

verizon wireless

67 & BRADLEY
1681 NORTH MAGNOLIA AVENUE
EL CAJON, CA 92020

VICINITY MAP

THOMAS GUIDE PAGE: 1251 - F1

ADDRESS
1681 NORTH MAGNOLIA AVENUE
EL CAJON, CA 92020

DIRECTIONS:
(FROM VZW'S OFFICES IN IRVINE): TAKE I-5 SOUTH, KEEP LEFT TO CONTINUE ON I-805 S, FOLLOW SIGNS FOR INTERSTATE 805 S. TAKE THE CA-52 EXIT, KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR STATE 52 E AND MERGE ONTO CA-52 E/STATE 52 E. TAKE THE MAGNOLIA AVENUE EXIT, TURN RIGHT ONTO MAGNOLIA AVE. DESTINATION WILL BE ON THE LEFT

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE. ALL DRAWINGS ARE SCHEMATIC. DO NOT SCALE DRAWINGS TO DETERMINE OR VERIFY ANY DIMENSIONS. DRAWINGS OF ANY SIZE SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

CONSULTANT TEAM

ARCHITECT:
BOOTH & SUAREZ ARCHITECTURE, INC.
325 CALSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8596 (FAX)

SURVEYOR:
JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CA 92672
(949) 248-4685

LEASING/PLANNING:
M&M TELECOM INC.
LEASING
NICOLE MEYERS
PO BOX 55
POWAY, CA 92074
(619) 602-5600
nicole.meyers@mmtelcominc.com
PLANNING
LISA MERCURIO
PO BOX 55
POWAY, CA 92074
(858) 248-2461
lisa.mercurio@mmtelcominc.com

PERMITS REQUIRED

- MINOR USE PERMIT

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: NICOLE MEYERS, M&M TELCOM INC.
PHONE: (619) 602-5600

OWNER: DANIEL S. HESS FAMILY TRUST AND
ARTHUR A. HESS, AS TRUSTEE OF THE
ARTHUR AND JANA HESS FAMILY TRUST
1681 NORTH MAGNOLIA AVENUE
EL CAJON, CA 92020
SITE CONTACT: DAN S. HESS
E-MAIL: dan@hessroofng.com
PHONE: (619) 244-0745

PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT BACKS INSIDE A PROPOSED 23'-6" x 10'-6" STICK BUILT EQUIPMENT BUILDING.
- INSTALLATION OF VERIZON WIRELESS MECHANICAL UNITS INSIDE A CHAIN LINK FENCE COMPOUND.
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS) MOUNTED ON A NEW 60'-0" HIGH MONOPINE.
- INSTALLATION OF FOUR (4) VERIZON WIRELESS RRU UNITS PER SECTOR (TOTAL OF TWELVE (12) RRU'S) MOUNTED BEHIND ANTENNAS ON PROPOSED 60'-0" HIGH MONOPINE.
- INSTALLATION OF ONE (1) VERIZON WIRELESS 4'-0" MICROWAVE DISH ANTENNA (FOR TELCO SERVICE FEED) MOUNTED ON PROPOSED 60'-0" HIGH MONOPINE.
- INSTALLATION OF (2) TWO VERIZON WIRELESS E/911 GPS ANTENNAS
- INSTALLATION OF A 30KW ENCLOSED STANDBY GENERATOR WITH A 210 GALLON DIESEL TANK ON A CONCRETE PAD WITH A CONTAINMENT CURB INSIDE A CHAIN LINK FENCE COMPOUND.
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE FROM AN EXISTING UTILITY POLE
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION FROM AN EXISTING UTILITY POLE
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS: 1681 NORTH MAGNOLIA AVENUE
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ASSESSORS PARCEL NUMBER: 387-090-05-00

EXISTING ZONING: M-54

TOTAL SITE AREA: 34,068 S.F.
= 0.78 ACRES

PROPOSED PROJECT AREA / LEASE AREA:

CHAIN LINK FENCE COMPOUND: 900 SF

PROPOSED TYPE OF CONSTRUCTION: TYPE VB

PROPOSED OCCUPANCY: U

NOTE: THERE ARE NO EXISTING TELECOMMUNICATION FACILITIES ON THIS PROPERTY

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	EQUIPMENT FLOOR PLAN
A-2	EQUIPMENT ROOF PLAN
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
A-5	MONOPINE ELEVATION, ANTENNA PLAN & DETAILS
C-1	TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

THAT PORTION OF TRACT 5 OF THAT PART OF THE RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SET OFF IN THE HEIRS OF JAMES HILL, DECEASED, ACCORDING TO THE PARTITION MAP OF THE LANDS OF SAID HILL ESTATE MADE BY M.G. WHEELER IN 1874 AND ON FILE IN THE OFFICE OF THE CLERK OF SAN DIEGO COUNTY.

FOR ADDITIONAL LEGAL DESCRIPTION INFORMATION SEE SHEET C-1

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION
- CALIFORNIA PLUMBING CODE, 2010 EDITION
- CALIFORNIA MECHANICAL CODE, 2010 EDITION
- CALIFORNIA ELECTRICAL CODE, 2010 EDITION
- CALIFORNIA FIRE CODE, 2010 EDITION
- CALIFORNIA ENERGY CODE, 2010 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
325 CALSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008 (760) 434-8474



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P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
67 & BRADLEY
1681 NORTH MAGNOLIA
EL CAJON, CA 92020
SAN DIEGO COUNTY

DRAWING DATES

DATE	SCALE	STATUS
08/02/13	90% ZD (sa)	
08/14/13	100% ZD (sa)	
01/30/14	100% ZD (nt)	
02/06/14	100% ZD (hc)	
02/20/14	100% ZD (ic)	
04/11/14	100% ZD (ic)	
05/14/14	100% ZD (ic)	

SHEET TITLE
TITLE SHEET & PROJECT DATA

PROJECTS\VERIZON\13222

T-1

SDC PDS RCVD 05-29-14

ZAP13-003



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08/02/13	90% ZD (ee)
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01/30/14	100% ZD (rf)
02/05/14	100% ZD (hc)
02/20/14	100% ZD (ic)
04/11/14	100% ZD (ic)
05/14/14	100% ZD (ic)

