

RESOLUTION NUMBER R- 295668

ADOPTED ON OCT 30 2001

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO PUBLIC IMPROVEMENTS IN THE GASLAMP QUARTER SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT AREA BY THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO.

WHEREAS, the Redevelopment Agency of the City of San Diego [the Agency] is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Centre City Redevelopment Project Area [the Project Area]; and

WHEREAS, the Centre City Development Corporation, Inc. [CCDC], has been authorized to administer the redevelopment projects in the Project Area; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency proposes to pay for all or part of the construction of public improvements on portions of 6th Avenue and "G" Streets, adjacent to the Borders Books Project [the Proposed Project], in the Project Area; and

WHEREAS, the Proposed Project includes, but is not limited to, the following public improvements: the adjustment and installation of public streetlights; improvements to the curbs, gutters and sidewalks; and improvements to the landscaping and irrigation system; and

WHEREAS, the Proposed Project will assist in meeting the goal and objective stated in the Implementation Plan to complete off-site improvements in the area as a means to contribute to blight removal by replacing inadequate public improvements; and

WHEREAS, the Proposed Project would correct adverse health and safety conditions, would act as a catalyst to provide an incentive for private investment in the rehabilitation of the Project Area, and would contribute to the removal of blight; NOW, THEREFORE,

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

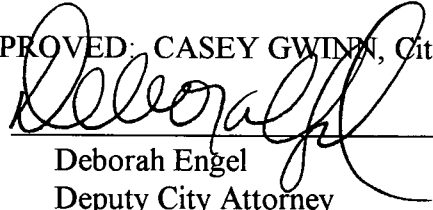
1. That the Council finds and determines that the construction of public improvements on portions of 6th Avenue and "G" Streets, adjacent to the Borders Books Project, for which the Agency proposes to pay, are of benefit to the Centre City Redevelopment Project, as described in Attachment No. 1.

2. That the Council finds and determines that construction of public improvements on portions of 6th Avenue and "G" Streets, adjacent to the Borders Books Project, will assist in the elimination of one or more blighting conditions inside the Centre City Redevelopment Project Area, and that no other reasonable means of financing the proposed public improvements are available to the community, as described in Attachment No. 1.

3. That the Council finds and determines that the Agency's funding of the public improvements in the Project Area is consistent with the Five-Year Implementation Plan for the Project Area, as adopted and thereafter amended by the Agency pursuant to Californian Health and Safety Code section 33490, as described in Attachment No. 1.

APPROVED: CASEY GWINN, City Attorney

By

  
Deborah Engel  
Deputy City Attorney

DE:lc  
10/16/01  
Or.Dept:CCDC  
Aud.Cert:N/A  
R-2002-530  
Redev:RA-2002-48  
Form=r&t.frm

ATTACHMENT NO. 1  
FINDINGS

SUBJECT IMPROVEMENTS:

REQUEST TO BID AND CONSTRUCT CERTAIN PUBLIC IMPROVEMENTS ON PORTIONS OF 6<sup>TH</sup> AVENUE AND "G" STREET ADJACENT TO THE BORDERS BOOKS PROJECT IN THE GASLAMP QUARTER SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT

I. FINDINGS OF BENEFIT

The subject improvements for which the Redevelopment Agency of the City of San Diego (Agency) proposes to pay will benefit the Centre City Redevelopment Project or the immediate neighborhood in which the Project area is located in that:

- A. These improvements are within the Gaslamp Quarter Sub Area of the Centre City Redevelopment Project, adjacent to underdeveloped properties.
- B. Improvements are planned for the northerly two-thirds of the west side of 6<sup>th</sup> Avenue from Market Street to "G" Street and the easterly half of the south side of "G" Street from 5<sup>th</sup> to 6<sup>th</sup> avenues. The improvements will enhance these areas for the benefit of nearby users as well as residents.
- C. The installation of public surface improvements consisting of curb, gutter and sidewalk, decorative brick pavers, landscaping, irrigation system, relocation of existing streetlights and other appurtenant structures will correct adverse health and safety conditions.
- D. The public surface improvements will act as a catalyst providing an incentive for private investment in the rehabilitation of the areas.

II. NO OTHER REASONABLE MEANS OF FINANCING

There are no other reasonable means available to the community for financing the subject improvements for which the Agency proposes to pay in that:

City of San Diego

- A. The Fiscal Year 2002 Budget for the City of San Diego (City) increased 3.3%. The overall increase resulted from an increase in the General Fund, Enterprise Fund, Debt Service and in the Special Revenue Fund even though there was a decrease in the Capital Improvement Program (CIP). Over the last several years, as the City's CIP has grown and revenues have leveled off, the City has developed phased funding to use available cash and minimize the issuance of bond proceeds. This is a means whereby large

*R* 295368

projects may be budgeted and contracted for in an efficient manner that maximizes the City's use of available funds.

- B. The City's capital improvement budget is funded primarily with water and sewer fees, developer impact fees, grant funds, enterprise fund revenues, Facility Benefit Assessment funds, Gas Tax and Transnet funds. The Fiscal Year 2002 Capital Improvement Program Budget decreased 3.9% from the Fiscal Year 2001 Budget. The Fiscal Year 2002 CIP Budget provides for the sewer upgrade of the City's Metropolitan and Municipal Wastewater System, water projects, Parks and Recreation projects, library projects, transportation projects and special projects.
- C. Most major tax revenue categories continue to show signs of growth. Moderate growth is anticipated for most of Fiscal Year 2002 major revenues. The economic growth rates for major revenue categories are property tax (6.0%), sales tax (5%), Transient Occupancy Tax (6%) and Motor Vehicle License fees (5%).
- D. The City's Fiscal Year 2002 Capital Improvements Budget (CIP) is embodied in Volume's IV and V of the City's Budget. The Agency's Fiscal Year 2002 Program Budget was adopted on July 24, 2001. The CIP and the Agency's Budget were developed in accordance with City and Council Policy, and ~~each project activity was evaluated and incorporated in the respective budgets.~~ Projects are funded based on need and the availability of appropriate funding sources. The City's CIP Budget totals \$741.4 million, an increase of \$27.6 million over Fiscal Year 2001.

### III. ELIMINATION OF BLIGHTING CONDITIONS

The payment of funds toward the cost of the construction and installation of the subject improvements will assist in the elimination of one or more blighting conditions inside the Gaslamp Quarter Sub Area and the proposed improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 33490, in that:

- A. The improvements will enhance the neighborhood and replace inadequate public improvements. The proposed improvements will remove and replace these adverse conditions, upgrading to match the improvements on nearby streets.
- B. The location of streetlight standards will be adjusted and added so as to increase the level of lighting along the public sidewalks and streets.
- C. The improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.

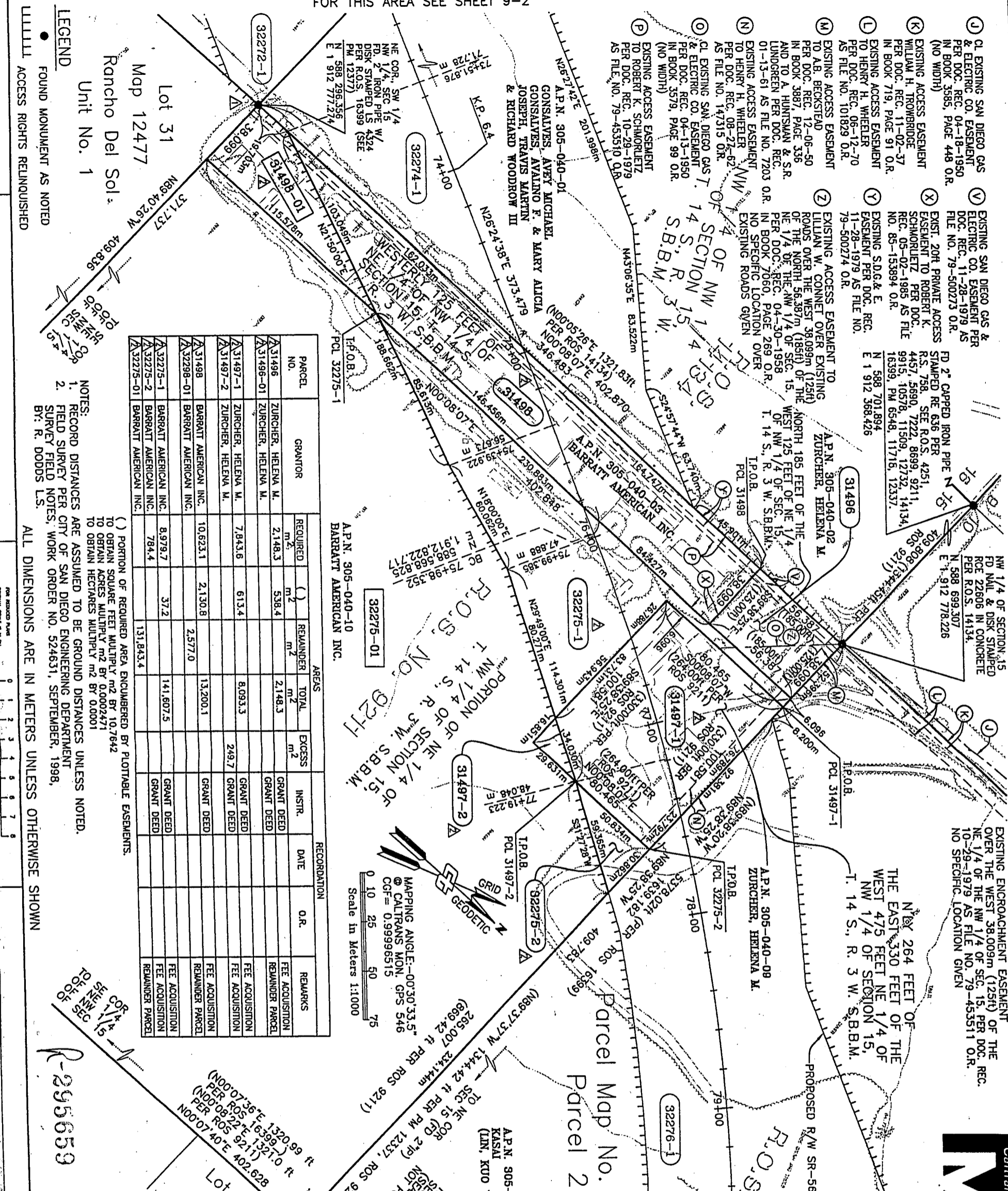
- D. The improvements provide safer pedestrian access to public and private properties.
- E. Completion of off-site improvements in this area is a means to contribute to blight removal by replacing inadequate public improvements as included in page 11 of the Five - Year Program By District of the Implementation Plan adopted July 20, 1999 and amended on October 26, 1999 pursuant to Health and Safety Code 33490.

