

TO: James L. App, City Manager
FROM: Ronald Whisenand, Community Development Director
SUBJECT: Annexation of Tract 2772-1, Tract 2772-2 and Parcel Map PR 07-0294 into the Landscape and Lighting Maintenance District (Mondo-Hoskin)
DATE: November 18, 2008

Needs: That the City Council annex commercial-industrial Tracts 2772-1, 2772-2 and Parcel Map PR 07-0294 into the Landscape and Lighting District in association with recordation of Final Maps.

Facts:

1. The applicants, Airport Road Business Park, LP and Dry Creek Partners, LLC have requested the City Engineer to initiate proceedings for annexation of Tract 2772-1, 2772-2 and PR 07-0294 into the Landscape and Lighting District in accordance with their conditions of approval for recordation.
2. Tract 2772 is a 36-lot subdivision of a 43.83-acre site, located in the south and west of the intersection of Dry Creek and Airport Roads (see Vicinity/Reduction tract map, Attachment 1). Parcel Map PR 07-0294 is a three-lot subdivision directly adjacent to Tract 2772.
3. At its meeting of September 16, 2008, the City Council initiated proceedings for annexation of Tract 2772-1, 2772-2 and Parcel Map PR 07-0294 to the Landscape and Lighting District and declared their intent to conduct protest balloting.
4. The applicants have acknowledged a ballot in favor of annexation into the Landscape and Lighting District.

**Analysis
and**

Conclusion: Tract 2772 was originally approved by the Planning Commission on October 10, 2006. Parcel Map PR 07-0294 was approved by the Planning Commission on April 22, 2008. Tract 2772-1 was accepted for recording by the Council on September 2, 2008. Parcel Map PR 07-0294 was accepted for recording by the Council on October 21, 2008. Annexation to the Landscape and Lighting District for maintenance of medians and street lights is a condition of approval of both subdivisions.

Policy

Reference: General Plan
California Government Code Section 66462 (“Subdivision Map Act”)

Fiscal Impact: None.

Options: That the City Council take the following actions towards annexation of Tracts 2772-1, 2772-2 and Parcel Map PR 07-0294 into the Landscape and Lighting Maintenance District:

- a. (1)** Adopt Resolution No. 08-xxx declaring the results of the property owner protest ballot proceedings conducted for the proposed levy of assessments related to the annexation of Tract 2772-1, Tract 2772-2 and Parcel Map PR 07-0294, as Sub-Area 116 of the Paso Robles Landscaping and Lighting Maintenance District No. 1, commencing in fiscal year 2009/2010; and
 - (2)** Adopt Resolution No. 08-xxx approving and adopting the Engineer's Report regarding the annexation of Tract 2772-1, Tract 2772-2 and Parcel Map PR 07-0294, as Sub-Area 116 of the Paso Robles Landscape and Lighting Maintenance District; and the levy and collection of annual assessments related thereto commencing in fiscal year 2009/2010; and
 - (3)** Adopt Resolution No. 08-xxx confirming the annexation of Tract 2772-1, Tract 2772-2 and Parcel Map PR 07-0294 as Sub-Area 116 of the Paso Robles Landscaping and Lighting Maintenance District No. 1 and the assessment diagram connected therewith; and ordering the levy and collection of assessments for fiscal year 2009/2010.
- b.** Amend, modify or reject the above option.

Attachments: (4)

- 1) Vicinity/Reduced size tract map
- 2) Resolution declaration ballot results
- 3) Resolution approving engineer's report
- 4) Resolution confirming annexation

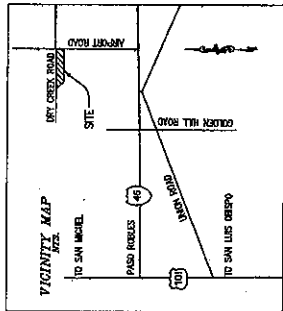
TENTATIVE TRACT MAP 2772

A SUBDIVISION OF PARCELS 1 AND 2 OF PR 04-078 IN THE CITY OF EL PASO DE ROBLES

TENTATIVE TRACT MAP 2772

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN JUAN, STATE OF CALIFORNIA.

PARCELS 1 AND 2 OF PR 04-078 AS SHOWN IN THE COUNTY OF SAN JUAN, STATE OF CALIFORNIA.



General Notes:

PROJECT - BUSINESS PARK PLANNED DEVELOPMENT AND SUBDIVISION.

PARCEL 1 & A PORTION OF LOT 2 OF PARCEL MAP PR 04-078.

TOTAL AREA OF DEVELOPMENT AREA = 36.55 AC

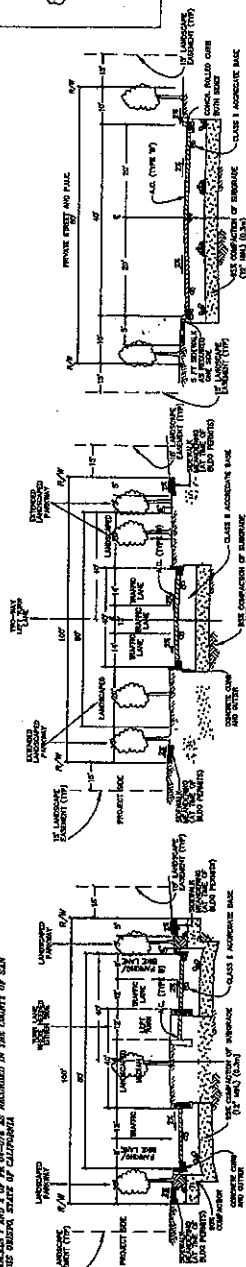
36 LOTS PLUS LOT 2^{1/4} FOR PRIVATE STREETS, BANKING FROM 0.25 ACRES TO 7 ACRES IN SIZE.

No.	Reference/Address	Date



AIRPORT ROAD BUSINESS PARK
AIRPORT ROAD BUSINESS PARK MANAGEMENT LLC

Sheet
8-9-06
1 of 7
Scale
1" = 100'



GOVT LOT 2
SEC. 14
APN 028-191-035
2310 DRY CREEK ROAD

N.E. 1/4 S.W. 1/4
SEC. 14
APN 028-191-035
2310 DRY CREEK ROAD

PARCEL 3
24.82 AC.
NOT A PART

PARCEL 1
52-PM-78
APN 028-431-037
WOODY WOODRUFF CONST.

PARCEL 2
52-PM-78
APN 028-431-038
WOODY WOODRUFF CONST.

PARCEL 4
52-PM-78
APN 028-431-040
AIRPORT ROAD

OWNER'S STATEMENT
I HEREBY APPROVE AND AFFIRM THAT THE INFORMATION CONTAINED IN THIS TENTATIVE TRACT MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GENERAL INFORMATION
PROJECT OWNER: AIRPORT ROAD BUSINESS PARK MANAGEMENT LLC
SITE ADDRESS: AIRPORT ROAD, EL PASO DE ROBLES, CA 94546
DATE: APR 06
SCALE: 1" = 100'

DATE: _____
SCALE: 1" = 100'

RECEIVED

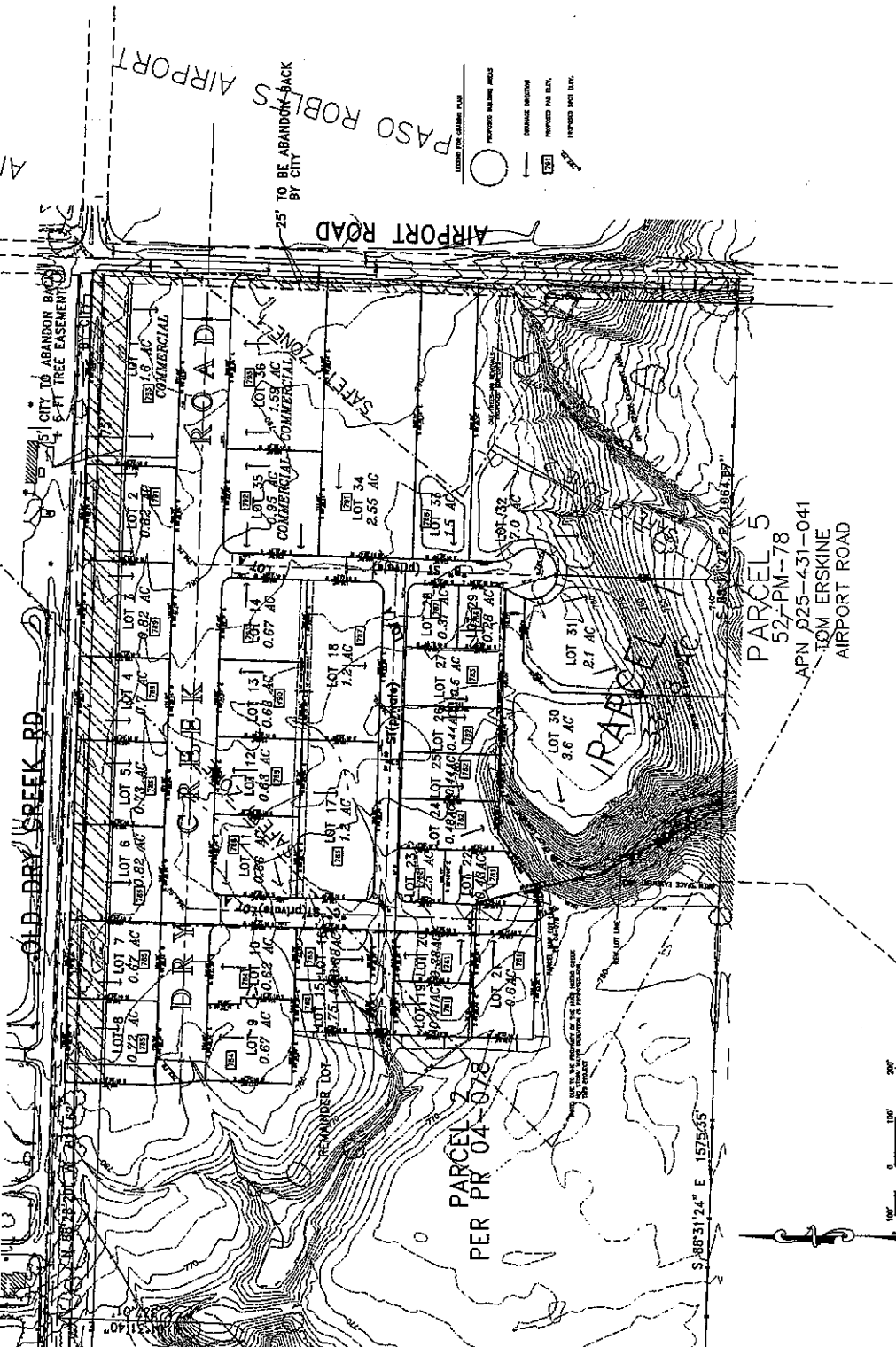
AUG 09 2006

Engineering Division

Exhibit B
Tentative Tract Map
Tract 2772 & PD 05-016
(Mondo)

