

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

RECORDING REQUESTED BY DEPARTMENT OF GENERAL

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

779 6954

DOC# 2026-0119395



Apr 28, 2026 01:54 PM

OFFICIAL RECORDS
JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER
FEES: \$0.00 (SB2 Atkins: \$0.00)
PCOR: N/A

PAGES: 6
madison padma
CSD CLERK OF THE BOARD
2026 MAY 8 PM2:21
mail

SPACE ABOVE FOR RECORDER'S USE ONLY

LIMITED BUILDING ZONE EASEMENT

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 578-161-02

Project: PDS2019-TM-5636
GRANT AVENUE

W.O. No.: Manded 1027512-2025-0144

Work Task No.: WT - 6434854

R.E.S. Parcel No.: 2025-0144-B

Log No.: E25-069

LIGHT HOUSE BUILDERS, INC., A CALIFORNIA CORPORATION

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 Limited Building Zone Easement, over that area described as follows:

Parcel No. 2025-0144-B

(01/26/2026)

(ENG:GWM:WAR)

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED APRIL 17, 1883, AS DESCRIBED IN A GRANT DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON AUGUST 22, 2017, AS DOC# 2017-0382025 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND CONSISTING OF ONE (1) PAGE AND MADE A PART HEREOF, AND SHOWN IN EXHIBIT "B", CONSISTING OF ONE (1) PAGE AND ATTACHED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.

This perpetual Limited Building Zone Easement is for the protection of an adjacent area containing sensitive biological resources (encumbered by an open space easement) from encroachment due to clearing of vegetation or fire clearing activities and prohibits construction, erection or placement of any structure designed or intended for occupancy by humans or animals. The sole exception(s) to this prohibition are:

1. Decking, fences, and similar facilities.
2. 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 biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

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.

This perpetual Limited Building Zone Easement is for the protection of an adjacent area containing sensitive biological resources (encumbered by an open space easement) from encroachment due to clearing of vegetation or fire clearing activities and prohibits construction, erection or placement of any structure designed or intended for occupancy by humans or animals. The sole exception(s) to this prohibition are:

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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 8th day of April, 2026

LIGHT HOUSE BUILDERS, INC., A CALIFORNIA CORPORATION

By: [Signature]
Mark Khouli, 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.

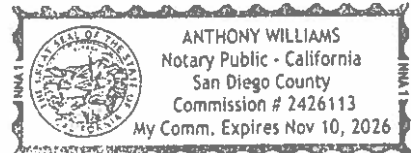
STATE OF California }
COUNTY OF San Diego } SS

On 4-8-2026 before me, Anthony Williams, a Notary Public in and for said State, personally appeared Mark Khouli

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.

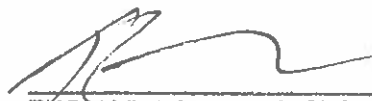
Signature: [Signature]

Anthony Williams
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: 4/28/2026



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

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 17, 1883, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE ALONG THE NORTHERLY LINE THEREOF, NORTH 89°20'12" WEST 118.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°20'12" WEST 100.01 FEET; THENCE LEAVING SAID NORTHERLY LINE, SOUTH 01°15'57" WEST 441.02 FEET; THENCE NORTH 89°20'12" WEST 140.89 FEET; THENCE SOUTH 01°15'57" WEST 224.89 FEET TO THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°34'06" EAST 100.01 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 100.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE PREVIOUS LINE DESCRIBED AS SOUTH 01°15'57" WEST 224.89 FEET; THENCE LEAVING SAID SOUTHERLY LINE AND ALONG SAID PARALLEL LINE, NORTH 01°15'57" EAST 124.48 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 100.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE PREVIOUS LINE DESCRIBED AS NORTH 89°20'12" WEST 140.89 FEET; THENCE ALONG SAID PARALLEL LINE, SOUTH 89°20'12" EAST 41.94 FEET TO A TANGENT 100.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°23'51", AN ARC DISTANCE OF 156.03 FEET TO A LINE PARALLEL WITH AND 100.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE PREVIOUS LINE DESCRIBED AS SOUTH 01°15'57" WEST 441.02 FEET; THENCE ALONG SAID PARALLEL LINE, NORTH 01°15'57" EAST 442.08 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1.804 ACRES, MORE OR LESS

