

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

07/26/25

DOC# 2026-0131441



May 07, 2026 11:21 AM

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

PAGES: 14

MAIL 1
2025
OFFICE OF THE COUNTY RECORDER
1600 PACIFIC HIGHWAY
SAN DIEGO, CA 92101

SPACE ABOVE FOR RECORDER'S USE ONLY

AGRICULTURAL RESOURCES EASEMENT

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 228-313-13; 232-013-01

Project: PDS2024-TM-5575TER
VALIANO

W.O. No.: Manded 1027512-2025-0146

Work Task No.: WT - 6440202

R.E.S. Parcel No.: 2025-0146-A

Log No.: WIRE TRANSFER

THE EDEN HILLS PROJECT OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

hereinafter designated GRANTOR, represents that it is the owner of the hereinafter described real property, and for a valuable consideration, the receipt of which is hereby acknowledged, hereby grants to the COUNTY OF SAN DIEGO, a political subdivision of the State of California, a temporary easement for agricultural resources, over that area described as follows:

Parcel No. 2025-0146-A

(12/24/2025)

(ENG:GWM:TJM)

A PORTION OF LOT 11 OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, AS DESCRIBED IN A GRANT DEED FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON APRIL 15, 2019, AS DOC# 2019-0135477 OF OFFICIAL RECORDS, TOGETHER WITH A PORTION OF LOT 5 OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, AS DESCRIBED IN A GRANT DEED FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON APRIL 15, 2019, AS DOC# 2019-0135478 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND CONSISTING OF THREE (3) PAGES AND MADE A PART HEREOF, AND SHOWN IN EXHIBIT "B", CONSISTING OF SEVEN (7) PAGES AND ATTACHED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.

This easement is for the mitigation of impacts to agricultural resources by the project associated with Site Plan Modification PDS2024-STP-13-0003W1, recorded November 18, 2025, as Doc# 2025-0325575 of Official Records in the Office of the County Recorder of San Diego County and prohibits all activities not associated with agricultural production. The sole exceptions to this prohibition are:

- a. Grading and construction for agricultural wells, water storage tank, water distribution systems, grading for access driveways, crops, trees, irrigation systems, and drainage, other activities/facilities required for agricultural operation.
- b. Fuel management activities required by a written order from the Fire Marshal.
- c. Water tank access road, emergency vehicular access road, storm drain pipes, and appurtenances, concrete ditches, retaining walls, and stormwater treatment facilities, pipes, and related features.

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

Dated this 27th day of April, 2026.

THE EDEN HILLS PROJECT OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: The Eden Hills Operator, LLC, a Delaware limited liability company, its Manager

BY: Eden Hills Communities Manager, LLC, a California limited liability company, Its Manager

BY: KPMW Integral, LLC, a California limited liability company, its Managing Member

By: [Signature]
Name: James Broderick
Title: Authorized Representative

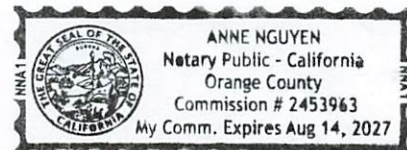
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF ORANGE } SS

On April 27, 2026 before me, Anne Nguyen, a Notary Public, personally appeared James Broderick

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]
Anne Nguyen
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: 5/7/2026



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

EXHIBIT "A"
AGRICULTURAL EASEMENT
LEGAL DESCRIPTION

THOSE PORTIONS OF LOT 11 OF SECTION 18 AND LOT 5 OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE GOVERNMENT LAND OFFICE, DECEMBER 14, 1885, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 11;

THENCE ALONG THE EAST LINE OF SAID SECTION, SOUTH 00°37'43" WEST, 1,274.72 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 18°14'57" WEST, 25.76 FEET;

THENCE NORTH 51°45'21" WEST, 18.01 FEET;

THENCE NORTH 72°44'14" WEST, 16.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 90.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 15°31'29" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°47'26" AN ARC LENGTH OF 37.37 FEET;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 23°23'19" WEST, 60.58 FEET;