TENTATIVE TRACT MAP 2772
 IN THE CITY OF EL PASO DE ROBLES
 PRELIMINARY GRADING AND DRAINAGE PLAN

CA YOUTH AUTHORITY

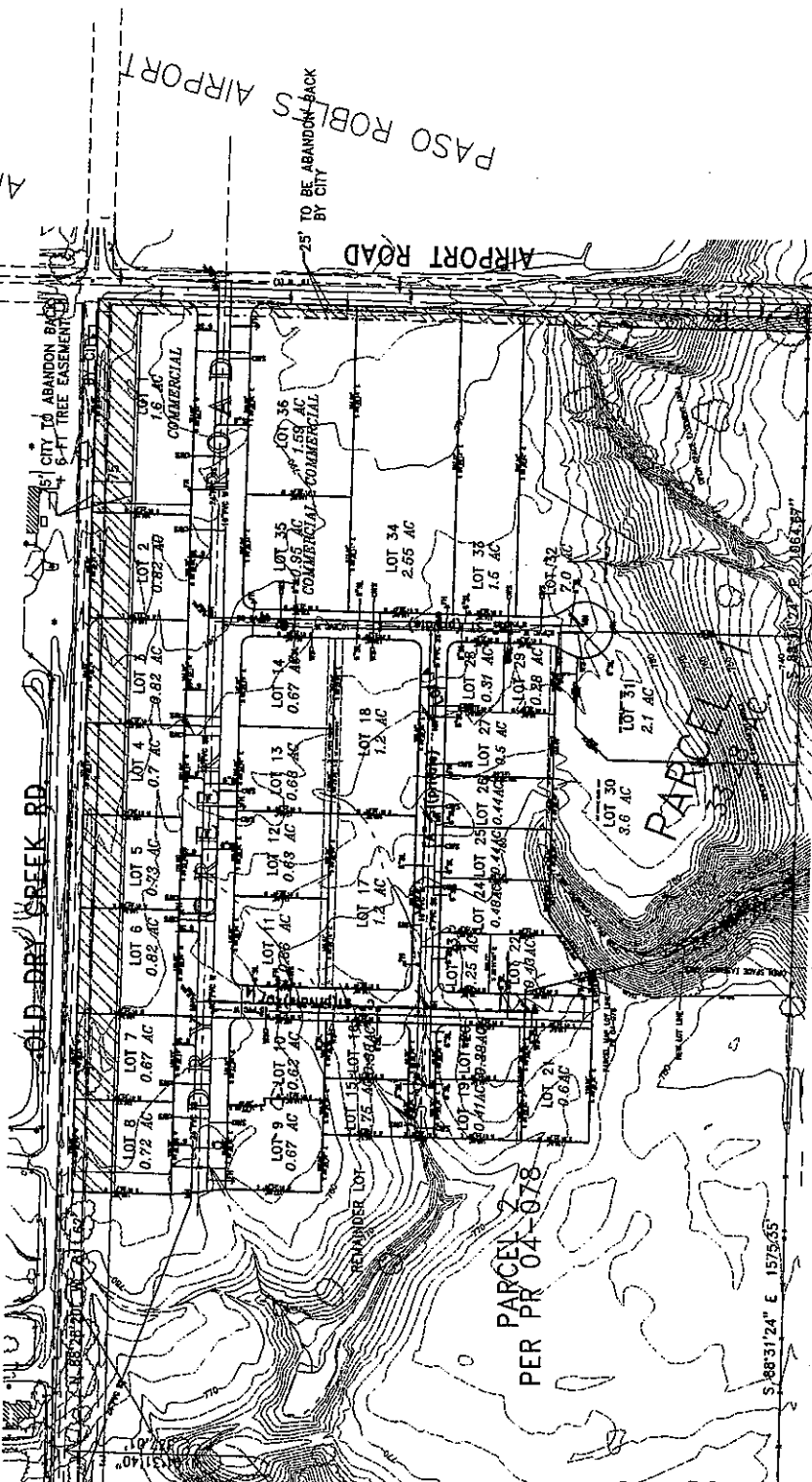


<p>Desired Notes</p>	<table border="1"> <tr> <th>No.</th> <th>Revision/Issue</th> <th>Date</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Revision/Issue	Date			
No.	Revision/Issue	Date					
<p> </p>							
<p> TRACT 2772 AIRPORT ROAD BUSINESS PARK MANAGEMENT LLC BUSINESS PARK </p>							
<p> Sheet: 8-9-06 Date: 8-9-06 Scale: 1" = 100' Page: 2 OF 7 </p>							

Exhibit C
 Prelim. Grading/Drainage
 Tract 2772 & PD 05-016
 (Mondo)

TENTATIVE TRACT MAP 2772
 IN THE CITY OF EL PASO DE ROBLES
 PRELIMINARY UTILITY PLAN

CA YOUTH AUTHORITY



PARCEL 5
 52-PM-78
 APN 025-431-041
 TOM ERSKINE
 AIRPORT ROAD

Exhibit D
 Utility Layout Plan
 Tract 2772 & PD 05-016
 (Mondo)

Revised Notes	
No.	Revised/Issued

Mondo Engineering, Inc.
 1000 West 10th Street, Suite 100
 El Paso, Texas 79902

AIRPORT ROAD, BUSINESS PARK
 MANAGEMENT LLC
 UTILITY LAYOUT

Sheet
 8-9-06
 Date

Scale
 1" = 100'

Page
 3 OF 7

TENTATIVE TRACT MAP 2772
 IN THE CITY OF EL PASO DE ROBELES
 AIRPORT OVERLAY ZONES
 CA. YOUTH AUTHORITY

Overall Notes

PROJECT - BUSINESS PARK

COMPLETE 3 LOT PARCEL MAP
 PREPARE CONCEPTS FOR
 DEVELOPMENT OF PARCEL 1.
 START ENVIRONMENTAL WORK
 FOR PARCEL ONE.
 KIT FOX STUDY - FISH AND
 GAME
 BIOLOGY REPORT ON SITE
 ARCHEOLOGIST REVIEW
 TRAFFIC REPORT

PERMITTED MANUFACTURING
 PER EACH AIRPORT ZONE
 TYPE: (NOTE: ALL USES ARE
 SUBJECT TO DENSITY
 RESTRICTIONS FOR EACH
 ZONE)

ZONE 1 - VERY
 RESTRICTED, NONE ALLOWED,
 PARKING OR OPEN SPACE
 ONLY.

ZONE 2 - PARKING OR
 STORAGE ONLY, SOME
 WAREHOUSES ONLY, BE
 PERMITTED BY CITY.

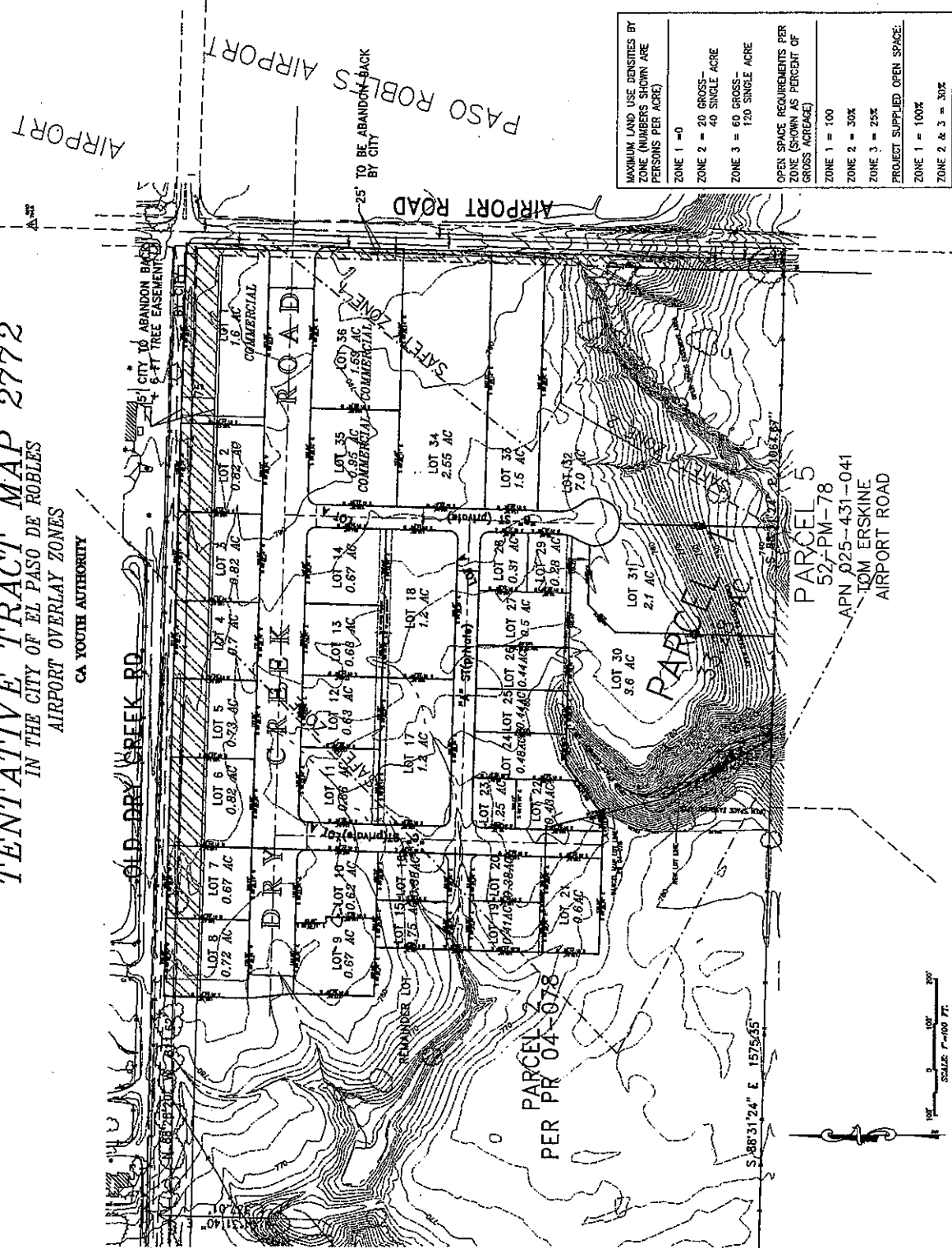
ZONE 3 - INDOOR AND
 OUTDOOR FABRICATION
 ALLOWED, WAREHOUSE AND
 WHOLESALE DISTRIBUTING
 ALLOWED, COMMERCIAL,
 RETAIL.

