CALIF. 92025

- Grand at Ivy
- P. O. Box 13
- ~~XXXXXX~~
- (714) 746-4444

COMPARABLE NO. Three

LOCATION North of Highland Valley Road East of Escondido

LEGAL DESCRIPTION Por. Lot 12 Sec. 22 T12S R1W 242-020-51

GRANTOR Mr. & Mrs. Forrest Grossman

ADDRESS 922 E. Park Lane, Santa Ana 92701

GRANTEE Julie K. Lucan

ADDRESS 6549 Danville St San Diego 92120

ZONE LC PRESENT USE Unimproved

SIZE 9.73 acres

DATE OF INSTRUMENT _____ DATE RECORDED 11/18/76

BOOK _____ PAGE _____ DOCUMENT NO. 92701

I.R.S. _____ T.I. _____ SALE PRICE \$10,000.00

ASSESSED LAND 6,000.00 IMPROVEMENTS _____

TOTAL _____

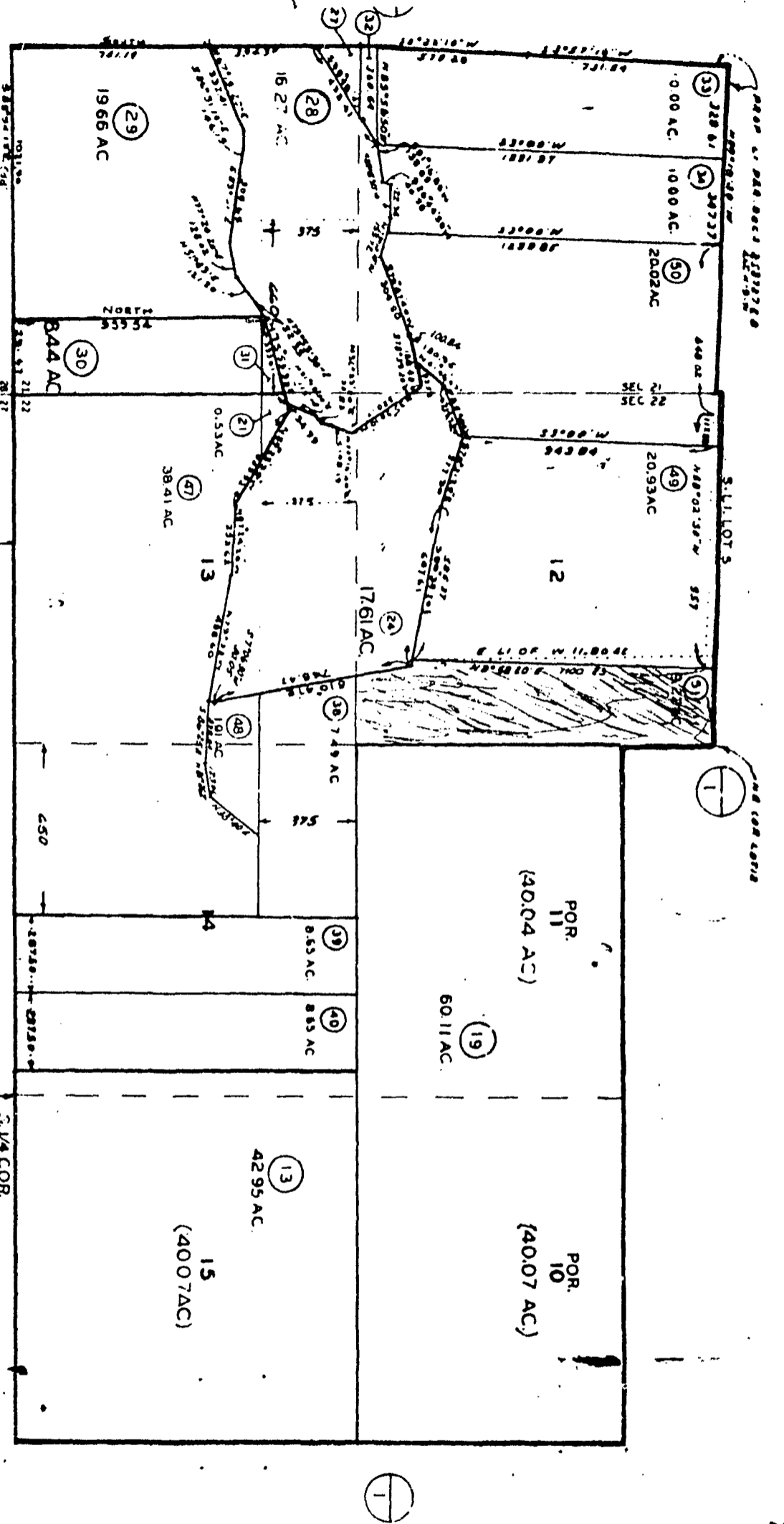
F.F. VALUE _____ S.F. VALUE _____ ACRE VALUE 1,000.00

REMARKS Similar topography to subject but quite a distance from Highway 78. It does have access, however, as well as a nice view of the valley. Present owner acquired property in November 1976 at approximately \$1,000.00 per acre.

OCT 10 1978

CHANGES

BLK	OLD	NEW	CUT
41/82	43	78	8704
35	44	77	1105
44	45	77	8829
20	47	77	3346
1/2	48	77	256



SAN DIEGO COUNTY ASSESSOR'S MAP BY 2x2 PL. OF MAPS FOR ASSESSMENT PURPOSES ONLY

SEC 21 - T12S-R1W - POR
 SEC 22 - T12S-R1W - POR

T12S-R1W
 SEC 22

242-02
 4211
 1"=400'
 01442

Ray E. Schafer

Realtor-Appraiser

ESCONDIDO, CALIF. 92025

- Grand at Ivy
- P. O. Box 13
- ~~XXXXXX~~ 11056
- (714) 746-4444

COMPARABLE NO. Four

LOCATION North of Highway 78 San Pasqual

LEGAL DESCRIPTION Por. SE $\frac{1}{4}$ of Sec. 21 SW $\frac{1}{4}$ Sec. 22 T12S R1W 242-020-27-28-32