S:\Saucedo\WPDATA\CCReq2bidBordersBooksOff-Sites.wpd

R-295868

DATE	7/18/01	REVISION	1. ELIMINATED PARCEL 32273 (BARCZEWSKI)
			2. CHANGED TO 1/4 SECTION 15 PER PHASE 2 REVISIONS
			3. AFFECTS PCL 32275 (DVIDS)
			4. REDDEFINED PCL 31497 & 31498 FROM TOTAL ACQUISITIONS TO PARTIAL TAXES WITH REMINDER PCL 31498-01

FOR THIS AREA SEE SHEET 9-2



PARCEL NO.	GRANTOR	REQUIRED AREA (m <sup>2</sup> )	REMAINDER AREA (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )	EXCESS AREA (m <sup>2</sup> )	INSTR.	DATE	O.R.	REMARKS
31496	ZURCHER, HELENA M.	2,148.3	538.4	2,148.3		GRANT DEED			FEE ACQUISITION REMAINDER PARCEL
31497-1	ZURCHER, HELENA M.	7,843.6	613.4	8,093.3		GRANT DEED			FEE ACQUISITION
31497-2	ZURCHER, HELENA M.	7,843.6	613.4	8,093.3		GRANT DEED			FEE ACQUISITION
31498	BARRATT AMERICAN INC.	10,623.1	2,130.8	13,200.1		GRANT DEED			FEE ACQUISITION REMAINDER PARCEL
32275-1	BARRATT AMERICAN INC.	8,979.7	37.2	141,607.5		GRANT DEED			FEE ACQUISITION
32275-2	BARRATT AMERICAN INC.	784.4		131,843.4		GRANT DEED			REMAINDER PARCEL

LEGEND  
 FOUND MONUMENT AS NOTED  
 ACCESS RIGHTS RELINQUISHED

NOTES:  
 1. RECORD DISTANCES ARE ASSUMED TO BE GROUND DISTANCES UNLESS NOTED.  
 2. FIELD SURVEY PER CITY OF SAN DIEGO ENGINEERING DEPARTMENT SURVEY FIELD NOTES, WORK ORDER NO. 524631, SEPTEMBER, 1998, BY: R. DODDS L.S.

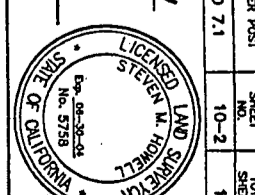
ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SHOWN

STATE OF CALIFORNIA  
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
 DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY ACQUISITION MAP**

SEP 18 2001



APPROVED DATE  
 CITY OF SAN DIEGO  
 1010 SECOND AVENUE, SUITE 1100  
 SAN DIEGO, CA 92101  
 BORTE ENGINEERING CORPORATION  
 7807 CONVOY COURT, SUITE 200  
 SAN DIEGO, CA 92111



The State of California or its officers shall not be responsible for the accuracy or completeness of electronic copies of this plan sheet.

EXISTING ENCROACHMENT EASEMENT OVER THE WEST 38.009m (125ft) OF THE NE 1/4 OF THE NW 1/4 OF SEC. 15, PER DOC. REC. 10-29-1979 AS FILE NO. 79-453511 O.R. NO SPECIFIC LOCATION GIVEN

N 264 FEET OF THE EAST 330 FEET OF THE WEST 475 FEET NE 1/4 OF NW 1/4 OF SECTION 15, T. 14 S., R. 3 W., S.B.M.

AP.N. 305-040-08 ZURCHER, HELENA M.

AP.N. 305-040-02 ZURCHER, HELENA M.

AP.N. 305-040-01 CONSALVES, AVERY MICHAEL, CONSALVES, AVALINO F. & MARY ALICIA, GONSALVES, TRAVIS MARTIN & RICHARD WOODROW III

AP.N. 305-021-11 KASAI (LIM. KUO WAN-HEE)

FD. 2" IRON PIPE W/ TACK (NO DISK), N 588 833 850 E 1,913,188.275

MAPPING ANGLE: -00°30'33.5" @ CALTRANS MON. GPS 546 CCF = 0.999995515

Scale in Meters 1:1000

GRID GEODETIC

PORTION OF NE 1/4 OF NW 1/4 OF SECTION 15 OF T. 14 S., R. 3 W., S.B.M.

Parcel Map No. 12337

Parcel 2

PROPOSED R/W SR-56

PROPOSED R/W SR-56

PROPOSED R/W SR-56

PROPOSED R/W SR-56

FOR THIS AREA SEE SHEET 11-2

Checked	7/15/01	CHANGES TO R/W PER PHASE 1 REVISIONS AFFECTS SOUTH R/W LINE OF FEE PICKS 32269-1 & 32270-1. ADDED TEMP CONST EASEMENT PARCEL 32268-2.
Checked	7/08/01	CHANGES TO R/W PER PHASE 2 REVISIONS DELETED FEE PARCEL 32269-2 & REDEFINED PARCEL 32269-3. ADDED PARCELS 32270-5 & 32270-6 TO THE CARMEL VALLEY VILLAGE I HOMEOWNERS ASSOCIATION PER R.O.S. 16399. ADDED TEMP ACCESS RD ESMT PCL 32269-3.
Checked	7/23/01	ADDED TEMP ACCESS RD ESMT PCL 32269-3.

NOTE:  
MONUMENTS PER MAP 14007  
NOT SET.

W 1/4 COR. SEC. 16  
FD. 2 IRON PIPE W/ CAP  
STAMPED RE 636 PER  
ROS 16399. SEE ALSO  
PM 12088, ROS 9915  
& PM 9882  
N 587 939.515  
E 1 910 782.851

SEE SHEET 2 FOR COMPLETE PARCEL DIMENSION DATA  
EXISTING UTILITY EASEMENTS TO THE CITY OF SAN DIEGO AND PACIFIC BELL FOR JOINT USE OVER PORTIONS OF PARCEL 1 OF PARCEL MAP NO. 9882 REC. 09-14-71 AS FILE NO. 207556 O.R., NO SPECIFIC LOCATION GIVEN

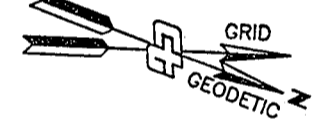
NOTES:  
1. RECORD DISTANCES ARE ASSUMED TO BE GROUND DISTANCES UNLESS NOTED.  
2. FIELD SURVEY PER CITY OF SAN DIEGO ENGINEERING DEPARTMENT SURVEY FIELD NOTES, WORK ORDER NO. 524631, SEPTEMBER, 1998, BY: R. DODDS L.S.

A.P.N. 305-030-18  
PARDEE CONSTRUCTION CO.

A.P.N. 305-031-05  
PARDEE CONSTRUCTION CO.

