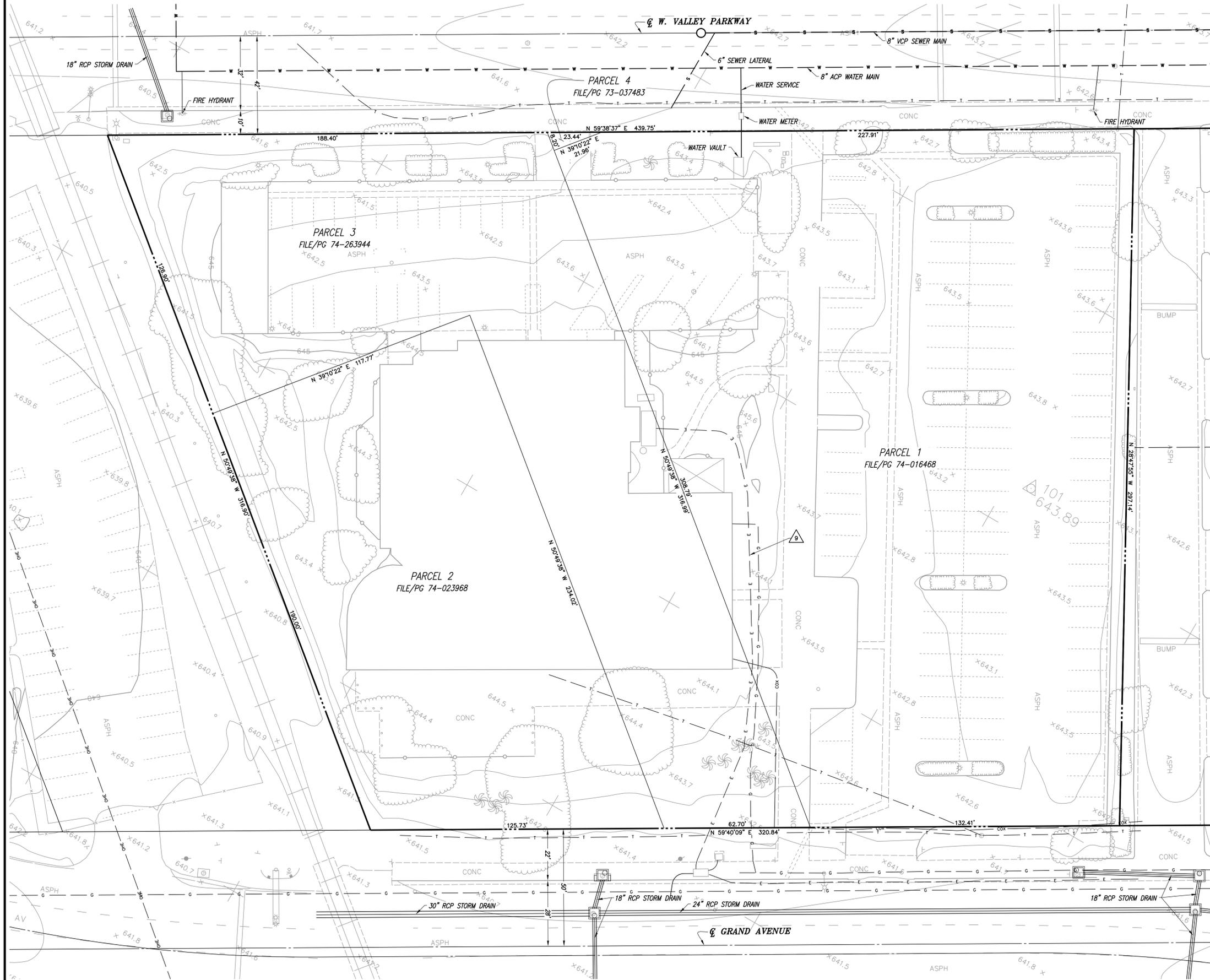


APPENDIX E-2
Gateway Constraints Map

CONSTRAINTS MAP



PROJECT PROFILE

1. THE CURRENT RECORD OWNER OF THE PROPERTY INCLUDED IN THIS SURVEY IS THE CITY OF ESCONDIDO, A MUNICIPAL CORPORATION AS SET FORTH BY GRANT DEEDS RECORDED ON FEB. 13, 1973 AS FILE/PAGE 73-037483, JAN. 22, 1974 AS FILE/PAGE 74-016468, JAN. 30, 1974 AS FILE/PAGE 74-023968 AND OCT. 1, 1974 AS FILE/PAGE 74-263944, ALL OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.
2. STREET ADDRESS: 700 WEST GRAND AVENUE, ESCONDIDO, CA.
3. THE PROPERTY IS REPRESENTED AS SAN DIEGO COUNTY ASSESSOR'S PARCEL NUMBER: 232-100-16.
4. LAND AREA: PARCEL 1 - 56,897 SQ. FT.; PARCEL 2 - 24,969 SQ. FT.; PARCEL 3 - 30,972 SQ. FT.; PARCEL 4 - 90 SQ. FT. TOTAL AREA = 112,928 SQ. FT. OR 2.592 ACRES.
5. CURRENT LAND USE: THE SURVEYED PROPERTY IS CURRENTLY UNOCCUPIED.

LEGAL DESCRIPTION