GRANTOR Ernest R. Blake

ADDRESS Rte 5 box 560 Escondido

GRANTEE Stephen Howerzyl

ADDRESS Rte 1 box 791 Escondido

ZONE LC PRESENT USE Unimproved

SIZE 16.27 acres

DATE OF INSTRUMENT _____ DATE RECORDED 1/17/75

BOOK _____ PAGE _____ DOCUMENT NO. _____

I.R.S. _____ T.I. _____ SALE PRICE \$60,000.00

ASSESSED LAND \$22,000.00 FR _____ IMPROVEMENTS _____

TOTAL _____

F.F. VALUE _____ S.F. VALUE _____ ACRE VALUE 3,690.00

REMARKS Present owner acquired this property in Jan. 1975. It is not

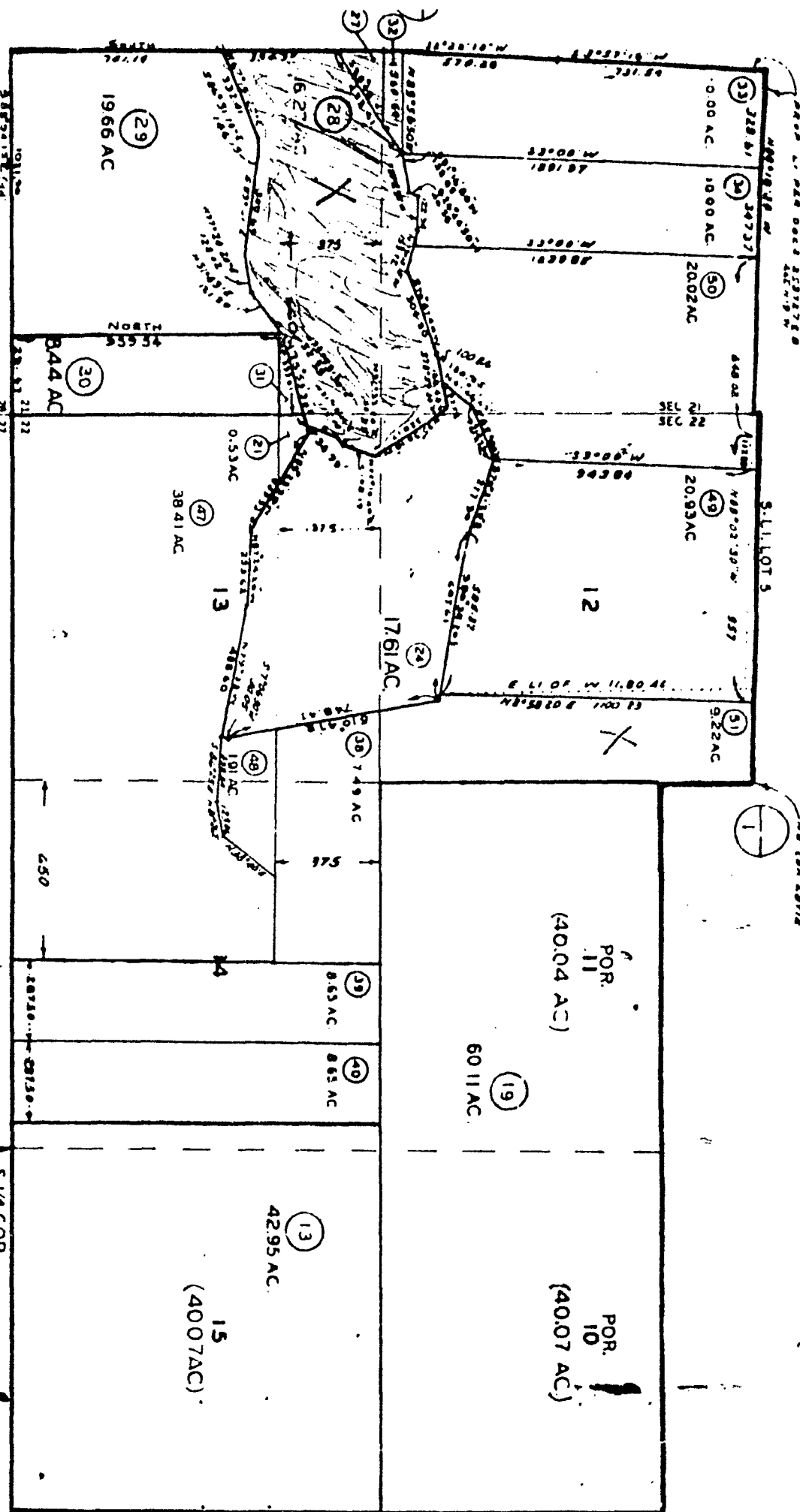
highway property but it is view property.

MICROFILMED

JAN. 1978
 TAX
 SAN DIEGO COUNTY ASSESSOR'S MAP 81-2-2 P. 02 MAPLED FOR ASSESSMENT PURPOSES ONLY

CHANGES

BLK	OLD	NEW	CUT
01/02	43	79	8794
35	44	77	1165
44,45	46	77	8829
20	47	77	3306
12	48	77	256



6

RIW

SEC 21 - T1/S-R1W - PDR
 SEC 22 - T1/S-R1W - PDR

1"=400'

242-02
 4211

C1444

32 500
 27 2800

LC

Ray E. Schafer
Realtor-Appraiser

ESCONDIDO, CALIF. 92025

- Grand at Ivy
- P. O. Box 13
- ~~XXXXXX0056~~
- (714) 746-4444

COMPARABLE NO. Five

LOCATION Off San Pasqual Valley Road

LEGAL DESCRIPTION Parcel 4 Sec. 29 T12S R1W 241-090-03

GRANTOR Robert Johnson

ADDRESS _____

GRANTEE Mr. & Mrs. Cecil Harwood

ADDRESS 1002 Alhambra Dr. Escondido

ZONE LC PRESENT USE Unimproved

SIZE 60 Ac.