THENCE SOUTH 03°22'45" WEST, 10.06 FEET;

THENCE SOUTH 05°04'38" EAST, 5.95 FEET;

THENCE SOUTH 80°02'16" WEST, 39.33 FEET;

THENCE SOUTH 56°01'42" WEST, 23.45 FEET;

THENCE NORTH 58°59'35" WEST, 21.51 FEET;

THENCE NORTH 74°57'50" WEST, 288.87 FEET TO THE EASTERLY LINE OF PARCEL 1 AS SHOWN ON A GRANT DEED RECORDED AUGUST 14, 1987 AS DOCUMENT NO. 87-460663 OF OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY LINE, NORTH 00°06'33" EAST, 306.47 FEET TO THE NORTH LINE OF SAID DOCUMENT;

THENCE ALONG SAID NORTH LINE, NORTH 89°54'10" WEST, 350.00 FEET TO THE WEST LINE OF SAID DOCUMENT;

EXHIBIT "A"
AGRICULTURAL EASEMENT
LEGAL DESCRIPTION

THENCE ALONG SAID WEST LINE, SOUTH 00°07'10" WEST, 399.99 FEET TO THE SOUTH LINE OF SAID DOCUMENT, SAID LINE BEING THE NORTHERLY LINE OF SECTION 19;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°54'21" EAST, 350.07 FEET TO THE EAST LINE OF SAID DOCUMENT;

THENCE ALONG SAID EAST LINE, NORTH 00°06'33" EAST, 72.80 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 74°57'50" EAST, 225.86 FEET;

THENCE SOUTH 53°17'08" WEST, 19.52 FEET;

THENCE SOUTH 18°57'06" EAST, 63.07 FEET;

THENCE SOUTH 17°09'57" WEST, 62.05 FEET;

THENCE SOUTH 35°37'27" WEST, 248.88 FEET;

THENCE SOUTH 05°45'25" WEST, 226.85 FEET;

THENCE SOUTH 18°33'18" WEST, 170.81 FEET;

THENCE SOUTH 02°53'15" WEST, 69.60 FEET;

THENCE SOUTH 28°44'10" EAST, 146.25 FEET;

THENCE SOUTH 15°59'12" WEST, 165.58 FEET;

THENCE SOUTH 01°32'17" EAST, 182.16 FEET;

THENCE SOUTH 90°00'00" WEST, 656.79 FEET TO THE WEST LINE OF LOT 5 OF SECTION 19;

THENCE ALONG SAID WEST LINE, NORTH 00°49'54" EAST, 1,246.53 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18;

THENCE ALONG THE WEST LINE OF SAID SECTION 18, NORTH 00°50'10" EAST, 463.69 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89°09'50" EAST, 228.38 FEET;

THENCE NORTH 18°14'45" EAST, 151.75 FEET;

THENCE NORTH 35°54'47" EAST, 87.59 FEET;

EXHIBIT "A"
AGRICULTURAL EASEMENT
LEGAL DESCRIPTION

THENCE NORTH 05°55'14" WEST, 63.24 FEET TO THE BEGINNING OF A CURVE, CONCAVE
EASTERLY, HAVING A RADIUS OF 85.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°04'25"
AN ARC LENGTH OF 57.97 FEET;

THENCE NORTH 33°09'11" EAST, 208.07 FEET;

THENCE NORTH 15°28'57" EAST, 82.44 FEET;

THENCE NORTH 23°16'00" EAST, 156.68 FEET;


THENCE NORTH 33°07'29" EAST, 150.99 FEET TO THE NORTH LINE OF SAID SECTION 18;

THENCE ALONG SAID NORTH LINE, SOUTH 89°41'16" EAST, 473.59 FEET TO THE **POINT
OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,791,956 SQUARE FEET OR 41.138 ACRES,
MORE OR LESS.

