

795345

DOC# 2025-0141903

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

May 29, 2025 12:11 PM  
OFFICIAL RECORDS  
JORDAN Z. MARKS,  
SAN DIEGO COUNTY RECORDER  
FEES: \$0.00 (SB2 Atkins: \$0.00)  
PCOR: N/A  
PAGES: 4

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.: 400-020-69

Project: PDS2024-RESACC-000436

WINTER LANE

W.O. No.: Manded 1027512-2025-0060

Work Task No.: WT - 5079199

R.E.S. Parcel No.: 2025-0060-A

Log No.: Wire Transfer

**Tyler Poppert and Marsha Poppert, Trustees of Poppert Family Trust dated May 15, 2018**

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. 2025-0060-A**

**(04-10-2025)**

**(GWM)**

PORTIONS OF THE UNNUMBERED LOT LYING SOUTHERLY OF LOTS 142 AND 143 AND WESTERLY OF LOTS 129, 131, 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 MARCH 22, 2024, AS DOC# 2024-0072599 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.

Madison Padilla  
COSO BOARD OF SUPERVISORS  
2025 JUN 3 AM 10:39  
OFFICE ASSISTANT  
CONFERENTIAL  
IN PERSON

**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.: 400-020-69

**Project:** PDS2024-RESACC-000436  
WINTER LANE

**W.O. No.:** Manded 1027512-2025-0060

**Work Task No.:** WT - 5079199

**R.E.S. Parcel No.:** 2025-0060-A

**Log No.:** Wire Transfer

**Tyler Poppert and Marsha Poppert, Trustees of Poppert Family Trust dated May 15, 2018**

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. 2025-0060-A**

**(04-10-2025)**

**(GWM)**

PORTIONS OF THE UNNUMBERED LOT LYING SOUTHERLY OF LOTS 142 AND 143 AND WESTERLY OF LOTS 129, 131, 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 MARCH 22, 2024, AS DOC# 2024-0072599 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 30<sup>th</sup> day of April, 2025.

Tyler Poppert and Marsha Poppert, Trustees of Poppert Family Trust dated May 15, 2018

BY: [Signature]  
Tyler Poppert, Trustee

BY: [Signature]  
Marsha Poppert, 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 California }  
COUNTY OF San Diego } SS

On April 30, 2025 before me, Jennifer Hayford JR, a Notary Public,  
personally appeared Tyler Poppert and Marsha Poppert

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.

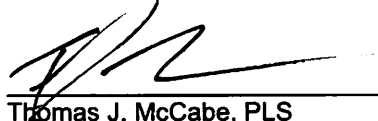
Signature: [Signature]  
Jennifer Hayford JR San Diego CA  
Name (typed or printed), Notary Public in and for said County and State



**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: 5/29/2025

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

DOC# 2025-0141588



May 29, 2025 10:37 AM

OFFICIAL RECORDS  
JORDAN Z. MARKS,

795345

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

PAGES: 3

**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.: 486-072-04

**Project:** BP2025-0020

SOUTHERN ROAD

**W.O. No.:** Manded 1027512-2025-0070

**Work Task No.:** WT - 5081601

**R.E.S. Parcel No.:** 2025-0070-A

**Log No.:** E25-028

**Matthew Micajah Truitt and Catherine Ann Stevens Truitt, as trustee of the Truitt Revocable Living Trust  
dated May 4, 2012**

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. 2025-0070-A**

**(04-29-2025)**

**(GWM)**

LOT 68 OF GARFIELD AVENUE SUBDIVISION UNIT NO. 3, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2638, FILED IN THE OFFICE OF THE COUNTY RECORDED OF SAN DIEGO COUNTY, MARCH 14, 1950, AS DESCRIBED IN A GRANT DEED FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER OF SAN DIEGO ON OCTOBER 30, 2020, AS DOC# 2020-0675684 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.

modson pending  
OSD BOARD OF SUPERVISORS  
2025 JUN 3 AM 10:43  
Office Assistant  
confirmation  
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

## AVIGATION EASEMENT

**NO TRANSFER TAX DUE**

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 486-072-04

Project: BP2025-0020

SOUTHERN ROAD

W.O. No.: Manded 1027512-2025-0070

Work Task No.: WT - 5081601

R.E.S. Parcel No.: 2025-0070-A

Log No.: E25-028

**Matthew Micajah Truitt and Catherine Ann Stevens Truitt, as trustee of the Truitt Revocable Living Trust  
dated May 4, 2012**

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. 2025-0070-A**

**(04-29-2025)**

**(GWM)**

LOT 68 OF GARFIELD AVENUE SUBDIVISION UNIT NO. 3, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2638, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 14, 1950, AS DESCRIBED IN A GRANT DEED FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER OF SAN DIEGO ON OCTOBER 30, 2020, AS DOC# 2020-0675684 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 10<sup>th</sup> day of May, 2025.

**Matthew Micajah Truitt and Catherine Ann Stevens Truitt, as trustee of the Truitt Revocable Living Trust dated May 4, 2012**

BY: *Matthew Truitt*  
Matthew Micajah Truitt, Trustee

BY: *Catherine Stevens Truitt*  
Catherine Ann Stevens Truitt, Trustee

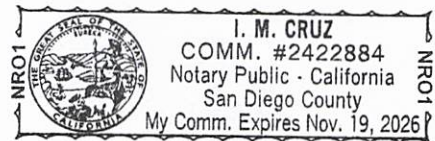
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California }  
COUNTY OF San Diego } SS

On May 10, 2025 before me, I.M. Cruz, a Notary Public,  
personally appeared Matthew Micajah Truitt and Catherine Ann Stevens Truitt

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.

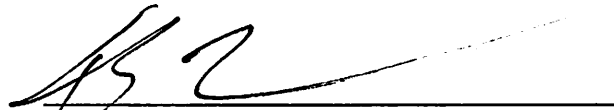
Signature: *I.M. Cruz*

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: \_\_\_\_\_

5/29/2025  
\_\_\_\_\_  
Thomas J. McCabe, PLS  
Senior Land Surveyor  
Department of General Services  
County of San Diego



**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

796358

May 15, 2025 04:32 PM  
OFFICIAL RECORDS  
JORDAN Z. MARKS,  
SAN DIEGO COUNTY RECORDER  
FEES: \$0.00 (SB2 Atkins: \$0.00)  
PCOR: N/A  
PAGES: 13

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.: 222-482-55, 222-483-60 & 222-483-61

Project: ADA Ramp FY 22-23 East

W.O. No.: IA-PWR 01308

Work Task No.: WT - 4802718

R.E.S. Parcel No.: 2023-0177-A&B

Log No.: N/A

**THE FAIRWAYS AT LAKE SAN MARCOS OWNERS' ASSOCIATION, INC., 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:

Portions of Lots 179, 181 and 182 of County of San Diego Tract No. 4067-2 in the County of San Diego, State of California, according to Map thereof No. 10303 filed in the Office of the County Recorder of San Diego County January 7, 1982, said portions being more particularly described as follows:

**Parcel No. 2023-0177-A**

(08/20/2024)

(NR/MP:AE:TM)

**Parcel 1**

**BEGINNING** at the intersection of the centerline of "Camino Del Arroyo Drive," as dedicated per Map No. 8431 filed in said County Recorder's Office December 8, 1976, with the centerline of "Hermosita Drive," a Private Road lying within a portion of Lot 179 of said Map No. 10303; thence along said centerline of "Hermosita Drive" South 39°21'19" West 30.00 feet to a point in the Southwesterly Right-of-Way of said "Camino Del Arroyo Drive," said point hereinafter referred to as **Point "A"**; thence along said Right-of-Way North 50°38'41" West 13.02 feet to the **TRUE POINT OF BEGINNING**; thence continuing along said Right-of-Way, North 50°38'41" West 25.72 feet; thence leaving said Right of Way South 11°45'26" East 18.02 feet to the beginning of a tangent 10.00 foot radius curve concave Northwesterly; thence Southwesterly along the arc of said curve through a central angle of 51°06'45" a distance of 8.92 feet; thence South 39°21'19" West 0.91 feet to the Southwesterly line of said Lot 180; thence along said line, South 50°38'41" East 1.00 feet to the Northwesterly line of said Hermosita Drive; thence along said Northwesterly line, South 39°21'19" West 0.47 feet; thence leaving said line, South 50°38'41" East 6.98 feet; thence North 39°21'19" East 20.47 feet to the **TRUE POINT OF BEGINNING**

**Parcel 2**

**BEGINNING** at **Point "A"** hereinbefore described, being a point in the Southwesterly Right-of-Way of said "Camino Del Arroyo Drive"; thence Southeasterly along said Right-of-Way South 50°38'41" East 10.36 feet to the beginning of a tangent 270.00 foot radius curve concave Southwesterly; thence Southeasterly along the arc of said curve through a central angle of 00°34'19" a distance of 2.70 feet to the **TRUE POINT OF BEGINNING**; thence continuing Southeasterly along the arc of said curve through a central angle of 05°06'44" a distance of 24.09 feet; thence leaving said Right of Way South 75°03'48" West 21.33 feet; thence North 34°27'38" West 8.39 feet; thence North 50°38'41" West 3.54 feet; thence North 39°21'19" East 16.29 feet to the **TRUE POINT OF BEGINNING**.



Madison Padilla  
COSED BOARD OF SUPERVISORS  
2025 JUN 10 AM 10:39  
Office Assistant  
Conventina  
Mwai

Parcel 3

**BEGINNING** at the intersection of the centerline of "Camino Del Arroyo Drive," as dedicated per said Map No. 10303 with the centerline of "Via Lobo," a Private Road lying within a portion of said Lot 179; thence along said centerline of "Via Lobo" North 83°03'45" West 30.00 feet to a point in the Westerly Right-of-Way of said "Camino Del Arroyo Drive," being the beginning of a non-tangent 330.00 foot radius curve concave Easterly to which a radial line bears North 83°15'21" West, said point hereinafter referred to as **Point "B"**; thence Northerly along the arc of said curve and right-of-way through a central angle of 02°15'05" a distance of 12.97 feet to the **TRUE POINT OF BEGINNING**; thence continuing Northerly along said Right of Way through a central angle of 04°22'40" a distance of 25.21 feet; thence leaving said Right of Way South 55°15'43" West 22.49 feet; thence South 15°05'32" East 6.44 feet; thence South 03°51'23" West 4.22 feet; thence South 83°00'51" East 12.29 feet to the **TRUE POINT OF BEGINNING**.

Parcel 4

**BEGINNING** at **Point "B"** hereinbefore described, being a point in said Right of Way of "Camino del Arroyo Drive" and the beginning of a 330.00 foot radius curve concave Easterly to which a radial line bears North 83°15'21" West; thence Southerly along said Right of Way through a central angle of 02°17'59" a distance of 13.25 feet to the **TRUE POINT OF BEGINNING**; thence continuing Southerly along said Right of Way through a central angle of 04°03'07" a distance of 23.34 feet; thence leaving said Right of Way North 45°33'34" West 20.49 feet; thence North 23°47'23" East 6.85 feet; thence North 07°26'57" East 4.20 feet; thence South 83°14'47" East 12.39 feet to the **TRUE POINT OF BEGINNING**.

Parcel No. 2023-0177-B

(08/20/2024)

(NR/MP:AE:TM)

TEMPORARY CONSTRUCTION EASEMENTS, 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 CAMINO DEL ARROYO DRIVE, 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.

Parcel 1

**BEGINNING** at **Point "A"** hereinbefore described, being a point in the Southwesterly Right-of-Way of said "Camino Del Arroyo Drive"; thence along said Right of Way South 50°38'41" East 10.36 feet to the beginning of a tangent 270.00 foot radius curve concave Southwesterly; thence Southeasterly along the arc of said curve through a central angle of 06°54'09" a distance of 32.53 feet; thence leaving said Right of Way South 75°03'48" West 28.23 feet; thence North 50°38'41" West 46.33 feet to the Northwesterly line of said Hermosita Drive hereinbefore described; thence along said Northwesterly line, North 39°21'19" East 4.88 feet to the most Southerly corner of said Lot 180; thence along the Southwesterly line of said Lot 180, North 50°38'41" West 1.00 feet; thence leaving said line, North 11°45'26" West 31.86 feet to said Right of Way; thence along said Right of Way South 50°38'41" East 45.80 feet to the **POINT OF BEGINNING**.

**EXCEPTING THEREFROM** the Public Highway Easements hereinabove described as Parcels 1 & 2 of Parcel No. 2023-0177-A.

Parcel 2

**BEGINNING** at **Point "B"** hereinbefore described, being a point in said Right of Way of "Camino del Arroyo Drive" and the beginning of a 330.00 foot radius curve concave Easterly to which a radial line bears North 83°15'21" West; thence Southerly along said Right of Way through a central angle of 07°34'19" a distance of 43.61 feet; thence leaving said Right of Way North 45°33'34" West 28.89 feet; thence North 23°47'23" East 9.59 feet; thence North 07°26'57" East 8.42 feet; thence North 06°25'57" East 24.38 feet; thence North 15°05'32" West 9.13 feet; thence North 55°15'43" East 31.72 feet to said Right of Way, being the beginning of a non-tangent 330.00 foot radius curve concave Southeasterly to which a radial line bears North 75°18'34" West; thence Southwesterly along said Right of Way through a central angle of 07°56'47" a distance of 45.77 feet to the **POINT OF BEGINNING**.

**EXCEPTING THEREFROM** the Public Highway Easements hereinabove described as Parcels 3 & 4 of Parcel No. 2023-0177-A.

THESE TEMPORARY CONSTRUCTION EASEMENTS 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.

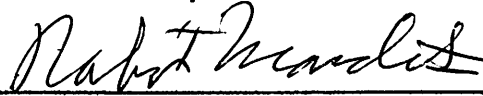
The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said easements and right-of-way, including the right to take water, together with the right to use the same in such manner and at such locations as said Grantee may 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 SEVEN PAGES, FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.**

Dated this 28 day of MARCH, 2025

**THE FAIRWAYS AT LAKE SAN MARCOS OWNERS' ASSOCIATION, INC., a California nonprofit mutual benefit corporation**

By:  By: \_\_\_\_\_  
Name (Print): ROBERT W. MANDELSTAM Name (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 \_\_\_\_\_

(FOR NOTARY SEAL OR STAMP)

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: \_\_\_\_\_

\_\_\_\_\_  
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 MARCH 28<sup>th</sup>, 2024, <sup>5</sup> BEFORE ME, VICTORIA ROSALES, DEPUTY COUNTY CLERK OF THE COUNTY OF SAN DIEGO, PERSONALLY APPEARED

ROBERT W. MANDERSTAM

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: 

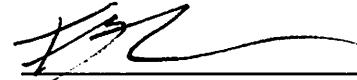
VICTORIA ROSALES, DEPUTY COUNTY CLERK



**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: 4-7-2025



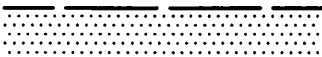
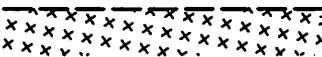


Thomas J. McCabe, PLS  
Senior Land Surveyor  
Department of General Services  
County of San Diego

**EXISTING EASEMENTS:****EXHIBIT "A"**

- ① 30'-WIDE PUBLIC HIGHWAY GRANTED TO AND ACCEPTED BY THE COUNTY OF SAN DIEGO PER MAP NO. 10303 FILED 1/7/1982.
- ② OPEN SPACE EASEMENT GRANTED TO AND ACCEPTED BY THE COUNTY OF SAN DIEGO PER MAP NO. 10303 FILED 1/7/1982. EASEMENT PROHIBITS ANYTHING NOT PERMITTED BY MAJOR USE PERMIT NO. P-79-137, ISSUED 4-7-1980, OR MODIFICATIONS OR AMENDMENTS THERETO, AND ALLOWS PUBLIC UTILITIES LINES.
- ③ 60'-WIDE IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC HIGHWAY TO THE COUNTY OF SAN DIEGO, PER DOCUMENT RECORDED 6/5/1980 AS FILE# 80-181581 O.R. SAID OFFER OF DEDICATION WAS ACCEPTED BY THE COUNTY OF SAN DIEGO PER RESOLUTION RECORDED 1/8/1982 AS FILE NO. 82-005954 O.R.
- ④ CLEAR SPACE EASEMENT GRANTED TO AND ACCEPTED BY THE COUNTY OF SAN DIEGO PER MAP NO. 11472 FILED 3/19/1986.
- ⑤ CLEAR SPACE EASEMENT GRANTED TO AND ACCEPTED BY THE COUNTY OF SAN DIEGO PER MAP NO. 10303 FILED 1/7/1982.
- ⑥ PORTIONS OF CAMINO DEL ARROYO AND HERMOSITA DRIVE DEDICATED TO AND ACCEPTED BY THE COUNTY OF SAN DIEGO PER MAP NO. 8431 FILED 12/8/1970.
- ⑦ 1'-WIDE PORTION OF CAMINO DEL ARROYO DEDICATED TO AND REJECTED BY THE COUNTY OF SAN DIEGO PER MAP NO. 8426 FILED 11/30/1976. SAID PORTION WAS ACCEPTED BY THE COUNTY OF SAN DIEGO, BY ITS BOARD OF SUPERVISORS ON 11/24/1981.
- ⑧ PIPELINES EASEMENT GRANTED TO AND ACCEPTED BY SAN MARCOS COUNTY WATER DISTRICT RECORDED 4/28/1981, AS DOCUMENT NO. 81-129532 OF O.R.

**LEGEND:**

	EXISTING RIGHT-OF-WAY	POB	POINT OF BEGINNING
	EXISTING PROPERTY BOUNDARY	TPOB	TRUE POINT OF BEGINNING
	PROPOSED ROAD EASEMENT		
	PARCEL 1:		
	CONTAINS 293 SQ. FT., MORE OR LESS		
	PARCEL 2:		
	CONTAINS 311 SQ. FT., MORE OR LESS		
	PARCEL 3:		
	CONTAINS 251 SQ. FT., MORE OR LESS		
	PARCEL 4:		
	CONTAINS 237 SQ. FT., MORE OR LESS		
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT		
	PARCEL 1:		
	CONTAINS 1016 SQ. FT., MORE OR LESS		
	PARCEL 2:		
	CONTAINS 828 SQ. FT., MORE OR LESS		

DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: \_\_\_\_\_  
DRAWN BY: NR/MP

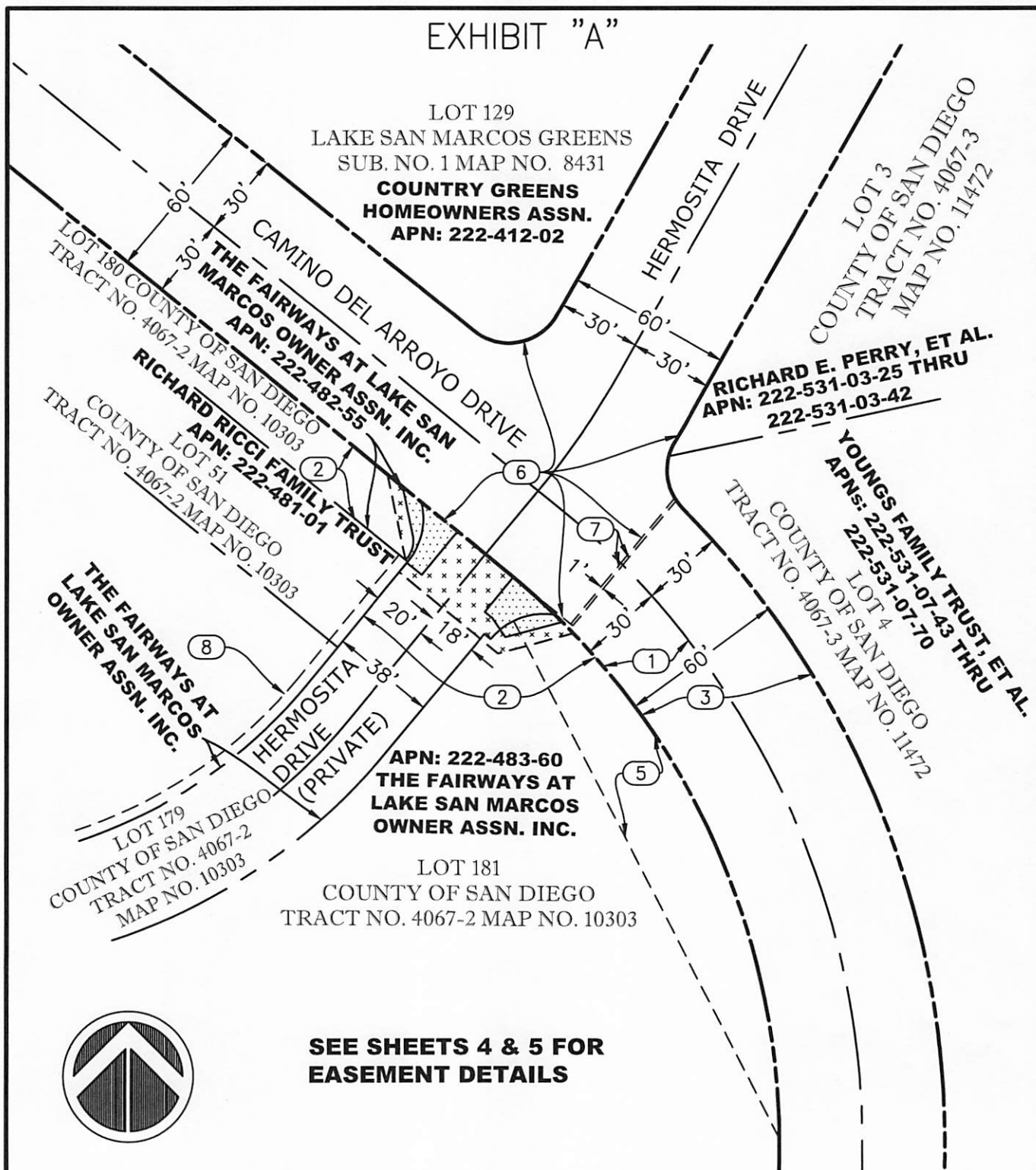
DATE: 10/24/24  
SCALE: 1" = 40'

1 SHEET No. 7  
OF  
PARCEL No.

CO. HWY. EASEMENT & TCE  
CAMINO DEL ARROYO AT VIA LOBO AND HERMOSITA

2023-0177 A & B

# EXHIBIT "A"



**SEE SHEETS 4 & 5 FOR  
EASEMENT DETAILS**

DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: \_\_\_\_\_  
DRAWN BY: NR/MP

DATE: 10/24/24  
SCALE: 1" = 50'

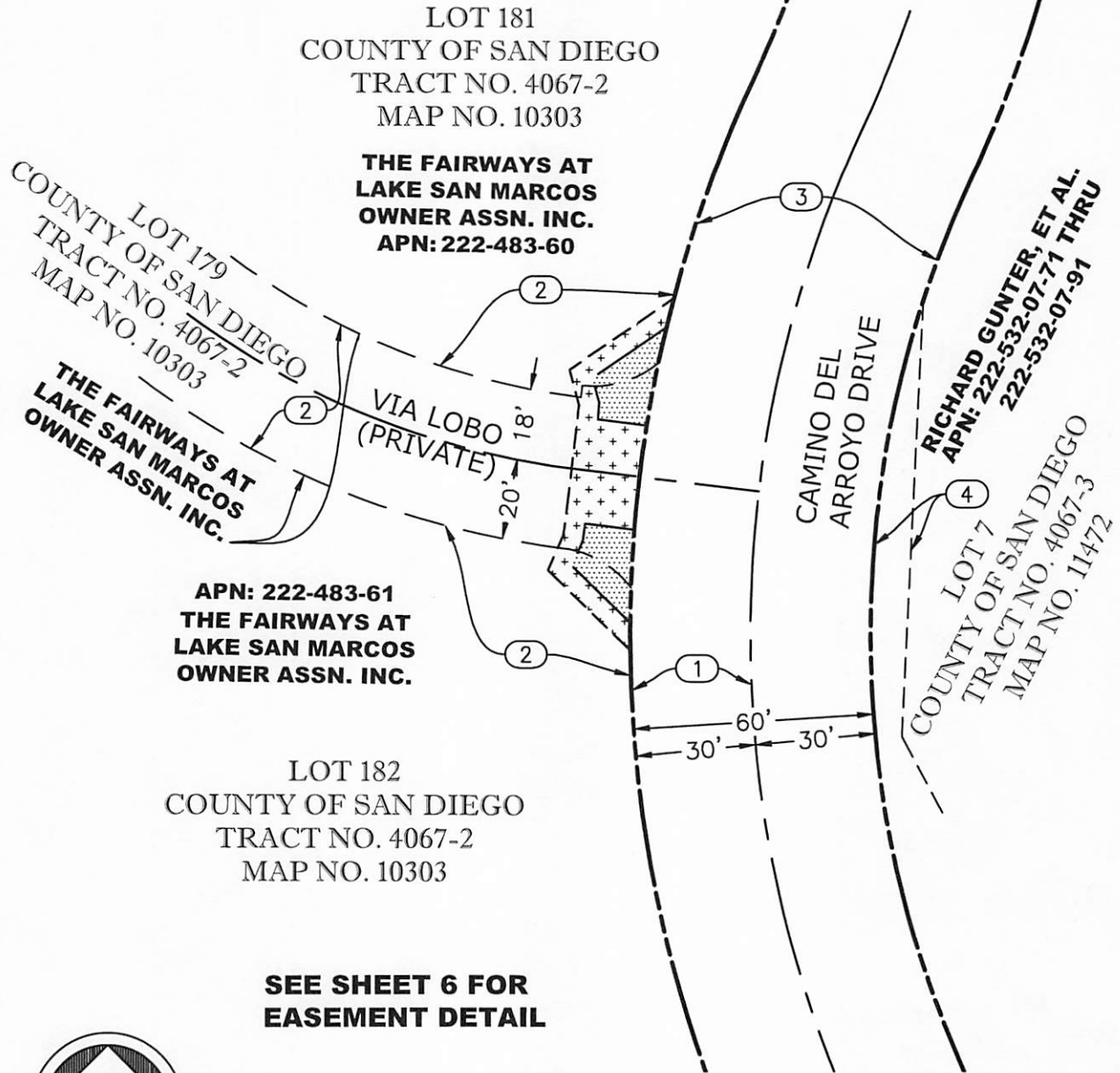
2 SHEET No. 7  
OF  
PARCEL No.

