

EXHIBIT A

LOT LINE ADJUSTMENT & CERTIFICATE OF COMPLIANCE LEGAL DESCRIPTIONS

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

PARCEL 1:

THOSE PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP 13368, IN THE CITY OF ENCINITAS,
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY
RECORDER OF SAN DIEGO COUNTY, JULY 9 1984 AS FILE NO. 84-257142, OF OFFICIAL RECORDS
BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE EASTERLY ALONG THE
NORTHERLY LINE OF SAID PARCEL 2 SOUTH 88°30'57" EAST 308.45 FEET (RECORD SOUTH
89°09'25" EAST 308.51 FEET) TO THE NORTHEASTERLY CORNER OF SAID PARCEL 2; THENCE
SOUTH 2°58'56" WEST 124.97 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 2; THENCE
NORTH 88°30'57" WEST 308.43 FEET TO THE WESTERLY LINE OF SAID PARCEL 1; THENCE NORTH
2°58'25" EAST 124.97 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 38,533 SQUARE FEET (0.885 ACRES), MORE OR LESS.

PARCEL 2:

THOSE PORTIONS OF PARCELS 1, 2 AND 3 OF PARCEL MAP 13368, IN THE CITY OF ENCINITAS,
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY
RECORDER OF SAN DIEGO COUNTY, JULY 9 1984 AS FILE NO. 84-257142, OF OFFICIAL RECORDS
BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE SOUTHERLY ALONG THE
WESTERLY LINE OF SAID PARCELS 1 AND 2 SOUTH 2°58'25" WEST 124.97 FEET (RECORD SOUTH
2°16'49" WEST) TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 88°30'57" EAST 308.43 FEET
TO THE EASTERLY LINE OF SAID PARCEL 2; THENCE ALONG SAID EASTERLY LINE OF SAID
PARCEL 2 SOUTH 2°58'56" WEST 100.03 FEET; THENCE NORTH 88°30'57" WEST 308.42 FEET TO
THE WESTERLY LINE OF SAID PARCEL 3; THENCE ALONG THE WESTERLY LINE OF SAID PARCELS
1 AND 3 NORTH 2°58'25" EAST 100.03 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 30,842 SQUARE FEET (0.708 ACRES), MORE OR LESS.

EXHIBIT A

LOT LINE ADJUSTMENT & CERTIFICATE OF COMPLIANCE LEGAL DESCRIPTIONS

PARCEL 3:

THOSE PORTIONS OF PARCELS 2, 3 AND 4 OF PARCEL MAP 13368, IN THE CITY OF ENCINITAS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 9 1984 AS FILE NO. 84-257142, OF OFFICIAL RECORDS BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCELS 1 AND 2 SOUTH 2°58'25" WEST 225.00 FEET (RECORD SOUTH 2°16'49" WEST) TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 88°30'57" EAST 308.42 FEET TO THE EASTERLY LINE OF SAID PARCEL 2; THENCE ALONG SAID EASTERLY LINE OF SAID PARCELS 2 AND 4 SOUTH 2°58'56" WEST 63.27 FEET; THENCE NORTH 87°01'04" WEST 28.00 FEET; THENCE SOUTH 64°13'23" WEST 81.83 FEET; THENCE NORTH 88°30'57" WEST 208.63 FEET TO THE WESTERLY LINE OF SAID PARCEL 4; THENCE ALONG THE WESTERLY LINE OF SAID PARCELS 3 AND 4 NORTH 2°58'25" EAST 100.03 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 28,456 SQUARE FEET (0.653 ACRES), MORE OR LESS.

PARCEL 4:

THAT PORTION OF PARCEL 4 OF PARCEL MAP 13368, IN THE CITY OF ENCINITAS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 9 1984 AS FILE NO. 84-257142, OF OFFICIAL RECORDS BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 2 OF SAID PARCEL MAP 13368; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCELS 1, 3 AND 4 SOUTH 2°58'25" WEST 325.03 FEET (RECORD SOUTH 2°16'49" WEST) TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 88°30'57" EAST 208.63 FEET; THENCE NORTH 64°13'23" EAST 81.83 FEET; THENCE SOUTH 87°01'04" EAST 28.00 FEET TO THE EASTERLY LINE OF SAID PARCEL 4; THENCE ALONG SAID EASTERLY LINE OF SAID PARCEL 4 SOUTH 2°58'56" WEST 231.98 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 4; THENCE NORTH 88°22'36" WEST 308.35 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 4 NORTH 2°58'25" EAST 194.47 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 62,448 SQUARE FEET (1.434 ACRES), MORE OR LESS.

EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.


