

DOC # 2006-0802139

RECORDING REQUESTED BY
CHICAGO TITLE
CITY OF OCEANSIDE
ENGINEERING DEPARTMENT
300 NORTH COAST HIGHWAY
OCEANSIDE, CA. 92054

NOV 09, 2006 4:25 PM

15047

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 25.00
PAGES: 7



2006-0802139

AND WHEN RECORDED MAIL TO

CITY CLERK
CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA. 92054

APN: 169-011-36, 169-011-42

City Doc#:

CERTIFICATE OF COMPLIANCE

REQUEST FOR CERTIFICATE OF COMPLIANCE FOR PALM TREE PLAZA, LLC.
PARCEL LINE ADJUSTMENT NUMBER PLA-05-06

I/We the undersigned owner(s) of record of real property located in City of Oceanside, County of San Diego, State of California, hereby request to adjust existing property lines and request Certificate of Compliance for the adjusted following described parcels.

Parcel A, APN # 169-011-36
PALM TREE PLAZA, LLC.,
A California Limited Liability Company

Parcel B, APN # 169-011-43
PALM TREE PLAZA, LLC.,
A California Limited Liability Company

Parcel C, APN # _____

By: WFZ INVESTMENTS, Inc.,
A California Corporation
Its Managing Member

By: WFZ INVESTMENTS, Inc.,
A California Corporation
Its Managing Member

By: Victor S. LaCagnina
Victor S. LaCagnina
Its Executive Vice President

By: Victor S. LaCagnina
Victor S. LaCagnina
Its Executive Vice President

Date: 8/9/06

Date: 8/9/06

Date: _____

PLEASE SEE ATTACHMENT

NOTARY ACKNOWLEDGEMENT REQUIRED FOR OWNER'S SIGNATURE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of CALIFORNIA

County of LOS ANGELES

15048

On AUGUST 10, 2006 before me, RIVA MALLISON, NOTARY PUBLIC

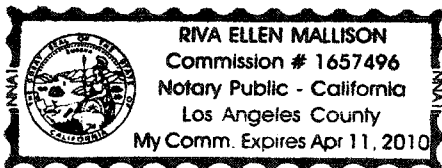
DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared VICTOR S. LACAGNINA

NAME(S) OF SIGNER(S)

☒ personally known to me - **OR** - ☐ 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.



WITNESS my hand and official seal.