**CO. HWY. EASEMENT & TCE  
CAMINO DEL ARROYO AT VIA LOBO AND HERMOSITA**

2023-0177 A & B



# EXHIBIT "A"



**SEE SHEET 6 FOR  
EASEMENT DETAIL**



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: \_\_\_\_\_  
DRAWN BY: NR/MP

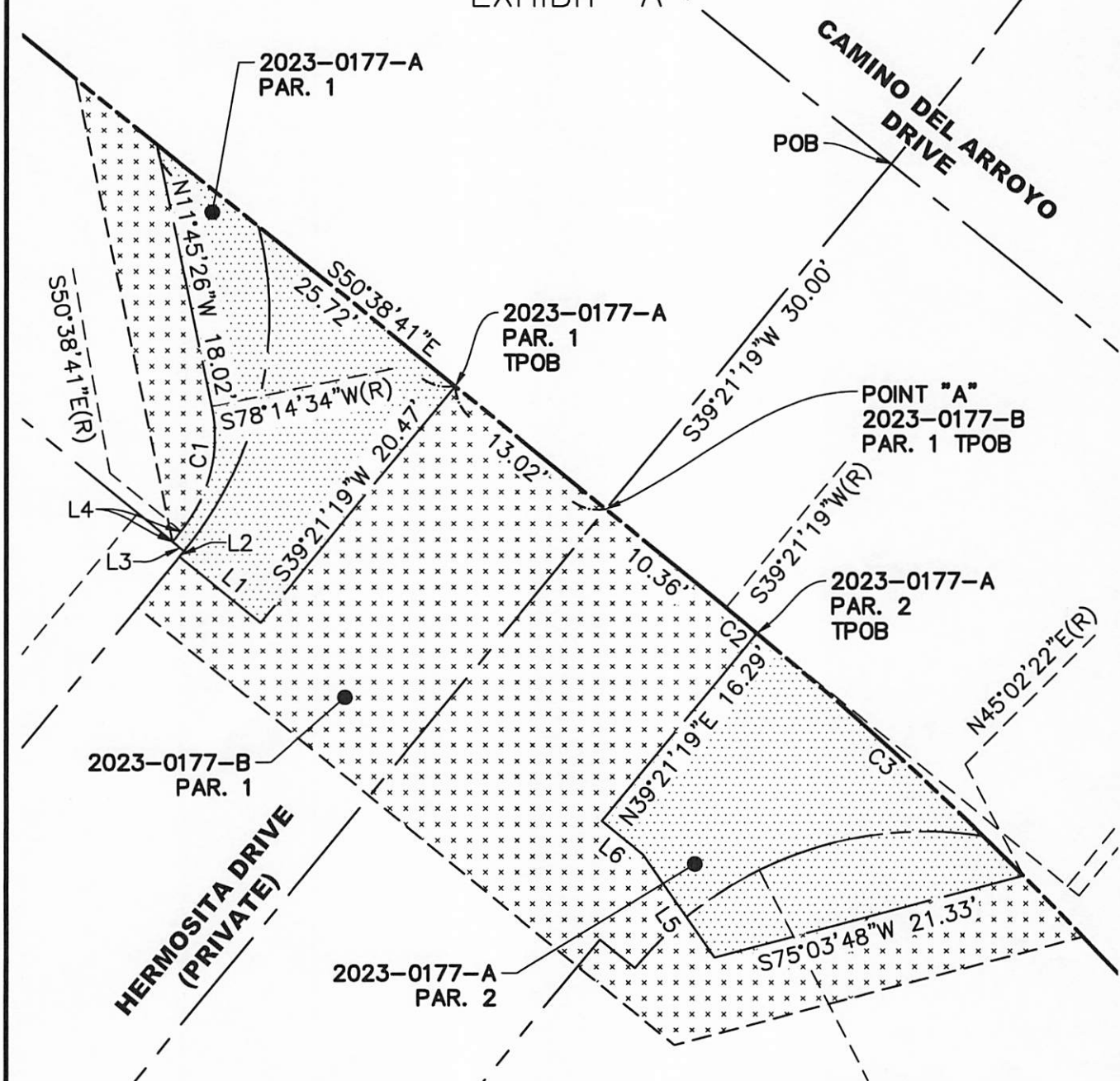
DATE: 10/24/24  
SCALE: 1" = 40'

3 SHEET No. 7  
OF  
PARCEL No.

CO. HWY. EASEMENT & TCE  
CAMINO DEL ARROYO AT VIA LOBO AND HERMOSITA

2023-0177 A & B

# EXHIBIT "A"



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: NR/MP  
DRAWN BY:

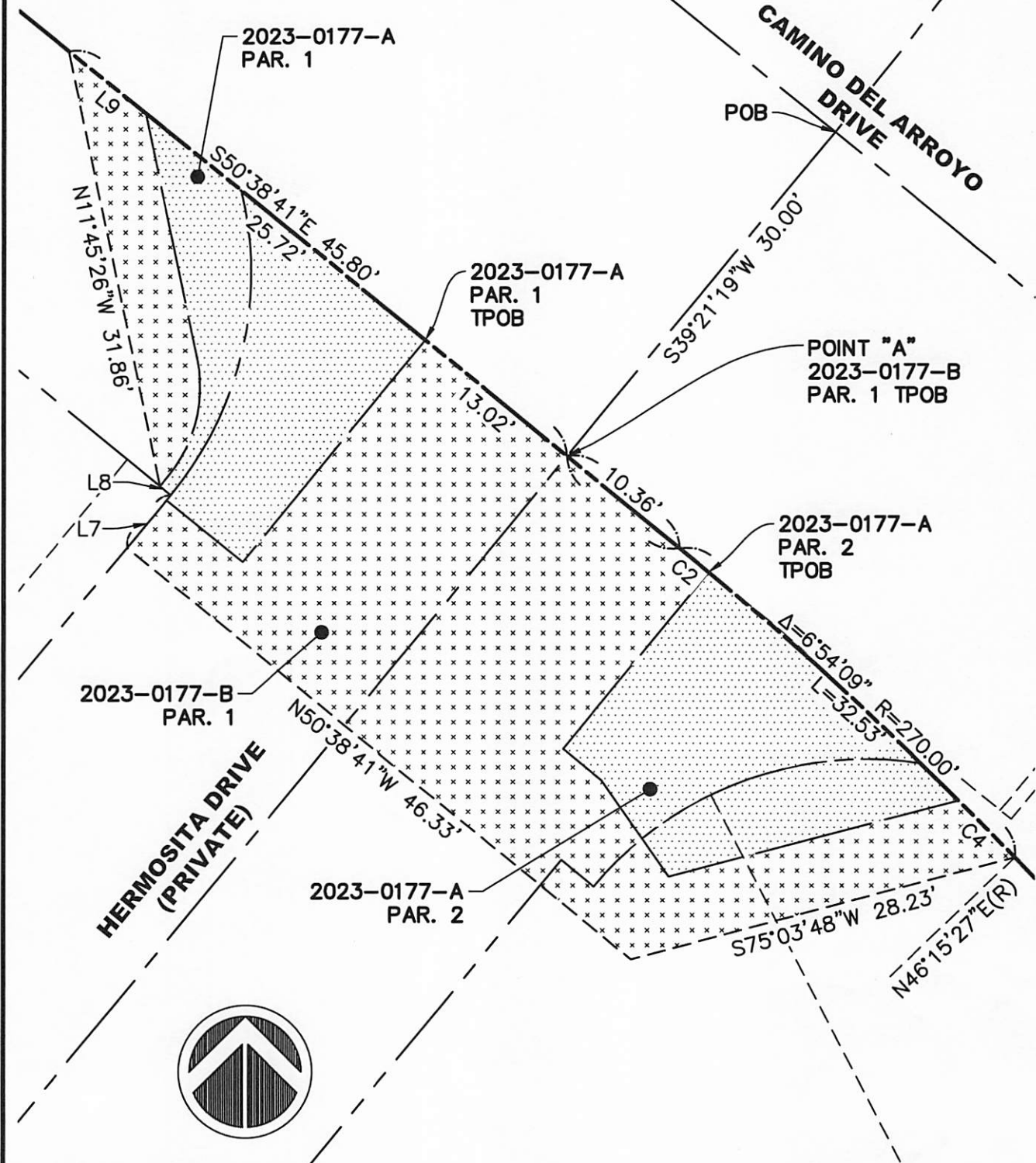
DATE: 10/24/24  
SCALE: 1" = 10'

4 SHEET No. 7  
OF  
PARCEL No.

CO. HWY. EASEMENT & TCE  
CAMINO DEL ARROYO AT VIA LOBO AND HERMOSITA

2023-0177 A & B

# EXHIBIT "A"



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY:

DRAWN BY: NR/MP

DATE: 10/24/24

SCALE: 1" = 10'

5 SHEET No. 7  
OF

PARCEL No.

CO. HWY. EASEMENT & TCE  
CAMINO DEL ARROYO AT VIA LOBO AND HERMOSITA

2023-0177 A & B

# EXHIBIT "A"

LOT 181  
COUNTY OF SAN DIEGO  
TRACT NO. 4067-2  
MAP NO. 10303

**THE FAIRWAYS AT  
LAKE SAN MARCOS  
OWNER ASSN. INC.**  
APN: 222-483-60

LOT 179  
COUNTY OF SAN DIEGO  
TRACT NO. 4067-2  
MAP NO. 10303

VIA LOBO  
(PRIVATE)

APN: 222-483-61  
**THE FAIRWAYS AT  
LAKE SAN MARCOS  
OWNER ASSN. INC.**



LOT 182  
COUNTY OF SAN DIEGO  
TRACT NO. 4067-2  
MAP NO. 10303

2023-0177-B  
PAR. 2

S75°18'34"E(R)  
S76°37'36"E(R)

2023-0177-A  
PAR. 3

2023-0177-A  
PAR. 3 TPOB

S81°00'16"E(R)  
N83°03'45"W  
30.00'

N83°15'21"W(R)

POINT "B"  
2023-0177-B  
PAR. 2 TPOB

S85°33'20"E(R)

2023-0177-A  
PAR. 4 TPOB

2023-0177-A  
PAR. 4

S89°36'27"E(R)  
N89°10'20"E(R)

CAMINO DEL  
ARROYO DRIVE

2

18'

20'

2

1

4

60'

30'

30'

DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY:

DRAWN BY: NR/MP

DATE: 10/24/24

SCALE: 1" = 20'

6 SHEET No. 7  
OF

PARCEL No.

CO. HWY. EASEMENT & TCE  
CAMINO DEL ARROYO AT VIA LOBO AND HERMOSITA

2023-0177 A & B

# EXHIBIT "A"

Line Table		
Line #	Direction	Length
L1	S50°38'41"E	6.98'
L2	N39°21'19"E	0.47'
L3	N50°38'41"W	1.00'
L4	N39°21'19"E	0.91'
L5	N34°27'38"W	8.39'
L6	N50°38'41"W	3.54'
L7	N39°21'19"E	4.88'
L8	N50°38'41"W	1.00'
L9	N50°38'41"W	7.05'
L10	N23°47'23"E	9.59'
L11	N15°05'32"W	9.13'
L12	N7°26'57"E	8.42'
L13	N55°15'43"E	22.49'
L15	N15°05'32"W	6.44'
L16	N3°51'23"E	4.22'
L17	N83°00'51"W	12.29'
L18	S83°14'47"E	12.39'
L19	N7°26'57"E	4.20'
L20	N23°47'23"E	6.85'
L21	N45°33'34"W	20.49'

Curve Table			
Curve #	Radius	Delta	Length
C1	10.00'	51°06'45"	8.92'
C2	270.00'	0°34'19"	2.70'
C3	270.00'	5°06'44"	24.09'
C4	270.00'	1°13'05"	5.74'
C5	330.00'	7°34'19"	43.61'
C6	330.00'	7°56'47"	45.77'
C7	330.00'	1°19'02"	7.59'
C8	330.00'	1°13'14"	7.03'
C9	330.00'	4°22'40"	25.21'
C10	330.00'	2°15'05"	12.97'
C11	330.00'	4°03'07"	23.34'
C12	330.00'	2°17'59"	13.25'

DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: \_\_\_\_\_  
DRAWN BY: NR/MP

DATE: 10/24/24  
SCALE: 1" = 20'

7 SHEET No. 7  
OF  
PARCEL No.

CO. HWY. EASEMENT & TCE  
CAMINO DEL ARROYO AT VIA LOBO AND HERMOSITA

2023-0177 A & B

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# 2025-0136101



May 22, 2025 01:41 PM

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

## EASEMENT FOR COUNTY HIGHWAY

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 222-490-48

Project: ADA Ramp FY 22-23 East

W.O. No.: IA-PWR-01308

Work Task No.: WT - 4802718

R.E.S. Parcel No.: 2023-0178-A & B

Log No.: N/A

### LIONS GATE I HOMEOWNERS ASSOCIATION

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. 2023-0178-A**

(08/19/2024)

(MP:AE:TM)

Those portions of Lots 48 and 50 of County of San Diego Tract No. 4067-1, in the County of San Diego, State of California, according to Map thereof No. 10587 filed in the Office of the County Recorder of San Diego County February 11, 1983, as File No. 83-045225, said portions being more particularly described as follows:

#### **Parcel 1**

**Beginning** at the intersection of the centerline of "Camino Linda Drive" as dedicated per said Map No. 10587 with the centerline of "El Rancho Verde," being a private street shown as Lot 48 on said Map No. 10587; thence along said centerline of "El Rancho Verde" North 11°57'41" West 16.25 feet to the beginning of a tangent 100.00 foot radius curve concave Northeasterly; thence Northerly along the arc of said curve through a central angle of 6°44'50" a distance of 11.78 feet to a point in the Northerly Right of Way of "Camino Linda Drive" hereinafter referred to as **Point "A"** and being the beginning of a non-tangent 228.00 foot radius curve concave Southeasterly to which a radial line bears North 11°47'14" West; thence Southwesterly along said Right of Way through a central angle of 02°55'01" a distance of 11.61 feet to the **TRUE POINT OF BEGINNING**; thence continuing Southwesterly along said Right of Way through a central angle of 5°33'19" a distance of 22.11 feet; thence leaving said Right of Way North 33°21'05" East 21.71 feet; thence South 81°48'12" East 5.96 feet; thence South 89°42'39" East 3.04 feet; thence South 01°06'47" East 10.63 feet to the **TRUE POINT OF BEGINNING**.

#### **Parcel 2**

**Beginning** at **Point "A"** hereinbefore described, being the beginning of said 228.00 foot radius curve concave Southeasterly to which a radial line bears North 11°47'14" West, in the Northerly Right of Way of "Camino Linda Drive"; thence Easterly along said Right of Way through a central angle of 02°52'06" a distance of 11.41 feet to the **TRUE POINT OF BEGINNING**; thence continuing along said Right of Way through a central angle of 07°32'58" a distance of 30.04 feet; thence leaving said Right of Way North 55°01'29" West 9.86 feet; thence North 34°42'03" West 7.78 feet; thence South 66°12'11" West 11.23 feet; thence South 88°50'56" West 6.68 feet; thence South 02°26'47" West 10.08 feet to the **TRUE POINT OF BEGINNING**.

Madison PA d. 11d  
COSO BOARD OF SUPERVISORS  
2025 JUN 10 AM 10:34  
Office Assistant  
confidential  
mail

2023-0178-B

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 CAMINO LINDA DRIVE, 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.

**Beginning at Point "A"** hereinbefore described, being the beginning of said 228.00 foot radius curve concave Southeasterly to which a radial line bears North 11°47'14" West in said Northerly Right of Way of "Camino Linda Drive" as described in Parcel 2023-0178-A hereinabove; thence Southwesterly along said Right of Way through a central angle of 10°38'47" a distance of 42.37 feet; thence leaving said Right of Way North 33°21'05" East 31.95 feet; thence North 84°38'14" East 29.86 feet; thence North 88°50'56" East 10.38 feet; thence North 66°12'11" East 14.36 feet; thence South 34°42'03" East 11.01 feet; thence South 55°01'29" East 16.04 feet to said Northerly Right of Way, being the beginning of a non-tangent 228.00 foot radius curve concave Southerly to which a radial line bears North 00°48'26" East; thence Westerly along the arc of said curve through a central angle of 12°35'41" a distance of 50.12 feet to the **POINT OF BEGINNING**.

**EXCEPTING THEREFROM** Parcel 2023-0178-A hereinabove described.

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 FIVE PAGES, FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.**

Dated this 11 day of April, 2025

**LIONS GATE I HOMEOWNERS ASSOCIATION**

By: John K. DiMartino

By: John K. DiMartino **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 April 11, 2024, BEFORE ME, VICTORIA ROSALES, DEPUTY COUNTY CLERK OF THE COUNTY OF SAN DIEGO, PERSONALLY APPEARED

JOHN K. DiMartino

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:

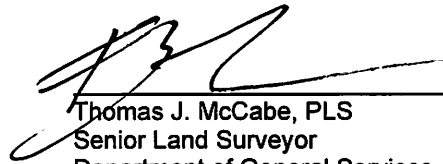
VICTORIA ROSALES, DEPUTY COUNTY CLERK



**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: 5/1/2025




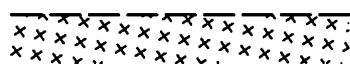
  
\_\_\_\_\_  
Thomas J. McCabe, PLS  
Senior Land Surveyor  
Department of General Services  
County of San Diego

# EXHIBIT "A"

## EXISTING EASEMENTS:

- ① 56'-WIDE RIGHT-OF-WAY OF CAMINO LINDA DRIVE DEDICATED TO AND ACCEPTED BY THE COUNTY OF SAN DIEGO, PER MAP NO. 10587, FILED 2/11/1983.
- ② OPEN SPACE EASEMENT DEDICATED TO AND ACCEPTED BY THE COUNTY OF SAN DIEGO, PER MAP NO. 10587, FILED 2/11/1983. EASEMENT PROHIBITS ANYTHING NOT PERMITTED BY MAJOR USE PERMIT NO. P-79-137, ISSUED 4-7-1980, OR MODIFICATIONS OR AMENDMENTS THERETO, AND ALLOWS PUBLIC UTILITIES LINES.

## LEGEND:

	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY BOUNDARY
	PROPOSED ROAD EASEMENT PARCEL 1: CONTAINS 194 SQ. FT., MORE OR LESS PARCEL 2: CONTAINS 244 SQ. FT., MORE OR LESS
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT CONTAINS 784 SQ. FT., MORE OR LESS
POB	POINT OF BEGINNING
TPOB	TRUE POINT OF BEGINNING

DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY:

DRAWN BY: NR/MP

DATE: 9/24/24

SCALE: 1" = 40'

1 SHEET No. 4  
OF

PARCEL No.

CO HWY. EASEMENT & TCE - CAMINO LINDA AT EL RANCHO VERDE

2023-0178-A&B

EXHIBIT "A"

LIONS GATE I  
HOMEOWNERS ASSN.

LOT 50  
TRACT NO. 4067-1  
MAP NO. 10587

POINT "A"  
POB 2023-0178A PAR 2  
POB 2023-0178B

2023-0178B

LIONS GATE I  
HOMEOWNERS ASSN.  
APN: 222-490-48

2023-0178A  
PARCEL 1

C4

ТРОБ-  
PAR 1

ТРОБ —  
PAR 2

POB 2023-0178A PAR 1

CAMINO LINDA DRIVE

LOT 50  
TRACT NO. 4067-1  
MAP NO. 10587

LIONS GATE I  
HOMEOWNERS ASSN.  
APN: 222-490-48

2023-0178A  
PARCEL 2

-C7  
N00°48'26"E (R)

11 NO 1° 22' 11" W (R)

9

28.



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: \_\_\_\_\_  
DRAWN BY: NR/MP

DATE: 9/24/24

SCALE: 1" = 20'

2 SHEET No. 4  
OF

PARCEL No.