No.	Exhibition/Phase	Date

M
 M & M Engineering & Planning, Inc.
 1000 West 10th Street, Suite 100
 El Paso, Texas 79902
 (915) 762-0000

AIRPORT ROAD BUSINESS PARK

Sheet: 8-9-06
 Date: 4 OF 7
 Scale: 1" = 100'



MAXIMUM LAND USE DENSITIES BY
 ZONE (NUMBERS SHOWN ARE
 PERSONS PER ACRE)

ZONE 1 = 0
 ZONE 2 = 20 GROSS-
 40 SINGLE ACRE
 ZONE 3 = 60 GROSS-
 120 SINGLE ACRE

OPEN SPACE REQUIREMENTS PER
 ZONE (SHOWN AS PERCENT OF
 GROSS ACREAGE)

ZONE 1 = 100
 ZONE 2 = 30%
 ZONE 3 = 25%

PROJECT SUPPLIED OPEN SPACE:
 ZONE 1 = 100%
 ZONE 2 & 3 = 30%

Exhibit E
 Airport Overlay Zones
 Tract 2772 & PD 05-016
 (Mondo)

OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF (AND ALL RECORD OWNERS OF SECURITY INTEREST IN) AND ALL PARTIES TO ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE ALL STREETS AND THE SEWER AND WATER EASEMENTS SO DESIGNATED ON THIS MAP. WE ALSO HEREBY DEDICATE TO THE PUBLIC THE EASEMENTS FOR TREE PLANTING PURPOSES SO DESIGNATED ON THIS MAP AND ALL USES INCIDENT THEREIN.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS CERTAIN PRIVATE ACCESS, DRAINAGE, LANDSCAPING AND OPEN SPACE EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS FOR THE USE AND BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, EASEMENTS FOR PUBLIC UTILITY PURPOSES DELINEATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT" OR "P.U.E."

BY: HOGUE BROTHERS, INC., A CALIFORNIA CORPORATION

BY: _____

BY: PRINTED NAME AND TITLE _____

BY: AIRPORT ROAD BUSINESS PARK, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____

BY: PRINTED NAME AND TITLE _____

BY: DRY CREEK PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

BY: PRINTED NAME AND TITLE _____

ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF _____

ON _____, 2008, BEFORE ME _____, WHO A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO NAME(S) IS/ARE SUBSCRIBED TO BE THE PERSON(S) WHOSE HE/SHE/IT/HEM/THEY EXECUTED THE SAME IN HIS/HER/THEIR 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.

NOTARY SIGNATURE _____ NAME PRINTED _____ NOTARY COMMISSION NUMBER _____
COUNTY OF _____, CA. NOTARY EXPIRES _____

ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF _____

ON _____, 2008, BEFORE ME _____, WHO A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO NAME(S) IS/ARE SUBSCRIBED TO BE THE PERSON(S) WHOSE HE/SHE/IT/HEM/THEY EXECUTED THE SAME IN HIS/HER/THEIR 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.

NOTARY SIGNATURE _____ NAME PRINTED _____ NOTARY COMMISSION NUMBER _____
COUNTY OF _____, CA. NOTARY EXPIRES _____

ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF _____

ON _____, 2008, BEFORE ME _____, WHO A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO NAME(S) IS/ARE SUBSCRIBED TO BE THE PERSON(S) WHOSE HE/SHE/IT/HEM/THEY EXECUTED THE SAME IN HIS/HER/THEIR 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.

NOTARY SIGNATURE _____ NAME PRINTED _____ NOTARY COMMISSION NUMBER _____
COUNTY OF _____, CA. NOTARY EXPIRES _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF THE APPROVAL OF THIS MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



JOHN R. SANDERS _____ DATE _____
L.S. 5812 EXP. 6/30/08

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED TRACT 2772-1, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: _____
JOHN R. FALKENSTEN
CITY ENGINEER
CITY OF PASO ROBLES
R.C.E. C33760 (EXP. 6/30/09)

PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP CONFORMS WITH THE ACTION TAKEN BY THE CITY OF EL PASO DE ROBLES FOR TRACT 2772-1 ON OCTOBER 10, 2008.

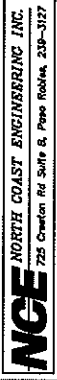
RONALD WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2008, AT _____, M., IN BOOK _____ OF MAPS AT PAGES _____, AT THE REQUEST OF JOHN R. SANDERS.
DOCUMENT NO. _____
FEE: _____
JULIE L. RODEWALD _____ DEPUTY RECORDER
COUNTY RECORDER _____

TRACT 2772-1

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP PR 04-007B, RECORDED IN BOOK 64 OF PARCEL MAPS, AT PAGES 98-99 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



TRUSTEE'S STATEMENT

UNITED GENERAL TITLE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER A DEED OF TRUST RECORDED JULY 17, 2007 AS INSTRUMENT NO. 2007-048084 OF OFFICIAL RECORDS.

BY: _____
BY: _____ PRINTED NAME _____ TITLE _____

TRUSTEE'S STATEMENT

PACIFIC COAST NATIONAL BANK, TRUSTEE UNDER A DEED OF TRUST RECORDED APRIL 29, 2008 AS INSTRUMENT NO. 2008-022117 OF OFFICIAL RECORDS.

BY: _____
BY: _____ PRINTED NAME _____ TITLE _____

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } S.S.

ON _____, 2008, BEFORE ME _____, WHO A NOTARY PUBLIC, PERSONALLY APPEARED _____, 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR 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.

NOTARY SIGNATURE _____ NAME PRINTED _____
COUNTY OF _____, CA. NOTARY EXPIRES _____ NOTARY COMMISSION NUMBER _____

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } S.S.

ON _____, 2008, BEFORE ME _____, WHO A NOTARY PUBLIC, PERSONALLY APPEARED _____, 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR CAPACITY(ES), 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.

NOTARY SIGNATURE _____ NAME PRINTED _____
COUNTY OF _____, CA. NOTARY EXPIRES _____ NOTARY COMMISSION NUMBER _____

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436, SUBSECTION (G-3-A-1) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED, AS THEIR INTEREST CANNOT RIPEN IN A FEE TITLE & SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

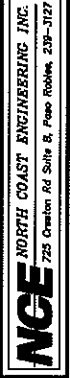
PACIFIC TELEPHONE & TELEGRAPH WHICH IS AUTHORIZED TO SERVE IN THE COUNTY OF SAN LUIS OBISPO AS EASEMENT HOLDERS PER THE DOCUMENTS RECORDED AUGUST 9, 1962 IN 1196/OR/110, AND APRIL 7, 1967 IN 1430/OR/742.

UNPLOTTABLE EASEMENTS

THERE ARE CERTAIN UNPLOTTABLE EASEMENTS AFFECTING THIS PROPERTY:
PT&T EASEMENT PER 1430/OR/742

TRACT 2772-1

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP PR 04-0778, RECORDED IN BOOK 64 OF PARCEL MAPS, AT PAGE 10, IN THE OFFICE OF THE COUNTY RECORDER OF SAN COUNTY

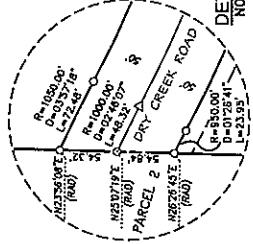


BASIS OF BEARINGS

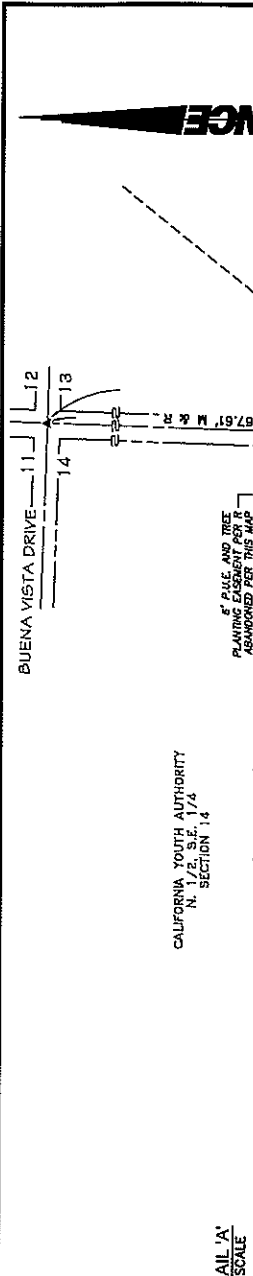
THE BASIS OF BEARING FOR THIS SURVEY IS ON THE CENTERLINE OF DRY CREEK ROAD BETWEEN TWO FOUND MONUMENTS HAVING A BEARING OF N 88°28'20" W PER R.