Riva Mallison

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☒ CORPORATE OFFICER

EXECUTIVE VICE PRESIDENT
 TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

CERTIFICATE OF COMPLIANCE
 TITLE OR TYPE OF DOCUMENT

1
 NUMBER OF PAGES

DOC SIGNED 8/9/06
 DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

WIZ INVESTMENTS, INC
A CALIFORNIA CORPORATION

NONE
 SIGNER(S) OTHER THAN NAMED ABOVE

**CERTIFICATE OF COMPLIANCE
CONTINUATION****15049****LEGAL DESCRIPTIONS: NEW PARCELS****PARCEL 'A'**

PARCEL 8 TOGETHER WITH A PORTION OF PARCEL 1 OF PARCEL MAP NO. 17346, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MARCH 30, 1994, AS FILE NO. 1994-0209262 IN BOOK OF PARCEL MAPS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 1, SAID CORNER BEING THE **TRUE POINT OF BEGINNING**; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1, THE FOLLOWING COURSES, SOUTH 41°33'02" EAST, 269.00 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE CONTINUING ALONG SAID EASTERLY LINE OF PARCEL 1, NORTH 48°26'58" EAST, 14.13 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE CONTINUING ALONG SAID EASTERLY LINE OF PARCEL 1, SOUTH 41°33'02" EAST, 218.43 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 1, SAID CORNER BEING ON THE NORTHERLY LINE OF SAID PARCEL 8; THENCE ALONG SAID NORTHERLY LINE OF PARCEL 8, NORTH 72°34'31" EAST, 35.27 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 8; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 8, SOUTH 17°25'29" EAST, 112.09 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 8, SAID CORNER BEING ON THE NORTHERLY RIGHT OF WAY OF CANNON ROAD, A VARIABLE WIDTH PUBLIC STREET; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 8 AND SAID NORTHERLY RIGHT OF WAY OF CANNON ROAD, THE FOLLOWING COURSES, SOUTH 71°52'10" WEST, 112.65 FEET TO THE BEGINNING OF A TANGENT, 340.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, A RADIAL TO WHICH BEARS SOUTH 18°07'50" EAST; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF PARCEL 8 AND SAID NORTHERLY RIGHT OF WAY OF CANNON ROAD, SOUTHWESTERLY ALONG THE ARC OF SAID 340.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 0°42'21", 4.19 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF PARCEL 8 AND SAID NORTHERLY RIGHT OF WAY OF CANNON ROAD, TANGENT FROM SAID 340.00 FOOT RADIUS CURVE, SOUTH 72°34'31" WEST, 234.11 FEET TO THE BEGINNING OF A TANGENT 25.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, A RADIAL TO WHICH BEARS, SOUTH 17°25'29" EAST; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID 25.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 90°01'02", 39.28 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 1, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF LAKE BOULEVARD, A VARIABLE WIDTH PUBLIC STREET; THENCE ALONG SAID WESTERLY LINE OF PARCEL 1 AND SAID EASTERLY RIGHT OF WAY OF LAKE BOULEVARD, TANGENT FROM SAID 25.00 FOOT RADIUS CURVE, NORTH 17°24'27" WEST, 102.15 FEET TO THE BEGINNING OF A TANGENT 500.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A RADIAL TO WHICH BEARS, NORTH 72°35'33" EAST; THENCE CONTINUING ALONG SAID WESTERLY LINE OF PARCEL 1 AND SAID EASTERLY RIGHT OF WAY OF LAKE BOULEVARD, NORTHWESTERLY ALONG THE ARC OF SAID 500.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 03°04'40", 26.86 FEET; THENCE LEAVING SAID WESTERLY LINE OF PARCEL 1 AND SAID EASTERLY RIGHT OF WAY OF LAKE BOULEVARD, NORTH 72°34'31" EAST, 84.98 FEET; THENCE NORTH 55°52'21" EAST, 174.76 FEET; THENCE NORTH 41°33'02" WEST, 335.25 FEET; THENCE SOUTH 48°26'58" WEST, 212.58 FEET TO A POINT ON SAID WESTERLY LINE OF PARCEL 1 AND SAID EASTERLY RIGHT OF WAY OF LAKE BOULEVARD,

CERTIFICATE OF COMPLIANCE**15050****CONTINUATION**

SAID POINT ALSO BEING ON THE ARC OF A TANGENT 1042.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A RADIAL TO WHICH BEARS, NORTH 50°17'22" EAST; THENCE ALONG SAID WESTERLY LINE OF PARCEL 1 AND SAID EASTERLY RIGHT OF WAY OF LAKE BOULEVARD, NORTHWESTERLY ALONG THE ARC OF SAID 1042.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 01°48'54", 33.01 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE LEAVING SAID EASTERLY RIGHT OF WAY OF LAKE BOULEVARD, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1, NORTH 48°26'58" EAST, 242.03 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 82,976 SQUARE FEET (1.90 ACRES), MORE OR LESS.

CERTIFICATE OF COMPLIANCE**PARCEL 'B'****15051**

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 17346, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MARCH 30, 1994, AS FILE NO. 1994-0209262 IN BOOK OF PARCEL MAPS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF SAID PARCEL 1, SAID CORNER BEING ON THE EASTERLY RIGHT OF WAY OF LAKE BOULEVARD, A VARIABLE WIDTH PUBLIC STREET, SAID CORNER ALSO BEING ON THE ARC OF A TANGENT 1042.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A RADIAL TO WHICH BEARS NORTH 48°28'29" EAST; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 1 AND SAID EASTERLY RIGHT OF WAY OF LAKE BOULEVARD, SOUTHEASTERLY ALONG THE ARC OF SAID 1042.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 01°48'54", 33.01 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID WESTERLY LINE OF PARCEL 1 AND SAID EASTERLY RIGHT OF WAY OF LAKE BOULEVARD, AND CONTINUING SOUTHEASTERLY ALONG THE ARC OF SAID 1042.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 0°44'48", 13.58 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE AND SAID EASTERLY RIGHT OF WAY OF LAKE BOULEVARD, TANGENT FROM SAID 1042.00 FOOT RADIUS CURVE, SOUTH 38°57'50" EAST, 107.33 FEET TO THE BEGINNING OF A TANGENT 500.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A RADIAL TO WHICH BEARS NORTH 61°02'10" EAST; THENCE CONTINUING ALONG SAID WESTERLY LINE OF PARCEL 1 AND SAID EASTERLY RIGHT OF WAY OF LAKE BOULEVARD, SOUTHEASTERLY ALONG THE ARC OF SAID 500.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 18°28'43", 161.26 FEET; THENCE LEAVING SAID WESTERLY LINE OF PARCEL 1 AND SAID EASTERLY RIGHT OF WAY OF LAKE BOULEVARD, NORTH 72°34'31" EAST, 84.98 FEET; THENCE NORTH 55°52'21" EAST, 174.76 FEET; THENCE NORTH 41°33'02" WEST, 335.25 FEET; THENCE SOUTH 48°26'58" WEST, 212.58 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 71,459 SQUARE FEET (1.64 ACRES), MORE OR LESS.

