

DOC# 2025-0156905



**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

19537  
Jun 12, 2025 02:24 PM

OFFICIAL RECORDS  
JORDAN Z. MARKS,  
SAN DIEGO COUNTY RECORDER  
FEES: \$0.00 (SB2 Atkins: \$0.00)  
PCOR: N/A

PAGES: 3

SPACE ABOVE FOR RECORDER'S USE ONLY

## AVIGATION EASEMENT

**NO TRANSFER TAX DUE**

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 400-020-21

Project: PDS2025-RESALT-003649  
8120 MELROSE LANE

W.O. No.: Manded 1027512-2025-0082

Work Task No.: WT - 6129864

R.E.S. Parcel No.: 2025-0082-A

Log No.: Wire Transfer

**Emmanoel Hallak, a single man**

hereinafter called GRANTOR(S), for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby **GRANT** to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of California, hereinafter called Grantee, an avigation easement and right-of-way for the use and benefit of the public for the free and unobstructed passage of aircraft in, through, and across all navigable airspace above all that real property in the County of San Diego, State of California, described as follows:

**Parcel No. 2025-0082-A**

**(06-11-2025)**

**(GWM)**

THAT PORTION OF THE UNNUMBERED LOT LYING SOUTHERLY OF LOTS 142 AND 143 AND WESTERLY OF LOTS 129, 132, 133, 136, 137 AND 141 OF EL CAJON VALLEY COMPANY'S LANDS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 289, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1886, AS DESCRIBED IN A GRANT DEED FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER OF SAN DIEGO ON APRIL 28, 2025, AS DOC# 2025-0110641 OF OFFICIAL RECORDS.

Together with the continuing right to cause or allow in all the airspace above the surface of Grantor's property such noise, vibrations, fumes, dust, fuel particles and other effects as may be caused by or result from the operation of aircraft; it being understood and agreed that Grantee intends to maintain and develop in such a manner that said airport and the easement granted herein will be used at all times and by every type of aircraft which is now in existence or which may be developed in the future for both commercial and noncommercial flights; and Grantor, for Grantor and the successors in interest and assigns of Grantor, does hereby fully waive and release any right or cause or action which they or any of them now have or may have in the future against Grantee, its successors and assigns, on account of or arising out of such noise, vibrations, fumes, dust, fuel particles, and other effects heretofore and hereafter caused by the operation of aircraft in said airspace.

The term "aircraft" is defined for the purposes of this deed as any contrivance now known or hereafter invented, designed, or used for navigation of flight in air or space.

**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

SPACE ABOVE FOR RECORDER'S USE ONLY

## AVIGATION EASEMENT

**NO TRANSFER TAX DUE**

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 400-020-21

**Project:** PDS2025-RESALT-003649  
8120 MELROSE LANE

**W.O. No.:** Manded 1027512-2025-0082

**Work Task No.:** WT - 6129864

**R.E.S. Parcel No.:** 2025-0082-A

**Log No.:** Wire Transfer

**Emmanuel Hallak, a single man**

hereinafter called GRANTOR(S), for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby **GRANT** to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of California, hereinafter called Grantee, an avigation easement and right-of-way for the use and benefit of the public for the free and unobstructed passage of aircraft in, through, and across all navigable airspace above all that real property in the County of San Diego, State of California, described as follows:

**Parcel No. 2025-0082-A**

**(06-11-2025)**

**(GWM)**

THAT PORTION OF THE UNNUMBERED LOT LYING SOUTHERLY OF LOTS 142 AND 143 AND WESTERLY OF LOTS 129, 132, 133, 136, 137 AND 141 OF EL CAJON VALLEY COMPANY'S LANDS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 289, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1886, AS DESCRIBED IN A GRANT DEED FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER OF SAN DIEGO ON APRIL 28, 2025, AS DOC# 2025-0110641 OF OFFICIAL RECORDS.

Together with the continuing right to cause or allow in all the airspace above the surface of Grantor's property such noise, vibrations, fumes, dust, fuel particles and other effects as may be caused by or result from the operation of aircraft; it being understood and agreed that Grantee intends to maintain and develop in such a manner that said airport and the easement granted herein will be used at all times and by every type of aircraft which is now in existence or which may be developed in the future for both commercial and noncommercial flights; and Grantor, for Grantor and the successors in interest and assigns of Grantor, does hereby fully waive and release any right or cause or action which they or any of them now have or may have in the future against Grantee, its successors and assigns, on account of or arising out of such noise, vibrations, fumes, dust, fuel particles, and other effects heretofore and hereafter caused by the operation of aircraft in said airspace.

The term "aircraft" is defined for the purposes of this deed as any contrivance now known or hereafter invented, designed, or used for navigation of flight in air or space.

Grantor, for Grantor and the successors in interest and assigns of Grantor, covenants and agrees that neither they nor any of them will permit or suffer the use of Grantor's property in such manner as to create electrical interference with radio communication to or from any other aircraft, or as to make it difficult for aircraft pilots to distinguish between airport lights and other lights or as to impair visibility in the vicinity of the airport, or as to otherwise endanger the landing, taking off, or maneuvering of aircraft, it being understood and agreed that the aforesaid covenants and agreements shall run with the land.

Executed this 11<sup>th</sup> day of June, 2025.

Emmanuel Hallak, a single man

BY: [Signature]  
Emmanuel Hallak

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 06.11.2025 before me, MEHUL V. RAWAL, a Notary Public,  
personally appeared EMMANUEL H. HALLAK

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.

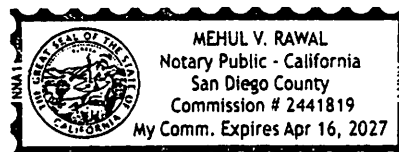
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]  
MEHUL V. RAWAL

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

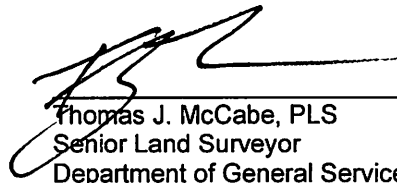
(FOR NOTARY SEAL OR STAMP)



**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: \_\_\_\_\_

6/12/2025  
\_\_\_\_\_  
Thomas J. McCabe, PLS  
Senior Land Surveyor  
Department of General Services  
County of San Diego

25651512

Madison Padilla

COSEA CLERK OF THE BOARD

2023 JUN 20 AM 11:04

OFFICE ASSISTANT  
CONFIDENTIAL  
WPA&M

**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

**DOC# 2025-0156913**



Jun 12, 2025 02:27 PM

OFFICIAL RECORDS  
JORDAN Z. MARKS,  
SAN DIEGO COUNTY RECORDER  
FEES: \$0.00 (SB2 Atkins: \$0.00)

PAGES: 5

APN: 382-280-17

SPACE ABOVE FOR RECORDER'S USE ONLY

RP Parcel No. 2022-0008-C

**ACCEPTANCE OF IRREVOCABLE OFFER OF DEDICATION OF REAL PROPERTY  
FOR PUBLIC HIGHWAY**

**RECITALS**

A. Government Code Section 7050 provides that, with the consent of a County, an irrevocable offer of dedication of real property for any public purpose may be made, and that such offer of dedication shall be executed, acknowledged, and recorded by the County in the same manner as a conveyance of real property.

B. Government Code Section 7050 further provides that offers of dedication for any public purpose, following recordation in the Office of the County Recorder, shall be irrevocable and may be accepted at any time by the Board of Supervisors of the County in which the real property is located.

C. On April 25, 2022, an Irrevocable Offer to Dedicate Real Property (IOD) for public highway was recorded as Document No. 2022-0177969 of Official Records in the Office of the San Diego County Recorder, executed by then property owner, CFI, LLC, a California limited liability company. The Offer of Dedication was executed in order to fulfill a condition or conditions of approval for project PDS2020-MUP-860—50WI.

D. Pursuant to Section 73(d) of the San Diego County Administrative Code, the San Diego County ("County") Board of Supervisors has delegated authority to the Director of the Department of General Services, or designee, to consent to irrevocable offers of dedication of real property pursuant to Government Code section 7050.

E. Pursuant to Government Code Section 27281, the San Diego County ("County") Board of Supervisors has adopted Resolution 12-159 on October 10, 2012 (08) authorizing certain County officers or agents to accept on behalf of the County, Deeds or Grants conveying any interest in or easement upon real estate for public purposes.

F. The partial acceptance of the property interests contained in this document shall not be considered to be a rejection of the remaining portions of the existing IOD granted to the County in San Diego County Recorder's Office Document No. 2022-0177969, recorded April 25, 2022. The County retains the right to accept the remaining portions of the IOD, in full or in part, at any time.

G. The County wishes to accept the portion of said IOD as described below, for the purpose of constructing a traffic signal within this portion. The Department of Public Works and Planning and Development Services has recommended that the County accept the offer.

**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

**SPACE ABOVE FOR RECORDER'S USE ONLY**

APN: 382-280-17

RP Parcel No. 2022-0008-C

**ACCEPTANCE OF IRREVOCABLE OFFER OF DEDICATION OF REAL PROPERTY  
FOR PUBLIC HIGHWAY**

**RECITALS**

A. Government Code Section 7050 provides that, with the consent of a County, an irrevocable offer of dedication of real property for any public purpose may be made, and that such offer of dedication shall be executed, acknowledged, and recorded by the County in the same manner as a conveyance of real property.

B. Government Code Section 7050 further provides that offers of dedication for any public purpose, following recordation in the Office of the County Recorder, shall be irrevocable and may be accepted at any time by the Board of Supervisors of the County in which the real property is located.

C. On April 25, 2022, an Irrevocable Offer to Dedicate Real Property (IOD) for public highway was recorded as Document No. 2022-0177969 of Official Records in the Office of the San Diego County Recorder, executed by then property owner, CFI, LLC, a California limited liability company. The Offer of Dedication was executed in order to fulfill a condition or conditions of approval for project PDS2020-MUP-860—50WI.

D. Pursuant to Section 73(d) of the San Diego County Administrative Code, the San Diego County ("County") Board of Supervisors has delegated authority to the Director of the Department of General Services, or designee, to consent to irrevocable offers of dedication of real property pursuant to Government Code section 7050.

E. Pursuant to Government Code Section 27281, the San Diego County ("County") Board of Supervisors has adopted Resolution 12-159 on October 10, 2012 (08) authorizing certain County officers or agents to accept on behalf of the County, Deeds or Grants conveying any interest in or easement upon real estate for public purposes.

F. The partial acceptance of the property interests contained in this document shall not be considered to be a rejection of the remaining portions of the existing IOD granted to the County in San Diego County Recorder's Office Document No. 2022-0177969, recorded April 25, 2022. The County retains the right to accept the remaining portions of the IOD, in full or in part, at any time.

G. The County wishes to accept the portion of said IOD as described below, for the purpose of constructing a traffic signal within this portion. The Department of Public Works and Planning and Development Services has recommended that the County accept the offer.

**Legal Description**

That portion of the Irrevocable Offer to Dedicate Real Property for Public Highway, recorded in the Office of the County Recorder of San Diego County, State of California, on April 25, 2022, as Doc. No. 2022-0177969 of Official Records (O.R.), more particularly described as follows:

That portion of Lot 2 of Riverview Farms in the County of San Diego, State of California, per Map thereof No. 1683, filed on February 25, 1916 in the Office of the County Recorder of said County, included in that land described in Parcel 4 of Quitclaim Deed to CFI, LLC, a California limited liability company recorded June 23, 1999 as Document No. 1999-0439454 of O.R. in the office of said County Recorder included in a strip of land 5.00 feet in width, the Southerly sideline of said strip described as follows:

**Beginning** at the Northeast Corner of the Easement for County Highway recorded in the Office of said County Recorder on March 16, 2010 as Doc. No. 2010-0128886, O.R. (Easement), said point also being North 8° 34' 07" West 5.00 feet from the Southeasterly Corner of said Parcel 4; thence leaving said Easterly line along the Northerly sideline of said Easement, the following four courses; South 81° 27' 43" West 48.61 feet; thence South 89° 56' 08" West 64.57 feet to the beginning of a 156.00 radius curve concave Southwesterly; thence Westerly 23.07 feet along the arc of said curve through a central angle of 8°28'25"; thence South 81° 27' 43" West 2.04 feet to the **Point of Terminus**.

**Excepting therefrom** that portion lying with the Acceptance of Irrevocable Offer Of Dedication of Real Property For Public Highway deed recorded in the office of the said County Recorder on September 7, 2022, as Doc. No. 2022-0354592 of O.R.

The Northerly sideline of said strip shall be lengthened or shortened so as to terminate Easterly in the Easterly line of said Parcel 4, and Westerly in the Northerly sideline of said Easement having a bearing of North 8°34'07" West and a distance of 10.78 feet.

See **Exhibit "B"** Attached hereto, consisting of two (2) pages, for illustrative purposes only and is not intended to be used in the conveyance of land.

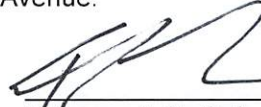


**ACCEPTANCE OF IRREVOCABLE OFFER OF DEDICATION**

NOW, THEREFORE, in accordance with San Diego County Administrative Code Section 73(d), the undersigned authorized officer or agent, on behalf of the County of San Diego ("County"), hereby accepts the real property interests described above for public highway contained in the Irrevocable Offer of Dedication recorded as Document No. 2022-0177969 in the Official Records in the Office of the San Diego County Recorder. Further, in accordance with California Government Code Section 27281 and County Board of Supervisors' Resolution 12-159, the undersigned office or agent, consents to the recording of this Acceptance of Irrevocable Offer of Dedication on behalf of the County.

The property accepted hereby, shall become part of Woodside Avenue.

