

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: December 4, 2007

TO: Elizabeth Maland, City Clerk

FROM: Gerri Bollenbach, Assistant Engineer

SUBJECT: Approval of the final map "La Palma"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "La Palma". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for January 7, 2008.

NOTICE of Pending Final Map Approval

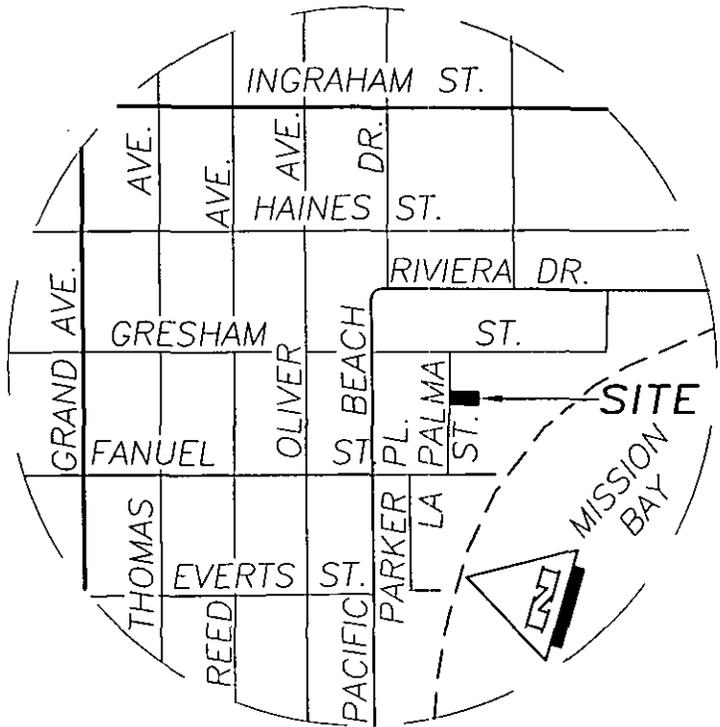
Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "La Palma" (T.M. No. 13846 PTS No. 140198) located on the south side of La Palma Street between Fanuel Street and Gresham Street in the Pacific Beach Community Plan area in Council District 2, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.**
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.**
- (3) The map is technically correct.**

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the maps or your appeal rights, please feel free to contact Anne Hoppe at (619) 446-5290.

W.O. 428618 PTS No. 140198

Attachments: Vicinity map, reduced copy of map



VICINITY MAP

NO SCALE

LA PALMA

OWNER'S STATEMENT

WE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR ARE INTERESTED IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS LA PALMA AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 2 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

IT IS OUR INTENT TO SUBDIVIDE AND LATER CONVEY OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVERE THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

SAIL BAY INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

PACIFIC BEACH INVESTMENT TRUST DATED 04-11-2001, EXEMPT TRUSTS A AND B, MEMBER OF SAIL BAY INVESTMENTS, LLC

BY: MICHAEL E. TURK, TRUSTEE OF PACIFIC BEACH INVESTMENT TRUST DATED 04-11-2001, EXEMPT TRUSTS A AND B.

CALIFORNIA BANK AND TRUST AS BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 20, 2007 AS FILE NO. 2007-0485450 OF OFFICIAL RECORDS.

BY: NAME TITLE

SIGNATURE OMISSION:

THE SIGNATURE OF THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT AND RIGHT OF WAY FOR STREET PURPOSES AS DEDICATED BY SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, MAP NO. 1864, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT AND RIGHT OF WAY FOR PUBLIC EASEMENT PURPOSES, RECORDED JUNE 9, 1955 IN BOOK 5673, PAGE 545 OF OFFICIAL RECORDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

STATE OF CALIFORNIA) S.S. COUNTY OF SAN DIEGO)

ON 2007 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL E. TURK, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME:

MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY

MY COMMISSION EXPIRES:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC. 9665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CALIFORNIA 92123-1354 (858)-565-8362

BEING A CONSOLIDATION AND SUBDIVISION OF A PORTION OF LOT 91 OF SOUTHERN TITLE GUARANTEE'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1864, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 20, 1925, TOGETHER WITH THAT PORTION OF LA PALMA STREET AS DEDICATED TO PUBLIC USE.

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE PLANNING COMMISSION RESOLUTION NO. 3965-2-PC, DATED MARCH 2, 2006, APPROVES SEVEN (7) RESIDENTIAL CONDOMINIUM UNITS.

SUBDIVISION GUARANTEE BY: CHICAGO TITLE COMPANY ORDER NO. 43050011-US0

STATE OF COUNTY OF SS

ON 2007 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED AND PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINT NAME:

MY COMMISSION EXPIRES:

MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY.

CITY CLERK'S CERTIFICATE:

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP. I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS DAY OF 2007.

ELIZABETH MALAND CITY CLERK

BY: DEPUTY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MICHAEL TURK IN JUNE OF 2007. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS SUBDIVISION MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

(SEE LEGEND ON SHEET NO. 2)

ROBERT J. BATEMAN, L.S. 7046 LICENSE EXPIRES DECEMBER 31, 2008

DATE:



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION; THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

MOSSEW RUHI, CITY ENGINEER

BY: ANNE HOPPE, DEPUTY L.S. 7196

DATE:

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE:

I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (a) DEPOSITS FOR TAXES AND (b) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA CLERK OF THE BOARD OF SUPERVISORS

DATE:

BY: DEPUTY

RECORDER'S CERTIFICATE:

FILE NO.

I, GREGORY J. SMITH, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF ROBERT J. BATEMAN THIS DAY OF 2007, AT O'CLOCK M.

GREGORY J. SMITH COUNTY RECORDER FEE: \$10.00

BY: DEPUTY COUNTY RECORDER

001693