DATE OF INSTRUMENT _____ DATE RECORDED 5/29/75

BOOK _____ PAGE _____ DOCUMENT NO. 128556

I.R.S. _____ T.I. _____ SALE PRICE 135,000.00

ASSESSED LAND _____ IMPROVEMENTS _____

TOTAL _____

F.F. VALUE _____ S.F. VALUE _____ ACRE VALUE 2250.00

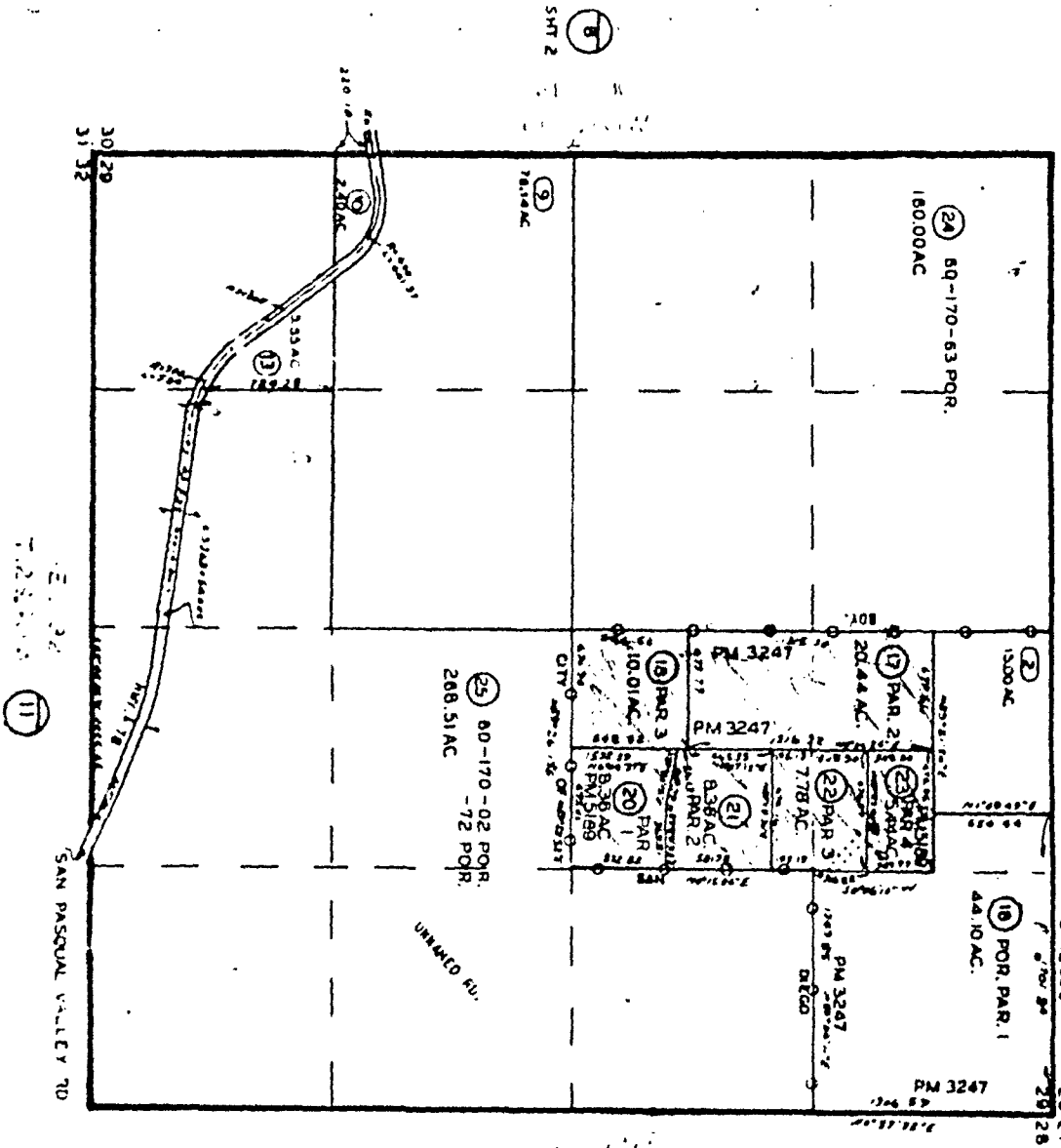
REMARKS This property is quite high above the valley with excellent view. Present owner purchased 60 acres at \$2,250.00 per acre. Is presently improveing the property.

SENIOR MEMBER
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APPRAISERS

ACCREDITED
FARM AND LAND
BROKER

SENIOR MEMBER
AMERICAN RIGHT OF WAY
ASSOCIATION

01435



OFFER TO DEDICATE

241-090 - 20-21-22-23

241-09
4198

1"=800'