CO HWY. EASEMENT &amp; TCE – CAMINO LINDA AT EL RANCHO VERDE

2023-0178-A&B

2023-0178-A&amp;B

# EXHIBIT "A"

Line Table		
Line #	Direction	Length
L1	N11°57'41"W	16.25'
L2	N33°21'05"E	21.71'
L3	S81°48'12"E	5.96'
L4	S89°42'39"E	3.04'
L5	S1°06'47"E	10.63'
L6	N2°26'47"E	10.08'
L7	N88°50'56"E	6.68'

Line Table		
Line #	Direction	Length
L8	N66°12'11"E	11.23'
L9	S34°42'03"E	7.78'
L10	S55°01'29"E	9.86'
L11	N88°50'56"E	10.38'
L12	N66°12'11"E	14.36'
L13	S34°42'03"E	11.01'
L14	S55°01'29"E	16.04'

Curve Table			
Curve #	Length	Radius	Delta
C1	11.78'	100.00'	6°44'50"
C2	11.61'	228.00'	2°55'01"
C3	22.11'	228.00'	5°33'19"
C4	8.65'	228.00'	2°10'28"
C5	11.41'	228.00'	2°52'06"
C6	30.04'	228.00'	7°32'58"
C7	8.66'	228.00'	2°10'37"

DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: \_\_\_\_\_  
DRAWN BY: NR/MP

DATE: 9/24/24  
SCALE: 1" = 40'

4 SHEET No. 4  
OF  
PARCEL No.

CO HWY. EASEMENT & TCE – CAMINO LINDA AT EL RANCHO VERDE

2023-0178-A&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

**Mail TAX STATEMENT TO AND  
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

00198490-

**DOC# 2025-0130784**



796350

May 16, 2025 04:02 PM

OFFICIAL RECORDS

JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER

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

PCOR: YES

PAGES: 24

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT DEED AND RESERVATION OF EASEMENTS**

**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

**Assessor's Parcel No: 246-090-11, 248-010-05,  
Por. 248-010-06, & 248-090-10**

**Project: Star B Ranch - DPR**

**W.T.: 4818742**

**Parcel No.: 2022-0203-A**

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

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

**Palo Verde Land Development, LP, a California Limited Partnership ("Grantor"),**

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

**PARCEL NO. 2022-0203-A**

**(05.28.2024)**

**(AE:TM)**

BEING PORTIONS OF SECTION 25, 30 AND 31, ALL IN TOWNSHIP 12 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO, CONSISTING OF 3 PAGES, AND MADE A PART HEREOF, AND DEPICTED ON EXHIBIT "A-1" ATTACHED HERETO, CONSISTING OF 1 PAGE, FOR ILLUSTRATIVE PURPOSES ONLY.

Grantor grants to County, for the benefit of the Property, a non-exclusive thirty (30) foot access easement ("Access Easement") for ingress and egress purposes, over and across the existing access road ("Access Road") described in Exhibit "B" attached hereto, consisting of 3 pages, and made part hereof and depicted on Exhibit "B-1" attached hereto, consisting of 4 pages, for illustrative purposes only. The Access Road may be used by County, County's successor-in-interest(s), and County's employees, tenants, licensees, contractors, agents, invitees, and volunteers. The purpose of the Access Easement is to connect the Property to California State Route 78. The Access Easement also includes the right to maintain, repair, replace the Access Road and all structures incidental thereto.

Grantor also grants to County, for the benefit of the Property, a non-exclusive emergency access easement ("Emergency Access Easement") for ingress and egress purposes, over and across the existing road, the approximate location of which is depicted on Exhibit "D", consisting of 1 page, attached hereto and made part



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

*Mail TAX STATEMENT TO AND*  
**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

*00198490-*

SPACE ABOVE FOR RECORDER'S USE ONLY

## GRANT DEED AND RESERVATION OF EASEMENTS

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

**Assessor's Parcel No: 246-090-11, 248-010-05,  
Por. 248-010-06, & 248-090-10**

**Project:** Star B Ranch - DPR

**W.T.:** 4818742

**Parcel No.:** 2022-0203-A

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

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

**Palo Verde Land Development, LP, a California Limited Partnership ("Grantor"),**

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

**PARCEL NO. 2022-0203-A**

(05.28.2024)

(AE:TM)

BEING PORTIONS OF SECTION 25, 30 AND 31, ALL IN TOWNSHIP 12 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED IN **EXHIBIT "A"**, ATTACHED HERETO, CONSISTING OF 3 PAGES, AND MADE A PART HEREOF, AND DEPICTED ON **EXHIBIT "A-1"** ATTACHED HERETO, CONSISTING OF 1 PAGE, FOR ILLUSTRATIVE PURPOSES ONLY.

Grantor grants to County, for the benefit of the Property, a non-exclusive thirty (30) foot access easement ("Access Easement") for ingress and egress purposes, over and across the existing access road ("Access Road") described in **Exhibit "B"** attached hereto, consisting of 3 pages, and made part hereof and depicted on **Exhibit "B-1"** attached hereto, consisting of 4 pages, for illustrative purposes only. The Access Road may be used by County, County's successor-in-interest(s), and County's employees, tenants, licensees, contractors, agents, invitees, and volunteers. The purpose of the Access Easement is to connect the Property to California State Route 78. The Access Easement also includes the right to maintain, repair, replace the Access Road and all structures incidental thereto.

Grantor also grants to County, for the benefit of the Property, a non-exclusive emergency access easement ("Emergency Access Easement") for ingress and egress purposes, over and across the existing road, the approximate location of which is depicted on **Exhibit "D"**, consisting of 1 page, attached hereto and made part



hereof. The rights pursuant to such Emergency Access Easement shall only be exercised by County, County's successor-in-interest, and County's employees, tenants, licensees, contractors, agents, invitees, and volunteers if the Access Road is flooded and is not drivable.

**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.

The Property is conveyed to County reserving unto and for the Grantor, for ingress and egress purposes and for the benefit of Grantor's retained property described in **Exhibit "E"** (Dominant Tenement) attached hereto, consisting of 1 page, and made part hereof, two non-exclusive thirty (30) foot access easements ("Reserved Easements") over and across the existing roads ("Grantor's Access Roads") on the Property described in **Exhibit "C"**, depicted on **Exhibit "C-1"** attached hereto, consisting of 4 pages, for illustrative purposes only. The Reserved Easements are intended to connect Grantor's retained property to the Access Road. Grantor's Access Roads may be used by Grantor, Grantor's successor-in-interest(s), and Grantor's tenants, employees, contractors, and agents. The Reserved Easements also include the right to maintain, repair, replace the Grantor's Access Road and all structures incidental thereto.

The Grantor's and County's maintenance and other obligations as to the access roads described herein, are outlined in the Road Maintenance Agreement entered into as of May 16, 2025, 2024 and recorded concurrently with this Grant Deed.

Dated this 6<sup>th</sup> day of March, 2025.

**Palo Verde Land Development, LP, a California Limited Partnership**

By: Pancho Real Estate Holdings, Inc., a California Corporation, its General Partner

By: Marian G. Gabrych

Name: Marian G. Gabrych

Title: CEO

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 Mar. 6, 2025 before me Yvonne Hirota, a Notary Public,  
personally appeared Marian G. Gabrych

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.

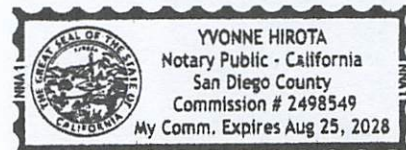
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Yvonne Hirota

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

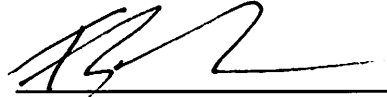
(FOR NOTARY SEAL OR STAMP)



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

3/13/2025

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

## EXHIBIT "A"

### LEGAL DESCRIPTION

Parcel No. 2022-0203-A

(01.13.2025)

(AEE:TJM)

**PARCEL A: APN: 246-090-11-00**

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH 396.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BOTH IN SECTION 25, TOWNSHIP 12 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

**PARCEL B: APNs 248-010-05, 248-010-06 and 248-090-10**

BEING PARCELS "G", "H" AND "I" OF CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 21, 1983 AS FILE NO. 83-422490 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

**PARCEL "G"**

A PORTION OF SECTION 30 TOGETHER WITH LOT 5, SECTION 19, TOWNSHIP 12 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO OFFICIAL SURVEY THEREOF, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ANGLE POINT SY-20 ON THE WESTERLY BOUNDARY LINE OF RANCHO SANTA YSABEL AS SHOWN ON THE OFFICIAL SURVEY OF SAID RANCHO APPROVED MAY 9, 1871 THE **TRUE POINT OF BEGINNING**; THENCE

1. SOUTH 00°09'45" EAST 2980.00 FEET ALONG SAID WESTERLY BOUNDARY LINE; THENCE
2. SOUTH 89° 50'15" WEST 1970.00 FEET; THENCE
3. SOUTH 00°09'45 11 EAST 894.24 FEET; THENCE
4. SOUTH 89°50'15" WEST 786.48 FEET; THENCE
5. SOUTH 00°09 1 45 11 EAST 587.37 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 30; THENCE
6. NORTH 89°43'33 11 WEST 1068.06 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE
7. NORTH 00°01 '52" EAST 4003.02 FEET ALONG THE WEST LINE OF SAID SECTION 30 TO THE NORTHWEST CORNER OF LOT 2 OF SAID SECTION 30; THENCE
8. NORTH 88°41'01" EAST 2595.39 FEET ALONG THE NORTH LINE OF SAID LOT 2 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE SOUTHWEST CORNER OF LOT 8 OF SAID SECTION 30; THENCE
9. NORTH 00°32'53" WEST 1358.15 FEET ALONG THE WEST LINE OF SAID LOT 8 TO THE SOUTHWEST CORNER OF LOT 5 OF SAID SECTION 19; THENCE
10. NORTH 00°05'05 11 EAST 1793.56 FEET; THENCE TO THE MOST NORTHERLY POINT OF SAID LOT 5; THENCE
11. SOUTH 24°00'58" EAST 3010.63 FEET ALONG THE WESTERLY BOUNDARY

LINE OF SAID RANCHO SANTA YSABEL TO THE **TRUE POINT OF BEGINNING**.

CONTAINING IN ALL 325.724 ACRES, MORE OR LESS

PARCEL "H"

PORTIONS OF SECTION 30 AND 31, TOWNSHIP 12 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN ACCORDING TO OFFICIAL SURVEY THEREOF, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF RANCHO SANTA YSABEL, SAID BEGINNING BEING SHOWN AS "SY 19" ON THE OFFICIAL SURVEY OF SAID RANCHO APPROVED MAY 9, 1871; THENCE

1. NORTH 00°09'45" WEST 1528.12 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID RANCHO, SHOWN AS NORTH 00°09'11" WEST (LAMBERT) ON RECORD OF SURVEY NO. 3867 FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, TO THE **TRUE POINT OF BEGINNING**, THENCE
2. SOUTH 89°50'15" WEST 963.05 FEET; THENCE
3. NORTH 21°07'10" EAST 503.00 FEET; THENCE
4. NORTH 18°53'00" EAST 287.88 FEET; THENCE
5. SOUTH 89°50'15" WEST 1283.44 FEET; THENCE
6. NORTH 00°09'45" WEST 1460.50 FEET; THENCE
7. NORTH 89°50'15" EAST 1970.00 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID RANCHO, THENCE
8. SOUTH 00°09'45" EAST 2201.33 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE **TRUE POINT OF BEGINNING**.

CONTAINING IN ALL 80.014 ACRES, MORE OR LESS.

PARCEL "I"

PORTIONS OF SECTIONS 30 AND 31, TOWNSHIP 12 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN ACCORDING TO OFFICIAL PLAT THEREOF, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF RANCHO SANTA YSABEL, SAID BEGINNING BEING SHOWN AS "SY 19" ON THE OFFICIAL SURVEY OF SAID RANCHO APPROVED MAY 9, 1871; THENCE

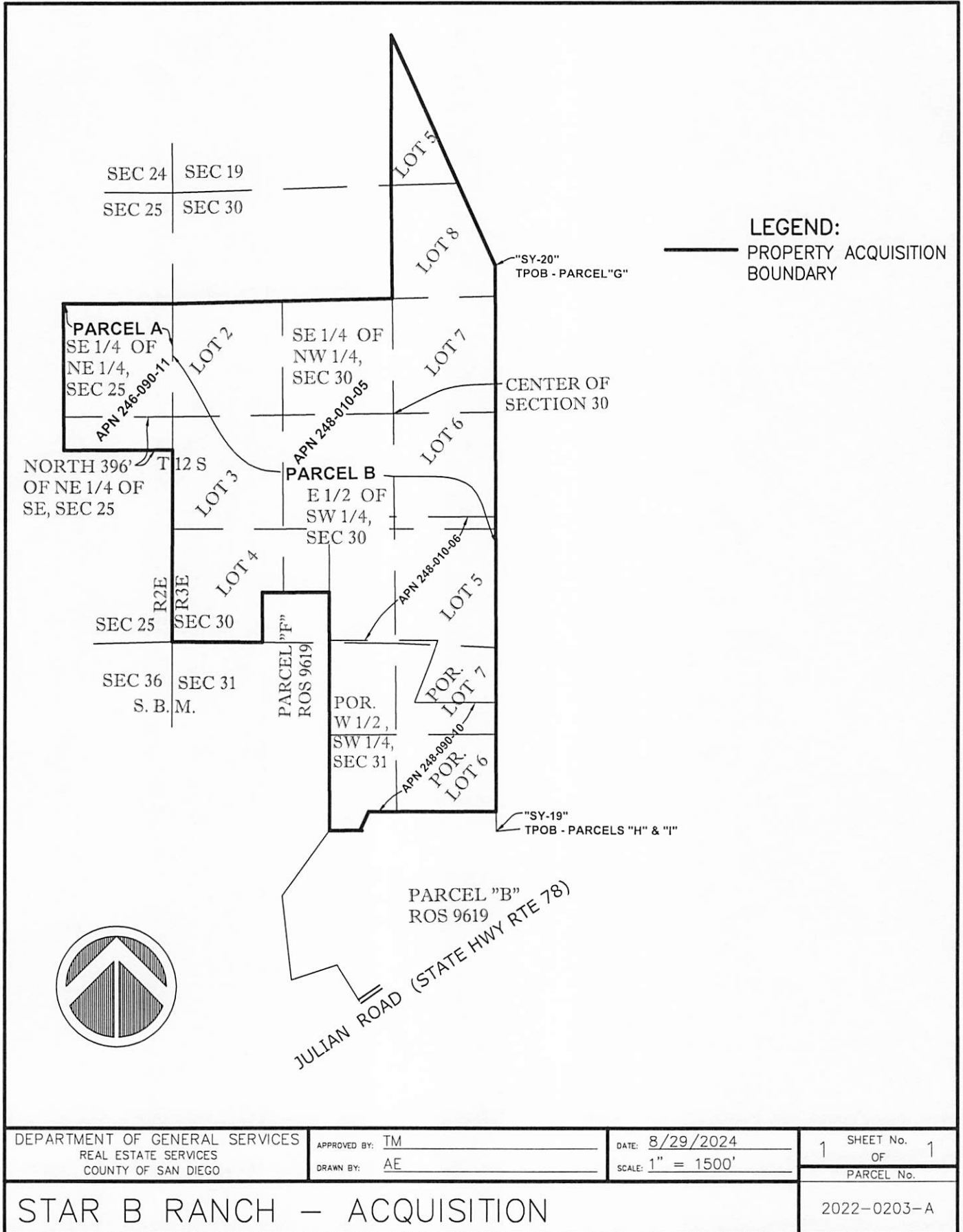
1. NORTH 00°09'45" WEST 233.60 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID RANCHO, SHOWN AS 00°09'11" WEST (LAMBERT) ON RECORD OF SURVEY NO. 3867 FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY TO THE **TRUE POINT OF BEGINNING**; THENCE
2. SOUTH 89°50'15" WEST 1499.36 FEET THENCE
3. SOUTH 24°50'00" WEST 247.07 FEET THENCE
4. SOUTH 89°50'15" WEST 366.24 FEET THENCE
5. NORTH 00°09'45" WEST 2259.28 FEET THENCE
6. NORTH 89°50'15" EAST 1283.44 FEET THENCE
7. SOUTH 18°53'00" WEST 287.88 FEET THENCE

8. SOUTH 21°07'00" WEST 503.00 FEET THENCE
9. NORTH 89°50'15" EAST 963.05 FEET THENCE TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID RANCHO; THENCE
10. SOUTH 00°09'45" EAST 1294.52 FEET ALONG SAID RANCHO BOUNDARY LINE TO THE **TRUE POINT OF BEGINNING**.

CONTAINING IN ALL 80.237 ACRES, MORE OR LESS.



# EXHIBIT "A-1"



## EXHIBIT "B"

### LEGAL DESCRIPTION – ACCESS EASEMENT

Parcel No. 2022-0203-C

(05.31.2024)

(AEE:TJM)

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, ALL IN TOWNSHIP 12 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL SURVEY THEREOF, APPROVED FEBRUARY 24, 1876, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL A:**

BEING A 30-FOOT-WIDE STRIP OF LAND, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT AN ANGLE POINT IN THE EAST LINE OF PARCEL "F" PER CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 21, 1983 AS FILE NO. 83-422490 OF OFFICIAL RECORDS, ALSO AS SHOWN ON RECORD OF SURVEY NO. 9616, FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO ON MARCH 22, 1984; SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF PARCEL "B" AS SHOWN ON SAID RECORD OF SURVEY; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL "B", NORTH 89°49'40" EAST (RECORD PER SAID CERTIFICATE OF COMPLIANCE, NORTH 89°50'15" EAST), 132.43 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID NORTH LINE, SOUTH 14°39'42" EAST, 64.87 FEET TO THE BEGINNING OF A TANGENT 323.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°34'50", AN ARC DISTANCE OF 116.02 FEET TO A POINT HEREAFTER DESIGNATED AS **POINT "A"**; THENCE CONTINUING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°43'21", AN ARC DISTANCE OF 37.90 FEET; THENCE SOUTH 12°38'29" WEST 165.72 FEET TO THE BEGINNING OF A TANGENT 114.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°10'46", AN ARC DISTANCE 70.00 FEET; THENCE SOUTH 22°32'18" EAST 86.42 FEET; THENCE SOUTH 35°37'53" EAST 131.98 FEET; THENCE SOUTH 22°46'13" EAST 56.83 FEET; THENCE SOUTH 16° 18' 37" EAST 84.64 FEET; THENCE SOUTH 7° 00' 36" EAST 71.44 FEET; THENCE SOUTH 16° 32' 37" EAST 61.95 FEET; THENCE SOUTH 21°47'17" EAST 172.99 FEET;



THENCE SOUTH 37°24'40" EAST 56.66 FEET; THENCE SOUTH 60° 08' 12" EAST 54.58 FEET; THENCE SOUTH 49°01'48" EAST 62.48 FEET; THENCE SOUTH 34°27'03" EAST 50.37 FEET; THENCE SOUTH 15° 47' 42" EAST 99.12 FEET TO THE BEGINNING OF A TANGENT 95.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 24°23'20", AND ARC DISTANCE OF 40.44 FEET TO THE BEGINNING OF A COMPOUND 96.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°13'02", AN ARC DISTANCE 77.43 FEET TO THE BEGINNING OF A REVERSE 210.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°21'01", AN ARC DISTANCE OF 85.58 FEET; THENCE SOUTH 31°27'39" WEST 92.90 FEET; THENCE SOUTH 46°39'24" WEST 110.76 FEET; THENCE SOUTH 33° 50' 32" W" 77.95 FEET TO THE BEGINNING OF A TANGENT 40.00 FOOT RADIUS CURVE SOUTHEASTERLY; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°32'15", AN ARC DISTANCE OF 23.41 FEET; THENCE SOUTH 0°18'18" WEST 18.43 FEET TO THE BEGINNING OF A TANGENT 370.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°42'11", AN ARC DISTANCE OF 204.73 FEET; THENCE SOUTH 31°23'54" EAST 69.76 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF JULIAN ROAD, 50 FEET WIDE (STATE HIGHWAY ROUTE 78, XI-SD-198-D) ACCORDING TO HIGHWAY EASEMENT DEED GRANTED TO THE STATE OF CALIFORNIA PER RECORDED IN BOOK 4989, PAGE 416 OF OFFICIAL RECORDS, ALSO AS SHOWN ON SAID RECORD OF SURVEY NO. 9619. SAID POINT ALSO THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO BEGIN ON SAID NORTHERLY LINE OF PARCEL "B" OF SAID RECORD OF SURVEY, AND TO TERMINATE IN SAID NORTHWESTERLY LINE OF SAID JULIAN ROAD.

**PARCEL B:**

BEING A 30-FOOT-WIDE STRIP OF LAND, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**BEGINNING** AT THE AFOREMENTIONED POINT "A" DESCRIBED IN PARCEL "A" ABOVE; THENCE NORTH 56°45'40" EAST 114.55 FEET TO THE BEGINNING OF A TANGENT 100.00 RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°28'13", AN ARC DISTANCE OF 53.18 FEET; THENCE NORTH 26°17'27" EAST 49.82 FEET;

THENCE NORTH 20°24'44" EAST 33.71 FEET TO THE NORTHERLY LINE OF THE AFOREMENTIONED  
PARCEL "B" OF SAID CERTIFICATE OF COMPLIANCE DESCRIBED IN PARCEL "A" ABOVE.