SHEET TITLE

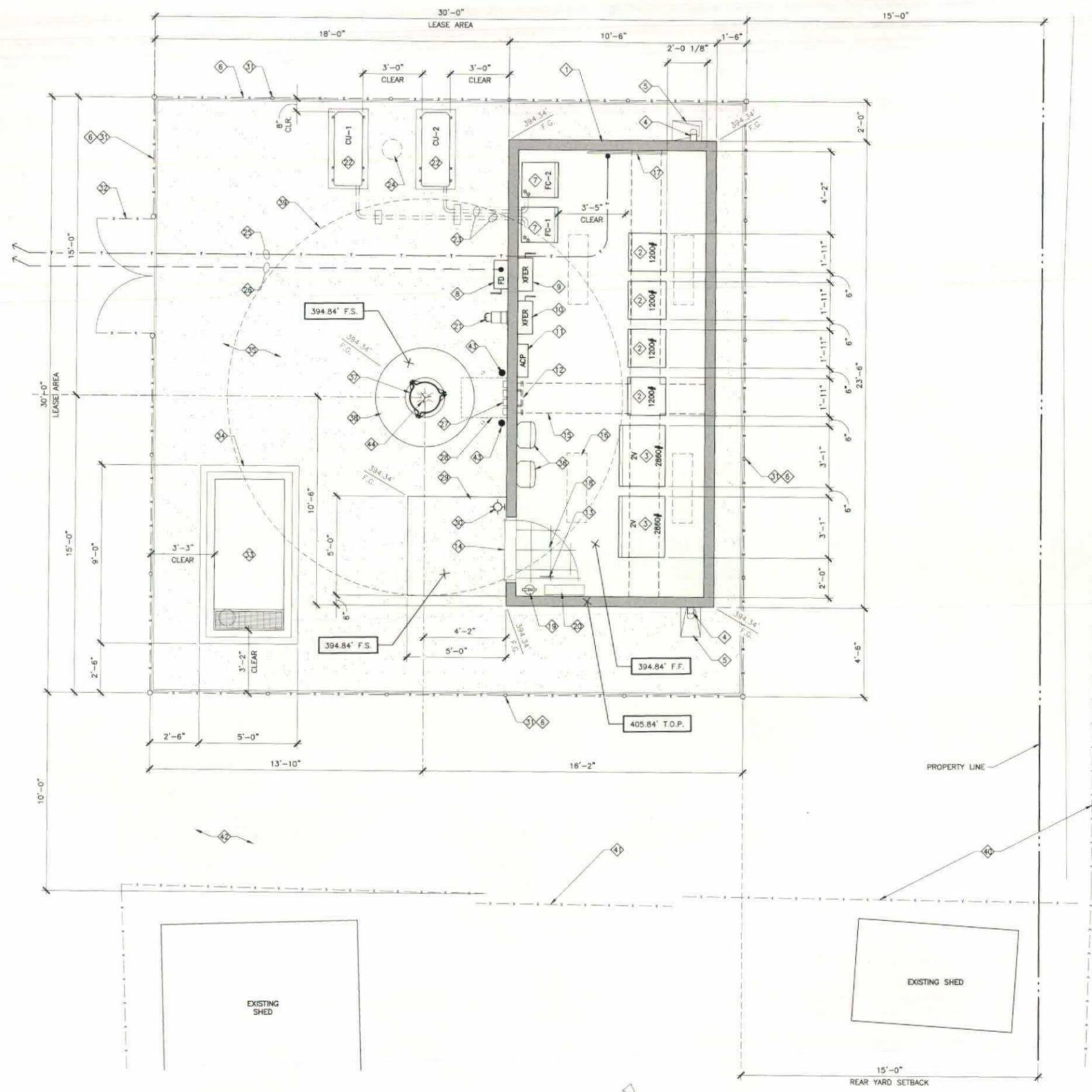
EQUIPMENT FLOOR PLAN

PROJECTS\VERIZON\13222

A-1

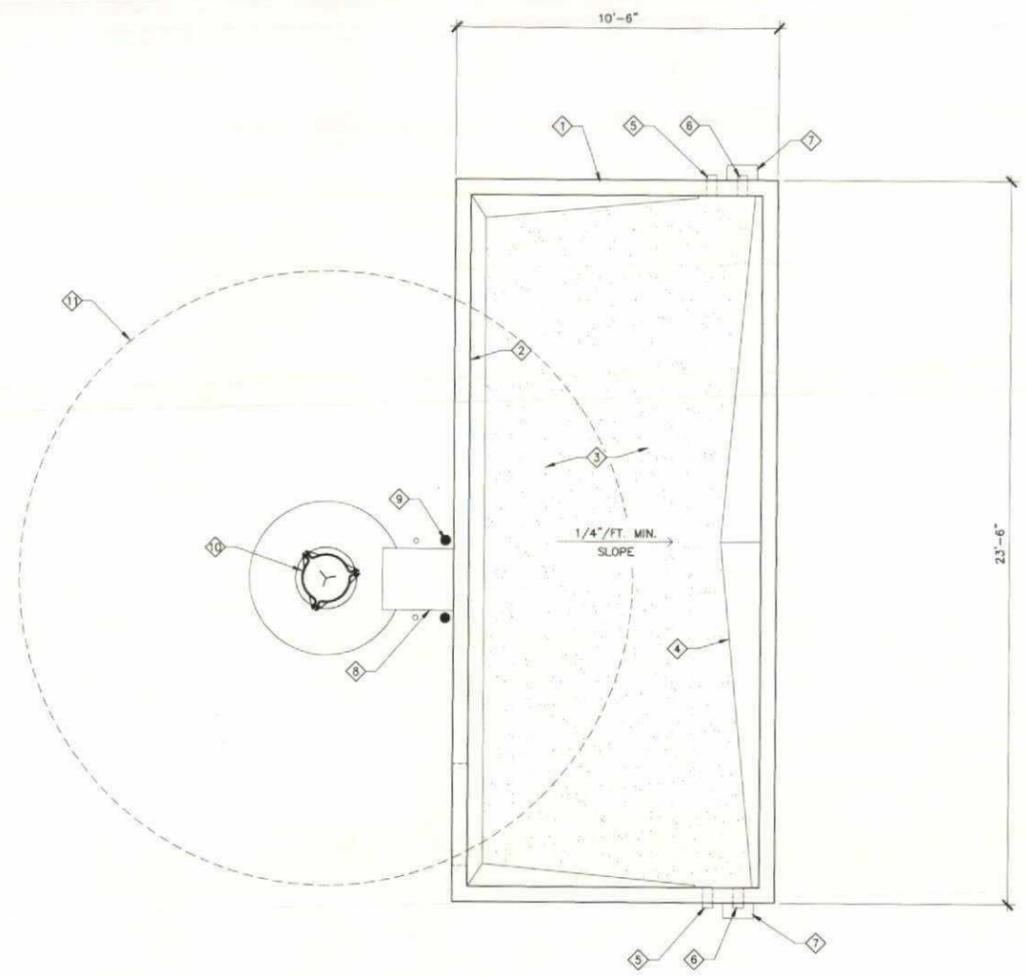
EQUIPMENT FLOOR PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS EQUIPMENT INSIDE A NEW STICK BUILT BUILDING. ARCHITECTURE AND FINISH TO MATCH EXISTING ADJACENT BUILDING. (SHOWN SHADED)
- 2 PROPOSED VERIZON WIRELESS EQUIPMENT RACK 23" WIDE x 84" HIGH x 23" DEEP. WEIGHT: 1200 LBS. (TYPICAL OF 4)
- 3 PROPOSED VERIZON WIRELESS 2V BATTERY RACK 37" WIDE x 37.86" HIGH x 27.88" DEEP. WEIGHT: 2860 LBS. (TYPICAL OF 2)
- 4 PROPOSED DOWNSPOUTS (TYPICAL OF 2)
- 5 PROPOSED SPLASH BLOCK (TYPICAL OF 2)
- 6 PROPOSED VERIZON WIRELESS LEASE LINE IS SAME AS PROPOSED FENCE
- 7 PROPOSED AIR HANDLERS (TYPICAL OF 2)
- 8 PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- 9 PROPOSED AUTOMATIC TRANSFER SWITCH MOUNTED TO WALL
- 10 PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
- 11 PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- 12 PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO WALL
- 13 PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- 14 PROPOSED ALUMINUM THRESHOLD
- 15 PROPOSED OVERHEAD 18" CABLE LADDER @ +7'-6" (SHOWN DASHED)
- 16 PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURES (TYPICAL OF 4)
- 17 PROPOSED WALL MOUNTED TELCO BOARD
- 18 PROPOSED 12" x 12" x 1/8" VINYL FLOOR TILES. EXCELON #51973 MONO WHITE WITH 4" COVER BASE
- 19 PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
- 20 PROVIDE AND INSTALL (1) BATTERY ACID SPILL KIT
- 21 PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR STANDBY GENERATOR CONNECTION MOUNTED TO WALL
- 22 PROPOSED OUTDOOR CONDENSER UNIT (CARRIER MODEL 38HD060 WITH 72 dbA SOUND LEVEL OR EQUIVALENT SIZED UNIT) MOUNTED ON CONCRETE PAD (TYP. OF 2)
- 23 PROPOSED REFRIGERANT LINE ROUTING
- 24 PROPOSED DRYWELL
- 25 PROPOSED TELCO CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 26 PROPOSED ELECTRICAL CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 27 PROPOSED COAX CABLE WAVEGUIDE ENTRY PORT
- 28 PROPOSED VERIZON WIRELESS OVERHEAD COAX CABLE ICE BRIDGE
- 29 PROPOSED CONCRETE LANDING
- 30 PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING
- 31 PROPOSED 6'-0" HIGH CHAIN LINK FENCE
- 32 PROPOSED PAIR 3'-0" WIDE CHAIN LINK GATES W/ SIGNAGE
- 33 PROPOSED VERIZON WIRELESS 30kw ENCLOSED STANDBY GENERATOR WITH A 210 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD. "KOHLER" SOROZJIC-VEK GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 65 dbA AT A REFERENCE DISTANCE OF 23 FEET.
- 34 PROPOSED CONCRETE CONTAINMENT CURB
- 35 INSTALL 3" LAYER OF 3/4" CRUSHED GRAVEL OVER FIBER GROWTH BARRIER WITHIN ENTIRE EQUIPMENT COMPOUND
- 36 PROPOSED RAYCAP DC SURGE PROTECTION UNITS (TYPICAL OF 2)
- 37 PROPOSED 60'-0" HIGH MONOPINE
- 38 PROPOSED MONOPINE CAISSON FOOTING
- 39 OUTLINE OF PROPOSED MONOPINE CANOPY (SHOWN DASHED)
- 40 EXISTING CHAIN LINK FENCE
- 41 EXISTING CHAIN LINK ROLLING GATE
- 42 EXISTING ASPHALT PAVED AREA
- 43 PROPOSED E911/GPS ANTENNAS MOUNTED TO ICE BRIDGE (TYPICAL OF 2)
- 44 PROPOSED FAA APPROVED AVIATION OBSTRUCTION LIGHT AT TOP OF MONOPINE POLE