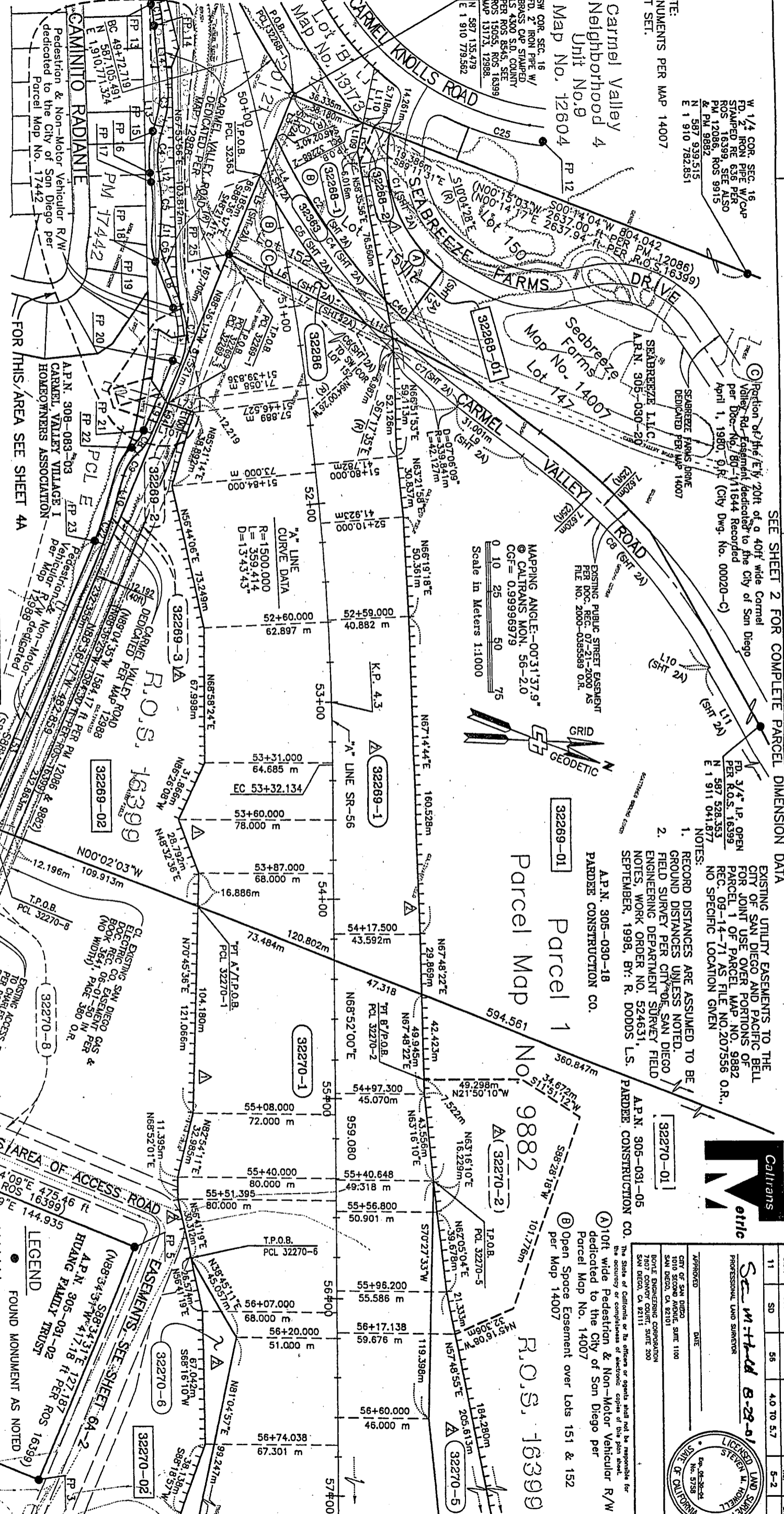
A.P.N. 305-031-01  
PARDEE CONSTRUCTION CO.

MAPPING ANGLE: 00°31'37.9"  
@ CALTRANS MON. 56-2.0  
CGF = 0.99996979  
Scale in Meters 1:1000



FOR THIS AREA SEE SHEET 4

FOR THIS AREA SEE SHEET 6-2



PARCEL NO.	GRANTOR	REQUIRED	REMAINDER	TOTAL	EXCESS	INSTR.	DATE	O.R.	REMARKS
32268-1	SEABREEZE LLC.	2,493.7	2,493.7	4,987.4		GRANT DEED			TEMP EASEMENT REMAINDER PARCEL
32268-2	SEABREEZE LLC.	71.9	1,667.9	1,739.8		GRANT DEED			TEMP EASEMENT REMAINDER PARCEL
32268-01	SEABREEZE LLC.	1,489.4	1,489.4	2,978.8		GRANT DEED			TEMP EASEMENT REMAINDER PARCEL
32268	SEABREEZE LLC.	1,626.7	1,626.7	3,253.4		GRANT DEED			TEMP EASEMENT REMAINDER PARCEL
32269-1	SEABREEZE/PACIFIC SOUTHWEST	35,872.6	1,488.1	37,360.7		GRANT DEED			TEMP EASEMENT REMAINDER PARCEL
32269-2	PARDEE CONSTRUCTION	152.6	2,836.0	2,988.6		GRANT DEED			TEMP ACCESS ESMT REMAINDER PARCEL
32269-3	PARDEE CONSTRUCTION	2,836.0	59,769.4	62,605.4		GRANT DEED			TEMP ACCESS ESMT REMAINDER PARCEL
32269-01	PARDEE CONSTRUCTION	14,040.3	14,040.3	28,080.6		GRANT DEED			TEMP ACCESS ESMT REMAINDER PARCEL
32269-02	PARDEE CONSTRUCTION	174,769.2	1,688,526.2	1,863,295.4		GRANT DEED			TEMP ACCESS ESMT REMAINDER PARCEL
32270-1	PARDEE CONSTRUCTION	6,681.2	1,075,123.9	1,081,805.1		GRANT DEED			TEMP ACCESS ESMT REMAINDER PARCEL
32270-2	PARDEE CONSTRUCTION	6,681.2	386,403.5	393,084.7		GRANT DEED			TEMP ACCESS ESMT REMAINDER PARCEL
32270-01	PARDEE CONSTRUCTION								
32270-02	PARDEE CONSTRUCTION								

FOR THIS AREA SEE SHEET 4A

FOR THIS AREA SEE SHEET 4A

SEE SHEETS 5A-2 & 5B FOR TABLED DIMENSION DATA UNLESS OTHERWISE NOTED  
SEE SHEET 3A FOR TABLED FOUND MONUMENT (FP#) DATA  
ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SHOWN

**RIGHT OF WAY ACQUISITION MAP**

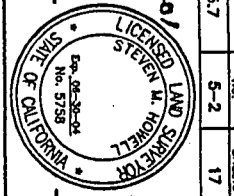
STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION

LEGEND  
● FOUND MONUMENT AS NOTED  
----- ACCESS RIGHTS RELINQUISHED

CONTRIBUTES AND BOUNDARIES ARE CDS 63 Zone V. Metric distances and stationing are provided in meters. Stationing is provided in feet. The combined Grid Factor to obtain ground distances was established from California Monuments 56-2.0 and 56-5.8  
Supplementary information may be obtained from the District Office, Survey Branch or Right-of-Way Engineering Branch.  
**AUG 29 2001**



DIST.	COUNTY	ROUTE	RADIUMETER POST	SHEET NO.	TOTAL SHEETS
11	SD	56	4.0 TO 5.7	5-2	17



DIST.	COUNTY	ROUTE	MEASUREMENT POST	SHEET NO.	TOTAL SHEETS
11	SD	56	4.7 TO 5.4	6-2	17

**Sturtevant & Howell**  
PROFESSIONAL LAND SURVEYOR  
No. 9735  
STATE OF CALIFORNIA

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA  
BOYLE ENGINEERING CORPORATION  
7807 CONVAY COURT, SUITE 200  
SAN DIEGO, CA 92121

The State of California or its officers or agents shall not be responsible for the accuracy or completeness of electronic copies of this plan sheet.

EXISTING UTILITY EASEMENTS TO THE CITY OF SAN DIEGO AND PACIFIC BELL FOR JOINT USE OVER PORTIONS OF PARCEL 1 OF PARCEL MAP NO. 9882, PER DOC. REC. 09-14-71 AS FILE NO. 207556 O.R., NO SPECIFIC LOCATION GIVEN

FOR THIS AREA SEE SHEET 6A-2

FOR THIS AREA SEE SHEET 5-2

FOR THIS AREA SEE SHEET 7-2

Parcel 1  
Parcel Map No. 9882

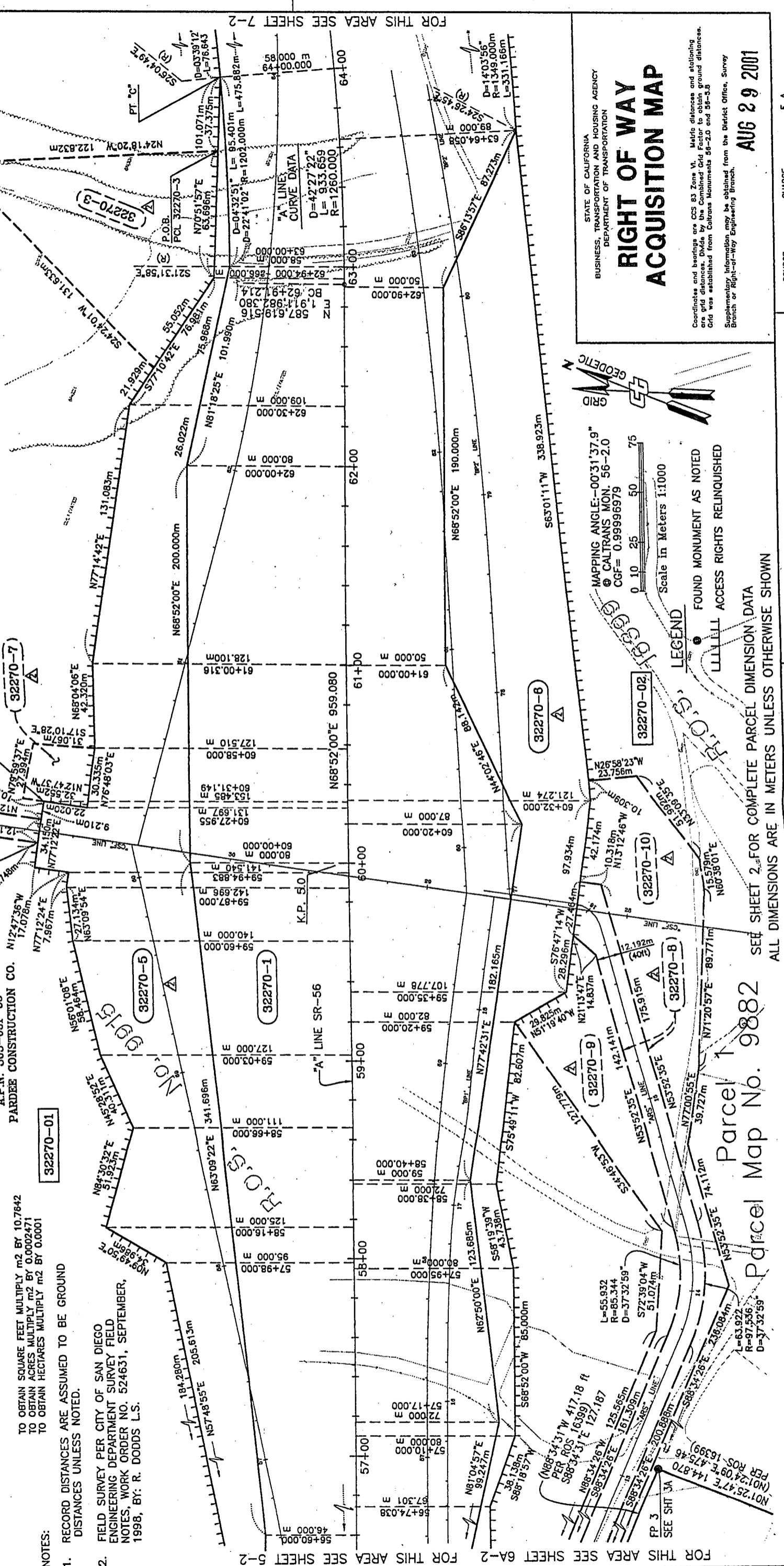
SEE SHEET 2 FOR COMPLETE PARCEL DIMENSION DATA