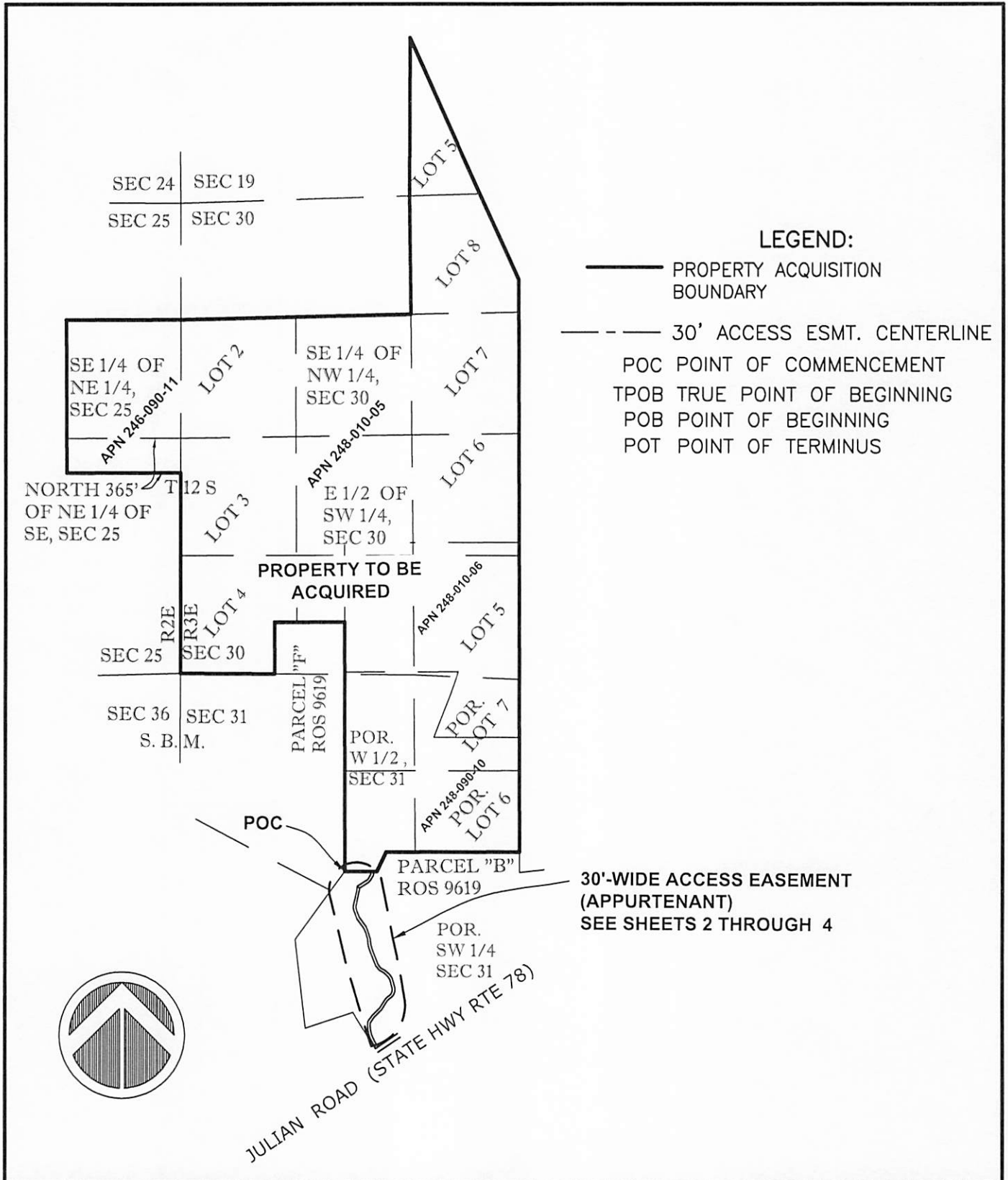
THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO BEGIN ON THE  
EASTERLY SIDELINE OF SAID PARCEL "A", AND TO TERMINATE IN SAID NORTHERLY LINE OF SAID PARCEL  
"B" OF SAID CERTIFICATE OF COMPLIANCE.

  
Adam E. Eisenberg, PLS 9096  
Date 12/30/2024

Land Surveyor  
County of San Diego  
Department of General Services  
Asset Management Division



# EXHIBIT "B-1"



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: TM  
DRAWN BY: AE

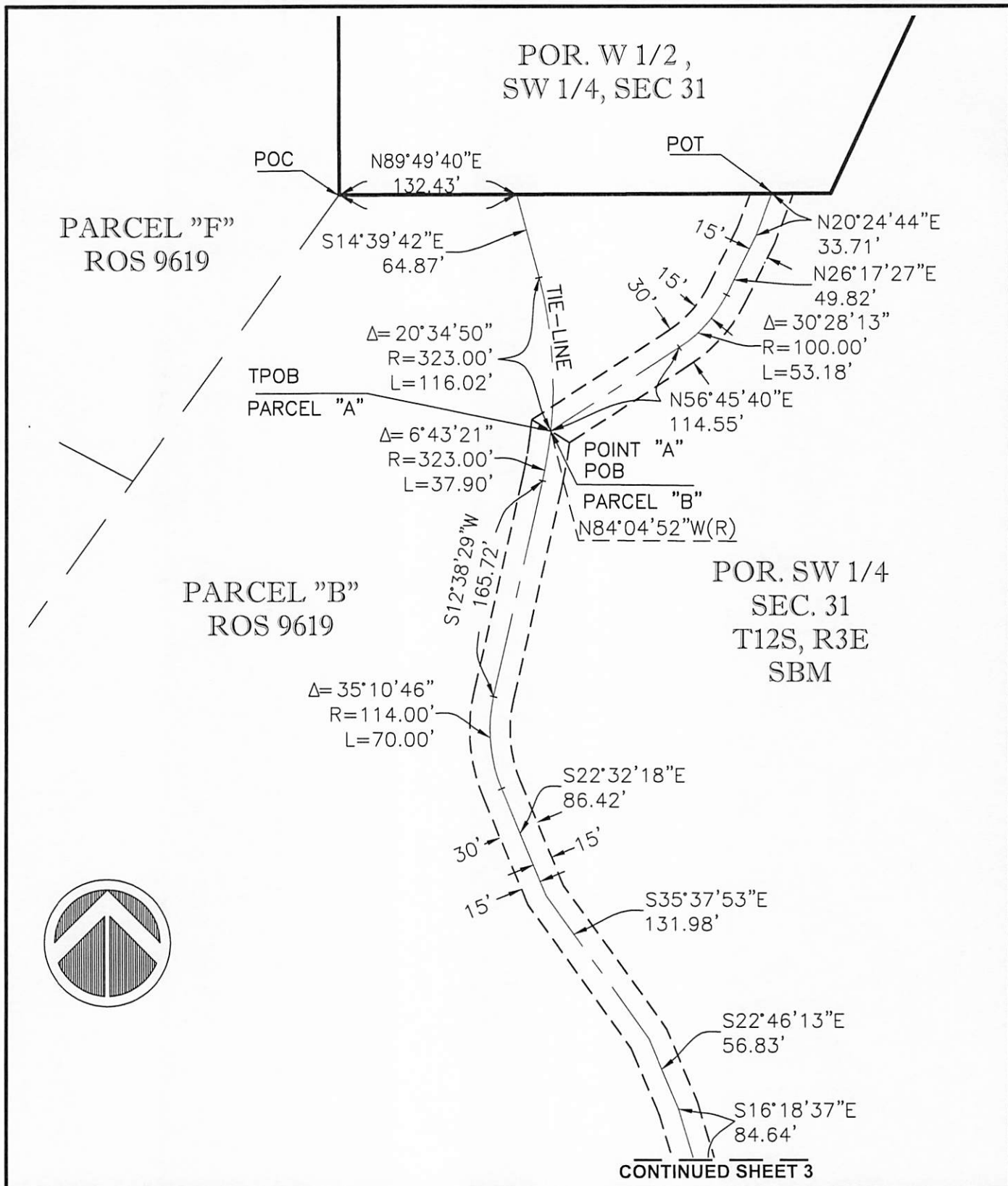
DATE: 5/31/2024  
SCALE: 1" = 1500'

1 SHEET No. 4  
OF  
PARCEL No.

STAR B RANCH - ACCESS EASEMENT

2022-0203-C

# EXHIBIT "B-1"



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: TM  
DRAWN BY: AE

DATE: 5/31/2024  
SCALE: 1" = 100'

2 SHEET No. 4  
OF  
PARCEL No.

STAR B RANCH — ACCESS EASEMENT

2022-0203-C

# EXHIBIT "B-1"

CONTINUED SHEET 2

S16°18'37"E  
84.64'

S7°00'36"E  
71.44'

S16°32'37"E  
61.95'

S21°41'17"E  
172.99'

S37°24'40"E  
56.66'

S60°08'12"E  
54.58'

S49°01'48"E  
62.48'

S34°27'03"E  
50.37'

S15°47'42"E  
99.12'

N81°24'22"W(R)

N35°11'20"W(R)

$\Delta = 24^{\circ}23'20''$   
R=95.00'  
L=40.44'

$\Delta = 46^{\circ}13'02''$   
R=96.00'  
L=77.43'

$\Delta = 23^{\circ}21'01''$   
R=210.00'  
L=85.58'

CONTINUED SHEET 4

POR. SW 1/4  
SEC. 31  
T12S, R3E  
SBM

PARCEL "B"  
ROS 9619



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: TM  
DRAWN BY: AE

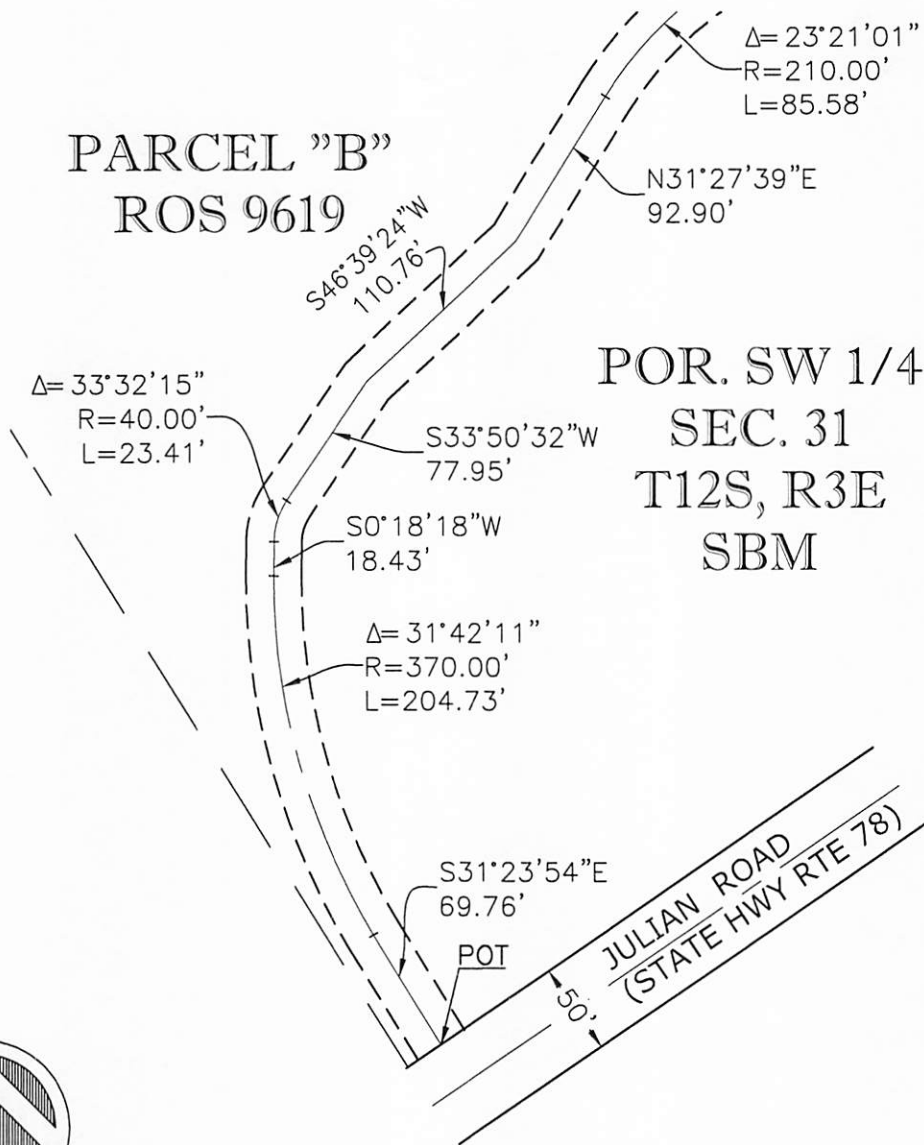
DATE: 5/31/2024  
SCALE: 1" = 100'

3 SHEET No. 4  
OF  
PARCEL No.

STAR B RANCH — ACCESS EASEMENT

2022-0203-C

# EXHIBIT "B-1"



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: TM  
DRAWN BY: AE

DATE: 5/31/2024  
SCALE: 1" = 100'

4 SHEET No. 4  
OF  
PARCEL No.

STAR B RANCH — ACCESS EASEMENT

2022-0203-C

**EXHIBIT "C"**  
**LEGAL DESCRIPTION – ACCESS EASEMENT**

**Parcel No. 2022-0203-B**

**(05.31.2024)**

**(AEE:TJM)**

BEING PORTIONS OF LOTS 3 AND 4 OF SECTION 30, AND A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, ALL IN TOWNSHIP 12 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL SURVEY THEREOF, APPROVED FEBRUARY 24, 1876, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL A:**

BEING A 30-FOOT-WIDE STRIP OF LAND, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 30, NORTH 0°02'09" EAST 1,924.33 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WEST LINE, SOUTH 84°00'02" EAST, 17.25 FEET TO THE BEGINNING OF A TANGENT 50.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°14' 53, AN ARC DISTANCE OF 77.88 FEET TO THE BEGINNING OF A COMPOUND 25.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°50'38", AN ARC DISTANCE OF 14.77 FEET TO THE BEGINNING OF A REVERSE 116.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°19'27", AN ARC DISTANCE OF 71.52 FEET; THENCE SOUTH 3°46'02" WEST, 100.02 FEET TO THE BEGINNING OF A TANGENT 297.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°27'00", AN ARC DISTANCE OF 48.98 FEET; THENCE SOUTH 5°40'58" EAST 84.07 FEET; THENCE SOUTH 2°27'24" EAST 93.01 FEET; THENCE SOUTH 6°50'29" EAST 50.75 FEET TO THE BEGINNING OF A TANGENT 43.00 FOOT RADIUS CURVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°23'14", AN ARC DISTANCE OF 19.05 FEET TO THE BEGINNING OF A COMPOUND 250 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG

THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE  $23^{\circ}08'51''$ , AN ARC DISTANCE OF 101.00 FEET TO THE BEGINNING OF A REVERSE 300.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $22^{\circ}28'03''$ , AN ARC DISTANCE OF 117.64 FEET TO THE BEGINNING OF A COMPOUND 121.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $21^{\circ}38'42''$ , AN ARC DISTANCE OF 45.71 FEET; THENCE SOUTH  $11^{\circ}15'49''$  EAST 171.44 FEET; THENCE SOUTH  $18^{\circ}04'02''$  EAST, 53.12 FEET; SOUTH  $13^{\circ}35'05''$  EAST 70.35 FEET; THENCE SOUTH  $17^{\circ}51'20''$  EAST 68.43 FEET; THENCE SOUTH  $21^{\circ}33'22''$  EAST 273.26 FEET TO THE BEGINNING OF A TANGENT 500.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $11^{\circ}54'10''$ , AN ARC DISTANCE OF 103.87 FEET; THENCE SOUTH  $9^{\circ}39'13''$  EAST 249.10 FEET; THENCE SOUTH  $5^{\circ}52'17''$  EAST 58.25 FEET TO THE BEGINNING OF A TANGENT 81.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $60^{\circ}16'32''$ , AN ARC DISTANCE OF 85.21 FEET; THENCE SOUTH  $66^{\circ}08'49''$  EAST 31.95 FEET TO THE BEGINNING OF A TANGENT 63.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $25^{\circ}40'10''$  AN ARC DISTANCE OF 28.22 FEET; THENCE NORTH  $88^{\circ}11'02''$  EAST 42.86 FEET; THENCE NORTH  $77^{\circ}46'49''$  EAST 270.01 FEET; TO THE BEGINNING OF A TANGENT 188.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $35^{\circ}31'35''$ , AN ARC DISTANCE OF 116.57 FEET; THENCE SOUTH  $66^{\circ}41'35''$  EAST 30.37 FEET TO THE BEGINNING OF A TANGENT 293.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $7^{\circ}05'00''$ , AN ARC DISTANCE OF 36.22 FEET TO THE NORTHWESTERLY LINE OF PARCEL "F" PER CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 21, 1983 AS FILE NO. 83-422490 OF OFFICIAL RECORDS, ALSO AS SHOWN ON RECORD OF SURVEY NO. 9616 FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO ON MARCH 22, 1984; SAID POINT ALSO THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO BEGIN ON SAID WESTERLY LINE OF SECTION 31, AND TO TERMINATE IN SAID NORTHWESTERLY LINE OF PARCEL "F".

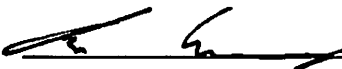
**PARCEL B**

BEING A 30-FOOT-WIDE STRIP OF LAND, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:



**COMMENCING** AT AN ANGLE POINT IN THE EAST LINE OF THE AFOREMENTIONED PARCEL "F" OF SAID CERTIFICATE OF COMPLIANCE AND SAID RECORD OF SURVEY NO. 9619; SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF PARCEL "B" AS SHOWN ON SAID CERTIFICATE OF COMPLIANCE AND SAID RECORD OF SURVEY; THENCE NORTHERLY ALONG SAID EAST LINE OF PARCEL "F"; NORTH  $0^{\circ}09'14''$  WEST (RECORD NORTH  $0^{\circ}09'45''$  WEST PER SAID CERTIFICATE OF COMPLIANCE), 168.66 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EAST LINE, SOUTH  $45^{\circ}48'29''$  EAST, 100.62 FEET TO THE BEGINNING OF A TANGENT 137.00 FOOT RADIUS CURVE SOUTHWESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $17^{\circ}02'13''$ , AN ARC DISTANCE OF 40.74 FEET; THENCE SOUTH  $28^{\circ}46'16''$  EAST 75.10 FEET TO THE NORTHERLY LINE OF SAID PARCEL "B"; AND **THE POINT OF TERMINUS**.

THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO BEGIN ON SAID EASTERLY LINE OF PARCEL "F", AND TO TERMINATE IN SAID NORTHERLY LINE OF PARCEL "F".

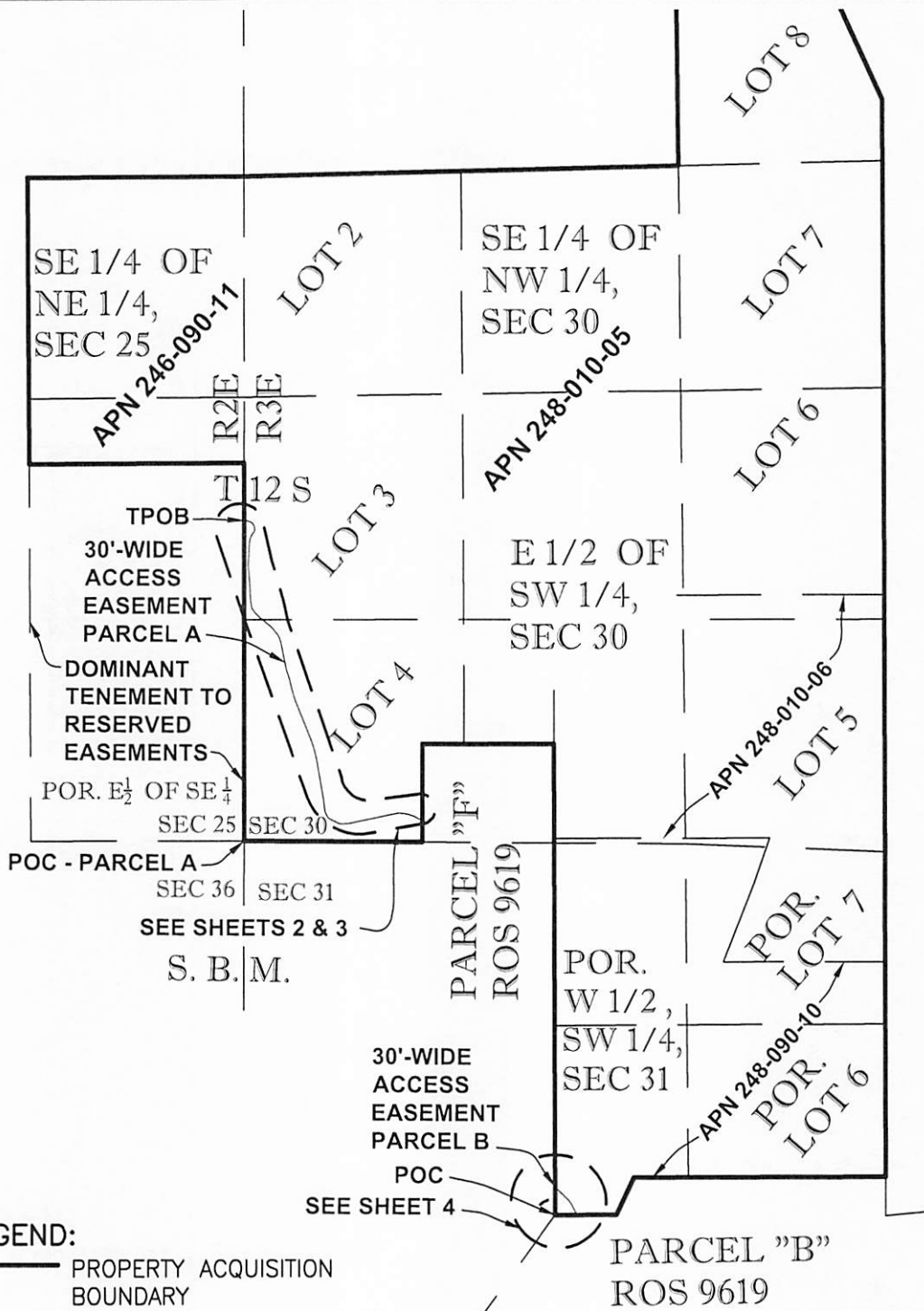
  
Adam E. Eisenberg, PLS 9096  
Land Surveyor  
County of San Diego  
Department of General Services  
Asset Management Division

Date

12/30/2024



EXHIBIT "C-1"



LEGEND:

PROPERTY ACQUISITION  
BOUNDARY

30' ACCESS ESMT. CENTERLINE

POC	POINT OF COMMENCEMENT
TPOB	TRUE POINT OF BEGINNING
POT	POINT OF TERMINUS



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: TM  
DRAWN BY: AE

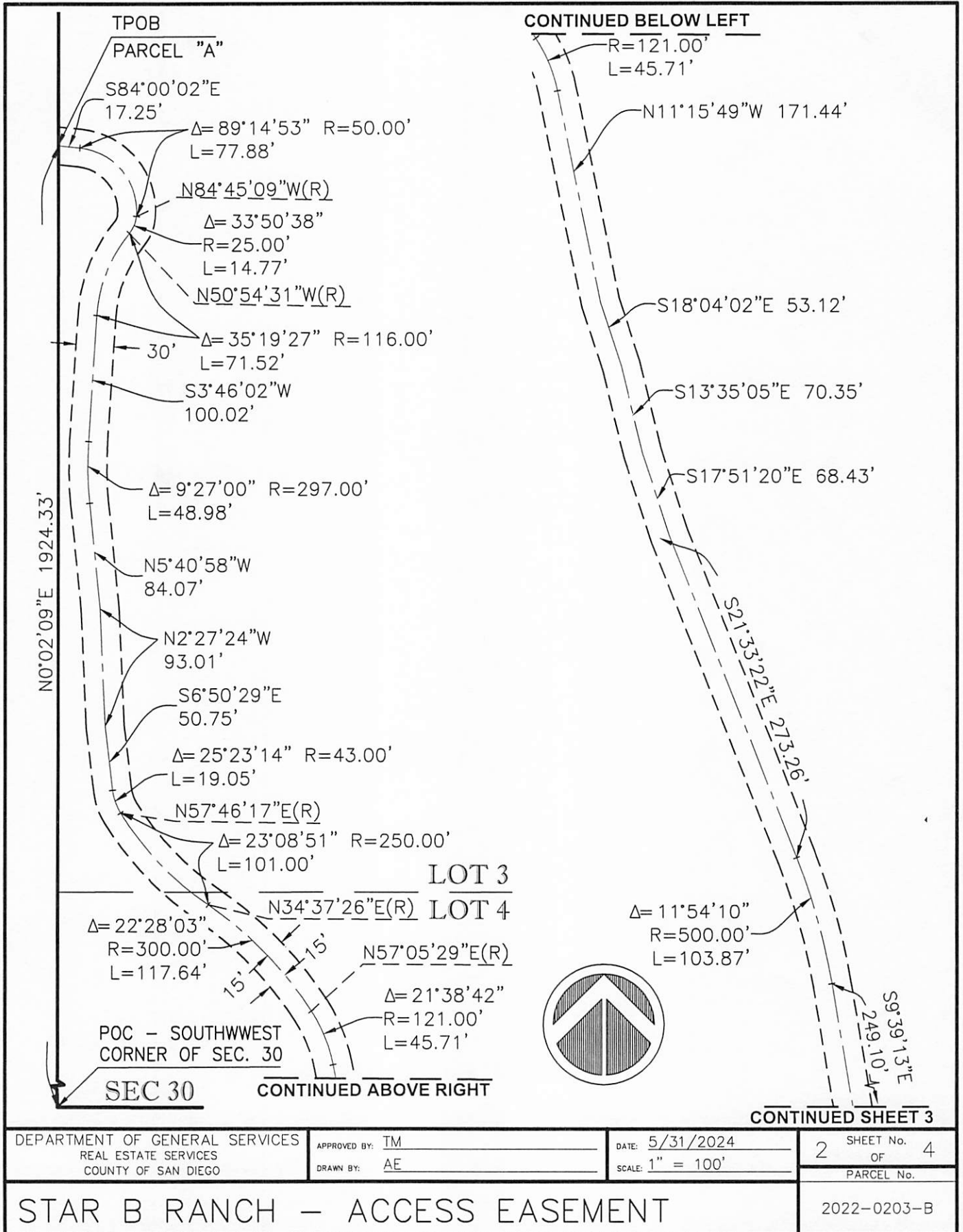
DATE: 5/31/2024  
SCALE: 1" = 1000'

