



Space Above For Recorder's Use

May 21, 2018 04:54 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEEs: \$113.00 (SB2 Atkins: \$75.00)

PCOR: N/A

PAGES: 9

GRANT OF EASEMENT

APN 478-290-04-00

This Grant of Easement (this “**Instrument**”), dated for reference purposes as of April 25, 2018, is entered into by and between Beverly J. Harp, Trustee of The Harp Family Exemption Trust “B” UDT dated October 8, 1998 (“**Grantor**”) and 6302 Federal LLC, a California limited liability company (“**Grantee**”) with respect to the following facts:

A. Grantor is the fee owner of real property located in San Diego County, California, legally described in Attachment “1” attached hereto and commonly known as 6304 Federal Blvd, Lemon Grove, CA (San Diego County Assessor’s Parcel No. 478-290-04-00) (the “**Burdened Property**”).

B. Grantee is the fee owner of real property located in San Diego County, California, legally described in Attachment “2” attached hereto and commonly known as 6302 Federal Blvd, Lemon Grove, CA (San Diego County Assessor’s Parcel Nos. 478-290-05-00 and 543-020-06-00) (the “**Benefited Property**”).

C. The Benefited Property abuts the Burdened Property.

D. The parties desire by this Instrument that Grantor grant, and Grantee accept, an appurtenant easement across a portion of the Burdened Property for use by the owners and invitees of the Benefited Property, subject to the terms below.

NOW, THEREFORE, in consideration of the following mutual covenants, the parties agree as follows:

1. The Easement. Grantor hereby grants to Grantee and its successors and assigns an easement over, on and through those specific portions of the Burdened Property depicted by diagonal hatching on the drawing attached hereto as Attachment “3” (the “**Easement**”), for the benefit of the Benefitted Property. The Easement is granted in part to accommodate a building on the Benefitted Property that extends up to approximately 3.5 feet into the westerly portion of the

Burdened Property (the “**Encroaching Building**”). Pursuant to this Easement, Grantee may also reasonably access the Burdened Property in order to repair, replace and maintain the Encroaching Building.

2. Indemnity. Grantee hereby agrees to indemnify, defend, and hold Grantor and Grantor’s successors harmless from and against any and all claims, damages, liabilities, expenses and reasonable attorneys’ fees Grantor may sustain resulting from personal injury or property damage arising out of (i) Grantee’s and its agents’ and invitees’ use of the Easement and (ii) Grantee’s and its agents’ and invitees’ maintenance, repairs, material modification or removal of Encroaching Building, except to the extent the indemnified party incurred such personal injury or property damage as a result of his or her negligence or intentional misconduct.

3. Representations of Property Ownership. Grantor represents that it is the sole fee owner of the Burdened Property on the date this Instrument is executed and recorded. Grantee represents that it is the sole fee owner of the Benefited Property on the date this Instrument is executed and recorded.

4. The Gate. A gate located on the Burdened Property extends to the most southeasterly corner of the Encroaching Building (the “**Gate**”). The Gate is owned by Grantor. Grantor and Grantee shall both have the right to use the Gate at all times. Grantor shall be solely responsible for maintaining, repairing and replacing the Gate. Grantee hereby grants permission to Grantor to enter upon the Benefited Property as and when necessary or appropriate to maintain, repair and/or replace the Gate, provided that Grantor first give Grantee notice of such intended entry.

5. Runs with the Land; Successors and Assigns. This Instrument and the Easement shall run with the land and be binding on Grantor and Grantor’s successors-in-interest, and shall be enforceable by Grantee and Grantee’s successors-in-interest. Each successive owner, during its, his, her, or their ownership, of any portion of either the Benefited Property or the Burdened Property, and each person having any interest in the Benefited Property and the Burdened Property derived through any such owner, will be bound hereby; provided, however, such obligations shall only apply to a party during his or her actual ownership of the applicable property.

6. Term. This Instrument shall continue in full force and effect from the date it is filed for record in the Office of the San Diego County Recorder and during the life of the Encroaching Building. For purposes of this section, the life of the Encroaching Building shall expire when the Encroaching Building is demolished and the then owner of the Benefited Property has no intent to rebuild the same within the area of the Easement. In such event, this Instrument may be extinguished by either party upon the recordation of a Termination of Easement in the Office of the San Diego County Recorder.

7. Further Assurances and Enforceability. Either party, upon the written request of the other party, shall execute such other documents and accomplish such acts as may be reasonable and necessary in order to give effect to the intentions expressed herein.

8. Dispute Resolution/Mediation. If a dispute arises between the parties that they cannot resolve, the parties shall first attempt in good faith to settle the dispute by private mediation. Each party shall equally share the cost of the mediator's fees. Should either party refuse a demand to mediate, or institute any legal action without first offering to mediate, then that party shall waive any and all rights to recover any attorney fees as set forth in this Instrument. Should the mediation proceed and the parties fail to resolve the dispute by mediation, either party, after 10 days' written notice to the other party, may institute legal or equitable proceedings with respect to their claims. Any applicable statute of limitations shall be tolled from the date a party requests mediation until the date such 10-day notice is delivered.

9. Attorneys' Fees. If an owner of the Benefited Property or the Burdened Property commences litigation for the judicial interpretation, enforcement, or rescission of this Instrument, the prevailing party will be entitled to reimbursement of reasonable attorneys' fees and other costs incurred.

10. Equitable Relief. The parties agree and acknowledge: (i) the failure of either party to fulfill its obligations hereunder would result in irreparable and immediate harm to the other party; and (ii) in addition to other remedies available at law or in equity, the remedies of specific performance and injunctive relief would be appropriate and available in the event of any breach under this Instrument by either party.

11. Effect on Deed of Trust. A breach by either party of any provision of this Instrument shall not defeat or render invalid the lien of any deed of trust made in good faith and for value on any portion of the Benefited Property or the Burdened Property. The terms and conditions of this Instrument shall, however, be binding and effective against any party whose title to any such property is acquired by foreclosure, trustee's sale or otherwise.

12. Relationship of Parties. Nothing contained in this Instrument shall be deemed or construed by the parties hereto or by any third person to create the relationship of principal and agent, partnership or joint venture between Grantor and Grantee.

13. Governing Law; Venue. This Instrument shall be construed and enforced according to California law. All disputes arising hereunder shall be adjudicated in San Diego County.


14. Integration. This Instrument and the parties Lot Line Adjustment Agreement dated as of November 2016, as amended by a First Amendment dated December 13, 2017 and a Second Amended dated April 25, 2018, represent the entire agreement between the parties regarding the subject matter herein; any prior or contemporaneous correspondence, agreements and representations, whether oral or written, are merged herein and superseded hereby.

15. Effective Date. This Instrument and the Easements shall become effective upon the date this Instrument is filed for record in the Office of the San Diego County Recorder.

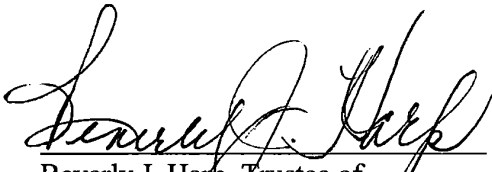
Executed at San Diego, California, as of the date first written above.

GRANTEE:

6302 Federal LLC, a California limited liability company

By: 
Starr Skinner, Sole Member

GRANTOR:


Beverly J. Harp, Trustee of
The Harp Family Exemption Trust "B"
UDT dated October 8, 1998

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On MAY 17, 2018, before me, Frank Metayer, a Notary Public, personally appeared Starr Skinner, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

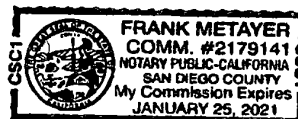
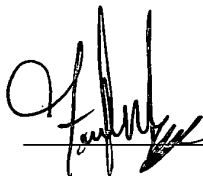
State of California)
County of San Diego)

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



ATTACHMENT "1" TO GRANT OF EASEMENT

LEGAL DESCRIPTION OF THE BURDENED PROPERTY

(6304 Federal Blvd, Lemon Grove, CA)

A PORTION OF LOT 13 OF THE RANCHO MISSION OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, MAP OF SAID RANCHO ON FILE IN THE OFFICE OF SAN DIEGO COUNTY RECORDER IN THE ACTION ENTITLED "JUAN M. LUCO ET AL. VS. THE COMMERCIAL BANK OF SAN DIEGO ET AL, SUPERIOR COURT CASE NO. 343" FULLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

ALL THAT PORTION OF LOT 13 OF THE RANCHO MISSION OF SAN DIEGO AFOREMENTIONED. COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF THE CALIFORNIA STATE HIGHWAY ROAD XI-SD-200-A AS SAID SOUTHEASTERLY LINE IS DESCRIBED IN DEED OF THE STATE OF CA RECORDED 7-21-54 AS DOCUMENT # 95418 IN BOOK 5307, PAGE 84 OF OFFICIAL RECORDS AS FURTHER DESCRIBED IN DOC #1980-296665 RECORDED 9-15-80.

PARCEL 2:

LOTS 15, 16 AND THE SOUTH HALF OF LOT 17 IN BLOCK 6 OF SAN DIEGO TERRACE, BEING A SUBDIVISION OF LOTS 0 TO W INCLUSIVE AND FURTHER DESCRIBED IN DOC #1980-296665. PARCEL 3 LOTS 1, 2 AND 3 IN BLOCK 5 OF SAN DIEGO TERRACE BEING A SUB. OF LOTS 0 TO W INCLUSIVE OF FLETCHER'S SUBDIVISION, MAP 1545, FILED 3-18-13.