PARCEL NO.	GRANTOR	AREAS			RECORDATION	REMARKS
		REQUIRED	REMAINDER	EXCESS		
32270-3	PARDEE CONSTRUCTION	174,769.2			GRANT DEED	FEE ACQUISITION
32270-5	PARDEE CONSTRUCTION	8,034.5			GRANT DEED	DRAINAGE EASEMENT
32270-6	PARDEE CONSTRUCTION	29,207.1			GRANT DEED	FEE ACQUISITION
32270-7	PARDEE CONSTRUCTION	23,022.6			GRANT DEED	DRAINAGE EASEMENT
32270-8	PARDEE CONSTRUCTION	9,241.0			GRANT DEED	TEMP ACCESS ESMT
32270-9	PARDEE CONSTRUCTION	5,140.6			GRANT DEED	TEMP SLOPE ESMT
32270-10	PARDEE CONSTRUCTION	9,241.0			GRANT DEED	TEMP ACCESS ESMT
32270-11	PARDEE CONSTRUCTION	12,612.5			GRANT DEED	REMAINDER PARCEL
32270-01	PARDEE CONSTRUCTION	1,075,123.9	ALSO SHEETS 5-2, 6-2 & 7-2		GRANT DEED	REMAINDER PARCEL
32270-02	PARDEE CONSTRUCTION	386,403.4	ALSO SHEETS 5-2, 6-2 & 7-2		GRANT DEED	REMAINDER PARCEL

A.P.N. 305-031-05  
PARDEE CONSTRUCTION CO.  
N12°47'36"W 17.078m  
N77°12'24"E 7.967m  
N56°01'08"E 58.464m  
N63°09'54"E 27.134m  
N63°09'54"E 58.464m  
N63°09'54"E 27.134m

TO OBTAIN SQUARE FEET MULTIPLY M2 BY 10.7642  
TO OBTAIN ACRES MULTIPLY M2 BY 0.0002471  
TO OBTAIN HECTARES MULTIPLY M2 BY 0.0001

NOTES:  
1. RECORD DISTANCES ARE ASSUMED TO BE GROUND DISTANCES UNLESS NOTED.  
2. FIELD SURVEY PER CITY OF SAN DIEGO ENGINEERING DEPARTMENT SURVEY FIELD NOTES, WORK ORDER NO. 524631, SEPTEMBER, 1998, BY: R. DODDS L.S.



FOR THIS AREA SEE SHEET 6A-2

FOR THIS AREA SEE SHEET 5-2

FOR THIS AREA SEE SHEET 7-2

FOR THIS AREA SEE SHEET 6A-2

FOR THIS AREA SEE SHEET 5-2

FOR THIS AREA SEE SHEET 6A-2

FOR THIS AREA SEE SHEET 5-2

FOR THIS AREA SEE SHEET 6A-2

FOR THIS AREA SEE SHEET 5-2

FOR THIS AREA SEE SHEET 6A-2

STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION

## RIGHT OF WAY ACQUISITION MAP

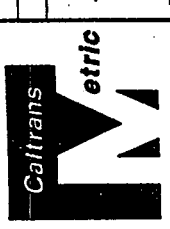
Coordinates and bearings are CCS 83 Zone VI. Metric distances and stationing are grid distances. Divide by the Combined Grid Factor to obtain ground distances. Grid was established from California Monuments 56-2.0 and 56-3.8

Supplementary information may be obtained from the District Office, Survey Branch or Right-of-Way Engineering Branch.

**AUG 29 2001**

SOURCE: \_\_\_\_\_ CHARGE: \_\_\_\_\_ E. A.

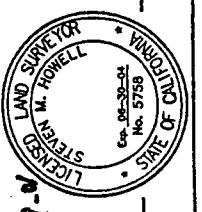




SEE SHEET 2 & 2A FOR COMPLETE PARCEL DIMENSION DATA

- NOTES:
1. RECORD DISTANCES ARE ASSUMED TO BE GROUND DISTANCES UNLESS NOTED.
  2. FIELD SURVEY PER CITY OF SAN DIEGO ENGINEERING DEPARTMENT SURVEY FIELD NOTES, WORK ORDER NO. 524631, SEPTEMBER, 1998, BY: R. DODDS L.S.

DIST.	COUNTY	ROUTE	KILOMETER POST	SHEET NO.	TOTAL SHEETS
11	SD	56	4.7 TO 5.4	6A-2	17

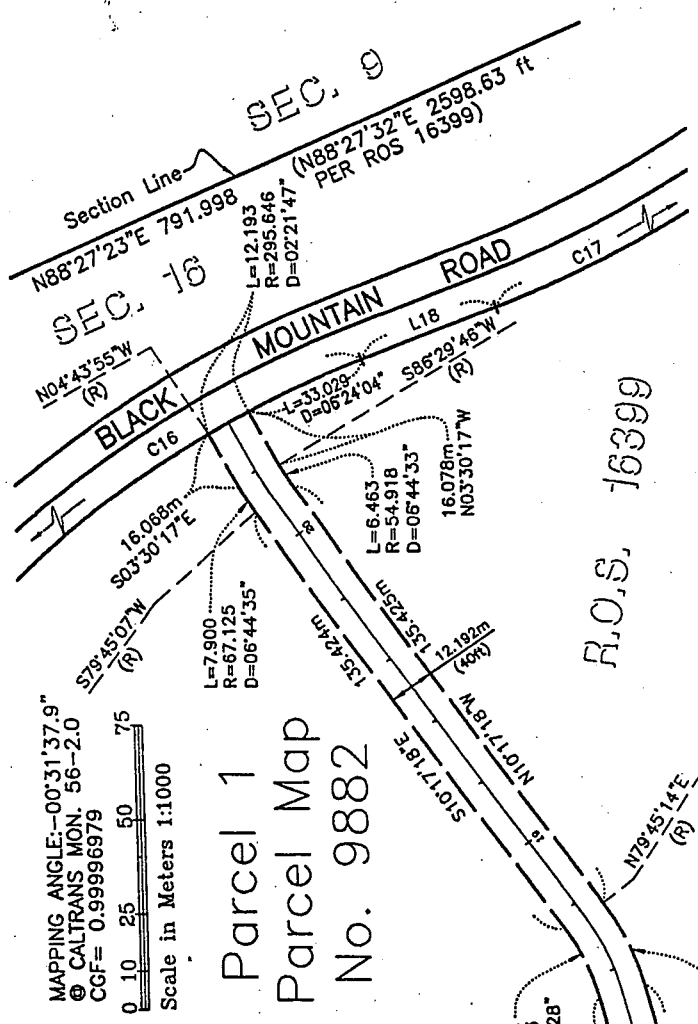


APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CITY OF SAN DIEGO  
 1010 SECOND AVENUE, SUITE 1100  
 SAN DIEGO, CA 92101  
 BOYLE ENGINEERING CORPORATION  
 7807 CONVOY COURT, SUITE 200  
 SAN DIEGO, CA 92111

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PARCEL NO.	GRANTOR	AREAS			O.R.	REMARKS
		REQUIRED m <sup>2</sup>	REMAINDER m <sup>2</sup>	TOTAL m <sup>2</sup>		
32270-8	PARDEE CONSTRUCTION	9,241.3			GRANT DEED	TEMP ACCESS ESMT
32270-9	PARDEE CONSTRUCTION	5,140.6			GRANT DEED	TEMP SLOPE ESMT
32270-10	PARDEE CONSTRUCTION	9,241.0			GRANT DEED	TEMP SLOPE ESMT
32270-11	PARDEE CONSTRUCTION	160.6			GRANT DEED	TEMP SLOPE ESMT
32270-12	PARDEE CONSTRUCTION	889.5			GRANT DEED	TEMP SLOPE ESMT
32270-13	PARDEE CONSTRUCTION	12,812.5			GRANT DEED	TEMP ACCESS ESMT
32270-01	PARDEE CONSTRUCTION		1,075,123.9		ALSO SHEETS 5-2, 6-2, & 7-2	REMAINDER PARCEL
32270-02	PARDEE CONSTRUCTION		386,403.5		ALSO SHEETS 5-2, 6-2, & 7-2	REMAINDER PARCEL

TO OBTAIN SQUARE FEET MULTIPLY M<sup>2</sup> BY 10.7642  
 TO OBTAIN ACRES MULTIPLY M<sup>2</sup> BY 0.0002471  
 TO OBTAIN HECTARES MULTIPLY M<sup>2</sup> BY 0.0001