1975

LC

3-9-77 MAS

CHANGES		
BLK OLD	NEW YR	CUT
6	12/14/64	1399
5	12/14/72	3934
3	14/15/75	2307
19	20-29/77	2544
11/12	24	
23	25	772095

SEC 29 - T12S-R1W

01446

Ray E. Schafer

Realtor-Appraiser

ESCONDIDO, CALIF. 92025

- Grand at Ivy
- P. O. Box 13
- ~~XXXXXX~~
- (714) 746-4444

COMPARABLE NO. Six

LOCATION Off San Pasqual Road

LEGAL DESCRIPTION S 1/2 of lot 6 & SW 1/4 of lot 7 Sec. 22 T12S R1W 242-010-23

GRANTOR Mr. & Mrs. Frank Lucas

ADDRESS _____

GRANTEE Mr. & Mrs. George Pleitez

ADDRESS 2021 Rosehill Rd. Escondido, CA

ZONE LC PRESENT USE Unimproved

SIZE 27.76 acres

DATE OF INSTRUMENT _____ DATE RECORDED 9/28/77

BOOK _____ PAGE _____ DOCUMENT NO. 394606

I.R.S. _____ T.I. _____ SALE PRICE 51,950.00

ASSESSED LAND 10,000.00 IMPROVEMENTS _____

TOTAL _____

F.F. VALUE _____ S.F. VALUE _____ ACRE VALUE 1,870.00

REMARKS This property is quite a distance from the highway but over-

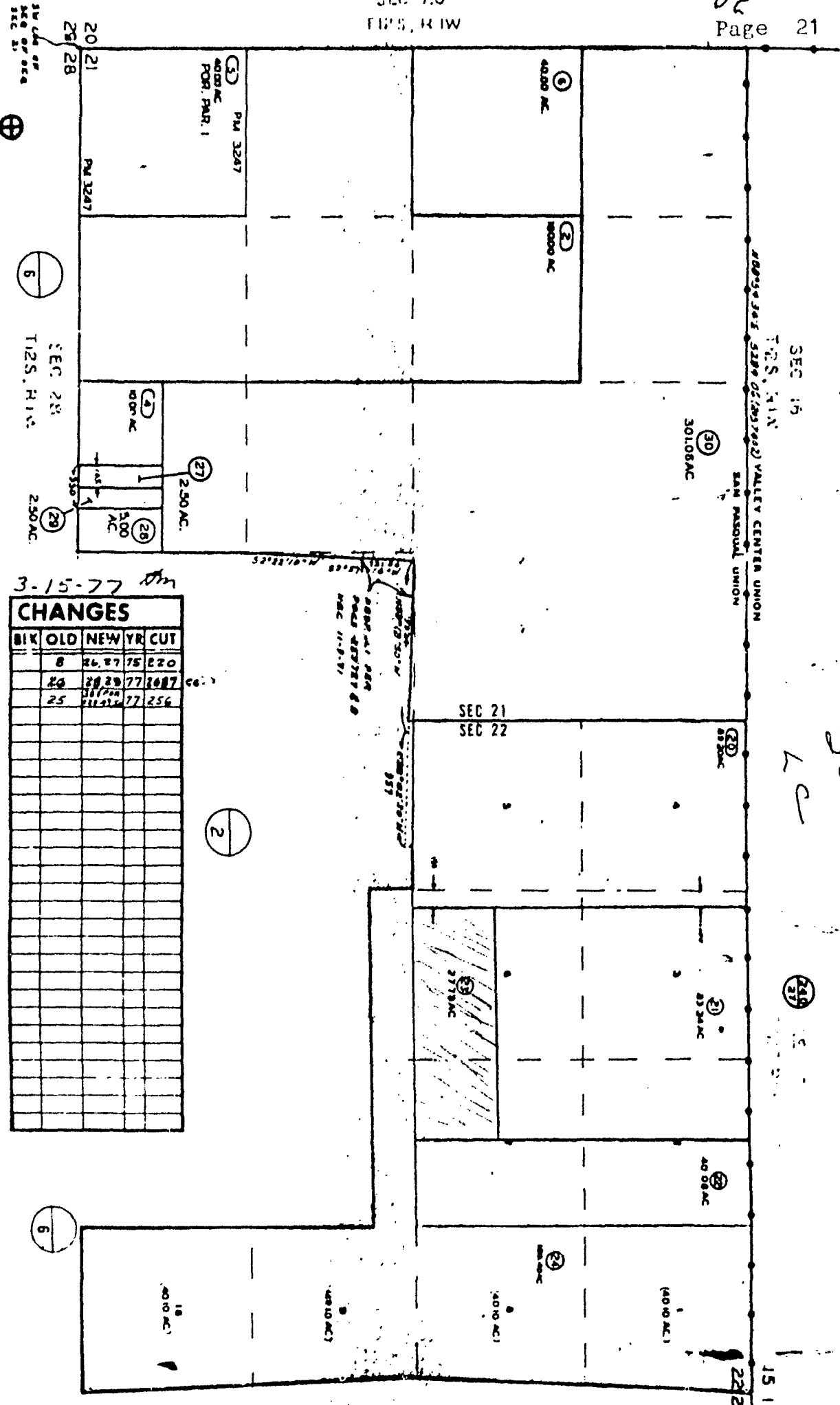
locking the valley and accessible.

SENIOR MEMBER
SOCIETY OF RESIDENTIAL
APPRAISERS

ATTORNEY
FARM AND LAND
BROKER

SENIOR MEMBER
AMERICAN RIGHT OF WAY
ASSOCIATION

01447



3-15-77 dm

CHANGES

BLK	OLD	NEW	YR	CUT
8	26	87	75	220
20	29	29	77	2087
25	31	31	77	256

30,000
LC

242-01
4210

1" = 800'

