

CONSENT TO ASSIGNMENT OF LEASE AGREEMENT

The City of San Diego (CITY), as LESSOR under that certain Lease Agreement entered into with

SANDY, INC.

(LESSEE), dated November 12, 1964, and filed in the Office of the City Clerk as Document 678883, as amended, hereby consents to the Assignment of that Lease Agreement to

GREAT WESTERN MORTGAGE

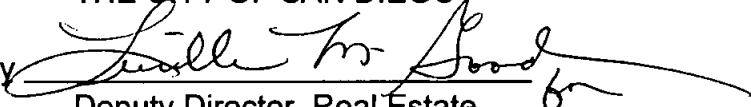
(ASSIGNEE) in accordance with the terms and conditions set out in the attached Assignment of Lease Agreement entered into by Lessee and said Assignee, dated November 12, 1991, and in accordance with additional conditions as follows:
(If none, write "None.")

None

THE CITY OF SAN DIEGO

Date 11-21-96

By


Deputy Director, Real Estate
Assets Department

APPROVED AS TO FORM:

JOHN W. WITT, City Attorney

Date 11/20/96

By


Chief Deputy

EXHIBIT "B"

ASSIGNMENT OF LEASE AGREEMENT

WHEREAS, on July 12, 1964 SANDY, INC. executed a Lease Agreement with the City of San Diego (the LEASE AGREEMENT) relative to a portion of Lot 30 of the Highlands as more fully described in said LEASE AGREEMENT and the Amendments thereto, and

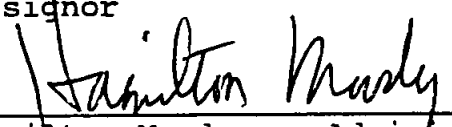
WHEREAS, on or about July 31, 1980 SANDY, INC. did assign all of its right, title and interest as Lessee in the LEASE AGREEMENT to HAMILTON MOODY, AS ADMINISTRATOR WITH WILL ANNEXED OF THE ESTATE OF IRVIN J. KAHN, and

WHEREAS, the Estate of Irvin J. Kahn is preparing to file a Petition for Final Distribution Under Will whereupon the Estate of Irvin J. Kahn will cease to exist, and

WHEREAS, the LEASE AGREEMENT requires active administration and the only remaining corporation asset of the Estate of Irvin J. Kahn is GREAT WESTERN MORTGAGE, a California corporation,

NOW THEREFORE, HAMILTON MOODY, AS ADMINISTRATOR WITH WILL ANNEXED OF THE ESTATE OF IRVIN J. KAHN does hereby assign all of its right, title and interest as Lessee in the LEASE AGREEMENT to GREAT WESTERN MORTGAGE, a California corporation.

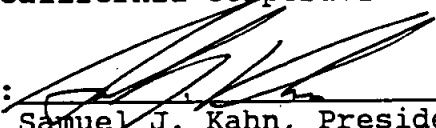
Assignor

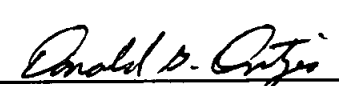

Hamilton Moody, as Administrator
With Will Annexed of the
Estate of Irvin J. Kahn

Dated: November 12, 1991

Assignee

GREAT WESTERN MORTGAGE,
a California corporation

By: 
Samuel J. Kahn, President

By: 
Donald G. Ontjes, Secretary

130

Recording Requested by:

Assignee

When Recorded Mail to:

David S. Lane, Esq.
Jenkins & Perry
1010 Second Avenue Suite 2000
San Diego, California 92101

TITLE INSURANCE & TRUST CO.