EQUIPMENT FLOOR PLAN
 SCALE: 3/8" = 1'-0"





EQUIPMENT ROOF PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS STICK BUILT EQUIPMENT BUILDING
- 2 PROPOSED PARAPET WALL
- 3 BUILT-UP ROOF MEMBRANE
- 4 PROPOSED CRICKET FOR DRAINAGE (TYPICAL)
- 5 PROPOSED ROOF OVERFLOW DRAIN
- 6 PROPOSED ROOF DRAIN
- 7 PROPOSED DOWNSPOUT FOR ROOF DRAIN
- 8 PROPOSED VERIZON WIRELESS OVERHEAD COAX CABLE ICE BRIDGE
- 9 PROPOSED E911/GPS ANTENNAS MOUNTED TO ICE BRIDGE (TYPICAL OF 2)
- 10 PROPOSED 60'-0" HIGH MONOPINE
- 11 OUTLINE OF PROPOSED MONOPINE CANOPY (SHOWN DASHED)

EQUIPMENT ROOF PLAN
SCALE: 3/8" = 1'-0"



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SAN DIEGO COUNTY

DRAWING DATES

08/02/13	90% ZD (se)
08/14/13	100% ZD (se)
01/30/14	100% ZD (nt)
02/06/14	100% ZD (hc)
02/20/14	100% ZD (lc)
04/11/14	100% ZD (lc)
05/14/14	100% ZD (lc)

SHEET TITLE

**EQUIPMENT
ROOF PLAN**

PROJECTS\VERIZON\13222

A-2



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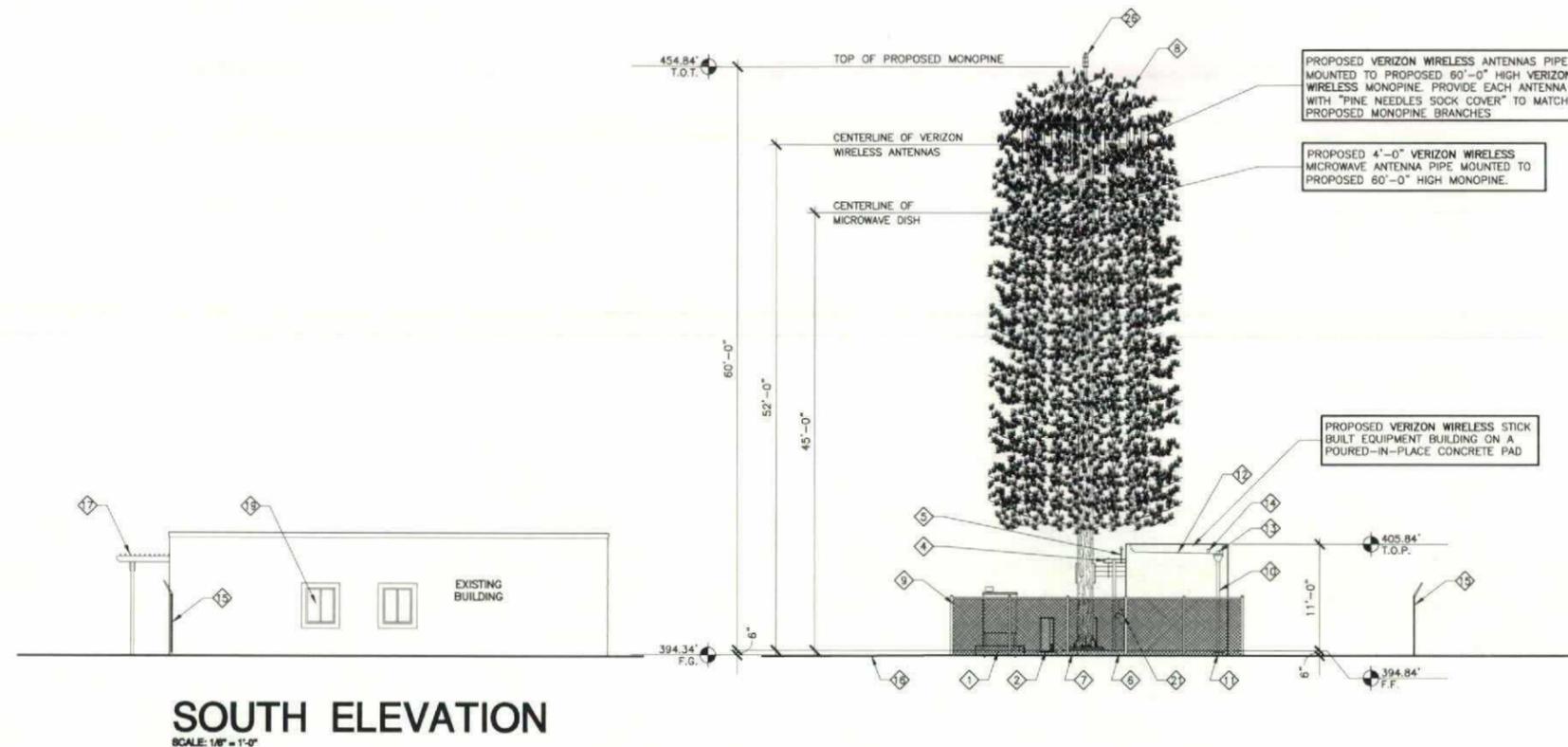
08/02/13	90% ZD (se)
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01/30/14	100% ZD (nt)
02/06/14	100% ZD (hc)
02/20/14	100% ZD (c)
04/11/14	100% ZD (c)
05/14/14	100% ZD (ic)