STATE OF CALIFORNIA  
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
 DEPARTMENT OF TRANSPORTATION

## RIGHT OF WAY ACQUISITION MAP

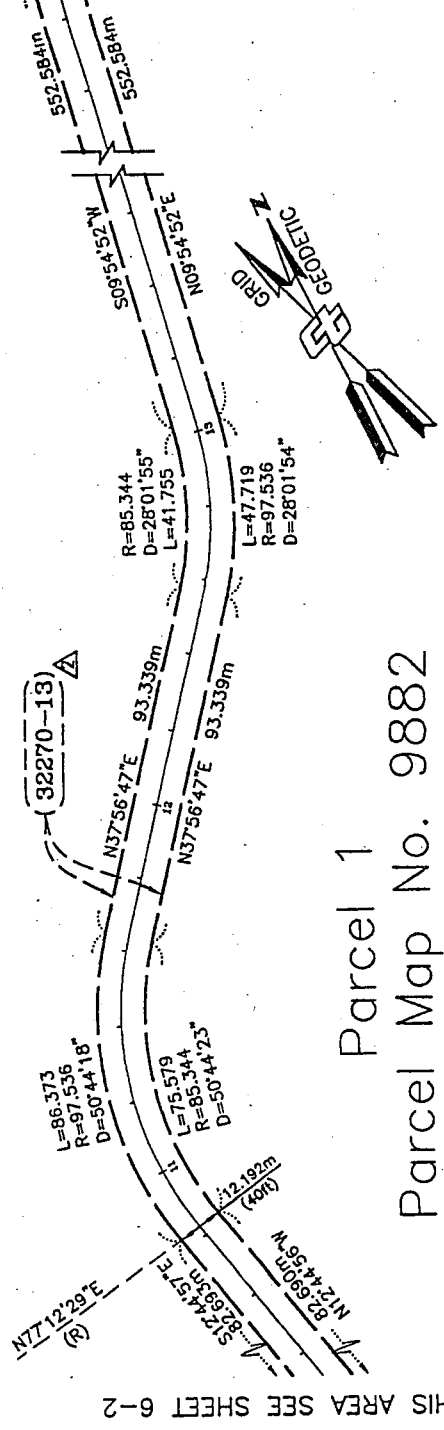
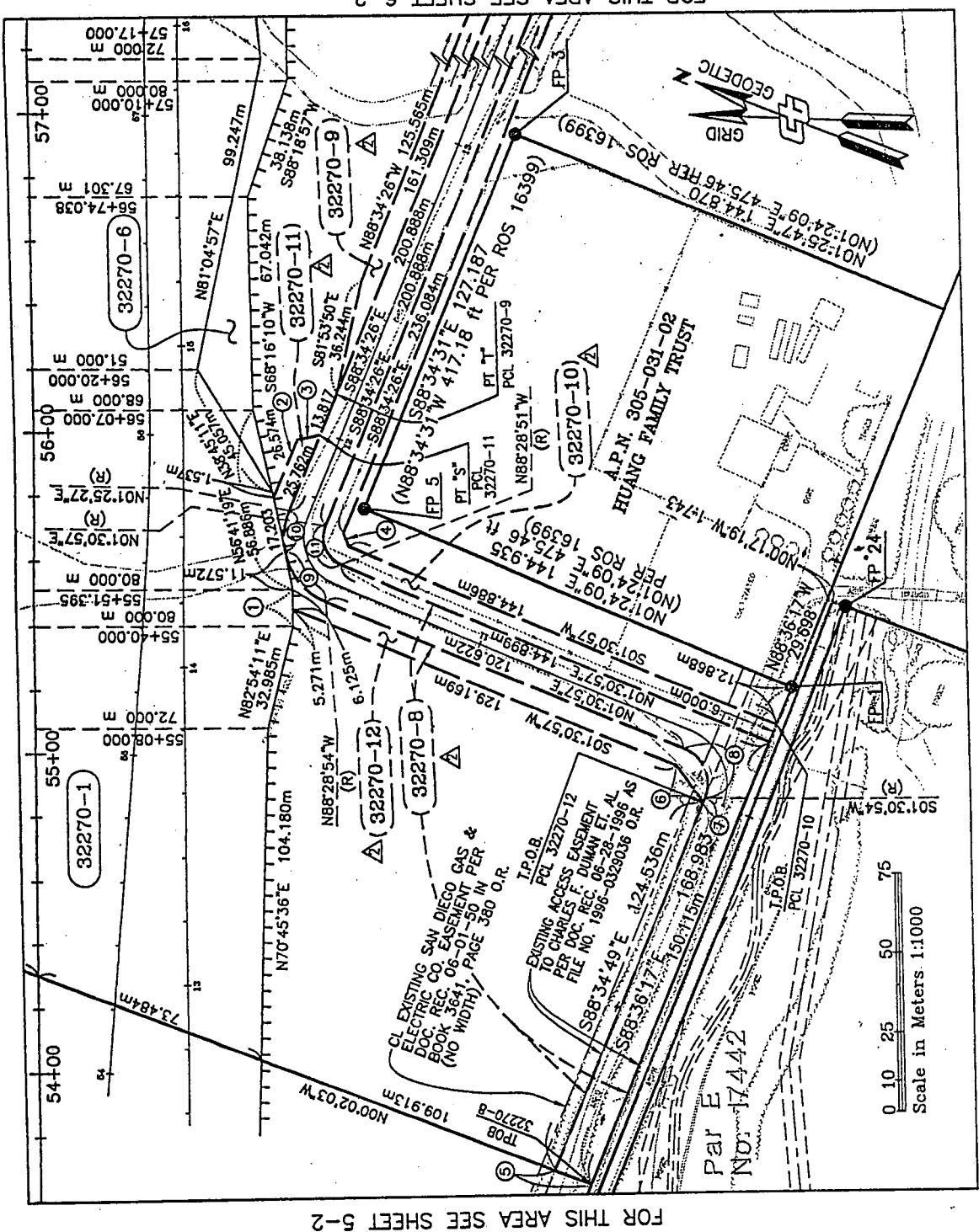
Coordinates and bearings are CCS 83 Zone V. Metric distances and stationing are grid distances. Divide by the Combined Grid Factor to obtain ground distances. Grid was established from Cabrero Monuments 55-2.0 and 56-3.8

Supplementary information may be obtained from the District Office, Survey Branch or Right-of-Way Engineering Branch.

AUG 29 2001

- LEGEND
- FOUND MONUMENT AS NOTED
  - LLLLLLLL ACCESS RIGHTS RELINQUISHED

SEE SHEET 2 & 2A FOR COMPLETE PARCEL DIMENSION DATA  
 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SHOWN



Parcel 1  
Parcel Map No. 9882

FOR REDUCED PLANS  
 ORIGINAL SCALE 5 M ON

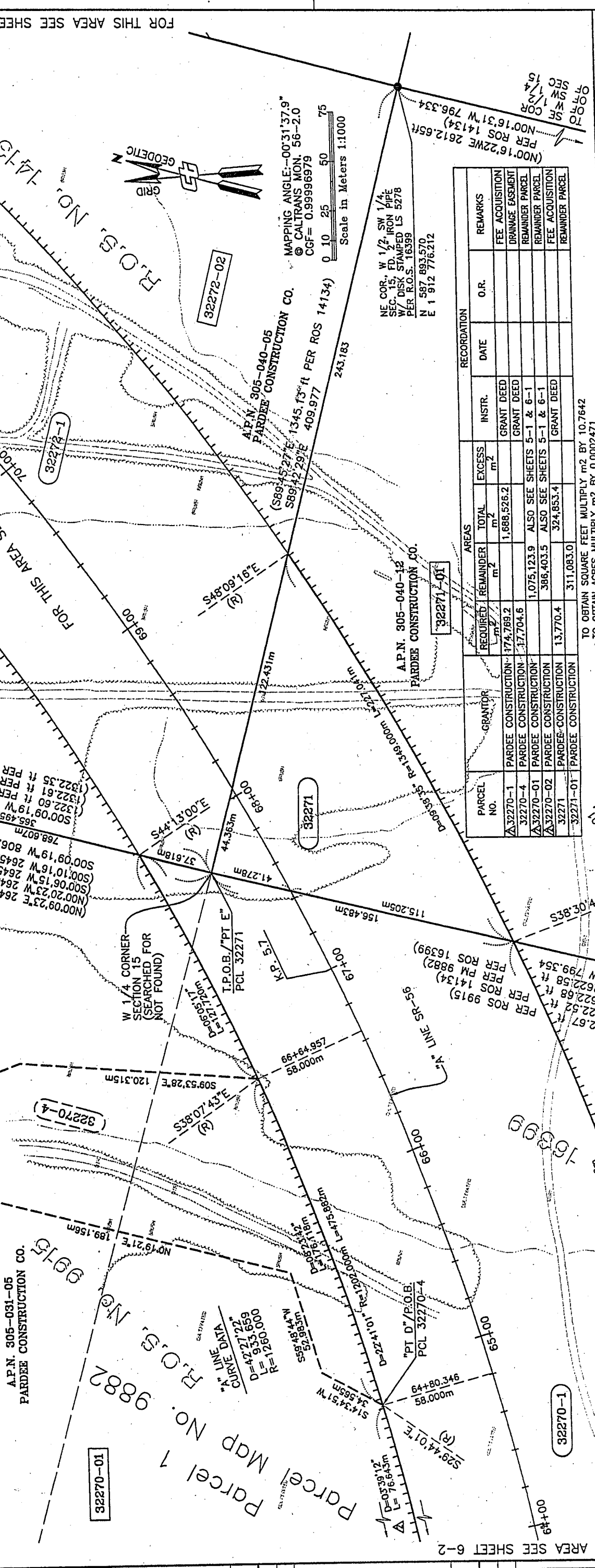
DIST.	COUNTY	ROUTE	KILOMETER POST	SHEET NO.	TOTAL SHEETS
11	SD	56	5.4 TO 5.8	7-2	17

**St. Michaels**  
 PROFESSIONAL LAND SURVEYOR  
 LICENSED LAND SURVEYOR  
 STEVEN M. HOWELL  
 No. 5759  
 Exp. 06-30-04  
 STATE OF CALIFORNIA

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CITY OF SAN DIEGO  
 1010 SECOND AVENUE, SUITE 1100  
 SAN DIEGO, CA 92101  
 BOYLE ENGINEERING CORPORATION  
 CIVIL ENGINEER  
 10500 CANTON COURT, SUITE 200  
 SAN DIEGO, CA 92121

FOR THIS AREA SEE SHEET 8-2

The State of California or its officers and agents shall not be responsible for the accuracy or completeness of electronic copies of this plan sheet.