N.E. 1/4 S.W. 1/4 SECTION 14

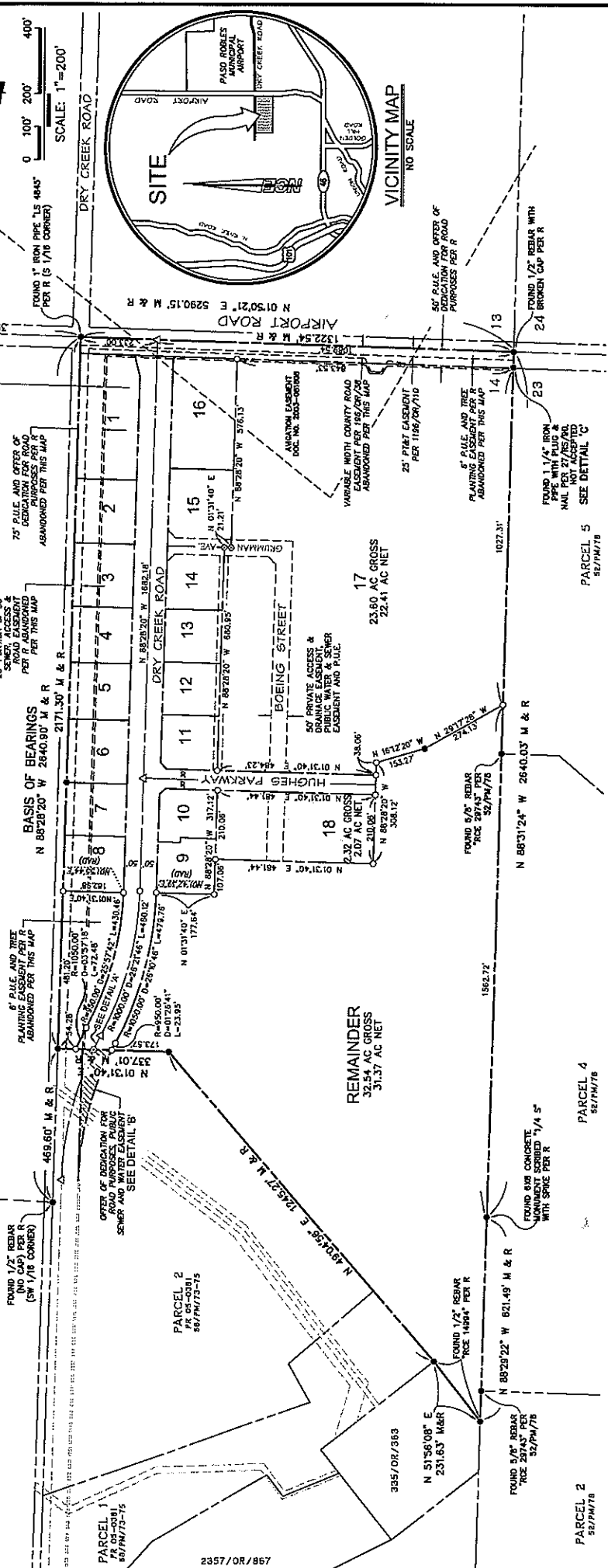
SECTION 14



DETAIL 'A' NO SCALE



VICINITY MAP NO SCALE



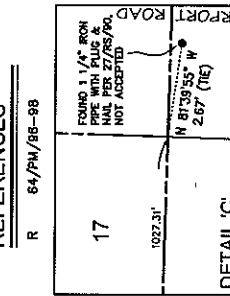
LEGEND

- FOUND 1" IRON PIPE WITH TAG "LS 4845" PER R UNLESS OTHERWISE NOTED
- ▲ FOUND STANDARD CITY WELL MONUMENT WITH BRASS CAP PER R UNLESS OTHERWISE NOTED
- △ SET STANDARD CITY WELL MONUMENT WITH BRASS CAP STAMPED "LS 5812"
- SET 5/8" REBAR WITH PLASTIC CAP "LS 5812"
- ⊙ SET NAIL & TAG "LS 5812" UNLESS OTHERWISE NOTED
- INTX INTERSECTION
- M MEASURED
- SP SINGLE PROPORTION

REFERENCES

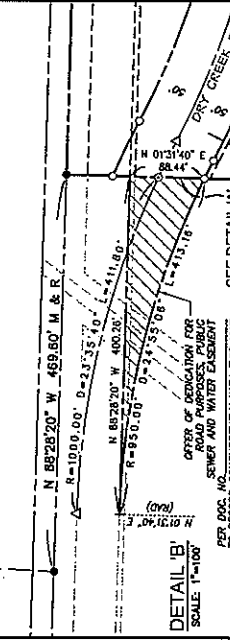
- R 64/PM/86-88

DETAIL 'B'



DETAIL 'B' NO SCALE

DETAIL 'C'



DETAIL 'C' NO SCALE

TRACT 2772-1

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP PR 04-0078, RECORDED IN BOOK 84 OF THE COUNTY MAPS, AT PAGES 98-99 IN THE OFFICE OF THE COUNTY RECORDER OF SAN COUNTY



BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN TWO FOUND MONUMENTS ALONG THE SOUTH LINE OF PARCELS 1 & 2, HAVING A BEARING OF N 88°31'24" W PER R.

LEGEND

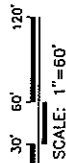
- FOUND 1" IRON PIPE WITH TAG "LS 4845" PER R UNLESS OTHERWISE NOTED
- ▲ FOUND STANDARD CITY WELL MONUMENT WITH BRASS CAP PER R UNLESS OTHERWISE NOTED
- △ SET STANDARD CITY WELL MONUMENT WITH BRASS CAP STAMPED "LS 5812"
- SET 5/8" REGAR WITH PLASTIC CAP "LS 5812"
- ◊ SET NAIL AND TAG "LS 5812"

- INTX INTERSECTION
- M MEASURED
- SP SINGLE PROPORTION
- T.P.E. TREE PLANTING EASEMENT

REFERENCES

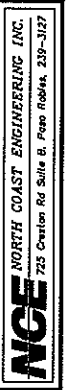
R 64/PM/98-98

LINE	BEARING	LENGTH
L1	N 46°31'40" E	25.36'
L2	N 43°28'20" W	25.36'
L3	N 46°31'40" E	25.36'
L4	N 43°28'20" W	25.36'
L5	N 46°31'40" E	32.43'
L6	N 43°28'20" W	33.64'
L7	N 46°31'40" E	33.64'

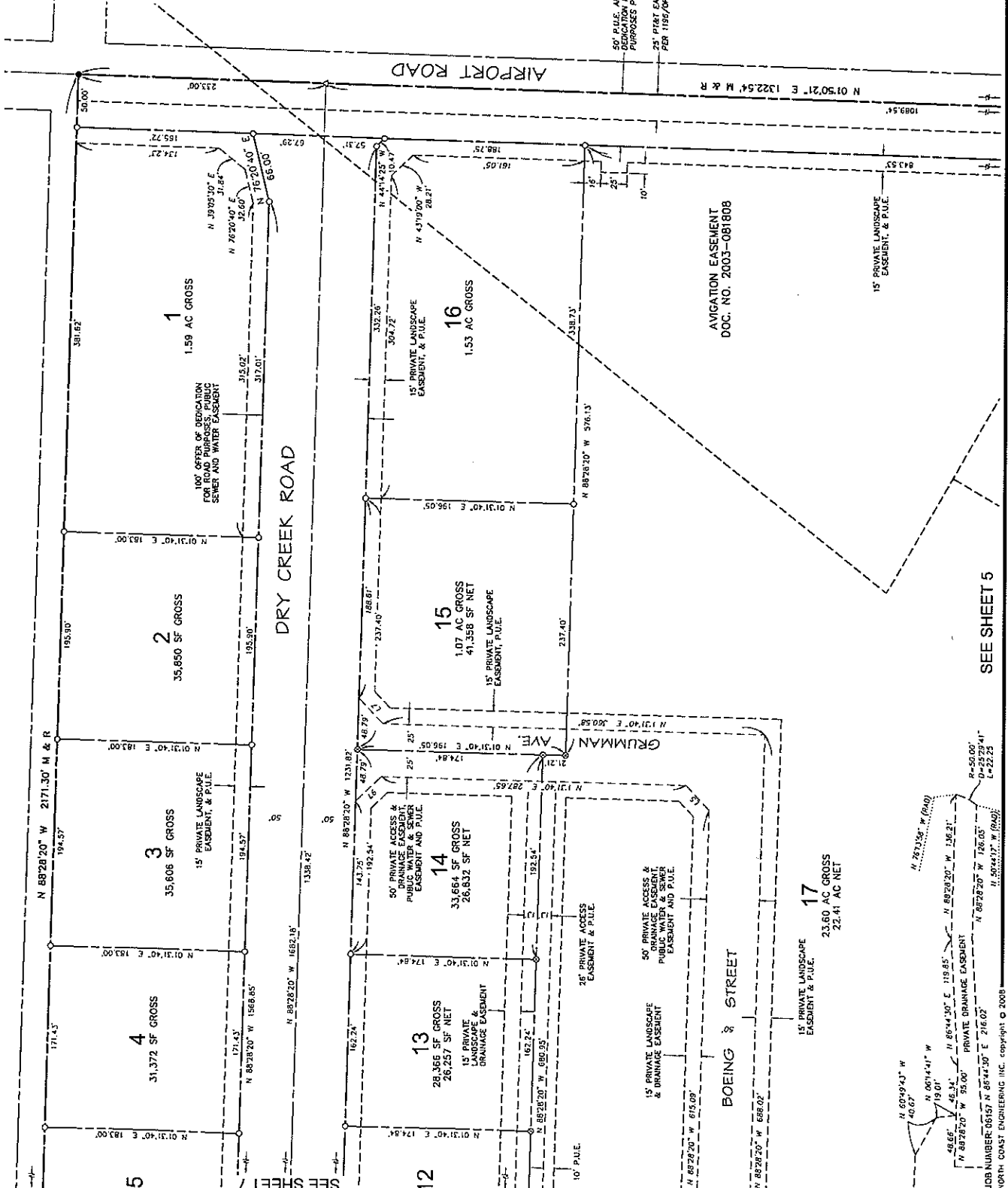


TRACT 2772-1

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING THE PART OF CELLS NO. 1 AND 2 OF PARCEL MAP NO. 04-0077 RECORDED IN THE COUNTY MAPS, AT PAGES 96-98 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



SHEET 4 OF 8



SEE SHEET 5

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN THE FOUND MONUMENT ALONG THE CENTERLINE OF PARCELS 1 & 2, HAVING A BEARING OF N 88°31'24" W PER R.

LEGEND

- FOUND 1" IRON PIPE WITH TAG "LS 4845" PER R UNLESS OTHERWISE NOTED
- ▲ FOUND STANDARD CITY WELL MONUMENT WITH BRASS CAP PER R UNLESS OTHERWISE NOTED
- △ SET STANDARD CITY WELL MONUMENT WITH BRASS CAP STAMPED "LS 5812"
- SET 5/8" REBAR WITH PLASTIC CAP "LS 5812"
- ⊙ SET NAIL AND TAG "LS 5812"

- INTX INTERSECTION
- M MEASURED
- SP SINGLE PROPORTION
- T.P.E. TREE PLANTING EASEMENT

REFERENCES

R 64/PM/96-98

LINE	BEARING	LENGTH
L1	N 46°31'40" E	25.36'
L2	N 43°28'20" W	25.36'
L3	N 46°31'40" E	25.36'
L4	N 43°28'20" W	25.36'
L5	N 46°31'40" E	32.43'
L6	N 43°28'20" W	33.64'
L7	N 46°31'40" E	33.64'