Dated: 6/12/2025

  
**Thomas J. McCabe, PLS**  
 Senior Land Surveyor  
 Real Estate Services, Asset Mgmt. Div.  
 Department of General Services  
 County of San Diego

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 }

On 6/12/25 before me, George Midgette, Jr. Deputy County Clerk in and for said County and State, personally appeared Thomas J. McCabe, Senior Land Surveyor, Real Estate Services, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and by his signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

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

(seal)

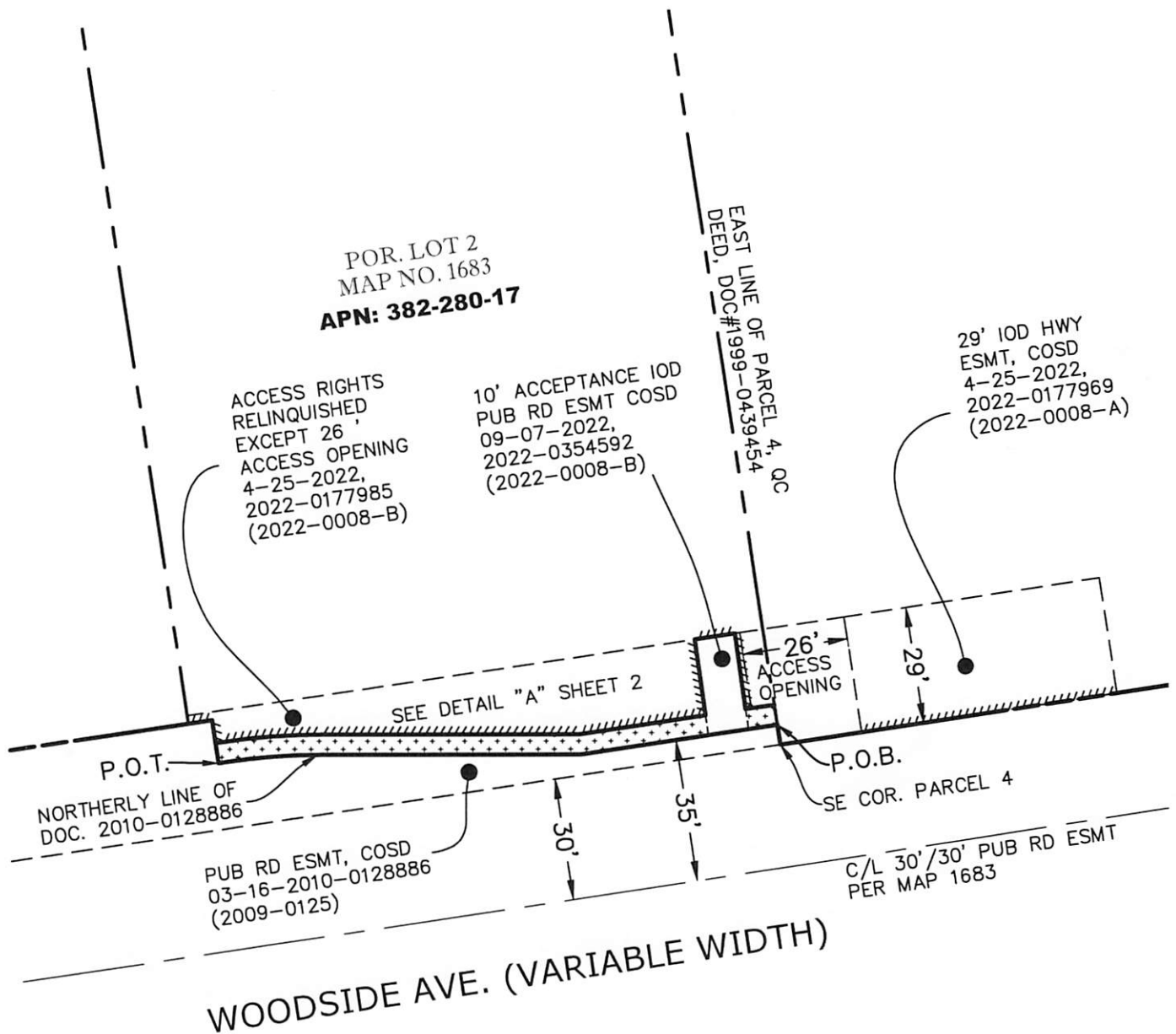


WITNESS my hand and official seal.

Jordan Z. Marks, Assessor/Recorder/County Clerk

By:   
George MIDGETTE, JR., Deputy

# EXHIBIT "B"



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: T. McCABE  
DRAWN BY: G. MIDGETTE

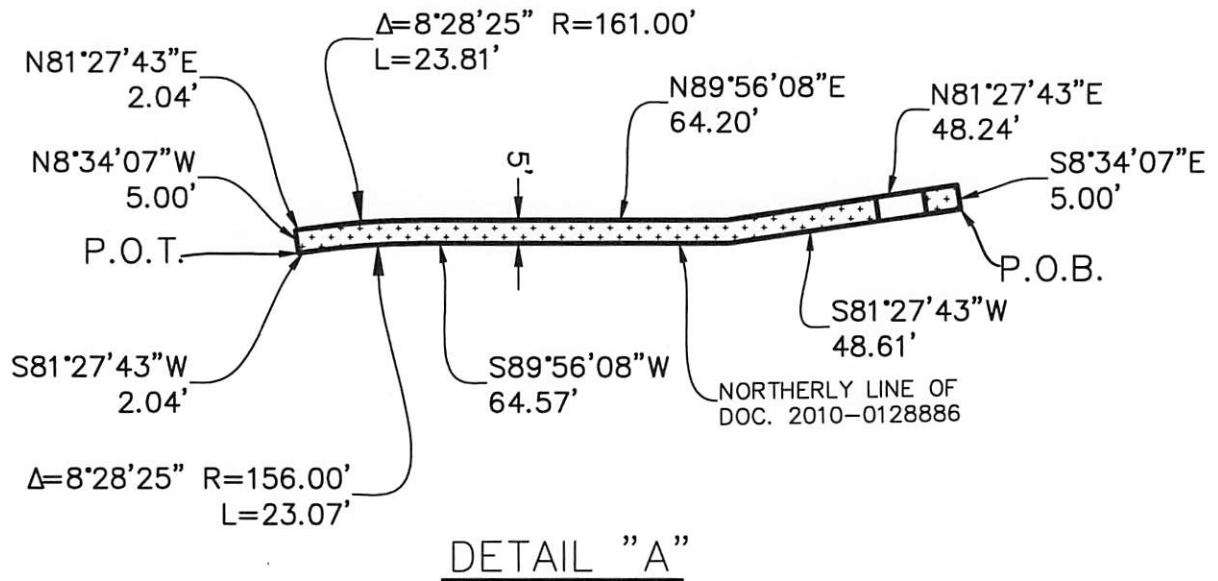
DATE: 5/07/25  
SCALE: 1"=40'

SHEET No.  
1 OF 2  
PARCEL No.



LAKESSIDE SPECIAL CARE CENTER ACCEPTANCE OF IOD

2022-0008-C

# EXHIBIT "B"



## LEGEND:

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
-  IOD ACCEPTANCE FOR PUBLIC HIGHWAY CONTAINS 641 SQUARE FEET, MORE OR LESS
-  RELINQUISHMENT OF ACCESS EASEMENT



P.O.B. POINT OF BEGINNING

P.O.T. POINT OF TERMINUS

DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: T. McCABE  
DRAWN BY: G. MIDGETTE

DATE: 5/07/25  
SCALE: 1"=40'

SHEET No.  
2 OF 2  
PARCEL No.

LAKE SIDE SPECIAL CARE CENTER ACCEPTANCE OF IOD

2022-0008-C

**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

DOC# 2025-0161015



Jun 17, 2025 02:36 PM

OFFICIAL RECORDS  
JORDAN Z. MARKS,  
SAN DIEGO COUNTY RECORDER  
FEES: \$0.00 (SB2 Atkins: \$0.00)  
PCOR: N/A  
PAGES: 6

SPACE ABOVE FOR RECORDER'S USE ONLY

## CLEAR SPACE EASEMENT

**NO TRANSFER TAX DUE**

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 403-380-42, 45 & 46

Project: PDS2018-STP-18-012 TEXACO  
TRAVERN ROAD

W.O. No.: Manded 1023564-2020-0153

Work Task No.: WT - 4475479

R.E.S. Parcel No.: 2020-0153-B

Log No.: E20-035

**Tavern Road Texaco, LLC, a California Limited Liability Company**

hereinafter designated **GRANTORS**, represents that they are the owner of the hereinafter described real property in the County of San Diego, State of California, and for a valuable consideration, the receipt of which is hereby acknowledged, hereby grant to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of California hereinafter designated **GRANTEE**, its successors and assigns, a perpetual "Clear Space" easement to maintain proper vehicular sight distance over, upon and across that certain real property, in the County of San Diego, State of California, described as follows:

**Parcel No. 2020-0153-B**

(ENG:WAR:GWM)

(04-13-2025)

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 28, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, AS DESCRIBED IN A GRANT DEED FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON APRIL 11, 2002, AS DOC. # 2002-0303002 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.

- a) The intent of this easement is to provide a perpetual "Clear Space" easement to maintain proper vehicular sight distance over, upon and across that certain real property described above.
- b) The granting of this easement is for the purpose of controlling the use of the land within the "Clear Space" easement and does not authorize or imply that the subject land may be used by the general public.
- c) Grantor covenants and agrees for itself and its successors and assigns not to construct any structure or plant any vegetation that will obstruct the sight distance over the subject land.

Madison Padilla  
COSD BOARD OF SUPERVISORS  
2025 JUN 26 AM 10:55  
Office Assistant  
Confidential  
Email

**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

SPACE ABOVE FOR RECORDER'S USE ONLY

## CLEAR SPACE EASEMENT

**NO TRANSFER TAX DUE**

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 403-380-42, 45 & 46

**Project:** PDS2018-STP-18-012 TEXACO  
TRAVERN ROAD

**W.O. No.:** Manded 1023564-2020-0153

**Work Task No.:** WT - 4475479

**R.E.S. Parcel No.:** 2020-0153-B

**Log No.:** E20-035

**Tavern Road Texaco, LLC, a California Limited Liability Company**

hereinafter designated **GRANTORS**, represents that they are the owner of the hereinafter described real property in the County of San Diego, State of California, and for a valuable consideration, the receipt of which is hereby acknowledged, hereby grant to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of California hereinafter designated **GRANTEE**, its successors and assigns, a perpetual "Clear Space" easement to maintain proper vehicular sight distance over, upon and across that certain real property, in the County of San Diego, State of California, described as follows:

**Parcel No. 2020-0153-B**

(ENG:WAR:GWM)

(04-13-2025)

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 28, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, AS DESCRIBED IN A GRANT DEED FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON APRIL 11, 2002, AS DOC. # 2002-0303002 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.

- a) The intent of this easement is to provide a perpetual "Clear Space" easement to maintain proper vehicular sight distance over, upon and across that certain real property described above.
- b) The granting of this easement is for the purpose of controlling the use of the land within the "Clear Space" easement and does not authorize or imply that the subject land may be used by the general public.
- c) Grantor covenants and agrees for itself and its successors and assigns not to construct any structure or plant any vegetation that will obstruct the sight distance over the subject land.

- d) Grantor, its successors and assigns shall be responsible for maintenance of the easement and shall maintain the easement area free of visual obstructions in perpetuity.
- e) 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 at the expense of the Grantee.
- f) 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.

The Grantor, for itself and its successors and assigns, hereby waive any claim for any and all damages to Grantor's remaining property contiguous to the easements and right-of-way hereby conveyed by reason of (a) the severance of the remainder from the part taken; and (b) the construction and use of the public highway project for which the property is taken in the manner proposed by the County whether or not the damage is caused by a portion of the project located on the part taken.

Executed this 16<sup>th</sup> day of June, 20 25.

Tavern Road Texaco, LLC, a California Limited Liability Company

By: [Signature]  
Tony Shores, 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 June 16, 2025 before me, Christina Filippone, a Notary Public,  
personally appeared Tony Shores

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]  
Christina Filippone Public Notary  
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: \_\_\_\_\_

6/17/2025

\_\_\_\_\_  
Thomas J. McCabe, PLS  
Senior Land Surveyor  
Department of General Services  
County of San Diego

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**CLEAR SPACE EASMENT**

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS DESCRIBED IN GRANT DEED TO TAVERN ROAD TEXACO, LLC A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON SEPTEMBER 8, 2015 AS GRANT DEED DOCUMENT NO. 2015-0474288, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWESTERLY CORNER OF SAID LAND, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF TAVERN ROAD AS RELINQUISHED TO THE COUNTY OF SAN DIEGO BY DOCUMENT NO. 1969-139018 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE

NORTH 89°35'36" EAST 28.25 FEET TO THE BEGINNING OF A 370.00 FOOT RADIUS TANGENT CURVE CONCAVE SOUTHERLY; THENCE

EASTERLY ALONG THE ARC OF SAID CURVE 8.47 FEET THROUGH A CENTRAL ANGLE OF 01°18'40"; TO THE **TRUE POINT OF BEGINNING**, BEING A POINT OF A 370.00 FOOT RADIUS TANGENT CURVE CONCAVE SOUTHERLY; THENCE

EASTERLY ALONG THE ARC OF SAID CURVE 152.87 FEET THROUGH A CENTRAL ANGLE OF 23°40'21"; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE

NORTH 77°15'33" WEST 151.79 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINS: 798 SQUARE FEET (0.018 A.C.) MORE OR LESS.

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

PREPARED BY:

OMEGA ENGINEERING CONSULTANTS, INC.

