

FALLBROOK UNION HIGH SCHOOL DISTRICT

DATE: June 10, 2013

TOPIC: Board Resolution # 19-1213 - Exchange of Property Tax Revenues

ACTION X **CONSENT** **INFORMATION**

BACKGROUND INFORMATION:

On November 6, 2012, area voters approved Proposition BB regarding Bonsall unification. Bonsall unification becomes effective July 1, 2014. With unification, there is a change in how property tax revenues are distributed. Starting July 1, 2014, for residents in the Bonsall attendance area, all property tax revenues associated with school district funding will go to the Bonsall Unified School District.

CURRENT CONSIDERATIONS

Attached is Board Resolution # 19-1213- Exchange of Property Tax Revenues. Our District has been informed that this is pro forma language based on the Revenue and Taxation Code Sections 95 and 99.

FINANCIAL IMPLICATIONS

There is no financial impact as a result of this agenda item. Any funding not available due to the exchange of property tax revenues must be made up by the State of California.

ALIGNMENT WITH DISTRICT GOALS

The Fallbrook Union High School District is responsible for providing a fiscally sound budget plan that supports the District's educational mission (Goal VIII).

The Fallbrook Union High School District will cultivate and coordinate dialogue among members of the learning community for the purpose of maintaining an environment of open communication, trust, mutual respect, and integrity (Goal X).

RECOMMENDATION

The Superintendent recommends that the Board of Trustees approve Board Resolution # 19-1213 - Exchange of Property Tax Revenues.

Dale J. Mitchell, Ed.D.
Superintendent
(Originator)

Dale J. Mitchell, Ed.D.
Superintendent

EXCHANGE OF PROPERTY TAX REVENUES
Resolution # 19-1213

On motion of Member _____, seconded by Member _____,
the following resolution is adopted:

WHEREAS, pursuant to Minute Order No. 5 of the Board of Supervisors of San Diego County dated February 26, 2013, attached hereto and incorporated herein by reference (the "Order"), a unified school district within the boundaries of the Bonsall Union School District was created; and

WHEREAS, pursuant to section 35000 of the Education Code, the Governing Board named the new district "Bonsall Unified School District" on March 14, 2013; and

WHEREAS, to establish the boundaries of the new school district, the Order requires that the portion of the territory of the Fallbrook Union High School District be transferred to the Bonsall Unified School District as described in Exhibit "A" of said Order, which exhibit is also attached hereto and incorporated herein by reference; and

WHEREAS, subdivision (e) of Revenue and Taxation Code section 95 provides that a change in the boundaries of a school district or community college district constitutes a "jurisdictional change"; and

WHEREAS, section 99 of the Revenue and Taxation Code requires that when there is a jurisdictional change, the governing body of each local school district, community college district, or county superintendent of schools whose service area or service responsibility would be altered by the jurisdictional change shall determine, by resolution, the amount of property tax revenues to be exchanged between and among the affected jurisdictions; and

WHEREAS, section 35566 of the Education Code requires that exchanges of property tax revenues between school districts as a result of reorganization shall be determined pursuant to Revenue and Taxation Code section 99(l) if one or more affected school districts is receiving only basic aid apportionments required by Section 6 of Article IX of the California Constitution; and

WHEREAS, the county auditor is required to furnish the school districts, community college districts, and the County Board of Education with an estimate of the property tax revenue subject to negotiation; and

WHEREAS, the districts above-mentioned have conducted negotiations and have reached agreement as to the amount of property tax revenues to be exchanged between and among them as the result of the jurisdictional change described above;

NOW THEREFORE IT IS FOUND AND DETERMINED AS FOLLOWS:

For the fiscal year commencing on July 1, 2014, and for each fiscal year thereafter, base property tax revenues (property tax revenue determined pursuant to Revenue and Taxation Code section 96 or 97) and any additional property tax revenues resulting from growth in the assessed value (the annual tax increment determined pursuant to Revenue and Taxation Code section 98) of the transferred territory shall be allocated to the Bonsall Unified School District.

IT IS RESOLVED AND ORDERED that the Clerk of this Board forthwith transmit a certified copy of this resolution to the Auditor and Controller of the County of San Diego so that he may make the appropriate adjustments as provided in subdivision (a) of Revenue and Taxation Code section 99.

PASSED AND ADOPTED by the Governing Board of the Fallbrook Union High School District this 10th day of June 2013, by the following vote:

AYES: Members

NOES: Members

ABSENT: Members

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

I, Dale J. Mitchell, Clerk/Secretary of the Fallbrook Union High School District of San Diego County, California, hereby certify that I have compared the foregoing copy with the original resolution passed and adopted by said Board at a regular meeting thereof, at the time and by the vote therein stated, which original resolution is now on file in my office; that the same contains a full, true, and correct transcript therefrom and of the whole thereof.