APN: 478-290-04-00

ATTACHMENT "2" TO GRANT OF EASEMENT

LEGAL DESCRIPTION OF THE BENEFITED PROPERTY (6302 Federal Blvd, Lemon Grove, CA)

Real property in the City of Lemon Grove, County of San Diego, State of California, described as follows:

PARCEL 1:

ALL THAT PORTION OF LOT 13 OF THE RANCHO MISSION OF SAN DIEGO, ACCORDING TO PARTITION MAP OF SAID RANCHO ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, IN THE ACTION ENTITLED "JUAN M. LUCO, ET AL VS. THE COMMERCIAL BANK OF SAN DIEGO, ET AL" IN SUPERIOR COURT CASE NO. 348, IN THE COUNTY OF SAN DIEGO, AND THAT PORTION OF BLOCK 25 IN TRACT 2 OF ENCANTO HEIGHTS, ACCORDING TO MAP THEREOF NO. 1100, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 5, 1907, AS SHOWN ON MAP NO. 2121 OF JOFAINA VISTA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOW ABANDONED, AND DESIGNATED THEREON AS LOT 26, BEING IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF THE CALIFORNIA STATE HIGHWAY ROAD XI-SD-200-A, AS SAID SOUTHEASTERLY LINE IS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED JULY 21, 1954 IN BOOK 5307, PAGE 84 OF OFFICIAL RECORDS, WITH THE SOUTH LINE OF THE NORTH 400.00 ACRES OF SAID LOT 13; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID STATE HIGHWAY, NORTH 63°23'58" EAST 128.97 FEET (RECORD = NORTH 63°24'10" EAST 129.12 FEET) AND NORTH 53°32'34" EAST (RECORD = NORTH 53°32'38" EAST) 260.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACTING SOUTH 53°32'34" WEST 260.00 FEET AND SOUTH 63°23'58" WEST 128.97 FEET; THENCE NORTH 89°04'00" EAST (RECORD = NORTH 89°04'37" EAST) ALONG THE SOUTHERLY LINE OF SAID NORTH 400.00 ACRES, 287.02 FEET TO THE MOST WESTERLY CORNER OF THAT PORTION OF BLOCK 25 IN SAID TRACT 2 OF ENCANTO HEIGHTS, AS SHOWN ON MAP NO. 2121 OF SAID JOFAINA VISTA, NOW ABANDONED, AS DESIGNATED THEREON AS LOT 25; THENCE NORTH 58°43'00" EAST, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 25 OF JOFAINA VISTA, TO A LINE DRAWN PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 25, FROM A POINT ON THE SOUTHEASTERLY LINE OF LOT 26 OF SAID JOFAINA VISTA, SAID POINT BEING DISTANT THEREON SOUTH 58°43'00" WEST 50.00 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 26; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE TO SAID POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 26; THENCE NORTH 58°43'00" EAST 50.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 26, BEING ALSO THE

SOUTH LINE OF THE NORTH 400.00 ACRES OF SAID LOT 13; THENCE SOUTH 89°04'00" WEST (RECORD = SOUTH 89°04'37" WEST) ALONG SAID SOUTH LINE 25.48 FEET TO A LINE WHICH BEARS SOUTH 31°16'09" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 31°16'09" WEST, ALONG SAID LINE, 239.76 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE NORTH 400 ACRES OF SAID LOT 13 AS TO PARCEL 1.

Real property in the City of San Diego, County of San Diego, State of California, described as follows:

PARCEL 2:

ALL THAT PORTION OF BLOCK 25, IN TRACT NO. 2 OF ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1100, FILED DECEMBER 5, 1907 AS SHOWN ON MAP NO. 2121 OF JOFAINA VISTA, FILED IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN DIEGO, JULY 20, 1928, NOW ABANDONED, AND DESCRIBED THEREON AS LOT 26, LYING NORTHEASTERLY OF THAT FOLLOWING DESCRIBED LINE:

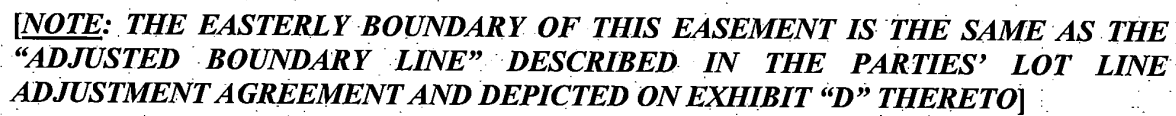
BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 26, DISTANT THEREON SOUTH 58°43' WEST 50.00 FEET FROM THE MOST EASTERLY CORNER THEREOF; THENCE NORTHWESTERLY ALONG A LINE DRAWN PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 26 TO A POINT ON THE NORTHERLY LINE THEREOF AS TO PARCEL 2.

APNs:

478-290-05-00 (Affects Parcel 1)

543-020-06-00 (Affects Parcel 2)

LOCATION OF EASEMENT



DOC# 2018-0206398



RECORDING REQUESTED BY:

Director
Development Services Department
City of San Diego

May 22, 2018 02:08 PM

OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$17.00 (SB2 Atkins: \$0.00)

RETURN RECORDED DOCUMENT TO:

FRED US PAGE
DEVELOPMENT SERVICES
1222 FIRST AVENUE
SAN DIEGO, CA 92101

PAGES: 2

CERTIFICATE OF COMPLIANCE

City of San Diego
County of San Diego, State of California

P.T.S. No. 596046
Assessor's Parcel No.: 543-020-06

Date: May 21, 2018

Upon the application of Starr Skinner, as owner and pursuant to California Government Code Section 66499.35, the City of San Diego has determined that the following parcel of real property described below was created by a deed recorded prior to March 4, 1972 and it is in compliance with the Subdivision Map Act and local ordinances adopted pursuant thereto. Said real property is situated in the City of San Diego, County of San Diego, State of California is more particularly described in the legal description attached hereto and made part hereof on Exhibit 'A'.

The described parcel of real property shall be held as ONE PARCEL unless it is subsequently lawfully subdivided. It may be legally sold, leased, or financed as a unit without further proceedings. NO DEVELOPMENT RIGHTS are conferred by this document nor is there any implied approval for the development of the herein described real property.

This Certificate of Compliance runs with the land and its issuance and recordation imparts constructive notice to the owner and his heirs, successors, and assigns of the necessity to comply with all City zoning, building, and other ordinances or regulations governing the development of the herein described real property prior to, or concurrently with, or as a condition of, the issuance of any permit or other grant of approval for such development.

Approved for the City of San Diego
Gregory P. Hopkins, PLS,
City Land Surveyor

By: Frederick R. LePage 5/15/18
Frederick R. LePage, PLS, Deputy



EXHIBIT 'A'

LEGAL DESCRIPTION FOR APN 543-020-06

ALL THAT PORTION OF BLOCK 25, IN TRACT NO. 2 OF ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1100, FILED DECEMBER 5, 1907 AS SHOWN ON MAP NO. 2121 OF JOFAINA VISTA, FILED IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN DIEGO, JULY 20, 1928, NOW ABANDONED, AND DESCRIBED THEREON AS LOT 26, LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 26, DISTANT THEREON SOUTH 58°43' WEST 50.00 FEET FROM THE MOST EASTERLY CORNER THEREOF; THENCE NORTHWESTERLY ALONG A LINE DRAWN PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 26 TO A POINT ON THE NORTHERLY LINE THEREOF.


JOEL A. WAYMIRE
L.S. 8011


DATE
EXP. 12/31/18





San Diego County



Transaction #: 3144767
Receipt #: 2018227107

Ernest J. Dronenburg, Jr.
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.com

Cashier Date: 05/22/2018
Cashier Location: SD

Print Date: 05/22/2018 2:08 pm

DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE MS-401
SAN DIEGO, CA 92101

Payment Summary

Total Fees:	\$17.00
Total Payments:	\$0.00
Balance Due:	\$17.00
Total Charged:	\$17.00

Recorded Items

OFFICIAL RECORD -1 Document #: 2018-0206398 Date: 05/22/2018 2:08PM Pages: 2

Fees:	Recording	\$17.00
Total Fees Due:		\$17.00

Government Agency Transmittal

Total Fees Due:	\$0.00
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Grand Total - All Documents:	\$17.00
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July 19, 2018 Update



**First American Title Insurance Company
National Commercial Services**

4380 La Jolla Village Drive, Suite 110
San Diego, CA 92122

July 19, 2018

Joel A. Waymire
Polaris Development Consultants, Inc.
2514 Jamacha Road, Suite 502-31
El Cajon, CA 92019
Phone: (619)444-2923
Fax: (619)444-2925

Customer Reference: 478-290-05 AND 543-020-06

Title Officer: Vince Tocco/ Linda Slavik
Phone: (858)410-3886
Fax No.: (877)461-2094
E-Mail: lslavik@firstam.com

Buyer:

Property: 6302 Federal Boulevard, Lemon Grove, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

First American Title Insurance Company

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of July 12, 2018 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

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

6302 FEDERAL LLC

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

A. General and special taxes and assessments for the fiscal year 2018-2019, a lien not yet due or payable.

1. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
2. An easement for poles, wires and incidental purposes, recorded October 26, 1951 as [Book 4274, Page 187](#) of Official Records.
In Favor of: San Diego Gas and Electric Company
Affects: as described therein

The location of the easement cannot be determined from record information.

3. An easement for placing and constructing a line of poles and wires for the distribution of electricity and incidental purposes, recorded October 26, 1951 as [Book 4274, Page 261](#) of Official Records.
In Favor of: San Diego Gas and Electric Company, a corporation
Affects: as described therein

4. An easement and right of way for sewer lines and incidental purposes in the document recorded October 28, 1952 as [Book 4637, Page 443](#) of Official Records.

