

RESOLUTION NUMBER R- 313741

DATE OF FINAL PASSAGE OCT. 05 2021

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO SUMMARILY VACATING DICKINSON STREET
AND PORTIONS OF FRONT STREET, ARBOR DRIVE, AND
FIRST AVENUE, PUBLIC RIGHT-OF-WAY VACATION NO.
2363562 WITH RESERVATION OF EASEMENTS – PROJECT
NO. 651975.

WHEREAS, California Streets and Highways Code section 8330 *et seq.* and San Diego
Municipal Code section 125.0901 *et seq.* provide a procedure for the summary vacation of public
rights-of-way by City Council resolution; and

WHEREAS, Regents of the University of California filed an application to vacate
Dickinson Street and portions of Front Street, Arbor Drive, and First Avenue, being described as
Right-of-Way Vacation No. 2363562 (Project); and

WHEREAS, Right-of-Way Vacation No. 2363562 is located on property owned by
Regents of the University of California; and

WHEREAS, under Charter Section 280(a)(2), this resolution is not subject to veto by the
Mayor because this matter requires the City Council to act as a quasi-judicial body, a public
hearing was required by law implicating due process rights of individuals affected by the
decision, and the Council was required by law to consider evidence at the hearing and to make
legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on October 5, 2021, testimony having
been heard, evidence having been submitted, and the City Council having fully considered the
matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to Dickinson Street and Portions of Front Street, Arbor Drive, and First Avenue as described on the legal description on the attached "Exhibit A", the Council finds pursuant to San Diego Municipal Code (SDMC) section 125.0941 that:

(a) There is no present or prospective public use for the public right-of-way, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

The Project proposes to vacate Dickinson Street and portions of Front Street (between Arbor Drive and its northern terminus), Arbor Drive (between its western terminus and First Avenue), and First Avenue (between Arbor Drive and its northern terminus) totaling 2.858 acres within the Uptown Community Plan. These streets front parcels owned by the University of California (UC), San Diego Hillcrest Medical Campus except for a portion of Arbor Drive, which provides access to the First Unitarian Universalist Church (Church). UC San Diego Hillcrest Medical Campus and the Church will have a reciprocal access agreement to ensure that adequate access to the Church property is maintained.

The public right-of-way street vacation is necessary to implement the Long-Range Development Plan for UC San Diego's Hillcrest Campus (UCSD Hillcrest Campus LRDP) and disclosed in the UC San Diego 2019 Long Range Development Plan Hillcrest Campus Final Environmental Impact Report (EIR) No. 2018031003, (certified November 13, 2019) as an action that would be pursued once the necessary acquisition of parcels were secured. The UCSD Hillcrest Campus LRDP calls for moving primary vehicular circulation to the outer rim of the mesa and leaving the core of the campus preserved for pedestrian and micro-mobility forms of travel, such as bicycles and scooters. An extension of First Avenue, north of Arbor Drive, would allow two-way traffic along the edge of the mesa towards the hospital entrance to simplify the arrival experience. In addition, the UCSD Hillcrest Campus LRDP transforms Front Street into a pedestrian route and incorporates it as part of a welcoming open space park, which would continue to be accessible by the public. Dickinson Street would also become a pedestrian and bicycle priority route with potential emergency-only access. The public will continue to have vehicular and multi-modal access to the area consistent with the circulation plan provided in the approved UCSD Hillcrest Campus LRDP. Therefore, there is no present or prospective public use for the public right-of-way, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

(b) The public will benefit from the action through improved use of the land made available by the vacation.

The Project proposes to vacate 2.858 acres of portions of four streets that would allow UC San Diego to implement the circulation plan provided within its approved UCSD Hillcrest Campus LRDP. It would also lead to improved integration of land use and circulation within the UC San Diego Hillcrest Campus boundaries.

The land use and program changes within the UCSD Hillcrest Campus LRDP require a comprehensive multi-modal transportation system. The UCSD Hillcrest Campus LRDP seeks to develop a circulation network that simplifies access to and from the campus. Primary vehicular circulation would occur along the perimeter of the campus, leaving the core for pedestrian, bicycle, scooter, and similar micro-mobility modes of travel. The plan includes improvements for “complete street” enhancements, traffic calming features, improved wayfinding, and the designation of a large central open space that would serve as both a community amenity and an orientation feature.

The proposed street vacation allows UC San Diego to implement the approved UCSD Hillcrest Campus LRDP and continue to offer public benefit by continuing the operation of essential emergency and medical services. The street vacation would also provide an opportunity to enhance and expand multi-modal connections within Uptown, with the potential to reduce impacts to air quality, noise, and greenhouse gas emissions to support the City’s Climate Action Plan. Primary vehicular circulation would be routed towards the rim of the mesa and the core of the campus would prioritize pedestrian and micro-mobility travel. As previously indicated, Front Street would be closed to vehicular circulation and transformed into a pedestrian route and Dickinson Street would also become a pedestrian and bicycle priority route with potential emergency-only access.

As the underlying fee owner, UC San Diego would also take over maintenance responsibility for the streets and underlying utilities resulting in cost savings for the City of San Diego. Therefore, the public will benefit from the action through improved use of the land made available by the vacation.

(c) The vacation does not adversely affect any applicable land use plan.