WITNESS my hand this 10th day of June 2013.

Clerk/Secretary of the Governing Board



SAN DIEGO COUNTY OFFICE OF EDUCATION

6401 LINDA VISTA ROAD, SAN DIEGO, CALIFORNIA 92111-7399 (858) 292-3500

Superintendent of Schools

Randolph E. Ward, Ed.D.

May 16, 2013

Dr. Dale Mitchell, Superintendent
Fallbrook Union High School District
2400 South Stage Coach Lane
Fallbrook, CA 92028-0368

Dear Dr. Mitchell:

On February 26, 2013, the San Diego County Board of Supervisors created a unified district within the boundaries of the Bonsall Union School District, now officially named Bonsall Unified School District. Under provisions of the Revenue and Taxation Code, this change of district boundaries (territory from Fallbrook Union High School District to Bonsall Unified School District) constitutes a "jurisdictional change" requiring a negotiated exchange of property tax revenues generated within the transferred territory in accordance with Code section 99.

Governing boards of each of the affected districts are required to adopt resolutions to complete the property tax exchange process and to file these resolutions with the county auditor. The resolution format prepared by County Counsel for use by school districts in accordance with this requirement is enclosed for your use.

We request that your district governing board complete negotiations and take action by July 15, 2013. Commencing on July 1, 2014, the resulting property tax revenue will be allocated to the Bonsall Unified School District. After adoption of the resolution by the Fallbrook Union High School District Governing Board, a certified copy should be filed with the San Diego County Auditor & Controller, attention Jon Baker, and a second copy should be filed with this office, attention Lora Duzyk.

If you have any questions concerning this process, please contact Erin Garcia, Consultant, Business Advisory Services, at (858) 292-3810.

Sincerely,

Randolph E. Ward, Ed.D.
County Superintendent of Schools

Brent Watson

Deputy

REW:BW:MM

Enclosures

cc: Dr. Justin Cunningham

Board of Education

Mark C. Anderson Susan Hartley Sharon C. Jones Lyn Neylon Gregg Robinson

SERVICE AND LEADERSHIP

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
TUESDAY, FEBRUARY 26, 2013**

MINUTE ORDER NO. 5

SUBJECT: CREATION OF NEW UNIFIED SCHOOL DISTRICT WITHIN THE BOUNDARIES OF THE BONSTALL UNION SCHOOL DISTRICT (DISTRICT: 5)

OVERVIEW:

The Bonsall Union School District has undertaken the required procedures set forth in the Education Code to reorganize into a unified (K-12) school district. The proposed unification has been approved by the County Committee on School District Organization, the State Board of Education, and the electorate as part of the November 6, 2012 election. The Board of Supervisors must now take action terminating the former district, creating the new unified district and establishing the boundaries thereof, and re-establishing the boundaries of the Fallbrook Union High School District.

FISCAL IMPACT:

There is no fiscal impact associated with this recommendation. The governing board of the new school district must prepare budgets and provide for the operation of the district. The new unified district will begin operations on July 1, 2014. There will be no change in net General Fund costs and no additional staff years.

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:

CHIEF ADMINISTRATIVE OFFICER

Adopt a Resolution entitled:

CREATION OF NEW UNIFIED SCHOOL DISTRICT COMPRISING THE AREA
OF BONSTALL UNION SCHOOL DISTRICT AND THAT PORTION OF THE
FALLBROOK UNION HIGH SCHOOL DISTRICT.

ACTION:

ON MOTION of Supervisor R. Roberts, seconded by Supervisor D. Roberts, the Board took action as recommended, on Consent, adopting Resolution No. 13-018, entitled: CREATION OF NEW UNIFIED SCHOOL DISTRICT COMPRISING THE AREA OF BONSTALL UNION SCHOOL DISTRICT AND THAT PORTION OF THE FALLBROOK UNION HIGH SCHOOL DISTRICT.

AYES: Cox, Jacob, D. Roberts, R. Roberts

ABSENT: Horn

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State of California)
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the original entered in the Minutes of the Board of Supervisors.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors



By Andrew Potter
Andrew Potter, Chief Deputy

WHEN RECORDED PLEASE RETURN TO:

RECORDING REQUESTED BY:
Clerk of the Board of Supervisors
1600 Pacific Highway
San Diego, CA 92101

Mail Stop: A-45

FOR THE BENEFIT OF THE COUNTY

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON MAR 01, 2013
DOCUMENT NUMBER 2013-0136713
Ernest J. Dronenburg, Jr., COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 2:19 PM

RESOLUTION NO. 13-018: CREATION OF NEW UNIFIED SCHOOL DISTRICT
COMPRISING THE AREA OF BONSALL UNION SCHOOL DISTRICT AND
THAT PORTION OF THE FALLBROOK UNION HIGH SCHOOL DISTRICT