1 SHEET No. 4  
OF  
PARCEL No.

2022-0203-B

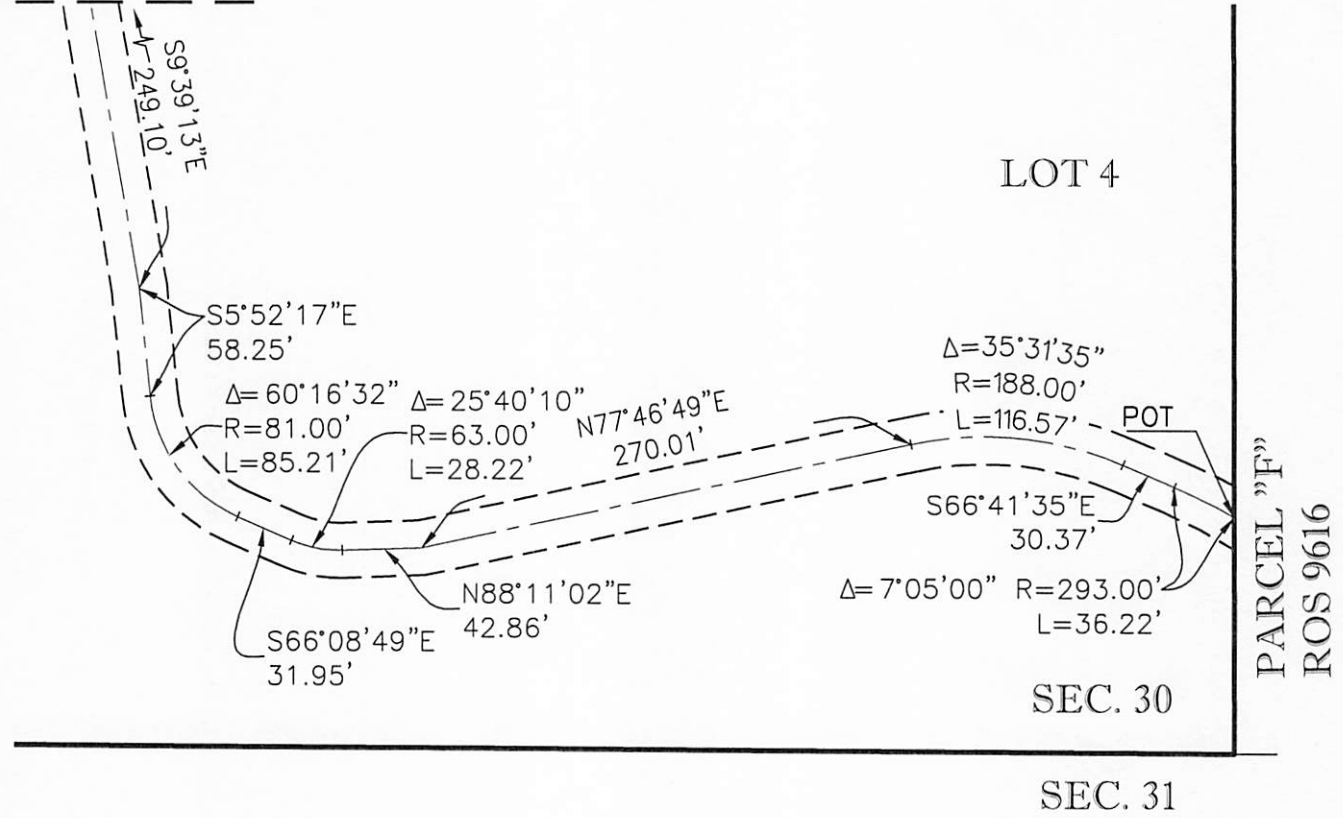
STAR B RANCH – ACCESS EASEMENT

# EXHIBIT "C-1"

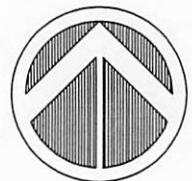


# EXHIBIT "C-1"

CONTINUED SHEET 2



\*SEE SHEET 4 FOR  
PARCEL B



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: TM  
DRAWN BY: AE

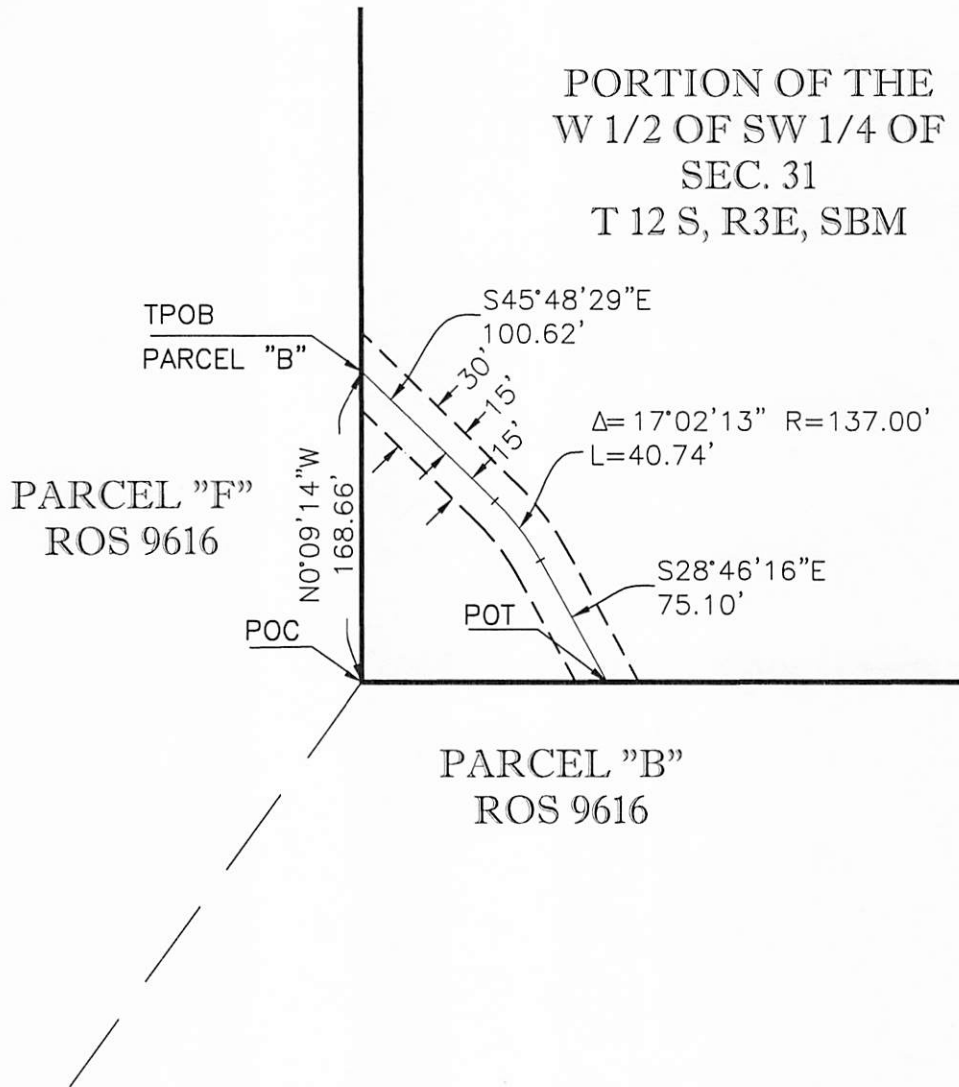
DATE: 5/31/2024  
SCALE: 1" = 100'

3 SHEET No. 4  
OF  
PARCEL No.

STAR B RANCH — ACCESS EASEMENT

2022-0203-B

# EXHIBIT "C-1"



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: TM  
DRAWN BY: AE

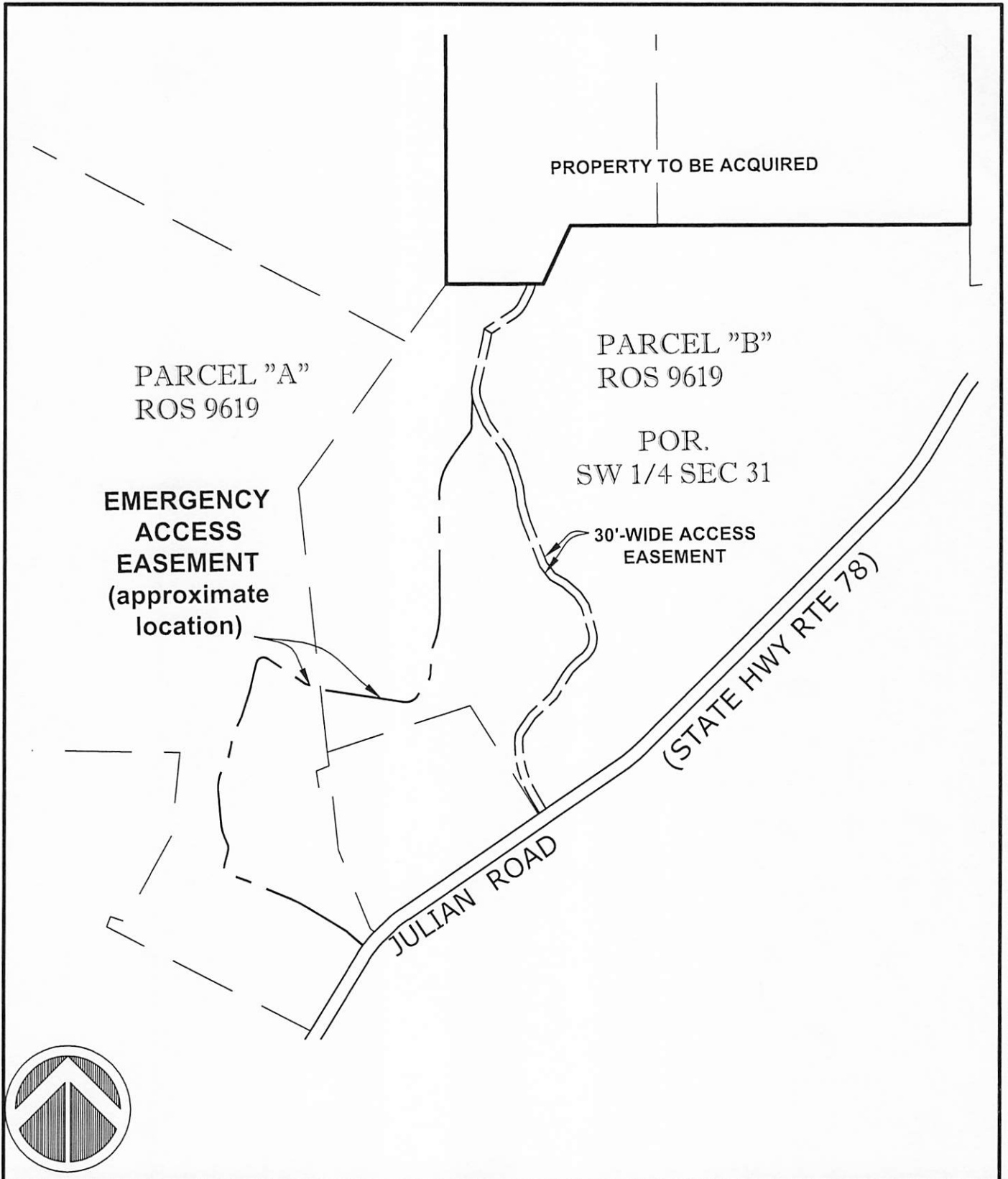
DATE: 5/31/2024  
SCALE: 1" = 100'

4 SHEET No. 4  
OF  
PARCEL No.

STAR B RANCH — ACCESS EASEMENT

2022-0203-B

# EXHIBIT "D"



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: TM  
DRAWN BY: AE

DATE: 7/3/2024  
SCALE: 1" = 500'

1 SHEET No. 1  
OF  
PARCEL No.

STAR B RANCH — EMERGENCY ACCESS EASEMENT

2022-0203-D

**EXHIBIT "E"**  
**LEGAL DESCRIPTION**  
**DOMINANT TENEMENT TO RESERVED EASEMENTS**

**Parcel No. 2022-0203-E**

**(07.29.2024)**

**(AEE:TJM)**

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE NORTH 396 FEET OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER.



**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/TRANSFEEE  
(Make necessary corrections to the printed name and mailing address)

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

ASSESSOR'S PARCEL NUMBER

248-010-05, 248-010-06, 248-090-10, 248-090-11

SELLER/TRANSFEROR

Palo Verde Land Development, LP, a California limited partnership

BUYER'S DAYTIME TELEPHONE NUMBER

BUYER'S EMAIL ADDRESS

victoria.rosales@sdcounty.ca.gov

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

Highway 78, San Diego, CA

<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.	MO	DAY	YEAR
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Are you a 100% rated disabled veteran who was compensated at 100% by the Department of Veterans 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)

5560 Overland Avenue, Suite 410

CITY

San Diego

STATE

CA

ZIP CODE

92123

**PART I: 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) to 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 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.

**THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION**



**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. \$ 5,115,000
- 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. N/A

**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

**Liz Johnson**  
Digitally signed by Liz Johnson  
Date: 2025.05.05 11:34:46 -07'00'

DATE

TELEPHONE

( )

NAME OF BUYER/TRANSFeree/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)

TITLE

EMAIL ADDRESS

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

Madison  
Kaduna

COSD CLERK OF THE BOARD  
2025 JUN 5 PM 4:35

Office

Ag. Secy

Caribbean

May 1

Recording Requested by:  
Chicago Title Company

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 Tax Statements to:  
(MAIL STATION A45)

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

DOC# 2025-0109007

796331



Apr 25, 2025 03:34 PM

OFFICIAL RECORDS  
JORDAN Z. MARKS,

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

PAGES: 10

SPACE ABOVE FOR RECORDER'S USE ONLY

The undersigned Grantor declares: **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

Assessor's Parcel No: 564-471-11

Portion of

Project: National City Parking  
Authority Walkway

W.T.: 4768015

Parcel No.: 2020-0259-A

Fund:

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

**PARKING AUTHORITY OF THE CITY OF NATIONAL CITY**, a public body corporate and politic created  
pursuant to the Park Law of 1949

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. 2020-0259-A**

(8-3-2022)

(AEE:TM)

THAT PORTION OF LOT 14 OF THE NATIONAL CITY TRACT OF THE PLAZA BONITA SHOPPING CENTER, IN  
THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP  
THEROF NO. 10337, FILED FEBRUARY 24, 1982, 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 PAGE, 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.

"Governmental Agency acquiring title, R&T 11922"

Recording Requested by:  
Chicago Title Company

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 Tax Statements 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

*The undersigned Grantor declares:*

## 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

Assessor's Parcel No: 564-471-11

Project: National City Parking  
Authority Walkway

W.T.: 4768015

Parcel No.: 2020-0259-A

Fund:

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

**PARKING AUTHORITY OF THE CITY OF NATIONAL CITY, a public body corporate and politic created  
pursuant to the Park Law of 1949**

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. 2020-0259-A**

(8-3-2022)

(AEE:TM)

THAT PORTION OF LOT 14 OF THE NATIONAL CITY TRACT OF THE PLAZA BONITA SHOPPING CENTER, IN  
THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP  
THEROF NO. 10337, FILED FEBRUARY 24, 1982, 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 PAGE, 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.

*"Governmental Agency acquiring title, R&T 11922"*



Dated this 25<sup>th</sup> day of April, 20 25.

**Parking Authority of the City of National City,  
a public body corporate and politic created  
pursuant to the Park Law of 1949**

Signature: [Signature]  
Ron Morrison, Chairman

Signature: [Signature]  
Benjamin A. Martinez, Secretary

Approved as to form and legality:

Signature: [Signature]  
Barry J. Schultz, City Attorney

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

(See attached)

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

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

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 May 1, 2024 before me, LaTonya Y. Hussain, Notary Public,  
 Date Here Insert Name and Title of the Officer  
 personally appeared Ron Morrison  
 Name(s) of Signer(s)

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 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 LaTonya Y. Hussain  
 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
 Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 April 30, 2024 before me, LaTonya Y. Hussain, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Benjamin A. Martinez  
Name(s) of Signer(s)

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 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 LaTonya Y. Hussain  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

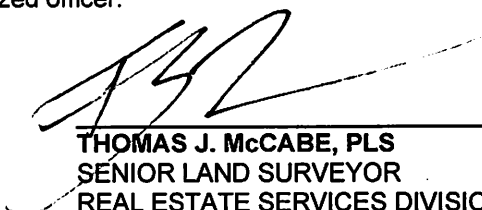
Signer Is Representing: \_\_\_\_\_

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

5/31/2025 <sup>1.11.</sup>  
2024

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

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

THAT PORTION OF LOT 14 OF THE NATIONAL CITY TRACT OF THE PLAZA BONITA SHOPPING CENTER, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 10337, FILED FEBRUARY 24, 1982, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWESTERLY MOST CORNER OF SAID LOT 14;

THENCE ALONG THE GENERAL WESTERLY BOUNDARY THEREOF NORTH 16°48'07" WEST 2.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1085.00 FEET, A LINE RADIAL TO SAID POINT BEARS NORTH 00°13'26" EAST;

THENCE LEAVING SAID WESTERLY BOUNDARY, EASTERLY ALONG SAID CURVE 267.27 FEET THROUGH A CENTRAL ANGLE OF 14°06'49";

THENCE SOUTH 75°39'45" EAST 27.25 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 760.17 FEET;

THENCE EASTERLY ALONG SAID CURVE 45.05 FEET THROUGH A CENTRAL ANGLE OF 3°23'44" TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 675.00 FEET, A LINE RADIAL TO SAID POINT BEARS NORTH 11°24'49" EAST;

THENCE EASTERLY ALONG SAID CURVE 141.91 FEET THROUGH A CENTRAL ANGLE OF 12°02'46" TO A POINT OF NON-TANGENCY, A RADIAL LINE TO SAID POINT BEARS NORTH 23°27'35" EAST;

THENCE NORTH 69°50'11" EAST 56.68 FEET TO THE GENERAL NORTHEASTERLY BOUNDARY OF SAID LOT 14 AND THE GENERAL SOUTHWESTERLY RIGHT-OF-WAY OF PLAZA BONITA ROAD, 98.00 FEET WIDE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 419.13 FEET, A LINE RADIAL TO SAID POINT BEARS SOUTH 63°30'11" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE 104.50 FEET THROUGH A CENTRAL ANGLE OF 14°17'05";

THENCE SOUTH 40°46'54" EAST 339.82 FEET;

EXHIBIT "A"

LEGAL DESCRIPTION


THENCE NORTH 45°24'52" WEST 109.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1205.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 814.87 FEET THROUGH A CENTRAL ANGLE OF 38°44'45" TO A POINT OF NON-TANGENCY, A RADIAL LINE TO SAID POINT BEARS NORTH 05°50'23" EAST, SAID POINT BEING THE **POINT OF BEGINNING**.

CONTAINS 26,103 SQUARE FEET OR 0.599 ACRES OF LAND, MORE OR LESS.

AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

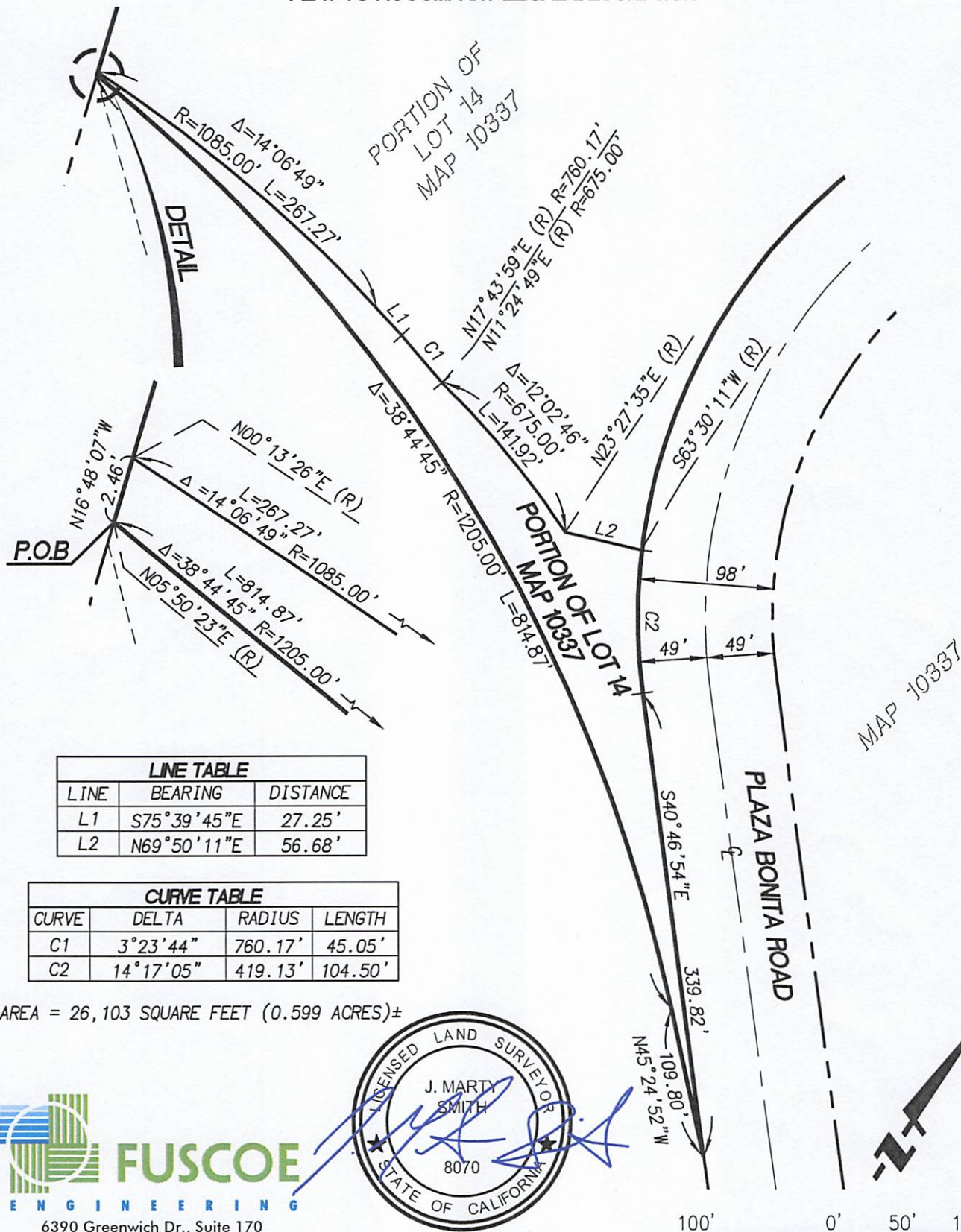
THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

  
J. MARTY SMITH, P.L.S. 8070  
DATE PREPARED: 08/03/2022





**EXHIBIT 'B'**  
**PLAT TO ACCOMPANY LEGAL DESCRIPTION**



# 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.



JORDAN Z. MARKS  
SAN DIEGO COUNTY ASSESSOR/RECORDER/COUNTY CLERK  
1600 PACIFIC HIGHWAY, SUITE 103, SAN DIEGO, CA 92101  
PHONE (619) 531-5730 EMAIL: ARCCTITLE@SDCOUNTY.CA.GOV

FOR RECORDER USE ONLY

ASSESSOR'S PARCEL NUMBER

564-471-11

SELLER/TRANSFEROR

Parking Authority of the City of National City

BUYER/TRANSFEEE

County of San Diego

BUYER'S DAYTIME TELEPHONE NUMBER

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

Plaza Bonita Road National City, CA 91950

☐ 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

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)

1600 Pacific Hwy

CITY

San Diego

STATE

CA

ZIP CODE

92101

## 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 transfer ownership of a walkway

\* Please refer to the instructions for Part 1.

