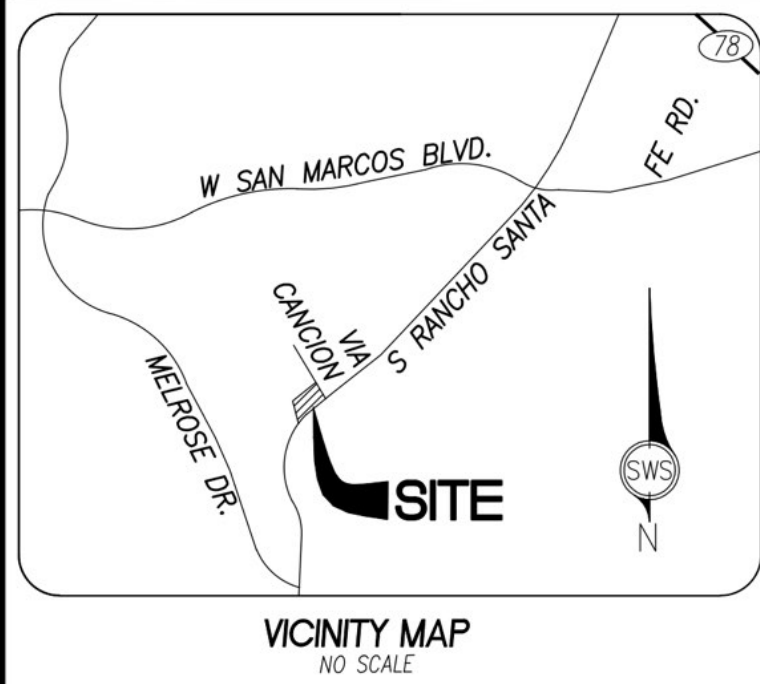




LEGAL DESCRIPTION

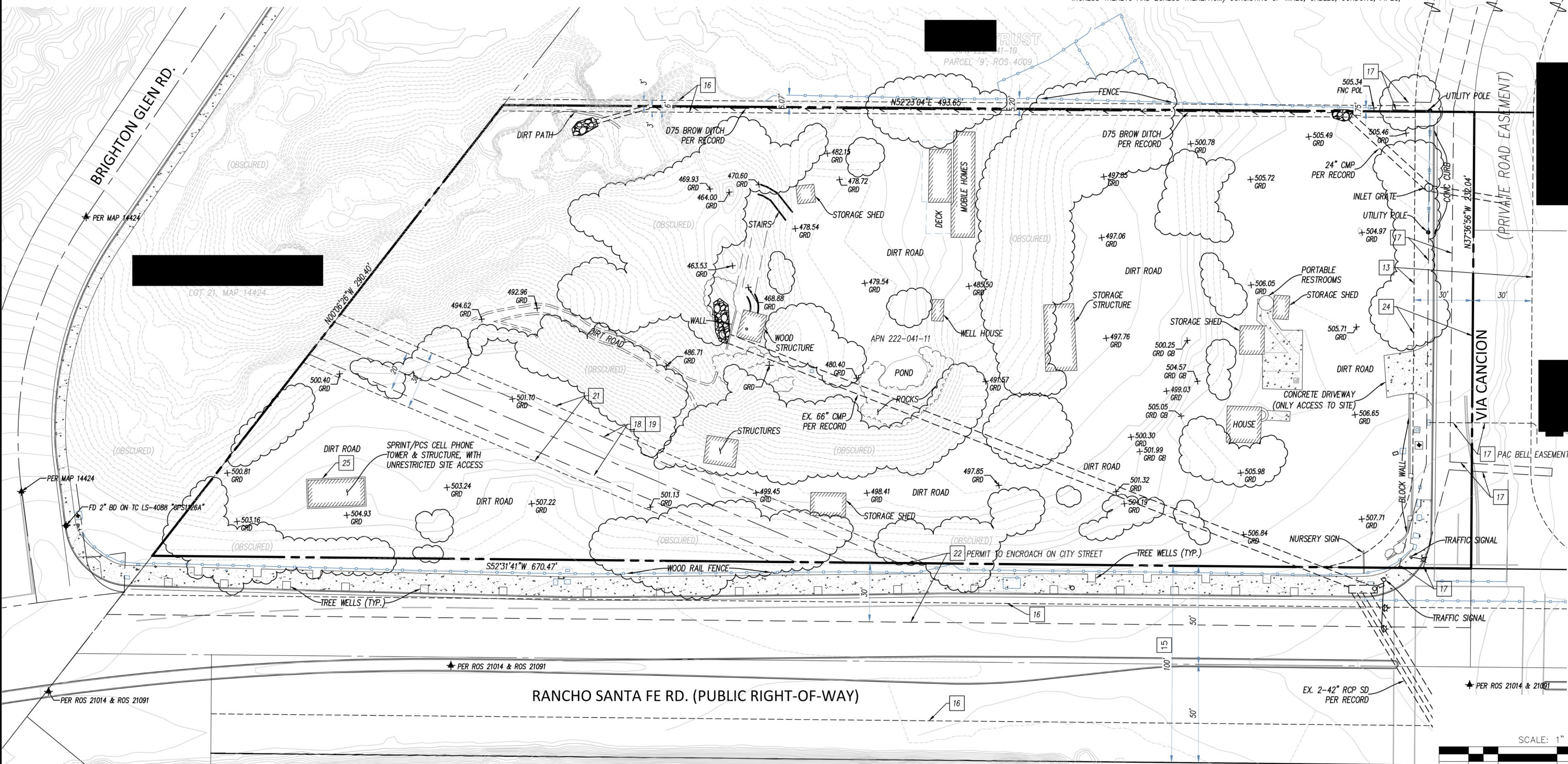
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (FEE)
PARCEL 10 OF RECORD OF SURVEY MAP NO. 4009, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 5, 1956, BEING PORTIONS OF THE WEST HALF OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED SEPTEMBER 17, 1889.

