

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE
City of Oceanside **SAN DIEGO OFFICE**

3212

DOC # 2008-0192393


AND WHEN RECORDED MAIL TO
City Clerk
City of Oceanside
300 North Coast Highway
Oceanside, CA 92054

JP

APR 11, 2008 8:00 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 48.00

PAGES: 7



APN: 165-210-62, 63

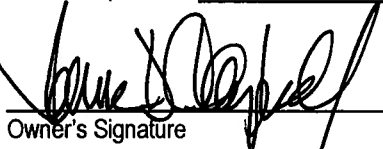
City Clerk Doc#:

CERTIFICATE OF COMPLIANCE

REQUEST FOR CERTIFICATE OF COMPLIANCE FOR Avocado Highlands LLC / Donald D. Hensel Trust ,
FOR LOT MERGER AND LOT LINE ADJUSTMENT NUMBER PLA- 06-2006

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# 165-210-63

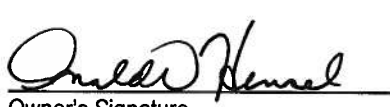

Owner's Signature

Avocado Highlands LLC
Owner's Name (Print)

Vance D. Campbell
Owner's Title (Print) Manager

2-11-08
Date

Parcel B, APN# 165-210-62


Owner's Signature

Donald D. Hensel 2005 Trust
Dated 4-19-2005
Owner's Name (Print)

Donald D. Hensel
Owner's Title (Print) Trustee

2/12/08
Date

Parcel C, APN# _____

Owner's Signature

Owner's Name (Print)

Owner's Title (Print)

Date

LEGAL DESCRIPTION OF
NEW PARCELS
(TYPED)

For Legal Description see Exhibits "A" & "B" attached hereto and by this reference made a part hereof.

ALL PURPOSE NOTARY ACKNOWLEDGMENT REQUIRED FOR OWNER'S SIGNATURE

**CERTIFICATE OF COMPLIANCE
CONTINUATION**

See Exhibit A for new legal description and exhibit B for plat that is attached hereon.

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

Engineering Division
City of Oceanside
300 North Coast Highway
Oceanside, CA 92054

By: *Scott D. Smith*

Title: CITY ENGINEER

Date: 4-1-08

EXHIBIT "A"
Legal Description / Avocado Highlands LLC

PARCEL A

PORTIONS OF PARCELS 1 & 2 OF PARCEL MAP NO. 2951, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AUGUST 12, 1974, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 1 OF PARCEL MAP NO. 2951; THENCE, ALONG THE EASTERLY LINE OF SAID PARCEL 1, SOUTH $04^{\circ}57'25''$ EAST 268.15 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 1; THENCE, ALONG SAID SOUTHERLY LINE, NORTH $87^{\circ}52'49''$ WEST 166.46 FEET; THENCE, NORTH $00^{\circ}00'59''$ EAST 80.41 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND 5.00 FEET SOUTHERLY OF, MEASURED AT RIGHT ANGLES, THE NORTHERLY LINE OF THE WESTERLY PORTION OF SAID PARCEL 1 OF PARCEL MAP NO. 2951; THENCE, ALONG SAID PARALLEL LINE, SOUTH $84^{\circ}18'33''$ WEST 343.08 FEET TO THE EASTERLY LINE OF AVOCADO ROAD, 50.00 FEET WIDE; THENCE, SOUTHERLY ALONG SAID EASTERLY LINE OF AVOCADO ROAD, BEING ALSO A CURVE CONCAVE EASTERLY, FROM WHICH THE RADIUS POINT OF SAID CURVE BEARS SOUTH $84^{\circ}41'11''$ EAST 225.00 FEET, THROUGH A CENTRAL ANGLE OF $32^{\circ}20'31''$, AN ARC LENGTH OF 127.01 FEET, TO A POINT OF REVERSE CURVATURE; THENCE, CONTINUING ALONG SAID EASTERLY LINE OF AVOCADO ROAD, BEING ALSO A CURVE CONCAVE WESTERLY, FROM WHICH THE RADIUS POINT OF SAID CURVE BEARS SOUTH $62^{\circ}58'18''$ WEST 225.00 FEET, THROUGH A CENTRAL ANGLE OF $05^{\circ}11'35''$, AN ARC LENGTH OF 20.39 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL 2 OF PARCEL MAP NO. 2951; THENCE, ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, SOUTH $88^{\circ}02'37''$ EAST 608.65 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE, ALONG THE EASTERLY LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 2951, NORTH $06^{\circ}43'30''$ EAST 400.29 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE, ALONG THE NORTHERLY LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 2951, SOUTH $84^{\circ}13'13''$ WEST 203.71 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 135,363 SQUARE FEET (3.108 ACRES) OF LAND, MORE OR LESS.