ATTACHED HERETO IS A PLAT LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

Lawrence W. Walsh

LAWRENCE W. WALSH, PLS 7006

3/13/26
DATE



N'LY LINE OF THE NE 1/4,
NE 1/4, SE 1/4, SEC 5

EXHIBIT "B"

2025-0144-B

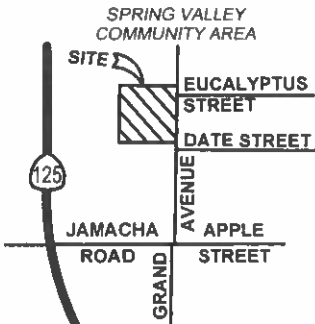
EASEMENTS

- (A) PRIVATE DRAINAGE EASEMENT PER DOCUMENT RECORDED JULY 18, 2017 AS DOC# 2017-0322840.
- (B) 6' WIDE PRIVATE WATER LINE EASEMENT PER DOCUMENT RECORDED OCTOBER 16, 1967 AS DOC# 1967-160118.
- (C) 5' WIDE SPRING VALLEY SANITATION DISTRICT SEWER LINE EASEMENT PER DOCUMENT RECORDED MARCH 9, 1962 AS DOC# 1962-40574.
- (D) 5' WIDE SPRING VALLEY SANITATION DISTRICT SEWER LINE EASEMENT PER DOCUMENT RECORDED JULY 27, 1962 AS DOC# 1962-128204.

PROPOSED LOT A
5.874 AC.



NE 1/4, NE 1/4, SE
1/4, SEC. 5, T 17 S,
R 1 W, SBM



(B)

SOUTHERLY LINE OF THE NE 1/4,
NE 1/4, SE 1/4, SEC 5

N 89°34'06" W 358.92'

LEGEND

PROPOSED LIMITED BUILDING ZONE EASEMENT
CONTAINING 1.804 ACRES, MORE OR LESS

POB POINT OF BEGINNING

TPOB TRUE POINT OF BEGINNING

LIMITED BUILDING ZONE EASEMENT PLAT

TM 5636

APN: 578-161-02

DRAWN BY: BEC

DATE: 03/10/26

APPROVED:

CHECK BY: LWW

SHEET 1 OF 1

PREPARED BY:

Lawrence W. Walsh 3/18/26

LAWRENCE W. WALSH PLS 7006

DATE



Walsh Engineering & Surveying, Inc.
607 Aldwych Road, El Cajon, CA 92020
(619) 588-6747 WWW.WALSH-ENGINEERING.COM



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

DOC# 2026-0119399



Apr 28, 2026 01:57 PM

OFFICIAL RECORDS
JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER
FEES: \$0.00 (SB2 Atkins: \$0.00)
PCOR: N/A

PAGES: 7

7796952

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

AND A COPY TO:

California Department of Fish and Wildlife
Natural Community Conservation Planning
3883 Ruffin Road
San Diego, California 92123

Maddie Padua
COSO CLERK OF THE BOARD
2026 MAY 8 PM 2:20
OFFICE ASST. On Fr.
In person

SPACE ABOVE FOR RECORDER'S USE ONLY

OPEN SPACE EASEMENT
(Biological Resources/Habitat Conservation)

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 578-161-02

Project: PDS2019-TM-5636
GRANT AVENUE

W.O. No.: Manded 1027512-2025-0144

Work Task No.: WT - 6434854

R.E.S. Parcel No.: 2025-0144-A

Log No.: E25-069

LIGHT HOUSE BUILDERS, INC., A CALIFORNIA CORPORATION

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 for the protection of sensitive biological resources over that area described as follows:

Parcel No. 2025-0144-A

(01/26/2026)

(ENG:GWM:WAR)

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED APRIL 17, 1883, AS DESCRIBED IN A GRANT DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON AUGUST 22, 2017, AS DOC# 2017-0382025 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND CONSISTING OF ONE (1) PAGE AND MADE A PART HEREOF, AND SHOWN IN EXHIBIT "B", CONSISTING OF TWO (2) PAGES AND ATTACHED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.

This perpetual 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: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; 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:

1. 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. Fuel modification is limited to the understory of the Coast Live Oak Woodland and prohibits the removal of mature oak trees. 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.

