

Lot/Land Status: **Active** LP: **\$ 285,000** REF #: **1**
MLS #: 046032656 Listing Type: **Exclusive Right (R) EO** OLP: **\$ 325,000**
Address: 2195 Drew Road Subdivision: **Ridgeview**
City: Escondido Zip : **92026 -**
Cross Street: El Norte Pkwy Community: **EAST ESCONDIDO**
Map Code: 1110B5 MT: 563 List Date: **6/8/2004**
Directions: East El Norte from 15 Frwy,Left Greenway Rise,Right Drew Rd.

General Information

APN: 225-030-46-00 Lot Dimensions: **irregular** Sign: **No**
Parcel Map #: Lot SqFt: **53,585** Water District **CES**
Tentative Map #: Apx # Acres: **1.23** Zoning: **R1**

Remarks

Huge lot sitting on top of hill in disireable east Escondido. All utilities in street below,easements established to bring utilities to lot. Driveway access via joint driveway maintenance agreement with adjacent neighbor. Great city lights views. Lot has height restrictions on the building pad. Call agent for details.

Confidential Remarks: Listing Broker is employee of Owner. Buyer to cooperate with Seller in a 1031 exchange at no cost to Buyer.

Additional Features

Add Land Use: Development: **CC&RS, Final Map** Irrigation: **N/K**
N/K Lot Size: **More than 1.0 Up to & Inc 2.5 Acres**
Age Restrictions: Fencing: **N/K** Miscellaneous: **N/K**
N/K Boat Facilities: Frontage: **N/K** Ownership: **Fee Simple**
N/K Current Use: Best Use: **Residential** Possession: **Close of Escrow**
Brush City or County: Water: **Available** Site: **Cul-De-Sac, Irregular Lot, Public Street**
City Complex Features: **N/K** Topography: **Slope Gentle**
Structures: N/K Sewers: N/K Utilities to Site: **Above Ground, Below Ground, Cable TV, Electric, Gas, Sewer, Telephone, Water** View: **Evening Lights**
Utilities Avail: N/K

Financing

Terms: Cash, Exchange Assessments: **N/K**
Total Loan Bal: \$ Mello-Roos: **\$0/N/K** Other Fee: **\$0/N/K** Type of OF: **N/K**
1st Trust Deed: 1st Interest: 2nd Trust Deed: 2nd Interest:
1st Loan Type: N/K 1st Assumable: 2nd Loan type: **N/K** 2nd Assumable:
H.O. Fee: 0/N/K
HOF Includes: N/K

Office and Showing Instructions

Occupant: vaccant Occupant Phone: **7606441299** Show Instruct: **GD** Lock Box:
List Agent: Tom Archbold Agent Phone: **(760) 644-1299** Adt'l Phone #: 2nd Agent:
List Office: Hallmark Communities Office Phone: **(858) 558-3310** Broker #: **64933**
Email: Click here to email agent Fax: **(858) 558-3312** Pager: CVR: **No**
CBB% 3 and CBB\$ Subject to Court/Lender Approval: **N/A**

Sold Information

Off Market Date: Close of Escrow: Expire Date: **12/30/2006** Sold Price: **\$**
Sale Agent #: Sale Agent Name: SA Phone: Financing:
Sale Office #: Sale Office Name: SO Phone:

Supplements

MLS #: 046032656 Address: 2195 Drew Road

Seller has old soils report that was done in 2000 for review along with topo maps of lot.