  
SEAN M. SAVAGE  
LS 9109

DATE



## EXHIBIT "B"

RP NO. 2020-0153-B

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°35'36"E	28.25'
L2	N 77°15'33" W	151.79'

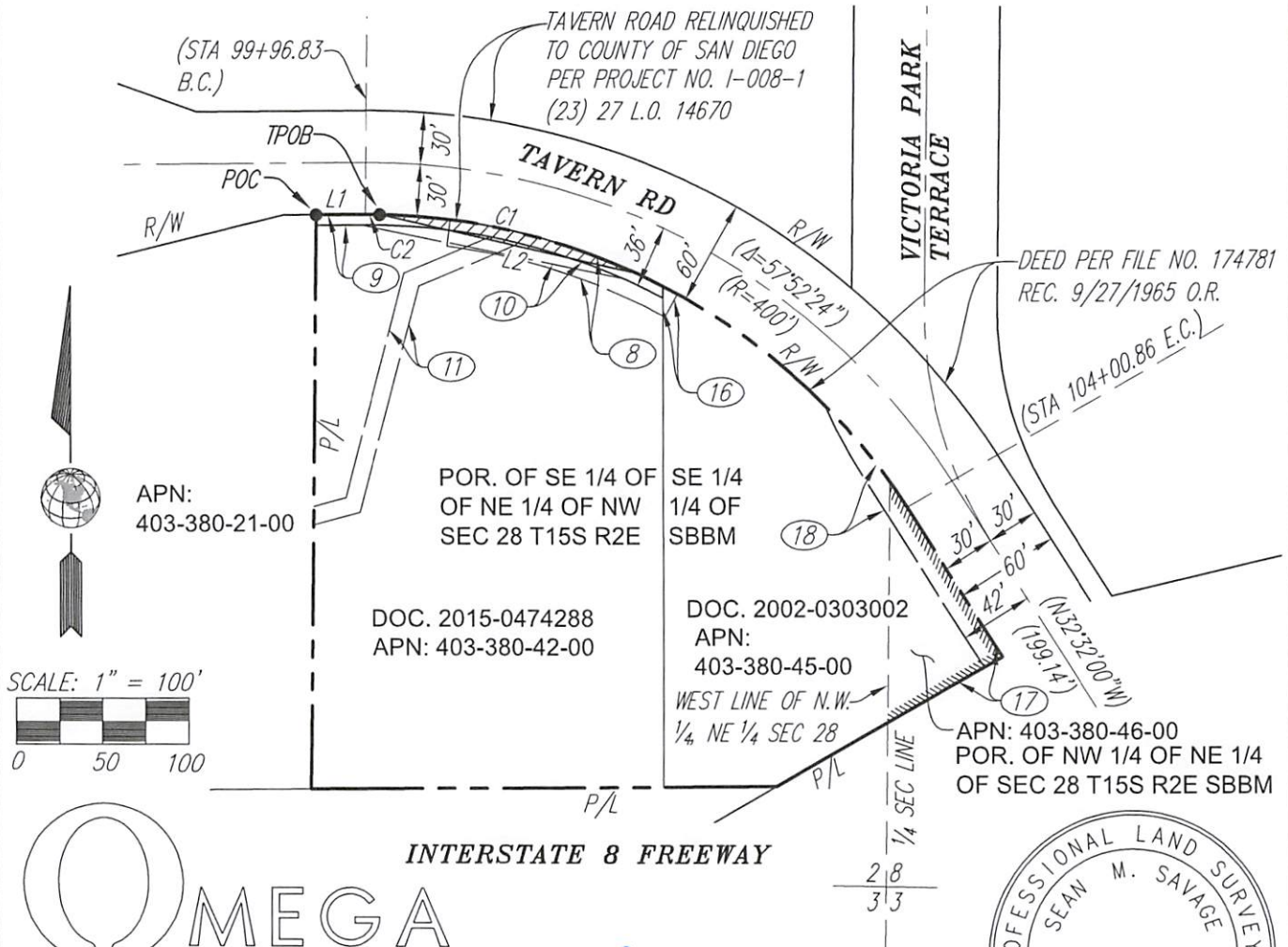
CURVE TABLE			
NO.	LENGTH	DELTA	RADIUS
C1	152.87'	23°40'21"	370.00'
C2	8.47'	01°18'40"	370.00'

LEGEND:

	P/L	EXISTING BOUNDARY LINE
		RIGHT OF WAY LINE
		EXISTING EASEMENT LINE
		STREET CENTERLINE
		PROPERTY LINE
		INDICATES CLEAR SPACE EASEMENT AREA CONTAINS (798 SF) (0.018 AC)
	POC	POINT OF COMMENCEMENT
	TPOB	TRUE POINT OF BEGINNING

EASEMENTS

- (8) (16) EASEMENT FOR HIGHWAY SLOPE PURPOSES RECORDED APRIL 12, 1966 AS INSTRUMENT NO. 60769 OF O.R.  
 (9) EASEMENT FOR COUNTY HIGHWAY RECORDED AUGUST 6, 1999 AS INSTRUMENT NO. 1999-0545490 OF O.R.  
 (10) EASEMENT FOR CLEAR SPACE RECORDED AUGUST 6, 1999 AS INSTRUMENT NO. 1999-0545491 OF O.R.  
 (11) EASEMENT FOR FLOOD DRAINAGE RECORDED AUGUST 6, 1999 AS INSTRUMENT NO. 1999-0545492 OF O.R.  
 (17) ABUTTER'S RIGHTS OF INGRESS AND EGRESS RECORDED JULY 10, 1967 AS INSTRUMENT NO. 99579 AND DECEMBER 31, 1968, AS INSTRUMENT NO. 229387, BOTH OF O.R.  
 (18) EASEMENT FOR COUNTY HIGHWAY RECORDED JULY 24, 1969 AS INSTRUMENT NO. 134079 OF O.R.



SCALE: 1" = 100'

0 50 100

**MEGA**  
**ENGINEERING CONSULTANTS**

4320 VIEWRIDGE AVE. SUITE C  
 SAN DIEGO, CA 92123  
 PH: (858) 634-8620 FAX: (858) 634-8627

INTERSTATE 8 FREEWAY

SEAN M. SAVAGE, PLS 9109 DATE 6/10/2025



**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

**DOC# 2025-0166763**



Jun 24, 2025 10:29 AM

OFFICIAL RECORDS  
JORDAN Z. MARKS,

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

PCOR: N/A

PAGES: 9

SPACE ABOVE FOR RECORDER'S USE ONLY

## CLEAR SPACE EASEMENT

**NO TRANSFER TAX DUE**

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 648-072-03

**Project:** TM 5505, PDS2023-STP-23-010  
LOT 3

**W.O. No.:** Manded 1026741-2024-0204

**Work Task No.:** WT - 5043616

**R.E.S. Parcel No.:** 2024-0204-A

**Log No.:** E24-057

**CH REALTY X-ELC I OTAY MESA BUSINESS PARK L.P., a Delaware limited partnership**

hereinafter designated **GRANTOR**, represents that it is the owner of the hereinafter described real property in the County of San Diego, State of California, and for a valuable consideration, the receipt of which is hereby acknowledged, hereby grant(s) to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of California hereinafter designated **GRANTEE**, its successors and assigns, a perpetual "Clear Space" easement to maintain proper vehicular sight distance over, upon and across that certain real property, in the County of San Diego, State of California, described as follows:

**Parcel No. 2024-0204-A**

**(05/27/2025)**

**(ENG: GWM: WAR)**

LOT 3 OF COUNTY OF SAN DIEGO, TRACT NO. 5505-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16562, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 5, 2023, BEING MORE PARTICULARLY DESCRIBED IN **EXHIBIT "A"**, ATTACHED HERETO AND CONSISTING OF THREE (3) PAGES 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.

- a) The intent of this easement is to provide a perpetual "Clear Space" easement to maintain proper vehicular sight distance over, upon and across that certain real property described above.
- b) The granting of this easement is for the purpose of controlling the use of the land within the "Clear Space" easement and does not authorize or imply that the subject land may be used by the general public.
- c) Grantor covenants and agrees for itself and its successors and assigns not to construct any structure or plant any vegetation that will obstruct the sight distance over the subject land.

Masson Palma  
COSO BOARD OF SUPERVISORS  
2025 JUN 26 AM 10:59  
OFFICE ASSISTANT  
Confidential  
mail

**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

SPACE ABOVE FOR RECORDER'S USE ONLY

## CLEAR SPACE EASEMENT

**NO TRANSFER TAX DUE**

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 648-072-03

**Project:** TM 5505, PDS2023-STP-23-010  
LOT 3

**W.O. No.:** Manded 1026741-2024-0204

**Work Task No.:** WT - 5043616

**R.E.S. Parcel No.:** 2024-0204-A

**Log No.:** E24-057

**CH REALTY X-ELC I OTAY MESA BUSINESS PARK L.P., a Delaware limited partnership**

hereinafter designated **GRANTOR**, represents that it is the owner of the hereinafter described real property in the County of San Diego, State of California, and for a valuable consideration, the receipt of which is hereby acknowledged, hereby grant(s) to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of California hereinafter designated **GRANTEE**, its successors and assigns, a perpetual "Clear Space" easement to maintain proper vehicular sight distance over, upon and across that certain real property, in the County of San Diego, State of California, described as follows:

**Parcel No. 2024-0204-A**

**(05/27/2025)**

**(ENG: GWM: WAR)**

LOT 3 OF COUNTY OF SAN DIEGO, TRACT NO. 5505-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16562, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 5, 2023, BEING MORE PARTICULARLY DESCRIBED IN **EXHIBIT "A"**, ATTACHED HERETO AND CONSISTING OF THREE (3) PAGES 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.

- a) The intent of this easement is to provide a perpetual "Clear Space" easement to maintain proper vehicular sight distance over, upon and across that certain real property described above.
- b) The granting of this easement is for the purpose of controlling the use of the land within the "Clear Space" easement and does not authorize or imply that the subject land may be used by the general public.
- c) Grantor covenants and agrees for itself and its successors and assigns not to construct any structure or plant any vegetation that will obstruct the sight distance over the subject land.

- d) Grantor, its successors and assigns shall be responsible for maintenance of the easement and shall maintain the easement area free of visual obstructions in perpetuity.
- e) 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 at the expense of the Grantee.
- f) 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.

The Grantor, for itself and its successors and assigns, hereby waive any claim for any and all damages to Grantor's remaining property contiguous to the easements and right-of-way hereby conveyed by reason of (a) the severance of the remainder from the part taken; and (b) the construction and use of the public highway project for which the property is taken in the manner proposed by the County whether or not the damage is caused by a portion of the project located on the part taken.



Executed this 10TH day of JUNE, 2025.

CH REALTY X-ELC I OTAY MESA BUSINESS PARK L.P., a Delaware limited partnership

By: ELC Otay Business Park GP, LLC, a Delaware Limited Liability Company,  
Its General Partner

By:   
Brig Black, Manager

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 JUN. 10, 2025 before me, JAE H LEE, a Notary Public,  
personally appeared BRIGHAM BLACK

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.

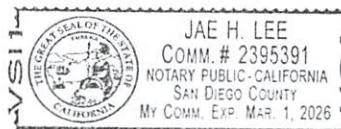
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Jae H. Lee

JAE H LEE, SAN DIEGO, CA  
Name (typed or printed), Notary Public in and for said County and State

(FOR NOTARY SEAL OR STAMP)



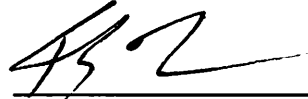


**CERTIFICATE OF ACCEPTANCE**

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: \_\_\_\_\_

6/23/2025



\_\_\_\_\_  
Thomas J. McCabe, PLS  
Senior Land Surveyor  
Department of General Services  
County of San Diego

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**CLEAR SPACE EASEMENT – SIEMPRE VIVA ROAD & PARAGON ROAD**

Those portions of Lot 3 of County of San Diego Tract 5505-1 in the County of San Diego, State of California, according to Map thereof No. 16562, filed in the Office of the County Recorder of San Diego County on April 5, 2023 as File No. 2023-7000147, more particularly described as follows:

**PARCEL A**

**COMMENCING** at a point on the northwesterly 49.00 foot half-width sideline of Siempre Viva Road also being the southerly line of said Lot 3 as shown on said Map, also being the southwesterly end of curve return of the northwesterly sideline corner rounding at the intersection of Paragon Road and Siempre Viva Road, also being the beginning of an 1801.00 foot radius curve, concave northerly, a radial line to which bears South 28°03'36" East, hereinafter designated as point "A";  
thence westerly along said curve, through a central angle of 16°38'50", a distance of 523.28 feet to the **TRUE POINT OF BEGINNING**, said point hereinafter designated as point "B";  
thence continuing along said curve and sideline, through a central angle of 05°27'39", a distance of 171.65 feet;  
thence North 81°19'04" East, 171.58 feet to the  
**TRUE POINT OF BEGINNING.**

Contains 0.01 Acres or 234 Square Feet, more or less

**PARCEL B**

**BEGINNING** at hereinabove described Point "B";  
 thence North  $71^{\circ}42'24''$  East, 431.52 feet to a point on said sideline of Siempre Viva Road, being the beginning of a non-tangent 1801.00 foot radius curve, concave northerly, a radial line to which bears South  $25^{\circ}10'26''$  East;  
 thence westerly along said curve through a central angle of  $13^{\circ}45'40''$ ,  
 a distance of 432.56 feet to the **POINT OF BEGINNING**.

Contains 0.09 Acres or 3,734 Square Feet, more or less

**PARCEL C**

**COMMENCING** at hereinabove described Point "A";  
 being the beginning of a 30.00 foot radius curve, concave northwesterly, a radial line to which bears South  $28^{\circ}03'36''$  East;  
 thence northeasterly and northerly along said curve, through a central angle of  $92^{\circ}23'41''$ , a distance of 48.38 feet to a point on the southwesterly 44.00 foot half-width sideline of Paragon Road as shown on said Map;  
 thence North  $30^{\circ}27'17''$  West, 167.77 feet to the beginning of a tangent 356.00 foot radius curve, concave southwesterly;  
 thence northwesterly along said curve and sideline, through a central angle of  $37^{\circ}32'26''$ , a distance of 233.25 feet to the **TRUE POINT OF BEGINNING**,  
 said point hereinafter designated as Point "C";  
 thence retracing southeasterly along said curve and sideline, through a central angle of  $28^{\circ}53'48''$ , a distance of 179.55 feet,  
 thence leaving said sideline North  $53^{\circ}32'49''$  West, 177.65 feet to the **TRUE POINT OF BEGINNING**.


Contains 0.03 Acres or 1,338 Square Feet, more or less

**PARCEL D**

**BEGINNING** at hereinabove described Point "C";  
thence North  $81^{\circ}43'57''$  West, 178.97 feet to a point on the southerly 44.00 foot  
half-width sideline of said Paragon Road as shown on said Map;  
thence North  $89^{\circ}44'08''$  East, 42.08 feet along said sideline to the beginning of a  
tangent 356.00 foot radius curve, concave southerly;  
thence easterly along said curve through a central angle of  $22^{\circ}16'09''$ , a distance of  
138.37 feet to the **POINT OF BEGINNING**.

Contains 0.03 Acres or 1,180 Square Feet, more or less

Prepared under the supervision of the undersigned, in conformance with the  
Professional Land Surveyor's Act.