(February 26, 2013 Item #5)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

CREATION OF NEW UNIFIED SCHOOL DISTRICT COMPRISING THE AREA OF
BONSALL UNION SCHOOL DISTRICT AND THAT PORTION OF THE
FALLBROOK UNION HIGH SCHOOL DISTRICT

WHEREAS, pursuant to Chapter 4 (commencing at section 35700), Part 21, Division 3, title 2 of the Education Code, the San Diego County Board of Education, acting as the County Committee on School District Organization, transmitted to the State Board of Education a petition for the formation of a unified school district comprising the area of Bonsall Union School District and that portion of the Fallbrook Union High School District located within the boundaries of the Bonsall Union School District; and

WHEREAS, on July 19, 2012, the State Board of Education approved the formation of the proposed new unified school district as submitted by the San Diego County Board of Education, acting as the County Committee on School District Organization; and

WHEREAS, as required by Education Code section 35756, by order dated August 6, 2012, the County Superintendent of Schools called an election to be held on November 6, 2012, within the territory of the Fallbrook Union High School District, to submit to the qualified electors residing within said territory the proposition for approving or rejecting said unification proposal as approved by the State Board of Education; and

WHEREAS, said election was held on November 6, 2012, and the result thereof was certified to the Board of Supervisors by the Registrar of Voters of the County of San Diego, and said result was declared as required by Elections Code section 15400, and said statement of the results contained the number of votes cast at said election in favor of said proposition as 10,574 and the number opposing said proposition as 9,439; and

WHEREAS, Education Code section 35764, if a majority of all the votes cast are cast in favor of the unification proposal, the proposal carries; and

WHEREAS, as provided in Education Code section 35765 provides that after the Board of Supervisors receives a proper certificate of election or other proper evidence that an action to organize or reorganize school districts has been approved as provided by law, the Board of Supervisors shall make an order to create, change, or terminate school districts as may be required by the action and establish or reestablish the boundaries of the districts affected by the action, which order shall be entered in the county's record of school districts;

IT IS HEREBY RESOLVED AND ORDERED that a unified school district comprising the area of the Bonsall Union School District and that portion of the Fallbrook Union High School District located within the boundaries of the Bonsall Union School District is hereby created, complete upon the effective date of this order pursuant to Education Code section 35530, the changes to which shall be effective on the date that Education Code section 35532 has been complied with, and effective for all purposes on July 1, 2014, as provided in Education Code section 35534, and that the boundaries of said unified school district are established as follows:

All that property within the County of San Diego, State of California, lying within the boundaries described in Exhibit "A" attached hereto and incorporated herein.

IT IS FURTHER RESOLVED AND ORDERED that pursuant to Education Code sections 35532, 35533, and 35534, the Bonsall Union School District of San Diego County, California, is terminated, except as otherwise may be provided by law, on June 30, 2014, and as of June 30, 2014, the portion of the area of the Fallbrook Union High School District that is located within the boundaries of the Bonsall Union School District ceases to be part of the Fallbrook Union High School District.

IT IS FURTHER RESOLVED AND ORDERED that the Clerk of this Board immediately after the adoption of this Resolution shall cause a copy of this Resolution and a map or plat indicating the boundaries established or reestablished for each district affected by this Resolution to be filed with the Assessor of San Diego County, the State Board of Equalization in Sacramento, the State Superintendent of Public Instruction, and the County Superintendent of Schools as required by Education Code section 35765 and chapter 8 (commencing at section 54900), Part 1, Division 2, Title 5 of the Government Code.

IT IS FURTHER RESOLVED AND ORDERED that immediately after the adoption of this Resolution, the Clerk of this Board deliver a copy of this Resolution to each district affected by this order.

ON MOTION of Supervisor R. Roberts, seconded by Supervisor D. Roberts, the above Resolution was passed and adopted by the Board of Supervisors, County of San Diego, State of California, on this 26th day of February, 2013, by the following vote:

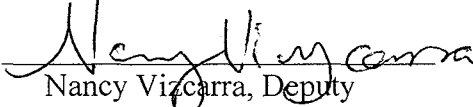
AYES: Cox, Jacob, D. Roberts, R. Roberts

ABSENT: Horn

STATE OF CALIFORNIA)
County of San Diego)^{SS}

I hereby certify that the foregoing is a full, true and correct copy of the Original Resolution entered in the Minutes of the Board of Supervisors.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By: 
Nancy Vizcarra, Deputy



Resolution No. 13-018
02/26/2013 (5)

EXHIBIT A

PROPOSED UNIFICATION OF BONSTALL UNION SCHOOL DISTRICT AND A
PORTION OF FALLBROOK UNION HIGH SCHOOL DISTRICT

BONSTALL UNION SCHOOL DISTRICT

ALL THAT TERRITORY, IN THE COUNTY OF SAN DIEGO, STATE OF
CALIFORNIA, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 9
SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN;