## RIGHT OF WAY ACQUISITION MAP

STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION

AUG 29 2001

Coordinates and bearings are CCS 83 Zone VI. Metric distances and elevations are grid distances. Divide by the Combined Grid Factor (CGF) to obtain ground distances. Grid was established from California Monuments 55-2.0 and 55-5.8.  
 Supplementary information may be obtained from the District Office, Survey Branch or Right-of-Way Engineering Branch.



RECORDATION			
PARCEL NO.	GRANTOR	INSTR.	DATE
32270-1	PARDEE CONSTRUCTION	GRANT DEED	
32270-4	PARDEE CONSTRUCTION	GRANT DEED	
32270-01	PARDEE CONSTRUCTION	GRANT DEED	
32271-01	PARDEE CONSTRUCTION	GRANT DEED	

AREAS		
REQUIRED	TOTAL	EXCESS
m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
174,769.2	1,688,526.2	
177,704.6		
1,075,123.9		
386,403.5		
324,853.4		
13,770.4		
311,083.0		

TO OBTAIN SQUARE FEET MULTIPLY m<sup>2</sup> BY 10.7642  
 TO OBTAIN ACRES MULTIPLY m<sup>2</sup> BY 0.0002471  
 TO OBTAIN HECTARES MULTIPLY m<sup>2</sup> BY 0.0001

FOUND MONUMENT AS NOTED  
 ACCESS RIGHTS RELINQUISHED  
 LEGEND  
 •

W 1/2 OF SW 1/4  
 OF SECTION 15,  
 T. 14 S., R. 3 W.,  
 S.B.B.M.

SEE SHEET 2 FOR COMPLETE PARCEL DATA

NOTES:

- RECORD DISTANCES ARE ASSUMED TO BE GROUND DISTANCES UNLESS NOTED.
- FIELD SURVEY PER CITY OF SAN DIEGO ENGINEERING DEPARTMENT SURVEY FIELD NOTES, WORK ORDER NO. 524631, SEPTEMBER, 1998, BY: R. DODDS L.S.

A.P.N. 305-031-05  
 PARDEE CONSTRUCTION CO.

Parcel 1 9882  
 Parcel 2 9882  
 Parcel 3 9882

Parcel 1 32270-01  
 Parcel 2 32270-02  
 Parcel 3 32270-03  
 Parcel 4 32270-04  
 Parcel 5 32270-05  
 Parcel 6 32270-06  
 Parcel 7 32270-07  
 Parcel 8 32270-08  
 Parcel 9 32270-09  
 Parcel 10 32270-10  
 Parcel 11 32270-11  
 Parcel 12 32270-12  
 Parcel 13 32270-13  
 Parcel 14 32270-14  
 Parcel 15 32270-15  
 Parcel 16 32270-16  
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 Parcel 40 32270-40  
 Parcel 41 32270-41  
 Parcel 42 32270-42  
 Parcel 43 32270-43  
 Parcel 44 32270-44  
 Parcel 45 32270-45  
 Parcel 46 32270-46  
 Parcel 47 32270-47  
 Parcel 48 32270-48  
 Parcel 49 32270-49  
 Parcel 50 32270-50

DATE	REV. NO.	DATE	REV. NO.	REVISIONS
7/08/01	1			ADDED PARCELS 32270-5 & 32270-6 FOR EASTWENT PARCEL 12770-1
7/08/01	2			REVISIONS

SEE SHEET 2 FOR COMPLETE PARCEL DATA  
 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SHOWN

**Caltrans**

**Se Matthew E-29-01**  
PROFESSIONAL LAND SURVEYOR

APPROVED DATE: \_\_\_\_\_  
CITY OF SAN DIEGO, SAN DIEGO, CA 92101  
BOYLE ENGINEERING CORPORATION  
7807 CONVOY COURT, SUITE 200  
SAN DIEGO, CA 92111

APN: 305-040-01  
CONSALVES / JOSEPH

FOR THIS AREA SEE SHEET 9-2

DIST.	COUNTY	ROUTE	KILOMETER POST	SHEET NO.	TOTAL SHEETS
11	SD	56	5.8 TO 6.3	8-2	17

STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION

# RIGHT OF WAY ACQUISITION MAP

SEE SHEET 2 FOR COMPLETE PARCEL DIMENSION DATA

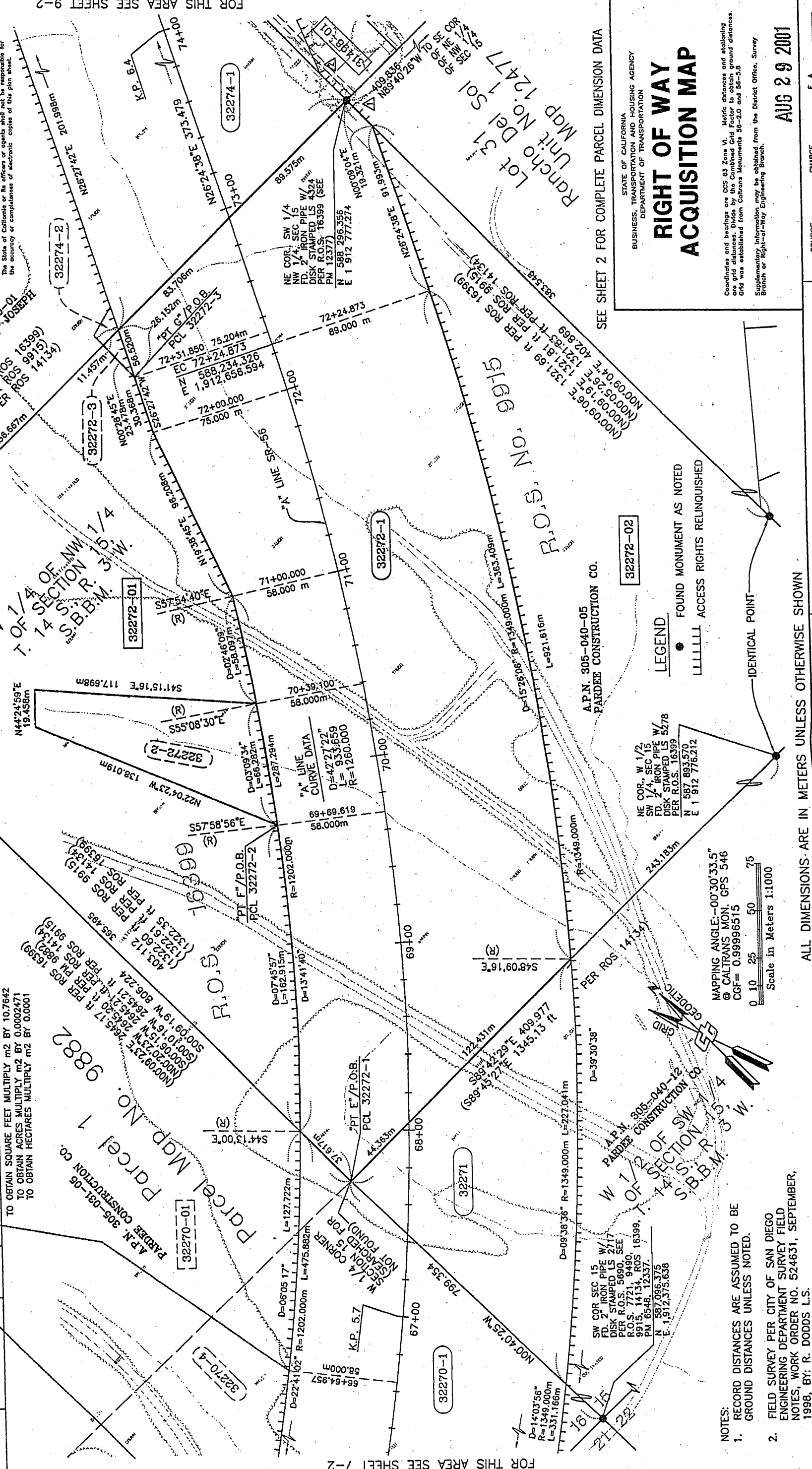
Coordinates and bearings are CCS 83 Zone VI. Metric distances and stationing are grid distances. Divide by the Combined Grid Factor to obtain ground distances. Grid was established from California Monuments 56-2.0 and 56-3.8

Supplementary information may be obtained from the District Office, Survey Branch or Right-of-Way Engineering Branch.