The location of the easement cannot be determined from record information.

5. Abutter's rights of ingress and egress to or from the freeway adjacent thereto said rights have been relinquished in the document recorded July 21, 1954 as [Book 5307, Page 84](#) of Official Records .
6. An easement and right of way for the installation, construction and maintenance of a water pipe line and appurtenances thereto, in, over and across and incidental purposes in the document recorded December 07, 1956 as [Book 6373, Page 98](#) of Official Records.
7. An easement for a right of way for the construction, operation and maintenance of a storm drain, or drains, and appurtenances thereto, through, over, under, along and across and incidental purposes, recorded July 29, 1958 as [Book 7187, Page 504](#) of Official Records.
In Favor of: City of San Diego, a municipal corporation
Affects: as described therein
8. An easement for public sewer and incidental purposes, recorded April 28, 1992 as Instrument No. [1992-0248338](#) of Official Records.
In Favor of: City of San Diego, a municipal corporation
Affects: as described therein
9. The terms and provisions contained in the document entitled "Resolution R-286038- Underground Utility" recorded July 05, 1995 as Instrument No. [1995-0283532](#) of Official Records.
10. The fact that the land lies within the boundaries of the Lemon Grove Redevelopment Project Area, as disclosed by the document recorded August 25, 2009 as Instrument No. [2009-0475914](#) of Official Records.
11. A deed of trust to secure an original indebtedness of \$642,500.00 recorded January 11, 2017 as Instrument No. [2017-0015185](#) of Official Records.

Dated: January 09, 2017
Trustor: 6302 Federal LLC, a California limited liability company
Trustee: JPMorgan Chase Bank, N.A.
Beneficiary: JPMorgan Chase Bank, NA
12. A deed of trust to secure an original indebtedness of \$315,000.00 recorded January 11, 2017 as Instrument No. [2017-0015186](#) of Official Records.

Dated: January 09, 2017
Trustor: 6302 Federal LLC, a California limited liability company
Trustee: JPMorgan Chase Bank, N.A.
Beneficiary: JPMorgan Chase Bank, NA

The effect of a document entitled "Full Reconveyance", recorded April 10, 2017 as Instrument No. [2017-0159861](#) of Official Records.

Note: The Company will require satisfactory proof of full payment of the debt secured by said mortgage or deed of trust prior to removing this exception or insuring the contemplated transaction.

13. A deed of trust to secure an original indebtedness of \$325,000.00 recorded January 31, 2017 as Instrument No. [2017-0051297](#) of Official Records.

Dated: January 09, 2017
Trustor: 6302 Federal LLC, a California limited liability company
Trustee: Ticor Title Company of California
Beneficiary: CDC Small Business Finance

According to the public records, the beneficial interest under the deed of trust was assigned to United States Small Business Administration by assignment recorded January 31, 2017 as Instrument No. [2017-0051298](#) of Official Records.

14. The terms and provisions contained in the document entitled "Third Party Lender Agreement" recorded January 31, 2017 as Instrument No. [2017-0051302](#) of Official Records.
15. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

(Affects Parcel 1)

16. Water rights, claims or title to water, whether or not shown by the public records.

(Affects Parcel 2)

17. Rights of parties in possession.
18. The effect of a document entitled "Certificate of Compliance", recorded May 22, 2018 as Instrument No. [2018-0206398](#) of Official Records.

INFORMATIONAL NOTES

ALERT - CA Senate Bill 2 imposes an additional fee of \$75 up to \$225 at the time of recording on certain transactions effective January 1, 2018. Please contact your First American Title representative for more information on how this may affect your closing.

1. Taxes for proration purposes only for the fiscal year 2017-2018.

First Installment: \$4,033.43, PAID
Second Installment: \$4,033.43, PAID
Tax Rate Area: 15045
APN: 478-290-05-00

(Affects Parcel 1)

2. Taxes for proration purposes only for the fiscal year 2017-2018.

First Installment: \$39.63, PAID
Second Installment: \$39.63, PAID
Tax Rate Area: 08001
APN: 543-020-06-00

(Affects Parcel 2)

3. Supplemental taxes for the fiscal year 2016-2017 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

First Installment: \$2,094.01, PAID
Penalty: \$0.00
Second Installment: \$2,094.01, PAID
Penalty: \$0.00
Tax Rate Area: 15045
A. P. No.: 869-287-88-66

(Affects Parcel 1)

4. Supplemental taxes for the fiscal year 2016-2017 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

First Installment: \$4,930.72, PAID
Penalty: \$0.00
Second Installment: \$4,930.72, PAID
Penalty: \$0.00
Tax Rate Area: 15045
A. P. No.: 869-287-88-57

(Affects Parcel 1)

5. Supplemental taxes for the fiscal year 2016-2017 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
- | | |
|---------------------|---------------|
| First Installment: | \$2.74, PAID |
| Penalty: | \$0.00 |
| Second Installment: | \$2.74, PAID |
| Penalty: | \$0.00 |
| Tax Rate Area: | 08001 |
| A. P. No.: | 869-288-31-37 |

(Affects Parcel 2)

6. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Commercial Structure known as 6302 Federal Boulevard, Lemon Grove, CA.

(Affects Parcel 1)

7. The property covered by this report is vacant land.

(Affects Parcel 2)

8. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

A document recorded January 11, 2017 as Instrument No. [2017-0015184](#) of Official Records.

From:	The Family Trust under Declaration of Trust of James P. Stewart and Jeanne F. Stewart
To:	6302 Federal LLC

9. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.
10. Should this report be used to facilitate your transaction, we must be provided with the following prior to the issuance of the policy:

A. WITH RESPECT TO A CORPORATION:

1. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
2. A certificate copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
3. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
4. Requirements which the Company may impose following its review of the above material and other information which the Company may require.

B. WITH RESPECT TO A CALIFORNIA LIMITED PARTNERSHIP:

1. A certified copy of the certificate of limited partnership (form LP-1) and any amendments thereto (form LP-2) to be recorded in the public records;

2. A full copy of the partnership agreement and any amendments;
 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
 4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- C. WITH RESPECT TO A FOREIGN LIMITED PARTNERSHIP:
1. A certified copy of the application for registration, foreign limited partnership (form LP-5) and any amendments thereto (form LP-6) to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendment;
 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
 4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- D. WITH RESPECT TO A GENERAL PARTNERSHIP:
1. A certified copy of a statement of partnership authority pursuant to Section 16303 of the California Corporation Code (form GP-I), executed by at least two partners, and a certified copy of any amendments to such statement (form GP-7), to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendments;
 3. Requirements which the Company may impose following its review of the above material required herein and other information which the Company may require.
- E. WITH RESPECT TO A LIMITED LIABILITY COMPANY:
1. A copy of its operating agreement and any amendments thereto;
 2. If it is a California limited liability company, a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) to be recorded in the public records;
 3. If it is a foreign limited liability company, a certified copy of its application for registration (LLC-5) to be recorded in the public records;
 4. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, such document or instrument must be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such documents must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
 5. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 6. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- F. WITH RESPECT TO A TRUST:

1. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
 2. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
 3. Other requirements which the Company may impose following its review of the material require herein and other information which the Company may require.
- G. WITH RESPECT TO INDIVIDUALS:
1. A statement of information.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

******To obtain wire instructions for deposit of funds to your escrow file please
contact your Escrow Officer.******

LEGAL DESCRIPTION

Real property in the City of Lemon Grove, County of San Diego, State of California, described as follows:

PARCEL 1:

ALL THAT PORTION OF LOT 13 OF THE RANCHO MISSION OF SAN DIEGO, ACCORDING TO PARTITION MAP OF SAID RANCHO ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, IN THE ACTION ENTITLED "JUAN M. LUCO, ET AL VS. THE COMMERCIAL BANK OF SAN DIEGO, ET AL" IN SUPERIOR COURT CASE NO. 348, IN THE COUNTY OF SAN DIEGO, AND THAT PORTION OF BLOCK 25 IN TRACT 2 OF ENCANTO HEIGHTS, ACCORDING TO MAP THEREOF NO. 1100, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 5, 1907, AS SHOWN ON MAP NO. 2121 OF JOFAINA VISTA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOW ABANDONED, AND DESIGNATED THEREON AS LOT 26, BEING IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF THE CALIFORNIA STATE HIGHWAY ROAD XI-SD-200-A, AS SAID SOUTHEASTERLY LINE IS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED JULY 21, 1954 IN BOOK 5307, PAGE 84 OF OFFICIAL RECORDS, WITH THE SOUTH LINE OF THE NORTH 400.00 ACRES OF SAID LOT 13; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID STATE HIGHWAY, NORTH 63°23'58" EAST 128.97 FEET (RECORD = NORTH 63°24'10" EAST 129.12 FEET) AND NORTH 53°32'34" EAST (RECORD = NORTH 53°32'38" EAST) 260.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACTING SOUTH 53°32'34" WEST 260.00 FEET AND SOUTH 63°23'58" WEST 128.97 FEET; THENCE NORTH 89°04'00" EAST (RECORD = NORTH 89°04'37" EAST) ALONG THE SOUTHERLY LINE OF SAID NORTH 400.00 ACRES, 287.02 FEET TO THE MOST WESTERLY CORNER OF THAT PORTION OF BLOCK 25 IN SAID TRACT 2 OF ENCANTO HEIGHTS, AS SHOWN ON MAP NO. 2121 OF SAID JOFAINA VISTA, NOW ABANDONED, AS DESIGNATED THEREON AS LOT 25; THENCE NORTH 58°43'00" EAST, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 25 OF JOFAINA VISTA, TO A LINE DRAWN PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 25, FROM A POINT ON THE SOUTHEASTERLY LINE OF LOT 26 OF SAID JOFAINA VISTA, SAID POINT BEING DISTANT THEREON SOUTH 58°43'00" WEST 50.00 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 26; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE TO SAID POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 26; THENCE NORTH 58°43'00" EAST 50.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 26, BEING ALSO THE SOUTH LINE OF THE NORTH 400.00 ACRES OF SAID LOT 13; THENCE SOUTH 89°04'00" WEST (RECORD = SOUTH 89°04'37" WEST) ALONG SAID SOUTH LINE 25.48 FEET TO A LINE WHICH BEARS SOUTH 31°16'09" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 31°16'09" WEST, ALONG SAID LINE, 239.76 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE NORTH 400 ACRES OF SAID LOT 13 AS TO PARCEL 1.