The adjacent properties have a land use designation of “Institutional” in the Uptown Community Plan. This designation is applied to public or semi-public facilities which offer public and semi-public services to the community, such as hospitals and colleges. The proposed street vacation would not adversely affect the land use plan. The property would remain Institutional consistent with the current land use designation.

The proposed street vacation would allow for the implementation of the circulation plan as part of the UCSD Hillcrest Campus LRDP, which seeks to implement a variety of multi-modal improvements that aim to reduce congestion and increase travel choices consistent with the General Plan and Uptown Community Plan Mobility Elements. The circulation plan within the UCSD Hillcrest Campus LRDP would integrate into the regional transportation network and provide efficient links for all modes of travel including pedestrians, bicyclists, transit riders, and vehicles. The vacation would implement the General Plan Mobility Element as well as the Uptown Community Plan Mobility Element by continuing to accommodate all modes of travel and roadway users. Therefore, the vacation does not adversely affect any applicable land use plan.

(d) The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.

The 2.858 acres of streets to be vacated originally served residential uses which were replaced by the UC San Diego Hillcrest Medical Campus. In order to better serve the needs of the campus, the project is proposing to vacate portions of the four streets that currently run through the institution and implement the circulation plan in the approved UCSD Hillcrest Campus LRDP. As these roadway segments described above front parcels owned by UC San Diego, there is no facility that will be detrimentally affected by the street vacations. As previously stated, there is a portion of Arbor Drive that provides access to the First Unitarian Universalist Church, but a reciprocal access agreement between UC San Diego and the Church will ensure that access to the church property be maintained. In addition, although the streets would be private drives, UC San Diego would continue to provide full public access. UC San Diego would also take over maintenance responsibility for the streets and underlying water and sewer utilities. Therefore, the public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.

BE IT FURTHER RESOLVED, that Right-of-Way Vacation No. 2363562, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 41666-B, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated subject to the following conditions which are made a part of this resolution:

1. Prior to recordation of the vacation, all street lights must be disconnected from the City power grid, to the satisfaction of the City Engineer.
2. Prior to the recordation of the vacation, the applicant shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way.
3. Prior to the recordation of the vacation the applicant shall assure, by permit, bond completion the abandonment or privatization of all public water and sewer facilities, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
4. Prior to the recordation of the vacation the applicant shall obtain an Encroachment Maintenance Removal Agreement for the private water main encroaching into the Public Right-of-Way.

5. Prior to the recordation of the vacation, the applicant shall record a reciprocal access agreement with the First Unitarian Universalist Church of San Diego, 4190 Front Street (APN: 444-460-1000), to ensure access to Arbor Drive in perpetuity.

In the event these conditions are not completed within three years following the adoption of this resolution, then this resolution shall become void and be of no further force or effect.

BE IT FURTHER RESOLVED, that the City of San Diego reserves and excepts from Right-of-Way Vacation No. 2363562 the permanent easement for public utility purposes, as more particularly described hereinafter:

An easement for PACIFIC BELL TELEPHONE COMPANY DBA AT&T CALIFORNIA as it may from time to time require to construct, reconstruct and maintain (place operate, inspect, repair, replace and remove) such aerial communication facilities (including ingress thereto and egress therefrom) consisting of poles, anchors, guys, wires, cables, crossarms, terminals, terminal equipment cabinets, service boxes, associated electrical conductor, and necessary fixtures and appurtenances;

An easement for PACIFIC BELL TELEPHONE COMPANY DBA AT&T CALIFORNIA as it may from time to time require to construct, place, operate, inspect, maintain, repair, replace and remove such underground communication facilities (including ingress thereto and egress therefrom) consisting of wires, cables, conduits, pipes, manholes, handholes, service boxes, aboveground markers, risers, service pedestals, underground and aboveground switches, fuses, terminals, terminal equipment cabinets, transformers with associated concrete pads, associated electrical conductors, necessary fixtures and appurtenances;

An easement unto COX COMMUNICATIONS CALIFORNIA, LLC., A DELAWARE LIMITED LIABILITY COMPANY its successors and assigns, as it may require from time to time, to construct, place, operate, repair, maintain, replace, and remove aerial and/or underground Telecommunications equipment consisting of one or more lines of cables, wires, conduits, pedestals, guy anchors attached to the ground, and all necessary fixtures and appurtenances in, over, under, and upon the hereinafter described Easement, together with the right to ingress thereto and egress therefrom and across 5 that certain real property, in the City of San Diego, County of San Diego, State of California; and

An easement and right-of-way for SAN DIEGO GAS & ELECTRIC COMPANY (SDG&E) to erect, construct, change the size of, improve, reconstruct, relocate, repair, remove, maintain and use facilities consisting of overhead and underground electric facilities, communication facilities and all appurtenances including necessary anchorage for the transmission and distribution of electricity and for pipelines and appurtenances, together with the right of ingress thereto and egress therefrom over said easement and over other practical

routes. No building or other structure shall be permitted within the easement excepting other utility facilities that meet SDG&E's separation requirements. SDG&E's prior written consent shall be required before planting any trees or increasing/decreasing the ground elevation within the easement. The Grantee shall have the right but not the duty, to trim or remove trees and brush along or adjacent to this easement and remove roots from within this easement whenever Grantee deems it necessary. Said right shall not relieve Grantor of the duty as owner to trim or remove trees and brush to prevent danger or hazard to property or persons.