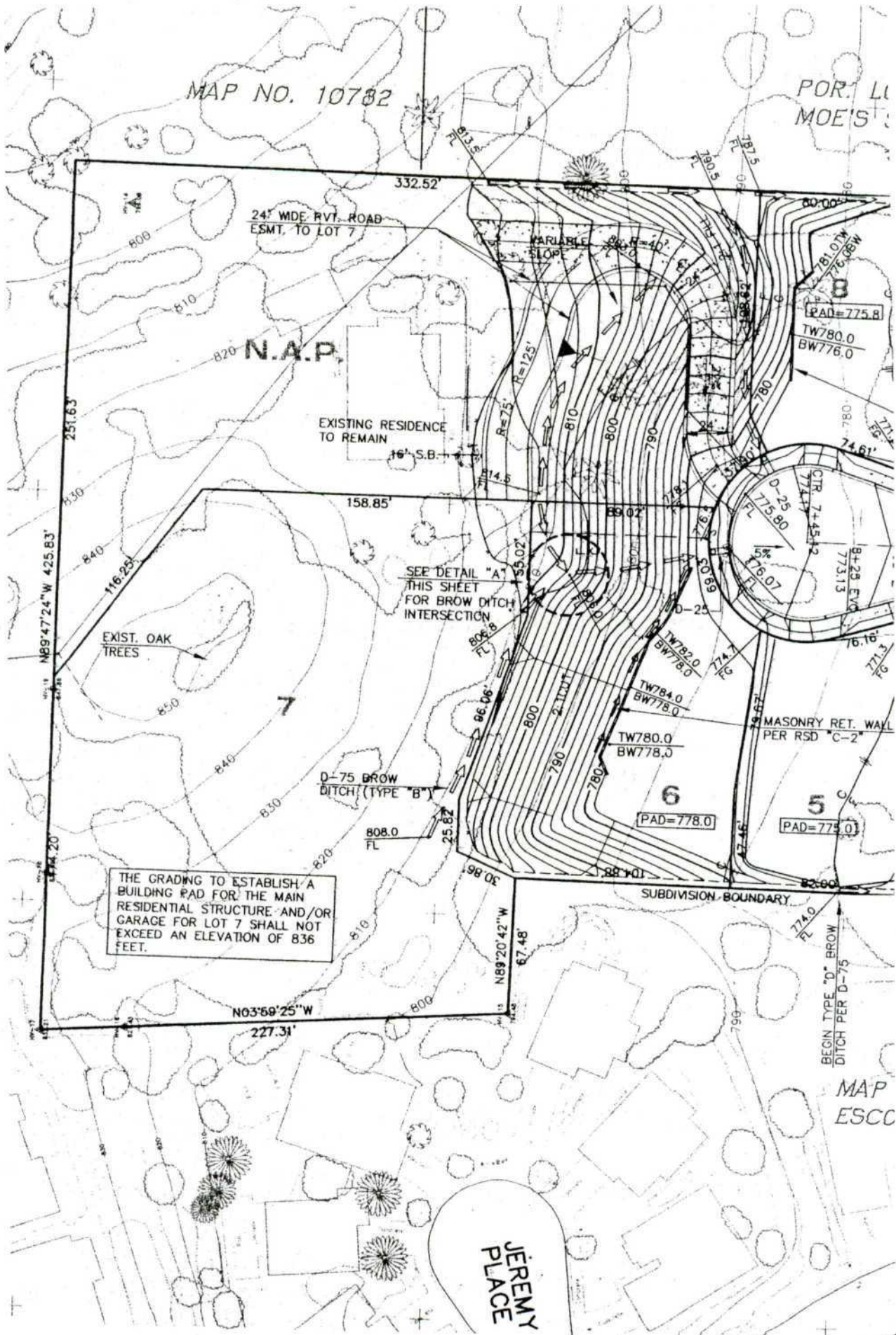
Prepared by: Tom Archbold

*Information is believed to be reliable, but not guaranteed.
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Fri, Jun 23, 2006 02:44 PM