THENCE, (1) SOUTH 89°05'00" EAST 2625.34 FEET ALONG THE NORTH LINE OF
SAID SECTION TO THE NORTHWEST CORNER OF SECTION 22, SAID
TOWNSHIP;

THENCE, (2) SOUTH 88°32'59" EAST 5294.20 FEET ALONG THE NORTH LINE OF
SAID SECTION TO THE NORTHWEST CORNER OF SECTION 23, SAID
TOWNSHIP;

THENCE, (3) SOUTH 87°21'51" EAST 5354.91 FEET ALONG THE NORTH LINE OF
SAID SECTION TO THE NORTHEAST CORNER OF SAID SECTION 23;

THENCE, (4) SOUTH 0°02'00" WEST 2584.39 FEET ALONG THE EAST LINE OF
SAID SECTION TO THE EAST QUARTER CORNER OF SAID SECTION 23;

THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION, (5) SOUTH
0°17'00" WEST 2511.96 FEET TO THE NORTHEAST CORNER OF SECTION 26,
SAID TOWNSHIP;

THENCE, (6) SOUTH 0°12'00" EAST 2667.72 FEET ALONG THE EAST LINE OF
SAID SECTION TO THE EAST QUARTER CORNER OF SAID SECTION 26;

THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION, (7) SOUTH
0°07'00" EAST 2772.66 FEET TO THE NORTHEAST CORNER OF SECTION 35,
SAID TOWNSHIP;

THENCE, (8) SOUTH 0°18'00" WEST 5524.20 FEET ALONG THE EAST LINE OF
SAID SECTION TO THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 10
SOUTH, RANGE 2 WEST;

THENCE, (9) SOUTH 5°15'18" WEST 2174.39 FEET ALONG THE EAST LINE OF SAID SECTION TO THE EAST QUARTER CORNER OF SAID SECTION 2;

THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION, (10) SOUTH 2°04'39" WEST 1325.46 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST CORNER OF SAID SECTION 2;

THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION, (11) SOUTH 2°06'10" WEST 1325.11 FEET TO THE NORTHEAST CORNER OF SECTION 11, SAID TOWNSHIP;

THENCE, (12) SOUTH 2°11'21" WEST 1308.03 FEET ALONG THE EAST LINE OF SAID SECTION TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST CORNER OF SAID SECTION 11;

THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION, (13) SOUTH 2°11'23" WEST 1308.37 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 11;

THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION, (14) SOUTH 1°53'08" WEST 2625.64 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 11;

THENCE, (15) NORTH 88°38'12" WEST 2608.25 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTH QUARTER CORNER OF SAID SECTION 11;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION, (16) SOUTH 88°31'04" WEST 2450.27 FEET TO THE SOUTHEAST CORNER OF SECTION 10, SAID TOWNSHIP;

THENCE, (17) NORTH 88°36'11" WEST 2610.87 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTH QUARTER CORNER OF SAID SECTION 10;

THENCE, (18) NORTH 0°54'48" EAST 1349.54 FEET ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE, (19) SOUTH 89°22'40" WEST 1328.60 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SAID SECTION;

THENCE, (20) NORTH 0°45'42" EAST 1347.85 FEET ALONG SAID EAST LINE TO THE EAST-WEST CENTER LINE OF SAID SECTION 10;

THENCE, (21) SOUTH 89°17'51" WEST 1330.96 FEET ALONG SAID EAST-WEST CENTER LINE TO THE WEST LINE OF SAID SECTION 10;

THENCE, (22) NORTH 0°24'53" EAST 2629.06 FEET ALONG THE WEST LINE OF SAID SECTION TO THE NORTHEAST CORNER OF SECTION 9, SAID TOWNSHIP;

THENCE, (23) NORTH 89°00'50" WEST 2716.33 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTH QUARTER CORNER OF SAID SECTION 9;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION, (24) SOUTH 85°45'01" WEST 1510.90 FEET TO THE NORTH-SOUTH CENTER LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9;

THENCE, (25) SOUTH 1°26'25" WEST 2709.88 FEET ALONG SAID CENTER LINE TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE, (26) SOUTH 87°20'35" WEST 1490.44 FEET ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION TO THE WEST LINE OF THEREOF;

THENCE, (27) SOUTH 1°02'01" WEST 1355.90 FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION TO THE SOUTHWEST CORNER THEREOF;

THENCE, (28) NORTH 87°14'30" EAST 1442.79 FEET ALONG THE SOUTH LINE OF SAID QUARTER-ONE QUARTER SECTION TO THE SOUTH EAST CORNER THEREOF;