PARCEL 2:

ALL THAT PORTION OF BLOCK 25, IN TRACT NO. 2 OF ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1100, FILED DECEMBER 5, 1907 AS SHOWN ON MAP NO. 2121 OF JOFAINA VISTA, FILED IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN DIEGO, JULY 20, 1928, NOW ABANDONED, AND DESCRIBED THEREON AS LOT 26, LYING NORTHEASTERLY OF THAT

FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 26, DISTANT THEREON SOUTH 58°43' WEST 50.00 FEET FROM THE MOST EASTERLY CORNER THEREOF; THENCE NORTHWESTERLY ALONG A LINE DRAWN PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 26 TO A POINT ON THE NORTHERLY LINE THEREOF AS TO PARCEL 2.

APN: 478-290-05-00 (Affects Parcel 1) and 543-020-06-00 (Affects Parcel 2)

The First American Corporation
First American Title Company
Privacy Policy

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - (a) building;
 - (b) zoning;
 - (c) land use;
 - (d) improvements on the Land;
 - (e) land division; and
 - (f) environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - (c) that result in no loss to You; or
 - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - (b) in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - (a) and use
 - (b) improvements on the land
 - (c) and division
 - (d) environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.

This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:
 - (a) a notice of exercising the right appears in the public records on the Policy Date
 - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking

3. Title Risks:
 - (a) that are created, allowed, or agreed to by you
 - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
 - (c) that result in no loss to you
 - (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
 - (b) in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a. a fraudulent conveyance or fraudulent transfer, or
 - b. a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (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.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, 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.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - a. a fraudulent conveyance or fraudulent transfer; or
 - b. a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (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.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, 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.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a. a fraudulent conveyance or fraudulent transfer, or
 - b. a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

Property Detail Report

For Property Located At :

6302 FEDERAL BLVD, SAN DIEGO, CA 92114-1406



Owner Information

Owner Name: [REDACTED]
 Mailing Address: [REDACTED] SAN DIEGO CA 92114-1406 C001
 Vesting Codes: //

Location Information

Legal Description:	0.94 AC M/L IN LOT 13 TR CC012524	APN:	478-290-05-00
County:	SAN DIEGO, CA	Alternate APN:	
Census Tract / Block:	30.03 / 1	Subdivision:	RANCHO MISSION
Township-Range-Sect:		Map Reference:	61-F5 /
Legal Book/Page:	478-29	Tract #:	CC012524
Legal Lot:	130	School District:	GROSSMONT UN
Legal Block:	25	School District Name:	GROSSMONT UN
Market Area:		Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date: /
 Sale Price:
 Document #:

Deed Type:
 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date:	01/11/2017 / 12/20/2016	1st Mtg Amount/Type:	\$642,500 / CONV
Sale Price:	\$1,285,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	15185
Document #:	15184	2nd Mtg Amount/Type:	\$315,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ ADJ
Transfer Document #:		Price Per SqFt:	\$106.92
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	FIRST AMERICAN TITLE NCS		
Lender:	JP MORGAN CHASE BK NA		
Seller Name:	[REDACTED]		

Prior Sale Information

Prior Rec/Sale Date: /
 Prior Sale Price:
 Prior Doc Number:
 Prior Deed Type:

Prior Lender:
 Prior 1st Mtg Amt/Type:
 Prior 1st Mtg Rate/Type:

CITY OF LEMON GROVE

Property Characteristics

Year Built / Eff:	1962 / 1962	Total Rooms/Offices		Garage Area:	AUG 14 2018
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:	12,018	Roof Type:		Parking Spaces:	DEVELOPMENT SERVED
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:	Building Permit	Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	M	Acres:	0.94	County Use:	WAREHOUSING (743)
Lot Area:	40,946	Lot Width/Depth:	x	State Use:	
Land Use:	WAREHOUSE	Commercial Units:	1	Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$1,305,600	Assessed Year:	2018	Property Tax:	\$8,066.86
Land Value:	\$1,025,100	Improved %:	21%	Tax Area:	15045
Improvement Value:	\$280,500	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$1,305,600				

18-301878



Secretary of State
Statement of Information
 (Limited Liability Company)

LLC-12

FILED
Secretary of State
State of California

JAN 25 2018

IMPORTANT — Read instructions **before** completing this form.

Filing Fee — \$20.00

Copy Fees — First page \$1.00; each attachment page \$0.50;
 Certification Fee — \$5.00 plus copy fees

2/20/PC

This Space For Office Use Only

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.):

2. 12-Digit Secretary of State File Number
 201632110060

3. State, Foreign Country or Place of Organization (only if formed outside of California)

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box	City (no abbreviations) Encinitas	State CA	Zip Code 92024
b. Street Address of Principal Office - Different than Item 4a	City (no abbreviations) Encinitas	State CA	Zip Code 92024
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box	City (no abbreviations)	State CA	Zip Code

5. Manager(s) or Member(s)

If no managers have been appointed or elected, provide the name and address of each member. At least one name and address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name - If an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
b. Entity Name - Do not complete Item 5a			
c. Address	City (no abbreviations) Encinitas	State CA	Zip Code 92024

6. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL — Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations) Encinitas	State CA	Zip Code 92024

CORPORATION — Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) — Do not complete Item 6a or 6b

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company

Property Management

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations) Encinitas	State CA	Zip Code 92024

9. The information contained herein, including any attachments, is true and correct.

1/3/2018

Date

Type or Print Name of Person Completing the Form

Manager

Title

Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

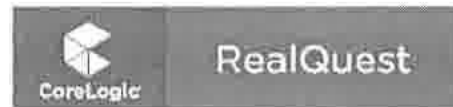
Address:

City/State/Zip: Encinitas, CA 92024

Property Detail Report

For Property Located At :

6304 FEDERAL BLVD, SAN DIEGO, CA 92114-1405



Owner Information

Owner Name: [REDACTED]
 Mailing Address: 3122 55TH ST, SAN DIEGO CA 92105-3715 C013
 Vesting Codes: // TR

Location Information

Legal Description:	PAR 1 PER DOC80-296665 IN LOT 13 TR CC012524		
County:	SAN DIEGO, CA	APN:	478-290-04-00
Census Tract / Block:	30.03 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	RANCHO MISSION
Legal Book/Page:	478-29	Map Reference:	61-F5 /
Legal Lot:	13	Tract #:	CC012524
Legal Block:		School District:	GROSSMONT UN
Market Area:		School District Name:	GROSSMONT UN
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	12/20/2001 / 12/13/2001	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	939888		

Last Market Sale Information

Recording/Sale Date:	02/06/1997 /	1st Mtg Amount/Type:	/
Sale Price:	\$75,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	52671	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$7.81
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	[REDACTED]		

Prior Sale Information

Prior Rec/Sale Date:	09/15/1980 /	Prior Lender:	
Prior Sale Price:	\$164,000	Prior 1st Mtg Amt/Type:	\$150,927 / CONV
Prior Doc Number:	296665	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Year Built / Eff:	1960 / 1960	Total Rooms/Offices		Garage Area:	CITY OF LEMON
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:	9,600	Roof Type:		Parking Spaces:	AUG 14 2018
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	DEVELOPMENT SERVICES
# of Stories:		Foundation:		Pool:	
Other Improvements:	Building Permit	Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	M	Acres:	0.64	County Use:	WAREHOUSING (743)
Lot Area:	27,878	Lot Width/Depth:	x	State Use:	
Land Use:	WAREHOUSE	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$520,650	Assessed Year:	2018	Property Tax:	\$8,987.44
Land Value:	\$240,041	Improved %:	54%	Tax Area:	15045
Improvement Value:	\$280,609	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$520,650				



PLANNING PERMIT APPLICATION

Development Services Department / Planning Division
3232 Main Street, Lemon Grove, CA 91945
Phone: 619-825-3805 Fax: 619-825-3818
www.lemongrove.ca.gov

APPLICATION REQUEST- SELECT ALL THAT APPLY – (SUBJECT TO OTHER PERMIT REQUIREMENTS)

- | | |
|---|---|
| <input type="checkbox"/> Zoning Clearance (ZC) | <input type="checkbox"/> Tentative Parcel Map (TPM) - 4 or fewer lots |
| <input type="checkbox"/> Pre-Application (PA) | <input type="checkbox"/> Certificate of Compliance (CC) |
| <input type="checkbox"/> Minor Use Permit (MUP) | <input type="checkbox"/> Zoning Amendment (ZA) |
| <input type="checkbox"/> Conditional Use Permit (CUP) | <input type="checkbox"/> Specific Plan Amendment (SPA) |
| <input type="checkbox"/> Planned Development Permit (PDP) | <input type="checkbox"/> General Plan Amendment (GPA) |
| <input type="checkbox"/> Minor Modification (MM) | <input type="checkbox"/> Modification of _____ |
| <input type="checkbox"/> Variance (VA) | <input type="checkbox"/> Time Extension for _____ |
| <input checked="" type="checkbox"/> Boundary Adjustment/Lot Merger (BA) | <input type="checkbox"/> Appeal of _____ |
| <input type="checkbox"/> Tentative Map (TM) - 5 or more lots | <input type="checkbox"/> Substantial Conformance Review of _____ |
| <input type="checkbox"/> Other _____ | |

APPLICANT:	[REDACTED]	PHONE:	[REDACTED]
ADDRESS:	[REDACTED]	FAX:	[REDACTED]
		EMAIL:	[REDACTED]
PROPERTY OWNER:	[REDACTED]	PHONE:	[REDACTED]
ADDRESS:	[REDACTED]	FAX:	[REDACTED]
		EMAIL:	[REDACTED]
CONTACT PERSON:	[REDACTED]	PHONE:	[REDACTED]
ADDRESS:	[REDACTED]	FAX:	[REDACTED]
		EMAIL:	[REDACTED]

*If applicant or property owner is a trust, partnership, or corporation, please attach record(s) of ownership listing all trustees, partners, or officers, as applicable.