BE IT FURTHER RESOLVED, that the easements reserved herein are in, under, over, upon, along, and across that portions of Dickinson Street, Front Street, Arbor Drive, and First Avenue, vacated by this Document and as more particularly described in the legal description marked as Exhibit "A" and shown on Drawing No. 41666-B, marked as Exhibit "B."

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the Office of the County Recorder.

APPROVED: MARA W. ELLIOTT, City Attorney

By /s/ Shannon C. Eckmeyer
Shannon C. Eckmeyer
Deputy City Attorney

SCE:sc
09/15/2021
Or.Dept: DSD
JO: 24008461
Drawing No. 41666-B
Doc. No.: 2760529

Attachments: EXHIBIT A – Legal Description
EXHIBIT B – Street Vacation

EXHIBIT 'A'

LEGAL DESCRIPTION

RIGHT-OF-WAY VACATION FOR DICKINSON STREET AND PORTIONS OF FRONT STREET, ARBOR DRIVE AND FIRST AVENUE

THOSE PORTIONS OF LOT "C" OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY NOVEMBER 14, 1921, AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 'A'

COMMENCING AT THE NORTHWEST CORNER OF PUEBLO LOT "C", AS SHOWN ON MISCELLANEOUS SURVEY (M.S.) NO. 280, DATED DECEMBER 1942, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE NORTH LINE OF SAID PUEBLO LOT "C", SOUTH 89° 31' 35" EAST (SOUTH 89° 53' 52" EAST PER SAID M.S. NO. 280), 330.71 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID PUEBLO LOT "C";

THENCE LEAVING SAID NORTH LINE, ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SOUTH 0° 14' 27" WEST (SOUTH 00° 03' 50" EAST PER SAID M.S. NO. 280), 100.54 FEET TO THE WESTERLY TERMINUS OF THE NORTH LINE OF DICKINSON STREET, 50.00 FEET IN WIDTH, AS SHOWN ON SAID M.S. NO. 280, SAID TERMINUS ALSO BEING THE NORTHWEST CORNER OF THAT PORTION OF SAID PUEBLO LOT "C" CONVEYED TO THE CITY OF SAN DIEGO BY DEED RECORDED ON DECEMBER 31, 1913, IN BOOK 638, PAGE 393 OF DEEDS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY AND THE **TRUE POINT OF BEGINNING**:

THENCE ALONG SAID NORTH LINE OF DICKINSON STREET, SOUTH 89° 21' 03" EAST (SOUTH 89° 39' 20" EAST PER SAID M.S. NO. 280), 662.04 FEET TO THE INTERSECTION WITH THE NORTHERLY PRODUCTION OF THE CENTERLINE OF FRONT STREET, 60.00 FEET IN WIDTH, AS SHOWN ON MAP OF FIRST STREET ADDITION, ACCORDING TO MAP THEREOF NO. 896, RECORDED JANUARY 21, 1903 IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE CONTINUING ALONG THE NORTH LINE OF DICKINSON STREET, SOUTH 88° 42' 00" EAST, 331.36 FEET TO THE INTERSECTION WITH THE WEST LINE OF PARCEL 1 OF PARCEL MAP NO. 12168, RECORDED JUNE 4, 1982 IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE ALONG THE WEST LINE OF SAID PARCEL 1, SOUTH 0° 14' 14" WEST, 50.01 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF DICKINSON STREET;

THENCE ALONG SAID SOUTH LINE OF DICKINSON STREET NORTH 88° 42' 00" WEST, 301.19 FEET TO THE INTERSECTION WITH THE EAST LINE OF FRONT STREET;

THENCE ALONG SAID EAST LINE OF FRONT STREET SOUTH 0° 03' 09" WEST, 469.20 FEET TO THE INTERSECTION WITH THE NORTH LINE OF ARBOR DRIVE, 50.00 FEET IN WIDTH, AS SHOWN ON SAID MAP NO. 896;

THENCE ALONG SAID NORTH LINE OF ARBOR DRIVE SOUTH 89° 22' 44" EAST, 200.27 FEET TO THE INTERSECTION WITH THE WEST LINE OF FIRST AVENUE, 50.00 FEET IN WIDTH, AS SHOWN ON SAID MAP NO. 896, SAID POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE LEAVING SAID NORTH LINE OF ARBOR DRIVE, SOUTH 0° 12' 04" WEST, 50.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF ARBOR DRIVE;

THENCE ALONG SAID SOUTH LINE OF ARBOR DRIVE NORTH 89° 22' 44" WEST, 200.14 FEET TO THE INTERSECTION WITH THE EAST LINE OF FRONT STREET, AS SHOWN ON RECORD OF SURVEY THEREOF NO. 10911, RECORDED FEBRUARY 26, 1987, IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE LEAVING SAID SOUTH LINE OF ARBOR DRIVE NORTH 89° 40' 17" WEST, 60.00 FEET TO A POINT ON THE WESTERLY LINE OF FRONT STREET, SAID POINT ALSO BEING THE EASTERLY TERMINUS OF THAT CERTAIN COURSE THAT BEARS SOUTH 89° 59' 20" EAST, WITH A DISTANCE OF 215.64 FEET, AS SHOWN ON MAP NO. 2244, GILBERT'S HILLCREST ADDITION, RECORDED APRIL 16, 1940, IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE ALONG SAID WEST LINE OF FRONT STREET SOUTH 0° 10' 00" EAST, 24.94 FEET TO A POINT OF CUSP WITH A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF SOUTH 89° 50' 00" WEST, SAID POINT ALSO BEING THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE THAT BEARS NORTH 0° 10' 00" WEST, WITH A DISTANCE OF 19.94 FEET, AS DESCRIBED ON THE STREET EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DEED IN BOOK 7673, PAGE 168, RECORDED MAY 20, 1959, IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.35 FEET, THROUGH A CENTRAL ANGLE OF 89° 49' 20", TO A POINT LYING 19.94 FEET WESTERLY OF THE EAST TERMINUS OF THAT CERTAIN COURSE THAT BEARS SOUTH 89° 59' 20" EAST, WITH A DISTANCE OF 100.00 FEET, AS SHOWN ON SAID MAP NO. 2244;