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

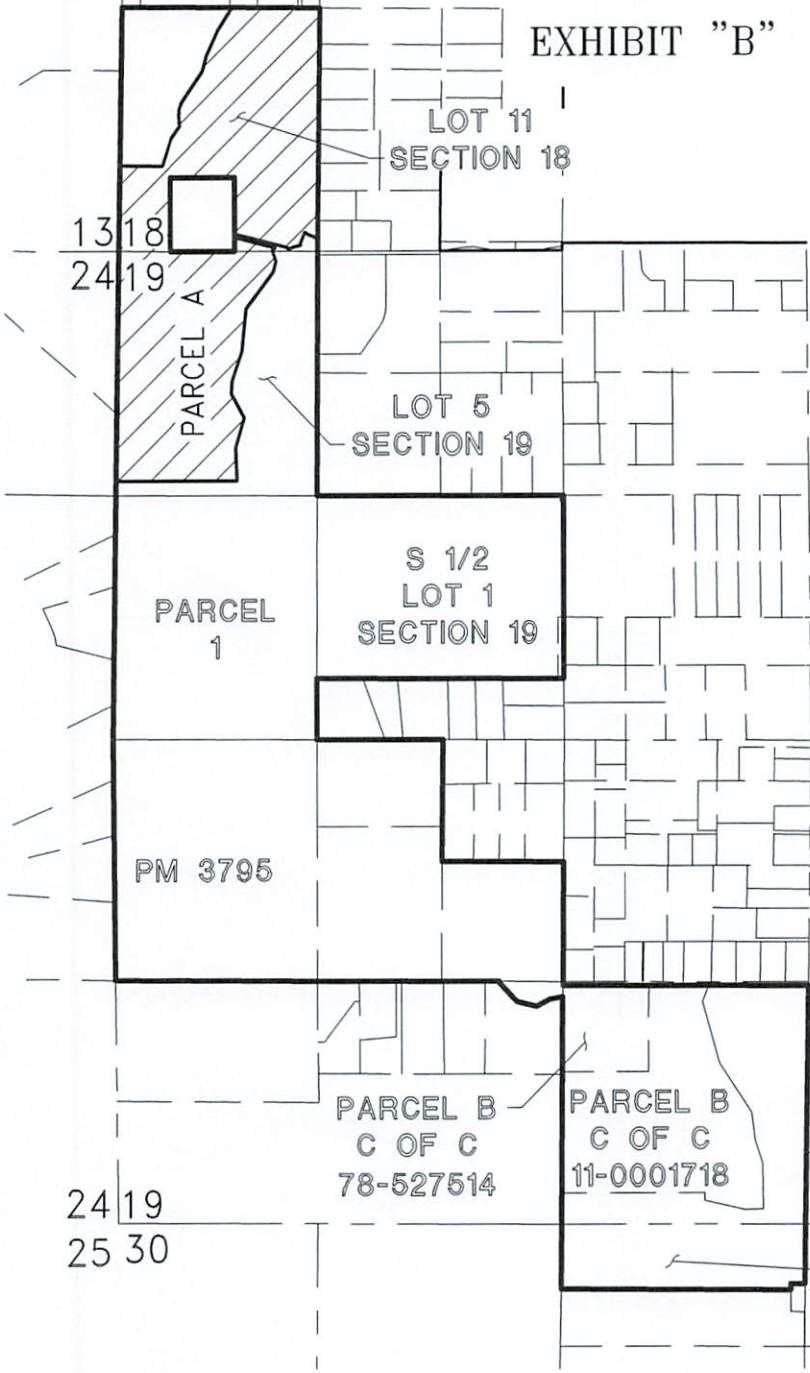
THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN
CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.