AUG 29 2001

PARCEL NO.	GRANTOR	AREAS		RECORDATION	REMARKS
		REQUIRED	TOTAL		
32272-1	PARDEE CONSTRUCTION	72,895.5	165,210.3	GRANT DEED	FEE ACQUISITION
32272-2	PARDEE CONSTRUCTION	5,062.0		GRANT DEED	DRAINAGE EASEMENT
32272-3	PARDEE CONSTRUCTION	134.5		GRANT DEED	DRAINAGE EASEMENT
32272-01	PARDEE CONSTRUCTION	50,870.8			REMAINDER PARCEL
32272-02	PARDEE CONSTRUCTION	41,440.0			REMAINDER PARCEL

TO OBTAIN SQUARE FEET MULTIPLY M2 BY 10.7642  
TO OBTAIN ACRES MULTIPLY M2 BY 0.0002471  
TO OBTAIN HECTARES MULTIPLY M2 BY 0.0001



FOR THIS AREA SEE SHEET 7-2

FOR THIS AREA SEE SHEET 9-2

NOTES:  
1. RECORD DISTANCES ARE ASSUMED TO BE GROUND DISTANCES UNLESS NOTED.  
2. FIELD SURVEY PER CITY OF SAN DIEGO ENGINEERING DEPARTMENT SURVEY FIELD NOTES, WORK ORDER NO. 524631, SEPTEMBER, 1998, BY: R. DODDS L.S.

Scale in Meters 1:1000

MAPPING ANGLE: -00°30'33.5"  
@ CALTRANS MON. GPS 546  
CGF= 0.99996515

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SHOWN

DATE: \_\_\_\_\_  
REV CR DATE: \_\_\_\_\_  
REV CR DATE: \_\_\_\_\_

**SEE SHEET 3 FOR COMPLETE PARCEL DIMENSION DATA**

**Caltrans**  
**etric**

**NOTES:**

- RECORD DISTANCES ARE ASSUMED TO BE GROUND DISTANCES UNLESS OTHERWISE NOTED.
- FIELD SURVEY PER CITY OF SAN DIEGO ENGINEERING DEPARTMENT SURVEY FIELD NOTES, WORK ORDER NO. 524531, SEPTEMBER, 1998, BY: R. DODDS L.S.

**EXISTING CITY OF SAN DIEGO WATER EASEMENT**  
PER DOCS. REC. 04-12-1971  
AS FILE NO. 70833 O.R.  
& FILE NO. 70835 O.R.  
& DOCS. REC. 03-17-1971  
AS FILE NO. 50378 O.R. &  
FILE NO. 50381 O.R.

(1) N02°14'44"E 24.997m  
(2) S27°07'47"E 23.903m  
(3) N78°17'16"E 7.251m  
(4) N74°44'30"E 16.077m  
(5) N89°58'55"W 18.157m  
(6) N01°47'47"E 5.264m

A.P.N. 305-021-15  
Parcel Map No. 12337

TO BLACK MOUNTAIN ROAD (BMR)  
PER ROS 16399

N00°22'03"E 703.246 (TO CL BMR)  
689.211 (TO ROW BMR)  
253.331m (TO ROW BMR)  
565.633 (TO CL BMR)

MAPPING ANGLE: -00°30'33.5"  
CALTRANS MON. GPS 546  
CGF= 0.99996515

Scale in Meters 1:1000  
0 10 25 50 75

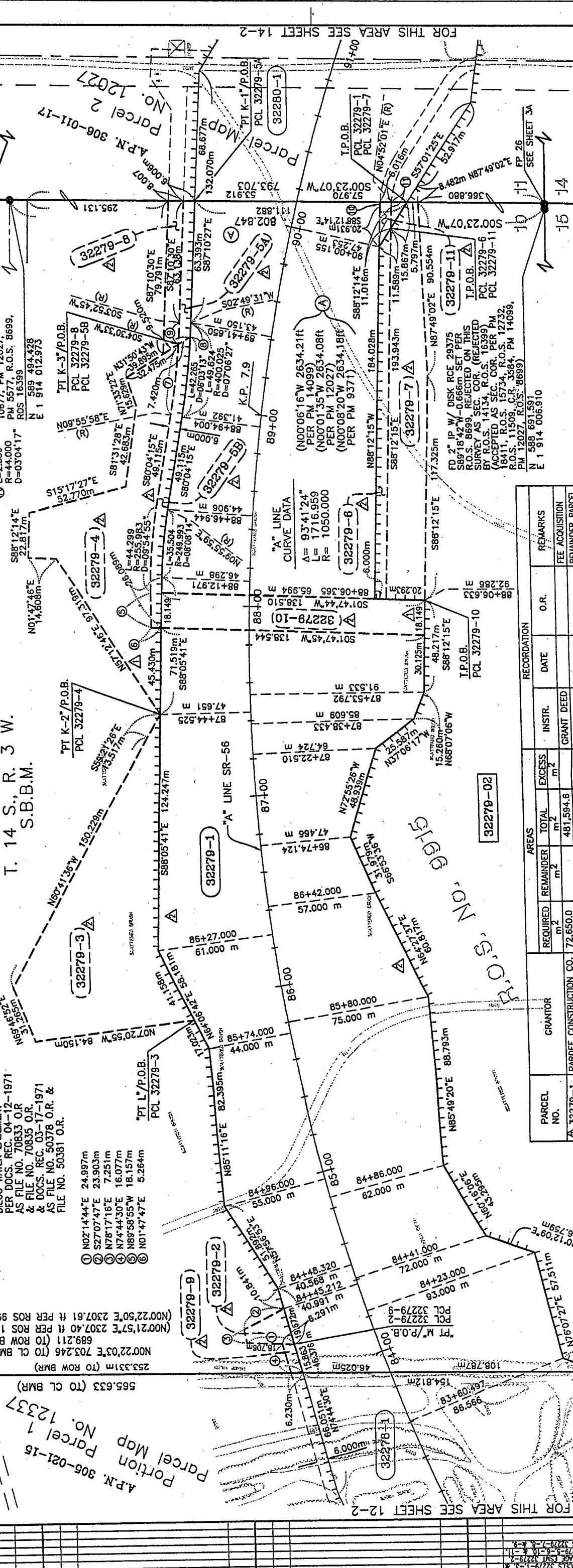
W 1/4 COR SEC 11  
FD WELL MONUMENT  
W/ DISK STAMPED  
RCE 26525 PER MAP  
PM 14099. SEE MAP  
10577, PM 12027,  
PM 5577, R.O.S. 8699,  
ROS 16399  
N 589 494.428  
E 1 914 012.975

APPROVED DATE

CITY OF SAN DIEGO  
1010 SECOND AVENUE, SUITE 1100  
SAN DIEGO, CA 92101

ROYALE ENGINEERING CORPORATION  
7807 CONVOY COURT, SUITE 200  
SAN DIEGO, CA 92111

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STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION

## RIGHT OF WAY ACQUISITION MAP

Coordinates and bearings are CCS 83 Zone V. Half-s distances and stationing are grid distances. Divide by the Combined Grid Factor to obtain ground distances. Grid was established from California Monuments 56-20 and 58-38.

Supplementary information may be obtained from the District Office, Survey Branch or Right-of-Way Engineering Branch.

AUG 29 2001

SOURCE: E. A. CHARGE

PARCEL NO.	GRANTOR	REQUIRED m <sup>2</sup>	REMAINDER m <sup>2</sup>	TOTAL m <sup>2</sup>	EXCESS m <sup>2</sup>	INSTR.	DATE	O.R.	REMARKS
32279-01	PARDEE CONSTRUCTION CO.	72,650.0	180,478.7	481,594.6		GRANT DEED			FEE ACQUISITION
32279-02	PARDEE CONSTRUCTION CO.	318.0	228,465.9			GRANT DEED			REMAINDER PARCEL
32279-03	PARDEE CONSTRUCTION CO.	7,563.3				GRANT DEED			DRAINAGE EASEMENT
32279-04	PARDEE CONSTRUCTION CO.	6,375.3**				GRANT DEED			DRAINAGE EASEMENT
32279-05	PARDEE CONSTRUCTION CO.	436.4				GRANT DEED			ACCESS EASEMENT
32279-06	PARDEE CONSTRUCTION CO.	897.2				GRANT DEED			ACCESS EASEMENT
32279-07	PARDEE CONSTRUCTION CO.	3,872.9				GRANT DEED			ACCESS EASEMENT
32279-08	PARDEE CONSTRUCTION CO.	1,133.9				GRANT DEED			TEMP. CONST. ESMT
32279-09	PARDEE CONSTRUCTION CO.	616.9				GRANT DEED			TEMP. CONST. ESMT
32279-10	CITY OF SAN DIEGO	95.8				GRANT DEED			ACCESS EASEMENT*
32279-11	CITY OF SAN DIEGO	2,514.1*				GRANT DEED			ACCESS EASEMENT*

**LEGEND**

- FOUND MONUMENT AS NOTED
- ACCESS RIGHTS RELINQUISHED \* TO BE GRANTED AFTER ACQUISITION OF ROW BY THE CITY OF SAN DIEGO

TO OBTAIN SQUARE FEET MULTIPLY M<sup>2</sup> BY 10.7642  
TO OBTAIN ACRES MULTIPLY M<sup>2</sup> BY 0.0002471  
TO OBTAIN HECTARES MULTIPLY M<sup>2</sup> BY 0.0001

FOR REDUCED PAPER SCALE 5:8 IN

SEE SHEET 3 FOR COMPLETE PARCEL DIMENSION DATA  
ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SHOWN

\*\* INCLUDES AREA OF ACCESS EASEMENT PCL 32279-58

AUG 29 2001



SEE SHEET 14A FOR TABLED DIMENSION DATA

AREA (4,293.2 m<sup>2</sup>) WITHIN SR-56 ROW ENCUMBERED BY EXISTING 100R WIDE EASEMENT TO S.D.G.& E.