PARCEL 2: (EASEMENT)
THE RIGHT TO USE FOR ROAD PURPOSES, THOSE CERTAIN STRIPS OF LAND SHOWN ON RECORD OF SURVEY MAP NO. 4009, RECORDED SEPTEMBER 05, 1956, AND DESIGNATED THEREON AS "EASEMENT RESERVED FOR ROAD" WHICH SAID STRIPS OF LAND ARE HEREBY DECLARED TO BE EASEMENTS FOR ROAD PURPOSES FOR THE USE AND BENEFIT OF ALL OWNERS, PRESENT AND FUTURE OF THE LAND SHOWN ON SAID RECORD OF SURVEY MAP NO. 4009, OVER WHICH SAID EASEMENTS STRIPS ARE LOCATED AND WHICH EASEMENT ARE AND SHALL BE APPURTENANT TO SAID LANDS, AND EACH AND EVERY PARCEL THEREOF.

ASSESSOR PARCEL NUMBER(S)

222-041-11-00



ALTA/NSPS LAND TITLE SURVEY

1690 VIA CANCION, SAN MARCOS, CA 92078

TITLE COMMITMENT EXCEPTIONS:

THE FOLLOWING ARE EASEMENTS OR SERVITUDES THAT AFFECT THE SUBJECT PROPERTY AS DISCLOSED BY COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART GUARANTY TITLE COMPANY, FILE NO. 2300010495, DATED AUGUST 16, 2023. ITEM NUMBER IN SQUARE INDICATES PLOTTED HEREON:

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 - REQUIREMENTS ARE MET.
- (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, EASEMENT, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- UNPATENTED MINING CLAIMS
- RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- OWNERSHIP OF, OR RIGHTS TO, MINERALS OR OTHER SUBSTANCES, SUBSURFACE AND SURFACE, OF WHATSOEVER KIND, INCLUDING, BUT NOT LIMITED TO COAL, ORES, METALS, LIGNITE, OIL, GAS, GEOTHERMAL RESOURCES, BRINE, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER THE OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT,

EXCEPTION, CONVEYANCE, RESERVATION OR OTHERWISE, AND WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. STEWART TITLE GUARANTY COMPANY AND ITS ISSUING AGENT MAKE NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS, OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.