PROJECT NAME: 6302 FEDERAL BOUNDARY ADJUSTMENT
PROJECT ADDRESS: 6302-04 FEDERAL BOULEVARD
ASSESSOR PARCEL #: 478-290-04, 05 SITE ACREAGE: 1.42 ac

DETAILED DESCRIPTION OF PROPOSED PROJECT USE, STRUCTURE, AND IMPROVEMENT:
BOUNDARY ADJUSTMENT OF APPROXIMATELY 0.1 ACRES OF PROPERTY FROM APN 478-290-04 TO
APN 478-290-05. NO CHANGE TO EXISTING USE OF PROPERTIES, NO IMPROVEMENTS PROPOSED.

APPLICANT CERTIFICATION:

I hereby certify that the statements furnished in this application and in the supplemental materials present the data and information required for this project to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge. In addition, I grant permission to the City of Lemon Grove to reproduce submitted materials, including but not limited to plans, exhibits, photographs, and studies for distribution to staff, Planning Commission, City Council and other agencies in order to process this application.

Signature _____

Date:

Name (please print):

Phone:

CONSENT BY PROPERTY OWNER

If applicant is other than property owner, owner must sign consent to filing. Attach additional sheets if necessary. If property owner is a corporation or trust, a designee authorization letter is required.

I/We, as the owner(s) of the subject property, consent to the filing of this application. We further consent and hereby authorize City representative(s) to enter upon my property for the purpose of examining and inspecting the property in preparation of any reports and/or required environmental review for the processing of the application.

Signature: _____

Date: _____

Name (please print) _____

Phone: _____

Signature:

Date: _____

Name (please print):

Phone:

Note: This application being signed under penalty of perjury and does not require notarization.

TO BE COMPLETED BY PLANNING STAFF

APPLICATION PROCESSING:

FILE #(s):

ACTION:

DATE:

☐ APPROVED

☐ DISAPPROVED

FEEES:

RECEIPT #:

☐ CONDITIONALLY APPROVED (See Below)

ZONE:

LAND USE DESIGNATION:

COMMENTS and/or CONDITIONS:

COMMUNITY DEVELOPMENT APPLICATION

CITY OF LEMON GROVE
3232 MAIN STREET
LEMON GROVE, CA
91945-1797

Phone (619) 825-3805
Fax (619) 825-3818



FOR CITY USE ONLY

Application Date _____
File Number _____
Related File(s) _____
Fees _____
Receipt # _____
Staff Planner _____
PR Meeting Date _____
Incomplete Letter _____
Plan. Comm. Date _____
City Council Date _____

Application for Lot Line Adjustment

I hereby request that the Community Development Department and City Engineer approve a lot line adjustment or merger of the properties described below.

This action must comply with all requirements of the State and local Subdivision Ordinance and the Zoning Ordinance.

PARCEL [REDACTED]
Owner [REDACTED] Phone no. [REDACTED]

Owner's Address 6304 FEDERAL BLVD., SAN DIEGO, CA 92114

Assessor's Parcel Numbers 478-290-05

Subdivision No. — Minor Subdivision No. — Lot No. —

We certify that we are the record owner of the real property described in the proposed lot line adjustment.

Signature [REDACTED] Date 10-27-17

Signature [Signature] Date _____

PARCEL 'A' [REDACTED]
Owner [REDACTED] Phone no. [REDACTED]

Owner's Address [REDACTED]

Assessor's Parcel Numbers 478-290-04

Subdivision No. — Minor Subdivision No. — Lot No. —

We certify that we are the record owner of the real property described in the proposed lot line adjustment.

Signature [REDACTED] Date 10/19/17

Signature _____ Date _____

CITY OF LEMON GROVE

AUG 14 2018

DEVELOPMENT SERVICES

CITY OF LEMON GROVE
3232 MAIN STREET
LEMON GROVE, CALIFORNIA 91945
(619) 825-3805

CITY OF LEMON GROVE

AUG 14 2018

DEVELOPMENT DEPARTMENT

**COMMUNITY DEVELOPMENT DEPARTMENT
APPLICANT'S STATEMENT OF DISCLOSURES OF CERTAIN
OWNERSHIP INTERESTS**

The City requires the following information be disclosed on any application for
**Discretionary Permits, Appeals, Tentative Subdivision Maps, Variances,
Boundary Adjustments, Zone Reclassifications**

- A) List the names of all persons having an interest in the Application.

[REDACTED]

List the names of all persons having any ownership interest in the Application

[REDACTED]

- B) If any person identified pursuant to (A) is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning a partnership interest in the partnership.

[REDACTED]

- C) If any person identified pursuant to (A) is a non-profit organization or a trust, list the names or any person serving as director of the non-profit organization, a trustee, a beneficiary, or a trustor of the trust.

[REDACTED]

ATTACH ADDITIONAL PAGES AS NECESSARY

"PERSON" MEANS ANY INDIVIDUAL, FIRM, CO-PARTNERSHIP, JOINT VENTURE, ASSOCIATION, SOCIAL CLUB, FRATERNAL ORGANIZATION, CORPORATION, ESTATE, TRUST, RECEIVER, SYNDICATE, THIS AND ANY OTHER COUNTRY, CITY, COUNTY, MUNICIPALITY, DISTRICT, OR OTHER POLITICAL SUBDIVISION, OR ANY OTHER GROUP OR COMBINATION ACTING AS A UNIT.

I SWEAR UNDER THE PENALTY OF PERJURY THAT THE FOREGOING STATEMENTS CONTAINED IN THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE AND ACCURATE.

[REDACTED]

SIGNATURE OF APPLICANT

10/27/17
DATE

CITY OF LEMON GROVE
3232 MAIN STREET
LEMON GROVE, CALIFORNIA 91945
(619) 825-3805

CITY OF LEMON GROVE

AUG 14 2018

DEVELOPMENT

COMMUNITY DEVELOPMENT DEPARTMENT
*APPLICANT'S STATEMENT OF DISCLOSURES OF CERTAIN
OWNERSHIP INTERESTS*

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[REDACTED]

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ISWEAR UNDER THE PENALTY OF PERJURY THAT THE FOREGOING STATEMENTS CONTAINED IN THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE AND ACCURATE.

SIGNATURE OF APPLICANT

DATE

10-27-17

1010

SAN DIEGO, CA 92114

DATE 7/25/18

90-7162 41290
3222

PAY TO THE
ORDER OF

City of Lemon Grove

\$ 1,800-

Eighteen Hundred & no/1000

DOLLARS  Security Features
Included
Details on Back.

