

DOC# 2026-0002789



Jan 06, 2026 11:05 AM

OFFICIAL RECORDS
JORDAN Z. MARKS,

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

PAGES: 3

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

AVIGATION EASEMENT

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 282-141-21

Project: POS2025-RESACC-000729
2108 LA BREA STREET

W.O. No.: Manded 1027512-2025-0176

Work Task No.: WT - 6448956

R.E.S. Parcel No.: 2025-0176-A

Log No.: E25-080

Luis Ricardo Parra and Grace Lynn Parra, husband and wife as community property

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. 2025-0176-A

(12-16-2025)

(GWM)

THAT PORTION OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN RANCHO SANTA MARIA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 863, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 25, 1900, (SAID SECTION DESIGNATION HAVING REFERENCE TO AN EXTENSION OF THE UNITED STATES SYSTEM OF SURVEY OVER SAID RANCHO, MADE BY O.N. SANFORD, C.E. IN MAY 1884), AS DESCRIBED IN A GRANT DEED FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER OF SAN DIEGO ON DECEMBER 21, 2023, AS DOC# 2023-0350716 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.

MAIL ROOM

1/11/22

COSD CLERK OF THE BOARD

2025 JAN 12 AM 11:22

OFFICE
ASST

Carla Penney

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 20th day of December, 20 25.

Luis Ricardo Parra and Grace Lynn Parra, husband and wife as community property

BY: [Signature]
Luis Ricardo Parra

BY: [Signature]
Grace Lynn Parra

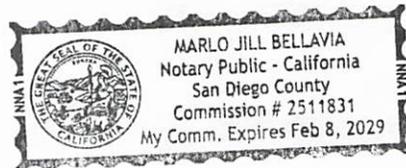
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California }
COUNTY OF San Diego } SS

On December 20, 2025 before me, Marlo Jill Bellavia, a Notary Public, personally appeared Luis Ricardo Parra and Grace Lynn Parra

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.

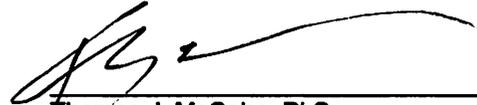
WITNESS my hand and official seal.

Signature: [Signature]
Marlo Jill Bellavia
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: 11/6/2025



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

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

DOC# 2025-0353516



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

Dec 16, 2025 08:58 AM

OFFICIAL RECORDS
JORDAN Z. MARKS,

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

PAGES: 7

96715

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.: 287-123-32

Project: FY 23-24 ADA Ramps (East)

Work Task No.: WT - 4892616
R.E.S. Parcel No.: 2024-0048-A1-A2-B

RANCHO SAN VICENTE ASSOCIATION, a California nonprofit mutual benefit corporation

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. 2024-0048-A1

(01/22/2025)

(TM:DR:CS)

THAT PORTION OF LOT 270, ALSO KNOWN AS PRAIRIE MILE ROAD, A 40-FOOT-WIDE PRIVATE ROAD AS SHOWN ON MAP NO. 13817, FILED IN THE OFFICE OF THE COUNTY RECORDER IN SAN DIEGO COUNTY, STATE OF CALIFORNIA, LYING WESTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF VISTA RAMONA ROAD AND PRAIRIE MILE ROAD AS SHOWN ON SAID MAP, THENCE NORTHERLY ALONG THE CENTERLINE OF SAID PRAIRIE MILE ROAD, NORTH 2°49'17" WEST, A DISTANCE OF 30.02 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF SAID VISTA RAMONA ROAD; THENCE WESTERLY ALONG SAID LINE, SOUTH 85°00'29" WEST, A DISTANCE OF 12.99 FEET, TO THE **TRUE POINT OF BEGINNING**; THENCE DEPARTING SAID NORTHERLY LINE, NORTH 2°50'40" WEST, A DISTANCE OF 18.65 FEET; THENCE SOUTH 87°36'01" WEST, A DISTANCE OF 7.73 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT AND THE **POINT OF TERMINUS**.

[Faint, illegible text from a document, possibly a letter or report, covering most of the page.]

COSD CLERK OF THE BOARD
2026 JAN 12 AM 11:22

Handwritten notes:
I have
imposed
COSYDMM

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

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EASEMENT FOR COUNTY HIGHWAY

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Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 287-123-32

Project: FY 23-24 ADA Ramps (East)

Work Task No.: WT - 4892616
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Parcel No. 2024-0048-A1

(01/22/2025)

(TM:DR:CS)

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BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF VISTA RAMONA ROAD AND PRAIRIE MILE ROAD AS SHOWN ON SAID MAP, THENCE NORTHERLY ALONG THE CENTERLINE OF SAID PRAIRIE MILE ROAD, NORTH 2°49'17" WEST, A DISTANCE OF 30.02 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF SAID VISTA RAMONA ROAD; THENCE WESTERLY ALONG SAID LINE, SOUTH 85°00'29" WEST, A DISTANCE OF 12.99 FEET, TO THE **TRUE POINT OF BEGINNING**; THENCE DEPARTING SAID NORTHERLY LINE, NORTH 2°50'40" WEST, A DISTANCE OF 18.65 FEET; THENCE SOUTH 87°36'01" WEST, A DISTANCE OF 7.73 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT AND THE **POINT OF TERMINUS**.