SHEET TITLE

EXTERIOR ELEVATIONS

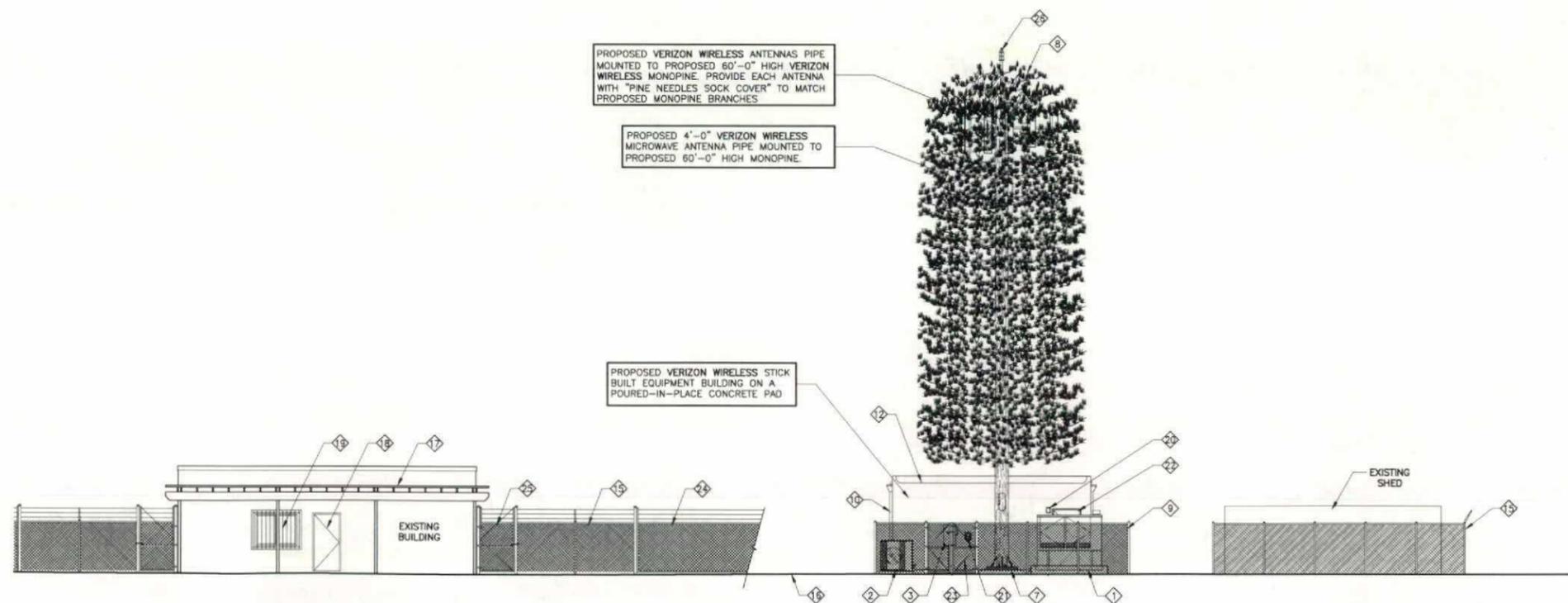
PROJECTS\VERIZON\13222

A-3



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

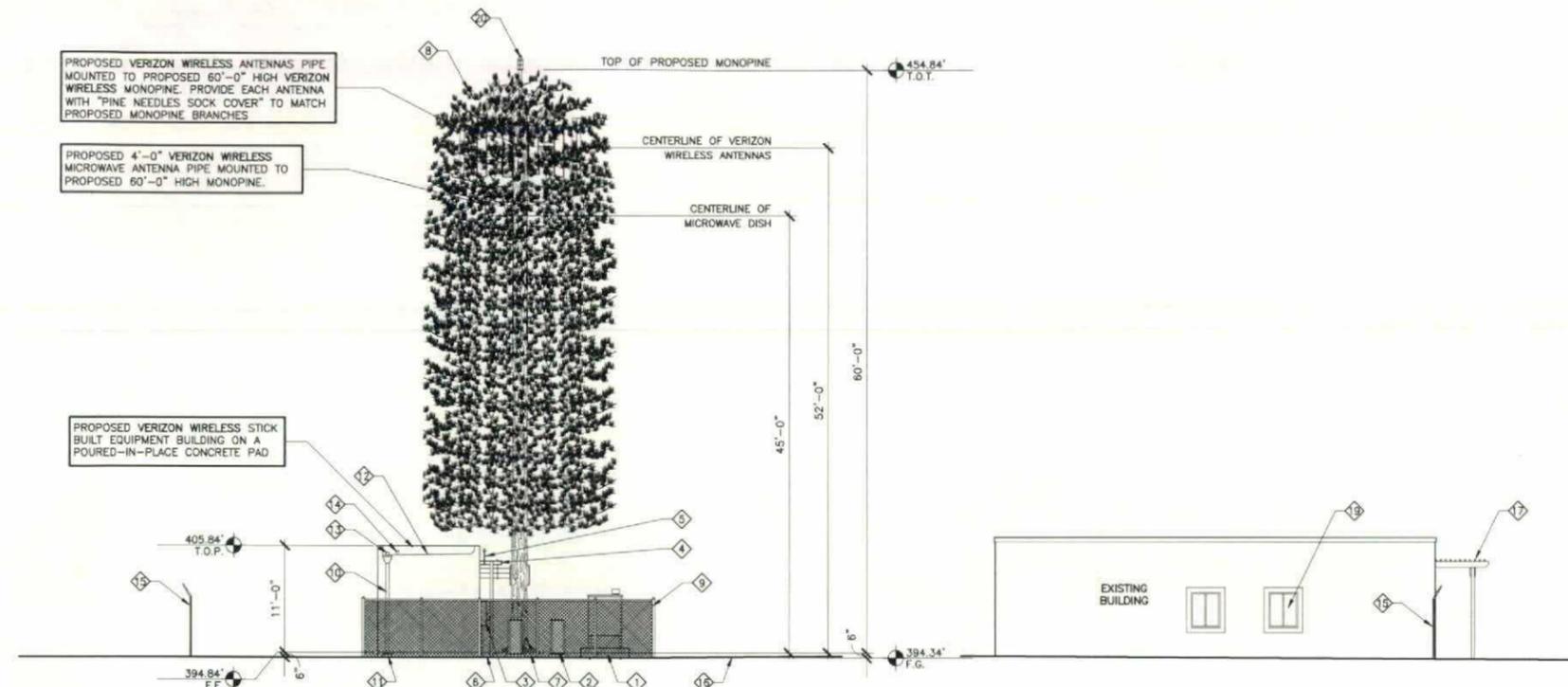


WEST ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION NOTES:

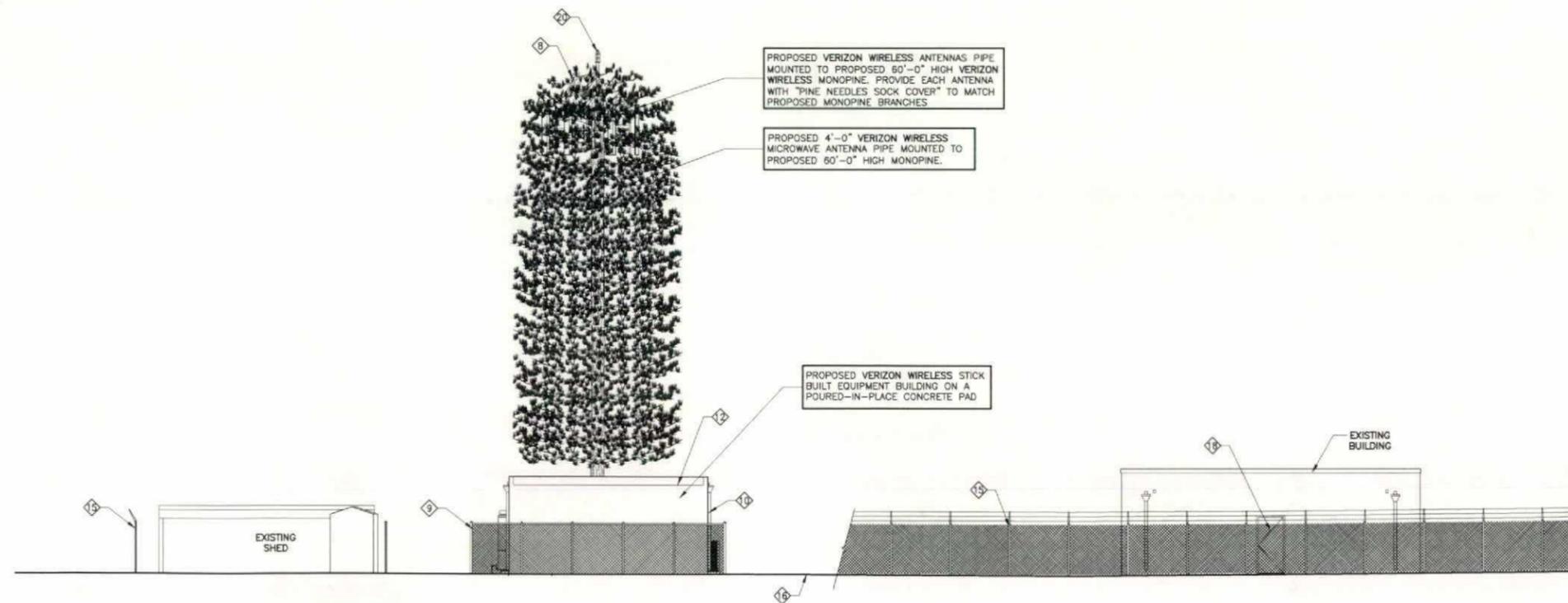
- 1 PROPOSED VERIZON WIRELESS ENCLOSED STANDBY GENERATOR ON A POURED-IN-PLACE CONCRETE PAD
- 2 PROPOSED MECHANICAL UNITS MOUNTED ON A CONCRETE PAD (TYPICAL OF 2)
- 3 PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- 4 PROPOSED VERIZON WIRELESS OVERHEAD COAX CABLE ICE BRIDGE
- 5 PROPOSED E911/GPS ANTENNAS MOUNTED TO ICE BRIDGE (TYPICAL OF 2)
- 6 PROPOSED CONCRETE LANDING
- 7 PROPOSED MONOPINE CAISSON FOOTING
- 8 PROPOSED 60'-0" HIGH MONOPINE
- 9 PROPOSED 6'-0" HIGH CHAIN LINK FENCE
- 10 PROPOSED DOWNSPOUT
- 11 PROPOSED SPLASH BLOCK
- 12 PROPOSED ROOF SURFACE (SHOWN DASHED)
- 13 PROPOSED ROOF DRAIN
- 14 PROPOSED ROOF OVERFLOW DRAIN
- 15 EXISTING CHAIN LINK FENCE
- 16 EXISTING ASPHALT PAVED AREA
- 17 EXISTING TRELLIS
- 18 EXISTING DOOR
- 19 EXISTING WINDOW
- 20 PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING
- 21 PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR STANDBY GENERATOR CONNECTION MOUNTED TO WALL