PARCELS 1, 2, 3 AND 4 SHOWN WITHIN THE PROCEDURE OF SURVEY HEREON ARE PORTIONS OF LOTS 4 AND 5, BLOCK 145 OF RANCHO RINCON DEL DIABLO ACCORDING TO MAP THEREOF No. 349 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 10, 1886, ALSO BEING PORTIONS OF NORTH COUNTY TRANSIT DISTRICT'S (NCTD) 300 FOOT STRIP OF LAND DESCRIBED IN A DEED RECORDED ON MARCH 7, 1889 IN BOOK 146, PAGE 196 OF DEEDS AND SHOWN ON SHEET 4 OF MISCELLANEOUS MAP No. 41 ENTITLED "OFFICIAL MAP OF THE CITY OF ESCONDIDO" FILED ON JANUARY 10, 1922, RECORDS OF SAN DIEGO COUNTY; ALL WITHIN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED IN GRANT DEEDS RECORDED ON FEBRUARY 13, 1973 AS FILE/PAGE 73-037483, JANUARY 22, 1974 AS FILE/PAGE 74-016468, JANUARY 30, 1974 AS FILE/PAGE 74-023968 AND OCTOBER 1, 1974 AS FILE/PAGE 74-263944, ALL OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.

EXCEPTING FROM PARCELS 2 AND 3, ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES AS MORE PARTICULARLY DESCRIBED IN SAID GRANT DEEDS RECORDED ON JANUARY 30, 1974 AS FILE/PAGE 74-023968 AND OCTOBER 1, 1974 AS FILE/PAGE 74-263944 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.