Parcel No. 2024-0048-A2

(01/22/2025)

(TM:DR:CS)

THAT PORTION OF LOT 270, ALSO KNOWN AS PRAIRIE MILE ROAD (PRIVATE) AS SHOWN ON MAP NO. 13817, FILED IN THE OFFICE OF THE COUNTY RECORDER IN SAN DIEGO COUNTY, STATE OF CALIFORNIA, LYING EASTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF VISTA RAMONA ROAD AND PRAIRIE MILE ROAD AS SHOWN ON SAID MAP, THENCE NORTHERLY ALONG THE CENTERLINE OF SAID PRAIRIE MILE ROAD, NORTH 2°49'17" WEST, A DISTANCE OF 30.02 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF SAID VISTA RAMONA ROAD; THENCE ALONG SAID LINE NORTH 85°00'03" WEST, A DISTANCE OF 12.99 FEET, TO THE **TRUE POINT OF BEGINNING**; THENCE DEPARTING SAID LINE, NORTH 1°58'08" WEST, A DISTANCE OF 9.79 FEET; THENCE NORTH 88°01'52" EAST, A DISTANCE OF 4.11 FEET; THENCE NORTH 64°30'54" EAST, A DISTANCE OF 6.90 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT AND THE **POINT OF TERMINUS**.

Parcel No. 2024-0048-B

(01/22/2025)

(TM:DR:CS)

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 VISTA RAMONA ROAD, 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 270, ALSO KNOWN AS PRAIRIE MILE ROAD (PRIVATE) AS SHOWN ON MAP NO. 13817, FILED IN THE OFFICE OF THE COUNTY RECORDER IN SAN DIEGO COUNTY, STATE OF CALIFORNIA, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF VISTA RAMONA ROAD AND PRAIRIE MILE ROAD AS SHOWN ON SAID MAP, THENCE NORTHERLY ALONG THE CENTERLINE OF SAID PRAIRIE MILE ROAD, NORTH 2°49'17" WEST, A DISTANCE OF 53.65 FEET, THENCE DEPARTING SAID CENTERLINE SOUTH 87°21'27" WEST, 20.00 FEET TO THE WESTERLY LINE OF SAID LOT AND THE **TRUE POINT OF BEGINNING**; THENCE RETRACING NORTH 87°21'27" EAST, 40.35 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT AND THE **POINT OF TERMINUS**.

EXCEPTING THEREFROM those portions lying within **Parcel No. 2024-0048-A1** and **2024-0048-A2** hereinabove described.

CONTAINING 783 SQUARE FEET, MORE OR LESS.

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 the County of San Diego the privilege and right to extend drainage structures and excavation and embankment slopes beyond the limits of the herein described right-of-way where required for the construction and maintenance of said County Highway. RESERVING unto Grantor of the above described parcel of land, his/her/their successors or assigns, the right to modify 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 the Engineer(s).

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 ONE (1) PAGE, FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.

Dated this 4TH day of NOVEMBER, 2025.

RANCHO SAN VICENTE ASSOCIATION, a California nonprofit mutual benefit corporation

By: [Signature]
Name (Print): RANDALL WAITMAN
Title (Print): PRESIDENT

By: _____
Name (Print): _____
Title (Print): _____

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

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

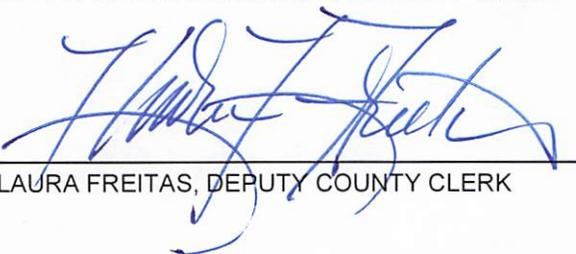
ON 11/4, 2025, BEFORE ME, LAURA FREITAS, DEPUTY COUNTY CLERK OF THE COUNTY OF SAN DIEGO, PERSONALLY APPEARED
RANDALL WAITMAN

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 THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED 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