San Diego County Assessor's Map 242-01 Maped for Assessment Purposes Only

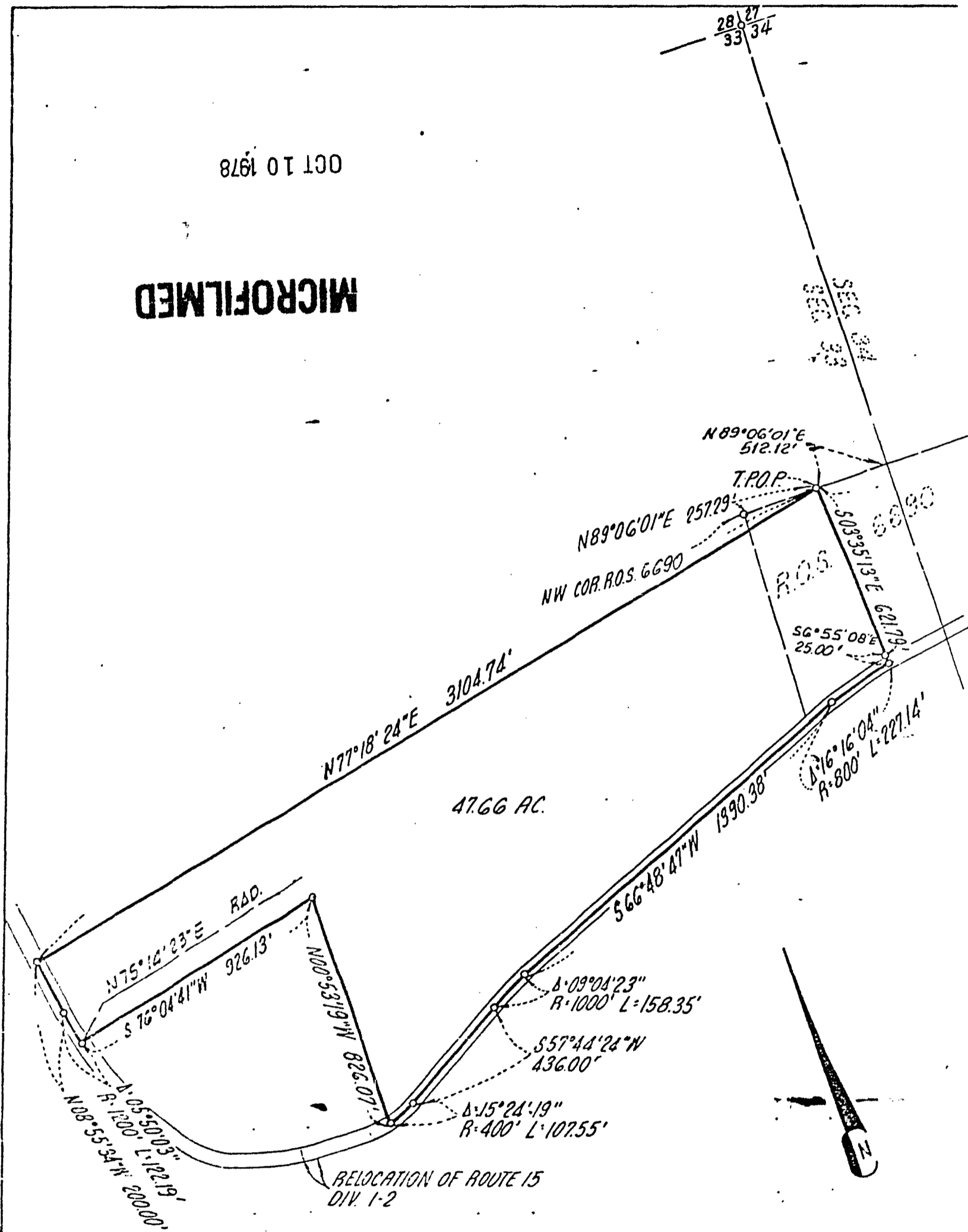
T12S R1W

PDR SEC 21 - T12S-R1W
PDR SEC 22 - T12S-R1W

01448

OCT 10 1978

MICROFILMED

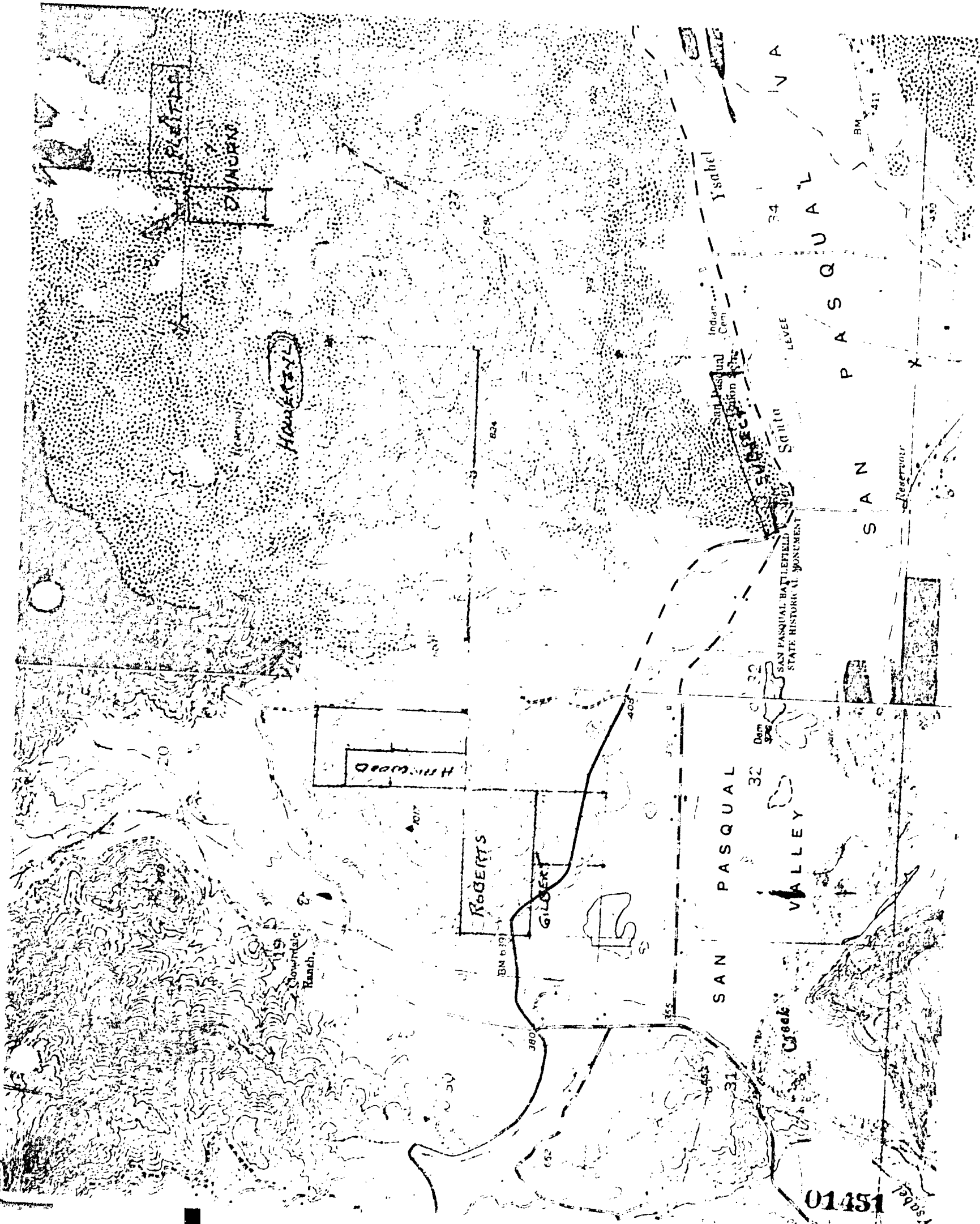


A PORTION OF SECTION 33,
T12N, R1W, S8M

RICK ENGINEERING COMPANY
 PLANNERS CIVIL ENGINEERS-LAND SURVEYORS
 5620 FRIARS ROAD SAN DIEGO, CALIFORNIA 92110
 3088 PIO PICO DRIVE, SUITE 202, CARLSBAD, CAL. 92008
 SAN DIEGO-(714)291-0707 / CARLSBAD-(714) 729-4987

SCALE: 1"=400' DATE: 9-19-77 PROJ. NO.