- 22 PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- 23 PROPOSED PAIR 3'-0" WIDE CHAIN LINK GATES W/ SIGNAGE
- 24 EXISTING CHAIN LINK ROLLING GATE
- 25 EXISTING CHAIN LINK MAN GATE
- 26 PROPOSED FAA APPROVED AVIATION OBSTRUCTION LIGHT



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES:

- 1 PROPOSED VERIZON WIRELESS ENCLOSED STANDBY GENERATOR ON A POURED-IN-PLACE CONCRETE PAD
- 2 PROPOSED MECHANICAL UNITS MOUNTED ON A CONCRETE PAD (TYPICAL OF 2)
- 3 PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- 4 PROPOSED VERIZON WIRELESS OVERHEAD COAX CABLE ICE BRIDGE
- 5 PROPOSED E911/GPS ANTENNAS MOUNTED TO ICE BRIDGE (TYPICAL OF 2)
- 6 PROPOSED CONCRETE LANDING
- 7 PROPOSED MONOPINE CAISSON FOOTING
- 8 PROPOSED 60'-0" HIGH MONOPINE
- 9 PROPOSED 6'-0" HIGH CHAIN LINK FENCE
- 10 PROPOSED DOWNSPOUT
- 11 PROPOSED SPLASH BLOCK
- 12 PROPOSED ROOF SURFACE (SHOWN DASHED)
- 13 PROPOSED ROOF DRAIN
- 14 PROPOSED ROOF OVERFLOW DRAIN
- 15 EXISTING CHAIN LINK FENCE
- 16 EXISTING ASPHALT PAVED AREA
- 17 EXISTING TRELLIS
- 18 EXISTING DOOR
- 19 EXISTING WINDOW
- 20 PROPOSED FAA APPROVED AVIATION OBSTRUCTION LIGHT MOUNTED TO MONOPINE POLE