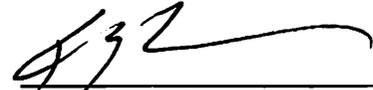
BY: 
LAURA FREITAS, DEPUTY COUNTY CLERK



CERTIFICATE OF ACCEPTANCE

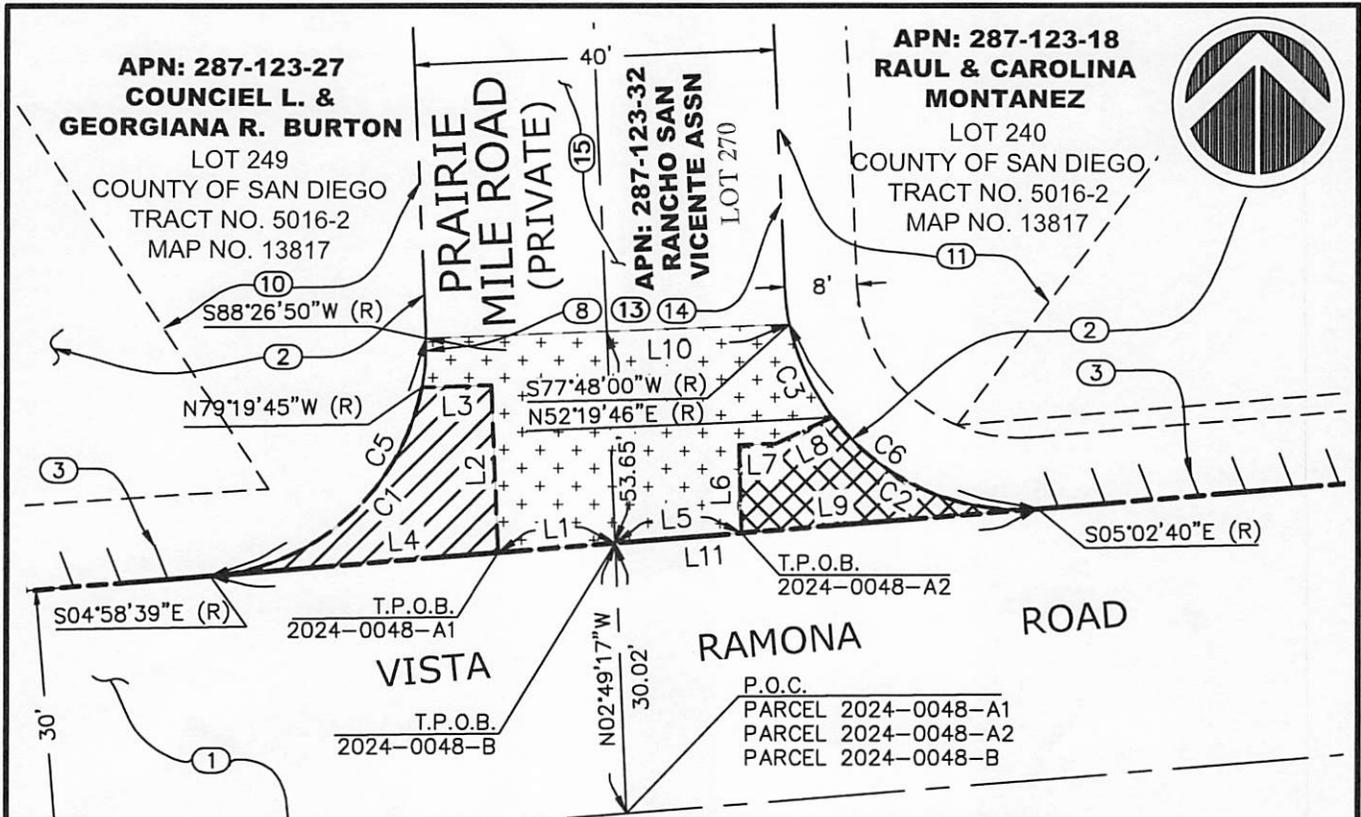
This is to certify that the interest in real property conveyed by the foregoing deed or grant to the **County of San Diego**, a political subdivision, is hereby accepted on behalf of the Board of Supervisors of said County of San Diego pursuant to authority conferred by Resolution No. 12-159 of said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

Dated: 11-10-2025



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

EXHIBIT "A"



EXISTING EASEMENTS:

- ① 60'-WIDE PUBLIC HIGHWAY GRANTED TO AND ACCEPTED BY THE COUNTY OF SAN DIEGO PER MAP NO. 13817 FILED 7/1/1999.
- ② 161'-WIDE NOISE PROTECTION EASEMENT GRANTED TO AND ACCEPTED BY THE COUNTY OF SAN DIEGO PER MAP NO. 18817 FILED 7/1/1999.
- ③ ACCESS RIGHTS WAIVED AND RELINQUISHED PER MAP NO. 13817 FILED 7/1/1999.
- ⑩ PRIVATE SLOPE MAINTENANCE EASEMENT TO RANCHO SAN VICENTE ASSOC. PER DOCUMENT RECORDED 9/23/2004 AS INST. NO. 2004-0801308.
- ⑪ PRIVATE SLOPE MAINTENANCE EASEMENT TO RANCHO SAN VICENTE ASSOC. PER DOCUMENT RECORDED 9/23/2004 AS INST. NO. 2004-0801315.
- ⑬ 8' WIDE AND BLANKET OVER LOTS 266, 269, & 270 PUBLIC UTILITY EASEMENT TO SAN DIEGO GAS & ELECTRIC PER DOCUMENT RECORDED 2/20/2001 AS INST. NO. 2001-0093623 AND BLANKET EASEMENTS OVER LOTS 268, 269, & 270 PER DOCUMENT RECORDED 10/24/2000 AS INST. NO. 2000-0572830.

LINE DATA TABLE

	BEARING	DISTANCE
L1	N85°00'29"E	12.99'
L2	N02°50'40"W	18.65'
L3	S87°36'01"W	7.73'
L4	S85°00'29"W	32.06'
L5	N85°00'29"E	14.03'
L6	N01°58'09"W	9.79'
L7	N88°01'52"E	4.11'
L8	N64°30'54"E	6.92'
L9	S85°00'29"W	33.01'
L10	S87°21'27"W	40.35'
L11	S85°00'29"W	92.10'

CURVE DATA TABLE

	RADIUS	DELTA	LENGTH
C1	26.00	74°21'07"	33.74'
C2	26.00	57°22'26"	26.03'
C3	26.00	25°30'45"	11.58'
C4	26.00	12°11'35"	5.53'
C5	26.00	86°32'45"	39.27'
C6	26.00	82°52'48"	37.61'

LEGEND:

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING CENTERLINE
- PROPOSED ROAD EASEMENT
CONTAINS: 0.006 AC.
(263 S.F.) -- PAR. 2024-0048-A1
- PROPOSED ROAD EASEMENT
CONTAINS: 0.004 AC.
(189 S.F.) -- PAR. 2024-0048-A2
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT CONTAINS:
0.018 AC. (783 S.F.) -- PAR. 2024-0048-B

DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES
COUNTY OF SAN DIEGO

APPROVED BY: TM
DRAWN BY: CS

DATE: 01/08/2025
SCALE: 1" = 20'