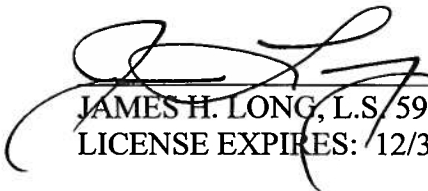
 **2-08-2008**
JAMES H. LONG, L.S. 5937 DATE
LICENSE EXPIRES: 12/31/2008



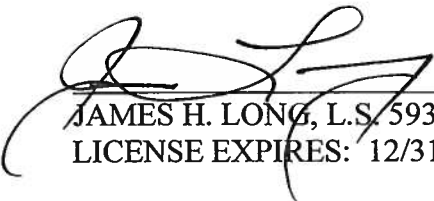
EXHIBIT "A"
Legal Description / Avocado Highlands LLC

PARCEL B

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CONTAINING 46,623 SQUARE FEET (1.070 ACRES) OF LAND, MORE OR LESS.

 2-09-2008
JAMES H. LONG, L.S. 5937 DATE
LICENSE EXPIRES: 12/31/2008



3216

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

On February 11, 2008, before me,
Cheryl A. Knoblock, Notary Public
Personally appeared Vanessa D. Campbell

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

(Seal)



STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

On 02-12-2008, before me,
MAGGIE R. WILKE
Personally appeared DONALD R. HENSEL

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

(Seal)

Signature:

Print (Owner Name) VANESSA D. CAMPBELL, MANAGER
AVOCADO HILHANDS, LLC

Print (Owner Title)

Signature:

Print (Owner Name)

Print (Owner Title)

Signature:

Print (Owner Name)

DONALD R. HENSEL
Print (Owner Title)

Signature:

Print (Owner Name)

Print (Owner Title)