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

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

**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: transfer ownership of a walkwayC. 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 \$ 3,000,000B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ 3,000,000C. 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 \$ 0.00G. 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/IndustrialB. ☐ 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 ☐ PoorPlease describe: undeveloped land with a walkway**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

Liz Johnson

DATE

4/17/25

TELEPHONE

(\_\_\_\_\_) \_\_\_\_\_

NAME OF BUYER/TRANSFeree/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)

Liz Johnson

TITLE

Chief, Real Estate Servic

EMAIL ADDRESS

\_\_\_\_\_

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

Chicago Title Company

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# 2025-0130785



May 16, 2025 04:02 PM

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

PAGES: 35

779 6356

00198490

SPACE ABOVE FOR RECORDER'S USE ONLY

## ROAD MAINTENANCE AGREEMENT

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

### NO TRANSFER TAX DUE

Document Transfer Tax: \$0  
R & T Code 11922

Assessor Parcel No's.: 248-010-05,  
248-090-10, 248-110-10, and 248-100-21

Project: DPR - Star B Ranch

W.O. No.:

Work Task No.: WT - 4818742

R.E.S. Parcel No.: 2022-0203-RMA

Log No.: N/A

This ROAD MAINTENANCE AGREEMENT ("Agreement") is entered into as of May 16<sup>th</sup> 2025 ("Effective Date"), by and among Palo Verde Land Development, LP, a California Limited Partnership ("Palo Verde Land Development") and the COUNTY OF SAN DIEGO, a political subdivision of the State of California ("County"), collectively referred to as the "Parties".

WHEREAS, the County is the fee owner of approximately 538 acres of real property identified as Assessor Parcel Numbers("APN") 248-010-05, 248-010-06, 248-090-10, and 246-090-11 (the "County Property") and Palo Verde Land Development is the fee owner of real property identified as APN 246-090-12, 248-110-10-00, and 248-100-21 (the "Palo Verde Property"). A legal description of the County Property is attached hereto as Exhibit "A". A legal description of the Palo Verde Property is attached hereto as Exhibit "B."

WHEREAS, County purchased the County Property from Palo Verde Land Development on May 16<sup>th</sup>, 2025. As part of the transaction, Palo Verde Land Development reserved two, non-exclusive thirty (30) foot access easements for ingress and egress (for the benefit of Palo Verde Land Development's parcel identified as APN 246-090-12) over a preexisting unpaved and unimproved dirt road (the "Palo Verde Access Road") that runs through the County Property (the first access easement is on APN 248-090-10 and the second access easement is on APN 248-010-05) and connects the Palo Verde Property with Highway 78 (collectively, the "Palo Verde Easement") described in the Grant Deed dated May 16<sup>th</sup>, 2025 and recorded DOC# 20 - 2 ("Grant Deed"). The Palo Verde Access Road is approximately ten (10) feet in width and is without significant drainage structures. The location of the Palo Verde Access Road is described in Exhibit "C" attached hereto, and is shown on the plat attached hereto as Exhibit "D." *Recorded concurrently herewith*

WHEREAS, part of the above-described acquisition, Palo Verde Land Development granted County a non-exclusive thirty (30) foot access easement for ingress and egress ("County Access Easement") for the benefit of County Property over an existing unpaved road located on Palo Verde Land Development's property (APN 248-110-010), which connects County Property to the State Highway 78 ("County Access Road"). Palo Verde Land Development also granted County a non-exclusive easement for the benefit of County Property over a different existing unpaved road ("Alternative Access Road") running from Highway 78 through Palo Verde Land Development's property (APN 248-110-10 and 248-



**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

00198490

SPACE ABOVE FOR RECORDER'S USE ONLY

## ROAD MAINTENANCE AGREEMENT

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

### NO TRANSFER TAX DUE

Document Transfer Tax: \$0  
R & T Code 11922

Assessor Parcel No's.: 248-010-05,  
248-090-10, 248-110-10, and 248-100-21

Project: DPR – Star B Ranch  
W.O. No.:  
Work Task No.: WT - 4818742  
R.E.S. Parcel No.: 2022-0203-RMA  
Log No.: N/A

This ROAD MAINTENANCE AGREEMENT ("Agreement") is entered into as of May 16<sup>th</sup>, 2025 ("Effective Date"), by and among Palo Verde Land Development, LP, a California Limited Partnership ("Palo Verde Land Development") and the COUNTY OF SAN DIEGO, a political subdivision of the State of California ("County"), collectively referred to as the "Parties".

WHEREAS, the County is the fee owner of approximately 538 acres of real property identified as Assessor Parcel Numbers("APN") 248-010-05, 248-010-06, 248-090-10, and 246-090-11 (the "County Property") and Palo Verde Land Development is the fee owner of real property identified as APN 246-090-12, 248-110-10-00, and 248-100-21 (the "Palo Verde Property"). A legal description of the County Property is attached hereto as Exhibit "A". A legal description of the Palo Verde Property is attached hereto as Exhibit "B."

WHEREAS, County purchased the County Property from Palo Verde Land Development on May 16<sup>th</sup>, 2025. As part of the transaction, Palo Verde Land Development reserved two, non-exclusive thirty (30) foot access easements for ingress and egress (for the benefit of Palo Verde Land Development's parcel identified as APN 246-090-12) over a preexisting unpaved and unimproved dirt road (the "Palo Verde Access Road") that runs through the County Property (the first access easement is on APN 248-090-10 and the second access easement is on APN 248-010-05) and connects the Palo Verde Property with Highway 78 (collectively, the "Palo Verde Easement") described in the Grant Deed dated May 16<sup>th</sup>, 2025 and recorded DOC# 20 - 2 ("Grant Deed"). The Palo Verde Access Road is approximately ten (10) feet in width and is without significant drainage structures. The location of the Palo Verde Access Road is described in Exhibit "C" attached hereto, and is shown on the plat attached hereto as Exhibit "D." *recorded concurrently herewith*

WHEREAS, part of the above-described acquisition, Palo Verde Land Development granted County a non-exclusive thirty (30) foot access easement for ingress and egress ("County Access Easement") for the benefit of County Property over an existing unpaved road located on Palo Verde Land Development's property (APN 248-110-010), which connects County Property to the State Highway 78 ("County Access Road"). Palo Verde Land Development also granted County a non-exclusive easement for the benefit of County Property over a different existing unpaved road ("Alternative Access Road") running from Highway 78 through Palo Verde Land Development's property (APN 248-110-10 and 248-

100-21), which County and County's employees, contractors, agents, and volunteers shall have the right to use to access County Property in the event that the Access Road is flooded and is not drivable ("County's Emergency Access Easement"). The location of the County Access Road is described in Exhibit "E" attached hereto and depicted in Exhibit "F." The location of the Alternative Access Road is approximately shown in Exhibit "G." Palo Verde Access Road, County Access Road, and Alternative Access Road shall be collectively referred to as the "Access Roads" in this Agreement.

WHEREAS, it is the mutual desire of the Parties that said Access Roads be maintained in a safe and drivable condition. In exchange for County allowing Palo Verde Land Development to reserve the Palo Verde Easement and Palo Verde Land Development granting County the County Access Easement and County Emergency Access Easement as part of its transaction, Palo Verde Land Development and the County have agreed to provide for the maintenance and repair of the Access Roads as provided herein for the benefit of the Parties and their respective tenants, employees, agents, contractors, licensees, invitees, guests, and successors upon the mutually agreed upon terms and conditions of this Agreement.

WHEREAS, it is the mutual intention of the Parties that this Agreement constitute a covenant running with the land described herein, binding upon each successive owner of all or any portion of the County Property and the Palo Verde Property.

NOW THEREFORE, in consideration of their mutual promises and for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree, promise, and declare as follows:

1. The foregoing Recitals are an integral part of this Agreement and are incorporated herein by this reference. The Recitals are true and correct as of the date hereof and have been relied upon by all parties hereto in entering into this Agreement.
2. Palo Verde Land Development warrants that only as of the date that this Agreement is recorded, and not in the future, the Access Roads are all in a good and passable condition under all traffic and weather conditions, and do not require any extraordinary repair.
3. Palo Verde Land Development and any successive owner(s) of the Palo Verde Property or any portion thereof (collectively, "Owner") shall perform reasonable maintenance and repair work to the Palo Verde Access Road and Alternative Access Road to permit all weather access and to ensure that the Palo Verde Access Road and the Alternative Access Road are in a safe and drivable condition. County and any successive owner(s) of the County Property or any portion thereof, shall perform reasonable maintenance and repair work to the County Access Road to permit all weather access and ensure that the County Access Road is in a safe and drivable condition. Notwithstanding any other terms contained in this Agreement, neither Owner nor County shall have any obligation to maintain or repair any roads subject to this Agreement, so that such roads are accessible or in safe and drivable conditions during a flooding event.
4. Subject to Section 5 below, this Agreement is intended to obligate the County and Owner to only perform standard maintenance and repair work and not to improve, grade, or pave the Access Roads. In the event the Owner desires to improve any or all of the Access Roads, the improvements shall be installed at the sole cost and expense of Owner and shall not obligate County in any way to share in the cost of such improvements. Likewise, if County desires to improve any or all of the Access Roads, the improvements shall be installed at the sole cost and expense of County and shall not obligate Owner in any way to share in the cost of such improvement. Notwithstanding the foregoing, Owner, prior to commencing the construction of any improvement work on the Star B Access Road, shall obtain the approval of County



by providing advance written notice to County with a detailed description of the proposed improvement work to the Star B Access Road not less than thirty (30) days prior to the start of such work. Any such improvement work undertaken by Owner shall not impair or materially interfere with the use of the Star B Access Road or County Property by County or any the other party having the right to use the Star B Access Road, except for reasonable construction delays and then only following adoption by the Parties of a mutually agreeable schedule.

5. Each of the undersigned Parties agrees that if a party to this Agreement or such party's contractors, tenants, subtenants, employees, agents or invitees caused or allowed the Access Roads or any portion thereof to be used in any manner which results in unusual wear or damage to that road or portion thereof or if the damage to any road subject to this Agreement is caused by the gross negligence of a party to this Agreement or such party's contractors, tenants, subtenants, employees, agents or invitees, such party shall immediately initiate repair of such damage to return the road in question to the same condition or better that existed prior to the damage, and shall be solely responsible for the costs and expenses of such repair work.

6. If any party to this Agreement fails, after a demand in writing, to perform the repair and/or maintenance work required by this Agreement, then any of the other parties shall have the right, but not the obligation, to undertake such maintenance and/or repair work and shall request reimbursement from the non-performing party for all actual expenses incurred. Alternatively, to performing the required work, or if such work was performed but reimbursement was not received, the other parties to this Agreement may bring action against such non-performing party in a court of competent jurisdiction, either jointly or severally, for specific performance and/or contribution and costs of such legal action, including legal fees.

7. Owner agrees to defend and indemnify and hold harmless County, County's officials, agents and employees (collectively, the "Indemnified Parties") from and against all liability, claims, damages, losses, expenses, personal injury and other costs, including costs of defense and attorney's fees (collectively, "Claims"), asserted against any of the Indemnified Parties by any tenant, agent, or invitee of Palo Verde Land Development and that arise out of or are in any way related to the repair or maintenance of, or the failure to repair or maintain the Palo Verde Access Road. Notwithstanding the foregoing, Owner shall have no obligation hereunder to defend and indemnify or hold harmless the Indemnified Parties from and against any Claims to the extent such Claims arise out of or are caused by the gross negligent or willful acts of the Indemnified Parties.

8. This Agreement shall be deemed and is intended to run with the land and to be a restriction upon all or any portion of the County Property and the Palo Verde Property described herein and shall be binding upon the undersigned, their heirs, personal representatives, successors, and assigns. It is the intent that this Agreement shall be recorded and that any subsequent transferee of the County Property and/or the Palo Verde Property described herein or any part thereof, by acceptance of delivery of a deed and/or to conveyance of the said property shall be deemed to have consented to and become bound by these terms.

9. Owner and Owner's tenants, subtenants, contractors, employees, agents, guests, and invitees shall not park their vehicles or leave any vehicles overnight in the Palo Verde Access Road, without the prior written approval of County.

10. Nothing herein shall be interpreted as limiting or restricting the rights of the undersigned or their successors in interest from pursuing such remedies as may be available under California Civil Code Section 845 or other provisions of the law against users of the Palo Verde Easement, the County Access Easement, and County Emergency Access Easement who may be bound to maintain or contribute to the maintenance of the Access Road or Easement and who are not otherwise bound by this Agreement.

11. If Owner or any contractor, employee, tenant, licensee, agent, guest, or invitee of Owner causes damage to the County Property while using the Palo Verde Access Road, Owner shall be responsible for promptly repairing such damage. Likewise, if County or any contractor, tenant, licensee, agent, guest, or invitee of County causes damage to the Palo Verde Property while using the County Access Road or County Alternative Access Road, County shall be responsible for promptly repairing such damage.

12. All notices, requests, demands and other communications required or permitted to be given under this Agreement shall be in writing and shall either be delivered in writing personally or be sent by nationally recognized courier delivery service, with proof of service or by regular or certified first class mail, postage prepaid, deposited with the United States Postal Service, or sent by electronic mail (followed by physical delivery of such notice) and properly addressed to the party at its address set forth below, or at any other address that such party may designate by written notice to the other party:

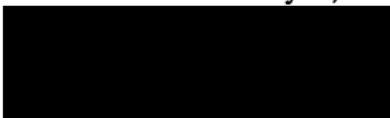
To County:

County of San Diego  
Department of General Services  
Real Estate Services  
Attn: Krista Ellis, Chief  
5560 Overland Avenue, Suite 410  
San Diego, CA 92123  
Email: Bianca.Lee-Cristaldi@sdcounty.ca.gov

To Palo Verde

Land Development/Owner:

Palo Verde Land Development  
Attn: Marian G. Gabrych, President



13. No Modification. No additional terms or modification of any term or provision of this Agreement shall be effective unless set forth in writing and signed by the Parties.

14. Construction of Agreement. The agreements contained herein shall not be construed in favor of or against any party, but shall be construed as if all Parties prepared this Agreement.

15. Headings. The headings, subheadings and numbering of the different paragraphs of this Agreement are inserted for convenience only and shall not be considered for any purpose in construing this Agreement.

16. Governing Law. The laws of the State of California shall govern this Agreement and venue shall be in any court of competent jurisdiction in the County of San Diego.

17. Successors In Interest. Subject to any restrictions against assignment contained herein, and to any legal limitations on the power of the signatories to bind non-signatories to this Agreement, this Agreement shall inure to the benefit of, and shall be binding upon, the assigns, successors in interest, personal representatives, executors, estate, heirs, legatees, agents and related entities of each of the Parties hereto.

18. Necessary Acts. Each party to this Agreement agrees to perform any further acts and execute and deliver any further documents that may be reasonable necessary to carry out the provisions of this Agreement.

19. Advice Of Counsel. Each party hereto, by its due execution of this Agreement, represents to every other party that it has reviewed each term of this Agreement with its counsel and that hereafter no party shall deny the validity of this Agreement on the ground that the party did not have advice of counsel. Each party has had the opportunity to receive independent legal advice with respect to the advisability of making this Agreement.

20. Survival of Covenants. All covenants, representations obligations, or agreements contained in this Agreement shall survive the execution of and delivery of this Agreement.

21. Severability. If any portion of this Agreement shall become illegal, null, or void or against public policy for any reason or shall be held by any court of competent jurisdiction to be illegal, null or void or against public policy, the remaining portions of the Agreement shall not be affected thereby and shall remain in full force and effect to the full extend permissible by law.

22. Waiver. The waiver of one party of the performance of any covenant, condition or promise shall not invalidate this Agreement, nor shall it be considered as a waiver by such party of any other covenants, conditions, or promises of this Agreement. The waiver of the time for performing any act shall not constitute a waiver of the time for performing any other act or identical act required to be performed at another time. The exercise of any remedy shall not preclude the exercise of any other remedies the Parties may have at law or in equity.

23. Intentionally Omitted.

24. Authority to Sign. Each party to this Agreement represents and warrants that he/she has the authority to execute the Agreement on behalf of the party for whom he/she is signing.

25. Entire Agreement. This Agreement contains the entire agreement of the Parties hereto, with respect to the subject matter of this Agreement. It is understood that there are no oral or written agreements or representations between the Parties affecting this Agreement. Furthermore, this Agreement supersedes and cancels any and all previous negotiation, arrangements, representations, estimates, agreements and understandings, if any, made by or between the Parties with respect to the subject matter of this Agreement.

26. Counterparts. This Agreement may be executed in counterparts, and if so executed, shall constitute an agreement binding on all Parties, notwithstanding the fact that all Parties may not be signatories to the same original counterpart.

IN WITNESS WHEREOF, the Parties to this Agreement have executed this Agreement as of the Effective Date written above.

Dated this 6<sup>th</sup> day of March, <sup>(m)</sup>~~2024~~ 2025

Palo Verde Land Development, LP, a California Limited Partnership

By: Pancho Real Estate Holdings, Inc., a California Corporation, Its General Partner

By: Marian G. Gabrych

Name: Marian G. Gabrych

Title ~~President~~ CEO

COUNTY OF SAN DIEGO, a political  
subdivision of the State of California

By: Marko Medved For

MARKO MEDVED, P.E., CEM

Director, Department of General Services

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 Mar. 6, 2025 before me, Yvonne Hirota, a Notary  
Public, personally appeared Marian G. Gabrych

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.

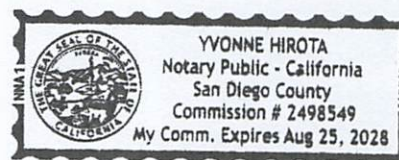
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Yvonne Hirota

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

(FOR NOTARY SEAL OR STAMP)





Dated this 17th day of March, 2024.5  
KEL

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

By: \_\_\_\_\_

**Krista Ellis**

Chief, Real Estate Services  
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

} SS

ON March 17th, 2024, BEFORE ME, Victoria Rosales,  
DEPUTY COUNTY CLERK OF THE COUNTY OF SAN DIEGO, PERSONALLY APPEARED KRISTA ELLIS,  
**CHIEF, DEPARTMENT OF GENERAL 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 THAT BY  
HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE  
PERSON 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  
RECORDER/COUNTY CLERK

BY: \_\_\_\_\_

DEPUTY COUNTY CLERK

(seal)



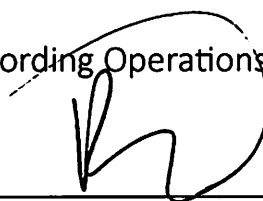


**GOVERNMENT CODE 27361.7**

Under the provisions of Government Code 27361.7, I certify under penalty of perjury that the following is true copy of illegible wording found in the attached

SEAL  
ASSESSOR / RECORDER / COUNTY CLERK  
SAN DIEGO COUNTY, CA

Simplifile Recording Operations, ICE Mortgage Technology, Inc.

A handwritten signature in black ink, appearing to be 'Bobby Alcantara', is written over a horizontal line.

By: BOBBY ALCANTARA

Date: 5/16/2025

**EXHIBIT "A"**  
**COUNTY PROPERTY LEGAL DESCRIPTION**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel No. 2022-0203-A**

**(01.13.2025)**

**(AEE:TJM)**

**PARCEL A: APN: 246-090-11-00**

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH 396.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BOTH IN SECTION 25, TOWNSHIP 12 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

**PARCEL B: APNs 248-010-05, 248-010-06 and 248-090-10**

BEING PARCELS "G", "H" AND "I" OF CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 21, 1983 AS FILE NO. 83-422490 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

**PARCEL "G"**

A PORTION OF SECTION 30 TOGETHER WITH LOT 5, SECTION 19, TOWNSHIP 12 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO OFFICIAL SURVEY THEREOF, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ANGLE POINT SY-20 ON THE WESTERLY BOUNDARY LINE OF RANCHO SANTA YSABEL AS SHOWN ON THE OFFICIAL SURVEY OF SAID RANCHO APPROVED MAY 9, 1871 THE **TRUE POINT OF BEGINNING**; THENCE

1. SOUTH 00°09'45" EAST 2980.00 FEET ALONG SAID WESTERLY BOUNDARY LINE; THENCE
2. SOUTH 89° 50'15" WEST 1970.00 FEET; THENCE
3. SOUTH 00°09'45 11 EAST 894.24 FEET; THENCE
4. SOUTH 89°50'15" WEST 786.48 FEET; THENCE
5. SOUTH 00°09 1 45 11 EAST 587.37 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 30; THENCE
6. NORTH 89°43'33 11 WEST 1068.06 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE
7. NORTH 00°01 '52" EAST 4003.02 FEET ALONG THE WEST LINE OF SAID SECTION 30 TO THE NORTHWEST CORNER OF LOT 2 OF SAID SECTION 30; THENCE
8. NORTH 88°41'01" EAST 2595.39 FEET ALONG THE NORTH LINE OF SAID LOT 2 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE SOUTHWEST CORNER OF LOT 8 OF SAID SECTION 30; THENCE
9. NORTH 00°32'53" WEST 1358.15 FEET ALONG THE WEST LINE OF SAID LOT 8 TO THE SOUTHWEST CORNER OF LOT 5 OF SAID SECTION 19; THENCE
10. NORTH 00°05'05 11 EAST 1793.56 FEET; THENCE TO THE MOST NORTHERLY POINT OF SAID LOT 5; THENCE
11. SOUTH 24°00'58" EAST 3010.63 FEET ALONG THE WESTERLY BOUNDARY

LINE OF SAID RANCHO SANTA YSABEL TO THE **TRUE POINT OF BEGINNING**.

