

LEGAL DESCRIPTION

Real property in the City of Del Mar, County of San Diego, State of California, described as follows:

PARCEL 1: (APN: 298-241-06-00)

THE SOUTHERLY 109.5 FEET OF THAT PORTION OF LOT 5 IN SECTION 2, TOWNSHIP 14 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF DEL MAR, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF 200.00 FOOT RIGHT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY (FORMERLY CALIFORNIA SOUTHERN RAILROAD COMPANY) DISTANT 15 RODS NORTHERLY ALONG SAID WEST LINE OF RIGHT OF WAY FROM SOUTH LINE OF SAID LOT 5; THENCE NORTHERLY ALONG SAID WEST LINE OF RIGHT OF WAY 25 RODS TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LAND CONVEYED TO JOHN B. BULLOCK, BY DEED FROM N. ELIZABETH MC CANN AND WILLIAM F. MC CANN, DATED MAY 3, 1911, RECORDED IN BOOK 525, PAGE 14 OF DEEDS; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF LOT 5 ALONG THE NORTH LINE OF SAID BULLOCK'S LAND TO MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE SOUTHERLY ALONG SAID HIGH MEAN TIDE LINE 25 RODS MORE OR LESS TO A POINT ON THE LINE RUNNING WEST FROM THE POINT OF BEGINNING AND BEING NORTHWEST CORNER OF LAND CONVEYED TO P.W. CROAKE BY DEED FROM JOHN G. BULLOCK AND NELLIE BULLOCK, DATED JULY 14, 1906 AND RECORDED IN BOOK 393, PAGE 173 OF DEEDS; THENCE EAST ALONG THE NORTH LINE OF SAID CROAKE'S LAND TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING EASTERLY OF THE WESTERLY LINE OF THE STATE HIGHWAY, AS CONVEYED TO THE STATE OF CALIFORNIA, BY DEED DATED JUNE 8, 1931 AND RECORDED JUNE 11, 1931 IN BOOK 1908, PAGE 70 OF DEEDS.

PARCEL 2: (APN: 298-241-07-00)

THAT PORTION OF LOT 5 IN SECTION 2, TOWNSHIP 14 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF DEL MAR, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5 TO THE WESTERLY RIGHT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FORMERLY CALIFORNIA SOUTHERN RAILROAD; THENCE NORTHERLY ALONG SAID RIGHT OF WAY 15 RODS; THENCE WEST AND PARALLEL WITH SAID SOUTH LINE OF SAID LOT 5 TO THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE SOUTHERLY ALONG SAID HIGH TIDE LINE TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION LYING WITHIN THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED MARCH 12, 1953, AS INSTRUMENT NO. 33569 OF OFFICIAL RECORDS.

PARCEL 3: (APN: 299-030-14-00)

THAT PORTION OF LOT 1 (NORWEST QUARTER OF NORTHWEST QUARTER) OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF DEL MAR, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE BOUNDARY LINE BETWEEN SAID LOTS 1 AND 5 OF SECTION 2, SOUTH 89° 51'03" WEST 886.20 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 77° 01' WEST 235.68 FEET TO THE WESTERLY LINE OF SAID LOT 1 OF SECTION 11; THENCE NORTHERLY ALONG SAID WESTERLY LINE 51.23 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 89° 51'03" EAST ALONG THE NORTH LINE OF SAID SECTION 11 TO THE TRUE POINT OF BEGINNING.