J. MARTY SMITH, P.L.S. 8070
DATE PREPARED: 2/18/2026



EXHIBIT "B"



AREA:
 PARCEL A = 1,791,956 SQ. FT.
 OR 41.138 MORE
 OR LESS

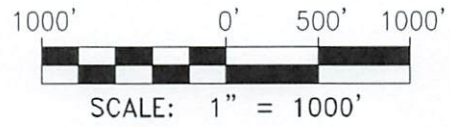


2/18/2026



LINE LEGEND:

- SUBJECT PROPERTY LINES
- AGRICULTURAL EASEMENT
- CENTERLINES
- ADJACENT PROPERTY LINES




FUSCOE
ENGINEERING

6390 Greenwich Dr, Suite 170
 San Diego, Ca 92122
 858.554.1500 fuscoe.com

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION

of: AGRICULTURAL EASEMENT

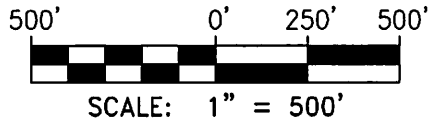
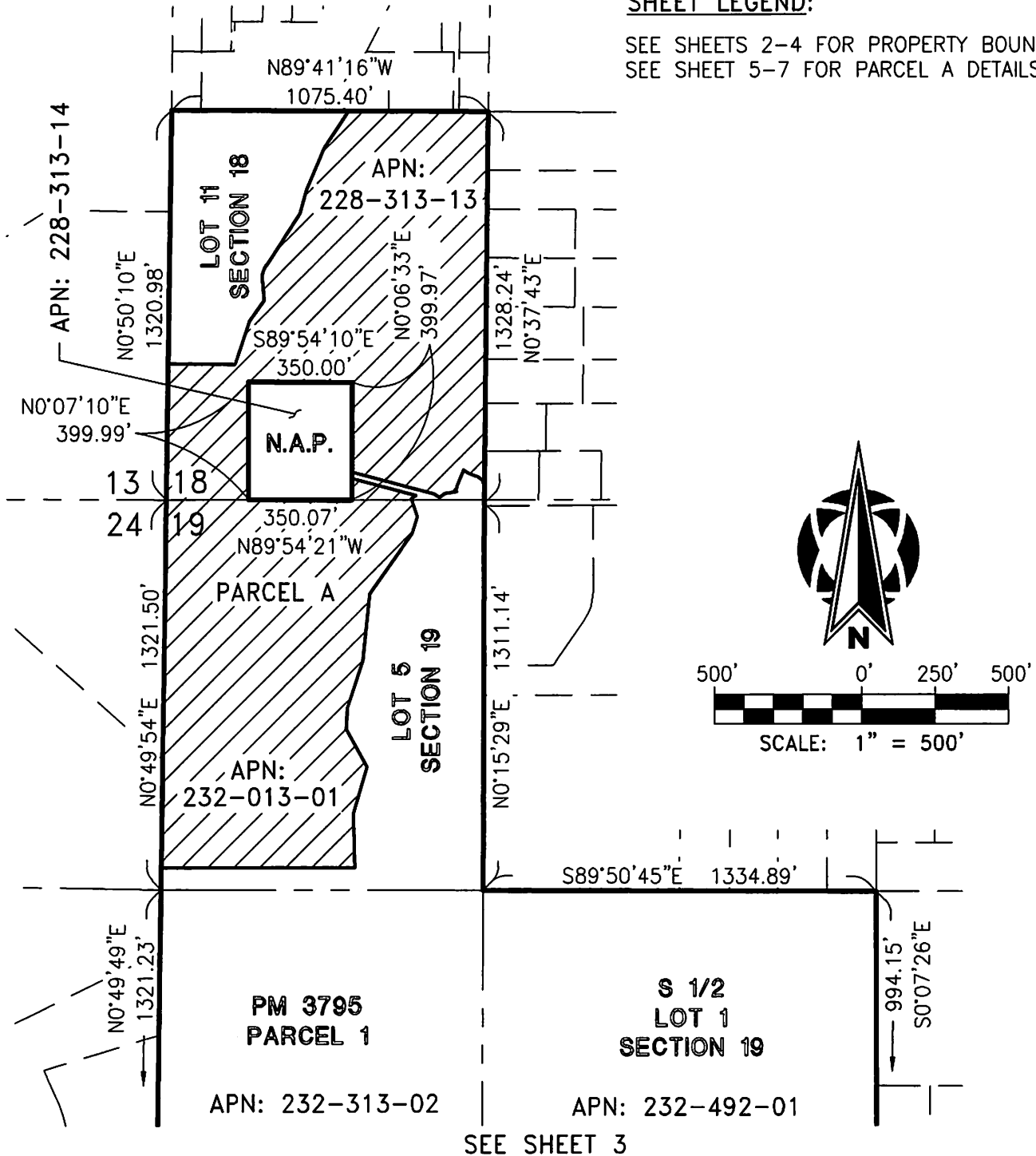
DATE: 2/18/2026
 FN: 2690-007AGRI_ESMT
 DRAWN BY: JMR
 CHECKED BY: JMS