- WATER RIGHTS, CLAIMS OR TITLE TO WATER IN, ON OR UNDER THE LAND, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- TAXES (SEE EXCEPTION 11 IN TITLE REPORT).
- ANY INTERESTS (INCLUDING RIGHTS OF THE PUBLIC) IN AND TO ANY PORTION OF THE LAND LYING WITHIN ROADS, STREETS, ALLEYS OR HIGHWAYS.
- EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES THERETO OVER, UNDER, ALONG AND ACROSS THE EASEMENT PARCEL(S) HEREIN DESCRIBED ASSET FORTH IN A DOCUMENT IN VARIOUS DEEDS. (PLOTTED HEREON)
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN A DOCUMENT RECORDED JUNE 18, 1956 AS INSTRUMENT NO. 1956-84307, IN BOOK 6145 PAGE 222, OF OFFICIAL RECORDS, AND RECORDING DATE: SEPTEMBER 7, 1956 AND RECORDING NO.: 1956-125858, IN BOOK 6250, PAGE 99, OF OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN MODIFIED BY A DOCUMENT RECORDED SEPTEMBER 17, 1979 AS INSTRUMENT NO. 79-387583, OF OFFICIAL RECORDS.
- THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE RIGHT OF WAY, WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID RIGHT OF WAY, AS CONTAINED IN THE DEED RECORDED SEPTEMBER 44, 1956 AS FILE NO. 1956-123622 IN BOOK 6243, PAGE 552, OFFICIAL RECORDS. AS GRANTED TO THE COUNTY OF SAN DIEGO.
- ALL EASEMENTS, OFFERS AND DEDICATIONS AS SHOWN ON THE OFFICIAL MAP TRACT OF: 4009, RECORD OF SURVEY.
- EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED APRIL 29, 1957 IN BOOK 6555 PAGE 593, OF OFFICIAL RECORDS.

- EASEMENT AND RIGHTS INCIDENTAL THERETO FOR SEWER PIPELINE TO AGERUS LAND COMPANY, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 22, 1968 AS INSTRUMENT NO. 1968-145323, OF OFFICIAL RECORDS.
- EASEMENT AND RIGHTS INCIDENTAL THERETO FOR SEWER PIPELINE TO THE SAN MARCOS COUNTY WATER DISTRICT AS SET FORTH IN A DOCUMENT RECORDED AUGUST 22, 1968 AS INSTRUMENT NO. 1968-145323, OF OFFICIAL RECORDS.
- INTENTIONALLY DELETED.
- EASEMENT AND RIGHTS INCIDENTAL THERETO FOR SEWER PIPE LINE TO VALLECITOS WATER DISTRICT, AS SET FORTH IN A DOCUMENT RECORDED JUNE 6, 1990 AS INSTRUMENT NO. 1990-0307682, OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN A DOCUMENT RECORDED JUNE 7, 1990 AS INSTRUMENT NO. 90-0309798, OF OFFICIAL RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP 13088, RECORD OF SURVEY. RECORDING DATE FEBRUARY 28, 1991. RECORDING NO. 91-88403, OF OFFICIAL RECORDS.
- EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD PURPOSES AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 19, 1993 AS INSTRUMENT NO. 93-782297, OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN DOCUMENT ENTITLED MEMORANDUM OF PCS SITE AGREEMENT BY AND BETWEEN EUGENE G. CARL AND ROSEMARY S. CARL, HUSBAND AND WIFE, COMMUNITY PROPERTY ("OWNER") AND SPRINT PCS ASSETS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS COX PCS ASSETS, L.L.C., ("SPRINT") RECORDED MAY 9, 2002 AS INSTRUMENT NO. 2002-0394171, OF OFFICIAL RECORDS. SAID DOCUMENT WAS MODIFIED BY AN INSTRUMENT RECORDED OCTOBER 20, 2020 AS INSTRUMENT NO. 2020-637733, OF OFFICIAL RECORDS.
- INTENTIONALLY DELETED.
- EASEMENT AND RIGHTS INCIDENTAL THERETO FOR CONSTRUCT, RECONSTRUCT AND MAINTAIN (PLACE, OPERATE, INSPECT, REPAIR, REPLACE AND REMOVE) SUCH UNDERGROUND COMMUNICATION FACILITIES AS GRANTEE(S) MAY FROM TIME TO TIME REQUIRE (INCLUDING INGRESS THERETO AND EGRESS THEREFROM) CONSISTING OF WIRES, CABLES, CONDUITS, PIPES,

MANHOLES, HANDHOLES, FUSES, TERMINALS, ASSOCIATED ELECTRICAL CONDUCTORS ANY AND ALL THEREOF, TOGETHER WITH THERIGHT OF WAY THEREFOR IN, OVER, UNDER AND UPON THAT CERTAIN REAL PROPERTY TO PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JUNE 4, 2014 AS INSTRUMENT NO. 2014-229420, OF OFFICIAL RECORDS.

