

11-SD-75
P.M. 21.9
E.A. CORBRG
R/W T70070-0001-01

90-DAY NOTICE OF TERMINATION OF TENANCY AND NOTICE TO QUIT

TO: City of San Diego-Property Department – 1200 Third Avenue, Suite 1700, San Diego CA 92101,
Tenant(s) in Possession

NOTICE IS HEREBY GIVEN that, pursuant to the election given to the undersigned Lessor by the provision of paragraph 18 of the Lease dated June 1, 1971, between you and said Lessor, under which you hold possession of the premises described hereinafter, said Lessor has elected to terminate said tenancy and you are hereby required to quit and deliver up possession of said premises to the State of California, Department of Transportation, on or before August 21, 1998. If you fail to do so, the State of California, Department of Transportation, will institute legal proceedings against you to recover possession of said premises, and to declare a forfeiture of said agreement and to recover TREBLE RENTS and DAMAGES.

The said premises are described as follows:

The ground surface and certain air rights of those certain premises situate in the City of San Diego, County of San Diego, State of California, sometimes designated as "San Diego-Coronado Bay Bridge Lease Area No. 50-SD", said leased area being shown on the map or plat attached hereto marked 'Exhibit A', and by this reference made a part hereof, and being more particularly described in Exhibit "B" attached hereto and by this reference made a part hereof.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

By Rosario Ortega
ROSARIO ORTEGA, Chief
Property Management Branch
Right of Way Division

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served the 90-Day Notice of Termination of Tenancy and Notice to Quit of which this is a true copy, on the above-mentioned Occupant(s) in Possession in the manner(s) indicated below:

On _____, 19____, I handed the Notice to the Occupant(s).
☒ I handed the Notice to a person of suitable age and discretion at the occupant's residence/business on MAY 20, 1998.
____ I posted the Notice in a conspicuous place at the occupant's residence on _____, 19____.
____ I sent by first class mail a true copy of the Notice to the occupant(s) at (their) his place of residence on _____, 19____.

Executed on MAY 20, 1998, at SAN DIEGO CA.

Arvydas Petravicius
Arvydas Petravicius, Right of Way Agent

BLOCK 177

PARCEL 1

Area = 5,000 Sq. Ft. ±

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

LOGAN

AVE.

ST.

CITY OF
SAN DIEGO

NATIONAL

AVE.

ST.

PARCEL 2

Area = 79,720 Sq. Ft. ±

PARCEL 3

Area = 49,000 Sq. Ft. ±

BLOCK 129

Exhibit "A"

DEWEY

NEWTON

AVE.

TOTAL AREA = 182,720 Sq. Ft.

STATE OF CALIFORNIA
HIGHWAY TRANSPORTATION AGENCY
DEPARTMENT OF PUBLIC WORKS
DIV. OF BAY TOLL CROSSINGS

BRIDGE
LEASE AREA
50 SD

DRAWN BY CFS		DATE 8-12-70	
CHECKED BY		SCALE: 1" = 100'	
CO.	RTE.	P.M.	DR. NO.
S.D.			

SAN DIEGO-CORONADO BAY BRIDGE
LEASE AREA NO. 50 SDDESCRIPTIONPARCEL 1

Those portions of Lots 1 through 24 inclusive in Block 177 of MANNASSE AND SCHILLER'S SUBDIVISION of Pueblo Lot 1157, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 209, filed in the office of the County Recorder of said San Diego County, July 11, 1870, and of Lots 23 and 24 in Block 177 of SAN DIEGO LAND AND TOWN COMPANY'S ADDITION, according to Map thereof No. 379 filed in the office of the County Recorder of San Diego County, October 30, 1886, all being in the City of San Diego, County of San Diego, State of California, which lie southwesterly of a line drawn parallel with and distant 90.00 feet northeasterly, measured at right angles, from the southwesterly line of said block.

Containing 54,000 square feet more or less.

PARCEL 2

All that real property in Block 141 of MANNASSE AND SCHILLER'S SUBDIVISION of Pueblo Lot 1157, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 209, filed in the Office of the County Recorder of said San Diego County, July 11, 1870, and more particularly described as follows:

COMMENCING at a point on the northeasterly line of National Avenue, distant thereon 400.78 feet southeasterly from the southeasterly line of Crosby Street;

THENCE North $39^{\circ} 48' 26''$ East 52.13 feet to a point on a nontangent curve to the left having a radius of 370.00 feet;

thence along said curve from a tangent that bears North $13^{\circ} 14' 38''$ East, through a central angle of $16^{\circ} 40' 02''$ an arc length of 107.63 feet;

thence leaving said curve North $50^{\circ} 10' 15''$ West 38.84 feet;

thence North $39^{\circ} 49' 45''$ East 20.00 feet;

thence North $55^{\circ} 35' 43''$ East 18.85 feet;

thence North $77^{\circ} 49' 27''$ East 28.00 feet;

thence North $35^{\circ} 32' 38''$ East 50.00 feet;

thence North $29^{\circ} 50' 15''$ West 143.96 feet to a point on the southwesterly line of Logan Avenue;

thence along last said southwesterly line of Logan Avenue South $50^{\circ} 09' 39''$ East 416.88 feet to a point on the northwesterly line of Dewey Street.

thence along last said northwesterly line South $39^{\circ} 48' 16''$ West 300.06 feet to a point on the northeasterly line of National Avenue;

thence along last said northeasterly line North 50° 10' 57" West 200.39 feet to the point of COMMENCEMENT.

Containing 79,720 square feet more or less.

PARCEL 3

Lots 18 to 24 inclusive, and Lots 25 to 31 inclusive, in Block 129 of MANNASSE AND SCHILLER'S SUBDIVISION of Pueblo Lot 1157, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 209, filed in the Office of the County Recorder of said San Diego County, July 11, 1870.

Containing 49,000 square feet more or less.

RESOLUTION No. 202856

Adopted on JUN 1 1971

BE IT RESOLVED, by the Council of The City of San Diego as follows:

That the City Manager be, and he is hereby authorized and empowered to execute, for and on behalf of said City a Lease agreement between the STATE OF CALIFORNIA, acting by and through its Department of Public Works, Division of Bay Toll Crossings, as lessor, and The City of San Diego, as lessee, leasing the ground surface and certain air rights of those certain premises situate in the City of San Diego, County of San Diego, State of California, sometimes designated as "San Diego-Coronado Bay Bridge Lease Area No. 50-SD," for a term of thirty (30) years, at a total rental of \$6,000.00, for the construction and operation of a public park, under the terms and conditions set forth in the form of Lease agreement, on file in the office of the City Clerk as Document No. 736039.

APPROVED: JOHN W. WITT, City Attorney

By Larry L. Marshall, Deputy

RESOLUTION No. 202857

Adopted on JUN 1 1971

BE IT RESOLVED, by the Council of The City of San Diego as follows:

That the expenditure of \$6,000.00 is hereby authorized out of General Fund 100 of The City of San Diego, solely and exclusively for the purpose of providing funds for the leasing of ground surface and certain air rights of those certain premises situate in the City of San Diego, County of San Diego, State of California, sometimes designated as "San Diego-Coronado Bay Bridge Lease Area No. 50-SD," required by City for a public park.

APPROVED: JOHN W. WITT, City Attorney

By *Larry L. Marshall*
Larry L. Marshall, Deputy

rb/5-26-71
Aud. Cert.
3149

Passed and adopted by The Council of The City of San Diego on JUN 1 1971
by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Helen Cobb	☒	☐	☐	☐
Sam T. Loftin	☒	☐	☐	☐
Henry L. Landt	☒	☐	☐	☐
Leon L. Williams	☒	☐	☐	☐
Floyd L. Morrow	☐	☐	☐	☒
Bob Martinet	☒	☐	☐	☐
Allen Hitch	☒	☐	☐	☐
Mike Schaefer	☒	☐	☐	☐
Mayor Frank Curran	☒	☐	☐	☐

AUTHENTICATED BY:

FRANK CURRAN

Mayor of The City of San Diego, California.

(Seal)

EDWARD NIELSEN

JOHN LOCKWOOD

City Clerk of The City of San Diego, California.

By *Edgar D. Hamel*
Deputy *ER*

BLOCK 177

PARCEL 1

Area = 54,000 Sq. Ft. ±

Lease TP 18

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

LOGAN

AVE.



N 77° 49' 27" E
28.00'
N 55° 35' 43" E
18.85'

Area = 79,720 Sq. Ft. ±

BLOCK 141

PARCEL 2

Lease TP 18

N 50° 10' 15" W

N 39° 49' 45" E
20.00'

2

NATIONAL

AVE.

CITY OF SAN DIEGO

PARCEL 3

Area = 49,000 Sq. Ft. ±

BLOCK 129

31 30 29 28 27 26 25

Exhibit "A"

STATE OF CALIFORNIA
HIGHWAY TRANSPORTATION AGENCY
DEPARTMENT OF PUBLIC WORKS
DIV. of BAY TOLL CROSSINGS

BRIDGE
LEASE AREA
50 SD

DRAWN BY	GFS	DATE	8-12-70
CHECKED BY		SCALE:	1" = 100'
CO.	RTE.	P.M.	DR. NO.
S.D.			

NEWTON

AVE.

TOTAL AREA = 182,720 Sq. Ft.

DEWEY

ST.

MAP 3294

DOCUMENT 739362 RESOLUTION NO. 202856 ORDINANCE NO. Amnis 3-1

LENGTH OF LEASE: Thirty (30) Years BEGINNING 1st day of Oct. 1971

LEGAL DESCRIPTION: Por Blk 129, 141 & 177 of Mannasse & Schiller's
Sub. of P.L. 1157 Map 209, por Blk 177, San Diego
Land & Town Co. Add. Map 379
4.194 ACRES 1960 National

PURPOSE OF LEASE: Constructing and operating a public park Amnis
(Chicano Federation Head.)

REMARKS: City shall pay for gas, electricity, water. San Diego - Coronado Bay Bridge Lease

Area No. 50-SD

BILLED BY: Property DEPARTMENT: ON

FOR PERIOD IN Advance CREDIT FUND appropriated/ unallocated reserve
ACCOUNT

RENTAL IS \$ 6,000.00 PER 30 years AND/OR payalbe in full on or before 10/15/71

ADDRESS 1120 N Street, Sacramento, Calif. 95814 PHONE

(NAME OF LESSEE)

CITY - Bay Bridge Lease Area 50-SD

(BRIEF LEGAL)

Mannasse & Schiller's Subd.

(EXPIRATION DATE)

9-30-2001

Lease file 50

PROPERTY DEPARTMENT

San Diego-Coronado Bay Bridge
Bridge Lease Area No. 50-SD

DOCUMENT NO. 739362

FILED MAR 16 1972
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF BAY TOLL CROSSINGS

LEASE covering premises known as Bridge Lease Area No. 50-SD in the City of San Diego, County of San Diego.

THIS INDENTURE OF LEASE, made and entered into this first day of June, 1971, by and between the STATE OF CALIFORNIA, acting by and through its Department of Public Works, Division of Bay Toll Crossings (with the approval of the California Toll Bridge Authority), hereinafter called the LESSOR, and the CITY OF SAN DIEGO, a municipal corporation, acting by and through its City Manager, City Administration Building, San Diego, California 92101, hereinafter called the LESSEE,

W I T N E S S E T H:

That the Lessor, for and in consideration of the covenants, conditions, agreements, and stipulations of the Lessee expressed does hereby demise and lease unto the said Lessee, and the Lessee hereby hires from Lessor, the ground surface and certain air rights of those certain premises situate in the City of San Diego, County of San Diego, State of California, sometimes designated as "San Diego-Coronado Bay Bridge Lease Area No. 50-SD", said leased area being shown on the map or plat attached hereto marked Exhibit "A" and by this reference made a part hereof, and being more particularly described in Exhibit "B" attached hereto and by this reference made a part hereof.

SUBJECT to all easements, covenants, conditions, and restrictions recorded and unrecorded.

TO HAVE AND TO HOLD the leased premises together with the appurtenances, fixtures, rights, privileges, and easements thereunto belonging or appertaining unto the Lessee for the term of thirty (30) years, commencing on the first day of October, 1971, and ending on the 30th day of September 2001, at a total rental of six thousand dollars (\$6,000.00), payable in full on or before the 15th day of October, 1971, to the Lessor at the office of the State of California, Department of Public Works, Division of Bay Toll Crossings, 151 Fremont Street, San Francisco, California 94105.

The parties hereto covenant and agree as follows:

(1) The leased premises shall be used during the tenancy hereof exclusively for the purpose of constructing and operating a public park. Development of said park shall commence within four months of the date hereof or this lease shall automatically terminate. It is further understood and agreed that if Lessee at any time during the term hereof abandons the use of said premises as a public park this lease shall automatically terminate.

(2) The Lessee shall not install facilities for, nor operate on the premises, a gasoline supply station; nor shall vehicles used or designed for the transportation of gasoline or petroleum products be permitted on the premises; nor shall bulk storage of gasoline or petroleum products be permitted on the premises.

(3) No improvements shall be placed in, on, or upon the leased premises without the consent and approval of the Lessor having been first obtained in writing under penalty of forfeiture of this lease and the payment of damages by Lessee. The design and placement of all equipment, play apparatus, paving, planter boxes, curbing, gutters, sidewalks, fencing, gates, drainage facilities, and screen planting, as well as any contour grading, will be subject to the written consent and approval of the Division of Bay Toll Crossings.

(4) No storage of materials deemed by the Lessor to be a potential fire or other hazard to the bridge structure will be permitted, and the operation and maintenance of the space will be subject to regulation by the Lessor to protect against fire or other hazard impairing the use, safety, maintenance, and appearance of the bridge. The occupancy and use of the area shall not be such as will permit hazardous or unreasonable objectionable smoke, fumes, vapors, or odors to rise above the grade line of the bridge, nor shall any activities be allowed within the leased area which may be hazardous to users of the bridge facility.

(5) Lessee agrees:

(a) To pay all taxes and assessments that may be legally assessed, including any taxes or assessments on Lessee's possessory interest, or on any improvements or equipment placed by Lessee on said premises during the continuance of the tenancy hereby created, and recognizes that such tax payment shall not reduce any rent due the Lessor hereunder

and any such tax shall be the liability of and be paid by the Lessee;

(b) To pay all charges for water furnished to the hereindescribed premises through a meter to be contracted for by Lessee, if any; and

(c) To pay all charges for electricity furnished or supplied to or upon any part of the leased premises, if any; and that said electricity shall enter said leased premises through a meter to be contracted for by the Lessee.

(6) The Lessee is permitted to erect such directional or operational signs as may be required. All signs shall be subject to the prior approval of the Lessor. All signs shall be designed so as to blend harmoniously with the area as developed.

(7) The Lessee shall, at his sole expense, keep and maintain the leased premises and the area outside thereof lying between the boundaries of the premises and the adjacent street curbs free of all weeds, debris, and flammable materials of every description, and at all times in an orderly, clean, safe, and sanitary condition. A high standard of cleanliness, consistent with the location of the area as an adjunct of the State of California Highway System, will be required.

(8) The Lessee shall secure all necessary permits required in connection with the operations on the leased premises and shall comply with all Federal, State, and local statutes, ordinances, or regulations which may affect in any respect Lessee's use of the leased premises.

(9) The Lessee, at Lessee's own cost and expense,

shall maintain said premises, including but not limited to maintenance and repair of all driveways and fences heretofore or hereafter installed during the term of this lease by the Lessor or by the Lessee, his employees or agents, or by third parties. The Lessee shall take all steps necessary to effectively protect the fences. The Lessee shall be liable to and shall reimburse the Lessor for any damage to said fences and other bridge and ramp appurtenances in any way resulting from or attributable to the use and occupancy of said premises by the Lessee, or any person entering upon the same with the consent of the Lessee, expressed or implied. Proposed plans for driveways, fence openings, wheel rails, surfacing, and lighting shall be filed with and approved by the Lessor prior to the commencement of any work hereunder by the Lessee.

(10) That this lease is made upon the express condition that the State of California, its officers, agents and employees are to be free from all liability and claim for damage by reason of any injury to any person or persons, including Lessee, or property of any kind whatsoever and to whomsoever belonging, including Lessee, from any cause or causes whatsoever while in, upon, or in any way connected with the said leased premises or the sidewalks adjacent thereto during the term of this lease or any extension hereof or any occupancy hereunder, Lessee hereby covenanting and agreeing to indemnify and save harmless the State of California, its officers, agents, and employees from all liability, loss, cost, and obligations on account of or arising out of any such injuries or losses,

however occurring, provided, however, that this hold harmless clause between Lessor and Lessee shall not apply to any injury, death, or damage caused by the State of California, its officers, employees, or authorized agents.

(11) The Lessee shall not assign this lease in any event and shall not sublet the leased premises except with the prior written approval of Lessor.

No holding over by Lessee shall operate to renew this lease without the written consent of the Lessor endorsed thereon.

Should the Lessee hold over after the expiration of the term of this lease with the consent of the Lessor, expressed or implied, said tenancy shall be deemed to be a tenancy only from month to month subject otherwise to all of the terms and conditions of this lease so far as applicable.

(12) The Lessor specifically reserves the right of entry by any authorized officer, engineer, employee, contractor, or agent of the Lessor for the purpose of inspecting said premises, or the doing of any and all acts necessary or proper on said premises in connection with the protection, maintenance, construction, reconstruction, and operation of the bridge structures and appurtenances; provided, further, that the Lessor reserves the future right at its discretion to immediate entry upon the leased premises and to take immediate possession of the same only in case of national or other emergency, or for the purpose of preventing sabotage, and for the protection of said bridge structures, in which event the term of this lease shall

be extended for a period equal to the emergency occupancy by the Lessor, and during said period Lessee shall be relieved from the performance of all conditions or covenants specified herein.

(13) This lease shall not be recorded.

(14) The Lessor hereby covenants and agrees with the Lessee that the Lessee, keeping and performing the covenants and agreements herein contained on the part of the Lessee to be kept and performed, shall at all times during the said tenancy peaceably and quietly have, hold, and enjoy the leased premises without suit, trouble, or hindrance from the Lessor; provided, however, and it is further agreed, that if the Lessee shall not perform and fulfill each and every one of the conditions and covenants herein contained to be performed by said Lessee, or if Lessee attempts to sell or assign this lease without the written consent of Lessor, said act or acts of omission or commission may at the option of the Lessor constitute a forfeiture of all rights hereunder and result in the voiding of the ending of the term of this lease, and the further occupancy of said leased premises after such forfeiture by said Lessee shall be deemed held and taken as a forcible detainer thereof by said Lessee; and said Lessor may without notice reenter and take possession, and with or without force and with or without legal process evict and dispossess said Lessee from said above leased premises; and if any suit be brought by the Lessor against the Lessee for the breach of any condition or covenant herein contained by said Lessee, or any summary action be brought by said Lessor for forfeiture of this lease or to recover posses-

sion of said leased premises, said Lessee agrees to pay reasonable attorney's fees and costs for commencing and prosecuting said action in an amount not exceeding five hundred dollars (\$500), which shall be ascertained and fixed by the court, but only if Lessor shall obtain judgment therein.

(15) In the event of the termination of the within lease by the expiration thereof, or for any other reason, the Lessee will peaceably and quietly leave, surrender, and yield up to the Lessor all and singular the leased premises with said appurtenances and fixtures in good order, condition, and repair, reasonable use and wear thereof and damage by earthquake, fire, public calamity, by the elements, or by act of God excepted. Any signs or other appurtenances placed on said premises pursuant to any provision hereof are the personal property of Lessee and shall be removed by Lessee upon the termination of the lease, and said premises shall be restored to their previous condition with the exception of surfacing, curbs, wheel rails, column guards, landscaping, drainage facilities, fencing, and gates, all at the expense of the Lessee, provided that if any such signs or other appurtenances are not so removed after thirty (30) days' written notice from the Lessor to said Lessee the Lessor may proceed to remove the same and to restore the premises, and the Lessee shall pay the Lessor upon demand the reasonable cost and expense to it of such removal and restoration, or the Lessor may, in its absolute discretion, elect to declare the same the property of the State, whereupon all rights, title, and interest of the Lessee therein shall forthwith terminate.

(16) Time is of the essence of each and all of the

terms and provisions of this lease.

(17) Notwithstanding anything herein contained to the contrary, this lease may be terminated and the provisions of this lease may be altered, changed, or amended by mutual consent of the parties hereto.

(18) The parties hereto understand and agree that those portions of Parcel 1 and Parcel 2 outlined in red on Exhibit "A" will be utilized for purposes of expansion or reconstruction of the existing bridge structure for a period presently estimated at two years from the date of this lease, and that Lessee shall have no right to possession or occupancy of said areas outlined in red until notified in writing by Lessor that Lessee may enter upon and take possession of said areas. Should it become necessary to utilize the leased premises for purposes of expansion or reconstruction of the existing bridge structure, other than that hereinbefore set forth, which expansion or reconstruction shall cause the acquisition of the leased premises, or should it become necessary due to a national or state emergency to utilize the leased premises, which utilization shall cause the acquisition of the leased premises, then in either event, Lessor shall give Lessee ninety (90) days' prior notice in writing, and, further, shall reimburse Lessee for the depreciated cost of improvements made to the leased premises by Lessee, and shall also refund to the Lessee the unearned portion of the rental, said refund to be determined on a pro rata basis.

(19) Notwithstanding anything herein contained to the contrary, it is understood and agreed by and between the parties hereto that the Lessee shall submit detailed plans covering all improvements to be placed on the leased premises. Further, a detailed list of all plants shall be submitted for approval prior to installation.

(20) The terms and provisions of this lease shall extend to and be binding upon and inure to the benefit of any approved successor or assignee of the Lessee, as well as to any assignee or legal successor of Lessor.

(21) It is further understood and agreed that Lessee shall provide for adequate police protection and patrol at all times, including night hours. The purpose of said patrol should be to see that there is no all-night parking of motor vehicles as well as no loitering on or about the premises.

(22) The Lessee, for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration hereof does hereby covenant and agree "as a covenant running with the land" that:

(a) No person, on the ground of race, color, or national origin shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities;

(b) That in connection with the construction of any improvements on said lands and the furnishing of services

thereon, no discrimination shall be practiced in the selection of employees and contractors, by contractors in the selection and retention of first tier subcontractors, by first tier subcontractors in the selection and retention of second tier subcontractors;

(c) That such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations (such as eating, sleeping, rest, recreation, and vehicle servicing) constructed or operated on, over, or under the leased premises; and

(d) That the Lessee shall use the premises in compliance with all other requirements imposed pursuant to Title 15, Code of Federal Regulations, Commerce and Foreign Trade, Subtitle A, Office of the Secretary of Commerce, Part 8 (15 C.F.R., Part 8), and as said regulations may be amended. In the event of breach of any of the above nondiscrimination covenants, the State shall have the right to terminate this lease and to reenter and repossess said land and the facilities thereon and hold the same as if said lease had never been made or issued.

IN WITNESS WHEREOF, this indenture has been executed in triplicate by the parties hereto as of the date herein first above written, acting by and through its proper officers and officials, they having been first thereunto duly authorized by resolution regularly introduced and adopted, a copy of which is attached.

ATTEST:

LaVerne E. Miller
asst - City Clerk

CITY OF SAN DIEGO, a municipal corporation and political subdivision of the State of California

By

Walter H. H. H.
(Lessee)

APPROVED:

Brian R. Van Camp
BRIAN R. VAN CAMP
Secretary of Business and Transportation of the State of California and Chairman of California Toll Bridge Authority

STATE OF CALIFORNIA
Department of Public Works
Division of Bay Toll Crossings

By

[Signature]
(Lessor)

BLOCK 177

PARCEL 1

Area = 54,000 Sq. Ft. ±

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

LOGAN

AVE.

Area = 79,720 Sq. Ft. ±

PARCEL 2

PARCEL 3

Area = 49,000 Sq. Ft. ±

BLOCK 129

Exhibit "A"

STATE OF CALIFORNIA
HIGHWAY TRANSPORTATION AGENCY
DEPARTMENT OF PUBLIC WORKS
DIV. of BAY TOLL CROSSINGS

BRIDGE
LEASE AREA
50 SD

DRAWN BY GFS DATE 8-12-70

CHECKED BY SCALE: 1" = 100'

CO.	RTE.	P.M.	DR. NO.
S.D.			

NEWTON

AVE.

TOTAL AREA = 182,720 Sq. Ft.

DEWEY

ST.

MAP 3793
MAP 204

SAN DIEGO-CORONADO BAY BRIDGE
LEASE AREA NO. 50 SDDESCRIPTIONPARCEL 1

Those portions of Lots 1 through 24 inclusive in Block 177 of MANNASSE AND SCHILLER'S SUBDIVISION of Pueblo Lot 1157, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 209, filed in the office of the County Recorder of said San Diego County, July 11, 1870, and of Lots 23 and 24 in Block 177 of SAN DIEGO LAND AND TOWN COMPANY'S ADDITION, according to Map thereof No. 379 filed in the office of the County Recorder of San Diego County, October 30, 1886, all being in the City of San Diego, County of San Diego, State of California, which lie southwesterly of a line drawn parallel with and distant 90.00 feet northeasterly, measured at right angles, from the southwesterly line of said block.

Containing 54,000 square feet more or less.

PARCEL 2

All that real property in Block 141 of MANNASSE AND SCHILLER'S SUBDIVISION of Pueblo Lot 1157, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 209, filed in the Office of the County Recorder of said San Diego County, July 11, 1870, and more particularly described as follows:

COMMENCING at a point on the northeasterly line of National Avenue, distant thereon 400.78 feet southeasterly from the southeasterly line of Crosby Street;

THENCE North $39^{\circ} 48' 26''$ East 52.13 feet to a point on a nontangent curve to the left having a radius of 370.00 feet;

thence along said curve from a tangent that bears North $13^{\circ} 14' 38''$ East, through a central angle of $16^{\circ} 40' 02''$ an arc length of 107.63 feet;

thence leaving said curve North $50^{\circ} 10' 15''$ West 38.84 feet;

thence North $39^{\circ} 49' 45''$ East 20.00 feet;

thence North $55^{\circ} 35' 43''$ East 18.85 feet;

thence North $77^{\circ} 49' 27''$ East 28.00 feet;

thence North $35^{\circ} 32' 38''$ East 50.00 feet;

thence North $29^{\circ} 50' 15''$ West 143.96 feet to a point on the southwesterly line of Logan Avenue;

thence along last said southwesterly line of Logan Avenue South $50^{\circ} 09' 39''$ East 416.88 feet to a point on the northwesterly line of Dewey Street.

thence along last said northwesterly line South $39^{\circ} 48' 16''$ West 300.06 feet to a point on the northeasterly line of National Avenue;

thence along last said northeasterly line North 50° 10' 57" West 200.39 feet to the point of COMMENCEMENT.

Containing 79,720 square feet more or less.

PARCEL 3

Lots 18 to 24 inclusive, and Lots 25 to 31 inclusive, in Block 129 of MANNASSE AND SCHILLER'S SUBDIVISION of Pueblo Lot 1157, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 209, filed in the Office of the County Recorder of said San Diego County, July 11, 1870.

Containing 49,000 square feet more or less.