SHEET 1 OF 7

EXHIBIT "B"

SHEET LEGEND:

SEE SHEETS 2-4 FOR PROPERTY BOUNDARY
SEE SHEET 5-7 FOR PARCEL A DETAILS



SEE SHEET 3

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858.554.1500 fuscoe.com

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION

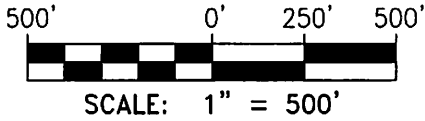
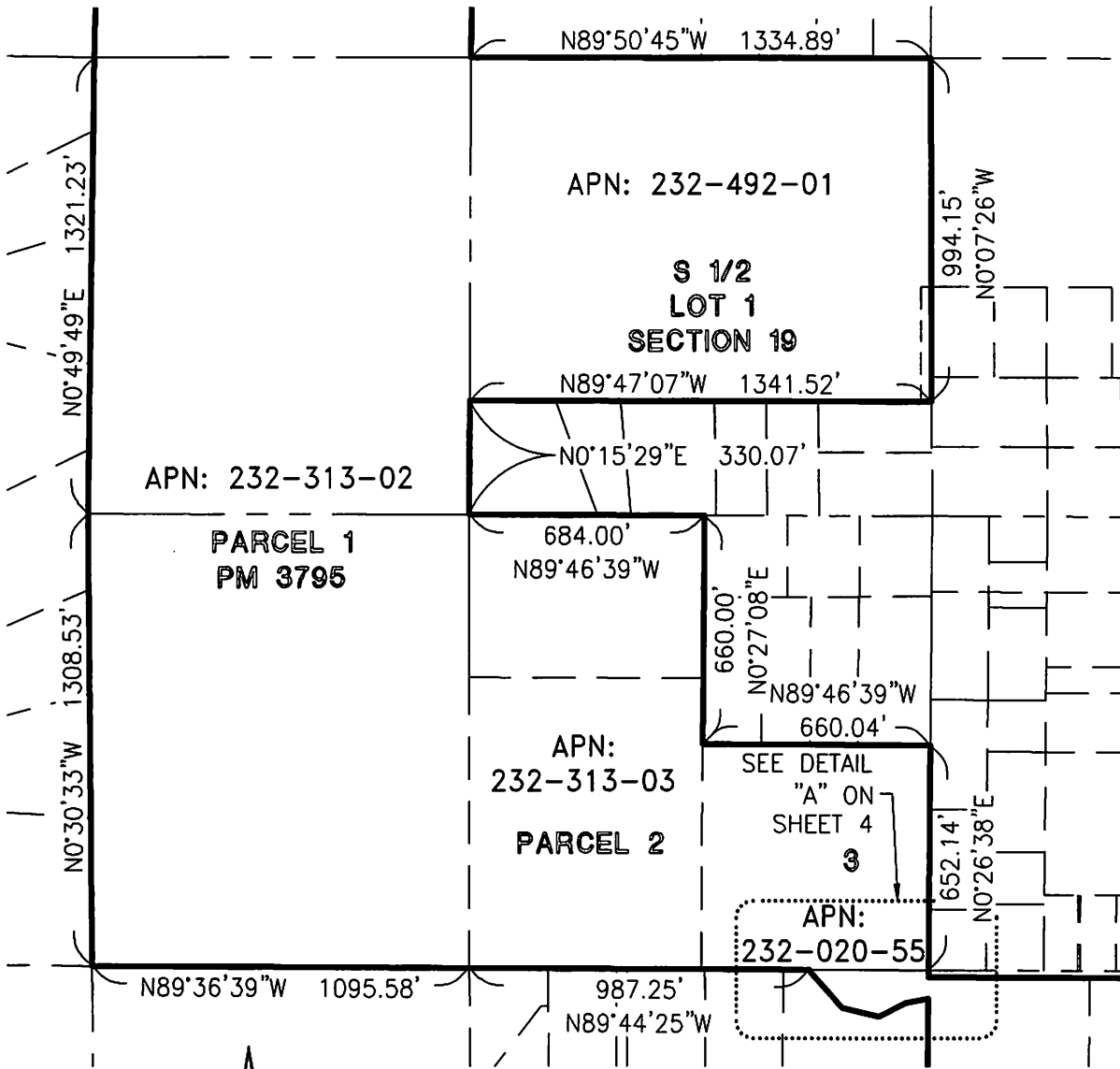
of: AGRICULTURAL EASEMENT

