

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (ASSESSOR'S PARCEL NO. 224-121-11) THE WEST HALF OF LOT 7 IN BLOCK 151 OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 344, MADE BY O. N. SANFORD AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886, EXCEPTING THEREFROM THE WESTERLY 122 FEET THEREOF.

ALSO EXCEPTING THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF STATE HIGHWAY 11-SD-78 AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED MARCH 24, 1966 AS FILE NO. 51931, OFFICIAL RECORDS.

PARCEL 2: (ASSESSOR'S PARCEL NO. 224-121-12) THE NORTHEASTERLY HALF OF LOT 7 IN BLOCK 151 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 344, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886 SAID MAP MADE BY O.N. SANFORD. EXCEPTING THEREFROM THE NORTHWESTERLY 123.00 FEET THEREOF. ALSO EXCEPTING THAT PORTION LYING SOUTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EASTERLY LINE OF SAID LOT 7, DISTANT SOUTH 19°51'18" EAST 188.46 FEET FROM A 1-1/2" IRON PIP POST ACCEPTED AS THE NORTHEASTERLY CORNER OF SAID LOT 7, SAID 1-1/2" IRON PIPE HAVING COORDINATES Y=352, 830.90 FEET, AND X=1,444.048, 17 FEET, SOUTH 64°33'25" WEST, 241.35 FEET; THENCE SOUTH

68°06'41" WEST, 14.07 FEET TO A POINT ON THE EASTERLY LINE OF THE WESTERLY HALF OF SAID LOT 7.

PARCEL 3: (ASSESSOR'S PARCEL NO. 224-121-13) THE NORTHERLY 123 FEET OF THE EASTERLY HALF OF LOT 7, BLOCK 151 OF RANCHO RINCON DEL DIABLO ACCORDING TO MAP THEREOF NO. 344, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886. EXCEPTING THEREFROM THE EASTERLY 165 FEET THEREOF.

PARCEL 4: (ASSESSOR'S PARCEL NO. 224-121-14) THE EASTERLY 165.00 FEET OF THE NORTHERLY 123.00 FEET OF LOT 7 IN BLOCK 151 OF THE RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 344, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886. EXCEPTING THEREFROM ALL THAT PORTION OF LOT 7, BLOCK 151 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 344, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886, DESCRIBED AS FOLLOWS: THAT PORTION OF SAID LOT 7 LYING NORTHERLY OF THE ARC OF A 20.00 FOOT RADIUS CURVE, SAID CURVE BEING TANGENT TO AND CONTIGUOUS WITH THE NORTHWESTERLY AND NORTHEASTERLY LINES OF SAID LOT 7. AS GRANTED TO THE CITY OF ESCONDIDO IN INSTRUMENT RECORDED APRIL 11, 1984 AS FILE NO. 84-131632 OF OFFICIAL RECORDS.

PARCEL 5: (ASSESSOR'S PARCEL NO. 224-121-10)

THE WESTERLY 122.00 FEET OF LOT 7, BLOCK 151 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 344, MADE BY O.N. SANFORD AND FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY JULY 10, 1886. EXCEPTING THEREFROM THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF STATE HIGHWAY 11-SD-78 AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED JANUARY 13, 1966 AS FILE NO. 6184.

PARCEL 6: (ASSESSOR'S PARCEL NO. 224-121-14) THE EAST HALF OF THE EAST HALF OF LOT 8 IN BLOCK 151 OF THE RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 344, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

EXCEPTING THE SOUTHWESTERLY 50 FEET OF THE NORTHEASTERLY 165 FEET OF THE NORTHWESTERLY 150 FEET OF SAID LOT 8 IN BLOCK 151. ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 8; THENCE ALONG THE EASTERLY LINE OF SAID LOT 8, NORTH 19°50'52" WEST 341.68 FEET; THENCE LEAVING LAST SAID LINE, SOUTH 68°06'41" WEST 165.60 FEET TO A POINT ON THE EASTERLY LINE OF THE WEST HALF OF THE EAST HALF OF SAID LOT 8; THENCE ALONG LAST SAID LINE, SOUTH 19°50'52" EAST 341.64 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 8; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 8, NORTH 10°11'33" EAST, 163.50 FEET TO THE POINT OF BEGINNING.

SCOPE OF WORK:

DEMOLISH FORMER AUTOMOTIVE DEALERSHIP. CONSOLIDATE LOTS TO CREATE TWO PARCELS. CONSTRUCT 43,000 S.F. BUILDING SHELL, 3,200 S.F. PAD BUILDING WITH DRIVE THRU. CONSTRUCT ASSOCIATED SITE WORK TO SUPPORT NEW BUILDING.

SITE DATA:

PARCEL A - MARKET

SITE AREA: APPX. 3.0 AC
BUILDING AREA: 43,500 S.F.
PARKING REQ'D: 174 SPACES @1/250 S.F.
PARKING PROVIDED: 175 SPACES

PARCEL B - RESTAURANT

SITE AREA: APPX. 0.7 AC
BUILDING AREA: 3,200 S.F.
PARKING REQ'D: 20 SPACES (FOR DRIVE THRU LESS THAN 4,000 S.F.)
PARKING PROVIDED: 22 SPACES

TOTAL BUILDING AREA: 44,500 S.F.
SITE COVERAGE: 30.96%

SITE INFORMATION:

NAME: CENTERPOINT 78
ADDRESS: 925 NORTH BROADWAY
ESCONDIDO, CA 92026
ASSESSOR PARCEL NO: 224-121-04-00 TO 224-121-14-00
PROPERTY SIZE: 3.69 ACRES
MAXIMUM INTENSITY: 0.5 FAR
MARKET BUILDING AREA: 43,681 S.F.
RESTAURANT BUILDING AREA: 3,200 S.F.
BUILDING HEIGHT: 1-3 STORIES
TOTAL PARKING SPACES: 194
ACCESSIBLE SPACES: 8
ZONING: COMMERCIAL GENERAL (C-G)

OWNER:

PACIFIC CHASSE PARTNERS, LLC
501 SANTA MONICA BOULEVARD, SUITE 312
SANTA MONICA, CA 90401
PHONE: 310-343-4141

ARCHITECTURAL:

ROBERT KUBICEK ARCHITECTS AND ASSOCIATES, INC.
2233 E. THOMAS ROAD
PHOENIX, AZ 85016
PHONE: 602-955-3400