MAXIMILIAN LEBL, PLS 9323

8/11/2025

DATE:



EXHIBIT "B"

LOT LINE ADJUSTMENT & CERTIFICATE OF COMPLIANCE PLAT

OWNER'S SIGNATURES

PARCELS 1, 2 & 3

MFG MAYS HOLLOW, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY



8/13/2025

STEVEN L. SALAS, C.E.O. DATE
MIRAMAR FINANCIAL GROUP, INC., MANAGER



PARCEL 4

DAVID E EHRENBURG, TRUSTEE DATE

DAVID E. EHRENBURG LIVING TRUST



MAXIMILIAN LEBL, PLS 9323

8/11/2025

DATE:

VICINITY MAP

DEPARTMENT OF ENVIRONMENTAL HEALTH

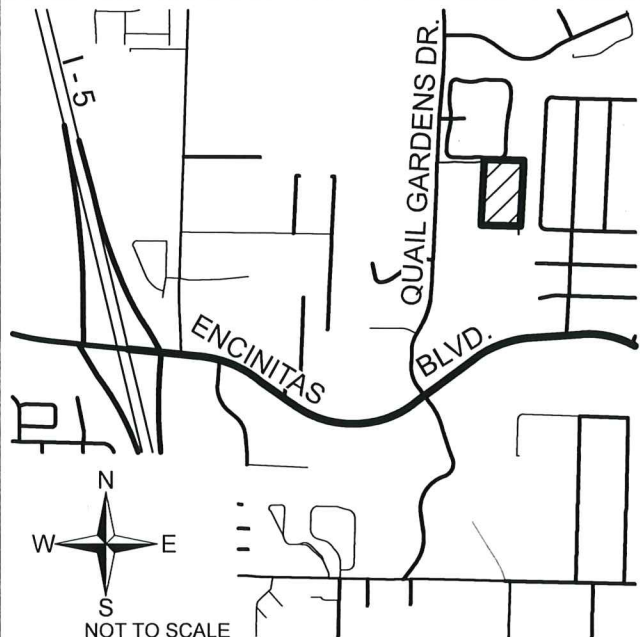
PARCELS 1, 2 & 3:

EXEMPT FROM CERTIFICATION PER SAN DIEGO ORDINANCE, SECTION 6903(h). NOT APPROVED FOR DEVELOPMENT WITHOUT AN APPROVED OWTS LAYOUT REPORT DEMONSTRATING THE SUITABILITY OF THE PARCEL FOR ONSITE WASTEWATER TREATMENT USAGE FOR THE PROPOSED DEVELOPMENT.

PARCEL 4:

EXISTING SINGLE FAMILY DWELLING SERVED BY EXISTING OWTS + 100% RESERVE.

POTABLE WATER SOURCE: OLIVENHAIN MUNICIPAL WATER DISTRICT



PLSA
PLSAENGINEERING.COM

SCALE: 1" = 100'