EAST ELEVATION
SCALE: 1/8" = 1'-0"



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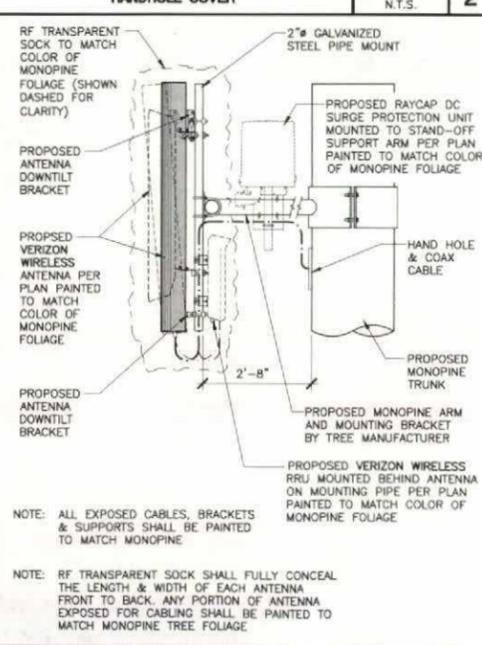
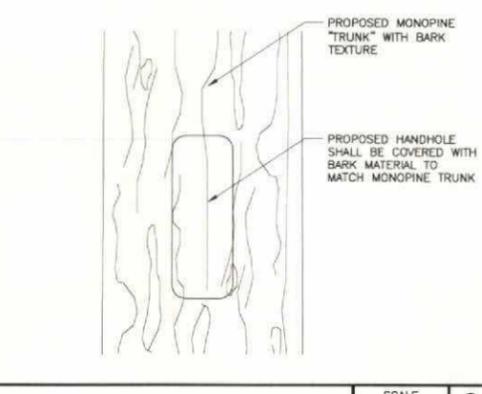
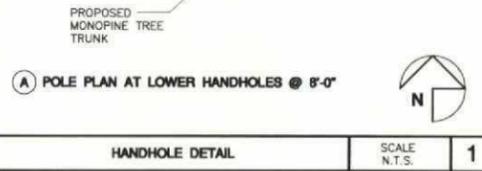
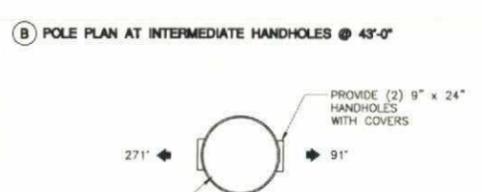
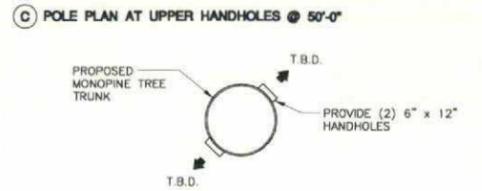
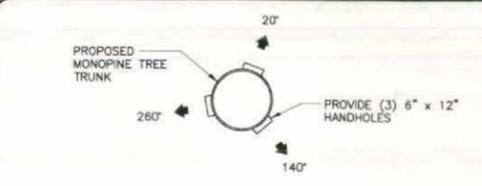
DRAWING DATES

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05/14/14	100% ZD (ic)