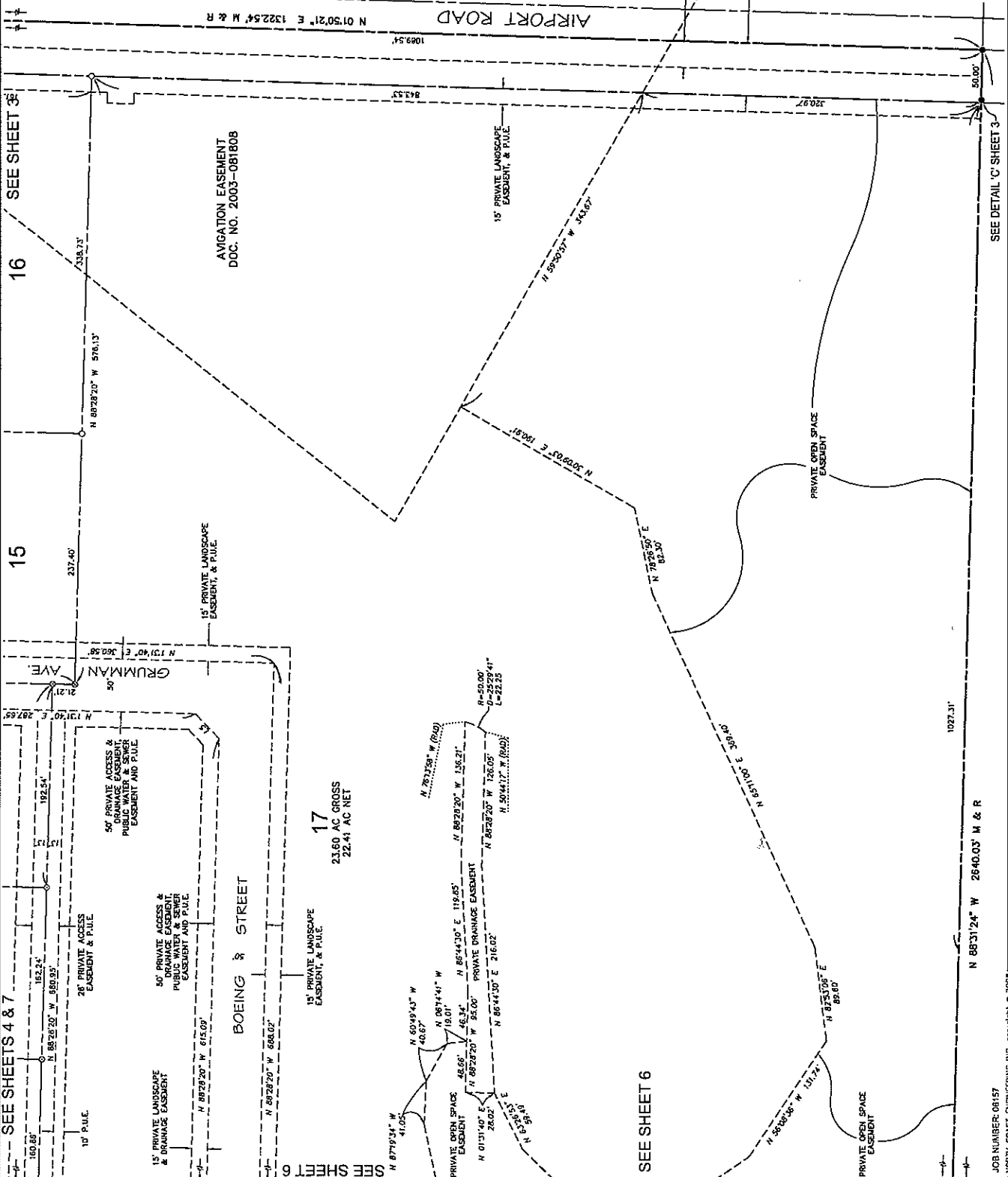


TRACT 2772-1

IN THE CITY OF EL PASO DE ROBLES COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCELS 1 AND 2 OF MAP NO. 14677, AS SHOWN ON THE OFFICIAL MAPS, AT PAGES 96-98 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



SHEET 5 OF 8



SEE SHEETS 4 & 7

SEE SHEET 3

15

16

17

23.60 AC GROSS
22.41 AC NET

SEE SHEET 6

SEE DETAIL 'C' SHEET 3

N 88°31'24" W 2640.03' M & R

N 87°53'58" W 131.24'

JOB NUMBER: 08157
NORTH COAST ENGINEERING INC. 09/14/01 © 2005

15 BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN THE BACKSIGHT POINTS AT THE SOUTH LINE OF PARCELS 1 & 2, HAVING A BEARING OF N 88°31'24" W PER R.

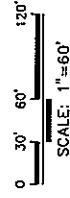
LEGEND

- FOUND 1" IRON PIPE WITH TAG "LS 4845" PER R UNLESS OTHERWISE NOTED
- ▲ FOUND STANDARD CITY WELL MONUMENT WITH BRASS CAP PER R UNLESS OTHERWISE NOTED
- △ SET STANDARD CITY WELL MONUMENT WITH BRASS CAP STAMPED "LS 5812" "LS 5812"
- SET NAIL AND TAG "LS 5812"

- INTX INTERSECTION
- M MEASURED
- SP SINGLE PROPORTION
- T.P.E. TREE PLANTING EASEMENT

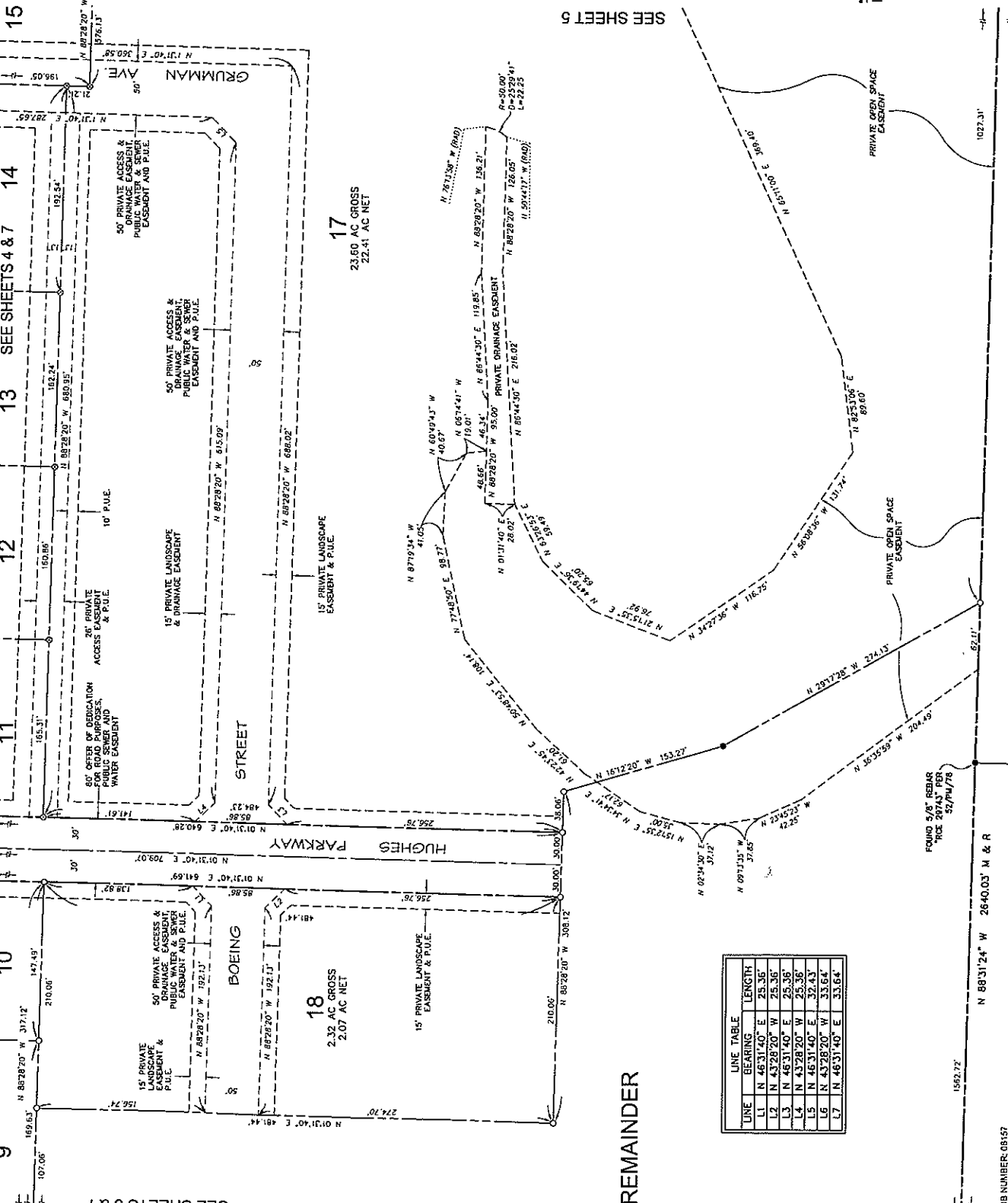
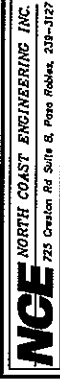
REFERENCES

R 64/PM/98-98



TRACT 2772-1

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP PR 04-0078, RECORDED IN BOOK 64 OF PARCEL MAPS, AT THE OFFICE OF THE COUNTY RECORDER OF SAN COUNTY



SEE SHEETS 5

LINE	BEARING	LENGTH
L1	N 46°31'40" E	25.36'
L2	N 43°28'20" W	25.36'
L3	N 46°31'40" E	25.36'
L4	N 43°28'20" W	25.36'
L5	N 46°31'40" E	32.43'
L6	N 43°28'20" W	33.64'
L7	N 46°31'40" E	33.64'

REMAINDER

SEE SHEETS 3 & 7

FOUND 5/8" REBAR
INCL 25.36' PER
64/PM/78

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN TWO FOUND MONUMENTS ALONG THE SOUTH LINE OF PARCELS 1 & 2, HAVING A BEARING OF N 88°31'24" W PER R.

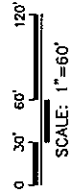
LEGEND

- FOUND 1" IRON PIPE WITH TAG "LS 4845" PER R UNLESS OTHERWISE NOTED
- ▲ FOUND STANDARD CITY WELL MONUMENT WITH BRASS CAP PER R UNLESS OTHERWISE NOTED
- △ SET STANDARD CITY WELL MONUMENT WITH BRASS CAP STAMPED "LS 5812" "LS 5812"
- SET 5/8" REBAR WITH PLASTIC CAP "LS 5812"
- ⊙ SET NAIL WITH TAG "LS 5812"