1 SHEET No. 1
OF 1
PARCEL No.

ROAD EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT
VISTA RAMONA ROAD AT PRAIRIE MILE ROAD

2024-0048-A1-A2
2024-0048-B

**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

DOC# 2025-0336343



Nov 26, 2025 11:49 AM

OFFICIAL RECORDS
JORDAN Z. MARKS,

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

PAGES: 6

**WHEN RECORDED, PLEASE RETURN
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(MAIL STATION A45)

06753

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

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

(The County of San Diego is exempt from document transfer tax per GC27383
and SB 2 per GC27388.1, Conveyance to a Government Agency)

R & T Code 11922 Going to a Government Agency

Assessor's Parcel No: Por. 103-233-23

Project: Fallbrook Acquisition
W.T.: 4839808
Parcel No.: 2024-0133-A
Fund: N/A

For a valuable consideration, the receipt of which is hereby acknowledged,

**NORTH COUNTY FIRE PROTECTION DISTRICT, Successor In Interest to Fallbrook Fire Protection District
and Fallbrook Local Fire District**

Do(es) hereby GRANT in FEE to the COUNTY OF SAN DIEGO, a political subdivision of the State of California,
all that real property in the County of San Diego, State of California described as follows:

PARCEL NO. 2024-0133-A

(04.08.2025)

(TJM:WAR)

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 4 WEST, SAN
BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL
PLAN THEREOF MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO, CONSISTING OF
2 PAGES, AND MADE A PART HEREOF, AND DEPICTED ON EXHIBIT "B" ATTACHED HERETO, CONSISTING
OF 1 PAGES, FOR ILLUSTRATIVE PURPOSES ONLY.

ALSO TOGETHER WITH all tenements, hereditaments, water and other rights, easements and appurtenances
thereunto belonging or appertaining, and all of Grantor's right, title and interest, if any, in and to any alleys, streets,
ways, strips or gores or railroad rights-of-way abutting, adjoining or appurtenant to said land and in any means of
ingress or egress appurtenant thereto.

Subject to restrictions, reservations, and easements of record.

MADISON PERMAN
OFFICE ASSISTANT
CONFIDENTIAL
IN PERSON

OSBD CLERK OF THE BOARD
2025 JAN 20 PM 12:41

**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

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(MAIL STATION A45)

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San Diego County Administration Center
1600 Pacific Highway
San Diego, California 92101

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GRANT DEED

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

(The County of San Diego is exempt from document transfer tax per GC27383
and SB 2 per GC27388.1, Conveyance to a Government Agency)

R & T Code 11922 Going to a Government Agency

Assessor's Parcel No: Por. 103-233-23

Project: Fallbrook Acquisition

W.T.: 4839606

Parcel No.: 2024-0133-A

Fund: N/A

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and Fallbrook Local Fire District**

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PARCEL NO. 2024-0133-A

(04.08.2025)

(TJM:WAR)

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 4 WEST, SAN
BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA; ACCORDING TO OFFICIAL
PLAN THEREOF MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO, CONSISTING OF
2 PAGES, AND MADE A PART HEREOF, AND DEPICTED ON EXHIBIT "B" ATTACHED HERETO, CONSISTING
OF 1 PAGES, FOR ILLUSTRATIVE PURPOSES ONLY.

ALSO TOGETHER WITH all tenements, hereditaments, water and other rights, easements and appurtenances
thereunto belonging or appertaining, and all of Grantor's right, title and interest, if any, in and to any alleys, streets,
ways, strips or gores or railroad rights-of-way abutting, adjoining or appurtenant to said land and in any means of
ingress or egress appurtenant thereto.

Subject to restrictions, reservations, and easements of record.

Dated this 4th day of November, 2025.

**NORTH COUNTY FIRE PROTECTION DISTRICT,
Successor in Interest to Fallbrook Fire Protection District
and Fallbrook Local Fire District**

BY: *Keith McReynolds*
Keith McReynolds
Fire Chief

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 11/04/2025 before me *Carrie LaPan*, a Notary Public,
personally appeared *Keith McReynolds*

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)



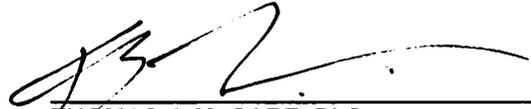
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature: *Carrie LaPan*
Carrie LaPan
Name (typed or printed), Notary Public in and for said County and State

CERTIFICATE OF ACCEPTANCE

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

Dated: 10/23/2025



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

EXHIBIT "A" - LEGAL DESCRIPTION

County RP#2024-0133-A

(04.18.2024)

(TJM:WAR:tjm)