THENCE, (29) SOUTH 1°24'00" WEST 1354.66 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION TO THE SOUTH LINE THEREOF;

THENCE, (30) NORTH 87°38'32" EAST 1409.76 FEET ALONG SECTION LINES TO THE NORTH QUARTER CORNER OF SECTION 16, SAID TOWNSHIP;

THENCE, (31) SOUTH 5°25'46" EAST 2677.59 FEET ALONG THE NORTH-SOUTH CENTER LINE SAID SECTION TO THE CENTER OF SAID SECTION 16;

THENCE CONTINUING ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION, (32) SOUTH 5°25'41" EAST 2491.55 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 16;

THENCE, (33) SOUTH 89°53'46" WEST 2949.74 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF SECTION 17, SAID TOWNSHIP;

THENCE, (34) NORTH 89°57'51" WEST 2838.02 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTH QUARTER CORNER OF SAID SECTION 17;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION, (35) SOUTH 89°08'57" WEST 2680.58 FEET TO THE NORTHEAST CORNER OF SECTION 19, SAID TOWNSHIP;

THENCE, (36) SOUTH 1°00'50" WEST ALONG SECTION LINES TO THE EAST QUARTER CORNER OF SAID SECTION 19;

THENCE, (37) NORTH 89°57'38" WEST 5665.66 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 19;

THENCE, (38) SOUTH 4°19'18" EAST 2708.22 FEET ALONG THE WEST LINE OF SAID SECTION TO THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST;

THENCE, (39) SOUTH 13°21'47" WEST 2673.41 ALONG SECTION LINES TO THE EAST QUARTER CORNER OF SAID SECTION 25;

THENCE, (40) SOUTH 0°11'10" EAST 2614.34 ALONG SECTION LINES TO THE NORTHEAST CORNER OF SECTION 36, SAID TOWNSHIP;

THENCE, (41) SOUTH 1°15'07" EAST 5271.18 FEET ALONG SECTION LINES TO THE SOUTHEAST CORNER OF SAID SECTION 36;

THENCE, (42) SOUTH 87°44'40" WEST 2768.58 ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTH QUARTER CORNER OF SAID SECTION 36;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION, (43) SOUTH 89°28'17" WEST 1502.02 FEET TO THE CENTER LINE OF CALIFORNIA STATE HIGHWAY XI-SD-77F (395);

THENCE SOUTH ALONG THE SAID CENTER LINE THE FOLLOWING COURSES:

- (44) SOUTH 08°23'45" EAST 2037.71 FEET TO THE BEGINNING OF A 1999.38 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;

- (45) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°21'18" A DISTANCE OF 1198.24 FEET;
- (46) THENCE SOUTH 42°10'41" EAST 311.68 FEET TO THE BEGINNING OF A 1999.48 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;
- (47) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°52'37" A DISTANCE OF 903.04 FEET;
- (48) THENCE SOUTH 16°18'04" EAST 6576.61 FEET TO THE SOUTH LINE OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 3 WEST;

THENCE, (49) NORTH 89°55'01" WEST 5032.85 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF SECTION 11;

THENCE, (50) NORTH 89°55'12" WEST 4494.26 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF SECTION 10, SAID TOWNSHIP;

THENCE, (51) SOUTH 86°13'22" WEST 4757.91 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF SECTION 9, SAID TOWNSHIP;

THENCE, (52) SOUTH 89°25'10" WEST 1347.06 FEET TO THE SOUTHEAST CORNER OF LOT 15 OF SAID SECTION 9;

THENCE, (53) NORTH 0°07'49" WEST 2688.14 FEET ALONG THE EAST LINE OF LOTS 10 & 15 OF SAID SECTION TO THE SOUTHEAST CORNER OF LOT 18 OF SAID SECTION 9;

THENCE, (54) NORTH 4°38'42" WEST 2729.78 FEET ALONG THE EAST LINE OF LOTS 17 & 18 OF SAID SECTION TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 4, TOWNSHIP 11 SOUTH, RANGE 3 WEST;

THENCE, (55) NORTH 3°18'47" WEST 1367.15 FEET ALONG THE EAST LINE OF SAID QUARTER-ONE QUARTER SECTION TO THE NORTHEAST CORNER THEREOF;

THENCE, (56) SOUTH 83°52'13" WEST 1181.57 FEET ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION TO THE EASTERLY LINE OF LOT 6 OF SAID SECTION 4;

THENCE, (57) NORTH 4°11'30" WEST 1417.91 FEET ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF SAID LOT 6;

THENCE, (58) SOUTH 86°20'42" WEST 1315.85 FEET ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF SAID LOT 6;

THENCE, (59) SOUTH 3°03'27" EAST 1354.54 FEET ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF LOT 8 OF SAID SECTION 4;

THENCE, (60) SOUTH 89°33'15" WEST 1344.53 FEET ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF SAID SECTION 4;