INTX INTERSECTION
M MEASURED
SP SINGLE PROPORTION
T.P.E. TREE PLANTING EASEMENT

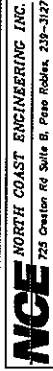
REFERENCES

R 64/PW/96-98



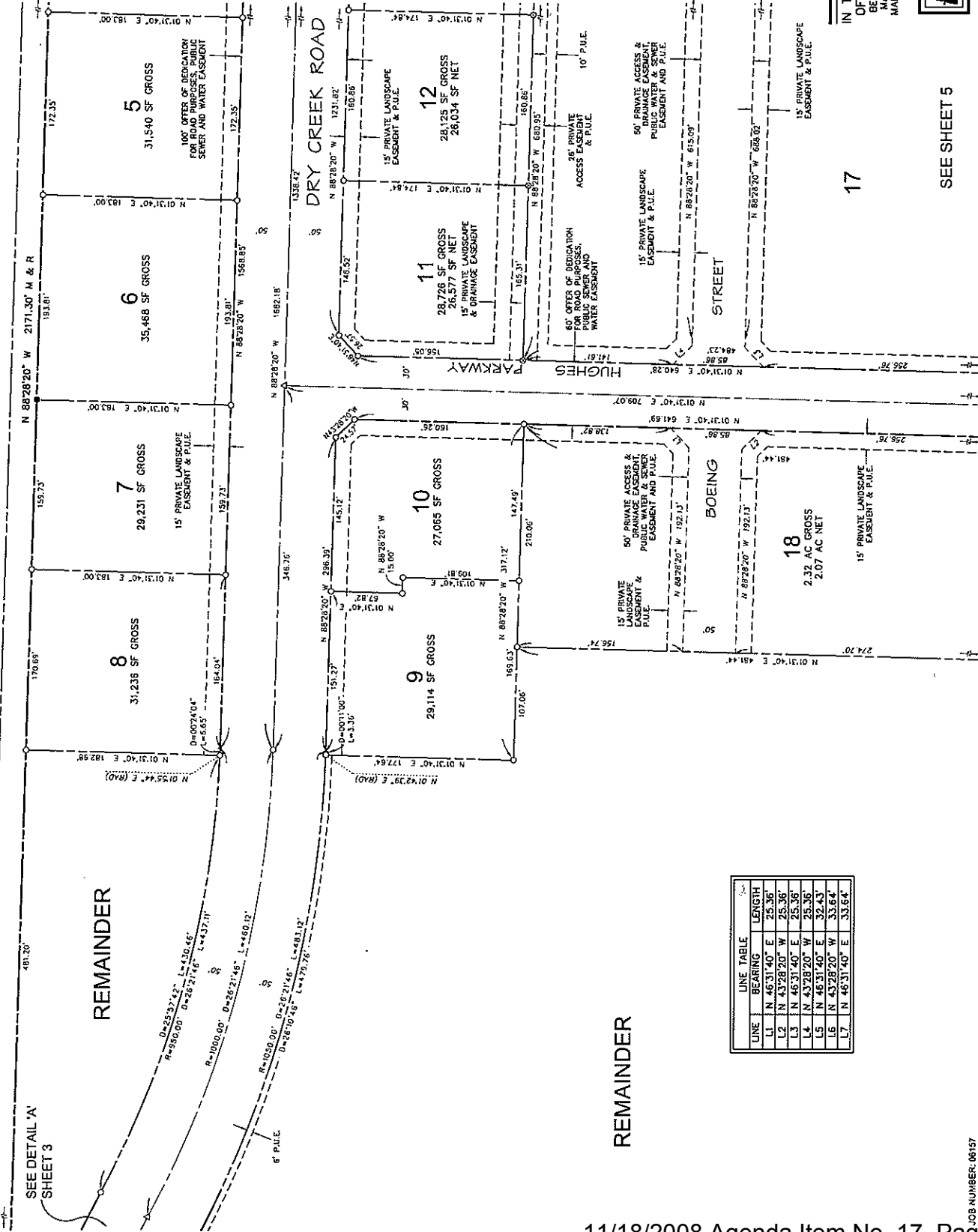
TRACT 2772-1

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
REVISION OF PARCELS 1 & 2 OF PARCEL MAP PER COUNTY RECORDED MAPS, AT PAGES 96-98 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



SHEET 7 OF 8

SEE SHEET 5



SEE DETAIL 'A' SHEET 3

REMAINDER

REMAINDER

LINE	BEARING	LENGTH
L1	N 46°31'40" E	25.36'
L2	N 43°28'20" W	25.36'
L3	N 46°31'40" E	25.36'
L4	N 43°28'20" W	25.36'
L5	N 46°31'40" E	32.43'
L6	N 43°28'20" W	33.64'
L7	N 46°31'40" E	33.64'

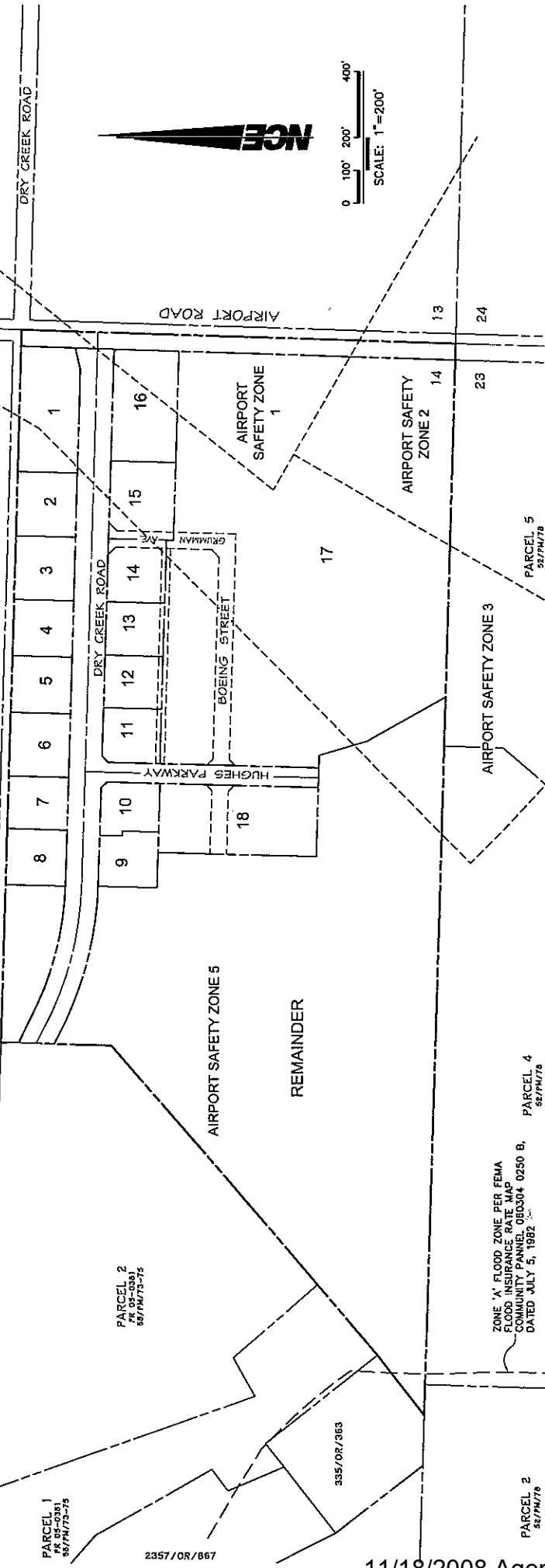
ADDITIONAL INFORMATION SHEET

THE ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND IS DESCRIBING CONDITIONS AS OF THE DATE OF FILING AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

N.E. 1/4 S.W. 1/4
SECTION 14

CALIFORNIA YOUTH AUTHORITY
N. 1/2, S.E. 1/4
SECTION 14

BUENA VISTA DRIVE
11 12
13 14



TRACT 2772-1

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP PR 04-0078, RECORDED IN BOOK 84 OF PARCEL MAPS, AT PARCEL 1, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY.



SHEET 8 OF 8

JOB NUMBER: 08157
NORTH COAST ENGINEERING INC. copyright © 2008

OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF (AND ALL RECORD HOLDERS OF SECURITY INTEREST IN), AND ALL PARTIES HAVING ANY RECORD INTEREST IN, THE SEWER AND WATER EASEMENT PROJECT DESCRIBED IN THE PROJECT SHOWN ON THIS MAP, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDECTION OF THIS MAP.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE ALL STREETS AND THE SEWER AND WATER EASEMENTS SO DESIGNATED ON THIS MAP AND ALL USES INCIDENT THERE TO.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS CERTAIN PRIVATE EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS FOR THE USE AND BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, EASEMENTS FOR PUBLIC UTILITY PURPOSES DELINEATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT" OR "P.U.E."

BY: HOGUE BROTHERS, INC., A CALIFORNIA CORPORATION

BY: _____

BY: _____

BY: _____

BY: AIRPORT ROAD BUSINESS PARK, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____

BY: _____

BY: _____

BY: DRY CREEK PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

BY: _____

BY: _____

ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF _____

ON _____, 2008, BEFORE ME _____, WHO A NOTARY PUBLIC, PERSONALLY APPEARED _____ 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/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR 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.

NOTARY SIGNATURE _____

NAME PRINTED _____

COUNTY OF _____, CA.

NOTARY EXPIRES _____

NOTARY COMMISSION NUMBER _____

ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF _____

ON _____, 2008, BEFORE ME _____, WHO A NOTARY PUBLIC, PERSONALLY APPEARED _____ 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/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR 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.

NOTARY SIGNATURE _____

NAME PRINTED _____

COUNTY OF _____, CA.

NOTARY EXPIRES _____

NOTARY COMMISSION NUMBER _____

ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF _____

ON _____, 2008, BEFORE ME _____, WHO A NOTARY PUBLIC, PERSONALLY APPEARED _____ 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/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR 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.

NOTARY SIGNATURE _____

NAME PRINTED _____

COUNTY OF _____, CA.

NOTARY EXPIRES _____

NOTARY COMMISSION NUMBER _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY OF THE PROPERTY AND THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES THAT RELATE TO THE FILING OF SUBDIVISION MAPS. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF THE APPROVAL OF THIS MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JOHN R. SANDERS L.S. 5012 DATE _____
EXP. 6/30/08



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEKED MAP ENTITLED PARCEL MAP PR 07-0294 THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: _____
JOHN R. FALKENSTIEN
CITY ENGINEER
CITY OF PASO ROBLES
R.C.E. C33760 (EXP. 6/30/08)

PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP CONFORMS WITH THE ACTION TAKEN BY THE CITY OF EL PASO DE ROBLES FOR PARCEL MAP PR 07-0294 ON APRIL 22, 2008.

RONALD WHISEMAND, COMMUNITY DEVELOPMENT DIRECTOR DATE _____

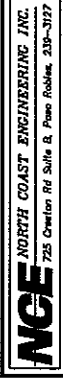
RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2008, AT _____, IN BOOK _____ OF PARCEL MAPS AT PAGE _____, AT THE REQUEST OF JOHN R. SANDERS. DOCUMENT NO. _____ FILE _____

JULIE L. ROEWALD DEPUTY RECORDER
COUNTY RECORDER

PARCEL MAP PR 07-0294

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF REMAINDER LOT OF TRACT 2772-1, RECORDED IN BOOK _____ OF MAPS, AT PAGES _____ IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



TRUSTEE'S STATEMENT

UNITED GENERAL TITLE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER A DEED OF TRUST RECORDED JULY 17, 2007 AS INSTRUMENT NO. 2007-046084 OF OFFICIAL RECORDS.

BY: _____
BY: _____ PRINTED NAME _____ TITLE _____

ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF _____

ON _____, 2008, BEFORE ME _____ WHO A NOTARY PUBLIC, PERSONALLY APPEARED _____ 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR 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.