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

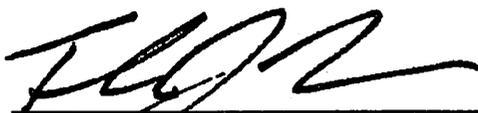
COMMENCING AT A POINT IN THE EASTERLY LINE OF SAID SECTION, DISTANT THEREON NORTH 0°19'20" EAST 1088.00 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, BEING THE NORTHEASTERLY CORNER OF LAND DESCRIBED IN DEED TO G. S. AND C. A. STUBBLEFIELD RECORDED AUGUST 27, 1888, IN BOOK 135, PAGE 20 OF DEEDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAND, SOUTH 77°25'20" WEST 337.92 FEET TO THE SOUTHEASTERLY CORNER OF LAND DESCRIBED IN DEED TO LUCY A. ROOT (ROOT'S LAND) RECORDED SEPTEMBER 25, 1912, AS DOCUMENT NO. 24845 IN BOOK 580, PAGE 77 OF DEEDS; THENCE ALONG THE BOUNDARY OF SAID LAND NORTH 12°39'00" WEST 60.00 FEET; THENCE SOUTH 77°32'30" WEST 397.73 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 0°38'10" EAST 266.59 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF IVY STREET AS SHOWN ON MAP NO. 743 (AMENDED MAP OF WEST FALLBROOK); THENCE WESTERLY ALONG SAID EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF IVY STREET NORTH 89°18'30" WEST 357.00 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 357.00 FEET WESTERLY OF THE AFORESAID LINE BEARING NORTH 0°38'10" EAST; THENCE SOUTH 0°38'10" WEST 405.12 FEET TO A LINE DRAWN PARALLEL WITH AND 150.00 FEET NORTHERLY FROM THE NORTHERLY LINE OF ALVARADO STREET, AS SAID STREET IS SHOWN ON THE AMENDED MAP OF WEST FALLBROOK MAP NO. 743, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 6, 1893, SAID PARALLEL LINE BEING ON THE BOUNDARY OF SAID ROOT'S LAND; THENCE ALONG SAID PARALLEL LINE, SOUTH 89°08'00" EAST 313.39 FEET TO AN ANGLE POINT IN SAID ROOT'S BOUNDARY. THENCE CONTINUING ALONG SAID ROOT'S BOUNDARY THE FOLLOWING

TWO (2) COURSES: NORTH 1°08'30" WEST, 128.54 FEET; THENCE NORTH 77°32'30' EAST 49.29 FEET TO THE **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED LAND:

THAT PORTION OF THE NORTHEAST QUARTER OF SAID SECTION 24, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THAT 2.45 ACRE GROSS PARCEL SHOWN AND DELINEATED ON RECORD OF SURVEY MAP NO. 9453, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 16, 1983 AS FILE NO. 83-330725; THENCE ALONG THE NORTHERLY LINE OF SAID 2.45 ACRES GROSS PARCEL, SOUTH 88°37'24" EAST 188.08 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 5°03'33" EAST 5.35 FEET; THENCE SOUTH 88°57'55" EAST 259.61 FEET; THENCE SOUTH 88°59'32" EAST 137.67 FEET; THENCE SOUTH 88°51'48" EAST 107.16 FEET TO THE WESTERLY LINE OF LAND DESCRIBED IN DEED TO LUCY A. ROOT RECORDED SEPTEMBER 25, 1912 AS DOCUMENT NO. 24845, IN BOOK 580, PAGE 77 OF DEEDS; THENCE ALONG SAID WESTERLY LINE, SOUTH 0°36'54" EAST (RECORD SOUTH 1°08'30" EAST) 8.23 FEET TO THE NORTHERLY LINE OF SAID 2.45 ACRE GROSS PARCEL; THENCE ALONG SAID NORTHERLY LINE, NORTH 88°37'24" WEST 505.06 FEET TO THE **TRUE POINT OF BEGINNING**.



4/18/2025

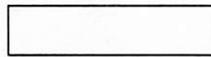
Thomas J. McCabe, PLS 8762 Date
Sr. Land Surveyor
County of San Diego
Department of General Services



EXHIBIT "B"



LEGEND:



PORTION RETAINED BY N.C.F.P.D.



COUNTY ACQUISITION PARCEL
 (3.04 ACRES, +/-)

NOTE:

- EASEMENTS OF RECORD ARE NOT DEPICTED HEREON.



DEPARTMENT OF GENERAL SERVICES
 REAL ESTATE SERVICES
 COUNTY OF SAN DIEGO

APPROVED BY: TM
 DRAWN BY: TM

DATE: 11/21/25
 SCALE: 1" = 200'

1 SHEET No. 1
 OF
 PARCEL No.

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

2024-0133-A

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located.

NAME AND MAILING ADDRESS OF BUYER/TRANSFeree (Make necessary corrections to the printed name and mailing address)

County of San Diego, a political subdivision of the State of California
Dept of Gen Services COSD
5560 Overland Ave, Suite 410
San Diego, CA 92123

ASSESSOR'S PARCEL NUMBER

103-233-23-00

SELLER/TRANSFEROR

NORTH COUNTY FIRE PROTECTION DISTRICT, Successor in Interest to Fallbrook Fire Protection District and Fallbrook Local Fire District

BUYER'S DAYTIME TELEPHONE NUMBER

BUYER'S EMAIL ADDRESS

laura.freitas@sdcounty.ca.gov, steven.johnson@sdcounty.ca.gov, victoria.rosales@sdcounty.ca.gov

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

Portion of APN: 103-233-23, San Diego, CA

YES NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy. MO DAY YEAR

YES NO Are you a 100% rated disabled veteran who was compensated at 100% by the Department of Veterans Affairs or an unmarried surviving spouse of a 100% rated disabled veteran?

MAIL PROPERTY TAX INFORMATION TO (NAME)

County of San Diego, a political subdivision of the State of California

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)

CITY

STATE

ZIP CODE

PART 1. TRANSFER INFORMATION

Please complete all statements.

This section contains possible exclusions from reassessment for certain types of transfers.