THENCE, (61) NORTH 88°51'08" WEST 2739.18 FEET ALONG THE QUARTER-QUARTER SECTION LINES TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, SAID TOWNSHIP;

THENCE, (62) NORTH 0°55'02" WEST 2430.20 FEET ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION TO AN INTERSECTION WITH THE CENTER LINE OF ROAD SURVEY NO. 1041 (GOPHER CANYON ROAD), MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY;

THENCE SOUTHWEST ALONG THE CENTER LINE OF SAID ROAD SURVEY THE FOLLOWING COURSES;

- (63) SOUTH 53°10'15" WEST 232.65 FEET TO THE BEGINNING OF A 1000 FOOT RADIUS CURVE CONCAVE NORTHERLY;
- (64) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°28'35" A DISTANCE OF 270.11 FEET;
- (65) THENCE SOUTH 68°38'50" WEST 205.05 FEET TO THE BEGINNING OF A 300 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;
- (66) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°14'30" A DISTANCE OF 132.17 FEET;
- (67) THENCE SOUTH 43°24'20" WEST 35.36 FEET TO THE BEGINNING OF A 300 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;
- (68) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°27'30" A DISTANCE OF 159.48 FEET;
- (69) THENCE SOUTH 73°51'50" WEST 95.40 FEET TO THE BEGINNING OF A 750 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;
- (70) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°36'00" A DISTANCE OF 191.11 FEET;

- (71) THENCE SOUTH 59°15'50" WEST 61.05 FEET TO THE BEGINNING OF A 500 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;
- (72) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°22'40" A DISTANCE OF 256.37 FEET;
- (73) THENCE SOUTH 88°38'30" WEST 353.14 FEET TO THE BEGINNING OF A 500 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;
- (74) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°00'00" A DISTANCE OF 305.45 FEET;
- (75) THENCE SOUTH 53°38'30" WEST 757.09 FEET TO THE BEGINNING OF A 1000 FOOT RADIUS CURVE CONCAVE NORTHERLY;
- (76) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°08'15" A DISTANCE OF 194.39 FEET;
- (77) THENCE SOUTH 64°46'45" WEST 67.35 FEET TO THE BEGINNING OF A 500 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;
- (78) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°55'00" A DISTANCE OF 173.81 FEET;
- (79) THENCE SOUTH 44°51'45" WEST 168.94 FEET ALONG SAID CENTER LINE TO AN INTERSECTION WITH THE CENTER LINE OF ROAD SURVEY NO. 1798 (EAST VISTA WAY), MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, BEING ALSO A POINT ON A 1000 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;

THENCE NORTHWEST ALONG THE CENTER LINE OF SAID ROAD SURVEY THE FOLLOWING COURSES:

- (80) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°15'24" A DISTANCE OF 126.65 FEET;
- (81) THENCE NORTH 31°04'00" WEST 1367.31 FEET TO THE BEGINNING OF A 4000 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;
- (82) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°26'50" A DISTANCE OF 170.85 FEET;

- (83) THENCE NORTH 28°08'21" WEST 343.65 FEET TO THE BEGINNING OF A 2000 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;
- (84) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°32'21" A DISTANCE OF 716.95 FEET;
- (85) THENCE NORTH 48°40'41" WEST 114.79 FEET TO THE BEGINNING OF A 1000 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;
- (86) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°59'35" A DISTANCE OF 209.32 FEET;
- (87) THENCE NORTH 36°52'28" WEST 1088.97 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 3 WEST;

THENCE, (88) SOUTH 89°22'40" WEST 2853.82 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 4 WEST;

THENCE, (89) NORTH 89°30'52" WEST 1155.88 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE INTERSECTION WITH THE CENTER OF THE SAN LUIS REY RIVER;

THENCE, (90) NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID CENTER OF THE SAN LUIS REY RIVER APPROXIMATELY 8,249 FEET TO THE INTERSECTION WITH THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 4 WEST;

THENCE, (91) SOUTH 0°00'58" WEST 62.56 FEET TO THE NORTHEASTERLY BOUNDARY OF THE RANCHO GUAJOME, SHOWN AS LOT 37 ON THE UNITED STATES GOVERNMENT SURVEYS;

THENCE, (92) NORTH 56°48'49" WEST 1580.97 FEET ALONG SAID NORTHEASTERLY BOUNDARY TO THE WEST LINE OF SAID SECTION 35;

THENCE, (93) NORTH 0°19'06" EAST 1370.73 FEET ALONG SAID WEST LINE TO THE EAST QUARTER CORNER OF SECTION 34, SAID TOWNSHIP;

THENCE, (94) NORTH 89°37'48" WEST 5235.97 FEET ALONG THE EAST-WEST CENTER LINE OF SAID SECTION TO THE WEST QUARTER CORNER OF SAID SECTION 34;