EASEMENT LEGEND

THE FOLLOWING EASEMENTS OR RESTRICTIONS AFFECT THE SURVEYED PROPERTY AS DISCLOSED BY A PRELIMINARY REPORT ISSUED BY CHICAGO TITLE COMPANY, 4041 MACARTHUR BLVD., SUITE 400, NEWPORT BEACH, CA, 92660 AS ORDER No. 00037559-002-1B DATED SEPTEMBER 17, 2015. ITEMS ARE NUMBERED AS THEY APPEAR IN THE PRELIMINARY REPORT AND THE NUMBER IS SHOWN WITHIN A TRIANGLE WHEN PLOTTABLE.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY PUBLIC RECORDS.
2. PROVISIONS IN BOOK 67, PAGE 172 OF DEEDS DATED OCT. 25, 1886, RECORDS OF SAN DIEGO COUNTY, PROHIBITING THE BUYING, SELLING OR HANDLING OF INTOXICATING LIQUORS; AFFECTS LOT 5, BLOCK 145, MAP No. 349. NOTE THAT THE RIGHT OF REVERSION CREATED BY SAID DEED WAS SUBORDINATED TO THE INTEREST HELD BY ANY MORTGAGE OR DEED OF TRUST AS PROVIDED IN A SUBORDINATION AGREEMENT RECORDED ON JANUARY 24, 1934 IN BOOK 257, PAGE 490 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.
- 2A. EASEMENTS FOR WATER PIPES RESERVED BY ESCONDIDO LAND AND TOWN COMPANY AS SET FORTH WITHIN BOOK 67, PAGE 172 OF DEEDS DATED OCT. 25, 1886, RECORDS OF SAN DIEGO COUNTY; AFFECTS LOT 5, BLOCK 145, MAP No. 349.
- 3A. EASEMENTS FOR PIPELINES, 10 FEET IN WIDTH, AND FOR IRRIGATION DITCHES, 20 FEET IN WIDTH, IN FAVOR OF THE ESCONDIDO IRRIGATION DISTRICT RECORDED ON AUGUST 1, 1895 IN BOOK 238, PAGE 390 OF DEEDS, RECORDS OF SAN DIEGO COUNTY.
4. AN EASEMENT FOR WATER PIPES RESERVED BY ESCONDIDO LAND AND TOWN COMPANY AS SET FORTH WITHIN BOOK 540, PAGE 136 OF DEEDS RECORDED ON DEC. 13, 1911, RECORDS OF SAN DIEGO COUNTY. NOTE THAT THE COPY OF THIS DOCUMENT PROVIDED TO BUCCOLA ENGINEERING IS ILLEGIBLE.
5. PROVISIONS IN BOOK 540, PAGE 136 OF DEEDS RECORDED ON DEC. 13, 1911, RECORDS OF SAN DIEGO COUNTY PROHIBITING THE BUYING, SELLING OR HANDLING OF INTOXICATING LIQUORS. NOTE THAT THE RIGHT OF REVERSION CREATED BY SAID DEED WAS SUBORDINATED TO THE INTEREST HELD BY ANY MORTGAGE OR DEED OF TRUST AS PROVIDED IN A SUBORDINATION AGREEMENT RECORDED ON JANUARY 24, 1934 IN BOOK 257, PAGE 490 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.
- 5A. EASEMENTS FOR RAILROAD TRACK PURPOSES, 13 FEET AND 17 FEET WIDE, IN FAVOR OF HAYWARD LUMBER AND INVESTMENT COMPANY RECORDED ON NOV. 14, 1924 IN BOOK 1029, PAGE 375 OF DEEDS. NOTE THE FACT THAT CURRENTLY, THERE ARE NO RAILROAD TRACKS ON, OR CROSSING THE SUBJECT PROPERTY.
7. AN EASEMENT FOR, AND THE RIGHT TO OPERATE, MAINTAIN, RECONSTRUCT AND RELOCATE A POLE AND WIRE LINE RESERVED BY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY AS SET FORTH WITHIN BOOK 4257, PAGE 228 RECORDED ON OCT. 8, 1951, OFFICIAL RECORDS OF SAN DIEGO COUNTY; AFFECTS PARCEL 2 SHOWN HEREON.
9. AN EASEMENT FOR ELECTRICAL FACILITIES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED ON MAY 13, 1974 AS FILE/PAGE 74-123673, OFFICIAL RECORDS OF SAN DIEGO COUNTY. THE WIDTH AND ROUTE OF THIS EASEMENT IS NOT PLOTTABLE. HOWEVER THERE IS A SCHEMATIC DRAWING WITHIN THE DOCUMENT THAT SUGGESTS THE INTENDED ROUTE OF THE SUBJECT ELECTRICAL FACILITIES. THAT ROUTE HAS BEEN RETRACED HEREON USING (a) THE ELECTRICAL VAULT SHOWN ON THE TOPO (b) THE BUILDING'S UTILITY ROOM AND (c) PAINT MARKS ON THE GROUND, APPLIED BY OTHERS, THAT REPRESENT THE ALIGNMENT OF UTILITY CONDUITS.

PREPARED IN THE OFFICE OF:

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 760/721-2000
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