- YES NO
A. This transfer is solely between spouses (addition or removal of a spouse, death of a spouse, divorce settlement, etc.).
B. This transfer is solely between domestic partners currently registered with the California Secretary of State (addition or removal of a partner, death of a partner, termination settlement, etc.).
C. This is a transfer: between parent(s) and child(ren) between grandparent(s) and grandchild(ren).
Was this the transferor/grantor's principal residence? YES NO
Is this a family farm? YES NO
D. This transfer is the result of a cotenant's death. Date of death
E. This transaction is to replace a principal residence owned by a person 55 years of age or older.
F. This transaction is to replace a principal residence by a person who is severely disabled.
G. This transaction is to replace a principal residence substantially damaged or destroyed by a wildfire or natural disaster for which the Governor proclaimed a state of emergency.
H. This transaction is only a correction of the name(s) of the person(s) holding title to the property (e.g., a name change upon marriage). If YES, please explain:
I. The recorded document creates, terminates, or reconveys a lender's interest in the property.
J. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., cosigner). If YES, please explain:
K. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
L. This is a transfer of property:
1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of the transferor, and/or the transferor's spouse registered domestic partner.
2. to/from an irrevocable trust for the benefit of the creator/grantor/trustor and/or grantor's/trustor's spouse grantor's/trustor's registered domestic partner.
M. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
N. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
O. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
P. This transfer is to the first purchaser of a new building containing a leased owned active solar energy system.
Q. Other. This transfer is to

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

A. Date of transfer, if other than recording date: _____

B. Type of transfer:

- Purchase Foreclosure Gift Trade or exchange Merger, stock, or partnership acquisition (Form BOE-100-B)
- Contract of sale. Date of contract: _____ Inheritance. Date of death: _____
- Sale/leaseback Creation of a lease Assignment of a lease Termination of a lease. Date lease began: _____
- Original term in years (including written options): _____ Remaining term in years (including written options): _____
- Other. Please explain: _____

C. Only a partial interest in the property was transferred. YES NO If YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

A. Total purchase price \$ 2,064,000.00

B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ _____

C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____

- FHA (____ Discount Points) Cal-Vet VA (____ Discount Points) Fixed rate Variable rate
- Bank/Savings & Loan/Credit Union Loan carried by seller
- Balloon payment \$ _____ Due date: _____

D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____

- Fixed rate Variable rate Bank/Savings & Loan/Credit Union Loan carried by seller
- Balloon payment \$ _____ Due date: _____

E. Was an Improvement Bond or other public financing assumed by the buyer? YES NO Outstanding balance \$ _____

F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____

G. The property was purchased: Through real estate broker. Broker name: _____ Phone number: (____) _____

- Direct from seller From a family member-Relationship _____
- Other. Please explain: _____

H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

PART 4. PROPERTY INFORMATION

Check and complete as applicable.

A. Type of property transferred

- Single-family residence Co-op/Own-your-own Manufactured home
- Multiple-family residence. Number of units: _____ Condominium Unimproved lot
- Other. Description: (i.e., timber, mineral, water rights, etc.) Timeshare Commercial/Industrial
- Vacant Land

B. YES NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.

If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____

C. YES NO A manufactured home is included in the purchase price.

If YES, enter the value attributed to the manufactured home: \$ _____

YES NO The manufactured home is subject to local property tax. If NO, enter decal number: _____

D. YES NO The property produces rental or other income.

If YES, the income is from: Lease/rent Contract Mineral rights Other: _____

E. The condition of the property at the time of sale was: Good Average Fair Poor

Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER ▶ <i>Elyce Shorb</i>	DATE 10.23.25	TELEPHONE 619-458-4499
NAME OF BUYER/TRANSFeree/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT) Elyce Shorb, Department of General Services COSD	TITLE Chief of Real Estate	EMAIL ADDRESS elyce.shorb@sdcounty.ca.gov

The Assessor's office may contact you for additional information regarding this transaction.

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

DOC# 2025-0337350



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

06754

Dec 01, 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

OPEN SPACE EASEMENT
(Biological Resources)

NO TRANSFER TAX DUE
Document Transfer Tax: \$0
R & T Code 11922
Assessor's Parcel No.: 264-111-07

Project: PDS2022-LDGRMJ-30446
W.O. No.: Manded 1027512 - 2025-0086
Work Task No.: WT - 6132079
R.E.S. Parcel No.: 2025-0086-A
Log No.: Wire Transfer

Alex G. Balazs and Zsuzsanna M. Balazs, husband and wife, as community property

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

Parcel No. 2025-0086-A (06/26/2025) (ENG:GWM:WAR:tjm)

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS DESCRIBED IN A GRANT DEED TO JOHN JAMES CHOUMAS AND PATRICIA GAYLE CHOUMAS, HUSBAND AND WIFE, AS JOINT TENANTS; AND NICHOLAS G. PAPPAS, AN UNMARRIED MAN, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON NOVEMBER 06, 1992, AS DOCUMENT NO. 1992-0714747 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND CONSISTING OF ONE (1) PAGE AND MADE A PART HEREOF, AND SHOWN IN EXHIBIT "B", CONSISTING OF ONE (1) PAGE AND ATTACHED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.

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

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Faint, illegible text in the lower middle left section.