**DETERMINATION OF COMPLIANCE**

I hereby certify that the above described parcel complies with the applicable provisions of the Subdivision Map Act and the City of Oceanside Subdivision Ordinance or it has been exempt from said act and ordinance at the time of its creation.

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map act and City of Oceanside ordinances enacted pursuant thereto. The parcel(s) described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

NOTE:

This determination DOES NOT GUARANTEE that the subject property meets current design and improvement standards for subdivided parcel. Prospective purchaser should check site conditions and applicable development codes to determine whether the property is suitable for their intended use.



CITY OF OCEANSIDE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

ENGINEERING DIVISION

By: *Dale C. Gross*

Title: _____

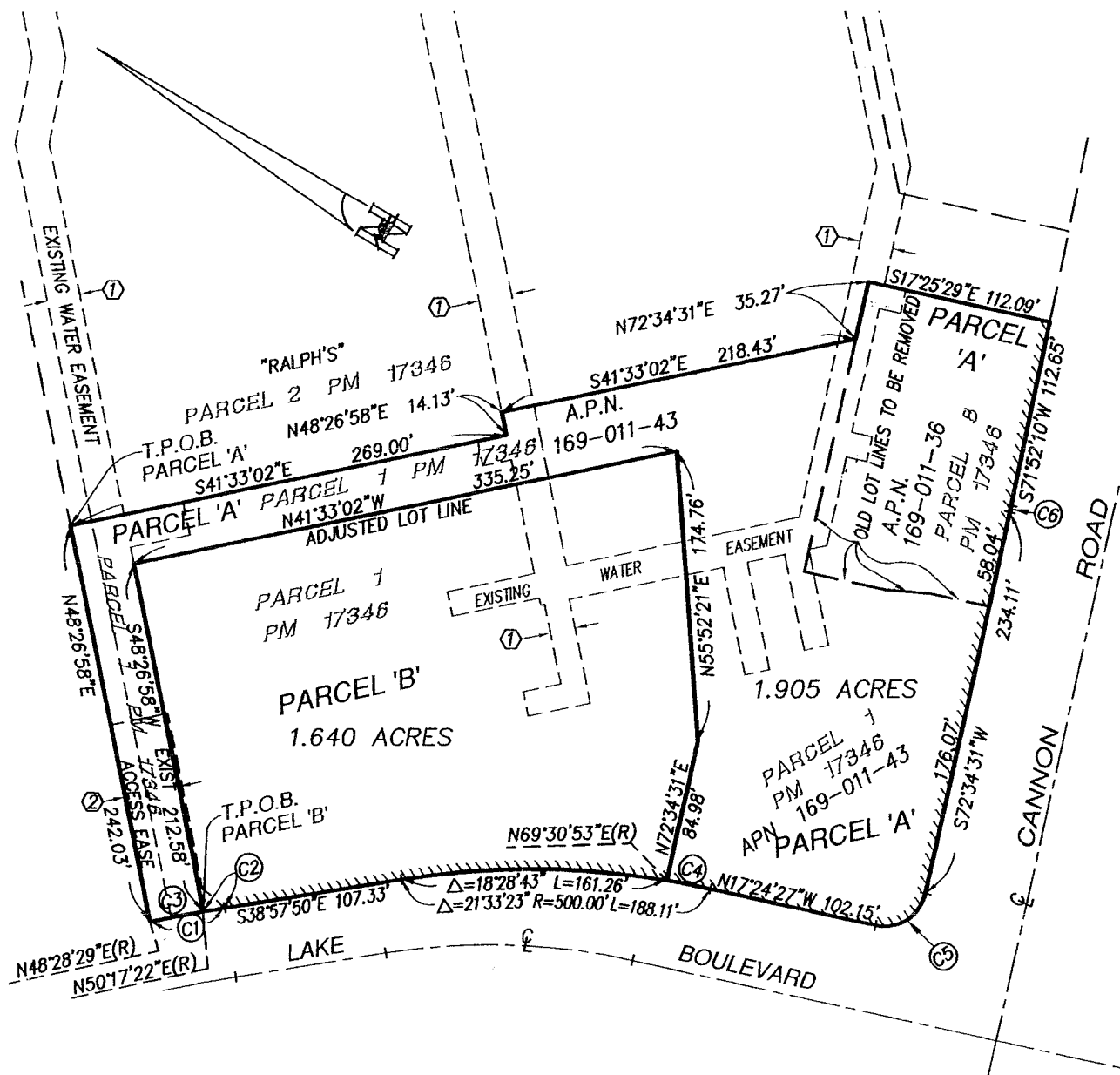
Date: 11-9-06

CITY OF OCEANSIDE
PUBLIC WORKS DEPARTMENT
PLAT FOR PLA - 05_06

15052

SHEET 1 OF 2 SHEETS

100 0 100 200
SCALE 1" = 100'



WATER & SEWER DEPARTMENT APPROVAL

DATE 11/7/06

PLANNING DIVISION APPROVAL

DATE 10/30/06

APPLICANT PALM TREE PLAZA, LLC.

ADDRESS 3505 CANNON ROAD

CITY OCEANSIDE, CA. ZIP 92054

PHONE NO.

CITY TREASURER'S APPROVAL

DATE 11/8/06

DALE C. GROSS

DALE C. GROSS LS 7632

DATE 10/5/06