  
\_\_\_\_\_  
Joseph G. Cresto  
PLS 8050

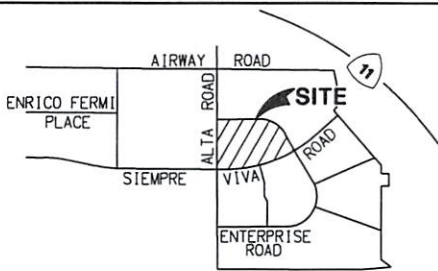
*6/4/2025*  
\_\_\_\_\_  
Date



END OF LEGAL DESCRIPTION

# EXHIBIT "B"

2024-0204-A  
SHEET 1 OF 2



## VICINITY MAP

NOT TO SCALE

## EXISTING EASEMENTS

- (A) 2' WIDE LANDSCAPING EASEMENT TO THE COUNTY OF SAN DIEGO PER MAP NO. 16562 FILE NO. 2023-7000147
- (B) CLEAR SPACE EASEMENT TO THE COUNTY OF SAN DIEGO PER MAP NO. 16562 FILE NO. 2023-7000147
- (C) APPROXIMATE LOCATION OF EASEMENT FOR UTILITY AND APPURTENANT PURPOSES GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FILE NO. 2025-0020611, O.R. REC. JANUARY 27, 2025

## NOTE

SEE DETAIL "A" ON SHEET 2 FOR DIMENSIONAL TIES

## LEGEND

- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING STREET CENTERLINE
- EXISTING EASEMENT LINE

EFC EXAGGERATED FOR CLARITY

## POC

POINT OF COMMENCEMENT

## TPOB

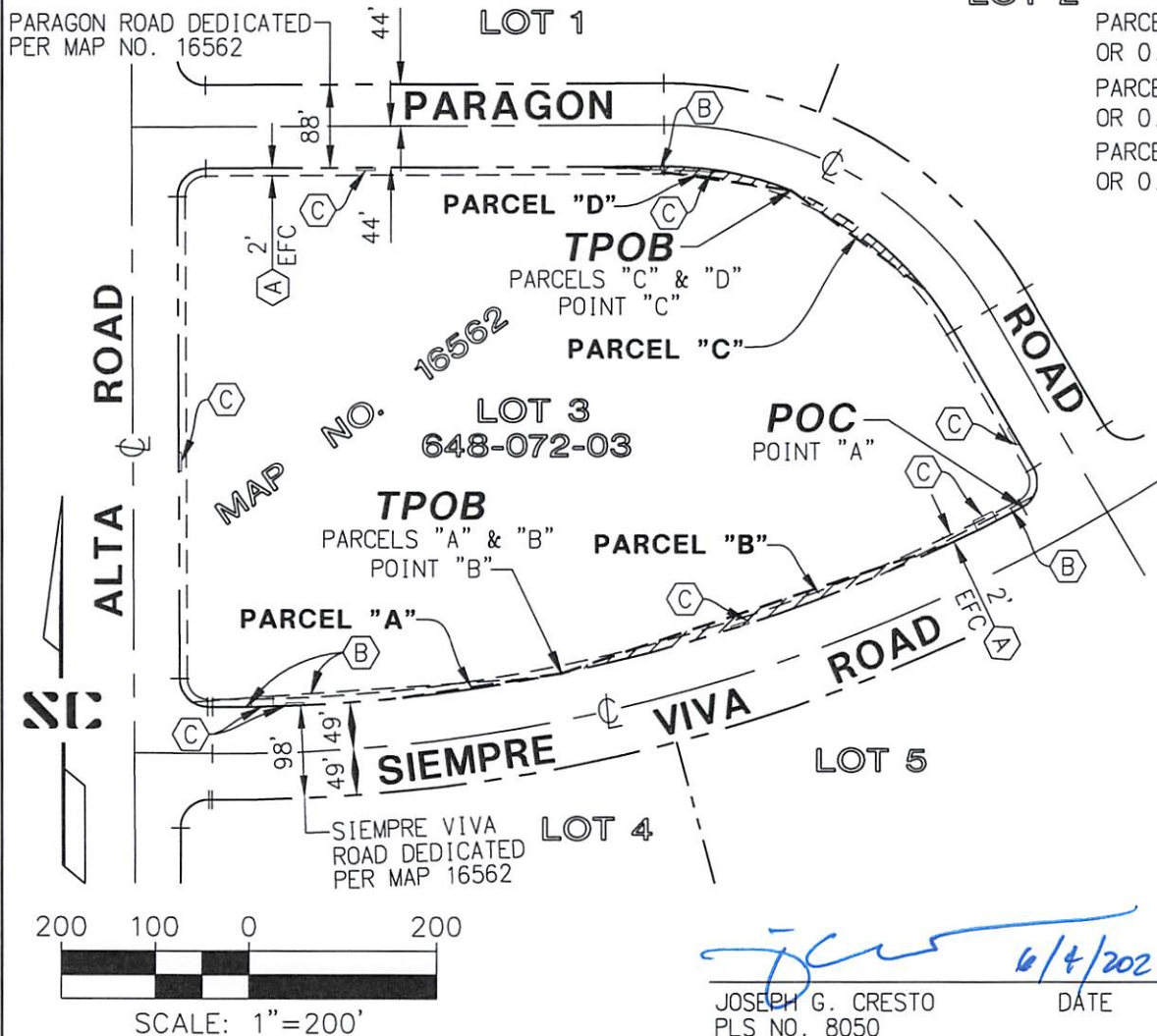
TRUE POINT OF BEGINNING



INDICATES CLEAR SPACE EASEMENT AREA

## LOT 2

- PARCEL A CONTAINS 234 S.F. OR 0.01 AC MORE OR LESS
- PARCEL B CONTAINS 3,734 S.F. OR 0.09 AC MORE OR LESS
- PARCEL C CONTAINS 1,338 S.F. OR 0.03 AC MORE OR LESS
- PARCEL D CONTAINS 1,180 S.F. OR 0.03 AC MORE OR LESS



JOSEPH G. CRESTO  
PLS NO. 8050

DATE

6/4/2025



STEVENS  
CRESTO  
ENGINEERS

9665 Chesapeake Dr, Ste 200  
San Diego, CA 92123  
858.694.5660 stevenscrestocom

## CLEAR SPACE EASEMENT

LOT 3 OF COUNTY OF SAN DIEGO TRACT 5505-1  
MAP NO. 16562

SCE NO. 23002.02

DATE: 2025 06 03

DWG: 23002 LOT 3 CLEAR SPACE ESMT

DRAWN BY: KJG

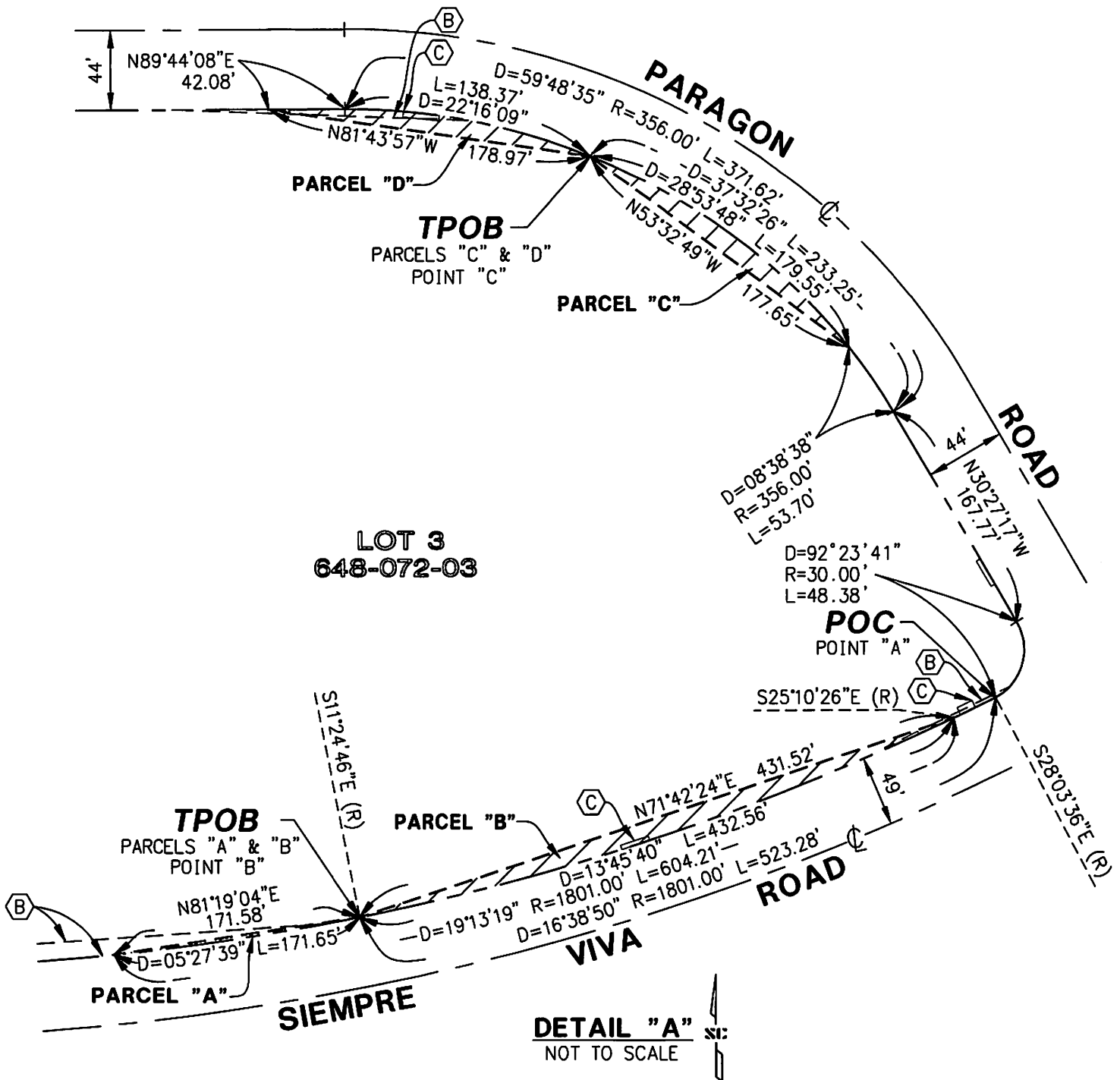
CHECKED BY: JGC

# EXHIBIT "B"

2024-0204-A  
SHEET 2 OF 2

## NOTES

2' WIDE LANDSCAPING EASEMENT (A) NOT SHOWN HEREON FOR CLARITY.



**SC** STEVENS  
CRESTO  
ENGINEERS

9665 Chesapeake Dr, Ste 200  
San Diego, CA 92123  
858.694.5660 stevenscrestocom

## CLEAR SPACE EASEMENT

LOT 3 OF COUNTY OF SAN DIEGO TRACT 5505-1  
MAP NO. 16562

SCE NO. 23002.02

DATE: 2025 06 03

DWG: 23002 LOT 3 CLEAR SPACE ESMT

DRAWN BY: KJG

CHECKED BY: JGC

COSD CLERK OF THE BOARD  
2025 JUN 26 AM 10:38

**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

SPACE ABOVE FOR RECORDER'S USE ONLY

## CLEAR SPACE EASEMENT

**NO TRANSFER TAX DUE**

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 648-072-05

**Project:** TM 5505, PDS2023-STP-23-010  
LOT 5

**W.O. No.:** Manded 1026741-2024-0205

**Work Task No.:** WT - 5043617

**R.E.S. Parcel No.:** 2024-0205-A

**Log No.:** E24-058

**CH REALTY X-ELC I OTAY MESA BUSINESS PARK L.P., a Delaware limited partnership**

hereinafter designated **GRANTOR**, represents that it is the owner of the hereinafter described real property in the County of San Diego, State of California, and for a valuable consideration, the receipt of which is hereby acknowledged, hereby grant(s) to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of California hereinafter designated **GRANTEE**, its successors and assigns, a perpetual "Clear Space" easement to maintain proper vehicular sight distance over, upon and across that certain real property, in the County of San Diego, State of California, described as follows:

**Parcel No. 2024-0205-A**

**(05/27/2025)**

**(ENG: GWM: WAR)**

LOT 5 OF COUNTY OF SAN DIEGO, TRACT NO. 5505-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16562, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 5, 2023, BEING 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 TWO (2) PAGES AND ATTACHED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.

- a) The intent of this easement is to provide a perpetual "Clear Space" easement to maintain proper vehicular sight distance over, upon and across that certain real property described above.
- b) The granting of this easement is for the purpose of controlling the use of the land within the "Clear Space" easement and does not authorize or imply that the subject land may be used by the general public.
- c) Grantor covenants and agrees for itself and its successors and assigns not to construct any structure or plant any vegetation that will obstruct the sight distance over the subject land.



- d) Grantor, its successors and assigns shall be responsible for maintenance of the easement and shall maintain the easement area free of visual obstructions in perpetuity.
- e) 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 at the expense of the Grantee.
- f) 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.

The Grantor, for itself and its successors and assigns, hereby waive any claim for any and all damages to Grantor's remaining property contiguous to the easements and right-of-way hereby conveyed by reason of (a) the severance of the remainder from the part taken; and (b) the construction and use of the public highway project for which the property is taken in the manner proposed by the County whether or not the damage is caused by a portion of the project located on the part taken.

Executed this 10TH day of JUNE, 2025.

CH REALTY X-ELC I OTAY MESA BUSINESS PARK L.P., a Delaware limited partnership  
IT'S GENERAL PARTNER

By: ELC Otay Business Park GP, LLC, a Delaware Limited Liability Company,  
Its General Partner

By:   
BRIG BLACK, Manager

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 JUN. 10, 2025 before me, JAE H LEE, a Notary Public,  
personally appeared BRIGHAM BLACK

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.

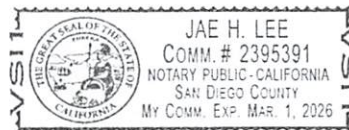
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Lee, Jae H.

JAE H LEE, SAN DIEGO, CA  
Name (typed or printed), Notary Public in and for said County and State

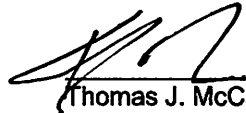
(FOR NOTARY SEAL OR STAMP)



**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: 6/23/2025

  
\_\_\_\_\_  
Thomas J. McCabe, PLS  
Senior Land Surveyor  
Department of General Services  
County of San Diego

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**CLEAR SPACE EASEMENT – ENTERPRISE ROAD**

Those portions of Parcel "B" of Certificate of Compliance recorded September 10, 2024 as Document No. 2024-0243683, of Official Records, also being a portion of Lot 5 in County of San Diego Tract 5505-1, in the County of San Diego, State of California, according to Map thereof No. 16562, filed in the Office of the County Recorder of San Diego County, April 5, 2023 as File No. 2023-7000147, of Official Records, more particularly described as follows:

**PARCEL A**

**COMMENCING** at the most southwesterly corner of said Parcel "B", being a point on the northerly 44.00 foot half-width sideline of Enterprise Road as shown on said Map; Thence North 89°44'08" East, 249.82 feet along the southerly line of said Parcel "B" and said sideline to the beginning of a tangent 356.00 foot radius curve, concave northwesterly;

Thence northeasterly along said curve, through a central angle of 106°14'17", a distance of 660.10 feet to the **TRUE POINT OF BEGINNING**, said point hereinafter designated as POINT "A";

Thence retracing southwesterly along said curve and sideline, through a central angle of 30°48'26", a distance of 191.42 feet;

Thence leaving said sideline North 01°05'56" West, 189.12 feet to the **TRUE POINT OF BEGINNING**.

Contains 0.04 Acres or 1,618 Square Feet, more or less

**PARCEL B**

**BEGINNING** at hereinbefore described POINT "A";


Thence North 25°00'10" West, 110.55 feet to the easterly line of said Parcel "B", being a point on the southwesterly 44.00 foot half-width sideline of said Enterprise Road as shown on said Map;

Thence South 30°27'17" East, 24.21 feet along said easterly line and sideline to the beginning of a tangent 356.00 foot radius curve, concave southwesterly;

Thence southeasterly along said curve, through a central angle of 13°57'08", a distance of 86.69 feet to the **POINT OF BEGINNING**.