THENCE, (95) NORTH 0°03'00" WEST 2661.85 FEET ALONG THE WEST LINE OF SAID SECTION TO THE SOUTHWEST CORNER OF SECTION 27, SAID TOWNSHIP;

THENCE, (96) NORTH 0°44'20" EAST 2671.29 FEET ALONG THE WEST LINE OF SAID SECTION TO THE WEST QUARTER CORNER OF SAID SECTION 27;

THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION, (97) NORTH 0°59'25" EAST 541.86 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF RANCHO SANTA MARGARITA Y LAS FLORES;

THENCE, (98) NORTH 48°04'48" EAST 11103.74 FEET ALONG THE SOUTHEASTERLY LINE OF SAID RANCHO TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 23, SAID TOWNSHIP;

THENCE, (99) SOUTH 86°46'05" EAST 7591.67 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHWEST CORNER OF SECTION 19, SAID TOWNSHIP;

THENCE, (100) NORTH 89°11'36" EAST 5825.84 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19;

THENCE, (101) NORTH 89°31'00" EAST 1320.13 FEET TO AN INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 109 OF THE SUBDIVISION OF TRACT "O" OF THE PARTITION OF THE RANCHO MONSERATE, ACCORDING TO MAP THEREOF NO. 821, RECORDS OF SAN DIEGO COUNTY;

THENCE, (102) NORTH 0°07'59" EAST, 1326.14 FEET ALONG THE WEST LINE OF SAID LOT 109 TO THE NORTH LINE OF SAID LOT;

THENCE, (103) SOUTH 89°41'07" EAST, 1175.77 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF PARCEL MAP NO. 11117, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE, (104) SOUTH 5°36'04" EAST, 250.50 FEET ALONG THE EASTERLY LINE OF SAID PARCEL MAP NO. 11117 TO AN ANGLE POINT HEREIN;

THENCE, (105) SOUTH 48°42'16" EAST 548.99 FEET ALONG THE NORTHEASTERLY LINE OF SAID PARCEL MAP NO. 11117 TO THE CENTER LINE OF EXISTING PALA ROAD (HIGHWAY 76);

THENCE SOUTHWEST ALONG THE CENTER LINE OF SAID ROAD THE FOLLOWING COURSES:

(106) THENCE SOUTH 37°17'45" WEST 21.27 FEET TO THE BEGINNING OF A 400 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;

(107) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°00'00" A DISTANCE OF 174.53 FEET;

(108) THENCE SOUTH 12°17'45" WEST 64.10 FEET;

(109) THENCE SOUTH 26°17'45" WEST 422.90 FEET TO THE BEGINNING OF A 240 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;

(110) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°59'56" A DISTANCE OF 16.75 FEET;

(111) THENCE SOUTH 0°22'04" WEST 86.19 FEET TO THE SOUTHERLY BOUNDARY OF TRACT "O" OF SAID RANCHO MONSERARTE;

THENCE, (112) SOUTH 89°30'00" EAST 1320 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 111 OF SAID SUBDIVISION;

THENCE, (113) NORTH 0°30'00" EAST 1320 FEET ALONG SAID LOT LINE AND ITS SOUTHERLY PROLOGATION TO THE NORTHWEST CORNER OF SAID LOT;

THENCE, (114) SOUTH 89°30'00" EAST 1320 FEET ALONG THE NORTHERLY LINE OF SAID LOT TO THE CENTER LINE OF THE ROAD LYING BETWEEN LOTS 111, 104, 100, 89 AND 86 TO THE WEST AND LOTS 112, 103, 101, 88 AND 87 TO THE EAST;

THENCE, (115) NORTH 1°07'36" EAST 7943.89 FEET ALONG SAID CENTER LINE AND LOT LINES TO THE NORTHWEST CORNER OF LOT 73, SAID SUBDIVISION;

THENCE, (116) SOUTH 89°30'00" EAST 316.73 FEET ALONG THE NORTHERLY LINE OF SAID LOT TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF SAID SUBDIVISION;

THENCE, (117) NORTH 12°30'27" WEST 1400.61 FEET ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION TO THE COMMON CORNER OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 10 SOUTH, RANGE 3 WEST;

THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION, (118) NORTH $11^{\circ}48'16''$ WEST (NORTH $12^{\circ}34'00''$ WEST) 3667.53 (3674.88) FEET TO THE NORTHWEST CORNER OF PARCEL MAP 17468, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION, (119) NORTH $12^{\circ}01'33''$ WEST 1652.48 FEET TO THE NORTH BOUNDARY OF TOWNSHIP 10 SOUTH, RANGE 3 WEST;