MAP PREPARED BY HALE ENGINEERING

ADDRESS 7910 CONVOY COURT

CITY SAN DIEGO, CA. ZIP 92111

PHONE NO. (858) 715-1420 FAX 715-1424

JOB NO. 0455

PARCEL AREA

SHEET 2 OF 2 SHEETS

PARCEL NO.	EXISTING AREA	PROPOSED AREA
PARCEL 1	3.086 ACRES (GROSS) 2.623 ACRES (NET)	
PARCEL 8	0.459 ACRES (GROSS) 0.412 ACRES (NET)	
PARCEL A		1.905 ACRES (GROSS) 1.535 ACRES (NET)
PARCEL B		1.640 ACRES (GROSS) 1.520 ACRES (NET)

CURVE DATA

① $\Delta=02^{\circ}33'43''$ $R=1042.00'$ $L=46.59'$	② $\Delta=0^{\circ}44'48''$ $R=1042.00'$ $L=13.58'$	③ $\Delta=01^{\circ}48'54''$ $R=1042.00'$ $L=33.01'$
④ $\Delta=03^{\circ}04'40''$ $R=500.00'$ $L=26.86'$	⑤ $\Delta=90^{\circ}01'02''$ $R=25.00'$ $L=39.28'$	⑥ $\Delta=0^{\circ}42'21''$ $R=340.00'$ $L=4.19'$

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE EASTERLY LINE OF PARCEL 1, AS SHOWN ON PARCEL MAP NO. 17346.
I.E. N $41^{\circ}33'02''$ W

EXISTING EASEMENTS

- ① AN EASEMENT IN FAVOR OF THE CITY OF OCEANSIDE, FOR WATER LINE PURPOSES REC'D: DECEMBER 10, 1991 AS DOC. NO. 1991-0640468 OF OFFICIAL RECORDS.
- ② AN EASEMENT IN FAVOR OF THE CITY OF OCEANSIDE, FOR ACCESS PURPOSES REC'D: DECEMBER 10, 1991 AS DOC. NO. 1991-0640469 OF OFFICIAL RECORDS.

LEGEND:

ADJUSTED LOT LINE _____
ORIGINAL LOT LINE - - - - -
TO BE REMOVED

ACCESS RIGHTS ABANDONED PER DOCUMENT
REC'D: DECEMBER 10, 1991 AS DOC. NO.
1991-0640475 OF OFFICIAL RECORDS. 