01449



01451

Isabel

RICK ENGINEERING COMPANY | PLANNING CONSULTANTS
AND CIVIL ENGINEERS
5620 FRIARS ROAD . SAN DIEGO, CALIFORNIA 92110
TELEPHONE . AREA CODE 714 . 291-0707

X	LEGAL DESCRIPTION FOR:	BY RGS/cs	DATE	SHEET
		CHK'D. <i>CS</i>	9/16/77	1 of 1

A portion of Section 33, Township 12 South, Range 1 West, San Bernardino Meridian in the County of San Diego, State of California, according to the Official Plat thereof said portion more particularly described as follows:

Beginning at the Northeast corner of said Section 33 thence Southerly along the East line of said section to a point on the Northerly line of Record of Survey 6690 on file in the Office of the Recorder of said County; thence leaving said East line along the Northerly line of said Record of Survey, South 89°06'01" West (record South 88°59'40" West) 512.12 feet to a point which bears Easterly 257.29 feet from the Northwest corner of Record of Survey 6690 said point being the TRUE POINT OF BEGINNING; thence leaving said Northerly line South 03°35'13" East 621.79 feet to a point on the Northerly right-of-way of the relocation Route 15 Div 1-2, being 50.00 feet in width as shown on Record of Survey 6690, said point being the beginning of a nontangent 825.00 foot radius curve concave Southeasterly a radial line to said point bears North 06°55'08" West; thence along said radial line South 06°55'08" East 25.00 feet to the center line of said Route 15; thence along said centerline Southwesterly along the arc of a 800.00 foot radius curve concave Southeasterly through a central angle of 16°16'04" (record 16°12'00") a distance of 227.14 feet thence tangent South 66°48'47" West 1390.38 feet to the beginning of a tangent 1000.00 foot radius curve concave Southeasterly; thence Southwesterly along said curve through a central angle of 09°04'23" an arc distance of 158.35 feet; thence South 57°44'24" West 436.00 feet to the beginning of a tangent 400.00 foot radius concave Northwesterly; thence Southwesterly along said curve through a central angle of 15°24'19" an arc distance of 107.55 feet; thence leaving said centerline North 00°53'19" West 826.07 feet; thence South 76°04'41" West 926.13 feet to a point in the before mentioned centerline being a point in a nontangent 1200.00 foot radius curve concave Easterly a radial to said point bears South 75°14'23" West; thence Northerly along said curve through a central angle of 05°50'03" an arc distance of 122.19 feet; thence tangent to said curve North 08°55'34" West 200.00 feet; thence leaving said centerline North 77°18'24" East 3104.74 feet to the TRUE POINT OF BEGINNING.

Excepting therefrom any portion lying within the above mentioned Route 15 Div. 1-2.

The gross area contained in the above description is 47.7 acres including the portion within Route 15 Div. 1-2.

TITLE CO. REFERENCE	COMPANY	DESCRIPTION	REVISIONS	
	ORDERNO.		DATE	BY

33-cv-730"

117°00'

1:750,000 FEET

(Join sheet)

OCT 10 1978
MICROFILMED



01453

Cieneba-Fallbrook rocky sandy loams, 30 to 65 percent slopes, eroded (CnG2).--This complex is

Corralitos Series

about 55 percent Cieneba coarse sandy loam and 40 percent Fallbrook sandy loam. It occurs at elevations of 200 to 3,000 feet. Rock outcrops cover about 10 percent of the surface, and large boulders about 10 percent.

Included in mapping are small areas of Vista rocky coarse sandy loam.

Detailed information about the Cieneba soil is given in the description of Cieneba coarse sandy loam, 15 to 30 percent slopes, eroded. Detailed information about the Fallbrook soil is given in the description of Fallbrook sandy loam, 5 to 9 percent slopes, under the heading "Fallbrook Series."

Cieneba coarse sandy loam is low in fertility, is excessively drained, is moderately rapidly permeable, and has 1 inch to 1.5 inches of water available in the 5 to 15 inches of effective rooting depth.

Fallbrook sandy loam is medium in fertility, is well drained, is slowly to moderately permeable in the subsoil, and has 3 to 5 inches of water available in the 20 to 34 inches of effective rooting depth.

For both soils, runoff is rapid to very rapid and the erosion hazard high to very high. Sheet and gully erosion have been moderate.

These soils are used for avocados, wildlife habitat, recreational areas, and watershed. Capability unit VIIe-7 (19) and Shallow Loamy range site for Cieneba soil; Capability unit VIIe-7 (19) and Loamy range site for Fallbrook soil; Capability unit VIIIs-1 (19) for Rock outcrop.

Clayey Alluvial Land

Clayey alluvial land (Co) consists of moderately well drained, very deep, very dark brown to black, neutral to mildly alkaline clay loams to clays. This land type occurs as nearly level areas in narrow swales and on terraces in the foothills section of the survey Area. In many places the subsoil is stratified with lenses of clay to fine sandy loam. In a few places the soil material is calcareous. The vegetation is mainly chaparral and annual grasses and forbs.

Fertility is medium. Permeability is slow. The erosion hazard is slight.

Clayey alluvial land occurs with small areas of saline soils. It is used for truck crops and for grazing. Capability unit IIs-5 (19).

Coastal Beaches

Coastal beaches (Cr) occurs as gravelly and sandy beaches along the Pacific Ocean where the shore is washed and reworked by ocean waves. Part of this land type is likely to be covered with water during high tide and stormy periods. It supports no vegetation and is of no value for farming and ranching. Capability unit VIIIfw-4 (19).

The Corralitos series consists of somewhat excessively drained, very deep loamy sands that formed alluvium derived from marine sandstone. These soils are in narrow valleys and on small alluvial fans. They have slopes of 0 to 15 percent. The elevation ranges from 50 to 300 feet. The mean annual precipitation is between 12 and 14 inches, and the mean annual air temperature between 60° and 62° F. The frost-free season is 300 to 330 days. The vegetation is mainly red brome, ripgut brome, flattop buckwheat, and shrubs.

In a representative profile the surface layer is grayish-brown, slightly acid loamy sand about 9 inches thick. The next layers are brown and pale-brown, neutral loamy sand. At a depth of about 40 inches is very pale brown, neutral sand. This layer extends to a depth of more than 60 inches.

Corralitos soils are used mostly for flowers, avocados, and citrus. A few small areas are in farmed barley and beans.

Corralitos loamy sand, 9 to 15 percent slopes (CsD).--This strongly sloping soil occurs in narrow valleys. Slopes are slightly concave and average 12 percent.