Contains 0.01 Acres or 279 Square Feet, more or less

Prepared under the supervision of the undersigned, in conformance with the Professional Land Surveyor's Act.

  
\_\_\_\_\_  
Joseph G. Cresto  
PLS 8050

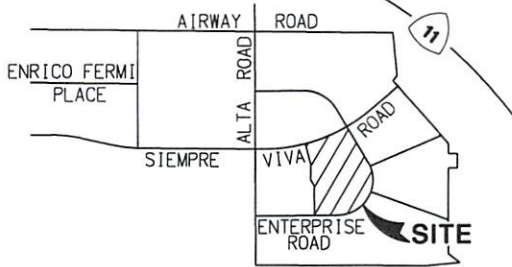
6/4/2025  
Date



END OF LEGAL DESCRIPTION

# EXHIBIT "B"

2024-0205-A  
SHEET 1 OF 2

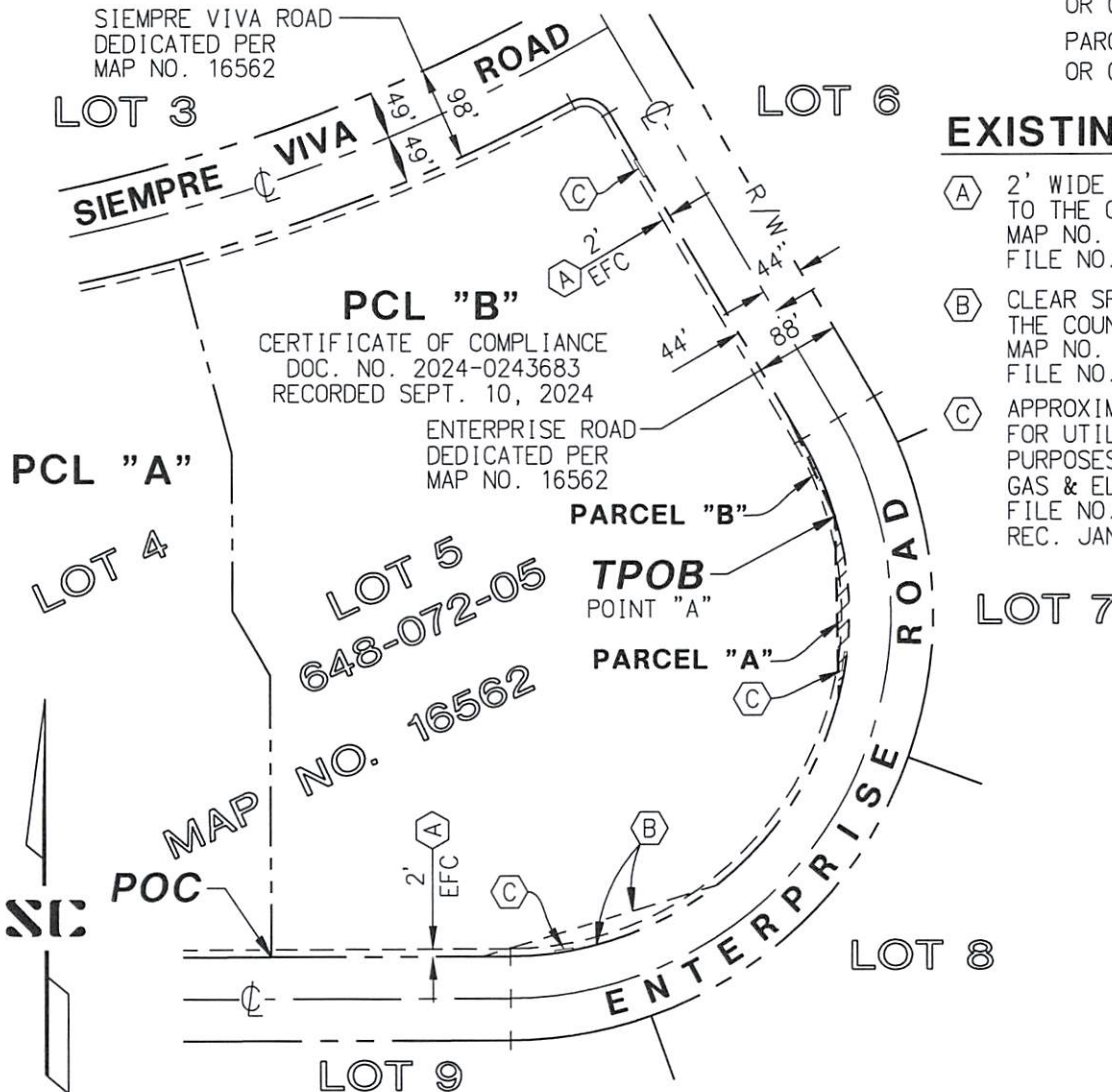


## VICINITY MAP NOT TO SCALE

### NOTES

SEE DETAIL "A" ON SHEET 2 FOR CLEAR SPACE  
EASEMENT DIMENSIONAL TIES

SIEMPRE VIVA ROAD  
DEDICATED PER  
MAP NO. 16562



## LEGEND

- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING STREET CENTERLINE
- EXISTING EASEMENT LINE

EFC EXAGGERATED FOR CLARITY

**POC** POINT OF COMMENCEMENT

**TPOB** TRUE POINT OF BEGINNING



INDICATES CLEAR SPACE  
EASEMENT AREA

PARCEL A CONTAINS 1,618 S.F.  
OR 0.04 AC MORE OR LESS

PARCEL B CONTAINS 279 S.F.  
OR 0.01 AC MORE OR LESS

## EXISTING EASEMENTS

- (A) 2' WIDE LANDSCAPING EASEMENT  
TO THE COUNTY OF SAN DIEGO PER  
MAP NO. 16562  
FILE NO. 2023-7000147
- (B) CLEAR SPACE EASEMENT TO  
THE COUNTY OF SAN DIEGO PER  
MAP NO. 16562  
FILE NO. 2023-7000147
- (C) APPROXIMATE LOCATION OF EASEMENT  
FOR UTILITY AND APPURTENANT  
PURPOSES GRANTED TO SAN DIEGO  
GAS & ELECTRIC COMPANY  
FILE NO. 2025-0020611, O.R.  
REC. JANUARY 27, 2025



JOSEPH G. CRESTO  
PLS NO. 8050

DATE

## CLEAR SPACE EASEMENT

LOT 5 OF COUNTY OF SAN DIEGO TRACT 5505-1  
MAP NO. 16562



9665 Chesapeake Dr, Ste 200  
San Diego, CA 92123  
858.694.5660 stevenscrestocom

SCE NO. 23002.03

DATE: 2025 06 03

DWG: 23002 LOT 5 CLEAR SPACE

DRAWN BY: KJG

CHECKED BY: JGC

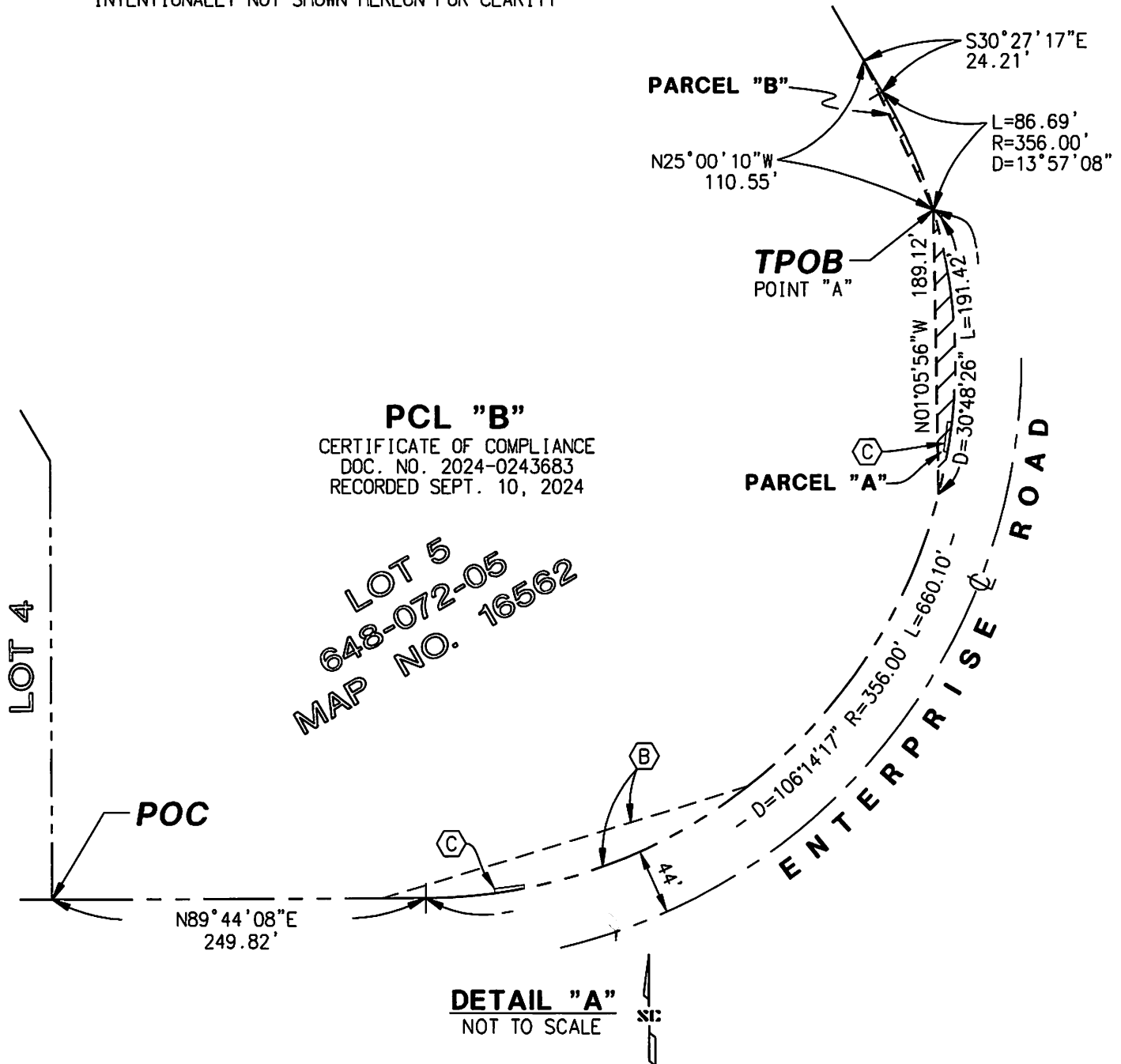


# EXHIBIT "B"

2024-0205-A  
SHEET 2 OF 2

## NOTE:

EXISTING 2' WIDE LANDSCAPE EASEMENT  
INTENTIONALLY NOT SHOWN HEREON FOR CLARITY



9665 Chesapeake Dr, Ste 200  
San Diego, CA 92123  
858.694.5660 stevenscresto.com

## CLEAR SPACE EASEMENT

**LOT 5 OF COUNTY OF SAN DIEGO TRACT 5505-1**  
**MAP NO. 16562**

SCE NO. 23002.03

DATE: 2025 06 03

DWG: 23002 LOT 5 CLEAR SPACE

DRAWN BY: KJG

CHECKED BY: JGC

2025 JUN 26 AM 10:38  
COSO CLERK OF THE BOARD



**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

**DOC# 2025-0166786**



Jun 24, 2025 10:43 AM

OFFICIAL RECORDS  
JORDAN Z. MARKS,  
SAN DIEGO COUNTY RECORDER  
FEES: \$0.00 (SB2 Atkins: \$0.00)  
PCOR: N/A  
PAGES: 8

SPACE ABOVE FOR RECORDER'S USE ONLY

## CLEAR SPACE EASEMENT

**NO TRANSFER TAX DUE**

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 648-072-05

Project: TM 5505, PDS2023-STP-23-010  
LOT 5

W.O. No.: Manded 1026741-2024-0205

Work Task No.: WT - 5043617

R.E.S. Parcel No.: 2024-0205-A

Log No.: E24-058

**CH REALTY X-ELC I OTAY MESA BUSINESS PARK L.P., a Delaware limited partnership**

hereinafter designated **GRANTOR**, represents that it is the owner of the hereinafter described real property in the County of San Diego, State of California, and for a valuable consideration, the receipt of which is hereby acknowledged, hereby grant(s) to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of California hereinafter designated **GRANTEE**, its successors and assigns, a perpetual "Clear Space" easement to maintain proper vehicular sight distance over, upon and across that certain real property, in the County of San Diego, State of California, described as follows:

Parcel No. 2024-0205-A

(05/27/2025)

(ENG: GWM: WAR)

LOT 5 OF COUNTY OF SAN DIEGO, TRACT NO. 5505-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16562, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 5, 2023, BEING 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 TWO (2) PAGES AND ATTACHED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.

- a) The intent of this easement is to provide a perpetual "Clear Space" easement to maintain proper vehicular sight distance over, upon and across that certain real property described above.
- b) The granting of this easement is for the purpose of controlling the use of the land within the "Clear Space" easement and does not authorize or imply that the subject land may be used by the general public.
- c) Grantor covenants and agrees for itself and its successors and assigns not to construct any structure or plant any vegetation that will obstruct the sight distance over the subject land.

Madison Riddila  
COSO BOARD OF SUPERVISORS  
2025 JUN 26 AM10:51  
Office AS888888  
confidential  
May

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

DOC# 2025-0139582



May 28, 2025 08:00 AM

OFFICIAL RECORDS  
JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER

FEES: \$0.00 (SB2 Atkins: \$0.00)

PCOR: N/A

PAGES: 7

SPACE ABOVE FOR RECORDER'S USE ONLY

## EASEMENT FOR COUNTY HIGHWAY

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 503-400-12

Project: ADA Ramp FY 22-23 South

W.O. No.: 1025092-2023-0167

Work Task No.: WT - 567122

R.E.S. Parcel No.: 2023-0167-A & -B

Log No.: N/A

**DAVID C. HUHNS and MARYELLEN E. HUHNS, Trustees of the DAVID C. HUHNS AND  
MARYELLEN E. HUHNS FAMILY TRUST dated June 14, 1978, as amended**

hereinafter called **GRANTOR(S)**, for a valuable consideration, the receipt of which is hereby acknowledged, do(es)  
hereby grant, convey and dedicate to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of  
California, together with its successors and assigns, hereinafter called **GRANTEE**, the right-of-way and incidents  
thereto for a public highway upon, through, under, over and across that certain real property in the County of San  
Diego, State of California, described as follows:

**Parcel No. 2023-0167-A**

(04/12/2024)

(MP:AE:TM)

That portion of Lot 7, Rancho Mission of San Diego, in the County of San Diego, State of California,  
according to Partition Map of said Rancho made in action of Juan Luco Et Al, vs. the Commercial Bank of  
San Diego. et al, and on file in the Office of the County Clerk, granted to David C. Huhn and Maryellen E.  
Huhn, Trustees of the David C. Huhn and Maryellen E. Huhn Family Trust dated June 14, 1978 by Grant  
Deed recorded in the Office of the County Recorder of San Diego County, State of California on May 28,  
2015 as Document No. 2015-0270247, more particularly described as follows:

**COMMENCING** at a point on the East line of said Lot 7, being a point 25.00 feet South of the North line of  
said Lot 7 and being a point on the South line of a county road, which is the **TRUE POINT OF BEGINNING**;  
thence continuing along said East line South 00°34'44" West 6.81 feet; thence leaving said East line North  
63°46'11" West 15.66 feet to a point on said South line; thence South 89°31'59" East 14.12 feet to the **TRUE  
POINT OF BEGINNING**.