CHASE 
JPMorgan Chase Bank, N.A.
www.Chase.com

FOR

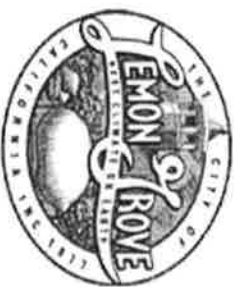
CITY OF LEMON GROVE

AUG 14 2018

DEVELOPMENT SERVICES

Building Permits Permit Selection

User: Building2
Printed: 10/01/2018 - 6:01 PM



App #	Permit N	Permit Type	Service Addre	Contractor La	Permit St	Total Fe	Outstanding	Application	Description	Effective D
003316	BA1-800-0	BOUNDARY	6302 Federal Blvd		Applied	\$1,800.00	\$0.00	8/14/2018	6302 and 6304 BA	8/14/2018
003176	CE1-700-0	BUSINESS/VC	6302 Federal Blvd		Closed	\$0.00	\$0.00	5/10/2017	No Business License	5/10/2017
003146	ZC1-700-0	ZONING/CLEA	6302 Federal Blvd		Denied	\$150.00	\$0.00	3/21/2017	MMD Application	3/21/2017
001716	B10-000-05	ROOFING	6302 Federal Blvd		Final	\$0.00	\$0.00	2/9/2010	Reroof less than 5 lbs per square	2/9/2010
002136	CE0-800-0	BUSINESS/GV	6302 Federal Blvd		Closed	\$0.00	\$0.00	6/24/2008		6/24/2008
002606	S00-000-41	SEWER/RES	6302 Federal Blvd		Void	\$0.00	\$0.00	8/6/2002	MacArthur and Federal 15 houses/2 permits have been i	8/6/2002
002586	PDP-000-0	PDP/COMMER	6302 Federal Blvd		Applied	\$0.00	\$0.00	1/24/2000	Improvements & Expansion Of Existing Industrial Faci	1/24/2000
001706	B09-900-35	COMMER/CIA	6302 Federal Blvd		Expired	\$0.00	\$0.00	11/16/1999	Tenant Improvement- 15,600 sf-NEVER ISSUED	11/16/1999
000196	000-004-66	BLDG/HISTOR	6302 Federal Blvd		Expired	\$0.00	\$0.00	11/8/1991	Tenant Improvement	11/8/1991
000316	000-006-43	BLDG/HISTOR	6302 Federal Blvd		Expired	\$0.00	\$0.00	11/8/1991	Structure	11/8/1991
000326	000-006-60	BLDG/HISTOR	6302 Federal Blvd		Expired	\$0.00	\$0.00	11/8/1991	Fire Restoration	11/8/1991
000326	000-006-62	BLDG/HISTOR	6302 Federal Blvd		Expired	\$0.00	\$0.00	11/8/1991	Gas Line	11/8/1991
000406	000-007-87	BLDG/HISTOR	6302 Federal Blvd		Expired	\$0.00	\$0.00	11/8/1991	Electrical Subfeed Only	11/8/1991
001326	B09-100-4	COMMER/CIA	6302 Federal Blvd		Expired	\$0.00	\$0.00	9/30/1991	Partition Wall/mech Hood	9/30/1991
001916	B91-000-4	COMMER/CIA	6302 Federal Blvd		Expired	\$0.00	\$0.00	9/30/1991	Tenant improvement - partition wall & mech. hood	10/9/1991
001326	B09-100-38	ELECTRIC/ME	6302 Federal Blvd		Final	\$0.00	\$0.00	9/10/1991	Misc Plumbing	9/10/1991
001286	B09-000-56	COMMER/CIA	6302 Federal Blvd		Expired	\$0.00	\$0.00	11/29/1990	Open Doorway Between Units B/c Lg 1139	11/29/1990
000026	000-002-04	BLDG/HISTOR	6302 Federal Blvd		Final	\$0.00	\$0.00	11/7/1990	Elect Upgrade 200 Amps	11/7/1990
000166	000-004-07	BLDG/HISTOR	6302 Federal Blvd		Final	\$0.00	\$0.00	11/7/1990	Wall Sign	11/7/1990
000176	000-004-26	BLDG/HISTOR	6302 Federal Blvd		Final	\$0.00	\$0.00	11/7/1990	Interior Partition And Ceiling	11/7/1990

AGUIRRE & ASSOCIATES
(619) 464-6978
8363 CENTER DRIVE, STE 5A
LA MESA, CA 91942

Date	Invoice #
10/1/2018	6229

Stephanie Boyce
CITY OF LEMON GROVE
3232 Main Street
Lemon Grove, CA 91945

		Account #	Project	Terms	Client Project No.
		150816	As-Needed:T.O.#48	Net 30	2015-11
Quantity	Description			Rate	Amount
3.5	Land Surveyor			115.00	402.50
	6302 Federal -lot Line Adj				
Billing Period: September 2018				Total	\$402.50
				Less Retainer Applied	\$0.00
				Balance Due	\$402.50



(default.aspx)

1 PAY ONLINE	WWW.SDTTC.COM
2 PAY BY PHONE	(855) 829-3773
3 QUESTIONS	(877) 829-4732

4 TAX BILL YEAR
2018-2019

FOR FISCAL YEAR BEGINNING JULY 1, 2018 AND ENDING JUNE 30, 2019

FAQ

5 PROPERTY ADDRESS - DESCRIPTION - SUBDIVISION

PROPERTY ADDRESS CANNOT BE SHOWN IN COMPLIANCE TO GOVERNMENT CODE SECTION 6254.21.

CURRENT OWNER

SPECIAL MESSAGES

OWNER MESSAGES

6 MAP NO.	7 DESCRIPTIONS	VALUES & EXEMPTIONS
CC012524	LAND	\$240,041
	IMPROVEMENTS	\$280,609
	TOTAL L&I	\$520,650
939888	PERSONAL PROPERTY	\$0
	EXEMPTIONS	
	HOMEOWNERS	\$0
	OTHER	\$0
	NET TAXABLE VALUE	\$520,650

10 OWNER OF RECORD ON JANUARY 1, 2018

11 PARCEL/BILL NO.	12 TAX RATE AREA	13 CORTAC NO.	14 1ST INSTALLMENT	15 2ND INSTALLMENT	16 TOTAL DUE
478-290-04-00	15045		\$4,573.22	+	\$4,573.22 = \$9,146.44

17 YOUR TAX DISTRIBUTION

AGENCY	RATE	AMOUNT
1% TAX ON NET VALUE	1.00000	\$206.49
VOTER APPROVED BONDS:		
GROSSMONT HEALTHCARE DISTRICT BOND PROP G 6-05-06	NET 0.02352	\$122.46
GEN BOND LEMON GROVE-PROP LL 11/03/1998, SER 1999A	NET 0.02000	\$104.13
GEN BOND LEMON GROVE-PROP LL 11/03/1998, SER 1999B	NET 0.00947	\$49.31
GEN BOND LEMON GROVE-PROP LL 11/03/1998, SER 1999C	NET 0.00709	\$36.91
GEN BOND LEMON GROVE-PROP W 11/04/2008, SER 2008A	NET 0.00810	\$42.17
GEN BOND LEMON GROVE-PROP W 11/04/2008, SER 2008B	NET 0.00006	\$0.31
GEN BOND LEMON GROVE-PROP W 11/04/2008, SER 2008C	NET 0.01430	\$74.45
GEN BOND LEMON GROVE-PROP R 11/04/2014, SER 2014A	NET 0.00565	\$29.42
GEN BOND LEMON GROVE-PROP R 11/04/2014, SER 2014B	NET 0.00000	\$0.00
GEN BOND LEMON GROVE-PROP R 11/04/2014 2014D	NET 0.01407	\$73.26
GEN BOND LEMON GROVE-PROP R 11/04/2014 SER 2014C	NET 0.00305	\$15.88
HI BOND GROSSMONT-PROP H 3/02/2004, SERIES 2004	NET 0.00000	\$0.00
HI BOND GROSSMONT-PROP H 3/02/2004, SERIES 2006	NET 0.00000	\$0.00
HI BOND GROSSMONT-PROP H 3/02/2004, SERIES 2008	NET 0.00477	\$24.84
HI BOND GROSSMONT-PROP U 11/04/2008, SERIES 2009A	NET 0.00137	\$7.13
HI BOND GROSSMONT-PROP U 11/04/2008, SERIES 2011C	NET 0.00000	\$0.00
HI BOND GROSSMONT-PROP U 11/04/2008, SERIES 2011D	NET 0.00416	\$21.66
HI BOND GROSSMONT-PROP H 3/02/2004, 2011A REF	NET 0.00636	\$33.11
HI BOND GROSSMONT-PROP H 3/02/2004, 2011B REF	NET 0.00000	\$0.00
HI BOND GROSSMONT-PROP H 3/02/2004, 2012 REF	NET 0.01530	\$79.66
HI BOND GROSSMONT-PROP U 11/04/2008, SERIES 2013E	NET 0.00356	\$18.54
HI BOND GROSSMONT-PROP U 11/04/2008, SERIES 2015F	NET 0.00081	\$4.22
HI BOND GROSSMONT-PROP H 3/02/2004, 2015 REF	NET 0.00379	\$19.73

18 YOUR TAX DISTRIBUTION

AGENCY	RATE	AMOUNT
HI BOND GROSSMONT-PROP U 11/04/2008, 2016 REF	NET 0.00392	\$20.41
HI BOND GROSSMONT-PROP U 11/04/2008, 2016B REF	NET 0.00580	\$30.20
HI BOND GROSSMONT-PROP U 11/04/2008, 2017 G-1,G-2	NET 0.00233	\$12.13
HI BOND GROSSMONT-PROP BB 11/08/2016, 2017 A-1,A-2	NET 0.00456	\$23.74
HI BOND GROSSMONT-PROP U 11/04/2008, 2017 H-1	NET 0.00000	\$0.00
HI BOND GROSSMONT-PROP U 11/04/2008, 2017 H-2	NET 0.00093	\$4.84
HI BOND GROSSMONT-PROP U 11/04/2008, 2017 REF	NET 0.00102	\$5.31
HI BOND GROSSMONT-PROP BB 11/08/2016, SER 2018B	NET 0.00514	\$31.97
GROSSMONT-CUYAMACA COMM COLL, 11/05/02 SER 2005B	NET 0.00000	\$0.00
GROSSMONT-CUYAMACA COMM COLL, 11/05/02, SER 2008C	NET 0.00000	\$0.00
GROSSMONT-CUYAMACA COMM COLL, 11/05/02, 2008 REF	NET 0.00000	\$0.00
GROSSMONT-CUYAMACA COMM COLL, 11/05/12, SER 2013A	NET 0.00875	\$45.56
GROSSMONT-CUYAMACA COMM COLL, 11/05/02, 2013 REF	NET 0.00076	\$3.96
GROSSMONT-CUYAMACA COMM COLL, 11/05/12, SER 2018B	NET 0.00551	\$33.89
GROSSMONT-CUYAMACA COMM COLL 11/05/02, 2018 REF	NET 0.02623	\$136.57
MWD D/S REMAINDER OF SDCWA 15019999	NET 0.00350	\$18.22
TOTAL ON NET VALUE	1.21588	\$6,320.48
FIXED CHARGED ASSMTS:		
VECTOR DISEASE CTRL	PHONE #	
800-273-5167		\$11.90
MWD WTR STANDBY CHRG	865-607-6864	\$11.50
CWA WTR AVAILABILITY	858-522-6690	\$10.00
MOSQUITO SURVEILLANC	800-273-5167	\$2.28
SEWER SERVICE CHARGE	888-683-5234	\$2,760.30
TOTAL AMOUNT		\$9,146.44