Nov 6 12 32 PM '74

OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
HARLEY F. BLOOM
RECORDER

\$5.00

Space Above For Recorder's Use

ASSIGNMENT OF LEASE

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SANDY, INC., a California corporation, hereby assigns to PENASQUITOS, INC., an Illinois corporation, all of the right, title and interest of the undersigned in and to the leasehold estate in only the land described below created by that certain lease and amendments thereto between the City of San Diego, as landlord, and SANDY, INC., a California corporation, as tenant, which lease was executed on November 12, 1964 and was recorded March 11, 1965, File No. 43456, and amended by documents recorded May 20, 1965, File No. 90505 June 19, 1970, File Nos. 107248 and 107249 and July 23, 1970, File No. 129982, in the Office of the County Recorder of San Diego County, California. Said lease and amendments thereto affect the land described as follows:

That portion of Lot 1 of City Highlands in the City of San Diego, County of San Diego, State of California, according to Map No. 5594, filed in the Office of the San Diego County Recorder on July 1, 1965, more particularly described as follows:

Commencing at a Nail with Tag marked "L.S. 2881" set for a point on the Northerly line of said City Highlands, said point being the Easterly terminus of that course shown as "North 89°20'15" East, 25.00 feet" on said Map No. 5594; thence along said Northerly line North 89°32'38" East, a distance of 10.00 feet to the point in the Westerly line of said Lot 1, said point being the TRUE POINT OF BEGINNING; thence along said westerly line South 00°42'47" West, a distance of 205.91 feet; thence leaving said Westerly line, along a tangent curve to the left having a radius of 30.00 feet, through a central angle of 88°15'00", an arc length of 46.21 feet; thence South 87°32'13" East, a distance of 140.33 feet to the beginning of a tangent 625.00 foot radius curve, to the left; thence Easterly and Northeasterly along the arc of said curve through a central angle of 54°31'48", an arc length of 594.83 feet; thence North 37°55'59" East, a distance of 9.59 feet to a point in the Northerly line of said Lot 1; thence along said Northerly line South 89°32'38" West, a distance of 692.08 feet, returning to the TRUE POINT OF BEGINNING.

By the amendment recorded July 23, 1970, above referred to, said lease became, in effect, two leases, one with respect to the land specifically described above, and one with respect to other land. This Assignment shall not be construed to affect said other land, but does and shall affect only the land specifically described above.

Dated: 10/28/24

SANDY, INC.,
a California corporation

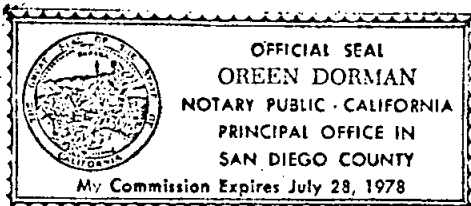
By Norman R. Smith

Attest Brian A. Riley

STATE OF CALIFORNIA)
) SS
 COUNTY OF SAN DIEGO)

On October 28, 1974, 1974, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Norman R. Smith, known to me to be the President, and Brian R. Riley, known to me to be the Secretary, of SANDY, INC., the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors.

WITNESS my hand and official seal.



Oreen Dorman
 Notary Public in and for said
 County and State

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS:

LOT 1 OF CITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5594, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 1, 1965.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS PARCEL 1A OF FINAL ORDER OF CONDEMNATION NO. 318818, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 30, 1970 AS FILE NO. 70-114312 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

FOR FREEWAY PURPOSES THAT PORTION OF LOT 1 OF CITY OF HIGHLANDS, ACCORDING TO MAP NO. 5594 FILED JULY 1, 1965 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL WITH TAG MARKED "L.S. 2881" SET FOR A POINT ON THE NORTHERLY LINE OF SAID CITY HIGHLANDS; SAID POINT BEING THE EASTERLY TERMINUS OF THAT COURSE SHOWN AS "NORTH 89°20'15" EAST, 25.00 FEET" ON SAID MAP NO. 5594; THENCE ALONG SAID NORTHERLY LINE, NORTH 89°32'38" EAST, 10.00 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE ALONG SAID WESTERLY LINE, SOUTH 0°42'47" WEST, 205.91 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING NUMBERED COURSES: (1) LEAVING SAID WESTERLY LINE, ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, THROUGH AN ANGLE OF 88°15'00", A DISTANCE OF 46.21 FEET; (2) SOUTH 87°32'13" EAST, 140.33 FEET; (3) ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 625.00 FEET, THROUGH AN ANGLE OF 54°31'48", A DISTANCE OF 594.83 FEET; (4) NORTH 37°55'59" EAST, 9.59 FEET TO SAID NORTHERLY LINE OF SAID LOT 1; (5) ALONG SAID NORTHERLY LINE, NORTH 89°32'38" EAST, 63.54 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1; (6) ALONG SAID SOUTHEASTERLY LINE, SOUTH 25°18'38" WEST, 655.67 FEET; (7) CONTINUING ALONG SAID SOUTHEASTERLY LINE, BEING A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH AN ANGLE OF 64°26'16", A DISTANCE OF 22.49 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; (8) ALONG SAID SOUTHERLY LINE, SOUTH 89°44'54" WEST, 118.68 FEET; (9) CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 89°44'54" WEST, 99.59 FEET (10) LEAVING SAID SOUTHERLY LINE NORTH 0°17'51" WEST, 253.25 FEET; (11) NORTH 89°18'52" WEST, 187.03 FEET; (12) ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET THROUGH AN ANGLE OF 89°58'21", A DISTANCE OF 86.37 FEET TO SAID WESTERLY

LINE OF LOT 1: (13) ALONG SAID WESTERLY LINE NORTH $0^{\circ}42'47''$ EAST, 192.07 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS PARCEL 1B OF SAID FINAL ORDER OF CONDEMNATION, DESCRIBED AS FOLLOWS:

FOR STATE HIGHWAY PURPOSES THAT PORTION OF LOT 1 OF CITY HIGHLANDS LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 1, DISTANT ALONG SAID SOUTHERLY LINE SOUTH $89^{\circ}44'54''$ WEST, 185.48 FEET FROM THE WESTERLY TERMINUS OF COURSE (9) DESCRIBED IN SAID PARCEL 1A; THENCE (1) FROM A TANGENT WHICH BEARS SOUTH $89^{\circ}44'54''$ WEST, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, THROUGH AN ANGLE OF $90^{\circ}57'53''$, A DISTANCE OF 95.26 FEET TO THE WESTERLY LINE OF SAID LOT 1, DISTANT ALONG SAID WESTERLY LINE SOUTH $0^{\circ}42'47''$ WEST, 141.26 FEET FROM THE SOUTHERLY TERMINUS OF COURSE (12) DESCRIBED IN SAID PARCEL 1A.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 1, DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL WITH TAG MARKED "L.S. 2881" SET FOR A POINT ON THE NORTHERLY LINE OF SAID CITY HIGHLANDS, SAID POINT BEING THE EASTERLY TERMINUS OF THAT COURSE SHOWN AS "NORTH $89^{\circ}20'15''$ EAST, 25.00 FEET" ON SAID MAP NO. 5594; THENCE ALONG SAID NORTHERLY LINE NORTH $89^{\circ}32'38''$ EAST, A DISTANCE OF 10.00 FEET TO THE POINT IN THE WESTERLY LINE OF SAID LOT 1, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY LINE SOUTH $00^{\circ}42'47''$ WEST, A DISTANCE OF 205.91 FEET; THENCE LEAVING SAID WESTERLY LINE, ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF $88^{\circ}15'00''$, AN ARC LENGTH OF 46.21 FEET; THENCE SOUTH $87^{\circ}32'13''$ EAST, A DISTANCE OF 140.33 FEET TO THE BEGINNING OF A TANGENT 625.00 FOOT RADIUS CURVE, TO THE LEFT; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $54^{\circ}31'48''$, AN ARC LENGTH OF 594.83 FEET; THENCE NORTH $37^{\circ}55'59''$ EAST, A DISTANCE OF 9.59 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHERLY LINE SOUTH $89^{\circ}32'38''$ WEST, A DISTANCE OF 692.08 FEET, RETURNING TO THE TRUE POINT OF BEGINNING.

PHONE (619) 457-2850

Estate of Irvin J. Kahn

3130 VILLA NORTE - SUITE 1232
LA JOLLA, CALIFORNIA 92037

RECEIVED

SEP 14 1984

PROPERTY DEPT.

September 13, 1984

City of San Diego
Property Management Division
1222 First Avenue, M.S. 503
San Diego, CA 92101

Attention: Robert J. Collins

Gentlemen:

In accordance with your letter of September 5, 1984, I have enclosed a copy of the sub-lease with Armour Oil Company, owner's consent and supplement to sub-lease.

Please advise if additional information is required.

Thank you for your courtesy.

Sincerely,

W. F. Miller

W. F. Miller
Controller

WFM/rm

enclosures