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make panna
DSD CLERK OF THE BOARD
2026 JAN 20 PM 12:45
ARRE ASSISTANT
can hazardal
in person

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

OPEN SPACE EASEMENT

(Biological Resources)

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 264-111-07

Project: PDS2022-LDGRMJ-30446
W.O. No.: Manded 1027512 – 2025-0086
Work Task No.: WT - 6132079
R.E.S. Parcel No.: 2025-0086-A
Log No.: Wire Transfer

Alex G. Balazs and Zsuzsanna M. Balazs, husband and wife, as community property

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

Parcel No. 2025-0086-A

(06/26/2025)

(ENG:GWM:WAR:tjm)

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS DESCRIBED IN A GRANT DEED TO JOHN JAMES CHOUMAS AND PATRICIA GAYLE CHOUMAS, HUSBAND AND WIFE, AS JOINT TENANTS; AND NICHOLAS G. PAPPAS, AN UNMARRIED MAN, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDED ON NOVEMBER 06, 1992, AS DOCUMENT NO. 1992-0714747 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED IN **EXHIBIT "A"**, ATTACHED HERETO AND CONSISTING OF ONE (1) PAGE AND MADE A PART HEREOF, AND SHOWN IN **EXHIBIT "B"**, CONSISTING OF ONE (1) PAGE AND ATTACHED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.

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

1. Selective clearing of vegetation by hand or other approved treatment recognized as a standard professional practice by the California Invasive Plant Council or other professional conservation organization focused on the protection of the native plants and animals of California to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (<http://www.sdcountry.ca.gov/PDS/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto.

2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW, or DPR.

3. Activities conducted pursuant to the Habitat Management Plan for the Escondido Creek Conservancy's LeoMar Preserve; which plan has been developed for the U.S. Fish and Wildlife Service and is consistent with the standards and practices of the national Land Trust Alliance.

4. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the DEH.

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

Dated this 25th day of November, 2025

Alex G. Balazs and Zsuzsanna M. Balazs, husband and wife, as community property

By: Alex G. Balazs
Alex G. Balazs

By: Zsuzsanna M. Balazs
Zsuzsanna M. Balazs

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 11/25/2025 before me, Carrie LaPan, a Notary Public in and for said State, personally appeared

Alex G. Balazs and Zsuzsanna M. Balazs

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: Carrie LaPan

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: 11-21-2025



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

CERTIFICATION PURSUANT TO GOVERNMENT CODE SECTION 27361.7

**CHICAGO TITLE COMPANY
2365 NORTHSIDE DRIVE. STE. 600
SAN DIEGO, CA 92108
(Place of Execution)**

**I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOLLOWING MATERIAL IS A
TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THIS DOCUMENT**

X _____
Signature of Declarant

DATE: 11/20/25

**A. Fergus
Name of Declarant**

Thomas J. McCabe, PLS

EXHIBIT "A"

LEGAL DESCRIPTION

APN 264-111-07-00

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 10, AS SHOWN ON RECORD OF SURVEY MAP NO. 15225, RECORDED JUNE 24, 1996, AS FILE NO. 1996-317372; THENCE ALONG THE NORTH LINE OF SAID SECTION 10, NORTH 89°11'45" WEST 1,286.34 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, BEING THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 10, ALSO BEING THE SOUTHERLY BOUNDARY OF PARCEL 4 OF PARCEL MAP NO. 6426, RECORDED OCTOBER 6, 1977, AS FILE NO. 77-411945, NORTH 89°11'45" WEST 817.98 FEET; THENCE LEAVING SAID NORTH LINE OF SECTION 10, CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 4, SOUTH 07°06'44" WEST 54.49 FEET TO THE NORTH BOUNDARY OF SAID RECORD OF SURVEY MAP NO. 15225; THENCE ALONG SAID NORTH BOUNDARY OF RECORD OF SURVEY MAP NO. 15225; SOUTH 88°16'47" EAST 825.16 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, BEING THE WESTERLY BOUNDARY OF LOT 11 OF MAP NO. 15553, RECORDED MAY 25, 2007, AS FILE NO. 2007-0355892; THENCE ALONG SAID WESTERLY BOUNDARY OF LOT 11, NORTH 00°07'15" WEST 67.36 FEET TO THE **TRUE POINT OF BEGINNING**.

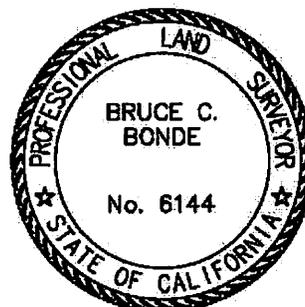
SEE CERTIFICATE OF COMPLIANCE RECORDED JULY 10, 2024 AS DOCUMENT NO. 2024-0174757 OF OFFICIAL RECORDS.

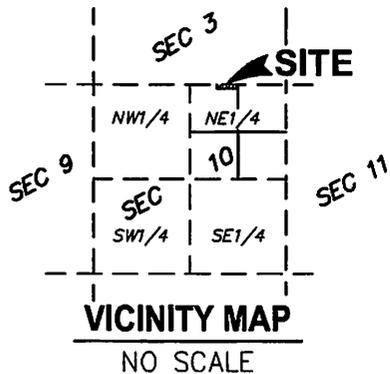
CONTAINING 49,929 SQUARE FEET OR 1.15 ACRES, MORE OR LESS.

ALL AS SHOWN ON THE ATTACHED PLAT, MARKED EXHIBIT "B", WHICH BY THIS REFERENCE HERETO IS INCORPORATED HEREIN AND MADE A PART HEREOF.

SPEAR & ASSOCIATES, INC.