MAP NO. 10782

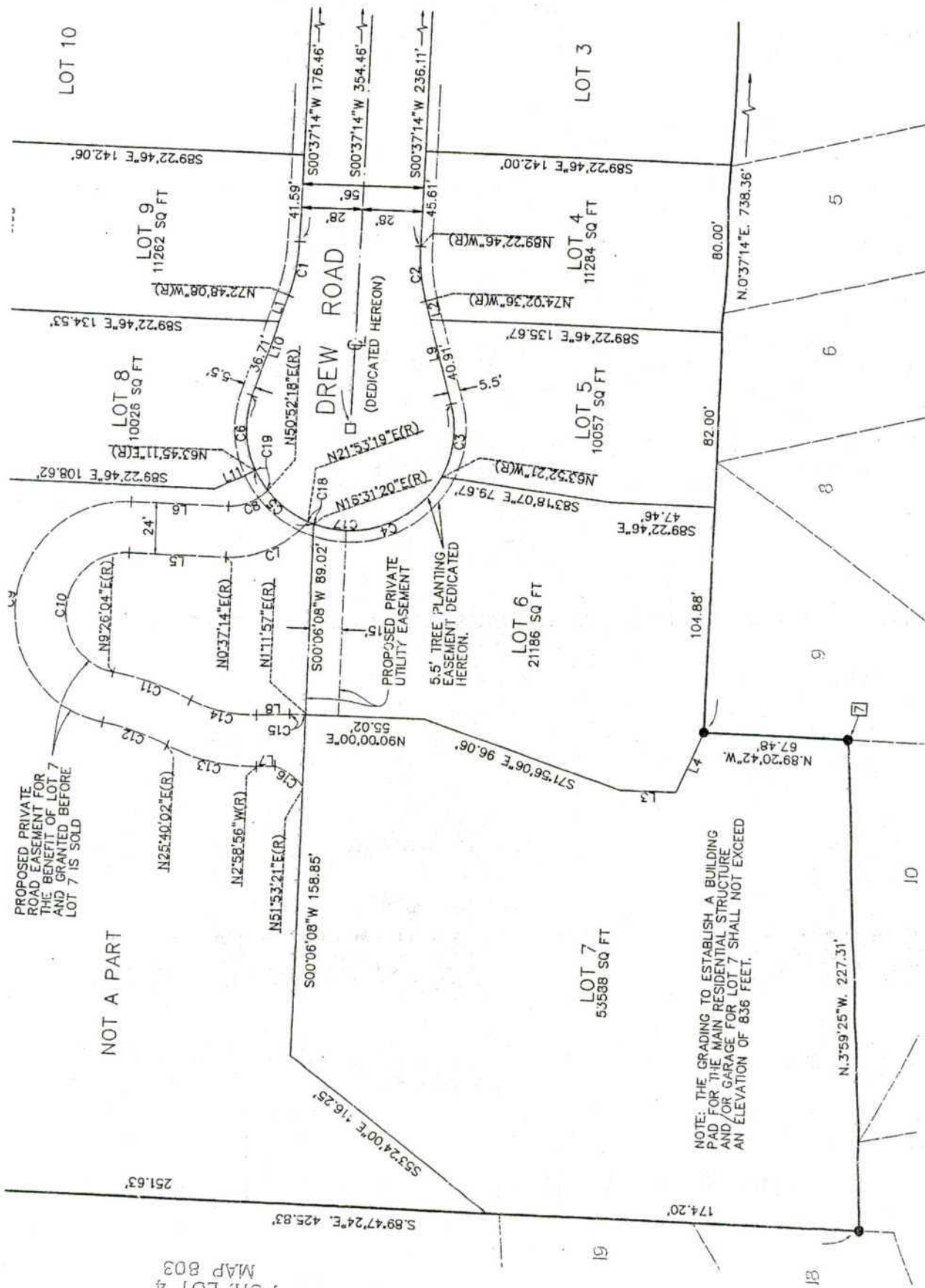
POR. LU
MOE'S



THE GRADING TO ESTABLISH A BUILDING PAD FOR THE MAIN RESIDENTIAL STRUCTURE AND/OR GARAGE FOR LOT 7 SHALL NOT EXCEED AN ELEVATION OF 836 FEET.

MAP
ESCC

JEREMY
PLACE



Property
description

Exhibit "A"

PARCEL A:

LOT 7 OF ESCONDIDO TRACT NO. 823, IN THE CITY OF ESCONDIDO, <'CCSD, ACCORDING TO MAP THEREOF NO. 14263, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 28, 2001.

PARCEL B:

AN EASEMENT FOR PRIVATE UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THE EASTERLY 15.00 FEET OF LOT 6 OF SAID MAP NO. 14263.

PARCEL C:

AN EASEMENT FOR PRIVATE ROAD PURPOSES OVER THAT PORTION OF LOT 4 OF MOC'S SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 803, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 19 OF ESCONDIDO TRACT NO. 678(R)-A, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12180, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY SEPTEMBER 8, 1988; THENCE ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOTS 18 AND 19 OF SAID MAP NO. 12180, SOUTH 89°47'24" EAST 5.65 FEET; THENCE LEAVING SAID EASTERLY EXTENSION, SOUTH 53°24'00" EAST 116.25 FEET; THENCE SOUTH 0°06'08" WEST 125.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND NORTHERLY HAVING A RADIUS OF 28.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 51°53'21" WEST AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°59'20" A DISTANCE OF 16.12 FEET; THENCE NORTH 87°01'04" EAST 8.46 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND SOUTHWESTERLY HAVING A RADIUS OF 87.00 FEET; THENCE EASTERLY AND SOUTHEASTERLY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 28°38'58" A DISTANCE OF 43.50 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND NORTHERLY HAVING A RADIUS OF 113.00 FEET; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°13'59" A DISTANCE OF 32.01 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY, SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, AND NORTHERLY HAVING A RADIUS OF 52.00 FEET; THENCE EASTERLY, SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, AND WESTERLY ALONG SAID CURVE