**Parcel No. 2023-0167-B**

(04/12/2024)

(MP:AE:TM)

A TEMPORARY CONSTRUCTION EASEMENT, THROUGH, UNDER, OVER AND ACROSS THE  
HEREINAFTER DESCRIBED REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND  
EGRESS THEREFROM, FOR THE RECONSTRUCTION OF UTILITY LATERALS, RECONNECTING  
PRIVATE IMPROVEMENTS, AND FOR ANY OTHER OPERATIONS NECESSARY AND INCIDENT TO  
THE CONSTRUCTION OF A PUBLIC HIGHWAY KNOWN AS BANCROFT DRIVE AND VALENCIA  
STREET, WITH THE RIGHT TO GRADE, PLACE OR REMOVE SOIL, EQUIPMENT AND OTHER  
MATERIALS WITHIN SAID TEMPORARY CONSTRUCTION EASEMENT AND TO USE THE SAME IN  
SUCH MANNER AND AT SUCH LOCATIONS AS SAID GRANTEE MAY DEEM PROPER, NEEDFUL  
OR NECESSARY IN THE IMPROVEMENT OF SAID PUBLIC HIGHWAY OR STRUCTURES  
APPURTENANT THERETO.

madison pd mail  
COST BOARD OF SUPERVISORS  
2025 JUN 17 AM 8:16  
Office Assistant  
Confidential  
mail

**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

SPACE ABOVE FOR RECORDER'S USE ONLY

## EASEMENT FOR COUNTY HIGHWAY

**NO TRANSFER TAX DUE**

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 503-400-12

**Project:** ADA Ramp FY 22-23 South

**W.O. No.:** 1025092-2023-0167

**Work Task No.:** WT - 567122

**R.E.S. Parcel No.:** 2023-0167-A & -B

**Log No.:** N/A

**DAVID C. HUHNS and MARYELLEN E. HUHNS, Trustees of the DAVID C. HUHNS AND  
MARYELLEN E. HUHNS FAMILY TRUST dated June 14, 1978, as amended**

hereinafter called **GRANTOR(S)**, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby grant, convey and dedicate to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of California, together with its successors and assigns, hereinafter called **GRANTEE**, the right-of-way and incidents thereto for a public highway upon, through, under, over and across that certain real property in the County of San Diego, State of California, described as follows:

**Parcel No. 2023-0167-A**

(04/12/2024)

(MP:AE:TM)

That portion of Lot 7, Rancho Mission of San Diego, in the County of San Diego, State of California, according to Partition Map of said Rancho made in action of Juan Luco Et Al, vs. the Commercial Bank of San Diego, et al, and on file in the Office of the County Clerk, granted to David C. Huhn and Maryellen E. Huhn, Trustees of the David C. Huhn and Maryellen E. Huhn Family Trust dated June 14, 1978 by Grant Deed recorded in the Office of the County Recorder of San Diego County, State of California on May 28, 2015 as Document No. 2015-0270247, more particularly described as follows:

**COMMENCING** at a point on the East line of said Lot 7, being a point 25.00 feet South of the North line of said Lot 7 and being a point on the South line of a county road, which is the **TRUE POINT OF BEGINNING**; thence continuing along said East line South 00°34'44" West 6.81 feet; thence leaving said East line North 63°46'11" West 15.66 feet to a point on said South line; thence South 89°31'59" East 14.12 feet to the **TRUE POINT OF BEGINNING**.

**Parcel No. 2023-0167-B**

(04/12/2024)

(MP:AE:TM)

A TEMPORARY CONSTRUCTION EASEMENT, THROUGH, UNDER, OVER AND ACROSS THE HEREINAFTER DESCRIBED REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREFROM, FOR THE RECONSTRUCTION OF UTILITY LATERALS, RECONNECTING PRIVATE IMPROVEMENTS, AND FOR ANY OTHER OPERATIONS NECESSARY AND INCIDENT TO THE CONSTRUCTION OF A PUBLIC HIGHWAY KNOWN AS BANCROFT DRIVE AND VALENCIA STREET, WITH THE RIGHT TO GRADE, PLACE OR REMOVE SOIL, EQUIPMENT AND OTHER MATERIALS WITHIN SAID TEMPORARY CONSTRUCTION EASEMENT AND TO USE THE SAME IN SUCH MANNER AND AT SUCH LOCATIONS AS SAID GRANTEE MAY DEEM PROPER, NEEDFUL OR NECESSARY IN THE IMPROVEMENT OF SAID PUBLIC HIGHWAY OR STRUCTURES APPURTENANT THERETO.

That portion of Lot 7, Rancho Mission of San Diego, in the County of San Diego, State of California, according to Partition Map of said Rancho made in action of Juan Luco Et Al, vs. the Commercial Bank of San Diego, et al, and on file in the Office of the County Clerk, granted to David C. Huhn and Maryellen E. Huhn, Trustees of the David C. Huhn and Maryellen E. Huhn Family Trust dated June 14, 1978 by Grant Deed recorded in the Office of the County Recorder of San Diego County, State of California on May 28, 2015 as Document No. 2015-0270247, more particularly described as follows:

**COMMENCING** at a point on the East line of said Lot 7, being a point 25.00 feet South of the North line of said Lot 7 and being a point on the South line of a county road; thence continuing along said East line South 00°34'44" West 6.81 feet to the **TRUE POINT OF BEGINNING**; thence continuing along said East line South 00°34'44" West 6.11 feet; thence leaving said East line North 90°00'00" West 21.29 feet; thence North 00°00'00" East 13.09 feet to said South line; thence South 89°31'59" East 7.30 feet; thence leaving said South line, South 63°46'11" East 15.66 feet to the **TRUE POINT OF BEGINNING**.

THIS TEMPORARY CONSTRUCTION EASEMENT WILL BE IN EFFECT FOR SIX MONTHS BEGINNING UPON COMMENCEMENT OF CONSTRUCTION OF SAID PUBLIC HIGHWAY ON GRANTOR'S PROPERTY, AND MAY BE EXTENDED AS NEEDED, ON A MONTH - BY - MONTH BASIS THEREAFTER. IN ANY EVENT THIS EASEMENT WILL TERMINATE UPON THE DATE OF RECORDING OF THE "NOTICE OF COMPLETION" FOR THIS PROJECT.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said easements and right-of-way, including the right to take water, together with the right to use the same in such manner and at such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The Grantor, for itself and its successors and assigns, hereby waive any claim for any and all damages to Grantor's remaining property contiguous to the easements and right-of-way hereby conveyed by reason of (a) the severance of the remainder from the part taken; and (b) the construction and use of the public highway project for which the property is taken in the manner proposed by the County whether or not the damage is caused by a portion of the project located on the part taken.

**SEE EXHIBIT "A" ATTACHED HERETO CONSISTING OF TWO PAGES, FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.**

DAVID C. HUHN and MARYELLEN E. HUHN, Trustees of the DAVID C. HUHN AND MARYELLEN E. HUHN FAMILY TRUST dated June 14, 1978, as amended

Dated this 16 day of October, 2024

By: David C. Huhn  
Name (Print): David C. Huhn, Trustee

By: Maryellen E. Huhn  
Name (Print): Maryellen E. Huhn, Trustee

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 \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public,  
personally appeared \_\_\_\_\_

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: \_\_\_\_\_

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

*See attached*

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 )

ON October 16, 2024 BEFORE ME, ANNA BAILON, DEPUTY COUNTY CLERK OF THE COUNTY OF SAN DIEGO, PERSONALLY APPEARED David C. Huhn and Maryellen E. Huhn, 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 AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS INSTRUMENT.

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.

JORDAN Z. MARKS  
COUNTY ASSESSOR/RECORDER/COUNTY CLERK



BY: Anna Bailon  
ANNA BAILON, DEPUTY COUNTY CLERK






**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: 10/21/2024

  
\_\_\_\_\_  
Thomas J. McCabe, PLS  
Senior Land Surveyor  
Department of General Services  
County of San Diego



PORTION OF LOT 98  
GOODMAN ACRES  
COUNTY OF SAN DIEGO  
MAP NO. 1685

**HUMBERTO ULLOA & RAFAELA ULLOA,  
AS TRUSTEES OF THE ULLOA FAMILY  
TRUST DATED: 2/11/11**

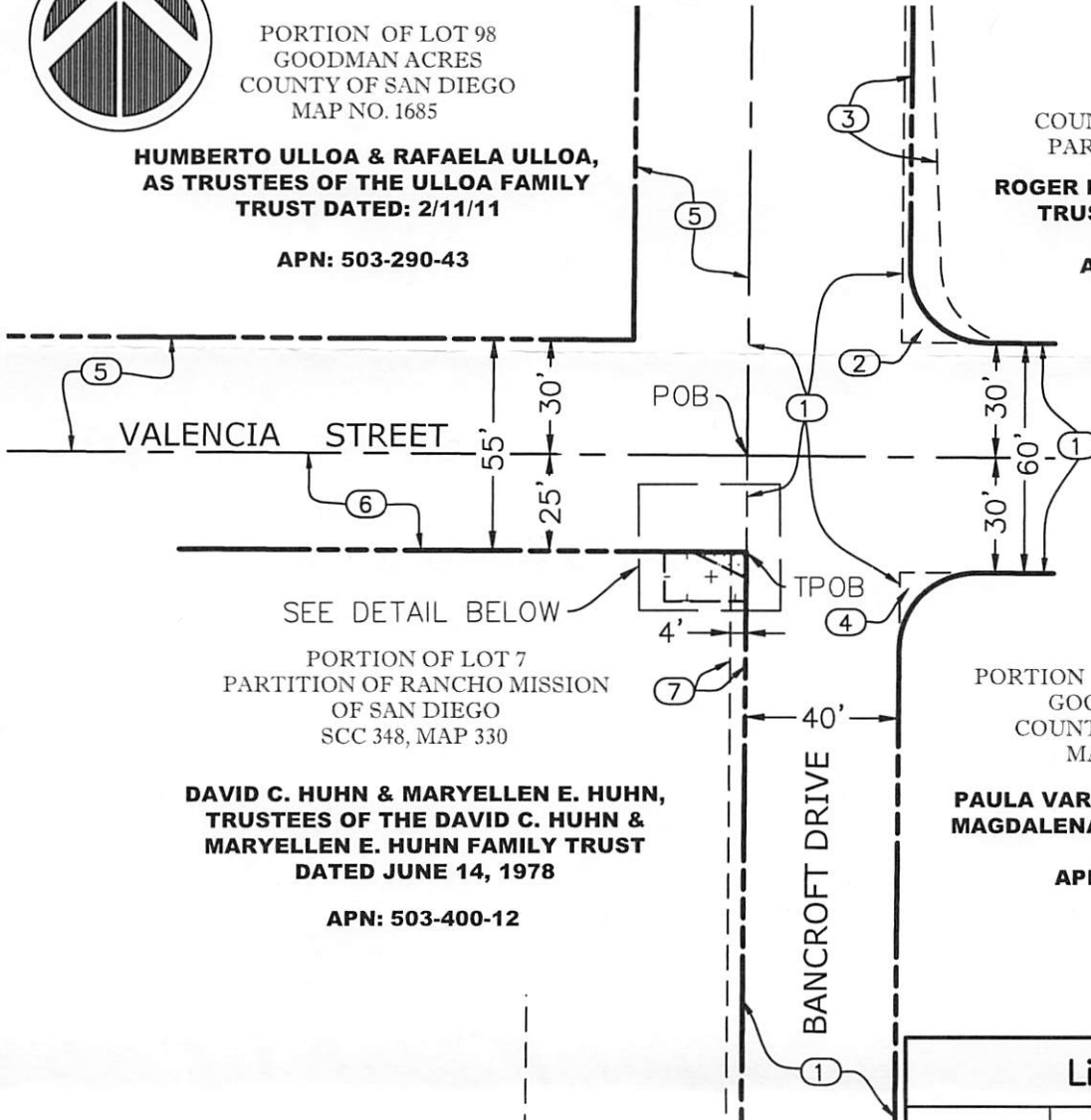
**APN: 503-290-43**

## EXHIBIT "A"

PARCEL 1  
COUNTY OF SAN DIEGO  
PARCEL MAP NO. 4054

**ROGER DRAPEAU REVOCABLE  
TRUST DATED 04-19-02**

**APN: 504-192-46**



SEE DETAIL BELOW

PORTION OF LOT 7  
PARTITION OF RANCHO MISSION  
OF SAN DIEGO  
SCC 348, MAP 330

**DAVID C. HUHN & MARYELLEN E. HUHN,  
TRUSTEES OF THE DAVID C. HUHN &  
MARYELLEN E. HUHN FAMILY TRUST  
DATED JUNE 14, 1978**

**APN: 503-400-12**

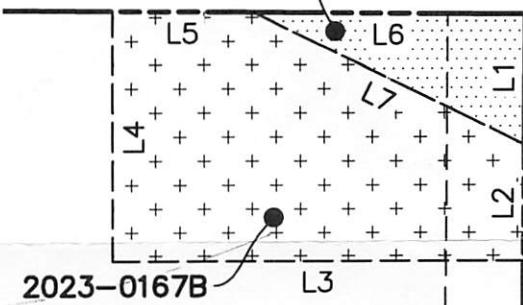
PORTION OF LOT 1, BLOCK "B"  
GOODMAN ACRES  
COUNTY OF SAN DIEGO  
MAP NO. 2001

**PAULA VARGAS DE ACEVEDO &  
MAGDALENA ACEVEDO VARGAS**

**APN: 504-192-01**

2023-0167A

TPOB



2023-0167B



**DETAIL  
SCALE: 1"=10"**

### Line Table

Line #	Length	Direction
L1	6.81'	S0°34'44"W
L2	6.11'	S0°34'44"W
L3	21.29'	N90°00'00"W
L4	13.09'	S0°00'00"E
L5	7.30'	S89°31'59"E
L6	14.12'	S89°31'59"E
L7	15.66'	N63°46'11"W

DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: AE/TM  
DRAWN BY: MP

DATE: 7/5/24  
SCALE: 1" = 50'

SHEET No. 2  
OF 2  
PARCEL No.