NOTARY SIGNATURE _____ NAME PRINTED _____
COUNTY OF _____, CA. NOTARY EXPIRES _____ NOTARY COMMISSION NUMBER _____

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436, SUBSECTION (a)-(3)-(A-1), OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED FROM THIS INSTRUMENT IN A FEE TITLE & SHD SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

PACIFIC TELEPHONE & TELEGRAPH WHICH IS AUTHORIZED TO SERVE IN THE COUNTY OF SAN LUIS OBISPO AS EASEMENT HOLDERS PER THE DOCUMENTS RECORDED AUGUST 9, 1982 IN 1196/OR/110, AND APRIL 7, 1967 IN 1430/OR/742.

TRUSTEE'S STATEMENT

PACIFIC COAST NATIONAL BANK, TRUSTEE UNDER A DEED OF TRUST RECORDED APRIL 29, 2008 AS INSTRUMENT NO. 2008-022117 OF OFFICIAL RECORDS.

BY: _____
BY: _____ PRINTED NAME _____ TITLE _____

ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF _____

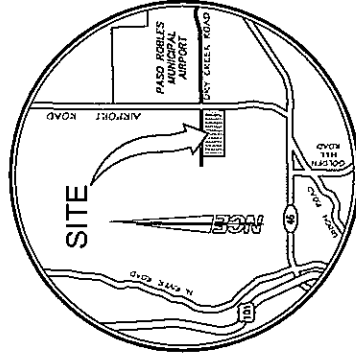
ON _____, 2008, BEFORE ME _____ WHO A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR CAPACITY(IES), AND THAT 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.

NOTARY SIGNATURE _____ NAME PRINTED _____
COUNTY OF _____, CA. NOTARY EXPIRES _____ NOTARY COMMISSION NUMBER _____

UNPLOTTABLE EASEMENTS

THERE ARE CERTAIN UNPLOTTABLE EASEMENTS AFFECTING THIS PROPERTY: PT&T EASEMENT PER 1430/OR/742

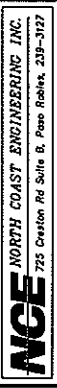


VICINITY MAP

NO SCALE

PARCEL MAP PR 07-0294

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF REMAINDER LOT OF TRACT 2772-1, RECORDED IN BOOK OF MAPS, AT PAGES _____ IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

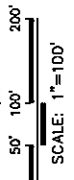


BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS ON THE SOUTH LINE OF LOT 17 OF TRACT 2772-1, BETWEEN TWO FOUND MONUMENTS HAVING A BEARING OF N 88°31'24" W PER R.

LEGEND

- FOUND 5/8" REBAR WITH PLASTIC CAP "LS 5812" OR NAIL & TAG "LS 5812" PER R UNLESS OTHERWISE NOTED
- ▲ FOUND STANDARD CITY WELL MONUMENT WITH BRASS CAP PER R UNLESS OTHERWISE NOTED
- △ SET STANDARD CITY WELL MONUMENT WITH BRASS CAP STAMPED "LS 5812"
- SET 5/8" REBAR WITH PLASTIC CAP "LS 5812"
- INTX INTERSECTION
- M MEASURED
- T.P.E. TREE PLANTING EASEMENT



PARCEL 2
PR 05-0381
68/PM/73-75

PARCEL 1
PR 05-0381
68/PM/73-75

REMAINDER
29.11 AC GROSS
27.96 AC NET

CURVE	RADIUS	DELTA	LENGTH
C1	470.00	02°43'07"	22.30
C2	470.00	07°54'11"	64.83
C3	20.00	82°05'49"	28.66
C4	20.00	111°04'58"	38.78

LINE	BEARING	LENGTH
L1	N 01°31'40" E	59.91'
L2	N 01°31'40" E	59.91'
L3	N 01°31'40" E	59.91'

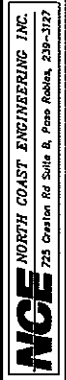
PARCEL MAP PR 07-0294

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF REMAINDER LOT OF TRACT 2772-1, RECORDED IN BOOK ___ OF MAPS, AT PAGES ___ IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

REFERENCES

- R XX/AB/XX-XX

JOB NUMBER: 08157
NORTH COAST ENGINEERING INC. copyright © 2008

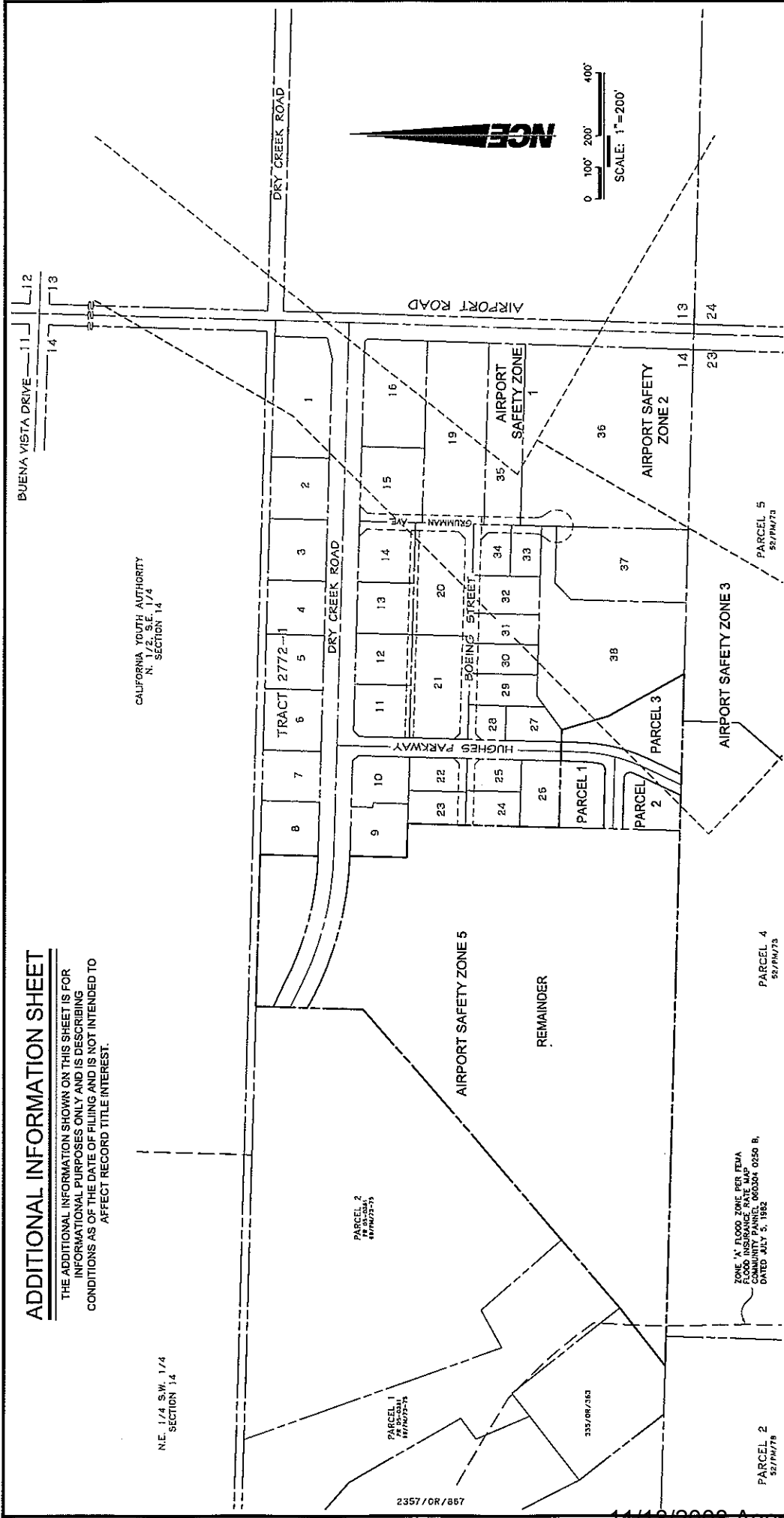


ADDITIONAL INFORMATION SHEET

THE ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND IS DESCRIBING CONDITIONS AS OF THE DATE OF FILING AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

N.E. 1/4 S.W. 1/4
SECTION 14

CALIFORNIA YOUTH AUTHORITY
N. 1/2, S.E. 1/4
SECTION 14



PARCEL 2
78 25-0244
68/PM/75-75

PARCEL 1
78 25-0244
68/PM/75-75

335/0R/360

ZONE 'X' FLOOD ZONE PER FEMA
FLOOD INSURANCE RATE MAP
NO. 160304 0250 B,
DATED JULY 5, 1982

PARCEL 4
52/PM/73

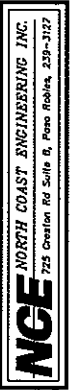
PARCEL 5
52/PM/73

PARCEL 2
52/PM/78

2357/0R/867

PARCEL MAP PR 07-0294

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF REMAINDER LOT OF TRACT 2772-1, RECORDED IN BOOK _____ OF MAPS, AT PAGES _____ IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



SHEET 4 OF 4

JOB NUMBER: 06157
NORTH COAST ENGINEERING INC. copyright © 2008

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

**CITY ENGINEER
COMMUNITY DEVELOPMENT DEPT.
CITY OF EL PASO DE ROBLES
1000 SPRING STREET
PASO ROBLES, CA 93446**

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES, CALIFORNIA, DECLARING THE RESULTS OF THE PROPERTY OWNER PROTEST BALLOT PROCEEDINGS CONDUCTED FOR THE PROPOSED LEVY OF ASSESSMENTS RELATED TO THE ANNEXATION OF TRACT 2772-1, TRACT 2772-2, AND PARCEL MAP PR 07-0294, AS SUB-AREA 116 OF THE PASO ROBLES LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1, COMMENCING IN FISCAL YEAR 2009/2010

WHEREAS, the City Council of the City of Paso Robles (the "City") pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Part 2, Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "Act"), did by previous resolutions, initiate proceedings for the annexation of Tract 2772-1, Tract 2772-2, and Parcel Map PR 07-0294 (hereinafter referred to as the "Annexation Territory") as Sub-Area 116 of the Paso Robles Landscape and Lighting Maintenance District No. 1 (hereafter referred to as the "District"), and declared its intention to conduct a protest balloting for the levy of new assessments within the Annexation Territory commencing in Fiscal Year 2009/2010 for the special benefits received by properties therein from the improvements related thereto; and,

WHEREAS, in accordance with the provisions of the California Constitution, Article XIID, the City Council has caused and conducted a property owner protest ballot proceeding for the proposed new assessments to be levied on properties within the Annexation Territory; and,

WHEREAS, the assessments presented to each property owner of record within the Annexation Territory reflects each property's proportional special benefit and financial obligation for the costs and expenses related to the maintenance, servicing and operation of local landscaping and lighting improvements therein as authorized by the Act and the provisions of the California Constitution The ballots presented clearly identified the total amount balloted to all properties, the proposed assessment rate, the property's proportional annual amount commencing with Fiscal Year 2009/2010 and the inflationary adjustment applicable to future assessments; and,

WHEREAS, upon the close of the Public Hearing held on November 18, 2008 the protest ballots returned by the landowners of record within the Annexation Territory, were opened and tabulated, the results of which are illustrated below:

Yes: _____

No: _____

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE CITY COUNCIL OF EL PASO de ROBLES AS FOLLOWS:

- Section 1. Recitals: The above recitals are true and correct.
- Section 2. The protest proceedings were conducted with the notices and ballots of the proposed new assessments presented to the qualified property owners within the Annexation Territory as required by law, with a required receipt of the returned ballots to the City Clerk prior to the close of the Public Hearing on November 18, 2008.
- Section 3. The canvass of the protest ballots cast for the proposed District and received prior to the close of the public hearing, weighted according to the proportional financial obligation of the affected properties is hereby approved and confirmed.
- Section 4. The City Clerk is hereby directed to enter this Resolution on the minutes of this meeting, which shall constitute the official declaration of the result of such property owner protest ballot proceeding.
- Section 5. This Resolution shall become effective immediately upon its adoption.
- Section 6. The City Clerk shall certify the adoption of this Resolution.