THENCE TANGENT FROM SAID CURVE, NORTH 89° 59' 20" WEST, A DISTANCE OF 61.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 139.14 FEET AND A RADIAL BEARING OF NORTH 00° 00' 40" EAST;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.46 FEET, THROUGH A CENTRAL ANGLE OF 20° 46' 40", TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 199.14 FEET AND A RADIAL BEARING OF NORTH 20° 46' 00" WEST;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.22 FEET, THROUGH A CENTRAL ANGLE OF 20° 46' 40";

THENCE TANGENT FROM SAID CURVE, NORTH 89° 59' 20" WEST, A DISTANCE OF 75.01 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET AND A RADIAL BEARING OF SOUTH 00° 00' 40" WEST;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.91 FEET, THROUGH A CENTRAL ANGLE OF 37° 51' 49", TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 42.00 FEET AND A RADIAL BEARING OF NORTH 37° 51' 09" WEST;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.09 FEET, THROUGH A CENTRAL ANGLE OF 99° 42' 48", TO THE BEGINNING OF THAT CERTAIN CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 42.00 FEET, WITH A RADIAL BEARING OF NORTH 61° 51' 19" EAST, A LENGTH OF 114.37 FEET, AND A CENTRAL ANGLE OF 156° 01' 10", AS DESCRIBED ON THE STREET EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO PER DEED IN BOOK 7736, PAGE 559, RECORDED JUNE 25, 1959, IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 114.37 FEET, THROUGH A CENTRAL ANGLE OF 156° 01' 10", TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET AND A RADIAL BEARING OF NORTH 37° 52' 29" EAST;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.91 FEET, THROUGH A CENTRAL ANGLE OF 37° 51' 49";

THENCE TANGENT TO SAID CURVE SOUTH 89° 59' 20" EAST, A DISTANCE OF 75.01 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 139.14 FEET AND A RADIAL BEARING OF NORTH 00° 00' 00" EAST;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.46 FEET, THROUGH A CENTRAL ANGLE OF 20° 46' 40" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 199.14 FEET AND A RADIAL BEARING OF SOUTH 20° 46' 00" EAST;

THENCE ALONG SAID 199.14 FEET CURVE, A DISTANCE OF 72.22 FEET, THROUGH A CENTRAL ANGLE OF 20° 46' 40";

THENCE TANGENT TO SAID CURVE SOUTH 89° 59' 20" EAST, A DISTANCE OF 61.79 FEET, MORE OR LESS, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF NORTH 00° 00' 00" EAST;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.40 FEET, THROUGH A CENTRAL ANGLE OF 89° 57' 31", TO A POINT ON THE WEST LINE OF SAID FRONT STREET, AS DESCRIBED ON THE STREET EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DEED IN BOOK 618, PAGE 237, RECORDED JULY 16, 1913, IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE TANGENT TO SAID CURVE NORTH 0° 03' 09" EAST, A DISTANCE OF 444.91 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID DICKINSON STREET, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE STREET EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DEED IN BOOK 637, PAGE 256, RECORDED JANUARY 30, 1914, IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE ALONG THE SOUTH LINE OF DICKINSON STREET, NORTH 89° 21' 03" WEST, 632.20 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF PUEBLO LOT C AND THE WESTERLY TERMINUS OF DICKINSON STREET, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID CITY STREET EASEMENT;

THENCE ALONG SAID WEST LINE NORTH 0° 14' 27" EAST, A DISTANCE OF 50.00 FEET, TO THE TRUE POINT OF BEGINNING.

SAID PARCEL 'A' CONTAINING 113,157 SQUARE FEET (2.598 ACRES), MORE OR LESS.

PARCEL 'B'

COMMENCING AT THE ABOVE-DESCRIBED POINT "A";

THENCE ALONG SAID WEST LINE OF FIRST AVENUE, NORTH 0° 12' 04" EAST, 4.10 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE OF FIRST AVENUE NORTH 0° 12' 04" EAST, 219.39 FEET TO THE NORTH LINE OF SAID FIRST AVENUE;

THENCE ALONG SAID NORTH LINE, SOUTH 89° 03'27" EAST, 50.00 FEET TO THE EAST LINE OF SAID FIRST AVENUE;

THENCE ALONG SAID EAST LINE SOUTH 0° 12' 04" WEST, 218.66 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 2 OF SAID MAP NO. 896, SAID POINT HEREINAFTER REFERRED TO AS POINT "B";

THENCE ALONG THE WESTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 1 NORTH 89° 53'53" WEST, 50.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL 'B' CONTAINING 10,951 SQUARE FEET (0.251 ACRE), MORE OR LESS.

PARCEL 'C'

COMMENCING AT THE ABOVE-DESCRIBED POINT "B";

THENCE ALONG THE SOUTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF BLOCK 13 OF MAP OF FIFTH STREET ADDITION, ACCORDING TO MAP THEREOF NO. 577, RECORDED JANUARY 10, 1889 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SOUTH 89° 53'53" EAST, 229.70 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 1 OF PARCEL MAP NO. 12860, RECORDED AUGUST 18, 1983 IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 SOUTH 89°53'42" EAST, 51.28 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°53'42" EAST, 41.70 FEET;

THENCE LEAVING SAID SOUTHERLY LINE SOUTH 57°15'29" WEST, 36.33 FEET;

THENCE NORTH 29°28'00" WEST, 22.66 FEET TO THE TRUE POINT OF BEGINNING.

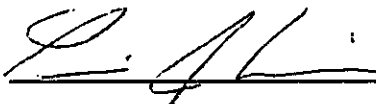
SAID PARCEL 'C' CONTAINING 411 SQUARE FEET (0.009 ACRE), MORE OR LESS.

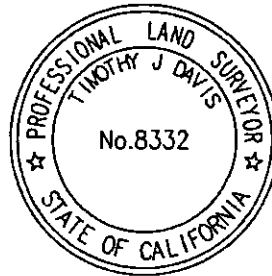
RESERVING THEREFROM AN EASEMENT TO THE FOLLOWING:

- COX COMMUNICATIONS CALIFORNIA, LLC
- PACIFIC BELL TELEPHONE COMPANY dba AT&T CALIFORNIA
- SAN DIEGO GAS & ELECTRIC COMPANY

ATTACHED HERETO IS DRAWING NO. 41666-B, LABELED EXHIBIT "B", AND BY THIS REFERENCE MADE A PART HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY, OR UNDER THE DIRECTION OF:

 8-5-21
TIMOTHY J. DAVIS P.L.S. 8332 DATE



PTS NO. 651975
I.O. NO. 24008461
DWG NO. 41666-B

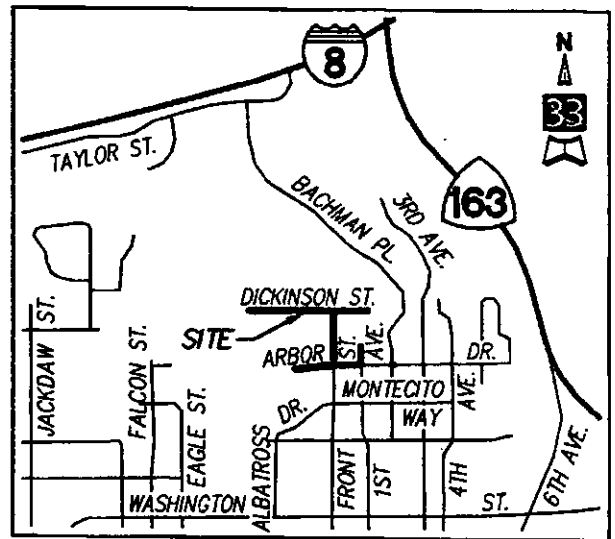
EXHIBIT "B"

PARCEL NO.'S

-301-04, 444-301-08 THROUGH 444-311-10,
 -302-21, 444-110-24, 444-311-05 THROUGH 444-311-07,
 -311-13, 444-460-10, 444-481-04, 444-481-05,
 AND 444-501-01 THROUGH 444-501-12
 760-245-50 THROUGH 760-245-59

DWG.'S

PM NO. 12168	D.B. 637, PG. 256-257
PM NO. 12860	D.B. 638, PG. 393-394
ROS NO. 10911	D.B. 618, PG. 237-238
ROS NO. 10956	BOOK 7736, PG. 559
RESO. NO. 93158	BOOK 7673, PG. 178



VICINITY MAP

NOT TO SCALE

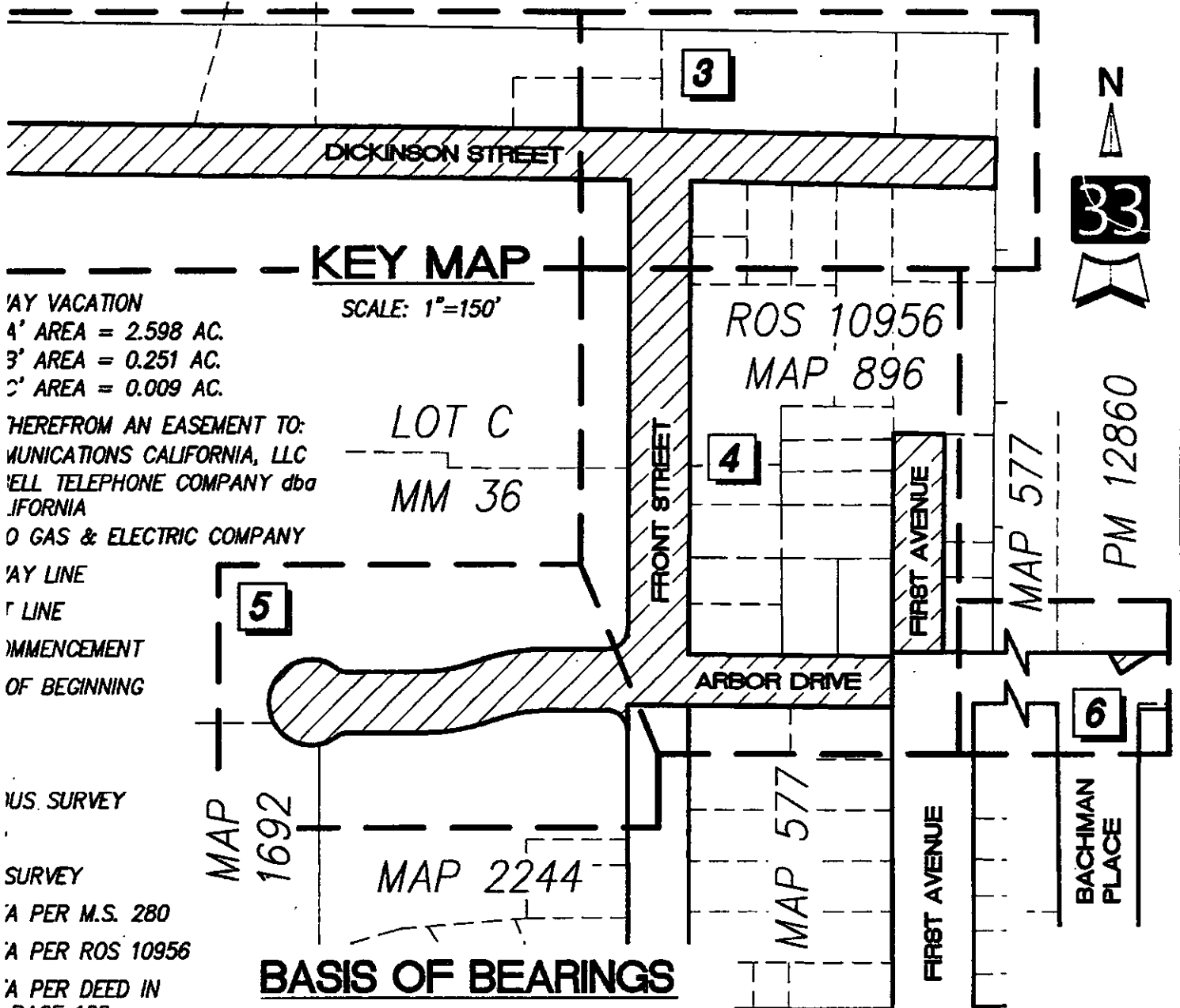


EXHIBIT "B"

WEST 1/2 OF NW 1/4 OF
NW 1/4 OF PUEBLO LOT C

T.P.O.B. PARCEL 'A'

NORTHWEST CORNER
OF PUEBLO LOT C
P.O.C. PARCEL 'A'

[N0°03'50"W]
N0°14'27"E

[S0°03'50"E]
S0°14'27"W

S89°31'35"E

[S89°53'52"E]

330.71'

50.00'

100.54'

[150.54']

ER M.S. 280
ER ROS 10956
ER DEED IN
3E 168
ER DEED IN
3E 559
ER PM 12860

M.S. NO. 280

PUEBLO LOT C
MISC. MAP 36

444-301-08

[N89°39'20"W 632.20']
N89°21'03"W 632.20'

DICKINSON STREET

EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR
STREET PURPOSES PER D.B. 637, PG. 256-257 O.R.

EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR
STREET PURPOSES PER D.B. 638, PG. 393-394 O.R.

S89°21'03"E 662.04'

[S89°39'20"E]

444-301-09

444-301-04

WEST LINE OF EAST 1/2 OF
NW 1/4 OF LOT C

444-301-08

NORTH LINE OF PUEBLO LOT C

EASEMENT TO SDG&E FOR
UNDERGROUND & COMMUNICATION
FACILITIES PER DOC. 2005-1076116,
RECORDED DECEMBER 15, 2005, O.R.
(APPROXIMATE LOCATION - GRAPHIC
EXHIBIT ONLY IN RECORD DOCUMENT)

PUEBLO LOT 1118

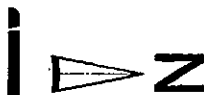
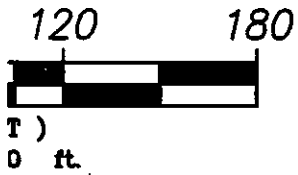


EXHIBIT "B"

SEE SHEET 2



SDG&E
RES PER
RECORDED
O.R.

PUEBLO LOT C
MISC. MAP 36
M.S. NO. 280

[N89°39'20"W 632.20']
N89°21'03"W 632.20'

PORTION GRANTED TO THE CITY OF SAN
DIEGO PER D.B. 637, PG. 256-257 O.R.

EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR
STREET PURPOSES PER D.B. 638, PG. 393-394 O.R.

S89°21'03"E 662.04'
[S89°39'20"E]

444-301-04

444-301-03

NORTH LINE OF PUEBLO LOT C

EASEMENT TO COUNTY OF SAN
DIEGO FOR INGRESS & EGRESS
RESERVED PER FILE/PAGE 87198,
RECORDED MAY 25, 1966, O.R.