CO. HWY ESMT & TCE-BANCROFT DR & VALENCIA ST

2023-0167-A & B

## EXHIBIT "A"

### EXISTING EASEMENTS:

- ① PORTION OF BANCROFT DRIVE AND VALENCIA STREET DEDICATED TO AND ACCEPTED BY THE COUNTY OF SAN DIEGO, MAP NO. 2001, FILED 03/01/1927.
- ② 2'-WIDE STRIP TOGETHER WITH A 20' RADIUS CURVE EASEMENT FOR COUNTY HIGHWAY, TOGETHER WITH THE RIGHT TO EXTEND DRAINAGE STRUCTURES, EXCAVATION AND EMBANKMENT SLOPES, RECORDED 08/25/1975 AS FILE/PAGE NO. 75-227189 O.R.
- ③ IRREVOCABLE OFFER TO DEDICATE TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED 04/25/1975 AS FILE/PAGE NO. 75-227190 O.R.
- ④ A 20' RADIUS CURVE EASEMENT FOR COUNTY HIGHWAY, TOGETHER WITH THE RIGHT TO EXTEND DRAINAGE STRUCTURES, EXCAVATION AND EMBANKMENT SLOPES RECORDED 11/19/1993 AS DOC NO. 1993-0782029 O.R.
- ⑤ 30'-WIDE NORTH ONE HALF OF VALENCIA STREET AND A 30'-WIDE WEST ONE HALF OF BANCROFT DRIVE DEDICATED TO AND ACCEPTED BY THE COUNTY OF SAN DIEGO PER MAP NO. 1640, FILED 06/06/1914.
- ⑥ 25'-WIDE SOUTH ONE HALF OF A PORTION OF VALENCIA STREET SHOWN ON ROAD SURVEY NO. 607 IN THE COUNTY OF SAN DIEGO AND DATED MAY 1934. NO RECORD RIGHT-OF-WAY DOCUMENTS WERE FOUND WITHIN THIS AREA. THE FEE OWNERSHIP OF THIS 25'-WIDE STRIP IS UNKNOWN.
- ⑦ 4' PVT WATER PIPELINE EASEMENT GRANTED TO JOSEPH M. DOSS PER BOOK 4349, PAGE 9, RECORDED 1-21-1952, O.R.

### LEGEND:

- EXISTING RIGHT-OF-WAY
- ——— EXISTING PROPERTY BOUNDARY
- ..... PROPOSED ROAD EASEMENT  
CONTAINS 0.001 ACRES (48 SQUARE FEET), MORE OR LESS
- xxxxxx PROPOSED TEMPORARY CONSTRUCTION EASEMENT  
CONTAINS 0.005 ACRES (230 SQUARE FEET), MORE OR LESS

DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: AE/TM  
DRAWN BY: MP

DATE: 7/5/24  
SCALE: 1" = 40'

1 SHEET No. 2  
OF  
PARCEL No.

CO. HWY ESMT & TCE-BANCROFT DR & VALENCIA ST

2023-0167-A & B

MEMORANDUM FOR THE BOARD OF SUPERVISORS

RE: [Illegible]

DATE: [Illegible]

COSD CLERK OF THE BOARD  
2025 JUN 16 AM 10:40

**CHICAGO TITLE COMPANY  
COMMERCIAL DIVISION**

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

**DOC# 2025-0141744**



May 29, 2025 11:21 AM

OFFICIAL RECORDS

JORDAN Z. MARKS,

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

PAGES: 8

7795368

**SPACE ABOVE FOR RECORDER'S USE ONLY**

## **EASEMENT FOR COUNTY HIGHWAY**

**NO TRANSFER TAX DUE**

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 580-132-01

**Project: ADA Ramp FY 22-23 South**

**W.O. No.: 1025092-2023-0226**

**Work Task No.: WT - 567122**

**R.E.S. Parcel No.: 2023-0226-A**

**Log No.: N/A**

**KARLA B. DURAN ACOSTA and MICHELL RAYMUNDO SANCHEZ RODRIGUEZ, wife and  
husband and JUAN CARLOS DURAN LOPEZ and ROSALINDA A. DURAN, husband and  
wife, all as joint tenants**

hereinafter called **GRANTOR(S)**, for a valuable consideration, the receipt of which is hereby acknowledged, do(es)  
hereby grant, convey and dedicate to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of California,  
hereinafter called **GRANTEE**, the right-of-way and incidents thereto for a public highway upon, through, under, over  
and across that certain real property in the County of San Diego, State of California, described as follows:

**Parcel No. 2023-0226-A**

**(04-12-2024)**

**(MP:AE:TM)**

That portion of Lot 61 of Sweetwater Springs Ranch Unit No. 3 in the County of San Diego, State of California,  
according to Map thereof No. 4518, filed in the Office of the County Recorder of San Diego County April 20,  
1960, said portion being more particularly described as follows:

**BEGINNING** at a point on the Northwesterly right of way line of Fairhill Drive as dedicated on said Map No.  
4518, distant thereon North 33°27'25" East 3.33 feet from the beginning of a tangent 25.00 radius curve  
concave Northerly; thence Southwesterly along said Northwesterly line South 33°27'25" West 3.33 feet to the  
beginning of said tangent 25.00 foot radius curve; thence Westerly along the arc of said curve through a central  
angle of 117°50'23" a distance of 51.42 feet to the beginning of a compound 560.00 foot radius curve concave  
Northeasterly, being also the Northeasterly sideline of Whitestone Road as dedicated on said Map; thence  
Northwesterly along the arc of said curve through a central angle of 0°21'26" a distance of 3.49 feet, more or  
less, to the point of cusp of a tangent 27.00 foot radius curve concave Northerly and to which point a radial  
line bears South 61°39'14" West, which curve is also tangent to said Northwesterly line of Fairhill Drive; thence  
leaving said Northeasterly line Southeasterly, Easterly, and Northeasterly along the arc of said curve through  
a central angle of 118°11'49" a distance of 55.70 feet, more or less, to the **POINT OF BEGINNING**.

Madison Johnson  
CUSD BOARD OF SUPERVISORS  
2025 JUN 17 AM 8:26  
Office Assistant  
Central  
WPA mail

**CHICAGO TITLE COMPANY  
COMMERCIAL DIVISION**

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

**SPACE ABOVE FOR RECORDER'S USE ONLY**

## **EASEMENT FOR COUNTY HIGHWAY**

**NO TRANSFER TAX DUE**

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 580-132-01

**Project:** ADA Ramp FY 22-23 South

**W.O. No.:** 1025092-2023-0226

**Work Task No.:** WT - 567122

**R.E.S. Parcel No.:** 2023-0226-A

**Log No.:** N/A

**KARLA B. DURAN ACOSTA and MICHELL RAYMUNDO SANCHEZ RODRIGUEZ, wife and  
husband and JUAN CARLOS DURAN LOPEZ and ROSALINDA A. DURAN, husband and  
wife, all as joint tenants**

hereinafter called **GRANTOR(S)**, for a valuable consideration, the receipt of which is hereby acknowledged, do(es)  
hereby grant, convey and dedicate to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of California,  
hereinafter called **GRANTEE**, the right-of-way and incidents thereto for a public highway upon, through, under, over  
and across that certain real property in the County of San Diego, State of California, described as follows:

**Parcel No. 2023-0226-A**

**(04-12-2024)**

**(MP:AE:TM)**

That portion of Lot 61 of Sweetwater Springs Ranch Unit No. 3 in the County of San Diego, State of California,  
according to Map thereof No. 4518, filed in the Office of the County Recorder of San Diego County April 20,  
1960, said portion being more particularly described as follows:

**BEGINNING** at a point on the Northwestern right of way line of Fairhill Drive as dedicated on said Map No.  
4518, distant thereon North 33°27'25" East 3.33 feet from the beginning of a tangent 25.00 radius curve  
concave Northerly; thence Southwesterly along said Northwestern line South 33°27'25" West 3.33 feet to the  
beginning of said tangent 25.00 foot radius curve; thence Westerly along the arc of said curve through a central  
angle of 117°50'23" a distance of 51.42 feet to the beginning of a compound 560.00 foot radius curve concave  
Northeasterly, being also the Northeasterly sideline of Whitestone Road as dedicated on said Map; thence  
Northwesterly along the arc of said curve through a central angle of 0°21'26" a distance of 3.49 feet, more or  
less, to the point of cusp of a tangent 27.00 foot radius curve concave Northerly and to which point a radial  
line bears South 61°39'14" West, which curve is also tangent to said Northwesterly line of Fairhill Drive; thence  
leaving said Northeasterly line Southeasterly, Easterly, and Northeasterly along the arc of said curve through  
a central angle of 118°11'49" a distance of 55.70 feet, more or less, to the **POINT OF BEGINNING**.



The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said easements and right-of-way, including the right to take water, together with the right to use the same in such manner and at such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The Grantor, for itself and its successors and assigns, hereby waive any claim for any and all damages to Grantor's remaining property contiguous to the easements and right-of-way hereby conveyed by reason of (a) the severance of the remainder from the part taken; and (b) the construction and use of the public highway project for which the property is taken in the manner proposed by the County whether or not the damage is caused by a portion of the project located on the part taken.

**SEE EXHIBIT "A" ATTACHED HERETO CONSISTING OF TWO PAGES, FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.**

Dated this 5<sup>th</sup> day of October, 2024

**KARLA B. DURAN ACOSTA and MICHELL RAYMUNDO SANCHEZ RODRIGUEZ, wife and husband and JUAN CARLOS DURAN LOPEZ and ROSALINDA A. DURAN, husband and wife, all as joint tenants**

Signature: Karla Duran  
Name: Karla B. Duran Acosta

Signature: Michell Raymundo Sanchez Rodriguez  
Name: Michell Raymundo Sanchez Rodriguez

Signature: Juan Duran  
Name: Juan Carlos Duran Lopez

Signature: Rosalinda Duran  
Name: Rosalinda A. Duran

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 \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On \_\_\_\_\_ before me, \_\_\_\_\_  
\_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

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: \_\_\_\_\_

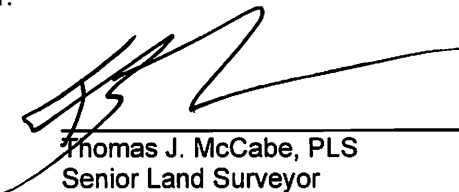
**FOR NOTARY SEAL OR STAMP**

*See attached*

**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: \_\_\_\_\_

10-21-2024  
\_\_\_\_\_  
Thomas J. McCabe, PLS  
Senior Land Surveyor  
Department of General Services  
County of San Diego

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 )

ON October 5, 20 24 BEFORE ME, ANNA BAILON, DEPUTY COUNTY CLERK OF THE COUNTY OF SAN DIEGO, PERSONALLY APPEARED Karla B. Duran Acosta, and Michell Raymundo Sanchez Rodriguez, 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 AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS INSTRUMENT.

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.

JORDAN Z. MARKS  
COUNTY ASSESSOR/RECORDER/COUNTY CLERK



BY: Anna Bailon  
ANNA BAILON, DEPUTY COUNTY CLERK



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 )

ON October 5, 2024 BEFORE ME, ANNA BAILON, DEPUTY COUNTY CLERK OF THE COUNTY OF SAN DIEGO, PERSONALLY APPEARED Juan Carlos Duran Lopez and Rosalinda A. Duran, 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 AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS INSTRUMENT.

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.

JORDAN Z. MARKS  
COUNTY ASSESSOR/RECORDER/COUNTY CLERK

BY: Anna Bailon  
ANNA BAILON, DEPUTY COUNTY CLERK




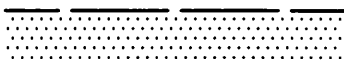


# EXHIBIT "A"

## EXISTING EASEMENTS:

- ① 80'-WIDE PORTION OF WHITESTONE ROAD AND 60'-WIDE PORTION OF FAIRHILL DRIVE DEDICATED TO AND ACCEPTED BY THE COUNTY OF SAN DIEGO PER MAP NO. 4518, FILED 4/20/1960.

## LEGEND:

	EXISTING RIGHT-OF-WAY
	EASEMENT FOR PUBLIC HIGHWAY CONTAINS 0.002 ACRES (66 SQ FT), MORE OR LESS

Line Table		
Line #	Length	Direction
L1	3.33'	S33°27'25"W

Curve Table			
Curve #	Length	Radius	Delta
C1	55.70'	27.00'	118°11'49"
C2	51.42'	25.00'	117°50'23"
C3	3.49'	560.00'	0°21'26"

DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: AE/TM  
DRAWN BY: MP

DATE: 7/5/24  
SCALE: 1" = 40'

1 SHEET No. 2  
OF  
PARCEL No.

CO. HWY EASEMENT - WHITESTONE RD. & FAIRHILL DR.

2023-0226-A



# EXHIBIT "A"



LOT 61  
SWEETWATER SPRINGS  
RANCH  
UNIT NO. 3  
MAP NO. 4518

**K.B.D. ACOSTA &  
M.R.S. RODRIGUEZ,  
ET AL**

APN:  
**580-132-01**

SEE DETAIL  
BELOW

C3 C1 L1  
C2

LOT 98  
SWEETWATER  
SPRINGS RANCH  
UNIT NO. 3  
MAP NO. 4518

**KEITH & JANE  
HADFIELD TRUST**

APN: 580-131-07

LOT 60  
SWEETWATER SPRINGS RANCH  
UNIT NO. 3  
MAP NO. 4518

**ROBERT W. &  
SANDY M.  
DEVEREAUX**

APN: 580-133-03

WHITESTONE ROAD



DETAIL  
SCALE: 1"=20"

LOT 61  
SWEETWATER SPRINGS RANCH  
UNIT NO. 3  
MAP NO. 4518

**K.B.D. ACOSTA & M.R.S.  
RODRIGUEZ, ET AL**

APN: 580-132-01

WHITESTONE ROAD

S61°39'14"W(R)

C3

POB

S56°32'35"E(R)

L1

C1

C2

2023-0226A

FAIRHILL DRIVE

DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: AE/TM  
DRAWN BY: MP

DATE: 7/5/24  
SCALE: 1" = 50'

2 SHEET No. 2  
OF  
PARCEL No.

CO. HWY EASEMENT - WHITESTONE RD. & FAIRHILL DR.

