

74 Recording Requested by and after
Recording Return to:

City Clerk
City of Oceanside
300 North Coast Highway
Oceanside, California 92054

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON NOV 16 2006
DOCUMENT NUMBER 2006-0817840
GREGORY J. SMITH, COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 4:11 PM

(This space for Recorder's use only)

A.P.N. 160-271-43
City doc.# 06-D0646-4

IRREVOCABLE OFFER TO DEDICATE

ROW-DED-06-003

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned,

Jalal S. Israil, a married man as his sole and separate property,

does hereby dedicate to the CITY OF OCEANSIDE, a municipal corporation, of the State of California, its successors or assigns, that certain real property situated in the City of Oceanside, County of San Diego, State of California, and more particularly described and illustrated on Exhibits "A" and "B", attached hereto and made a part hereof by this reference.

This offer is made for the benefit of all parties who have or may acquire any right, title, or interest in any part of the above described property. This offer is binding on the owner, his heirs, assigns or successors in interest, and shall continue until accepted or rejected, in whole or in part, at any time or times by the City of Oceanside.

By: 

Jalal S. Israil

Dated

8-7-06

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

} SS.

On 8-7-06 before me, Andrea L. Santoro, Notary Public

Personally appeared Jalal S. Israil

☐ Personally known to me or

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Andrea L. Santoro
Signature of Notary

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL(S)

☐ CORPORATE

OFFICER(S)

Title(s)

☐ PARTNER(S)

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

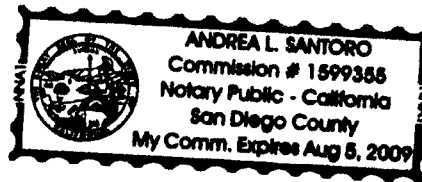
☐ SUBSCRIBING WITNESS

☐ GUARDIAN/CONSERVATOR

☐ OTHER

SIGNER IS REPRESENTING:

Name of Person(s) or entity(ies)



SUBORDINATION

The undersigned beneficiary in and under that certain Construction Deed of Trust recorded on June 19, 2006 as document no. 2006-0431740 in Official Records of the County of San Diego, State of California, which is hereinafter referred to as the "Deed of Trust"; which Deed of Trust is by and between Jalal S. Israil, a married man as his sole and separate property, as Trustor, East-West Investment Inc. as Trustee and East-West Bank, a California banking corporation as Beneficiary, hereby expressly subordinates said Deed of Trust and its beneficial interest thereunder to the foregoing and attached Irrevocable Offer to Dedicate which is hereinafter referred to as the "Dedication." By execution of this Subordination, the Beneficiary agrees that should the Beneficiary acquire title to all or any portion of the property by foreclosure or any other remedy in or relating to the Deed of Trust, the Beneficiary will acquire title subject to the provisions of the Dedication, which Dedication shall remain in full force and effect.

East-West Bank, a California banking corporation

By: [Signature]
EVP/General Counsel / Secretary

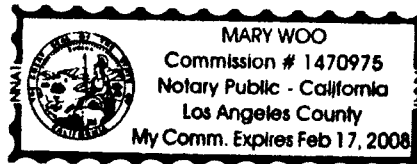
By: [Signature]

STATE OF CALIFORNIA } SS.
COUNTY OF Los Angeles }
On August 15 2006 before me,
Mary Woo, Notary Public
Personally appeared Douglas P. Krauss

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Mary Woo
Signature of Notary



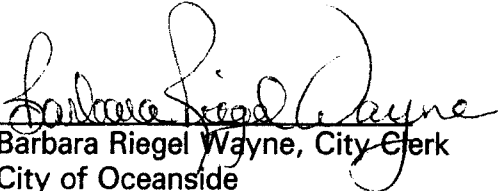


CITY OF OCEANSIDE

DEPARTMENT OF THE CITY CLERK
BARBARA RIEGEL WAYNE

This is to certify that the interest in real property conveyed by the Irrevocable Offer to Dedicate [Document No. 06-D0646-4] dated August 7, 2006 from Jalal S. Israil to the City of Oceanside, a political corporation and governmental agency, is hereby accepted by the undersigned officer on behalf of the City Council of the City of Oceanside pursuant to authority conferred by City Resolution No. 81-172 of the City Council of the City of Oceanside adopted on the 27th day of May, 1981, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: Nov 9, 2006


Barbara Riegel Wayne, City Clerk
City of Oceanside

Dedication of a portion of Mission Avenue
(Portion of APN 160-271-43)

EXHIBIT "A"

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, LYING WITHIN THE LAND SHOWN AS PARCEL 1 OF LOT SPLIT MAP NO. 429 FILED APRIL 7, 1967 IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF OCEANSIDE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF OCEANSIDE INDUSTRIAL SUBDIVISION, ACCORDING TO MAP THEREOF NO. 3748 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, BEING A POINT ON THE NORTHWESTERLY LINE OF THAT 100.00 FOOT RIGHT OF WAY DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 27, 1940 IN BOOK 995, PAGE 370 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY; THENCE, ALONG SAID NORTHWESTERLY LINE, NORTH 50°23'30" EAST 18.79 FEET; THENCE SOUTH 86°59'54" WEST 23.41 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 1; THENCE SOUTH 39°36'30" EAST 13.96 FEET TO THE POINT OF BEGINNING.

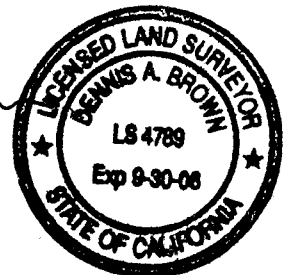
CONTAINING AN AREA OF 131 SQUARE FEET, MORE OR LESS.

EXHIBIT "B" ENTITLED "PLAT TO ACCOMPANY LEGAL DESCRIPTION" IS ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

Prepared by:

Dennis A. Brown

DENNIS A. BROWN
PLS 4789
EXPIRES 9-30-06

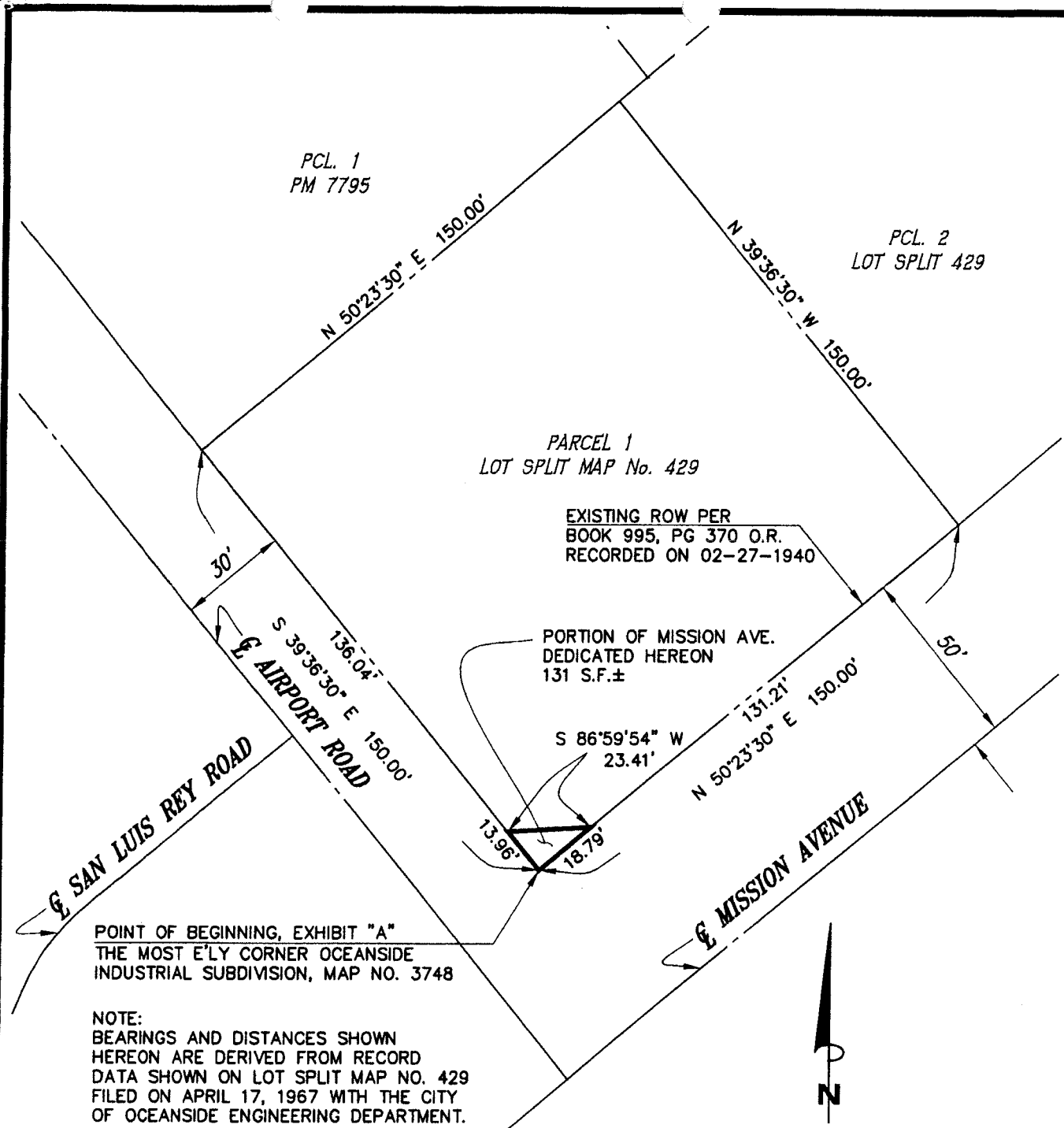


Date August 4, 2006

BUCCOLA
ENGINEERING,
inc.

3142 Vista Way, Suite 301
Oceanside, CA 92056

760/721-2000
FAX 760/721-2046



PREPARED IN THE OFFICE OF: 8-4-06

BUCCOLA
ENGINEERING, inc

3142 Vista Way, Suite 301, Oceanside, CA 92056

760/721-2000

EXHIBIT "B"
PLAT TO ACCOMPANY LEGAL
DESCRIPTION