Representative profile: 20 feet west of Rancho Santa Fe Road, 1,400 feet north of intersection with San Marcos Road, NE 1/4 of SW 1/4 sec. 18, T. 13 S. R. 3 W.

Ap--0 to 9 inches, grayish-brown (10YR 5/2) loamy sand, dark grayish brown (10YR 4/2) moist; weak, fine, granular structure; soft, very friable, nonsticky, nonplastic; many very fine and fine roots; many very fine and fine interstitial pores; slightly acid (pH 6.5); clear, smooth boundary.

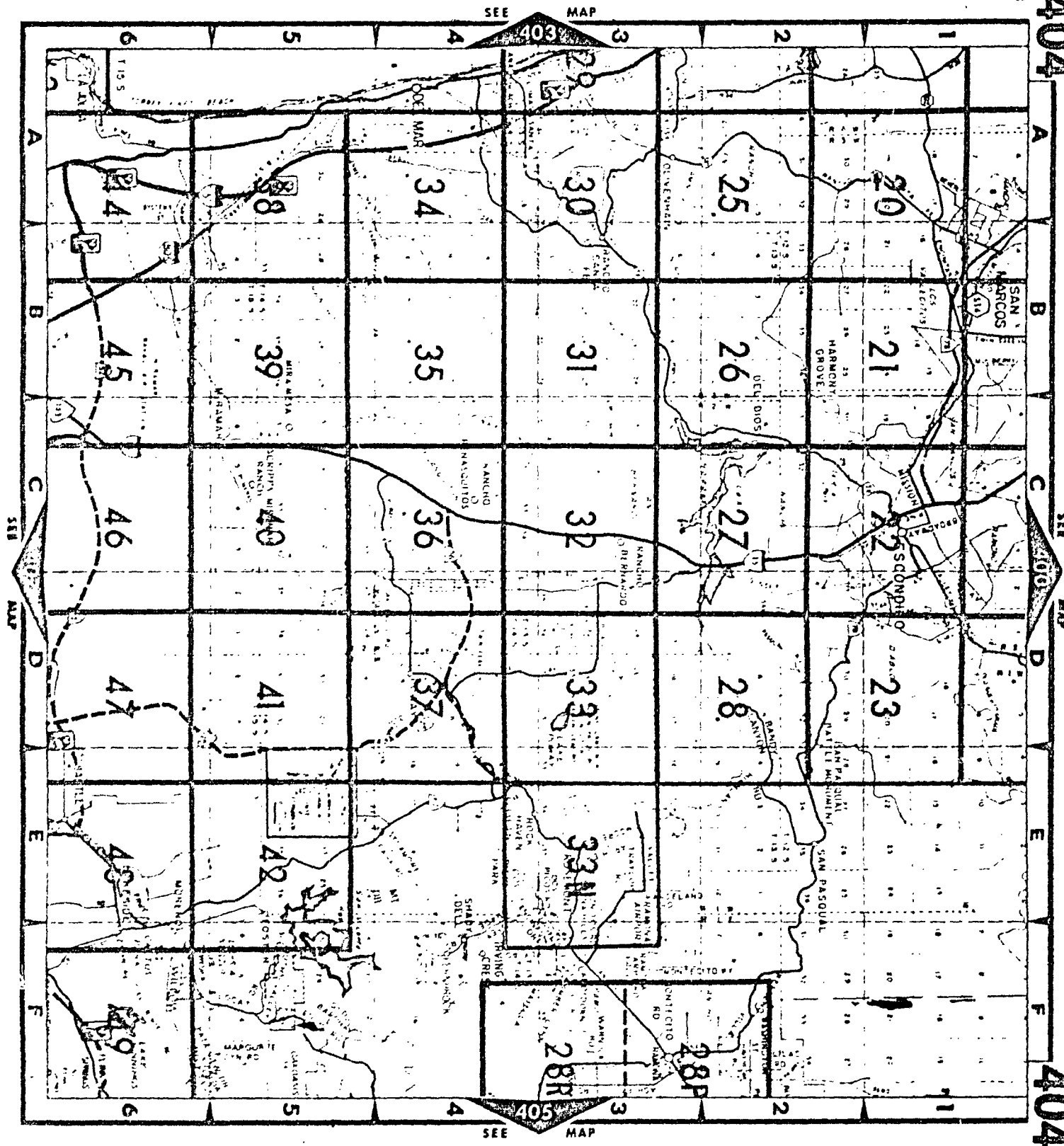
C1--9 to 25 inches, brown (10YR 5/3) loamy sand, grayish brown (10YR 4/2) moist; massive and very weak, fine, granular structure; soft, very friable, nonsticky, nonplastic; common very fine and fine roots; many very fine and fine interstitial pores; neutral (pH 7.0); gradual, smooth boundary.

C2--25 to 43 inches, pale-brown (10YR 6/3) loamy sand, brown (10YR 5/3) moist; massive; soft, very friable, nonsticky, nonplastic; few very fine and fine roots; common very fine and fine interstitial pores; stratified with a few lenses of sandy loam and sandy clay loam; neutral (pH 7.0); gradual, smooth boundary.

C3--43 to 72 inches, very pale brown (10YR 7/3) sandy loam, pale brown (10YR 6/3) moist; massive; soft, very friable, nonsticky, nonplastic; few very fine and fine roots; common very fine and fine pores; neutral (pH 7.0).

The A horizon ranges from light brownish gray to pale brown to grayish brown or brown in color, from sand through loamy sand to sandy loam in texture,

404



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OCT 10 1978

01455

QUALIFICATIONS OF THE APPRAISER

Accredited Farm and Land Broker
Senior Right of Way Agent
Senior Residential Appraiser
Realtor and Insurance Broker
Teacher, Appraisal Course, Palomar College

MAYOR of Santa Monica, California - 1945 - 47 in charge of Building, Planning, Police and Fire Departments.