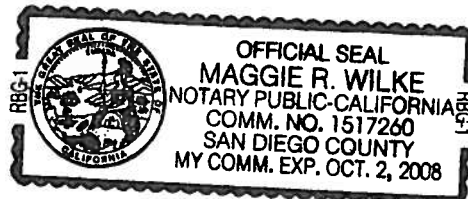
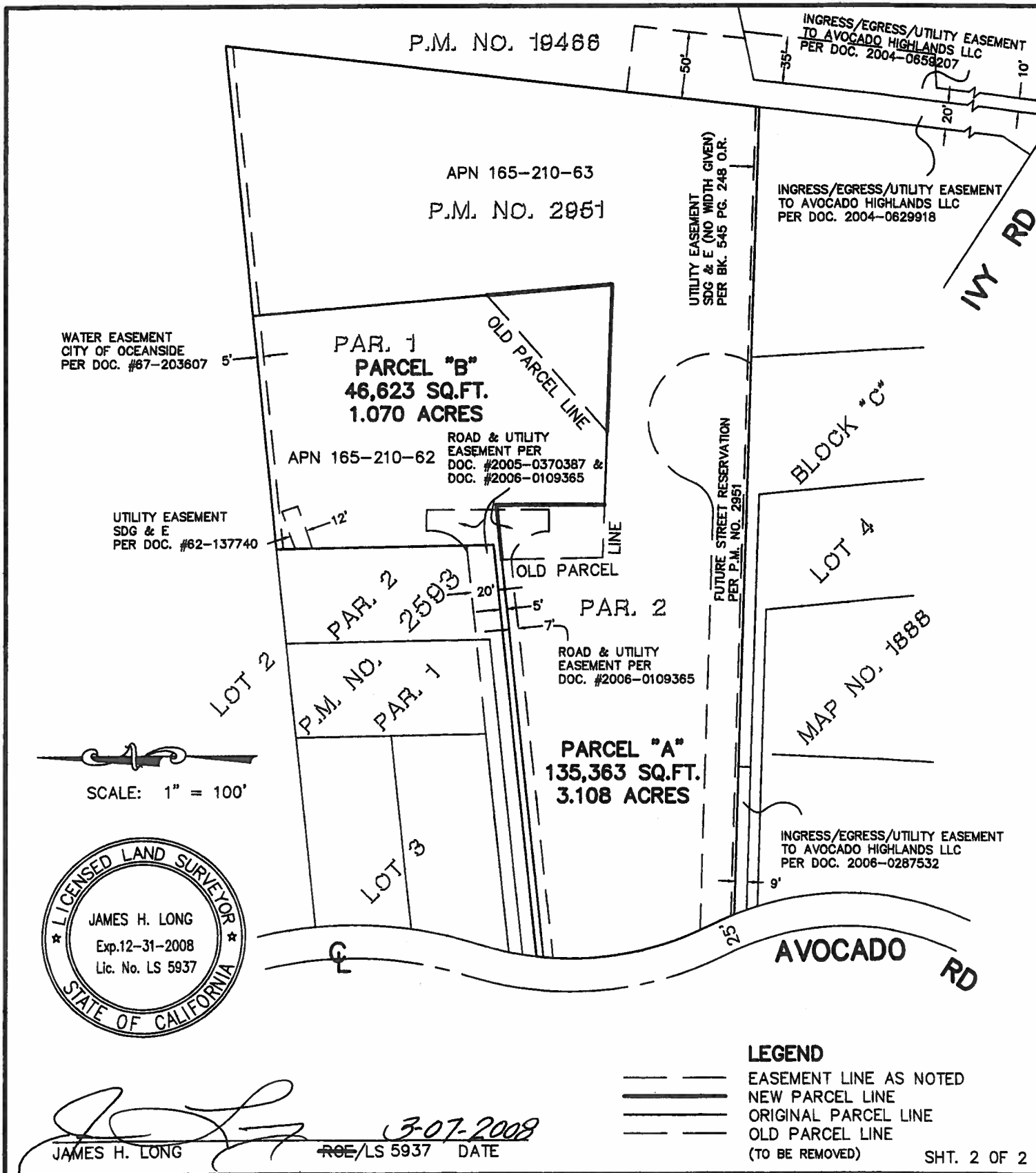


EXHIBIT "B"
CITY OF OCEANSIDE

3217X

PLAT FOR PLA-06-06

A.P.N. 165-210-62, 63



RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE
SAN DIEGO OFFICE
CITY OF OCEANSIDE

3226

DOC # 2008-0192396



AND WHEN RECORDED MAIL TO

CITY CLERK
CITY OF OCEANSIDE
300 North Coast Highway
Oceanside, CA 92054

APR 11 2008
gmk

APR 11, 2008 8:00 AM
OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 18.00
OC: NA

PAGES: 4



DOCUMENT TRANSFER TAX 6 COUNTY ADJUSTMENTS

..... Computed on the consideration or value of property conveyed or,
..... Computed on the consideration or value less liens or encumbrances
..... Remaining at the time of sale.

165-210-63

PRO-FORMA GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which hereby acknowledged,

AVOCADO HIGHLANDS, LLC

Hereby GRANT(S) to

AVOCADO HIGHLANDS, LLC

The real property located in the City of Oceanside, County of San Diego, State of California, described in Exhibit "A" attached hereto and made a part thereof.

This deed is being recorded to reflect of record, the approved legal description for **Parcel A** pursuant to Lot Line Adjustment **PLA-06-2006** and Certificate of Compliance No. **PLA-06-2006**, approved by City of Oceanside, and recorded on **April 11**, 2008 As Document No. **0192393** in the Office of the County Recorder of San Diego County, State of California and more particularly described in Legal Description attached hereto and incorporated herein designated Exhibit "A". Also as shown for the purpose of illustration on Plat attached hereto and incorporated herein designated Exhibit "B".