2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning & Development Services, Department of Parks and Recreation and Department of Public Works.

The Grantor hereby further grants to the County of San Diego the right to grant this Easement to the California Department of Fish and Wildlife or to other organizations authorized to acquire and hold open space easements pursuant to Civil Code section 815.3. Any such assignment shall be recorded in the county where the property is located.

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 8th day of April, 2026

LIGHT HOUSE BUILDERS, INC., A CALIFORNIA CORPORATION

By: [Signature]
Mark Khoul, 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.

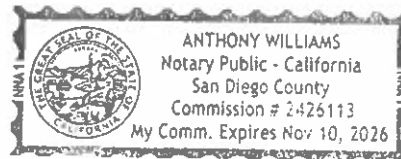
STATE OF California }
COUNTY OF San Diego } SS

On 4-8-2026 before me, Anthony Williams, a Notary Public in and for said State, personally appeared Mark Khoul

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.

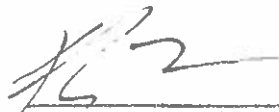
Signature: [Signature]

Anthony Williams
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: 4/28/2026



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

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BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE ALONG THE NORTHERLY LINE THEREOF, NORTH 89°20'12" WEST 218.01 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID NORTHERLY LINE, SOUTH 01°15'57" WEST 441.02 FEET; THENCE NORTH 89°20'12" WEST 140.89 FEET; THENCE SOUTH 01°15'57" WEST 224.89 FEET TO THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°34'06" WEST 289.05 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE ALONG THE WESTERLY LINE THEREOF, NORTH 00°59'05" EAST 667.06 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHERLY LINE THEREOF, SOUTH 89°20'12" EAST 433.20 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 5.874 ACRES, MORE OR LESS

ATTACHED HERETO IS A PLAT LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.


LAWRENCE W. WALSH, PLS 7006

3/13/26
DATE



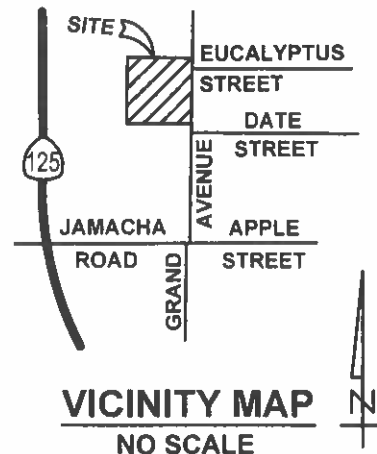
EXHIBIT "B"

2025-0144-A

EASEMENTS

- (A) PRIVATE DRAINAGE EASEMENT PER DOCUMENT RECORDED JULY 18, 2017 AS DOC# 2017-0322840.
- (B) 6' WIDE PRIVATE WATER LINE EASEMENT PER DOCUMENT RECORDED OCTOBER 16, 1967 AS DOC# 1967-160118.
- (C) 5' WIDE SPRING VALLEY SANITATION DISTRICT SEWER LINE EASEMENT PER DOCUMENT RECORDED MARCH 9, 1962 AS DOC# 1962-40574.
- (D) 5' WIDE SPRING VALLEY SANITATION DISTRICT SEWER LINE EASEMENT PER DOCUMENT RECORDED JULY 27, 1962 AS DOC# 1962-128204.
- (E) 12' WIDE SDG&E ELECTRIC EASEMENT PER DOCUMENT RECORDED FEBRUARY 13, 1958 IN BOOK 6948, PAGE 398.

SPRING VALLEY COMMUNITY AREA



LEGEND

 PROPOSED OPEN SPACE EASEMENT CONTAINING 5.874 ACRES, MORE OR LESS.