Bruce C. Bonde
BRUCE C. BONDE, PLS 6144 08/26/2025
DATE





LEGEND

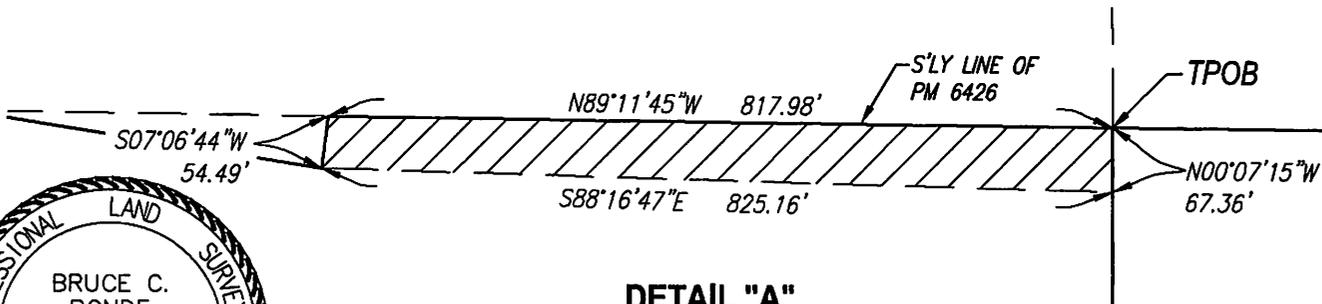
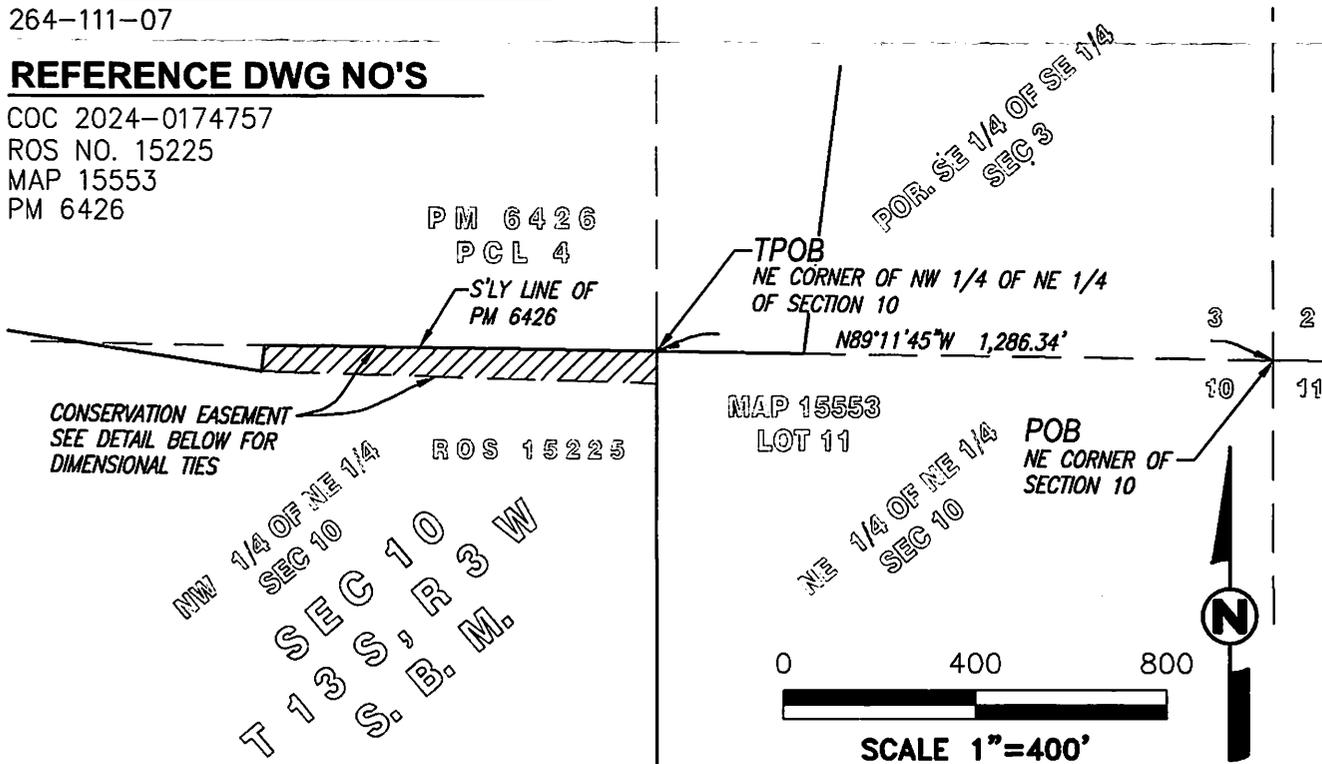
-  INDICATES CONSERVATION EASEMENT AREA
AREA = 49,929 S.F. OR 1.15 ACRES,
MORE OR LESS
- PCL PARCEL
- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- SECTION LINE
- LOT LINE

ASSESSOR'S PARCEL NO'S

264-111-07

REFERENCE DWG NO'S

COC 2024-0174757
 ROS NO. 15225
 MAP 15553
 PM 6426



DETAIL "A"

NO SCALE



NO EASEMENTS APPEAR TO BE ON THE PROPERTY LISTED IN CHICAGO TITLE PRELIMINARY TITLE REPORT ORDER NO. 73722005640-PM, DATED 07/03/2025

JOB NO. 24-173

PLAT PREPARED BY:
SPEAR & ASSOCIATES, INC.
 475 PRODUCTION STREET, SAN MARCOS, CA, 92078
 PHONE (760) 738-2040 FAX (760) 738-4888

08/26/25
 DATE

CONSERVATION EASEMENT

**POR. NW 1/4 OF NE 1/4 SEC 10
 T 13 S, R 3 W, S.B.M.
 APN 264-111-07**

DOC. NO. -
 SHEET: 1 OF 1