Date: 2-11-08

Dated: _____

By: [Signature]

GRANTOR: AVOCADO HIGHLANDS, LLC
TITLE: VANCE D. CAMPBELL, MANAGER

3227

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

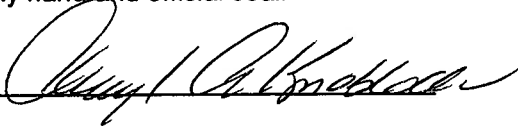
On February 11, 2008, before me,
Cheryl A. Knoblock, Notary Public
Personally appeared Vance D. Campbell

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.

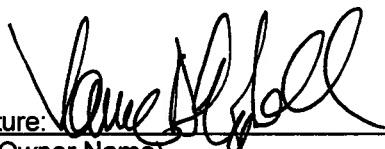
WITNESS my hand and official seal.

Signature



(Seal)



Signature: 

Print (Owner Name)

VANCE D. CAMPBELL MANAGER

Print (Owner Title)

AVOCADO HIGHLANDS, LLC.

Signature: _____

Print (Owner Name)

Print (Owner Title)

3228

EXHIBIT "A"

Being **Parcel "A"** of that certain Lot Line Adjustment/Certificate of Compliance No. **PLA-06-2006** in the City of Oceanside recorded on April 11, 2008 as Document No. 0192393 in the Office of County Recorder, San Diego County, State of California, More particularly described as follows; *See 01490*

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CONTAINING 135,363 SQUARE FEET (3.108 ACRES) OF LAND, MORE OR LESS.