[N0°12'50"W]
[N0°03'09"E] 444.91'

EASEMENT AND RIGHT-OF-WAY GRANTED TO THE
CITY OF SAN DIEGO PER D.B. 618, PG. 237-238 O.R.

DEDICATED
PER MAP 896

FRONT ST.

(S0°03'09"W 469.20')
BASIS OF BEARINGS

444-302-02

444-302-01

444-302-09

444-302-03

ROS 10956

444-302-04

M.S. 280

ROS 10956

DEED IN
168

DEED IN
559

PM 12860

444-302-05

(N88°42'00"W 301.19')
N88°42'00"W 301.19'

DEDICATED PER MAP 896

DICKINSON STREET

(S88°42'00"E 331.36')

MAP NO. 896

444-301-01

444-301-02

PUEBLO LOT 1118
MISC. MAP 36

6' EASEMENT TO SDG&E
FOR POLES AND WIRES
IN DEED BOOK 1659,
PAGE 41, RECORDED
JULY 3, 1929. O.R.

SDG&E FOR GAS
BOOK 1719, PAGE 241.

4' EASEMENT TO SDG&E FOR GAS
PIPES IN DEED BOOK 1723, PAGE 171

VE WAY NS

NO. 2244

Y OF SAN
TON 93158
312, O.R.

TO THE
DIEGO PER
AGE 559,
1959, O.R.

TO THE CITY
BOOK 7673,
D MAY 20,

LENGTH
31.35'
50.46'
72.22'
9.91'
73.09'
114.37'
187.46'
9.91'
50.46'
72.22'
31.40'

TH
0'
4'

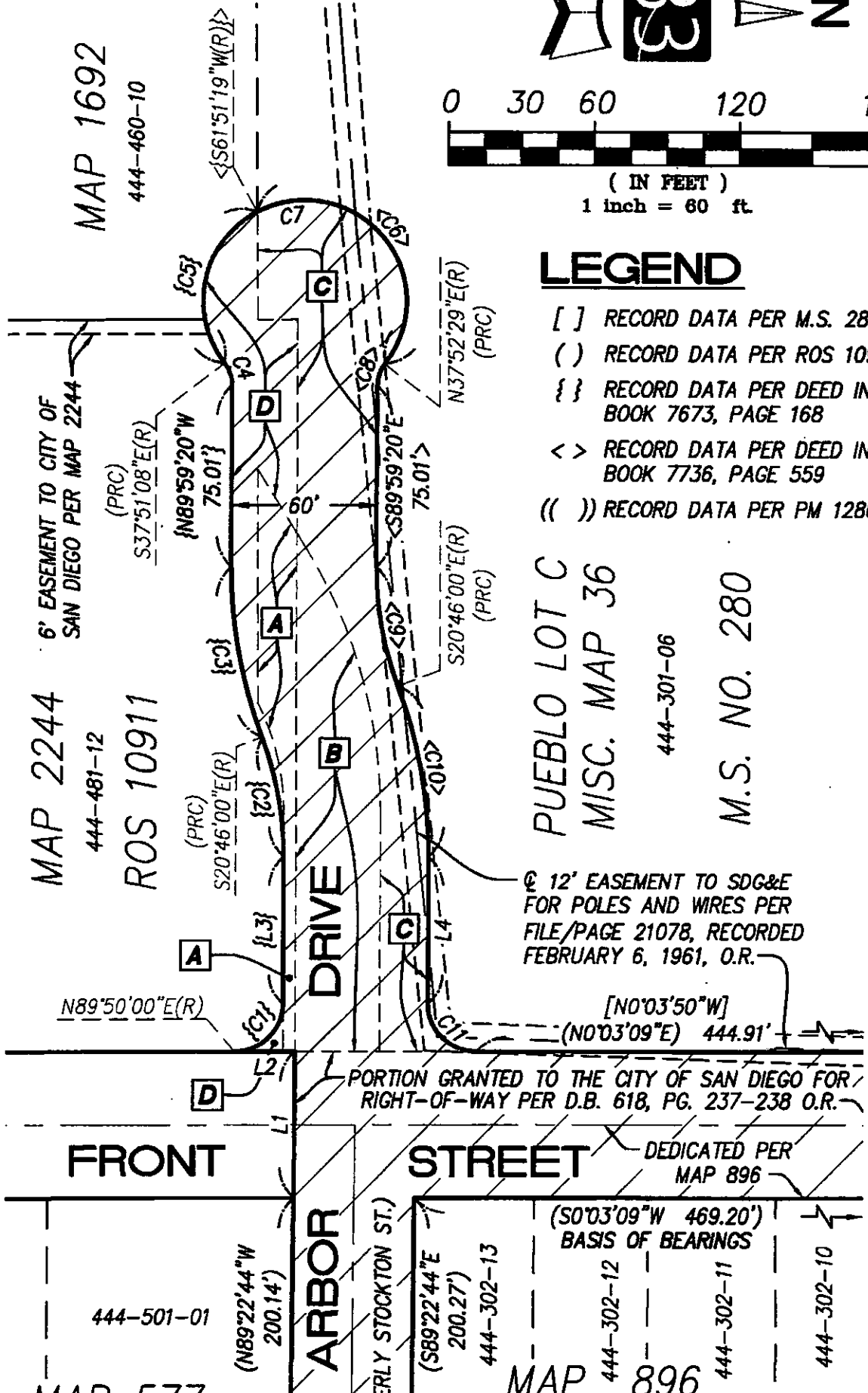
EXHIBIT "B"