DATE: 2/18/2026
FN: 2690-007AGRI_ESMT
DRAWN BY: JMR
CHECKED BY: JMS

SHEET 2 OF 7

EXHIBIT "B"

SEE SHEET 2



SEE SHEET 4

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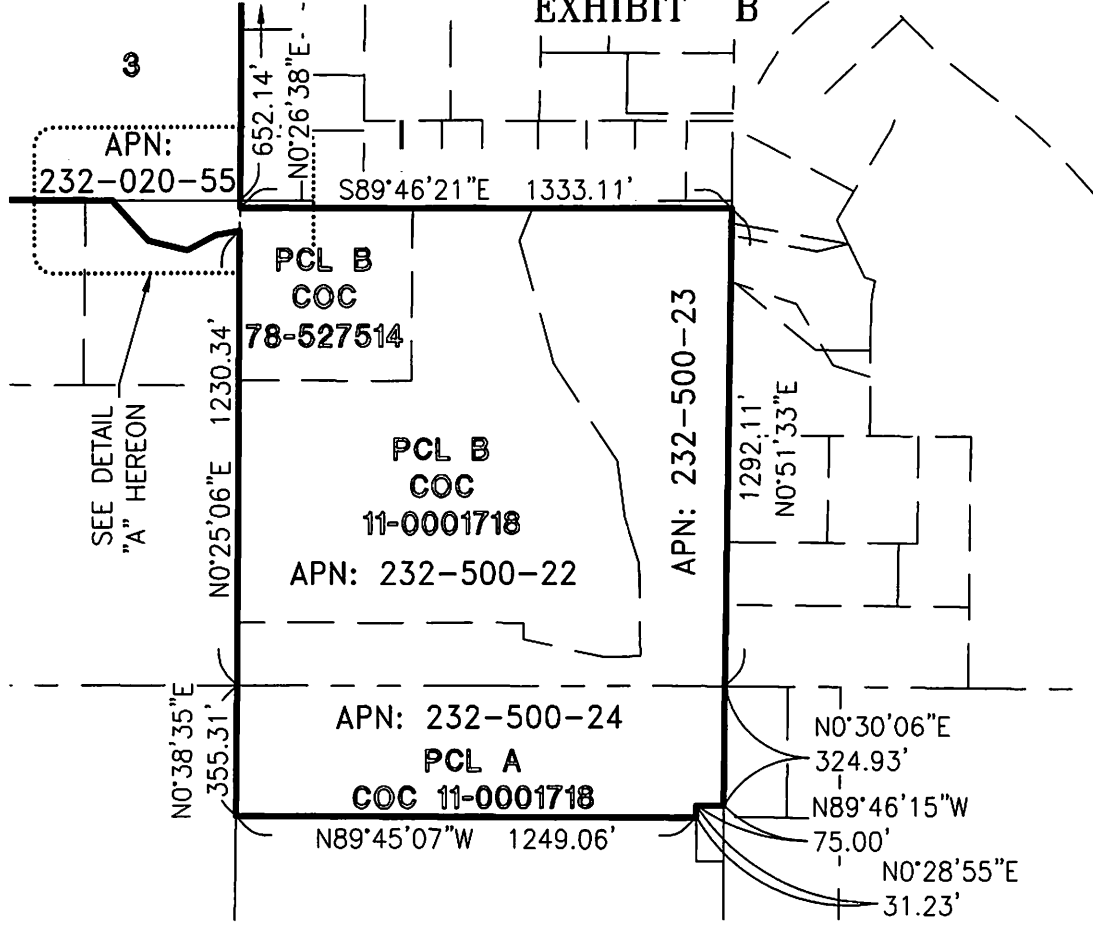
EXHIBIT "B"
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DATE: 2/18/2026
FN: 2690-007AGRI_ESMT
DRAWN BY: JMR
CHECKED BY: JMS
SHEET 3 OF 7