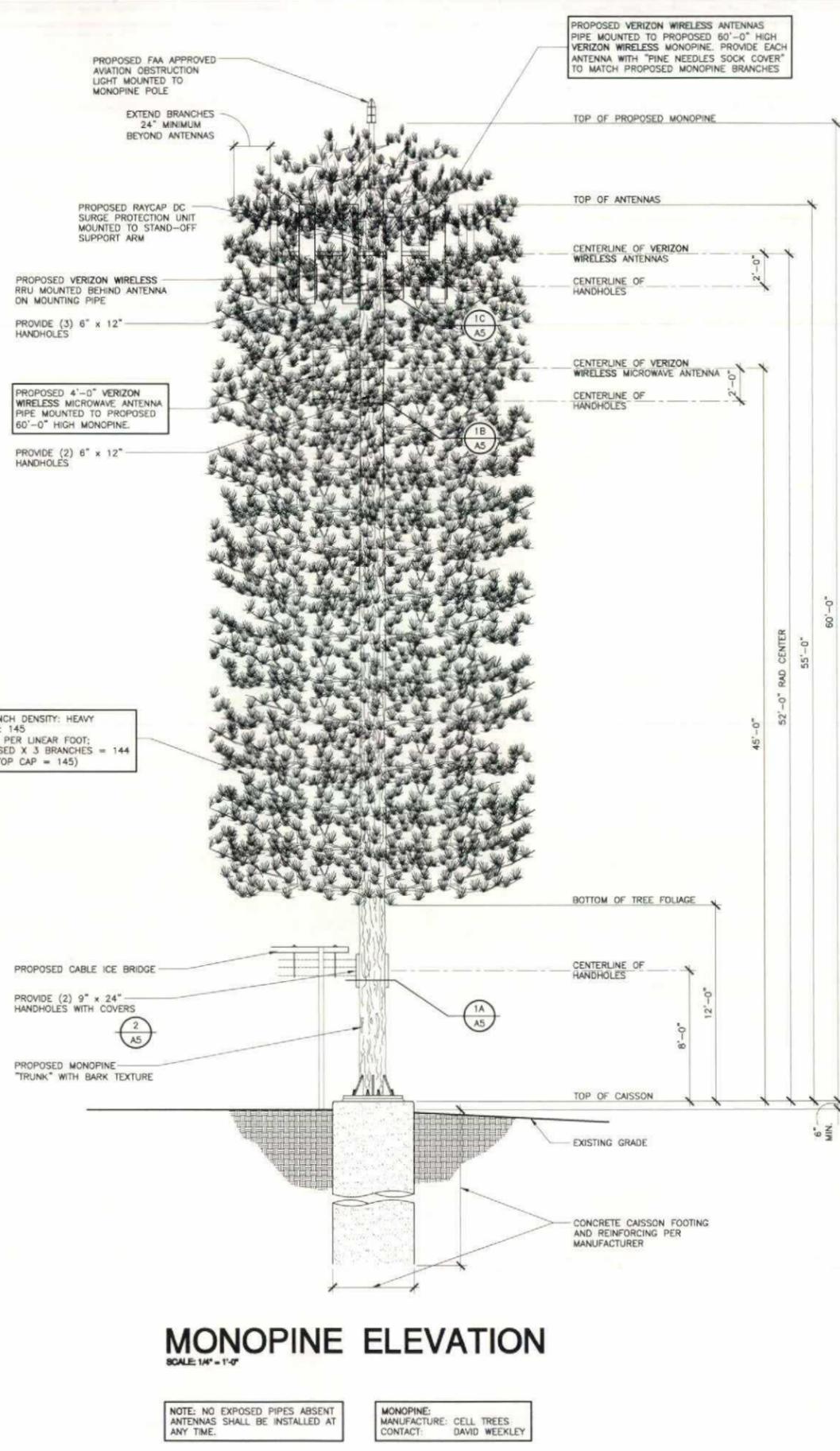
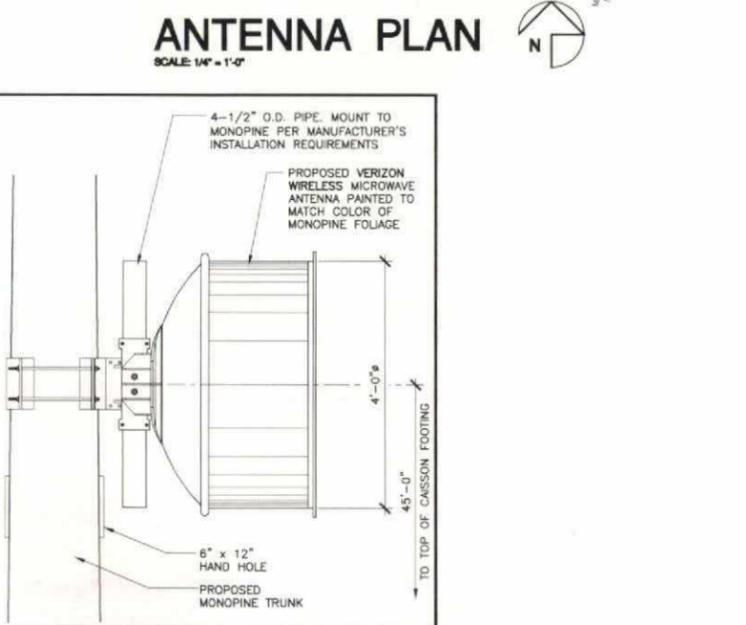
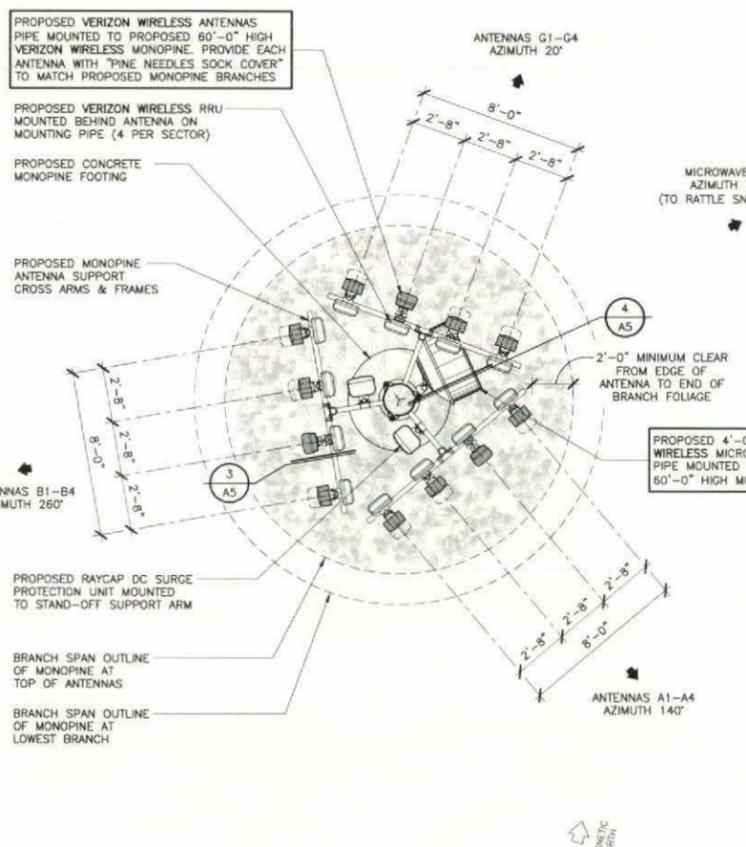
SHEET TITLE

EXTERIOR ELEVATIONS

PROJECTS\VERIZON\13222



SECTOR ANTENNA	DIRECTION	AZIMUTH	DOWNTILT	SKEW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA1				N/A	78" L x 15" W x 9.5" D	6 COAX + 1 HYBRID	80'-0"	-	7/8"
ALPHA2				78" L x 15" W x 9.5" D					
ALPHA3	SOUTHEAST	140°	0°	N/A	78" L x 15" W x 9.5" D				
ALPHA4				78" L x 15" W x 9.5" D					
BETA1				N/A	78" L x 15" W x 9.5" D	6 COAX + 1 HYBRID	80'-0"	-	7/8"
BETA2				78" L x 15" W x 9.5" D					
BETA3	WEST	260°	0°	N/A	78" L x 15" W x 9.5" D				
BETA4				78" L x 15" W x 9.5" D					
GAMMA1				N/A	78" L x 15" W x 9.5" D	6 COAX + 1 HYBRID	80'-0"	-	7/8"
GAMMA2				78" L x 15" W x 9.5" D					
GAMMA3	NORTH	20°	0°	N/A	78" L x 15" W x 9.5" D				
GAMMA4				78" L x 15" W x 9.5" D					
MICROWAVE DISH	T.B.D.	-	-	-	4'-0" DIAMETER	1	75'-0"	-	1 1/4"