EXISTING UTILITY EASEMENT OVER LOT 328 & LOTS M, P, O & R OF MAP NO. 13978 PER DOC REC. 09-07-2000 AS FILE NO. 2000-0479790 O.R. HAS NO SPECIFIC LOCATION GIVEN.

NOTES:

- RECORD DISTANCES ARE ASSUMED TO BE GROUND DISTANCES. UNLESS OTHERWISE NOTED.
- FIELD SURVEY PER CITY OF SAN DIEGO ENGINEERING DEPARTMENT SURVEY FIELD NOTES, WORK ORDER NO. 524631, SEPTEMBER, 1998, BY: R. DODDS L.S.
- MONUMENTS SHOWN ON MAP 13978 TO BE SET HAVE NOT BEEN SET AS OF JULY 31, 2000.
- THE BOUNDARIES OF LOTS M, O, P, Q, & LOT 328 OF MAP 13978 ARE ESTABLISHED HEREON PER RECORD DATA FITTED TO FOUND SUBDIVISION BOUNDARY MONUMENTS ON SAID MAP.

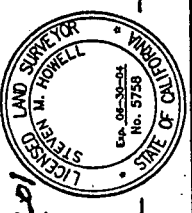
LEGEND

- FOUND MONUMENT AS NOTED
- ACCESS RIGHTS RELINQUISHED

SEE SHEET 15A Torrey Del Mar Map No. 13978

Torrey Del Mar Map No. 13978

DIST.	COUNTY	ROUTE	KILOMETER POST	SHEET NO.	TOTAL SHEETS
11	SD	56	8.0 TO 8.4	14-2	17



APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF SAN DIEGO  
1010 SECOND AVENUE, SUITE 1100  
SAN DIEGO, CA 92101

BOYLE ENGINEERING CORPORATION  
7807 CONVAY COURT, SUITE 200  
SAN DIEGO, CA 92111

The State of California or its officers or agents shall not be responsible for the accuracy or completeness of electronic copies of this plan sheet.

PARCEL NO.	GRANTOR	AREAS		EXCESS m <sup>2</sup>	INSTR.	DATE	O.R.	REMARKS
		REQUIRED m <sup>2</sup>	REMAINDER m <sup>2</sup>					
32280-1	PARDEE CONSTRUCTION CO.	25,277.9	4,523.8	153,777.2	GRANT DEED			FEE ACQUISITION REMAINDER PARCEL
32280-2	PARDEE CONSTRUCTION CO.	1,321.0	63,962.8		GRANT DEED			REMAINDER PARCEL
32280-3	PARDEE CONSTRUCTION CO.	1,048.2	64,511.9		GRANT DEED			ACCESS EASEMENT
32280-4	PARDEE CONSTRUCTION CO.	24.6			GRANT DEED			TEMP CONST ESMT
32280-5	PARDEE CONSTRUCTION CO.	542.0*			GRANT DEED			ACCESS EASEMENT
32280-6	CITY OF SAN DIEGO	902.0	40,672.1		GRANT DEED			FEE ACQUISITION
32281-1	BARRATT USA HOLDINGS, INC.	17,994.4			GRANT DEED			REMAINDER PARCEL
32281-2	BARRATT USA HOLDINGS, INC.	908.2	39,770.1		GRANT DEED			REMAINDER PARCEL
32282	D.R. HORTON S.D. HOLDING CO.	908.2	908.2		GRANT DEED			REMAINDER PARCEL

RECORDATION

TO OBTAIN SQUARE FEET MULTIPLY m<sup>2</sup> BY 10,7642

TO OBTAIN ACRES MULTIPLY m<sup>2</sup> BY 0.0002471

TO OBTAIN HECTARES MULTIPLY m<sup>2</sup> BY 0.0001

\* TO BE GRANTED AFTER ACQUISITION OF FWY R/W BY THE CITY OF SAN DIEGO

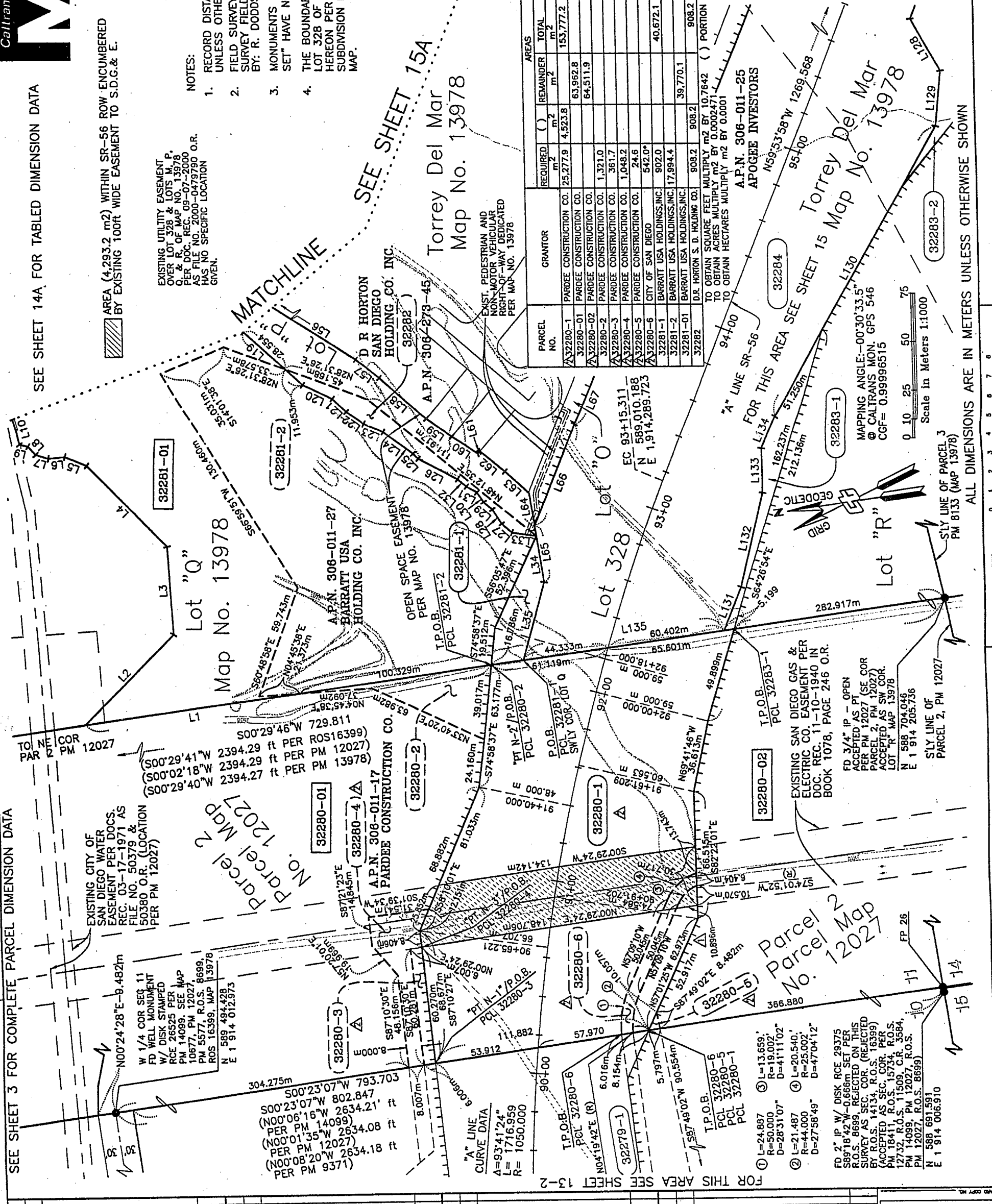
STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION

## RIGHT OF WAY ACQUISITION MAP

Coordinates and bearings are CCS 83 Zone 11. Metric distances and elevations are grid distances. Divide by the Combined Grid Factor to obtain ground distances. Grid was established from California Monuments 58-2.0 and 58-5.8

Supplementary information may be obtained from the District Office, Survey Branch or Right-of-Way Engineering Branch.

AUG 29 2001



SEE SHEET 3 FOR COMPLETE PARCEL DIMENSION DATA

EXISTING CITY OF SAN DIEGO WATER EASEMENT PER DOCS REC. 03-17-1971 AS FILE NO. 50379 & 50380 O.R. (LOCATION PER PM 12027)

W 1/4 COR SEC 11 FD WELL MONUMENT W/ DISK STAMPED PM 14099. SEE MAP 10677, PM 12027, PM 5577, R.O.S. 8699, R.O.S. 16399, MAP 13978 N 589 494.428 E 1 914 012.973

Parcel 2 No. 12027

Parcel 1 No. 12027

Parcel 2 No. 12027

Parcel 1 No. 12027

CURVE DATA

A=93°41'24"  
L=1716.959  
R=1050.000

EXISTING SAN DIEGO GAS & ELECTRIC CO. EASEMENT PER DOC. REC. 11-10-1940 IN BOOK 1078, PAGE 246 O.R.

FD 3/4" IP - OPEN ACCEPTED AS PM 12027 (SEE COR PARCEL 2, PM 12027) ACCEPTED AS SW COR. LOT "R" MAP 13978 N 588 704.046 E 1 914 205.736

FOR THIS AREA SEE SHEET 13-2

FD 2" IP W/ DISK RCE 29375 589 1842 W 0.666M SET PER R.O.S. 8699 REJECTED ON THIS SURVEY AS SEC. COR. (REJECTED BY R.O.S. 14134, R.O.S. 16399) (ACCEPTED AS SEC. COR. PER R.O.S. 18411, R.O.S. 15734, R.O.S. 12732, R.O.S. 11509, C.R. 3584, PM 14099, PM 12027, R.O.S. 8699) N 588 691.591 E 1 914 006.910

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SHOWN