

EXCEPTIONS

FIRST AMERICAN TITLE COMPANY, ORDER NUMBER: NCS-65198-SD

- ① AN EASEMENT FOR THE PURPOSE OF LOCATING, RELOCATING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, OPERATING, INSPECTING AND REPAIRING A PIPE LINE OR PIPE LINES, AND ALL FIXTURES AND APPURTENANCES INCIDENTAL THERETO FOR USE IN CONNECTION THEREWITH, FOR THE TRANSMISSION AND DISTRIBUTION OF WATER AND ALL USES AND PURPOSES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 27, 1947 IN BOOK 2489, PAGE 305 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO COUNTY WATER AUTHORITY.
AFFECTS: AS FURTHER DESCRIBED IN SAID DOCUMENT.
2. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED AS MAP NO. 6666 OF RECORD OF SURVEYS.
- ③ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 24, 1976 AS INSTRUMENT NO. 76-275375 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY.
AFFECTS: AS FURTHER DESCRIBED IN SAID DOCUMENT.
4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AN ELECTRIC LICENSE AGREEMENT" RECORDED JUNE 13, 1978 AS INSTRUMENT NO. 78-244423 OF OFFICIAL RECORDS.
5. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED AS MAP NO. 8357 OF RECORD OF SURVEYS.
- ⑥ AN EASEMENT FOR AN ENCLOSED OR UNENCLOSED FLOOD DRAINAGE CHANNEL AND ALL STRUCTURES INCIDENTAL THERETO, AND FOR THE FLOWAGE OF ANY WATERS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 15, 1981, AS INSTRUMENT NO. 81-327283 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO COUNTY FLOOD CONTROL DISTRICT, ZONE 3.
AFFECTS: AS FURTHER DESCRIBED IN SAID DOCUMENT
- ⑦ AN EASEMENT FOR A PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 15, 1981 AS INSTRUMENT NO. 81-327284 OF OFFICIAL RECORDS.
IN FAVOR OF: THE COUNTY OF SAN DIEGO.
AFFECTS: AS FURTHER DESCRIBED IN SAID DOCUMENT.
8. THE FACT THAT SAID LAND LIES WITHIN THE "RANCHO SAN DIEGO LAND CO. ANNEXATION" TO GROSSMONT-MT. HELIX FIRE PROTECTION DISTRICT, AS DISCLOSED BY INSTRUMENT RECORDED JUNE 30, 1982 AS INSTRUMENT NO. 82-203273 OF OFFICIAL RECORDS.
9. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 2, 1987 AS INSTRUMENT NO. 87-056265 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY.
AFFECTS: AS FURTHER DESCRIBED IN SAID DOCUMENT.
RECORD DESCRIPTION BELIEVED TO CONTAIN ERRORS THAT RENDER THE LOCATION OF RIGHTS UNRELIABLE-NOT PLOTTED.
10. AN EASEMENT FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, REPAIRING AND REPLACING A WATER PIPELINE OR PIPELINES, TOGETHER WITH RELATED METERS, VALVES, VAULTS, VENTS AND OTHER APPURTENANT FIXTURES TOGETHER WITH THE RIGHT OF UNOBSTRUCTED INGRESS THERETO, EGRESS THEREFROM AND INCIDENTAL PURPOSES, RECORDED JANUARY 8, 1988 AS INSTRUMENT NO. 88-009384 OF OFFICIAL RECORDS.
IN FAVOR OF: THE SAN DIEGO COUNTY WATER AUTHORITY.
AFFECTS: AS FURTHER DESCRIBED IN SAID DOCUMENT.
11. AN UNRECORDED LICENSE AGREEMENT FOR MAINTENANCE OF MICROWAVE TOWER DATED FEBRUARY 23, 1990, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, AS DISCLOSED BY MEMORANDUM OF LICENSE.
LICENSOR: GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT
LICENSEE: U S WEST CELLULAR OF CALIFORNIA, INC.
RECORDED: JUNE 1, 1990 AS FILE NO. 90-299447 OF OFFICIAL RECORDS.
- ⑫ AN EASEMENT FOR THE PURPOSE OF LAYING UNDERGROUND WATER PIPELINES AND LATERALS, MAIN SEWER LINES, SEWER TRUNK LINES, COLLECTION LINES AND LATERALS, SEWER MANHOLES AND OTHER UNDERGROUND AND SURFACE STRUCTURES APPURTENANT TO SAID WATER AND SEWER LINES, INCLUDING BUT NOT LIMITED TO REGULATORS AND VALVES, HEREINAFTER REFERRED TO AS "SAID FACILITIES," TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE SAID FACILITIES, AND THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 17, 1992 AS INSTRUMENT NO. 92-0735841 OF OFFICIAL RECORDS.
IN FAVOR OF: OTAY WATER DISTRICT.
AFFECTS: A PORTION OF THE HEREIN DESCRIBED PROPERTY.
13. AN UNRECORDED LEASE DATED APRIL 1, 1996, EXECUTED BY GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT AS LESSOR AND STATE PUBLIC WORKS BOARD OF THE STATE OF CALIFORNIA AS LESSEE, AS DISCLOSED BY A AMENDED AND RESTATED SITE LEASE RECORDED SEPTEMBER 22, 1997 AS INSTRUMENT NO. 97-0464535 OF OFFICIAL RECORDS.