Exhibit "A"

THROUGH A CENTRAL ANGLE OF $171^{\circ}11'10''$ A DISTANCE OF 155.36 FEET; THENCE NORTH $89^{\circ}22'46''$ WEST 45.30 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND SOUTHEASTERLY HAVING A RADIUS OF 23.00 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $50^{\circ}41'05''$ A DISTANCE OF 20.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND SOUTHERLY HAVING A RADIUS OF 48.00 FEET TO WHICH A RADIAL LINE BEARS NORTH $50^{\circ}52'18''$ EAST; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $45^{\circ}14'21''$ A DISTANCE OF 37.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND SOUTHERLY HAVING A RADIUS OF 47.00 FEET TO WHICH A RADIAL LINE BEARS NORTH $51^{\circ}52'50''$ WEST; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $52^{\circ}30'04''$ A DISTANCE OF 43.07 FEET; THENCE SOUTH $89^{\circ}22'46''$ EAST 45.30 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, NORTHWESTERLY, WESTERLY, SOUTHWESTERLY, AND SOUTHERLY HAVING A RADIUS OF 28.00 FEET; THENCE EASTERLY, NORTHEASTERLY, NORTHERLY, NORTHWESTERLY, AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $171^{\circ}11'10''$ A DISTANCE OF 83.66 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY AND NORTHEASTERLY HAVING A RADIUS OF 137.00 FEET; THENCE WESTERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $16^{\circ}13'59''$ A DISTANCE OF 38.81 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY AND SOUTHERLY HAVING A RADIUS OF 63.00 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $28^{\circ}38'58''$ A DISTANCE OF 31.50 FEET; THENCE NORTH $87^{\circ}01'04''$ WEST 15.29 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $4^{\circ}10'52''$ A DISTANCE OF 7.44 FEET TO A NON-TANGENT LINE THAT BEARS SOUTH $0^{\circ}06'08''$ WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH $0^{\circ}06'08''$ EAST 33.65 FEET TO THE TRUE POINT OF BEGINNING.

Recording Requested by:)
)
 City of Escondido)
 201 North Broadway)
 Escondido, CA 92025)
)
 And When Recorded Mail To:)
)
 Wanek, LLC)
 C/o Hall Investment, Inc.)
 10675 Sorrento Valley Road, Suite 200-B)
 San Diego, CA 92121)

(Space above this line for Recorder's Use Only)

ROAD MAINTENANCE AGREEMENT

ESCONDIDO TRACT NO. 823

This Agreement entered into by and between the City of Escondido, a municipal corporation, hereinafter referred to as the "City", and Wanek, LLC, a Limited Liability Company, hereinafter referred to as "Owner".

Whereas, Owner has filed with the City a Tentative Tract Map to subdivide land described as:

Lots 1 through 16, inclusive, of Tract No. 823 in the City of Escondido, as
 Per Map filed in Book _____, Pages _____,
 Of Maps, in the Office of the County Recorder of San Diego County.

And

Whereas, a private easement access driveway will be created by the subject Tract Map to provide ingress and egress as shown on the Map of Tract No. 823. The access driveway provided by the private easement and the Lots are more particularly shown on Exhibit "A", attached hereto and the incorporated by reference herein.

Whereas, the City has required that a Maintenance Agreement be established for Escondido Tract 823 and be appurtenant between Lot 7 of Escondido Tract 823 and APN #225-30-24, 2078 East El Norte Parkway, entitled "Not A Part", of Tract Map #823, requiring participation by the present or future owners in maintenance, repair and/or restoration of said private easement access driveway, including but not limited to curbs, gutters, street lights, storm drains, perimeter walls/fencing, signs utilities, pedestrians access easements and improvements, sidewalks.

Therefore, the Owners of said land hereby agree that this maintenance agreement shall be part of and appurtenant to said Lot 7 of Escondido Tract 823 and APN #225-30-24, 2078 East El Norte Parkway, entitled "Not A Part", of Escondido Tract Map #823, and declare that the agreement shall be a covenant with the land and shall be binding upon all future owners and successors in interest to said parcels. Owners further agree that the City of Escondido shall not be a party to said maintenance agreement and that Owners further agree that the City of Escondido shall not be a party to said maintenance agreement and that Owner and it's successors-in-interest shall indemnify and hold harmless City from any liability pertaining to said maintenance or use. Any liability arising out of repairs or maintenance shall be borne by the present and future owners of said parcels.