CONTAINING IN ALL 325.724 ACRES, MORE OR LESS

PARCEL "H"

PORTIONS OF SECTION 30 AND 31, TOWNSHIP 12 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN ACCORDING TO OFFICIAL SURVEY THEREOF, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF RANCHO SANTA YSABEL, SAID BEGINNING BEING SHOWN AS "SY 19" ON THE OFFICIAL SURVEY OF SAID RANCHO APPROVED MAY 9, 1871; THENCE

1. NORTH 00°09'45" WEST 1528.12 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID RANCHO, SHOWN AS NORTH 00°09'11" WEST (LAMBERT) ON RECORD OF SURVEY NO. 3867 FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, TO THE **TRUE POINT OF BEGINNING**, THENCE
2. SOUTH 89°50'15" WEST 963.05 FEET; THENCE
3. NORTH 21°07'10" EAST 503.00 FEET; THENCE
4. NORTH 18°53'00" EAST 287.88 FEET; THENCE
5. SOUTH 89°50'15" WEST 1283.44 FEET; THENCE
6. NORTH 00°09'45" WEST 1460.50 FEET; THENCE
7. NORTH 89°50'15" EAST 1970.00 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID RANCHO, THENCE
8. SOUTH 00°09'45" EAST 2201.33 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE **TRUE POINT OF BEGINNING**.

CONTAINING IN ALL 80.014 ACRES, MORE OR LESS.

PARCEL "I"

PORTIONS OF SECTIONS 30 AND 31, TOWNSHIP 12 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN ACCORDING TO OFFICIAL PLAT THEREOF, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF RANCHO SANTA YSABEL, SAID BEGINNING BEING SHOWN AS "SY 19" ON THE OFFICIAL SURVEY OF SAID RANCHO APPROVED MAY 9, 1871; THENCE

1. NORTH 00°09'45" WEST 233.60 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID RANCHO, SHOWN AS 00°09'11" WEST (LAMBERT) ON RECORD OF SURVEY NO. 3867 FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY TO THE **TRUE POINT OF BEGINNING**; THENCE
2. SOUTH 89°50'15" WEST 1499.36 FEET THENCE
3. SOUTH 24°50'00" WEST 247.07 FEET THENCE
4. SOUTH 89°50'15" WEST 366.24 FEET THENCE
5. NORTH 00°09'45" WEST 2259.28 FEET THENCE
6. NORTH 89°50'15" EAST 1283.44 FEET THENCE
7. SOUTH 18°53'00" WEST 287.88 FEET THENCE

8. SOUTH 21°07'00" WEST 503.00 FEET THENCE
9. NORTH 89°50'15" EAST 963.05 FEET THENCE TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID RANCHO; THENCE
10. SOUTH 00°09'45" EAST 1294.52 FEET ALONG SAID RANCHO BOUNDARY LINE TO THE **TRUE POINT OF BEGINNING**.

CONTAINING IN ALL 80.237 ACRES, MORE OR LESS.

**EXHIBIT "B"**  
**PALO VERDE PROPERTY LEGAL DESCRIPTION**

EXHIBIT B

PALO VERDE PROPERTY LEGAL DESCRIPTION

ALL THAT REAL PROPERTY IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THE LAND DESCRIBED AS PARCEL 2 IN GRANT DEED RECORDED FEBRUARY 10, 2021, AS DOCUMENT NO. 2021-0103133 OF OFFICIAL RECORDS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

APN: 246-090-12

PARCEL "B" OF CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 21, 1983 AS FILE NO. 83-422490 OF OFFICIAL RECORDS.

APN: 248-110-10

THAT PORTION OF PARCEL "B" OF CERTIFICATE OF COMPLIANCE RECORDED AUGUST 30, 2002 AS DOC NO. 2002-0743033 OF ORIFICAL RECORDS, LYING WITHIN PARCEL "A" OF CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 21, 1983 AS FILE NO. 83-422490 OF OFFICIAL RECORDS.

APN: 248-100-21

**EXHIBIT "C"**  
**PALO VERDE ACCESS ROAD LEGAL DESCRIPTION**



**EXHIBIT "C"**  
**LEGAL DESCRIPTION – ACCESS EASEMENT**

**Parcel No. 2022-0203-B**

**(05.31.2024)**

**(AEE:TJM)**

BEING PORTIONS OF LOTS 3 AND 4 OF SECTION 30, AND A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, ALL IN TOWNSHIP 12 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL SURVEY THEREOF, APPROVED FEBRUARY 24, 1876, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL A:**

BEING A 30-FOOT-WIDE STRIP OF LAND, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 30, NORTH 0°02'09" EAST 1,924.33 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WEST LINE, SOUTH 84°00'02" EAST, 17.25 FEET TO THE BEGINNING OF A TANGENT 50.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°14' 53, AN ARC DISTANCE OF 77.88 FEET TO THE BEGINNING OF A COMPOUND 25.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°50'38", AN ARC DISTANCE OF 14.77 FEET TO THE BEGINNING OF A REVERSE 116.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°19'27", AN ARC DISTANCE OF 71.52 FEET; THENCE SOUTH 3°46'02" WEST, 100.02 FEET TO THE BEGINNING OF A TANGENT 297.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°27'00", AN ARC DISTANCE OF 48.98 FEET; THENCE SOUTH 5°40'58" EAST 84.07 FEET; THENCE SOUTH 2°27'24" EAST 93.01 FEET; THENCE SOUTH 6°50'29" EAST 50.75 FEET TO THE BEGINNING OF A TANGENT 43.00 FOOT RADIUS CURVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°23'14", AN ARC DISTANCE OF 19.05 FEET TO THE BEGINNING OF A COMPOUND 250 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG

THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE  $23^{\circ}08'51''$ , AN ARC DISTANCE OF 101.00 FEET TO THE BEGINNING OF A REVERSE 300.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $22^{\circ}28'03''$ , AN ARC DISTANCE OF 117.64 FEET TO THE BEGINNING OF A COMPOUND 121.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $21^{\circ}38'42''$ , AN ARC DISTANCE OF 45.71 FEET; THENCE SOUTH  $11^{\circ}15'49''$  EAST 171.44 FEET; THENCE SOUTH  $18^{\circ}04'02''$  EAST, 53.12 FEET; SOUTH  $13^{\circ}35'05''$  EAST 70.35 FEET; THENCE SOUTH  $17^{\circ}51'20''$  EAST 68.43 FEET; THENCE SOUTH  $21^{\circ}33'22''$  EAST 273.26 FEET TO THE BEGINNING OF A TANGENT 500.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $11^{\circ}54'10''$ , AN ARC DISTANCE OF 103.87 FEET; THENCE SOUTH  $9^{\circ}39'13''$  EAST 249.10 FEET; THENCE SOUTH  $5^{\circ}52'17''$  EAST 58.25 FEET TO THE BEGINNING OF A TANGENT 81.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $60^{\circ}16'32''$ , AN ARC DISTANCE OF 85.21 FEET; THENCE SOUTH  $66^{\circ}08'49''$  EAST 31.95 FEET TO THE BEGINNING OF A TANGENT 63.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $25^{\circ}40'10''$  AN ARC DISTANCE OF 28.22 FEET; THENCE NORTH  $88^{\circ}11'02''$  EAST 42.86 FEET; THENCE NORTH  $77^{\circ}46'49''$  EAST 270.01 FEET; TO THE BEGINNING OF A TANGENT 188.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $35^{\circ}31'35''$ , AN ARC DISTANCE OF 116.57 FEET; THENCE SOUTH  $66^{\circ}41'35''$  EAST 30.37 FEET TO THE BEGINNING OF A TANGENT 293.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $7^{\circ}05'00''$ , AN ARC DISTANCE OF 36.22 FEET TO THE NORTHWESTERLY LINE OF PARCEL "F" PER CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 21, 1983 AS FILE NO. 83-422490 OF OFFICIAL RECORDS, ALSO AS SHOWN ON RECORD OF SURVEY NO. 9616 FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO ON MARCH 22, 1984; SAID POINT ALSO THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO BEGIN ON SAID WESTERLY LINE OF SECTION 31, AND TO TERMINATE IN SAID NORTHWESTERLY LINE OF PARCEL "F".

**PARCEL B**

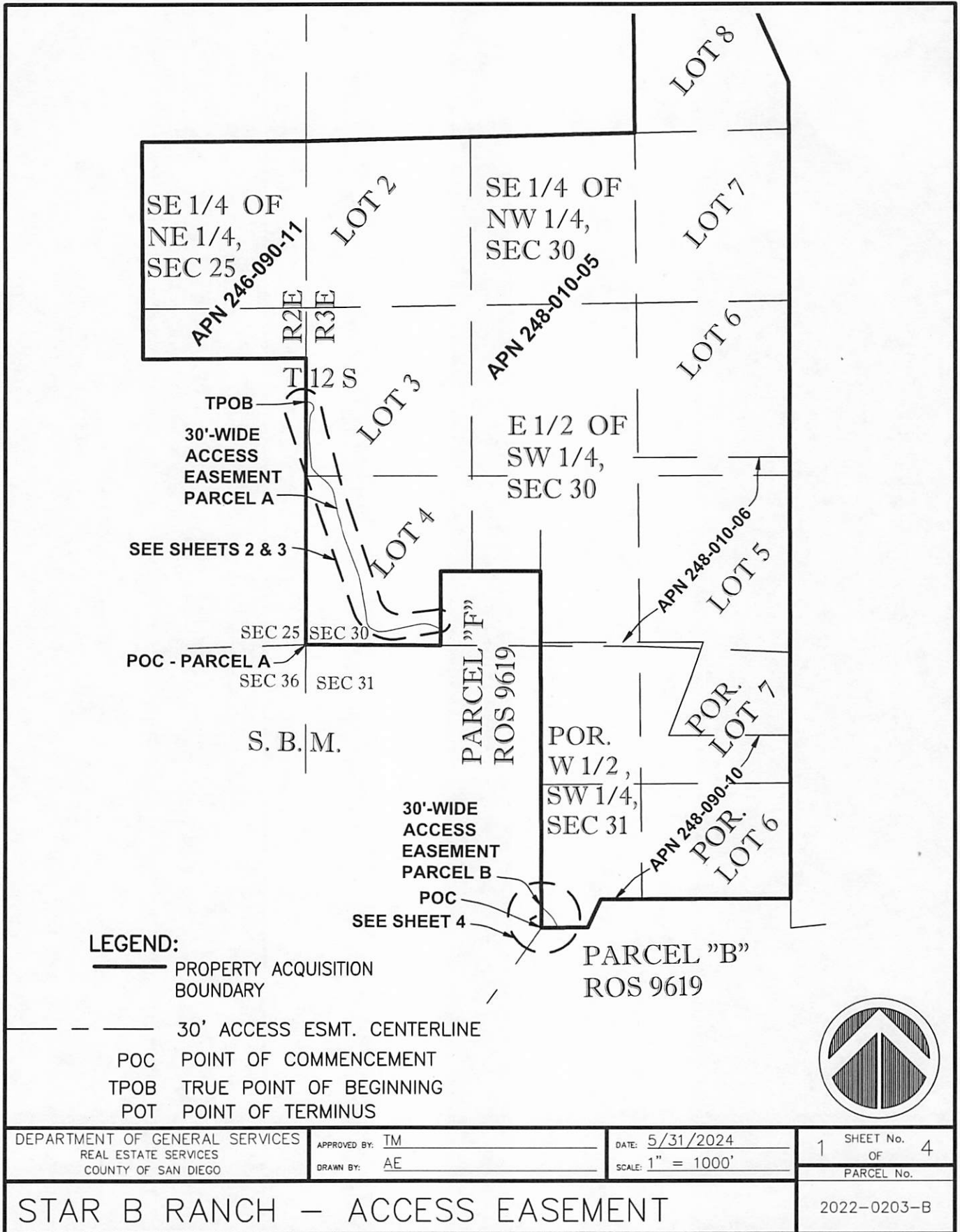
BEING A 30-FOOT-WIDE STRIP OF LAND, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT AN ANGLE POINT IN THE EAST LINE OF THE AFOREMENTIONED PARCEL "F" OF SAID CERTIFICATE OF COMPLIANCE AND SAID RECORD OF SURVEY NO. 9619; SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF PARCEL "B" AS SHOWN ON SAID CERTIFICATE OF COMPLIANCE AND SAID RECORD OF SURVEY; THENCE NORTHERLY ALONG SAID EAST LINE OF PARCEL "F"; NORTH  $0^{\circ}09'14''$  WEST (RECORD NORTH  $0^{\circ}09'45''$  WEST PER SAID CERTIFICATE OF COMPLIANCE), 168.66 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EAST LINE, SOUTH  $45^{\circ}48'29''$  EAST, 100.62 FEET TO THE BEGINNING OF A TANGENT 137.00 FOOT RADIUS CURVE SOUTHWESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $17^{\circ}02'13''$ , AN ARC DISTANCE OF 40.74 FEET; THENCE SOUTH  $28^{\circ}46'16''$  EAST 75.10 FEET TO THE NORTHERLY LINE OF SAID PARCEL "B"; AND **THE POINT OF TERMINUS**.

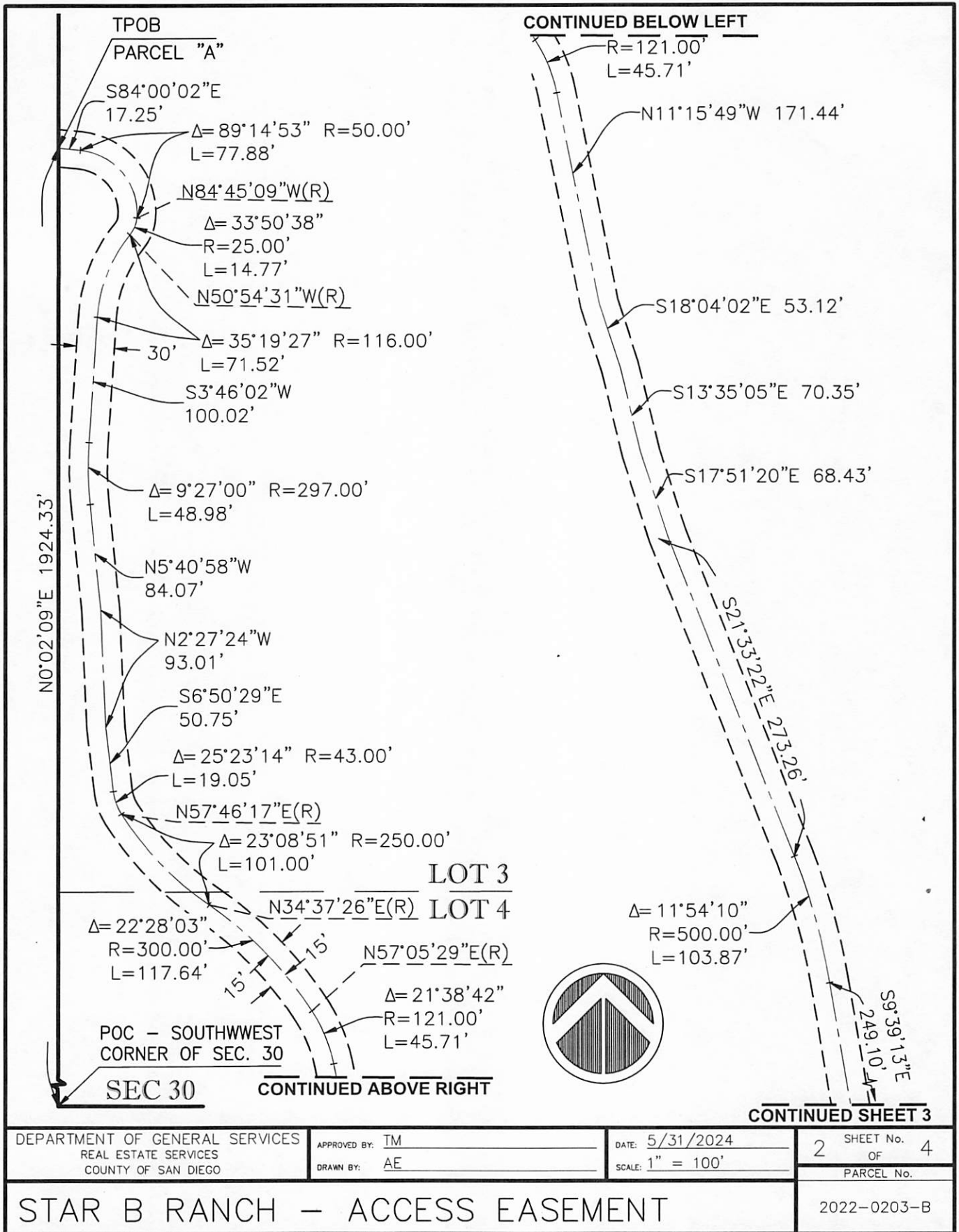
THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO BEGIN ON SAID EASTERLY LINE OF PARCEL "F", AND TO TERMINATE IN SAID NORTHERLY LINE OF PARCEL "F".

EXHIBIT "D"  
PALO VERDE ACCESS ROAD PLAT

# EXHIBIT " D "

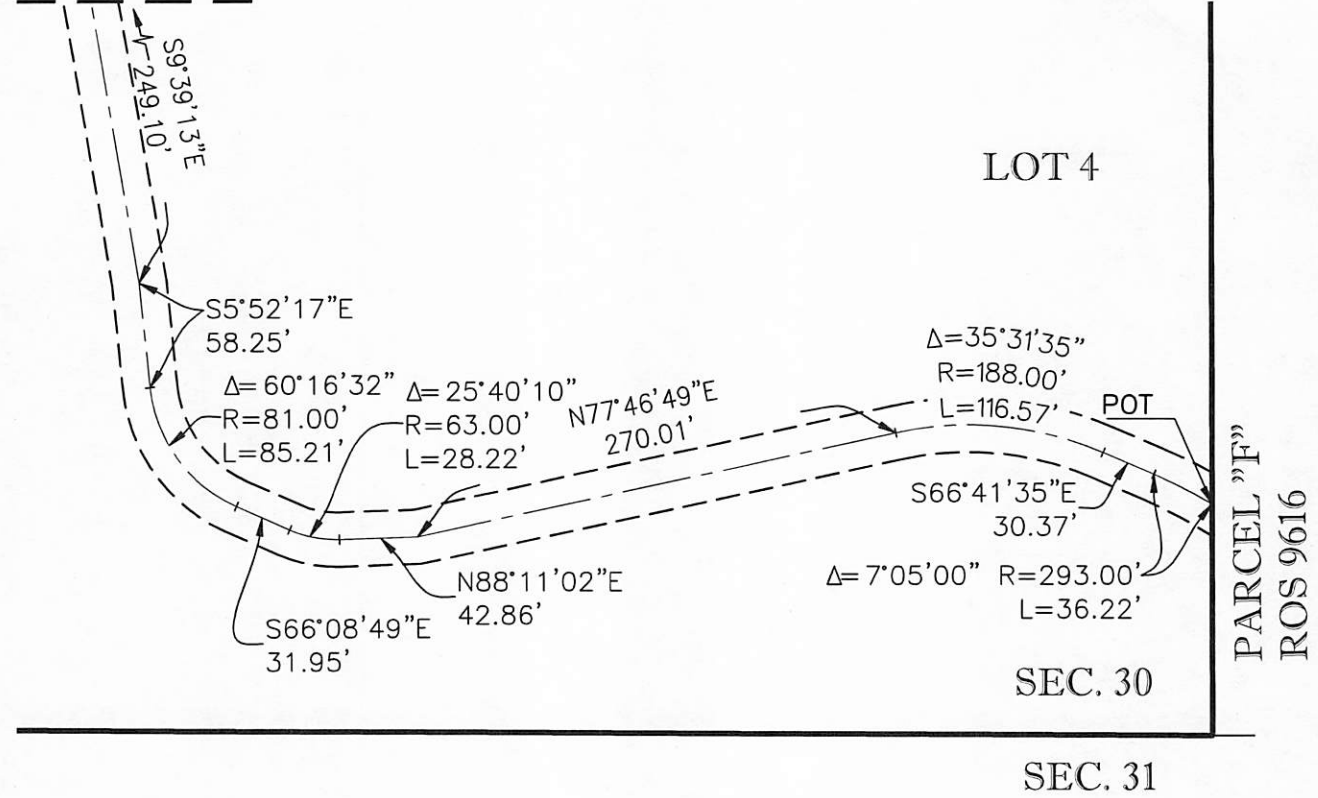


# EXHIBIT " D "



# EXHIBIT " D "

CONTINUED SHEET 2



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: TM

DRAWN BY: AE

DATE: 5/31/2024

SCALE: 1" = 100'

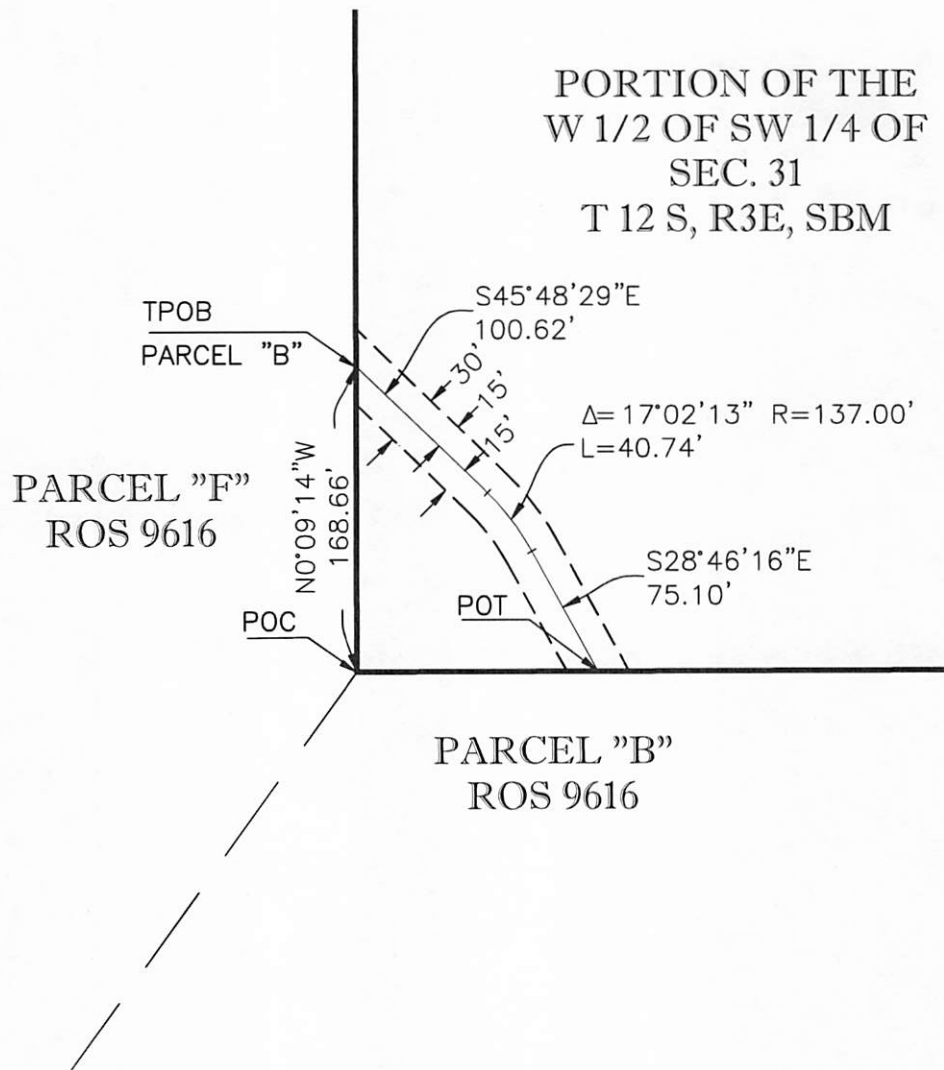
3 SHEET No. 4  
OF

PARCEL No.