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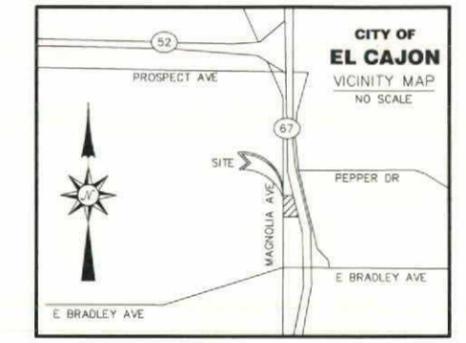
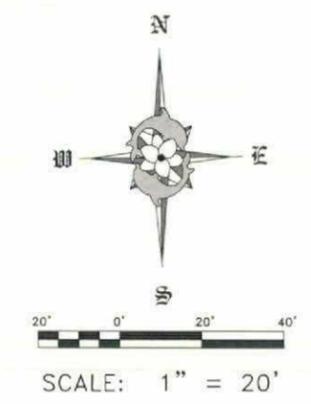
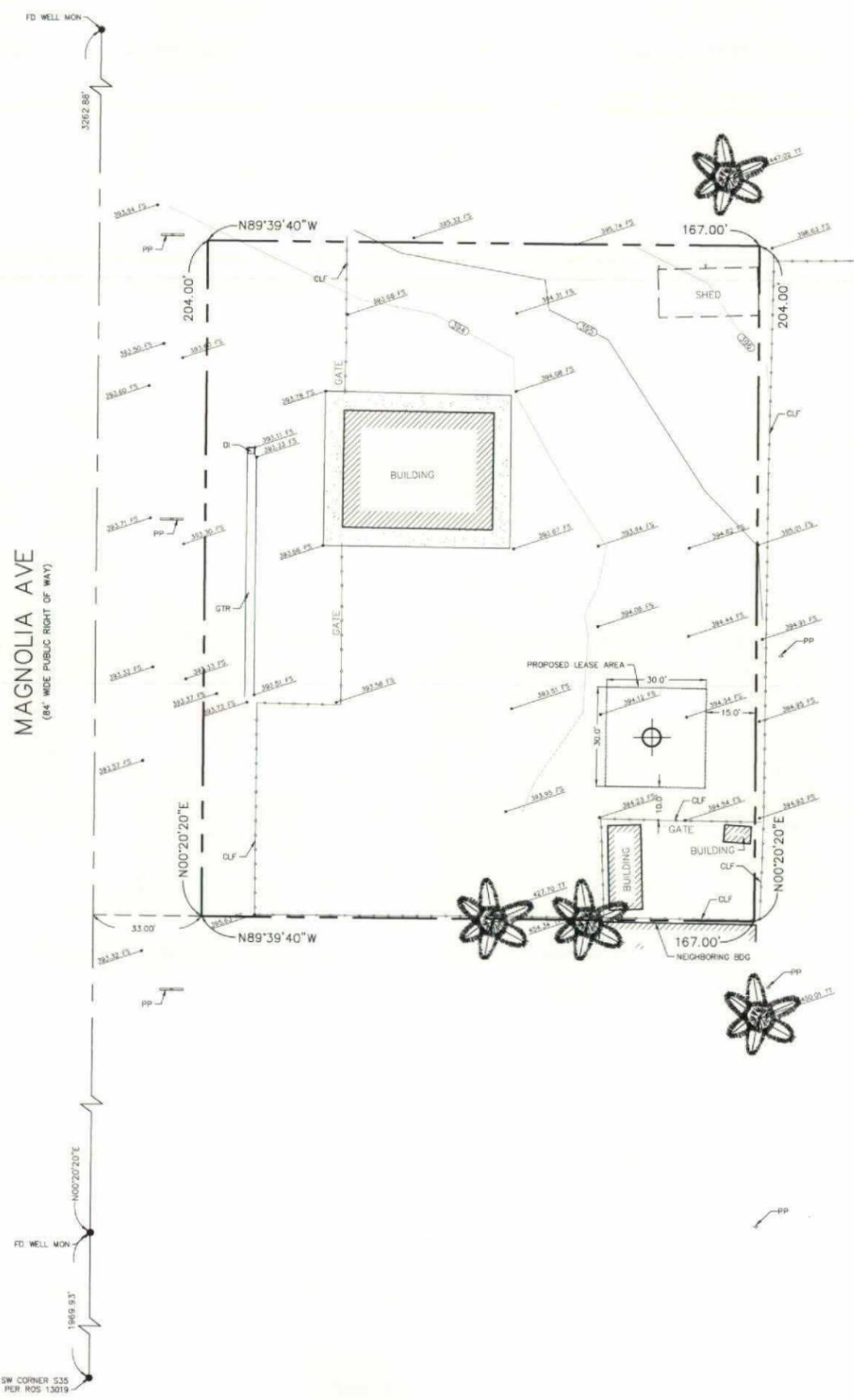
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05/14/14	100% ZD (ic)

SHEET TITLE
MONOPINE ELEVATION ANTENNA PLAN & DETAILS

PROJECTS\VERIZON\13222

A-5



COORDINATES: 
 LATITUDE: 32°49'21.675\"/>

DATUM STATEMENT:
 BASIS OF BEARINGS:
 BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM, ZONE 6, NAD 83 (NSRS2007) - EPOCH 2013.250 AS DERIVED THROUGH FIXED RTK OBSERVATIONS RCTM VRS CORRECTED THROUGH SMARTNET.
 BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON ORTHOMETRIC ELEVATIONS DERIVED BY GPS OBSERVATIONS USING THE GEOID2A MODELING CONVERSION AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.

DATE OF SURVEY:
 JULY 11, 2013

ASSESSOR'S PARCEL NUMBER:
 387-090-05

LEGEND:
 CLF - CHAIN LINK FENCE
 DI - DRAIN INLET
 E - EAST
 FD - FOUND
 FS - FINISH SURFACE
 GTR - GUTTER
 MON - MONUMENT
 N - NORTH
 PP - POWER POLE
 S - SOUTH
 TT - TOP OF TREE
 C - CENTERLINE

LEGAL DESCRIPTION:
 THAT PORTION OF TRACT 5 OF THAT PART OF THE RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SET OFF IN THE HEIRS OF JAMES HILL, DECEASED, ACCORDING TO THE PARTITION MAP OF THE LANDS OF SAID HILL ESTATE MADE BY M.G. WHEELER IN 1874 AND ON FILE IN THE OFFICE OF THE CLERK OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT 2,581.28 FEET WEST OF A POINT 31.00 CHAINS WEST AND 25.00 CHAINS NORTH FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE NORTH TO THE SOUTHEAST CORNER OF LAND CONVEYED TO O. J. BRADSHAW AND EDITH W. BRADSHAW, BY DEED DATED MAY 25, 1914 AND RECORDED IN BOOK 646, PAGE 474 OF DEEDS;
 THENCE WEST ALONG THE SOUTHERLY LINE OF SAID BRADSHAW'S LAND TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 200.00 FEET EAST, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF MAGNOLIA AVENUE, BEING THE TRUE POINT OF BEGINNING;
 THENCE SOUTH ALONG SAID PARALLEL LINE, 204.00 FEET;
 THENCE WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID BRADSHAW'S LAND, 200.00 FEET TO THE CENTER LINE OF MAGNOLIA AVENUE;
 THENCE NORTH ALONG SAID CENTER LINE, 204.00 FEET TO THE SOUTHWEST CORNER OF SAID BRADSHAW'S LAND;
 THENCE EAST ALONG THE SOUTHERLY LINE TO SAID LAND, 200.00 FEET TO THE TRUE POINT OF BEGINNING.
 EXCEPTING THAT PORTION LYING IN MAGNOLIA AVENUE.
 ASSESSOR'S PARCEL NUMBER: 387-090-05

ITEMS CORRESPONDING TO SCHEDULE "B":
 BY: LAWYERS TITLE COMPANY COMMITMENT NO.: 09308468
 4100 NEWPORT PLACE DRIVE, SUITE 120 TITLE OFFICER: CHRIS MAZIAR
 NEWPORT BEACH, CA 92660 DATED: JULY 3, 2013
 (949) 724-3170
 THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS
 ① - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
 ITEMS #/S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

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PROJECT NAME
67 & BRADLEY
 1681 NORTH MAGNOLIA
 EL CAJON, CA 92020
 SAN DIEGO COUNTY

SHEET TITLE
TOPOGRAPHIC SURVEY

PROJECTS\VERIZON\12903 ACM

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