PROFESSIONAL AFFILIATIONS

Valley Center Union School District Board Chairman - 1949
North San Diego County Associated Chamber of Commerce President - 1958 -
Escondido Chamber of Commerce President - 1959
Chairman San Diego County Council of Real Estate Boards - 1958
California Real Estate Association, Regional Vice President - 1959 -
President Escondido Board of Realtors - 1956 & 63
President American Right of Way Association - 1963
National Director American Right of Way Association - 1964-66
Vice President California Real Estate Association Region #29 - 1959
President of Real Estate Specialties, Inc. - 1958
Director of California Certified Properties, Inc. - 1958
President Society of Real Estate Appraisers, Chapter #29 - 1961
Contract Broker, Federal Housing Administration 1961-62

APPRAISAL STUDY

University of Southern California, sponsored by NAREB - 1956 -
Stanford University, sponsored by NAREB - 1956
University of California at Los Angeles - Teachers Course - 1961
Cal Poly Voories, Pomona, California, Teachers Course - 1962
Cal Poly, San Luis Obispo, sponsored by Farm & Land Brokers - 1959-61
Palomar College, San Marcos, Teachers Course - 1959

ASSOCIATED MEMBERSHIPS

International Real Estate Federation 10 years.
National Association of Real Estate Boards 10 years
California Real Estate Association 20 years
San Diego Board of Realtors 10 years
Escondido Board of Realtors 20 years
Society of Real Estate Appraisers Chapter #129 10 years
American Right of Way Association Chapter #11 15 years
Escondido Chamber of Commerce 20 years
San Diego County Assessor's Committee 1955 & 56
San Diego County Planning Advisory Committee 1963

Ray E. Schafer, P. O. Box 13, Escondido, California 92025
Area Code 714 - ~~745-0855~~ or 746-4444

CITY of SAN DIEGO
MEMORANDUM

FILE NO.:

DATE : November 3, 1977

TO : Park and Recreation Department - Attention: Vera Moldt

FROM : Assistant Property Director

SUBJECT: San Pasqual Battle Monument - Encumbering Utility Lands

In order to provide the State of California with a 55-year, no rent lease for the subject project, you have asked that the bond covenant on Utility Department lands be removed. In the past, this has been accomplished by shifting the covenant to other general fund lands of equal or greater value.

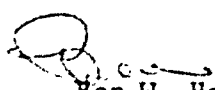
Inasmuch as time is limited, we do not have the opportunity to do a study and an appraisal. Therefore, we can only identify 100 Fund properties which have been cleared and are now available. Identified below are three such properties listed in the Marketing Catalog:

<u>Catalog Page</u>	<u>File Code</u>	<u>Legal Description</u>	<u>Value</u>
9	NAUL	Villa Lot 138, Normal Hts.	\$ 15,000
84	SAF	Lots 22, 23, 24, Blk. 309 Seaman and Choate's Addn.	\$ 30,000
234	HAZC HAZDA	Por. Lot 5, Horton's Purchase	\$ 55,800
Total Value			\$100,800

Attached are legal descriptions of the above listed parcels.

The future sale or leasing of these parcels will not be affected, except that the sale or rental cannot be subsidized and must be at full market value. Revenue received must be deposited to the credit of the Utility Department.

This proposed monument site will encroach on the Wild Animal Park lease, which will have to be amended at the same time as the remainder of the Council actions occur. See Engineering Drawing 14094D for Zoo Leasehold.


Ben W. Hagar
Assistant Property Director

BWH:ab

Enclosure

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OCT 10 1978

DOCUMENT NO. 762168

FILED DEC 22 1977

OFFICE OF THE CITY CLERK

101457

SCHEDULE A

The estate or interest in the land described or referred to in this schedule covered by this report is:

A FEE

Title to said estate or interest at the date hereof is vested in:

The City of San Diego, by resolution no. 11635, a certified copy of which recorded April 22, 1953 as File No. 55672 in Book 4330, Page 579 of Official Records, executed by Raymond B. Talbot, the Tax Collector of the County of San Diego.

The land referred to in this report is situated in the State of California, County of San Diego and is described as follows:

Villa Lot 138 of Normal Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 985, filed in the office of the County Recorder of San Diego County May 9, 1906.

Lots 22, 23 and 24, Block 309 of Seaman and Choate's
Addition in the City of San Diego, County of San
Diego, State of California, according to Map thereof
No. 223, filed on March 5, 1887 in the office of
the County Recorder of said San Diego County.

Property Department
11-1-77
BWH

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OCT 10 1978

01459

JH
P: *[Signature]*

EXHIBIT "A"

That portion of the Northeast Quarter of Lot 5 of the Ex-Mission Lands of San Diego, commonly known as Horton's Purchase, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 283, filed in the Office of the County Recorder of San Diego County, March 9, 1878, described as follows:

PA 6,8,9,
10

Beginning at the Southeast corner of the Northeast Quarter of said Lot 5; thence along the Easterly line of said Northeast Quarter, North 00°42'10" East, 479.97 feet to the Easterly terminus of the Southerly line of the Northerly 180.00 feet of said Northeast Quarter; thence along said Southerly line, North 89°43'45" West, 75.00 feet to the Westerly line of the Easterly 75.00 feet of said Northeast Quarter; thence along said Easterly line, North 00°42'10" East, 150.00 feet to the Southerly line of Juniper Street, as said Street was located as of December 16, 1953; thence along said Southerly line, North 89°43'45" West, 75.00 feet to the Westerly line of the Easterly 150.00 feet of said Northeast Quarter; thence along said Westerly line, South 00°42'10" West, 120.00 feet to the most Northerly corner of the land described in deed to the City of San Diego, recorded January 27, 1953 as Document No. 11820 in Book 4728, Page 172 of Official Records; thence along the boundary of said land as follows: along the Northwesterly line, South 62°17'40" West, 65.00 feet; and South 39°33'42" West, 147.95 feet to the Westerly line of the Easterly 300.00 feet of said Northeast Quarter; along said Westerly line, South 00°42'10" West, 365.06 feet, more or less to the Southerly line of said Northeast Quarter; and along said Southerly line, South 89°45'50" East, 300.00 feet to the Point of Beginning.

DR:WC
10-1-76
C-555135
E-9994

Passed and adopted by the Council of The City of San Diego on DEC 21 1977,
 by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Lowery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Gade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jess D. Haro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON
 Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR
 City Clerk of The City of San Diego, California.

By *Richard Martiniz*, Deputy.

(Seal)

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OCT 10 1978

RECEIVED LB
 CITY CLERK'S OFFICE
 1977 DEC 21 AM 11:20
 SAN DIEGO, CALIF.

Office of the City Clerk, San Diego, California

Resolution Number 220007 Adopted DEC 21 1977