2023-0226-A

COSD CLERK OF THE BOARD  
2025 JUN 16 AM 10:39

**WHEN RECORDED, PLEASE RETURN  
THIS INSTRUMENT TO:**

**(MAIL STATION A46)**

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

DOC# 2025-0174494



Jul 01 2025 09:30 AM

OFFICIAL RECORDS  
JORDAN Z. MARKS,

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

PAGES: 6

SPACE ABOVE FOR RECORDER'S USE ONLY

## IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY

**NO TRANSFER TAX DUE**

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.:  
403-380-42, 45 & 46

**Project:** PDS2018-STP-18-012 TEXACO  
TRAVERN ROAD

**W.O. No.:** Manded 1023564-2020-0153

**Work Task No.:** WT- 4475479

**R.E.S. Parcel No.:** 2020-0153-A

**Log No.:** E20-035

### **Tavern Road Texaco, LLC, a California Limited Liability Company**

hereinafter designated **GRANTOR**, represents that it is the owner of the hereinafter described real property, and for a valuable consideration, the receipt of which is hereby acknowledged, hereby makes an Irrevocable Offer of Dedication to the COUNTY OF SAN DIEGO, a Political Subdivision of the State of California herein designated **GRANTEE**, its successors and assigns, the hereinafter described real property for the following public purpose:

### **PUBLIC HIGHWAY**

The real property referred to herein and made subject to said Offer of Dedication is situated in the unincorporated area of the County of San Diego, State of California, and is particularly described as follows:

**Parcel No. 2020-0153-A**

**(09/13/24)**

**(ENG:WAR:GWM)**

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 28, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, AS DESCRIBED IN A GRANT DEED FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON APRIL 11, 2002, AS DOC. # 2002-0303002 OF OFFICIAL RECORDS TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, AS DESCRIBED IN A GRANT DEED FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON SEPTEMBER 08, 2015, AS DOC. # 2015-0474288 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.

**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

SPACE ABOVE FOR RECORDER'S USE ONLY

## IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY

**NO TRANSFER TAX DUE**

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.:  
403-380-42, 45 & 46

Project: PDS2018-STP-18-012 TEXACO  
TRAVERN ROAD

W.O. No.: Manded 1023564-2020-0153

Work Task No.: WT- 4475479

R.E.S. Parcel No.: 2020-0153-A

Log No.: E20-035

**Tavern Road Texaco, LLC, a California Limited Liability Company**

hereinafter designated **GRANTOR**, represents that it is the owner of the hereinafter described real property, and for a valuable consideration, the receipt of which is hereby acknowledged, hereby makes an Irrevocable Offer of Dedication to the COUNTY OF SAN DIEGO, a Political Subdivision of the State of California herein designated **GRANTEE**, its successors and assigns, the hereinafter described real property for the following public purpose:

**PUBLIC HIGHWAY**

The real property referred to herein and made subject to said Offer of Dedication is situated in the unincorporated area of the County of San Diego, State of California, and is particularly described as follows:

**Parcel No. 2020-0153-A**

(09/13/24)

(ENG:WAR:GWM)

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 28, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, AS DESCRIBED IN A GRANT DEED FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON APRIL 11, 2002, AS DOC. # 2002-0303002 OF OFFICIAL RECORDS TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, AS DESCRIBED IN A GRANT DEED FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON SEPTEMBER 08, 2015, AS DOC. # 2015-0474288 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.

The Grantor hereby further offers to the Grantee the privilege and right to extend drainage structures, excavation and embankment slopes beyond the limits of the herein described right-of-way where required for the construction and maintenance of said Public Highway. RESERVING unto Grantor of the above described parcel of land, its successors, or assigns, the right to eliminate such slopes and/or drainage structures or portions thereof, when in the written opinion of the County and/or District Engineer of Grantee, the necessity therefore is removed by substituting other protection, support and/or drainage facility, provided such substitution is first approved in writing by said Engineer(s).

The Grantor hereby further offers to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such manner and at such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The Grantor, for itself and its successors and assigns, hereby waives any claim for any and all damages to Grantor's remaining property contiguous to the easements and right-of-way hereby conveyed by reason of (a) the severance of the remainder from the part taken; and (b) the construction and use of the public highway project for which the property is taken in the manner proposed by the County whether or not the damage is caused by a portion of the project located on the part taken.

This Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California and may be accepted at any time by the city council of the city within which such real property is located at the time of acceptance or, if located in the unincorporated territory, by the Board of Supervisors of the County of San Diego.

This Offer of Dedication may be terminated and the right to accept the offer may be abandoned in accordance with the summary vacation procedures in Section 8300 et seq. of the Streets and Highways Code of the State of California. The termination and abandonment may be made by the city council of the city in which the real property is located, or if located in unincorporated territory, by the Board of Supervisors of San Diego County.

This Offer of Dedication shall be irrevocable and shall be binding on the Grantor(s), heirs, executors, administrators, successors, and assigns.

Executed this 26<sup>th</sup> day of June, 20 25.

**Tavern Road Texaco, LLC, a California Limited Liability Company**

By: [Signature]  
**Tony Shores, 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 June 26 2025 before me, Christina M. Filippone - Notary Public, a Notary Public,  
personally appeared Tony Shores

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)

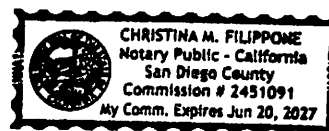
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

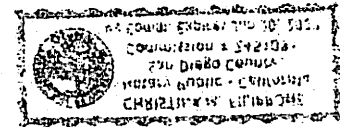
Signature: [Signature]

Christina M. Filippone

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



Office of the Librarian



Handwritten notes and signatures, including "J. H. ...".

Handwritten notes, including "J. H. ...".

Handwritten notes, including "J. H. ...".

Handwritten notes, including "J. H. ...".

Handwritten notes and signatures, including "J. H. ...".

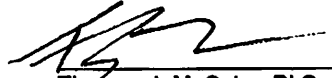
Handwritten notes and signatures, including "J. H. ...".

Handwritten notes and signatures, including "J. H. ...".

**CERTIFICATE OF ACKNOWLEDGMENT**

I certify on behalf of the Board of Supervisors of the County of San Diego pursuant to authority conferred by Resolution No. 12-159 of said Board adopted on **October 10, 2012 (08)**, that the County of San Diego consents to the making of the foregoing Irrevocable Offer to dedicate real property and consents to recordation thereof of its duly authorized officer.

Dated: 6/17/2025

  
\_\_\_\_\_  
Thomas J. McCabe, PLS  
Senior Land Surveyor  
Department of General Services  
County of San Diego



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**IRREVOCABLE OFFER OF DEDICATION FOR STREET PURPOSES**

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS DESCRIBED IN DEEDS TO TAVERN ROAD TEXACO, LLC A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON SEPTEMBER 8, 2015 AS GRANT DEED DOCUMENT NO. 2015-0474288, AND PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 28, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT AS DESCRIBED IN DOCUMENT NO. 2002-0303002, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 19.00 FOOT STRIP OF LAND CONTIGUOUS WITH AND SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF TAVERN ROAD AS DEPICTED ON CALTRANS RIGHT OF WAY MAP AS FEDERAL PROJECT NO. I-008-1 (23) 27 L.O. 14670 DATED AUGUST 18, 1965.

**EXCEPTING** THOSE PORTIONS LYING WITHIN THOSE CERTAIN EASEMENTS FOR COUNTY HIGHWAY RECORDED IN THE OFFICE OF SAID COUNTY ON AUGUST 6, 1999, AS DOCUMENT NO. 1999-0545490 OF OFFICIAL RECORDS AND FILED ON JULY 24, 1969, AS FILE/PAGE NO. 134079, BOTH OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY.

THE SIDELINES OF ALL STRIPS DESCRIBED ABOVE SHALL BE LENGTHENED OR SHORTENED AS NECESSARY IN ORDER TO CONFORM TO THE LIMITS OF THE SUBJECT PROPERTY.

TOTAL RIGHT OF WAY DEDICATION AREA: 6,245 SF (0.14 ACRE) MORE OR LESS.

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

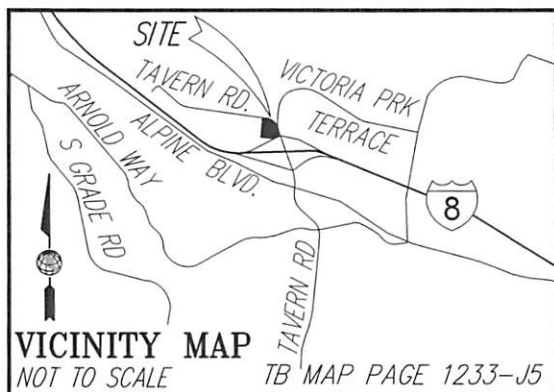
PREPARED BY:

**OMEGA ENGINEERING CONSULTANTS, INC.**







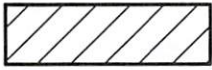
  
SEAN M. SAVAGE  
LS 9109

6/26/2025  
DATE



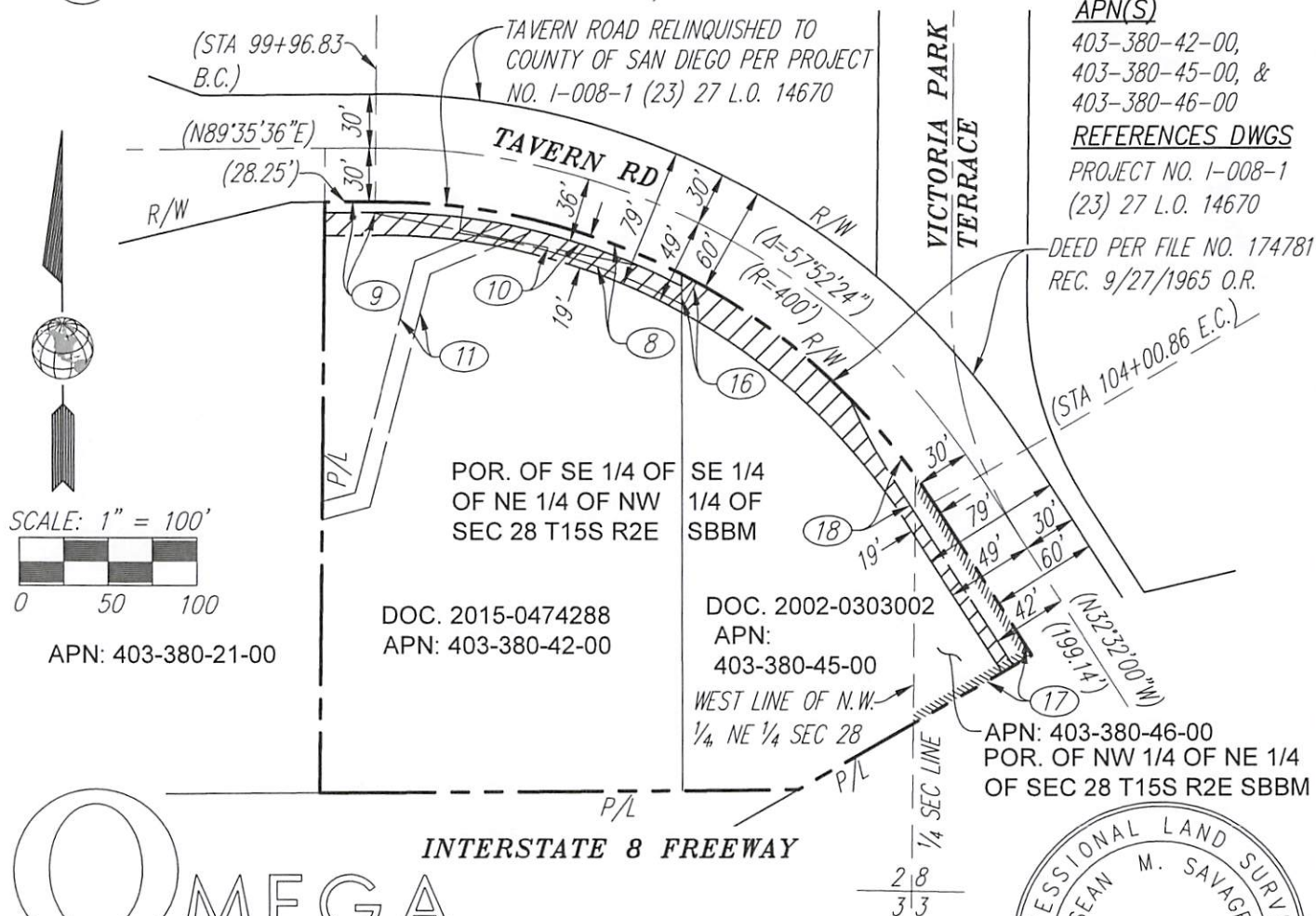


LEGEND:

	EXISTING BOUNDARY LINE
	RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	EXISTING STREET CENTERLINE
	EXISTING PROPERTY LINE
	RANGE LINE
	INDICATES IRREVOCABLE OFFER OF DEDICATION FOR ROAD PURPOSES [AREA = 6,245 SF (0.14 A.C.)]
I.O.D.	IRREVOCABLE OFFER TO DEDICATE
( )	DENOTES RECORD DATA PER PROJECT NO. 1-008-1 (23) 27 L.O. 14670

## EASEMENTS

- (8) (16) EASEMENT FOR HIGHWAY SLOPE PURPOSES RECORDED APRIL 12, 1966 AS INSTRUMENT NO. 60769 OF O.R.  
(9) EASEMENT FOR COUNTY HIGHWAY RECORDED AUGUST 6, 1999 AS INSTRUMENT NO. 1999-0545490 OF O.R.  
(10) EASEMENT FOR CLEAR SPACE RECORDED AUGUST 6, 1999 AS INSTRUMENT NO. 1999-0545491 OF O.R.  
(11) EASEMENT FOR FLOOD DRAINAGE RECORDED AUGUST 6, 1999 AS INSTRUMENT NO. 1999-0545492 OF O.R.  
(17) ABUTTER'S RIGHTS OF INGRESS AND EGRESS RECORDED JULY 10, 1967 AS INSTRUMENT NO. 99579 AND  
DECEMBER 31, 1968, AS INSTRUMENT NO. 229387, BOTH OF O.R.  
(18) EASEMENT FOR COUNTY HIGHWAY RECORDED JULY 24, 1969 AS INSTRUMENT NO. 134079 OF O.R.



**Ω** *INT* **MEGA**  
**ENGINEERING CONSULTANTS**

4320 VIEWRIDGE AVE. SUITE C  
SAN DIEGO, CA 92123  
PH: (858) 634-8620 FAX: (858)-634-8627

SEAN M. SAVAGE, PLS 9109 DATE 6/26/2023