STAR B RANCH – ACCESS EASEMENT

2022-0203-B

EXHIBIT " D "



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: TM  
DRAWN BY: AE

DATE: 5/31/2024  
SCALE: 1" = 100'

4 SHEET No. 4  
OF  
PARCEL No.

STAR B RANCH – ACCESS EASEMENT

2022-0203-B



**EXHIBIT "E"**  
**COUNTY ACCESS ROAD LEGAL DESCRIPTION**

**EXHIBIT "E"**  
**LEGAL DESCRIPTION – ACCESS EASEMENT**

**Parcel No. 2022-0203-C**

**(05.31.2024)**

**(AEE:TJM)**

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, ALL IN TOWNSHIP 12 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL SURVEY THEREOF, APPROVED FEBRUARY 24, 1876, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL A:**

BEING A 30-FOOT-WIDE STRIP OF LAND, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT AN ANGLE POINT IN THE EAST LINE OF PARCEL "F" PER CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 21, 1983 AS FILE NO. 83-422490 OF OFFICIAL RECORDS, ALSO AS SHOWN ON RECORD OF SURVEY NO. 9616, FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO ON MARCH 22, 1984; SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF PARCEL "B" AS SHOWN ON SAID RECORD OF SURVEY; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL "B", NORTH 89°49'40" EAST (RECORD PER SAID CERTIFICATE OF COMPLIANCE, NORTH 89°50'15" EAST), 132.43 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID NORTH LINE, SOUTH 14°39'42" EAST, 64.87 FEET TO THE BEGINNING OF A TANGENT 323.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°34'50", AN ARC DISTANCE OF 116.02 FEET TO A POINT HEREAFTER DESIGNATED AS **POINT "A"**; THENCE CONTINUING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°43'21", AN ARC DISTANCE OF 37.90 FEET; THENCE SOUTH 12°38'29" WEST 165.72 FEET TO THE BEGINNING OF A TANGENT 114.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°10'46", AN ARC DISTANCE 70.00 FEET; THENCE SOUTH 22°32'18" EAST 86.42 FEET; THENCE SOUTH 35°37'53" EAST 131.98 FEET; THENCE SOUTH 22°46'13" EAST 56.83 FEET; THENCE SOUTH 16° 18' 37" EAST 84.64 FEET; THENCE SOUTH 7° 00' 36" EAST 71.44 FEET; THENCE SOUTH 16° 32' 37" EAST 61.95 FEET; THENCE SOUTH 21°47'17" EAST 172.99 FEET;

THENCE SOUTH 37°24'40" EAST 56.66 FEET; THENCE SOUTH 60° 08' 12" EAST 54.58 FEET; THENCE SOUTH 49°01'48" EAST 62.48 FEET; THENCE SOUTH 34°27'03" EAST 50.37 FEET; THENCE SOUTH 15° 47' 42" EAST 99.12 FEET TO THE BEGINNING OF A TANGENT 95.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 24°23'20", AND ARC DISTANCE OF 40.44 FEET TO THE BEGINNING OF A COMPOUND 96.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°13'02", AN ARC DISTANCE 77.43 FEET TO THE BEGINNING OF A REVERSE 210.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°21'01", AN ARC DISTANCE OF 85.58 FEET; THENCE SOUTH 31°27'39" WEST 92.90 FEET; THENCE SOUTH 46°39'24" WEST 110.76 FEET; THENCE SOUTH 33° 50' 32" W" 77.95 FEET TO THE BEGINNING OF A TANGENT 40.00 FOOT RADIUS CURVE SOUTHEASTERLY; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°32'15", AN ARC DISTANCE OF 23.41 FEET; THENCE SOUTH 0°18'18" WEST 18.43 FEET TO THE BEGINNING OF A TANGENT 370.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°42'11", AN ARC DISTANCE OF 204.73 FEET; THENCE SOUTH 31°23'54" EAST 69.76 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF JULIAN ROAD, 50 FEET WIDE (STATE HIGHWAY ROUTE 78, XI-SD-198-D) ACCORDING TO HIGHWAY EASEMENT DEED GRANTED TO THE STATE OF CALIFORNIA PER RECORDED IN BOOK 4989, PAGE 416 OF OFFICIAL RECORDS, ALSO AS SHOWN ON SAID RECORD OF SURVEY NO. 9619. SAID POINT ALSO **THE POINT OF TERMINUS.**

THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO BEGIN ON SAID NORTHERLY LINE OF PARCEL "B" OF SAID RECORD OF SURVEY, AND TO TERMINATE IN SAID NORTHWESTERLY LINE OF SAID JULIAN ROAD.

**PARCEL B:**

BEING A 30-FOOT-WIDE STRIP OF LAND, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

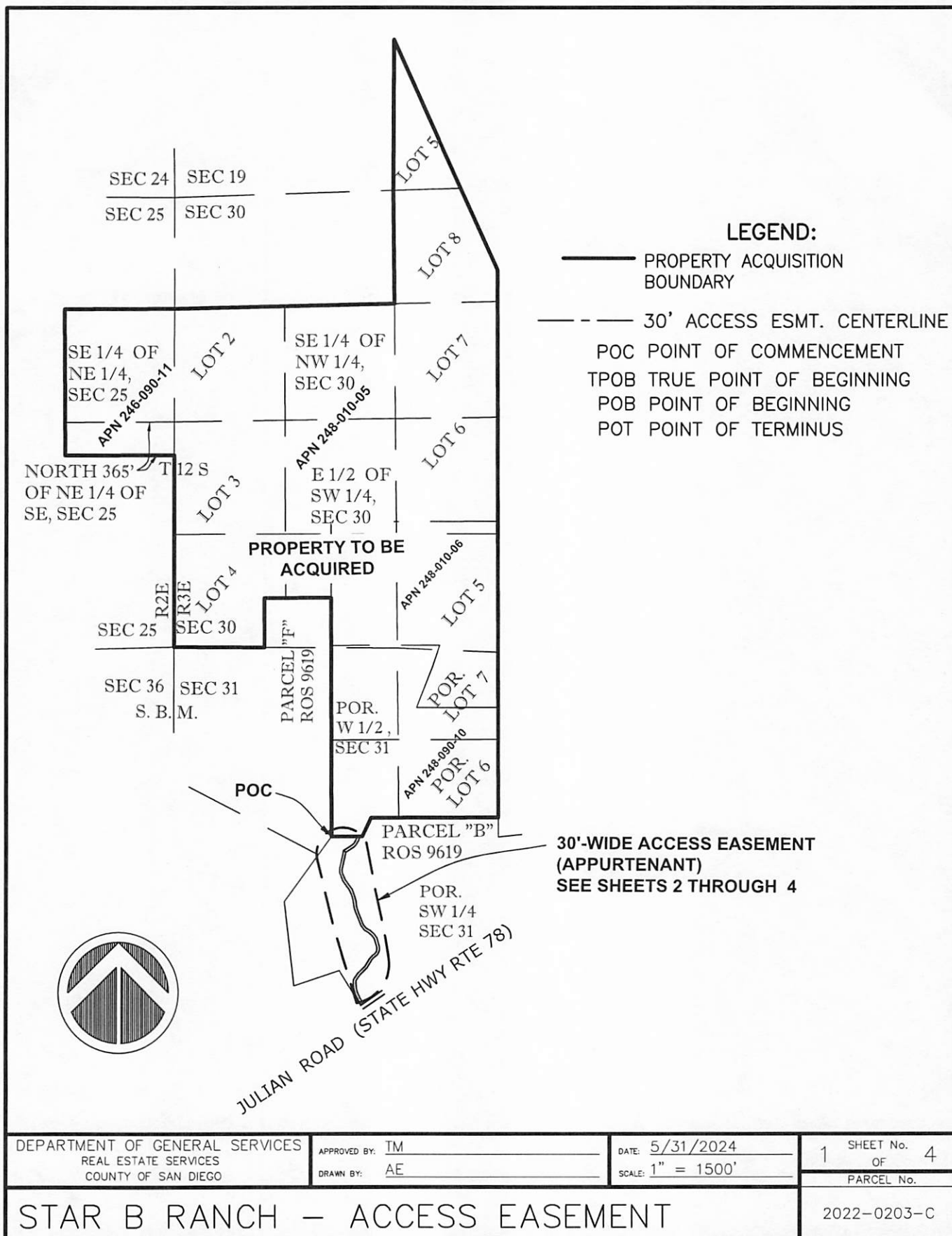
**BEGINNING AT THE AFOREMENTIONED POINT "A" DESCRIBED IN PARCEL "A" ABOVE; THENCE NORTH 56°45'40" EAST 114.55 FEET TO THE BEGINNING OF A TANGENT 100.00 RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°28'13", AN ARC DISTANCE OF 53.18 FEET; THENCE NORTH 26°17'27" EAST 49.82 FEET;**

THENCE NORTH 20°24'44" EAST 33.71 FEET TO THE NORTHERLY LINE OF THE AFOREMENTIONED  
**PARCEL "B"** OF SAID CERTIFICATE OF COMPLIANCE DESCRIBED IN **PARCEL "A"** ABOVE.

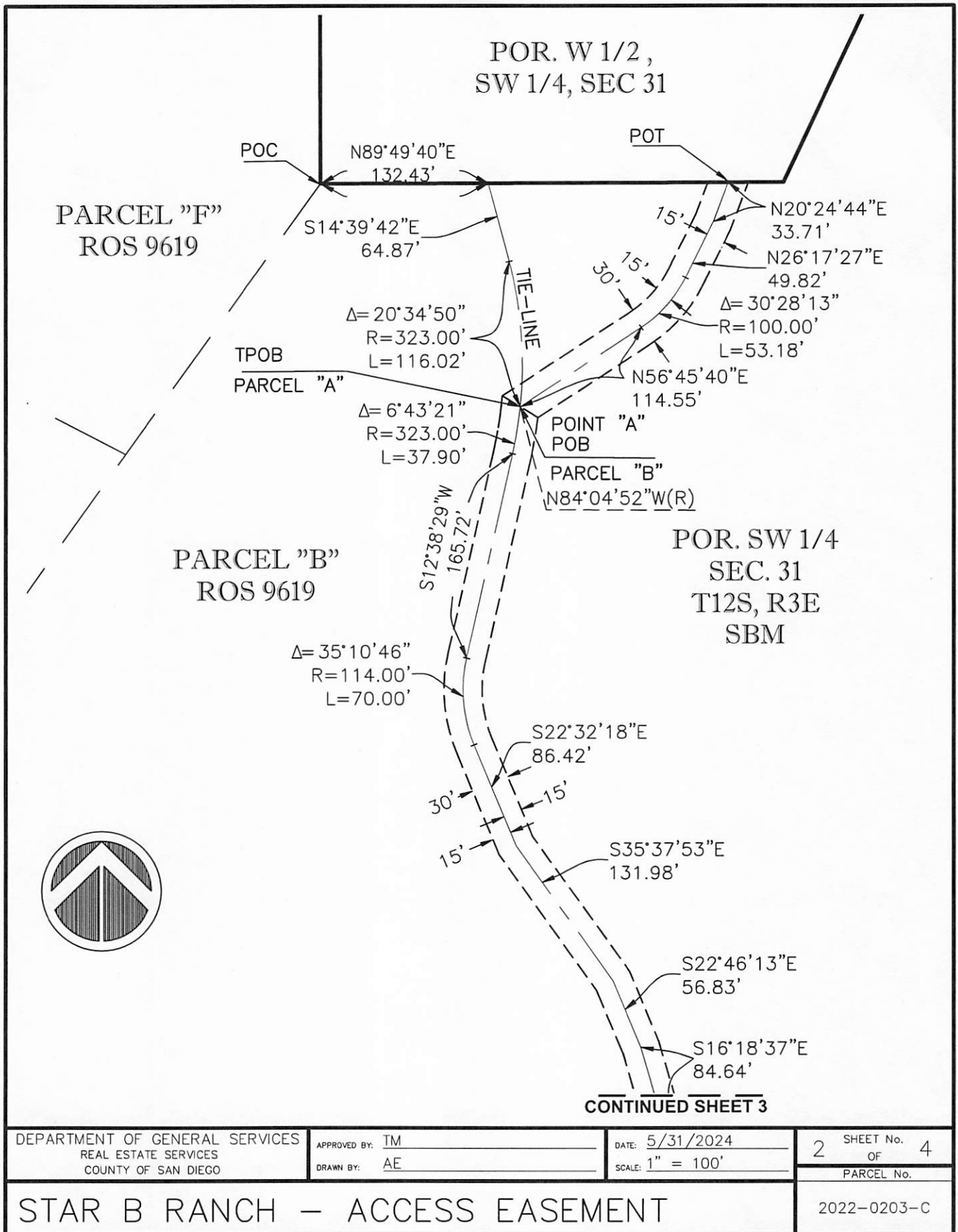
THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO BEGIN ON THE  
EASTERLY SIDELINE OF SAID PARCEL "A", AND TO TERMINATE IN SAID NORTHERLY LINE OF SAID PARCEL  
"B" OF SAID CERTIFICATE OF COMPLIANCE.

**EXHIBIT "F"**  
**COUNTY ACCESS ROAD PLAT**

# EXHIBIT " F "



# EXHIBIT " F "



# EXHIBIT " F "

CONTINUED SHEET 2

S16°18'37"E  
84.64'

S7°00'36"E  
71.44'

S16°32'37"E  
61.95'

S21°41'17"E  
172.69'

S37°24'40"E  
56.66'

S60°08'12"E  
54.58'

S49°01'48"E  
62.48'

S34°27'03"E  
50.37'

S15°47'42"E  
99.12'

N81°24'22"W(R)

N35°11'20"W(R)

Δ= 24°23'20"  
R=95.00'  
L=40.44'

Δ= 46°13'02"  
R=96.00'  
L=77.43'

Δ= 23°21'01"  
R=210.00'  
L=85.58'

CONTINUED SHEET 4

POR. SW 1/4  
SEC. 31  
T12S, R3E  
SBM

PARCEL "B"  
ROS 9619



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: TM  
DRAWN BY: AE

DATE: 5/31/2024  
SCALE: 1" = 100'

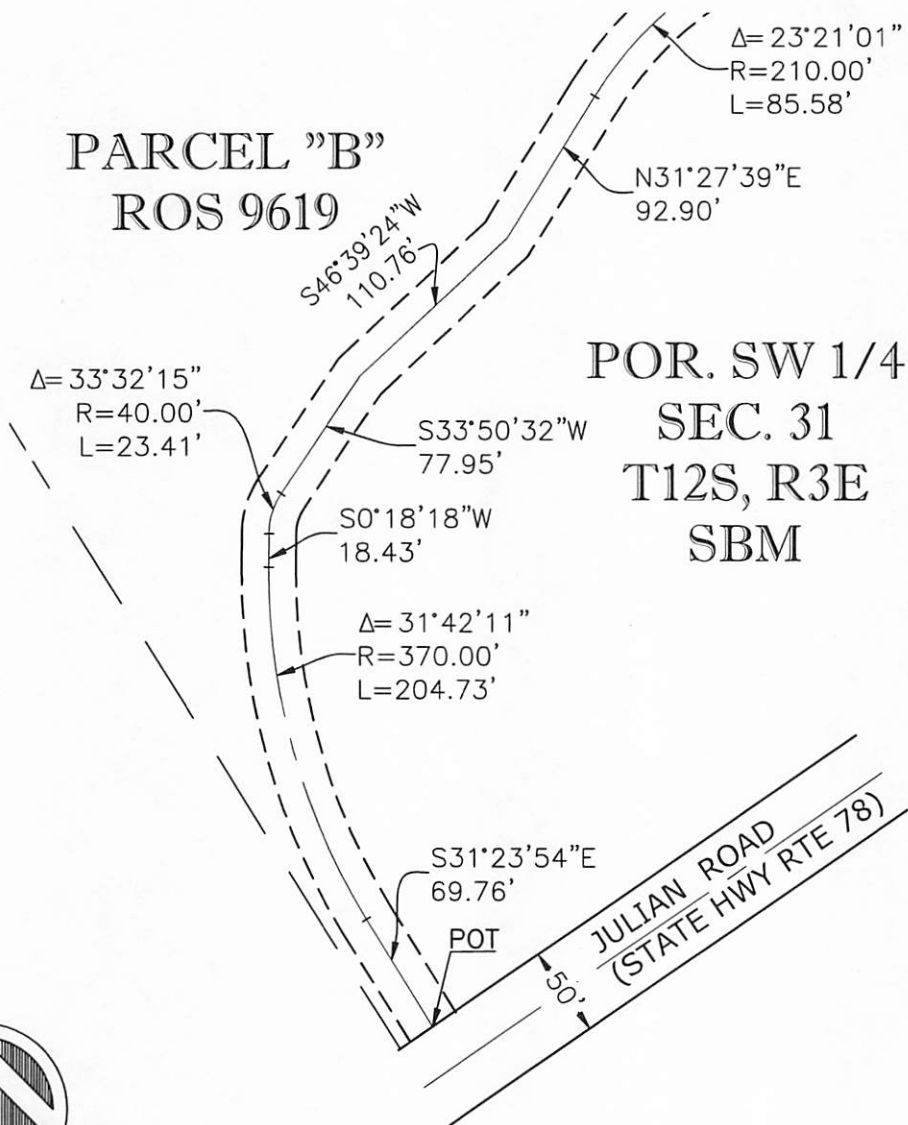
3 SHEET No. 4  
OF  
PARCEL No.

STAR B RANCH - ACCESS EASEMENT

2022-0203-C



# EXHIBIT " F "



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: TM  
DRAWN BY: AE

DATE: 5/31/2024  
SCALE: 1" = 100'

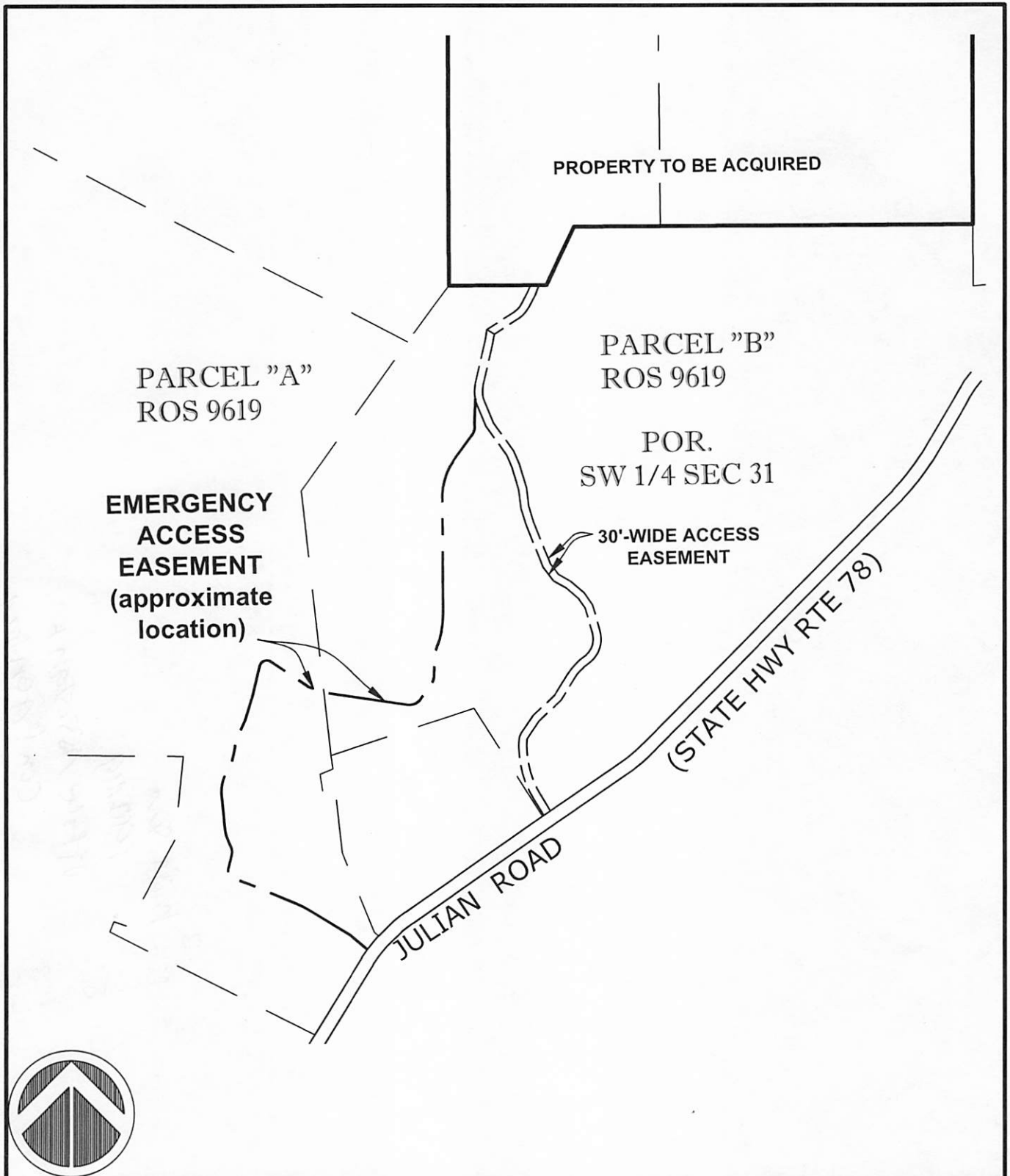
4 SHEET No. 4  
OF  
PARCEL No.

STAR B RANCH — ACCESS EASEMENT

2022-0203-C

**EXHIBIT "G"**  
**ALTERNATIVE ACCESS ROAD APPROXIMATE LOCATION**

# EXHIBIT "G"



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: TM  
DRAWN BY: AE

DATE: 7/3/2024  
SCALE: 1" = 500'

1 SHEET No. 1  
OF  
PARCEL No.

STAR B RANCH — EMERGENCY ACCESS EASEMENT

2022-0203-D

COSD CLERK OF THE BOARD  
2025 JUN 5 PM4:36

MADSEN

PAID

OFFICE ASSISTANT

CONFERENCES

MAIL