[Signature] 2-08-2008
JAMES H. LONG, L.S. 5937 DATE
LICENSE EXPIRES: 12/31/2008

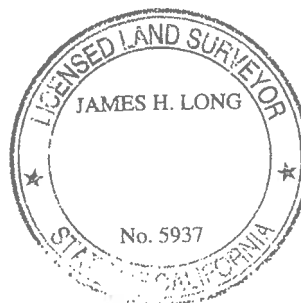


EXHIBIT "B"
CITY OF OCEANSIDE

3229

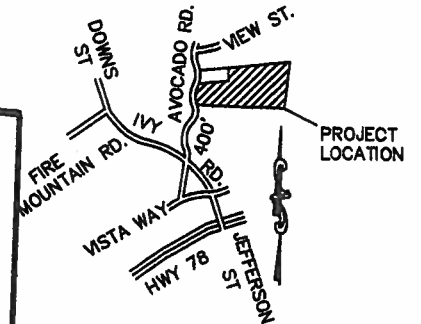
PLAT FOR PLA-06-06

A.P.N. 165-210-62, 63

P.M. NO. 10486

APN 165-210-63

P.M. NO. 2951



VICINITY MAP
NOT TO SCALE

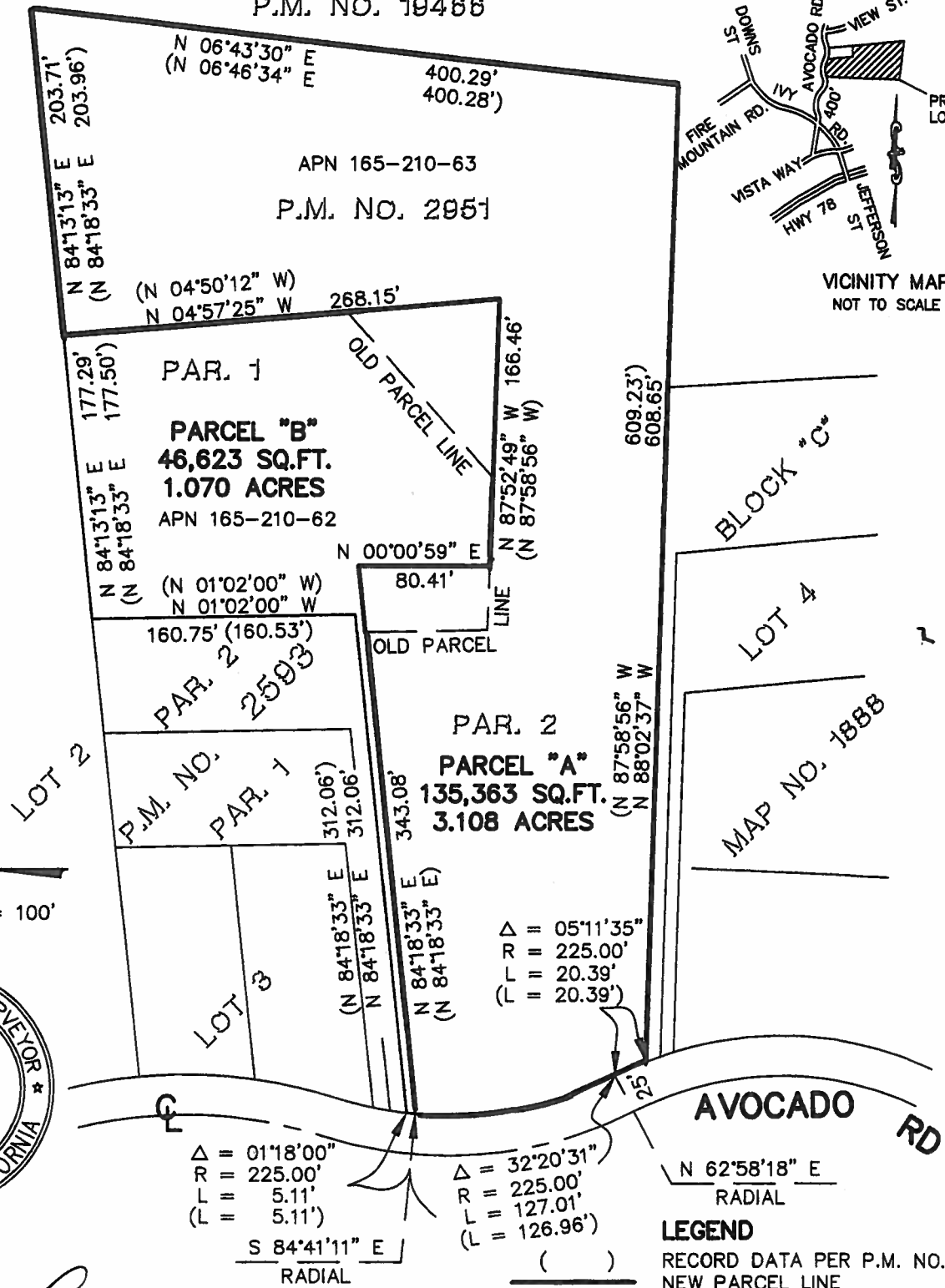
PARCEL	GROSS	NET
"A"	3.108 AC	3.038 AC
"B"	1.070 AC	1.006 AC
1(ORIG.)	1.022 AC	0.987 AC
2(ORIG.)	3.161 AC	3.161 AC

SCALE: 1" = 100'



JAMES H. LONG

3-07-2008
ROE/LS 5937 DATE



RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE
SAN DIEGO OFFICE
CITY OF OCEANSIDE

AND WHEN RECORDED MAIL TO

CITY CLERK
CITY OF OCEANSIDE
300 North Coast Highway
Oceanside, CA 92054

3230

DOC # 2008-0192397



APR 11, 2008 8:00 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 18.00
OC: NA

PAGES: 4



DOCUMENT TRANSFER TAX 165-210-62 San Diego Adjustments
..... Computed on the consideration or value of property conveyed or,
..... Computed on the consideration or value less liens or encumbrances
Remaining at the time of sale.

PRO-FORMA GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which hereby acknowledged,

DONALD D. HENSEL, TRUSTEE OF THE DONALD D. HENSEL 2005 TRUST, DATED APRIL 19, 2005

Hereby GRANT(S) to

DONALD D. HENSEL, TRUSTEE OF THE DONALD D. HENSEL 2005 TRUST, DATED APRIL 19, 2005

The real property located in the City of Oceanside, County of San Diego, State of California, described in Exhibit "A" attached hereto and made a part thereof.

This deed is being recorded to reflect of record, the approved legal description for **Parcel B** pursuant to Lot Line Adjustment **PLA-06-2006** and Certificate of Compliance No. **PLA-06-2006** approved by City of Oceanside, and recorded on APRIL 11, 2008 As Document No. 0192393 in the Office of the County Recorder of San Diego County, State of California and more particularly described in Legal Description attached hereto and incorporated herein designated Exhibit "A". Also as shown for the purpose of illustration on Plat attached hereto and incorporated herein designated Exhibit "B".

Date: FEBRUARY 13, 2008

Dated: _____

By: Donald D. Hensel
GRANTOR: DONALD D. HENSEL 2005 TRUST
TITLE: DONALD D. HENSEL, TRUSTEE

ALL-PURPOSE ACKNOWLEDGMENT

3231

State of California }
 }ss.
County of San Diego }

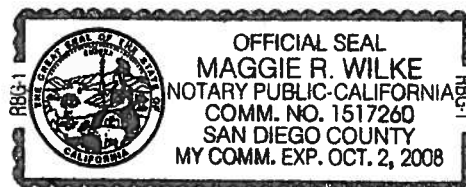
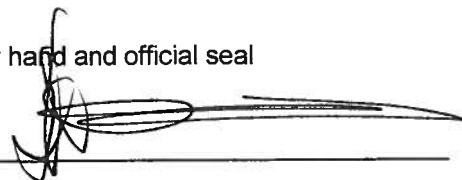
On February 12, 2008 before me, Maggie R. Wilke a Notary Public
personally appeared Donald D. Hensel

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



OPTIONAL

Though law does not require the information below, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Pro Forma Grant Deed

Document Date: February 12, 2008 Number of Pages: Two + Acknowledgement

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
☐ Title(s) _____
☐ Partner - ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Right Thumbprint
of Signer

Signer is Representing: _____

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
☐ Title(s) _____
☐ Partner - ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Right Thumbprint
of Signer

Signer is Representing: _____

3232

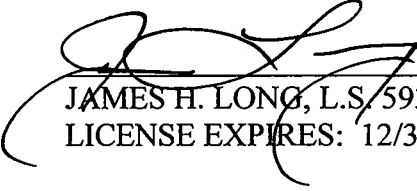
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CONTAINING 46,623 SQUARE FEET (1.070 ACRES) OF LAND, MORE OR LESS.

 2-08-2008
JAMES H. LONG, L.S. 5937 DATE
LICENSE EXPIRES: 12/31/2008

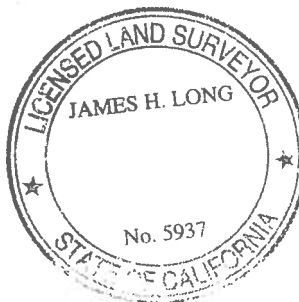


EXHIBIT "B"
CITY OF OCEANSIDE

3233

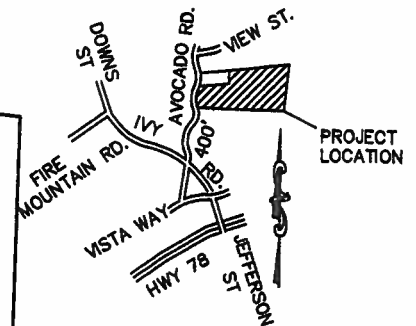
PLAT FOR PLA-06-06

A.P.N. 165-210-62, 63

P.M. NO. 10486

APN 165-210-63

P.M. NO. 2951



VICINITY MAP
NOT TO SCALE

PARCEL	GROSS	NET
"A"	3.108 AC	3.038 AC
"B"	1.070 AC	1.006 AC
1(ORIG.)	1.022 AC	0.987 AC
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SCALE: 1" = 100'



JAMES H. LONG

3-07-2008
ROE/LS 5937 DATE