BE IT FURTHER RESOLVED that the City Clerk of the City of Paso Robles cause a certified copy of this Resolution to be recorded in the Office of the County Recorder of the County of San Luis Obispo, State of California.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 18th day of November, 2008 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

**CITY ENGINEER
COMMUNITY DEVELOPMENT DEPT.
CITY OF EL PASO DE ROBLES
1000 SPRING STREET
PASO ROBLES, CA 93446**

RESOLUTION NO. 08-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO
ROBLES, CALIFORNIA, APPROVING AND ADOPTING THE
ENGINEER'S REPORT REGARDING THE ANNEXATION OF TRACT
2772-1, TRACT 2772-2, AND PARCEL MAP PR 07-0294, AS SUB-AREA 116
OF THE PASO ROBLES LANDSCAPING AND LIGHTING
MAINTENANCE DISTRICT; AND THE LEVY AND COLLECTION OF
ANNUAL ASSESSMENTS RELATED THERETO COMMENCING IN
FISCAL YEAR 2009/2010

WHEREAS, the City Council of the City of Paso Robles (the "City") pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Part 2, Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "Act"), did by previous resolutions, initiate proceedings for the annexation of Tract 2772-1, Tract 2772-2, and Parcel Map 07-0294 (hereinafter referred to as the "Annexation Territory") as Sub-Area 116 of the Paso Robles Landscape and Lighting Maintenance District No. 1 (hereafter referred to as the "District"), and declared its intention to conduct a protest balloting for the levy of new assessments within the Annexation Territory commencing in Fiscal Year 2009/2010 for the special benefits received by properties therein for the annual operation, maintenance and servicing of landscaping and lighting improvements, and all appurtenant facilities related thereto in accordance with the provisions of the California Constitution Article XIID (the "Constitution"); and,

WHEREAS, an Engineer's Report has been prepared, filed and presented to the City Council in connection with the proceedings for the annexation of properties within the Annexation Territory and the annual levy of assessments related thereto commencing on Fiscal Year 2009/2010 as required by the Act and the Constitution; and,

WHEREAS, the City Council has duly held a public hearing regarding these matters and has conducted a property owner protest ballot proceeding for the proposed new assessments related thereto, the results of which have been presented and confirmed by this City Council; and,

WHEREAS, the City Council has examined and reviewed the Engineer's Report, considered all public testimony and written protests presented, and evaluated the results of the property owner protest ballot proceedings and has determine that majority protest of the proposed assessments did not exist.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE CITY COUNCIL OF EL PASO de ROBLES AS FOLLOWS:

Section 1. Recitals: The above recitals are true and correct.

Section 2. Based on testimony given, the results of the property owner protest ballot proceedings and the documents and discussion presented, the City Council has directed and confirmed any necessary modifications or amendments to the Engineer's Report previously presented and filed, and said modifications or amendments so reflected by the minutes of this meeting shall by reference be incorporated into the approved Engineer's Report.

Section 3. The Engineer's Report, as approved consists of the following:

- 3a) A Description of the Improvements (Plans and Specifications);
- 3b) The Method of Apportionment that details the method of calculating the proportional special benefits and the annual assessment obligation for each affected parcel including a description of an "Assessment Range Formula" applicable to subsequent assessments;
- 3c) The estimated annual costs and expenses to provide the improvements (Budget) that establishes the proposed "Maximum Assessment Rate" and first year's assessments;
- 3d) An Assessment Diagram (Boundary Map); and
- 3e) An Assessment Roll containing the assessment to be levied for each Assessor Parcel Number within the Annexation Territory commencing in Fiscal Year 2009/2010 based on the maximum assessment rate and method of apportionment described therein.

Section 4. The Engineer's Report and Assessment Diagram connected therewith as approved, shall constitute the territory and properties within the Annexation Territory, and confirm and establish the method of apportionment and the maximum assessment rate including the assessment range formula approved by the property owners of record in the ballot proceeding. Said assessments as described in the Engineer's Report as submitted or amended, including the assessment range formula described therein, are hereby confirmed and adopted by the City Council.

Section 5. The Engineer's Report as presented or amended is ordered to be filed in the City Clerk's Department as a permanent record and to remain open to public inspection.

Section 6. The City Clerk's Department shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of and final approval of the Engineer's Report.

BE IT FURTHER RESOLVED that the City Clerk of the City of Paso Robles cause a certified copy of this Resolution to be recorded in the Office of the County Recorder of the County of San Luis Obispo, State of California.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 18th day of November, 2008 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

**CITY ENGINEER
COMMUNITY DEVELOPMENT DEPT.
CITY OF EL PASO DE ROBLES
1000 SPRING STREET
PASO ROBLES, CA 93446**

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES, CALIFORNIA CONFIRMING THE ANNEXATION OF TRACT 2772-1, TRACT 2772-2, AND PARCEL MAP PR 07-0294, AS SUB-AREA 116 OF THE PASO ROBLES LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 AND THE ASSESSMENT DIAGRAM CONNECTED THEREWITH; AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2009/2010

WHEREAS, the City Council of the City of Paso Robles (the "City") has by previous resolutions declared its intention and initiated proceedings for the annexation of Tract 2772-1, Tract 2772-2, and Parcel Map PR 07-0294 (hereinafter referred to as the "Annexation Territory") as Sub-Area 116 of the Paso Robles Landscape and Lighting Maintenance District No. 1 (hereafter referred to as the "District"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (the "Act") to pay for the operation, maintenance and servicing of landscaping and lighting improvements, and all appurtenant facilities related thereto; and,

WHEREAS, an Engineer's Report has been prepared, filed and presented to the City Council in connection with the proceedings for the annexation of properties within the Annexation Territory and the annual levy of assessments related thereto commencing on Fiscal Year 2009/2010 as required by the Act and the provisions of the California Constitution Article XIIIID (the "Constitution"), and the City Council did by previous Resolution adopt and approve said Engineer's Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the Annexation Territory for the fiscal year commencing July 1, 2009 and ending June 30, 2010 (Fiscal Year 2009/2010), to pay the costs and expenses of the ongoing operation, maintenance, and servicing of improvements determined to be of special benefit to the properties and the development of properties within the Annexation Territory, and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has conducted a property owner protest ballot proceeding pursuant to the provisions of the Constitution for the assessments proposed to be levied within the Annexation Territory commencing Fiscal Year 2009/2010 as described in the approved Engineer's Report, and the City Clerk and the City Council have confirmed that majority protest of the assessments did not exist.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE CITY COUNCIL OF EL PASO de ROBLES AS FOLLOWS:

Section 1. Recitals: The above recitals are true and correct.

Section 2. Following notice duly given, the City Council has held a full and fair public hearing regarding the annexation of the Annexation Territory to the District, the levy and collection of assessments, and by Resolution approved the final Engineer's Report prepared in connection therewith; and has considered all oral and written statements, protests and communications made or filed by interested persons. The City Council in accordance with the requirements of the Constitution has determined that majority protest did not exist for the assessments proposed for the Annexation.

Sections 3. Based upon its review (and amendments, as applicable) of the Engineer's Report, which has been filed with the City Clerk, the City Council hereby finds and determines that:

- 3a) The land within the Annexation Territory will receive special benefit from the operation, maintenance and servicing of landscaping and lighting improvements, and all appurtenant facilities related thereto, to be provided by the District as described in the Engineer's Report.
- 3b) The Annexation Territory as defined by the Assessment Diagram includes all of the lands receiving such special benefit.
- 3c) The net amount to be assessed upon the lands within the Annexation Territory has been apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefit to be received by each parcel from the various improvements and services to be provided commencing with Fiscal Year 2009/2010.

Section 4. The City Council hereby orders the proposed improvements as described within the Engineer's Report to be made. The improvements so described generally include, but are not limited to, the maintenance, operation and servicing of the local landscaping and lighting improvements established or installed in connection with the development of properties within the Annexation Territory or directly associated with the properties within the Annexation Territory. The maintenance and servicing of the improvements may include, but are not limited to, landscaped medians, parkways, slopes, drainage facilities, open space or other public areas; and street lighting improvements which shall be maintained by the City for the special benefit of the properties therein.

Section 5. The maintenance, operation and servicing of improvements shall be performed pursuant to the Act, and for Fiscal Year 2009/2010, the County Auditor of San Luis Obispo shall enter on the County Assessment Roll opposite each parcel of land the amount of levy so described in the approved Engineer's Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6. The adoption of this Resolution constitutes the annexation of the Annexation Territory to the District, the boundaries of which are contained in the Assessment Diagram; the establishment of the maximum assessment rate and assessment range formula connected therewith; and the assessments for the fiscal year commencing July 1, 2009 and ending June 30, 2010, as described in the Engineer's Report and adopted by the City Council.

Section 7. The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the City Council's approval of the annexation of the Annexation Territory to the District; the adoption and confirmation of the Assessment Diagram; and the establishment of the maximum assessment rate(s), assessment range formula and the assessments for Fiscal Year 2009/2010 as described in

the Engineer's Report.

Section 8. The City Clerk is hereby authorized and directed to file the levy of assessments for Fiscal Year 2009/2010 as approved, with the County Auditor of San Luis Obispo upon adoption of this Resolution.

BE IT FURTHER RESOLVED that the City Clerk of the City of Paso Robles cause a certified copy of this Resolution to be recorded in the Office of the County Recorder of the County of San Luis Obispo, State of California.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 18th day of November, 2008 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk