

RECORDING REQUESTED BY DEPARTMENT OF GENERAL
SERVICES FOR THE BENEFIT OF THE COUNTY OF SAN DIEGO
PER GOVERNMENT CODE SECTION 27383

WHEN RECORDED, PLEASE RETURN
THIS INSTRUMENT TO:

(MAIL STATION A45)

Clerk, Board of Supervisors
San Diego County Administration Center
1600 Pacific Highway
San Diego, California 92101

7117634-TC

DOC# 2025-0290422



Oct 16 2025 03:58 PM

OFFICIAL RECORDS
JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER
FEES: \$44.00 (SB2 Atkins: \$0.00)

PCOR: N/A

PAGES: 11

SPACE ABOVE FOR RECORDER'S USE ONLY

OPEN SPACE EASEMENT*

(Limited Use)

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 127-191-22

Project: PDS2023-TM-5615TER
OCEAN BREEZE RANCH

W.O. No.: Manded 1026741 - 2024-0059

Work Task No.: WT - 4973045

R.E.S. Parcel No.: 2024-0059-C

Log No.: E24-022

OCEAN BREEZE RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY

herein designated **GRANTOR**, owner of the hereinafter described lands, for a valuable consideration, the receipt of which is hereby acknowledged, hereby grants to the COUNTY OF SAN DIEGO, a political subdivision of the State of California, its successors and assigns hereinafter designated **GRANTEE**, together with the right to convey said easement, or any portion of said easement, to other public agencies, a perpetual open space easement, over that area described as follows:

Parcel No. 2024-0059-C

(02/25/2025)

(ENG:GWM;WAR)

THOSE PORTIONS OF PARCEL "B" OF CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 17, 2019 AS INSTRUMENT NO. 2019-0406506 OF OFFICIAL RECORDS, BEING PORTIONS OF SECTIONS 11, 14, 15, 21, 22, 23, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF MONSERATE RANCHO ACCORDING TO MAP THEREOF NO. 821 AND MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS RECORDED IN BOOK 1, PAGE 108 OF PATENTS, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED IN **EXHIBIT "A"**, ATTACHED HERETO AND CONSISTING OF TWO (2) PAGES AND MADE A PART HEREOF, AND SHOWN IN **EXHIBIT "B"**, CONSISTING OF FIVE (5) PAGES AND ATTACHED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.

This perpetual open space easement is for the protection of sensitive biological resources and prohibits all of the following on any portion of the land subject to said easement: construction, erection, or placement of any building or structure; vehicular activities; trash dumping or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The sole exceptions to this prohibition are:

* Exempt from fee per GC 27388.1 (a)(2);
recorded concurrently "in connection with"
a transfer subject to the imposition
of documentary transfer tax (DTT)

11/8/25 CR6

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- a. Conversion of land to pasture.
- b. Pasture management activities such as seeding, irrigation, fertilizer, pest management, and mowing.
- c. Gating, fencing, and similar facilities.
- d. Construction of shade structures for horses.
- e. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.
- f. Uses, activities, and placement of structures expressly permitted by the Director of PDS, whose permission may be given only after following the procedures and complying with all requirements applicable to an Administrative Permit and/or Major Use Permit Minor Deviation and/or Major Use Permit Modification pursuant to The Zoning Ordinance of the County of San Diego.
- g. Construction, use, and maintenance of wells and septic systems, and structural Best Management Practices (BMP's) proposed as part of compliance with the Storm Water Quality Management Plan (SWQMP) requirement as shown on approved Tentative Map and Major Use Permit.
- h. Construction, use, and maintenance of a public street, private road, or driveway.
- i. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the limited use open space easement, beyond the clearing/fuel modification required for the primary structures on the property.
- j. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego, in a location and manner approved in writing by the Director of Planning and Development Services of the County of San Diego.
- k. Use of area as temporary borrow site or Planning Areas 1 and 2 and subsequent regrading and seeding with erosion-control seed mix, pasture seed mix, or native species seed mix.

The County of San Diego shall have the right, but not the obligation, to enter upon the land subject to this easement and remove any material, structure or other thing placed or maintained contrary to the terms of this easement, and to do any work necessary to eliminate the effects of any violation of this easement. This easement shall not authorize any member of the public to use or enter upon the land subject to this easement, it being understood that the purpose of this easement is solely to restrict the use of said land. The terms of this easement may be specifically enforced or enjoined by proceedings in a court of competent jurisdiction, and shall be binding upon the Grantor(s) and its or their successors and assigns.

Dated this 23 day of May, 2025.

OCEAN BREEZE RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: Zillah M. Reddam
Zillah M. Reddam, President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
COUNTY OF Orange) } SS

On May 23, 2025 before me Chiara Shallahamer, a Notary Public in and for said State, personally appeared Zillah M. Reddam

who 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 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.

(FOR NOTARY SEAL OR STAMP)



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Chiara Shallahamer

Name (typed or printed), Notary Public in and for said County and State

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the foregoing deed or grant to the **County of San Diego**, a political subdivision, is hereby accepted on behalf of the Board of Supervisors of said County of San Diego pursuant to authority conferred by Resolution No. 12-159 of said Board adopted on **October 10, 2012 (08)** and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

10/14/2025

THOMAS J. McCABE, PLS
SENIOR LAND SURVEYOR
REAL ESTATE SERVICES DIVISION
DEPARTMENT OF GENERAL SERVICES
COUNTY OF SAN DIEGO

EXHIBIT "A"
LEGAL DESCRIPTION
LIMITED USE OPEN SPACE EASEMENT

THAT PORTION OF PARCEL "B" OF CERTIFICATE OF COMPLIANCE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY SEPTEMBER 17, 2019 AS DOCUMENT NO. 2019-0406506, BEING PORTIONS OF SECTIONS 11, 14, 15, 20, 21, 22 AND 23, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF MONSERATE RANCHO ACCORDING TO MAP THEREOF NO. 821 AND MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS RECORDED IN BOOK 1, PAGE 108 OF PATENTS, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/4" IRON PIPE WITH CAP STAMPED "L.S. 7824" PER CORNER RECORD NO. 20218 BEING THE COMMON CORNER OF SECTIONS 10, 11, 15 AND 14, OF SAID TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID CORNER ALSO BEING RANCHO CORNER NO. 5 OF SAID MONSERATE RANCHO ACCORDING TO MAP THEREOF NO. 821; THENCE ALONG A TIE-LINE SOUTH 49° 29' 41" EAST, 5604.41 FEET TO THE INTERSECTION OF THE NORTHERLY LINE OF SAID PARCEL "B" WITH THE MOST EASTERLY CORNER OF THAT PARCEL CONVEYED TO THE STATE OF CALIFORNIA PER DEED RECORDED SEPTEMBER 9, 2010 AS DOCUMENT NO. 2010-0474505 IN SAID COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID POINT ALONG THE FOLLOWING TWENTY FOUR (24) COURSES AS FOLLOWS:

1. SOUTH 73°21'49" EAST 198.29 FEET;
2. THENCE SOUTH 78°32'28" EAST 238.82 FEET;
3. THENCE SOUTH 88°01'34" EAST 237.48 FEET;
4. THENCE NORTH 81°19'03" EAST 238.43 FEET;
5. THENCE NORTH 72°38'07" EAST 243.87 FEET;
6. THENCE NORTH 16°24'36" WEST 364.39 FEET;
7. THENCE NORTH 63°27'06" EAST 133.50 FEET;
8. THENCE NORTH 72°49'04" EAST 49.55 FEET;
9. THENCE NORTH 80°26'33" EAST 59.74 FEET;
10. THENCE SOUTH 21°09'39" EAST 327.05 FEET;
11. THENCE NORTH 46°24'38" EAST 137.16 FEET;
12. THENCE NORTH 44°33'46" EAST 159.54 FEET;
13. THENCE NORTH 53°52'50" EAST 154.50 FEET;
14. THENCE NORTH 62°49'18" EAST 138.66 FEET;
15. THENCE NORTH 68°33'03" EAST 156.76 FEET;
16. THENCE NORTH 59°10'53" EAST 138.20 FEET;
17. THENCE NORTH 65°58'07" EAST 168.50 FEET;

18. THENCE NORTH 67°20'40" EAST 312.31 FEET;
19. THENCE NORTH 75°04'39" EAST 198.23 FEET;
20. THENCE NORTH 04°24'54" WEST 47.87 FEET;
21. TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY A RADIUS OF 303.69 FEET A RADIAL LINE TO SAID CURVE BEARS SOUTH 84°48'27" WEST A CENTRAL ANGLE OF 09°57'40" AN ARC DISTANCE OF 52.80 FEET A RADIAL LINE TO SAID CURVE BEARS NORTH 85°13'53" WEST;
22. THENCE NON-TANGENT TO SAID CURVE NORTH 05°56'10" EAST 28.77 FEET;
23. THENCE NORTH 73°07'02" WEST 63.19 FEET;
24. THENCE NORTH 29°02'31" WEST 207.34 FEET; TO A LINE COMMON TO BOTH SAID PARCEL "A", AND PARCEL "B", OF SAID CERTIFICATE OF COMPLIANCE THENCE ALONG SAID COMMON LINE THE FOLLOWING NINE (9) COURSES AS FOLLOWS:
25. THENCE SOUTH 86°12'47" WEST 139.44 FEET;
26. THENCE NORTH 52°50'24" WEST 82.77 FEET;
27. THENCE SOUTH 35°41'52" WEST 319.03 FEET;
28. THENCE SOUTH 49°29'43" WEST 100.11 FEET;
29. THENCE SOUTH 78°59'23" WEST 484.03 FEET;
30. THENCE SOUTH 72°06'33" WEST 779.59 FEET;
31. THENCE SOUTH 38°37'39" WEST 365.52 FEET;
32. THENCE SOUTH 59°58'51" WEST 342.29 FEET;
33. THENCE SOUTH 72°31'11" WEST 374.64 FEET TO THE **TRUE POINT OF BEGINNING**

SAID EASEMENT CONTAINS 22.728 ACRES, MORE OR LESS.

ATTACHED HERETO IS A DRAWING LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART THEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS' ACT.

 9-12-2025
 SEAN C. SQUIRE DATE
 LS 9601

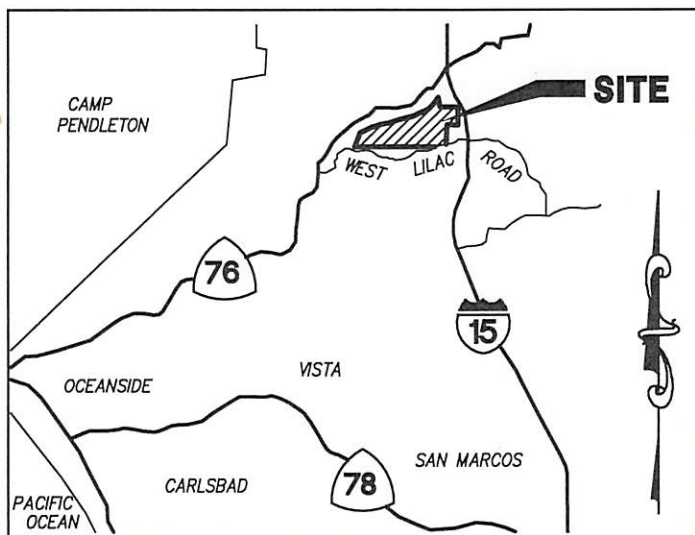


BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, GRID BEARING BETWEEN G.P.S. STATION NO. SDGPS-02 AND G.P.S. STATION SDGPS-03 PER RECORD OF SURVEY NO. 14310.

I.E. SOUTH 72°07'52" EAST

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO OBTAIN GRID LEVEL DISTANCES, MULTIPLY DISTANCES BY 0.999945196. GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR. USED AN AVERAGE SITE ELEVATION OF 300' TO DETERMINE COMBINED SCALE FACTOR. QUOTED BEARINGS FROM REFERENCE MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.



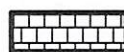
EXISTING EASEMENT LEGEND

- (30) AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPE LINES, VALVES, PUMPS, AND OTHER APPURTENANCE APPROPRIATE FOR THE DISTRIBUTION OF WATER WITHIN SAID DISTRICT, THE RIGHT HEREIN GRANTED TO INSTALL AND MAINTAIN SAID PIPE LINES AND APPURTENANCES TO INCLUDE ALL ENTRANCES UPON THE LAND REASONABLY NECESSARY FOR SUCH INSTALLATION AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1956 IN BOOK 5971, PAGE 333 OF OFFICIAL RECORDS.
- (26) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 18, 1948 IN BOOK 3022, PAGE 5 OF OFFICIAL RECORDS.
- (40) AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 76-273555 OF OFFICIAL RECORDS.

ASSESSORS PARCEL

127-191-22

LEGEND



INDICATES LIMITED USE-OPEN SPACE EASEMENT AREA=22.728 ACRES

P.O.C. INDICATES POINT OF COMMENCEMENT

T.P.O.B. INDICATES TRUE POINT OF BEGINNING



Bowman

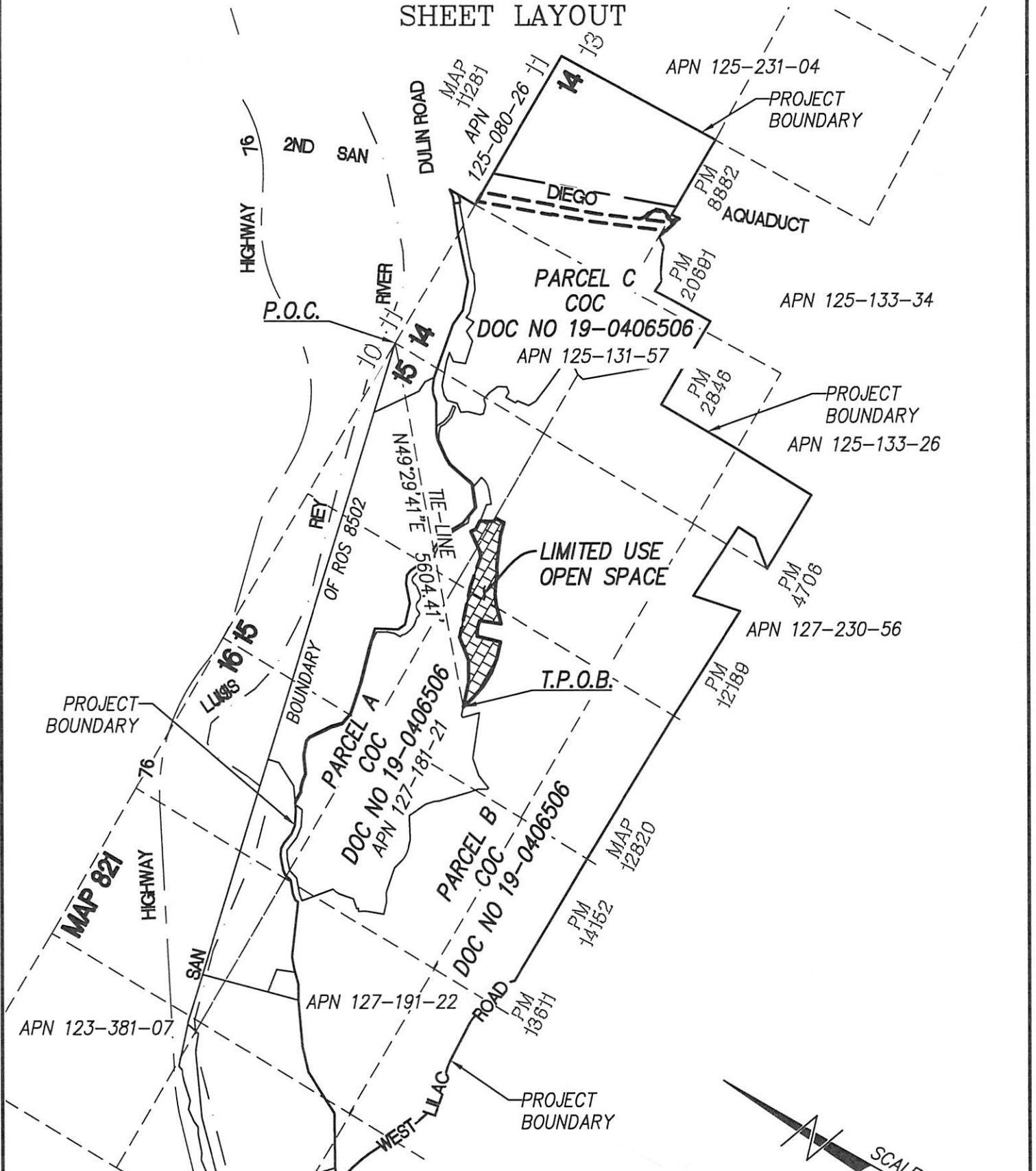
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 9-12-2025
 SEAN C. SQUIRE
 L.S. NO. 9601
 DATE

EXHIBIT 'B'

2024-0059-C

SHEET LAYOUT



Bowman

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SHEET 2 OF 5

EXHIBIT 'B'

2024-0059-C

PARCEL A

CERTIFICATE OF COMPLIANCE
DOC NO. 2019-0406506
APN 127-191-21

T.P.O.B.

SEE SHEET 12

N49°29'41"E 5604.41'
TIE-LINE

N72°06'33"E 779.59'

LIMITED USE OPEN SPACE
22.728 AC

SEE SHEET 4

PARCEL B

CERTIFICATE OF COMPLIANCE
DOC NO. 2019-0406506
APN 127-191-22

40

30

26

SCALE: 1"=250'

Bowman

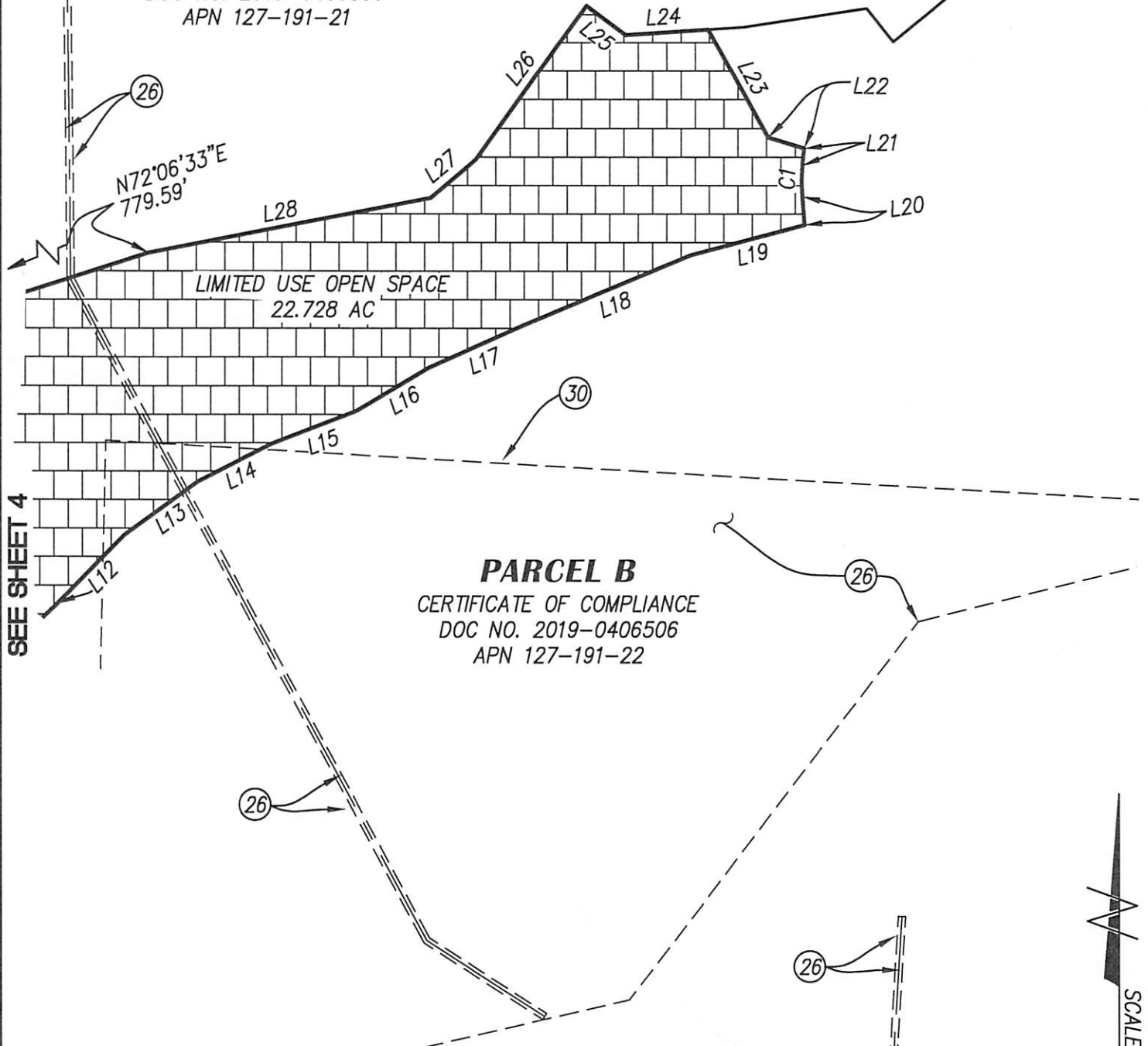
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SHEET 3 OF 5

SECTION 15

PARCEL A

CERTIFICATE OF COMPLIANCE
DOC NO. 2019-0406506
APN 127-191-21



PARCEL B

CERTIFICATE OF COMPLIANCE
DOC NO. 2019-0406506
APN 127-191-22

Bowman

LINE TABLE		
NO.	BEARING	LENGTH
L1	S73°21'49"E	198.29'
L2	S78°32'28"E	238.82'
L3	S88°01'34"E	237.48'
L4	N81°19'03"E	238.43'
L5	N72°38'07"E	243.87'
L6	N16°24'36"W	364.39'
L7	N63°27'06"E	133.50'
L8	N72°49'04"E	49.55'
L9	N80°26'33"E	59.74'
L10	S21°09'39"E	327.05'
L11	N46°24'38"E	137.16'
L12	N44°33'46"E	159.54'
L13	N53°52'50"E	154.50'
L14	N62°49'18"E	138.66'
L15	N68°33'03"E	156.76'
L16	N59°10'53"E	138.20'
L17	N65°58'07"E	168.50'
L18	N67°20'40"E	312.31'
L19	N75°04'39"E	198.23'
L20	N04°24'54"W	47.87'
L21	N05°56'10"E	28.77'
L22	N73°07'02"W	63.19'
L23	N29°02'31"W	207.34'
L24	S86°12'47"W	139.44'
L25	N52°50'24"W	82.77'
L26	S35°41'52"W	319.03'
L27	S49°29'43"W	100.11'
L28	S78°59'23"W	484.03'
L29	S38°37'39"W	365.52'
L30	S59°58'51"W	342.29'
L31	S72°31'11"W	374.64'

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	$\Delta=09^{\circ}57'40''$	303.69'	52.80'