POB POINT OF BEGINNING

TPOB TRUE POINT OF BEGINNING

PREPARED BY:

Lawrence W. Walsh 3/13/26
LAWRENCE W. WALSH PLS 7006 DATE



Walsh Engineering & Surveying, Inc.
607 Aldwych Road, El Cajon, CA 92020
(619) 588-6747 www.walsh-engineering.com

BIOLOGICAL OPEN SPACE EASEMENT PLAT

TM 5636

APN: 578-161-02

DRAWN BY: BEC

DATE: 03/10/26

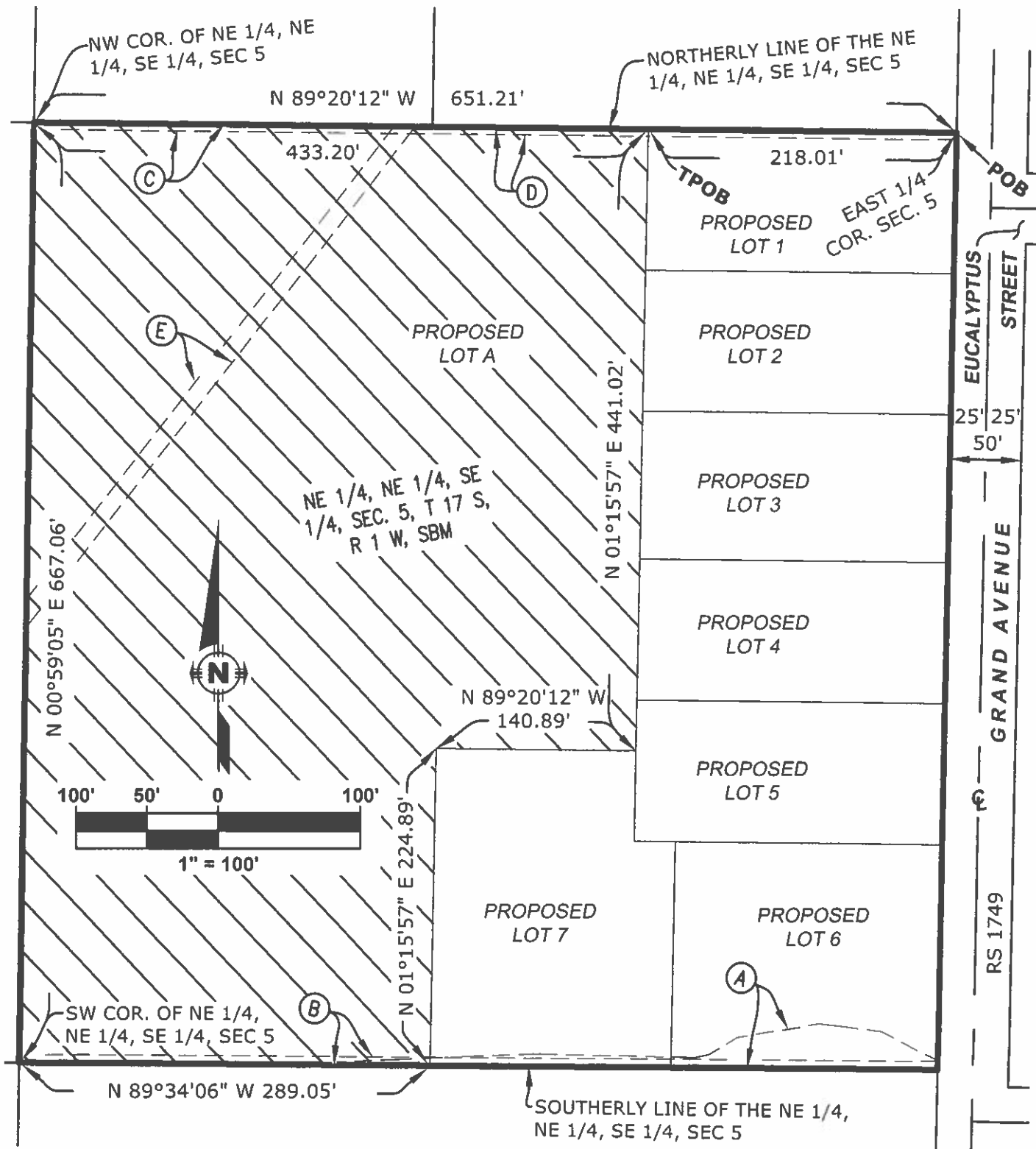
APPROVED:

CHECK BY: LWW

SHEET 1 OF 2

EXHIBIT "B"

2025-0144-A



BIOLOGICAL OPEN SPACE EASEMENT PLAT

TM 5636

APN: 578-161-02

DRAWN BY: BEC

DATE: 03/10/26

APPROVED:

CHECK BY: LWW

SHEET 2 OF 2