- PLEASE BE ADVISED THAT THE STEWART TITLE GUARANTY COMPANY SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST. IF YOU HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATIONS, PLEASE CONTACT YOUR TITLE OFFICER IMMEDIATELY FOR FURTHER REVIEW.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY AN INSPECTION OF THE LAND.

LEGEND

PROJECT BOUNDARY	
EX WALL	
TREE CANOPY	
VEGETATION AREA	
FENCE (AS NOTED)	
OVERHEAD WIRE	
WELL MONUMENT, AS NOTED	
FOUND SURVEY MONUMENT, AS NOTED	

ABBREVIATIONS

AC	ASPHALT CONCRETE	SD	STORM DRAIN
APN	ASSESSOR'S PARCEL NUMBER	SL	STREET LIGHT
BFP	BACK-FLOW PREVENTER	SLPB	STREET LIGHT PULL BOX
CB	CATCH BASIN	SSMH	SEWER MANHOLE
C	CENTER LINE	S/W	SIDEWALK
CLF	CHAIN-LINK FENCE	TC	TOP OF CURB
CONC	CONCRETE	TE	TRASH ENCLOSURE
DI	CATCH BASIN	TLRI	TELEPHONE RISER
EG	EXISTING GROUND	TSPB	TRAFFIC SIGNAL PULL BOX
ECBX	CATCH BASIN	TG	TOP OF GRATE
ECVT	ELECTRIC VAULT	WTVA	WATER VALVE
ER	ELECTRIC RISE	WDF	WOOD FENCE
FL	FLOW LINE	WIF	WROUGHT IRON FENCE
L&D	LEAD & DICK	WM	WATER METER
OH	OVERHANG	WR	WATER RISER
P	PROPERTY LINE	WT	WATER
R/W	RIGHT-OF-WAY	()	PER MAP NO. 4009

TABLE A NOTES

- ADDRESSES ARE SHOWN HEREON.
- FLOOD ZONE CLASSIFICATION: AREA OF MINIMAL FLOOD HAZARD ZONE X (UNSHADED)
- THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 06073C1055G, EFFECTIVE DATE OF MAY 16, 2012. REFER TO FEMA WEBSITE FOR DETAILS.
- GROSS LAND AREA: ±3.13 Ac.
- (a). ZONING: A-1, AGRICULTURAL
A ZONING REPORT OR LETTER HAS NOT BEEN PROVIDED.
- (b). SETBACKS: A ZONING REPORT OR LETTER HAS NOT BEEN PROVIDED.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK ARE SHOWN HEREON.
- NO DESIGNATED PARKING SPACES/ DESIGNATED HANDICAP PARKING SPACE.
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS SHOWN HEREON.
- THERE WAS NO EVIDENCE OF BUILDING RELATED CONSTRUCTION ON-SITE.
- NO FIELD DELINEATION OF WETLANDS WAS OBSERVED DURING THIS SURVEY.
- PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED.

SURVEYOR'S CERTIFICATE

TO: THE SALVATION ARMY, A CALIFORNIA CORP., SAINT KATHERINE ORTHODOX CHURCH; AND STEWARD GUARANTY TITLE CO.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE A ITEMS 2, 3, 4, 6(a), 8, 9, 10, 13, 14, 16, 18 & 19. THE FIELD WORK WAS COMPLETED ON APRIL 26, 2023.

DATE: OCT. 2, 2023

DEAN JOHNSON
Exp. 09/30/24
No. 4878
P.L.S. 4878



DRAWN BY: SG

CHECKED BY:

DATE: OCTOBER 2, 2023

JOB NO. : 312.01

REVISIONS:

PREPARED BY:



LANDS OF THE SALVATION ARMY,
A CALIFORNIA CORPORATION

PREPARED FOR:

SAINT KATHERINE ORTHODOX CHURCH

ALTA/NSPS LAND TITLE SURVEY
APN: 222-041-11
1690 VIA CANCION, SAN MARCOS, CA 92078

Dwg: p:\w\312.01 via cancion - saint katherine orthodox church\09 mapping\alta\312.01_alta.dwg Plot'd: 9/14/2024 4:29:49 PM