Secured

Parcel Number	Installment	Installment Amount	Delinquent After	Status	Amount Due	Total Due	Action
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(default.aspx)

1 PAY ONLINE	WWW.SDTTC.COM
2 PAY BY PHONE	(855) 829-3773
3 QUESTIONS	(877) 829-4732

4 TAX BILL YEAR
2018-2019

FOR FISCAL YEAR BEGINNING JULY 1, 2018 AND ENDING JUNE 30, 2019

FAQ

5 PROPERTY ADDRESS - DESCRIPTION - SUBDIVISION

PROPERTY ADDRESS CANNOT BE SHOWN IN COMPLIANCE TO GOVERNMENT CODE SECTION 6254.21

CURRENT OWNER

SPECIAL MESSAGES

OWNER MESSAGES

MAP NO.	DESCRIPTIONS	VALUES & EXEMPTIONS
CC012524	LAND	\$1,025,100
	IMPROVEMENTS	\$280,500
	TOTAL L&I	\$1,305,600
015184	PERSONAL PROPERTY	\$0
	EXEMPTIONS	
	HOMEOWNERS	\$0
	OTHER	\$0
	NET TAXABLE VALUE	\$1,305,600

10 OWNER OF RECORD ON JANUARY 1, 2018

11 PARCEL/BILL NO.	12 TAX RATE AREA	13 CORTAC NO.	14 1ST INSTALLMENT	15 2ND INSTALLMENT	16 TOTAL DUE
478-290-05-00	15045		\$9,162.66	\$9,162.66	\$18,325.32

17 YOUR TAX DISTRIBUTION

AGENCY	RATE	AMOUNT
1% TAX ON NET VALUE	1.00000	13055.99
VOTER APPROVED BONDS:		
GROSSMONT HEALTHCARE DISTRICT BOND PROP G 6-06-06	NET 0.02352	\$307.08
GEN BOND LEMON GROVE-PROP LL 11/03/1998, SER 1999A	NET 0.02000	\$261.12
GEN BOND LEMON GROVE-PROP LL 11/03/1998, SER 1998B	NET 0.00947	\$123.64
GEN BOND LEMON GROVE-PROP LL 11/03/1998, SER 1998C	NET 0.00769	\$92.57
GEN BOND LEMON GROVE-PROP W 11/04/2008, SER 2008A	NET 0.00810	\$105.75
GEN BOND LEMON GROVE-PROP W 11/04/2008, SER 2008B	NET 0.00000	\$0.78
GEN BOND LEMON GROVE-PROP W 11/04/2008, SER 2008C	NET 0.01430	\$186.70
GEN BOND LEMON GROVE-PROP R 11/04/2014, SER 2014A	NET 0.00565	\$73.77
GEN BOND LEMON GROVE-PROP R 11/04/2014, SER 2014B	NET 0.00000	\$0.00
GEN BOND LEMON GROVE-PROP R 11/04/2014 2014D	NET 0.01407	\$183.70
GEN BOND LEMON GROVE-PROP R 11/04/2014 SER 2014C	NET 0.00305	\$39.82
HI BOND GROSSMONT-PROP H 3/02/2004, SERIES 2004	NET 0.00000	\$0.00
HI BOND GROSSMONT-PROP H 3/02/2004, SERIES 2006	NET 0.00000	\$0.00
HI BOND GROSSMONT-PROP H 3/02/2004, SERIES 2008	NET 0.00477	\$62.28
HI BOND GROSSMONT-PROP U 11/04/2008, SERIES 2009A	NET 0.00137	\$17.89
HI BOND GROSSMONT-PROP U 11/04/2008, SERIES 2011C	NET 0.00000	\$0.00
HI BOND GROSSMONT-PROP U 11/04/2008, SERIES 2011D	NET 0.00416	\$54.31
HI BOND GROSSMONT-PROP H 3/02/2004, 2011A REF	NET 0.00636	\$83.04
HI BOND GROSSMONT-PROP H 3/02/2004, 2011B REF	NET 0.00000	\$0.00
HI BOND GROSSMONT-PROP H 3/02/2004, 2012 REF	NET 0.01530	\$199.76
HI BOND GROSSMONT-PROP U 11/04/2008, SERIES 2013E	NET 0.00356	\$46.48
HI BOND GROSSMONT-PROP U 11/04/2008, SERIES 2015F	NET 0.00081	\$10.58
HI BOND GROSSMONT-PROP H 3/02/2004, 2015 REF	NET 0.00379	\$49.48

18 YOUR TAX DISTRIBUTION

AGENCY	RATE	AMOUNT
HI BOND GROSSMONT-PROP U 11/04/2008, 2016 REF	NET 0.00392	\$51.18
HI BOND GROSSMONT-PROP U 11/04/2008, 2016B REF	NET 0.00580	\$75.72
HI BOND GROSSMONT-PROP U 11/04/2008, 2017 G-1,G-2	NET 0.00233	\$30.42
HI BOND GROSSMONT-PROP BB 11/08/2016, 2017 A-1,A-2	NET 0.00456	\$59.54
HI BOND GROSSMONT-PROP U 11/04/2008, 2017 H-1	NET 0.00000	\$0.00
HI BOND GROSSMONT-PROP U 11/04/2008, 2017 H-2	NET 0.00093	\$12.14
HI BOND GROSSMONT-PROP U 11/04/2008, 2017 REF	NET 0.00102	\$13.32
HI BOND GROSSMONT-PROP BB 11/08/2016, SER 2018B	NET 0.00614	\$80.16
GROSSMONT-CUYAMACA COMM COLL, 11/05/02 SER 2005B	NET 0.00000	\$0.00
GROSSMONT-CUYAMACA COMM COLL, 11/05/02, SER 2008C	NET 0.00000	\$0.00
GROSSMONT-CUYAMACA COMM COLL, 11/03/02, 2008 REF	NET 0.00000	\$0.00
GROSSMONT-CUYAMACA COMM COLL, 11/06/12, SER 2013A	NET 0.00875	\$114.24
GROSSMONT-CUYAMACA COMM COLL, 11/05/02, 2013 REF	NET 0.00076	\$9.92
GROSSMONT-CUYAMACA COMM COLL, 11/06/12, SER 2018B	NET 0.00651	\$84.99
GROSSMONT-CUYAMACA COMM COLL 11/05/02, 2016 REF	NET 0.02623	\$342.46
MWD DIS REMAINDER OF SDCWA 15019999	NET 0.00350	\$45.70
TOTAL ON NET VALUE	1.21588	\$15,874.53
FIXED CHARGED ASSMTS:		
CWA WTR AVAILABILITY	PHONE # 858-522-6690	\$10.00
MOSQUITO SURVEILLANC	800-273-5167	\$2.28
SEWER SERVICE CHARGE	888-683-5234	\$2,407.20
MWD WTR STANDBY CHRG	866-807-6864	\$11.50
VECTOR DISEASE CTRL	800-273-5167	\$19.82
TOTAL AMOUNT		\$18,325.32

Secured

Parcel Number	Installment	Installment Amount	Delinquent After	Status	Amount Due	Total Due	Action
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INVOICE

Development Services Department
3232 Main Street, Lemon Grove, CA 91945
Phone: 619-825-3805 Fax: 619-825-3818
www.ci.lemon-grove.ca.us

Bill to:

San Diego CA 92114

Invoice #:

Invoice Date:

Project #:

Project Address:

Staff Contact:

1
10/3/2018
BA1-800-0002
APN: 478-290-05-00
Mike Viglione, Assistant Planner

Positions	Activity/Review										Total	
	Review 1		Review 2		Review 3		Review 4		Public Hearing 1		Public Hearing 2	
	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost
City Engineer		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Assistant City Engineer	1.00	\$ 44.00		\$ -		\$ -		\$ -		\$ -	1.00	\$ 44.00
Associate Civil Engineer		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Engineering Technician III		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Engineering Inspector		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Management Analyst		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Development Services Director		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Principal Planner		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Assistant Planner	6.00	\$ 282.00		\$ -		\$ -		\$ -		\$ -	6.00	\$ 282.00
Development Services Technician		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Code Enforcement Officer/Water Quality Inspector		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Building Inspector		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Supervising Building Inspector		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Plans Examiner		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Building Official		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Mechanical Engineer		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Electrical Engineer		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Energy Plans Examiner		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Structural Engineer		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Fire Marshall		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Fire Inspectors		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Crime Prevention Specialist		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
City Attorney		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Public Works Director		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Reproduction												\$ -
Public Noticing												\$ -
Other (City Surveyor)												\$ -
Total:		\$ 326.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ 326.00

Deposits Paid:	1	2	3	4
Date:	8/14/2018			
Amount:	\$1,800			
Receipt #:	25679			

Fees Paid:	1	2	3	4	5	6	7	8
Date:								
Amount:								
Receipt #:								

For Refunds: Please provide copy of Receipt

Payee: _____

Address: _____

Receipt #: _____

Date: _____

Total Deposits Paid:	\$	1,800.00
Total Fees Paid:	\$	-
Total Amount Paid:	\$	1,800.00
Total Amount Expended:	\$	326.00
Balance Due:	\$	(1,474.00)

Hourly Fees are Noted in the Master Fee Schedule



CITY OF LEMON GROVE

Development Services Department

"Best Climate On Earth"

October 3, 2018

Re: Boundary Adjustment BA1-800-0002 between 6302 and 6304 Federal Blvd, APNs: 478-290-04/05

The City has completed its first review of the aforementioned Boundary Adjustment application for 6302 and 6304 Federal Boulevard and determined it is incomplete. Please review the following comments and conditions and make all necessary revisions to continue processing your application. Referenced titles, chapters, and sections are from the Lemon Grove Municipal Code which is available on our website at www.lemongrove.ca.gov. Please keep in mind that the following comment list may be amended, expanded, or revised at any time.