PLSA 3921

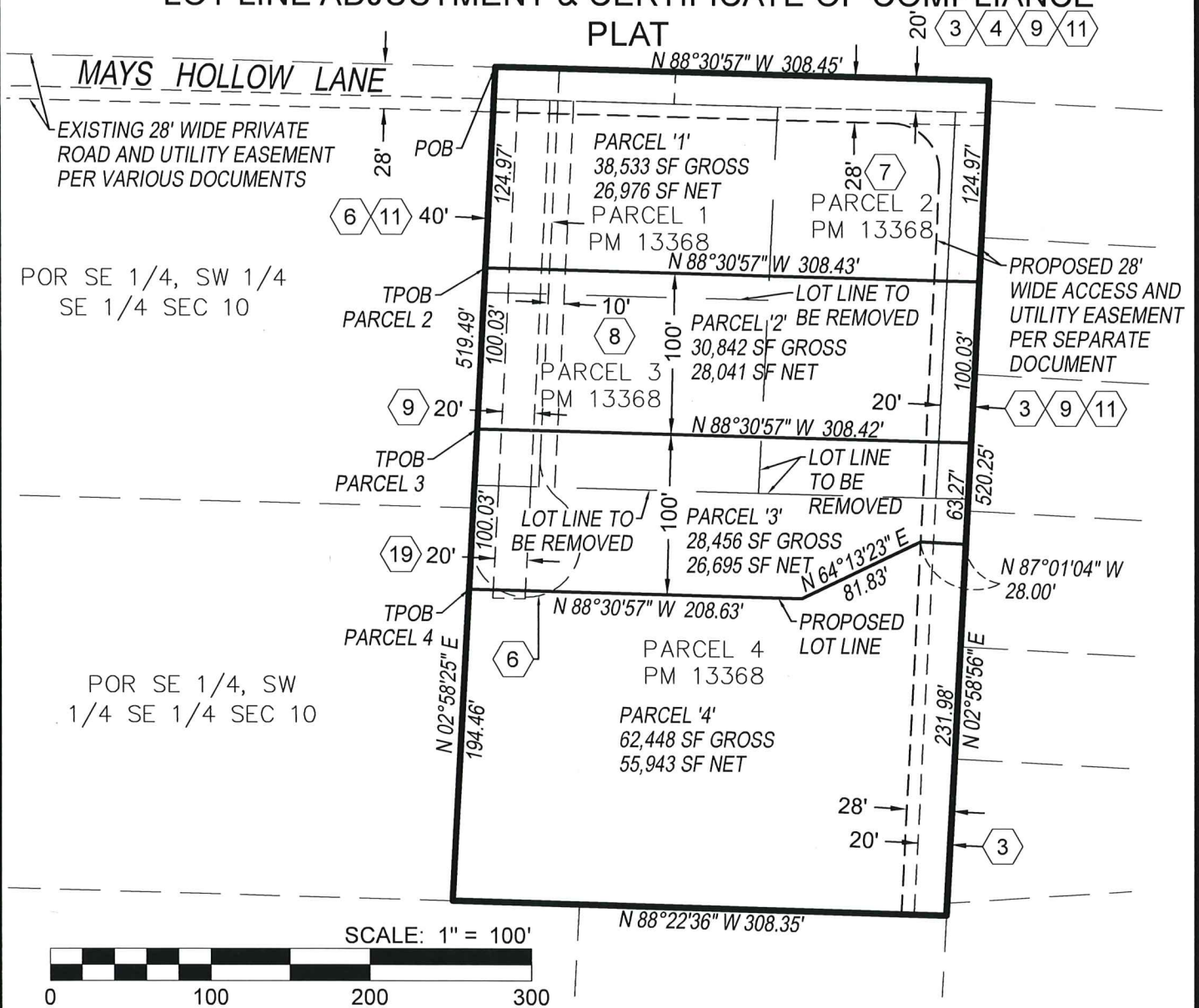


LOT LINE ADJUSTMENT
CERTIFICATE OF COMPLIANCE

SHEET 3 OF 5

EXHIBIT "B"

LOT LINE ADJUSTMENT & CERTIFICATE OF COMPLIANCE PLAT



LEGEND

	PROPERTY LINE		EXISTING EASEMENT
	PROPOSED LOT LINE		POB: POINT OF BEGINNING
	PROPOSED EASEMENT		TPOB: TRUE POINT OF BEGINNING
	LOT LINE REMOVED		
	ADJOINING PROPERTY LINE		

PLSA
PLSAENGINEERING.COM

SCALE: 1" = 100'

PLSA 3921



LOT LINE ADJUSTMENT
CERTIFICATE OF COMPLIANCE

SHEET 4 OF 5

EXHIBIT "B"

"EXISTING EASEMENTS"

- ③⑬ 20' WIDE EASEMENT FOR ROAD PURPOSES RECORDED JUNE 12, 1979 PER DOCUMENT 79-241373 OF O.R.
- ④ 20' WIDE EASEMENT FOR PIPELINE PURPOSES GRANTED TO OLIVENHAIN MUNICIPAL WATER DISTRICT RECORDED FEBRUARY 25, 1981 PER DOCUMENT 81-056620 OF O.R.
- 5 COVENANT OF IMPROVEMENT REQUIREMENTS RECORDED JUNE 21, 1984 PER DOCUMENT 84-233637 OF O.R.
- ⑥ EASEMENT FOR ROAD & UTILITY PURPOSES RECORDED JULY 9, 1984 PER PARCEL MAP 13368 TO BE QUITCLAIMED
- ⑦⑱ 28' WIDE EASEMENT FOR ROAD & UTILITY PURPOSES GRANTED TO C. HUGH & EDNA MARIE MAYS RECORDED DECEMBER 13, 1988 PER DOCUMENT 88-639133 OF O.R.
- ⑧ 10' WIDE EASEMENT FOR UTILITY PURPOSES GRANTED TO SAN DIEGO GAS & ELECTRIC RECORDED MAY 12, 1992 PER DOCUMENT 92-0285531 OF O.R.
- ⑨ EASEMENT GRANTED TO SAN DIEGUITO WATER DISTRICT RECORDED AUGUST 27, 1992 PER DOCUMENT 92-0546001 OF O.R.
- 10 AGREEMENT CONCERNING EASEMENT AREA AND INDEMNITY RECORDED SEPTEMBER 22, 1992 PER DOCUMENT 92-0600678 OF O.R.
- ⑪ EASEMENT GRANTED TO PACIFIC BELL RECORDED OCTOBER 2, 1992 PER DOCUMENT 92-0627029 OF O.R.
- 14 ROAD MAINTENANCE AGREEMENT RECORDED MAY 31, 1984 PER DOCUMENT 84-203202 OF O.R.
- 17 EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC RECORDED AUGUST 14, 1984 PER DOCUMENT 84-308642 OF O.R. EASEMENT HAS NO LOCATION SETFORTH AND THEREFORE CANNOT BE PLOTTED.
- ⑲ EASEMENT GRANTED TO SAN DIEGUITO WATER DISTRICT RECORDED AUGUST 27, 1992 PER DOCUMENT 92-0546002 OF O.R.
- 20 EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC RECORDED OCTOBER 14, 1992 PER DOCUMENT 92-655310 OF O.R. EASEMENT HAS NO LOCATION SETFORTH AND THEREFORE CANNOT BE PLOTTED.

LOT WIDTH, DEPTH & AREA TABLE

PARCEL	REQ.	1	2	3	4
LOT DEPTH	100'	308.44'	308.43'	313.44'	313.40'
LOT WIDTH	80'	125.0'	100.0'	100.0'	195.0'
GROSS AREA (SF)	NA	38,533	30,842	28,456	62,448
NET AREA	14,500	26,976	28,041	26,695	55,943