0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

LEGEND

- [] RECORD DATA PER M.S. 280
- () RECORD DATA PER ROS 10956
- { } RECORD DATA PER DEED IN BOOK 7673, PAGE 168
- < > RECORD DATA PER DEED IN BOOK 7736, PAGE 559
- (()) RECORD DATA PER PM 12860



SEE SHEET 4

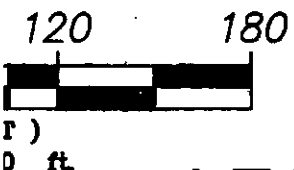


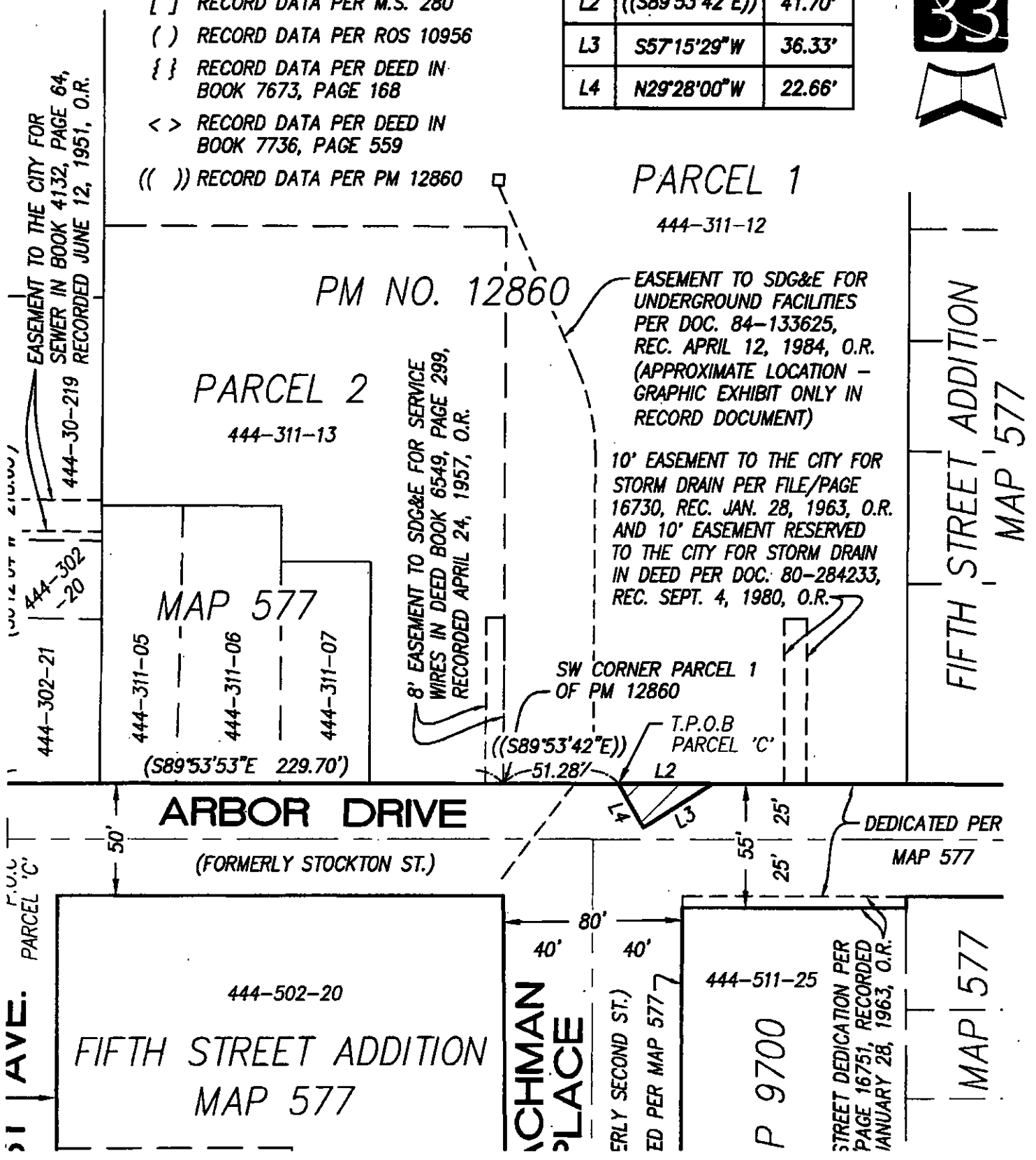
EXHIBIT "B"

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	(N89°53'53"W	50.00')
L2	((S89°53'42"E))	41.70'
L3	S57°15'29"W	36.33'
L4	N29°28'00"W	22.66'



LEGEND

- [] RECORD DATA PER M.S. 280
- () RECORD DATA PER ROS 10956
- { } RECORD DATA PER DEED IN BOOK 7673, PAGE 168
- < > RECORD DATA PER DEED IN BOOK 7736, PAGE 559
- (()) RECORD DATA PER PM 12860



Passed by the Council of The City of San Diego on OCT 05 2021, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage OCT. 05 2021.

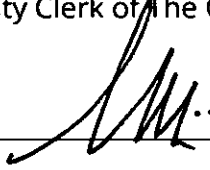
(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By , Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 313741