Engineering, Rebecca Morris, 619-825-3830

1. Address all enclosed Engineering Redlines provided by the City Surveyor.

Please note that the City Surveyor's cost is not included in the enclosed project invoice. The project invoice will be updated to reflect this charge upon receipt of the City Surveyor's invoice.

Planning, Mike Viglione, 619-825-3807

1. Address all enclosed Planning Redlines.
2. Ensure the existing and proposed lot line conventions shown in the plat legend match the actual lines used on the plat.
3. Add owner names to the adjacent parcels.
4. Provide setback dimensions from the proposed parcel line to the existing buildings.
5. Identify the Centerline with a distinct line convention and provide and label the precise dimension from the front property line of a parcel included in the Boundary Adjustment to the Center Line of the street.
6. Replace "Lot Line" with "Boundary Adjustment" and include the Boundary Adjustment number (BA1-800-0002) in the plat title.
7. Provide separate legal descriptions on the plat for each lot. The legal description should be sufficient as to define the boundaries of the ownerships involved.
8. Show any and all existing utilities and surface improvements if they occur on the site.
9. Distinctive boundary lines, clearly labeled, delineating the limits of any area subject to flooding must be added and labeled per the requirements of 16.16.270(C).
10. All easements must be shown on the plat. The Preliminary Title Report for parcels 478-290-05 and 543-020-06 references an easement for poles, wires and incidental purposes, recorded on October 26, 1951, in favor of San Diego Gas and Electric Company.
11. Show all existing and proposed monuments on the plat.
12. Include a Development Services Director Modification list referencing all Boundary Adjustment standards which are being waived according to Section 16.16.410. See the Planning Redlines for further clarification.
13. Coordinate with the Engineering Division to get a letter indicating that Sanitation Service is available or already provided as required by Section 16.16.260.



CITY OF LEMON GROVE

Development Services Department

"Best Climate On Earth"

Staff also identified the following preliminary approval conditions. Note that this is an incomplete list and that it may similarly be amended, expanded or revised at any time.


Conditions of Approval:

1. All proposed parcel or lot lines shall be monumented in accordance with Sections 16.16.270 and 16.16.350 prior to final approval. A monument inspection is required.
2. Parcel 1 must have guaranteed, perpetual access to Federal Boulevard as required by Section 16.16.270(C). Prepare a lot tie agreement, easement, or similar instrument and provide it to the Development Services Department for review and approval. A copy of the recorded instrument must be provided to the Department prior to final approval of the Boundary Adjustment.
3. Provide the Commercial Building Record from the County Assessor's office for parcels 480-290-04 and 480-290-05. Any non-permitted construction revealed by these records, must be addressed prior to final approval.

Please revise your plans as necessary and prepare three (3) copies of the resubmittal package including any of the documents requested above. Once ready, kindly schedule an appointment with the project planner to resubmit.

Feel free to call me during counter hours at (619) 825-3807 if you have any questions. Original redline comments are available for your review during counter hours as well.

Respectfully,


Mike Vigilione
Assistant Planner

CC: BA1-800-0002 Project File
Joel Waymire, Polaris Development Consultants, Inc. [via e-mail]

Enclosures:

1. Invoice 1
2. Engineering Redline Comments
3. Planning Redline Comments

Mike Viglione

From: Mike Viglione
Sent: Tuesday, October 30, 2018 6:32 PM
To: [REDACTED]
Subject: RE: 6302/6304 Federal Blvd - Boundary Adjustment - BA1-800-0002

[REDACTED]

See answers in red below. I apologize for the long delay.

Respectfully,

Mike Viglione
Assistant Planner
City of Lemon Grove
Development Services Department
3232 Main St.
Lemon Grove, CA 91945
(619) 825-3807 phone
(619) 825-3818 fax
www.lemongrove.ca.gov

From: [REDACTED]
Sent: Monday, October 22, 2018 11:33 AM
To: Mike Viglione <mviglione@lemongrove.ca.gov>; [REDACTED]
Subject: RE: 6302/6304 Federal Blvd - Boundary Adjustment - BA1-800-0002

Hi Mike. I just wanted to make sure you received my email. Please get back to me when you get a chance, thanks.

[REDACTED]

From: [REDACTED]
Sent: Wednesday, October 10, 2018 3:57 PM
To: Mike Viglione; [REDACTED]
Subject: RE: 6302/6304 Federal Blvd - Boundary Adjustment - BA1-800-0002

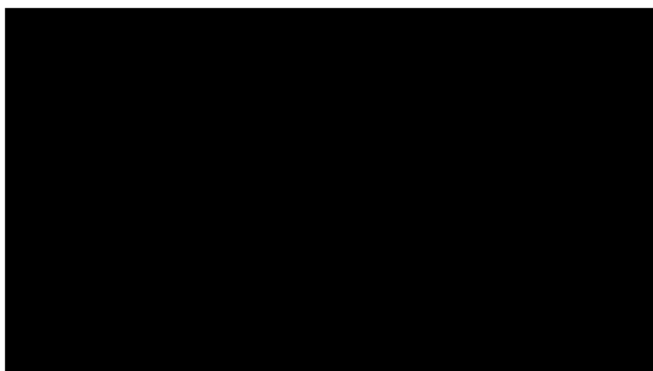
Mike – thanks for getting your comments back to us. I have a couple questions for you:

- 1) Comment #8 asks for the existing utilities to be shown. Is this just aboveground utilities? Do we have to show what is in Federal Boulevard, or just on-site? I'd like to minimize this as much as possible so this drawing does

not get too cluttered. We require all utilities to be shown so that we can accurately assess the impacts of a boundary adjustment.

- 2) Comment #9 asks to show any areas of flooding. I don't believe there is any flooding on the subject properties. Are you aware of some? I will confirm with Engineering but I believe this area of Federal Boulevard is subject to flooding. FEMA's Flood Insurance Rate Maps indicate that this property is within the 1% special flood hazard area.
- 3) Comment #10 asks to show the SDG&E easement recorded on 10/26/51. We already have that on the plat as Easement 2. Do we need to show this differently? If it's on the plat and I overlooked it, then please disregard. All plottable easements must be reflected on the plat and that is the purpose of the comment.
- 4) Comment #11 asks to show the existing and proposed monuments. What is the purpose of this? I've never been asked to show monuments on a lot line adjustment plat. These are always based on record information, not field surveys. And in order to set monuments, we'll have to file a record of survey, which is another cost to the property owner. The Lemon Grove Municipal Code provides the authority for the Planning Director to require monuments to be set with a Boundary Adjustment in Section 16.16.270. Monumentation is a standard condition of approval for Boundary Adjustments in the City and will be inspected with final approval.
- 5) Comment #13 asks for a letter regarding the sanitation service. Is this for trash or sewer? Sewer.
- 6) Condition of Approval #2 appears to be asking for an access easement across APN 543-020-06 for APN 478-290-05. This seems unnecessary since these properties can't be sold individually, as that would leave APN 478-290-05 without street access. And these are owned by the same entity, so how do they grant an easement to themselves? A covenant to hold the properties in common (lot tie agreement) could be a solution in this case as it would assure access by requiring the properties never be sold separately. Though it may be unlikely and in poor judgment to convey these lots separately, I am not aware of anything that prohibit this outcome.
- 7) Condition of Approval #3 asks to research the County Assessor's Office for prior building permits. I searched the Assessor and Building Department websites using the site addresses and found no records. Is there anywhere else we can search for this information? I believe the document would be called the Commercial Construction Record and it is available to property owners or their authorized agents. I believe one of the aforementioned individuals will need to request it at an Assessor's branch office location.

Please respond when you have a chance, and give me a call if you want to discuss any of these questions/comments or if you want to meet in person and go through these. Thanks Mike.



From: Mike Viglione [<mailto:mviglione@lemongrove.ca.gov>]

Sent: Thursday, October 04, 2018 8:52 AM

To: [REDACTED]

Subject: 6302/6304 Federal Blvd - Boundary Adjustment - BA1-800-0002

Good Morning,

City of Lemon Grove staff have completed their first review of the application for Boundary Adjustment under record ID BA1-800-0002 between 6302 and 6304 Federal Boulevard and determined that it is incomplete at this time. As such, a Notice of Incomplete with corrections and conditions was prepared and mailed to the applicant on 10/3/2018. Please review the Notice carefully and make all necessary revisions to continue processing your application.

Attached you will find all the materials from yesterday's mailing, including: the Notice of Incomplete, First Invoice, Planning Redlines, and Engineering Redlines.

Please do not hesitate to contact me if you have questions or need any clarifications.

Respectfully,

Mike Viglione
Assistant Planner
City of Lemon Grove
Development Services Department
3232 Main St.
Lemon Grove, CA 91945
(619) 825-3807 phone
(619) 825-3818 fax
www.lemongrove.ca.gov