THENCE, (120) SOUTH $89^{\circ}17'23''$ EAST 13558.29 FEET ALONG SAID TOWNSHIP LINE TO AN INTERSECTION WITH THE CENTER LINE OF DAISY LANE AS SHOWN ON TRACT NO. 3636 OF THE COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO. 9375, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING ALSO A POINT ON A 400 FOOT RADIUS CURVE CONCAVE EASTERLY;

THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID ROAD THE FOLLOWING COURSES:

(121) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $29^{\circ}33'32''$ A DISTANCE OF 206.36 FEET;

(122) THENCE SOUTH $33^{\circ}19'20''$ EAST 246.03 FEET TO AN INTERSECTION WITH THE CENTER LINE PALA MESA DRIVE AS SHOWN ON SAID MAP, BEING ALSO THE BEGINNING OF A 300 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;

THENCE EASTERLY ALONG THE CENTER LINE OF SAID ROAD THE FOLLOWING COURSES;

(123) ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $16^{\circ}32'08''$ A DISTANCE OF 86.58 FEET;

(124) THENCE NORTH $73^{\circ}12'50''$ EAST 144.90 FEET TO THE BEGINNING OF A 300 FOOT RADIUS CURVE CONCAVE SOUTHERLY;

(125) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $35^{\circ}38'10''$ A DISTANCE OF 186.59 FEET;

(126) THENCE SOUTH $71^{\circ}09'00''$ EAST 22.45 FEET TO THE BEGINNING OF A 300 FOOT RADIUS CURVE CONCAVE NORTHERLY;

(127) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $32^{\circ}24'41''$ A DISTANCE OF 227.69 FEET;

(128) THENCE NORTH 65°22'00" EAST 22.37 FEET TO THE BEGINNING OF A 300 FOOT RADIUS CURVE CONCAVE SOUTHERLY;

(129) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°38'39" A DISTANCE OF 228.52 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY PROLONGATION OF A LINE LYING ON THE EASTERLY LINE OF LOT 136 ON SAID MAP;

THENCE LEAVING SAID CENTER LINE AND ALONG THE SOUTHEASTERLY PROLOGATION AND THE EASTERLY LINE OF SAID LOT 136, (130) NORTH 58°24'08" WEST 155.86 FEET;

THENCE, (131) NORTH 19°27'00" WEST 206.36 FEET ALONG SAID PROLONGATION AND THE EASTERLY LINE OF SAID LOT 136 TO AN INTERSECTION WITH THE NORTH BOUNDARY OF TOWNSHIP 10 SOUTH, RANGE 3 WEST;

THENCE, (132) SOUTH 89°17'23" EAST 2410.91 FEET ALONG SAID TOWNSHIP LINE TO THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 3 WEST;

THENCE, (133) NORTH 0°57'49" EAST 1231.88 FEET ALONG WEST LINE OF SAID SECTION TO THE NORTHWEST CORNER OF THE SOUTH 1320 FEET OF THE WEST ONE HALF OF SAID SECTION 36;

THENCE, (134) SOUTH 89°38'55" EAST 2577.43 FEET ALONG THE NORTH LINE OF SAID SOUTH 1320 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE, (135) NORTH 0°26'00" EAST 4028.50 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 36;

THENCE, (136) NORTH 87°37'01" EAST 2592.40 FEET TO THE SOUTHEAST CORNER OF SECTION 25, SAID TOWNSHIP;

THENCE, (137) NORTH 3°02'00" EAST 5310.42 FEET ALONG THE EAST LINE OF SAID SECTION TO THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 2 WEST

THENCE, (138) SOUTH 86°37'40" EAST 2757.58 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTH QUARTER CORNER OF SAID SECTION 19;

THENCE CONTINUING ALONG SAID SOUTH LINE, (139) SOUTH 86°32'44" EAST 2765.79 FEET TO THE SOUTHWEST CORNER OF SECTION 20, SAID TOWNSHIP;

THENCE, (140) NORTH 86°33'57" EAST 2732.43 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTH98 QUARTER CORNER OF SAID SECTION 20,

THENCE CONTINUING ALONG SAID SOUTH LINE, (141) NORTH 86°59'39" EAST 2762.53 FEET TO THE SOUTHWEST CORNER OF SECTION 21, SAID TOWNSHIP;

THENCE, (142) NORTH 0°29'02" EAST 2690.14 FEET ALONG THE WEST LINE OF SAID SECTION TO THE WEST QUARTER CORNER OF SAID SECTION 21;

THENCE CONTINUING ALONG SAID WEST LINE, (143) NORTH 0°29'00 EAST 2710.20 FEET TO THE NORTHWEST CORNER OF SAID SECTION 21;

THENCE, (144) SOUTH 89°05'47" EAST 2663.33 FEET ALONG THE NORTH LINE OF SAID SECTION 21, TO THE POINT OF BEGINNING.