Said private easement access driveway will be maintained in safe and usable condition by owners of Lot 7 and APN #225-30-24, 2078 East El Norte Parkway, entitled "Not A Part", of Escondido Tract Map #823. Maintenance of the private easement access driveway will be maintained by the owner of APN #225-30-24, 2078 East El Norte Parkway, until such time as construction operations are commenced on Lot 7 of Escondido Tract Map #823.

The owners of the Easement parcel shall not change the existing topography or improvements from the grading and improvements as installed by Hall Investment Co., or its assignees, and approved by the City of Escondido. Owners of Lot 7 of Escondido Tract Map #823 may construct improvements in, and adjoining private easement as necessitated to construct the access road to Lot 7 and will repair and/or replace any adjoining landscaping, or any other adjoining improvements, which may be impacted by construction. The owners of Lot 7 of Tentative Tract Map No. 823, and APN #225-30-24, 2078 E. El Norte Parkway will share maintenance of the road within the Easement equally, to the point where access is separate to 2078 East El Norte Parkway, and separate to Lot 7 of Escondido Tract 823, and as shown on Exhibit "B" attached.

To the extent any maintenance, repair and/or restoration of the private easement access driveway and/or associated improvements cause damage to utilities owned by the City of Escondido, the owners hereby agree to cause such damage to be promptly repaired to the City's satisfaction at the owners expense.

Whereas, the present and future owners of Lot 7 of Escondido Tract 823 and APN #225-30-24, 2078 East El Norte Parkway, entitled "Not A Part", of Tract #823, have or will have common use of the private driveway access easements described as Exhibit "A", attached.

It is hereby covenanted that the future owners or successors-in-interest shall have the power to give notice and demand in writing to any and all owners having common use of said easement, requiring participation in effecting maintenance, repair and/or restoration of said easement. Said notice shall be deemed effective on the date of mailing effected by depositing in the mail in any United States mailbox or in any United States Post Office, addressed to the owners of said parcels described above.

If, within forty-five days after the above mentioned mailing of notice and demand, the parties so addressed have refused to agree to participate in maintenance, repair and/or restoration of the right-of-way required by the conditions there of, the parties hereto and their successors-in-interest hereby authorize the filing of a lawsuit in a court of competent jurisdiction by the party, or parties, ready, willing and able to perform in participating in effecting the above-mentioned maintenance, repair and/or restoration of the right-of-way, against those parties refusing to participate shall, in addition to being liable for their portion of the necessary maintenance, repair and/or restoration expenses, will be liable for any and all costs of suit and reasonable attorney's fees incurred by the party or parties initiating the suit necessitated under this agreement.

All parties to this agreement agree that the easement described herein will be maintained in a good passable condition under all traffic and drainage conditions.

This agreement is to run with the land and be appurtenant thereto and shall be binding upon the owners of said parcels, their heirs and assigns, and all successors-in-interest thereto in relation to the premises described hereinabove.

Owners of said parcels are to be solely responsible for said maintenance and the City of Escondido shall be indemnified and held harmless by owners from any liability arising out of this agreement or the use of any property described in this agreement.

WANEK, LLC, A Limited Liability Company, AS OWNER

BY: HALL INVESTMENT COMPANY, INC., A California Corporation, as General Manager

BY:

Michael J. Hall, President

PLAT OF PRIVATE ROAD EASEMENT

MAP NO. 12180

19

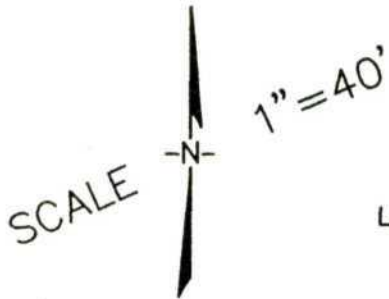
POR. LOT 4
MAP 803

S.89°47'24"E. 257.28'

251.63'

P.O.B.
5.65'

S53°24'00"E 116.25'



LOT 7

247.87'

158.85'

125.20'

N51°53'21"E(R)

N2°58'56"W(R)

T.P.O.B.

33.65'

C10

L3

C8

N25°40'02"E(R)

C7

N9°26'04"E(R)

C11

L4

C9

N171°57"E(R)

C6

ESCONDIDO TRACT

S.0°06'08"W.

89.02'

N51°52'50"W(R)

N0°37'14"E(R)

C2

L1

C1

C5

L2

NO. 823

LOT 6

LOT 5

LOT 8

ESCONDIDO TRACT 542
MAP NO. 10762

ESCONDIDO TRACT 324
MAP NO. 9616