14. AN UNRECORDED LEASE DATED APRIL 1, 1996, EXECUTED BY STATE PUBLIC WORKS BOARD OF THE STATE OF CALIFORNIA AS LESSOR AND GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT AS LESSEE, AS DISCLOSED BY A AMENDED AND RESTATED FACILITY LEASE RECORDED SEPTEMBER 22, 1997 AS INSTRUMENT NO. 97-0464536 OF OFFICIAL RECORDS.
15. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT AGREEMENT" RECORDED MARCH 7, 2001 AS INSTRUMENT NO. 01-0129821 OF OFFICIAL RECORDS.
16. A LEASE DATED APRIL 1, 2001, EXECUTED BY GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT, A COMMUNITY COLLEGE DISTRICT DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF CALIFORNIA AS LESSOR AND CALIFORNIA COMMUNITY COLLEGE FINANCING AUTHORITY, A JOINT POWERS AGENCY DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF CALIFORNIA AS LESSEE, RECORDED JULY 17, 2001 AS INSTRUMENT NO. 01-0493394 OF OFFICIAL RECORDS. THE INTEREST UNDER THE LEASE HAS BEEN ASSIGNED TO U.S. BANK TRUST NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION BY ASSIGNMENT RECORDED JULY 17, 2001 AS INSTRUMENT NO. 01-0493380 OF OFFICIAL RECORDS.
17. AN UNRECORDED LEASE DATED APRIL 1, 2001, EXECUTED BY CALIFORNIA COMMUNITY COLLEGE FINANCING AUTHORITY, A JOINT POWERS AUTHORITY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF CALIFORNIA AS LESSOR AND THE GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT (THE "DISTRICT"), A COMMUNITY COLLEGE DISTRICT DULY ORGANIZED AND VALIDLY EXISTING UNDER THE LAWS OF THE STATE OF CALIFORNIA AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE AGREEMENT RECORDED JULY 17, 2001 AS INSTRUMENT NO. 01-0493395 OF OFFICIAL RECORDS.

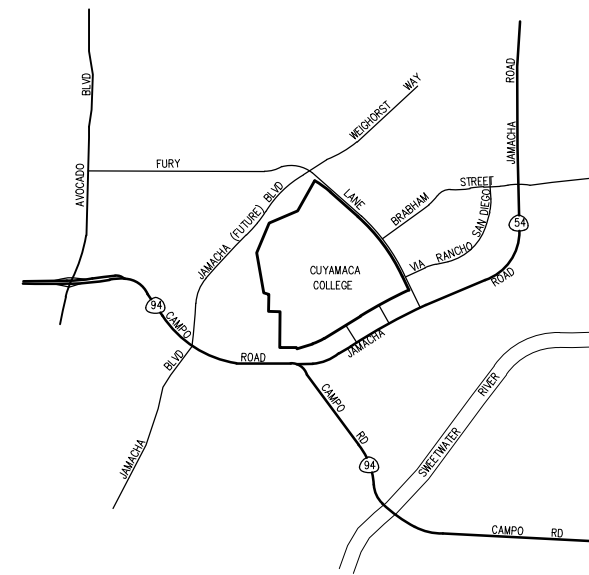
THE INTEREST UNDER THE LEASE HAS BEEN ASSIGNED TO U.S. BANK TRUST NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA BY ASSIGNMENT RECORDED JULY 17, 2001 AS INSTRUMENT NO. 01-0493396 OF OFFICIAL RECORDS.
18. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION AGREEMENT" RECORDED MARCH 8, 2002 AS INSTRUMENT NO. 02-0197157 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION

ORDER NUMBER: NCS-65198-SD

THOSE PORTIONS OF TRACT "E" AND TRACT "F" OF RANCHO JAMACHA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, CASE NO. 13. SUPERIOR COURT, ENTITLED WILLIAM M. KEIGHLER, ET AL. VS. MARY H. EDDY, ET AL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER NO. 6 OF TRACT "E" OF SAID RANCHO JAMACHA, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN; THENCE ALONG SAID WEST LINE, SOUTH 00° 06'24" WEST, (SOUTH 00°07'00" WEST, DEED) 60.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 70°23'36" WEST, (NORTH 70°23'00" WEST, DEED) 118.81 FEET TO AN ANGLE POINT IN THE BOUNDARY LINE OF THE LAND DESCRIBED IN DEED TO OTAY MUNICIPAL WATER DISTRICT, RECORDED JANUARY 28, 1964 AS FILE NO. 16556 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY LINE OF SAID LAND NORTH 10°19'31" WEST, (NORTH 10°18'55" WEST, DEED) 882.13 FEET; THENCE NORTH 22°08'37" EAST, 703.42 FEET; THENCE NORTH 66°10'34" EAST, 680.02 FEET; THENCE NORTH 29°12'10" EAST, 750.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 11°57'10" A DISTANCE OF 417.23 FEET TO THE END OF SAID CURVE; THENCE TANGENT TO SAID CURVE SOUTH 48°50'40" EAST, 811.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 4000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 23° 20'50" A DISTANCE OF 1629.44 FEET TO THE END OF SAID CURVE; THENCE SOUTH 25°29'50" EAST, 337.11 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 10430.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND BEING PARALLEL WITH AND DISTANT 430.00 FEET NORTHWESTERLY FROM THE CENTER LINE OF COUNTY ROAD SURVEY NO. 631 (JAMACHA ROAD) A COPY OF SAID SURVEY BEING ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID SAN DIEGO COUNTY, THROUGH AN ANGLE OF 08°34'46" A DISTANCE OF 1197.71 FEET TO THE END OF SAID CURVE; THENCE TANGENT TO SAID CURVE SOUTH 57°55'24" WEST, 928.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1170.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 13°49'30" 282.31 FEET TO THE END OF SAID CURVE; THENCE SOUTH 71°44'54" WEST, 360.11 FEET TO A POINT ON THE BOUNDARY LINE OF THE LAND DESCRIBED IN DEED TO MABEL E. DE BELLOY AND RECORDED IN BOOK 1546, PAGE 109 OF DEEDS; THENCE NORTH 20°11'33" WEST, (NORTH 20°11'00" WEST, DEED) 29.73 FEET TO THE NORTHEAST CORNER OF SAID LAND; THENCE NORTH 89°53'33" WEST, 366.97 FEET (NORTH 89°53'00" WEST, 366.90 FEET, DEED) TO THE EAST LINE OF THE LAND DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, AND RECORDED IN BOOK 694, PAGE 304 OF DEEDS; THENCE ALONG THE BOUNDARY LINE OF SAID LAND NORTH 00°06'42" EAST, 782.87 FEET (NORTH 00°07'00" EAST, 779.39 FEET, DEED) TO THE NORTHEAST CORNER THEREOF; AND NORTH 89°55'51" WEST, 250.00 FEET (NORTH 89°39'56" WEST, 250.03 FEET, DEED) TO SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36; THENCE ALONG SAID WEST LINE NORTH 00°06'24" EAST, (NORTH 00°07'00" EAST, DEED) 369.48 FEET TO THE TRUE POINT OF BEGINNING.



VICINITY MAP
NOT TO SCALE

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT ON OCTOBER 15, 2004

PAUL G. ROBOTTA DATE
L.S. 5334



DATE: 05/12/06 TIME: 8:11 a.m.
SERVER: NONE SERVICE: NONE
PATH: N:\SDB016402\Cadd\
DRAWING NAME: BOUNDARY.DWG
PLOTING VIEW: NONE
DESIGNER: DMT PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	MAR	04/22/05	100% SUBMITTAL

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.



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CUYAMACA COLLEGE BOUNDARY SURVEY

PREPARED FOR: CUYAMACA COLLEGE DISTRICT DATE SUBMITTED: JUNE 2011

SHEET NUMBER 1
OF 2 SHEETS
SCALE VERTICAL: 1"= NA HORIZONTAL: 1"= NA
JOB NUMBER SDB016410

XREFS: 22x34L, EXMA