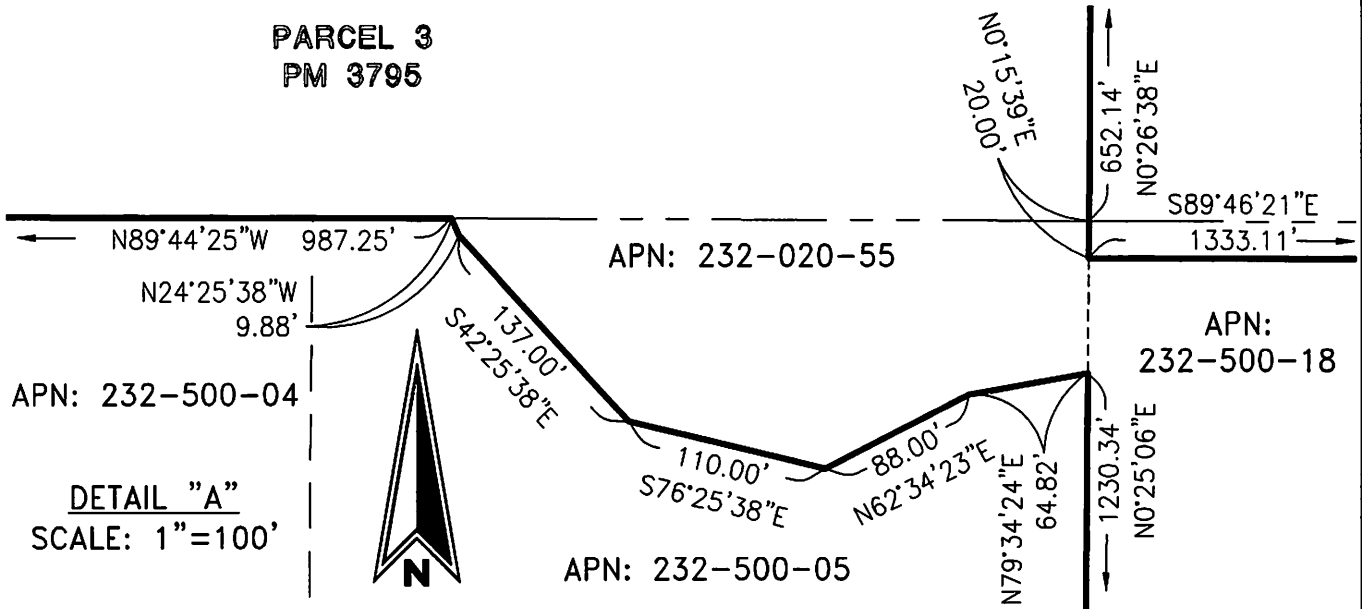
SEE SHEET 3

2025-0146-A

EXHIBIT "B"



PARCEL 3 PM 3795



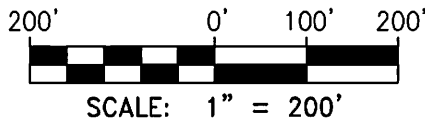
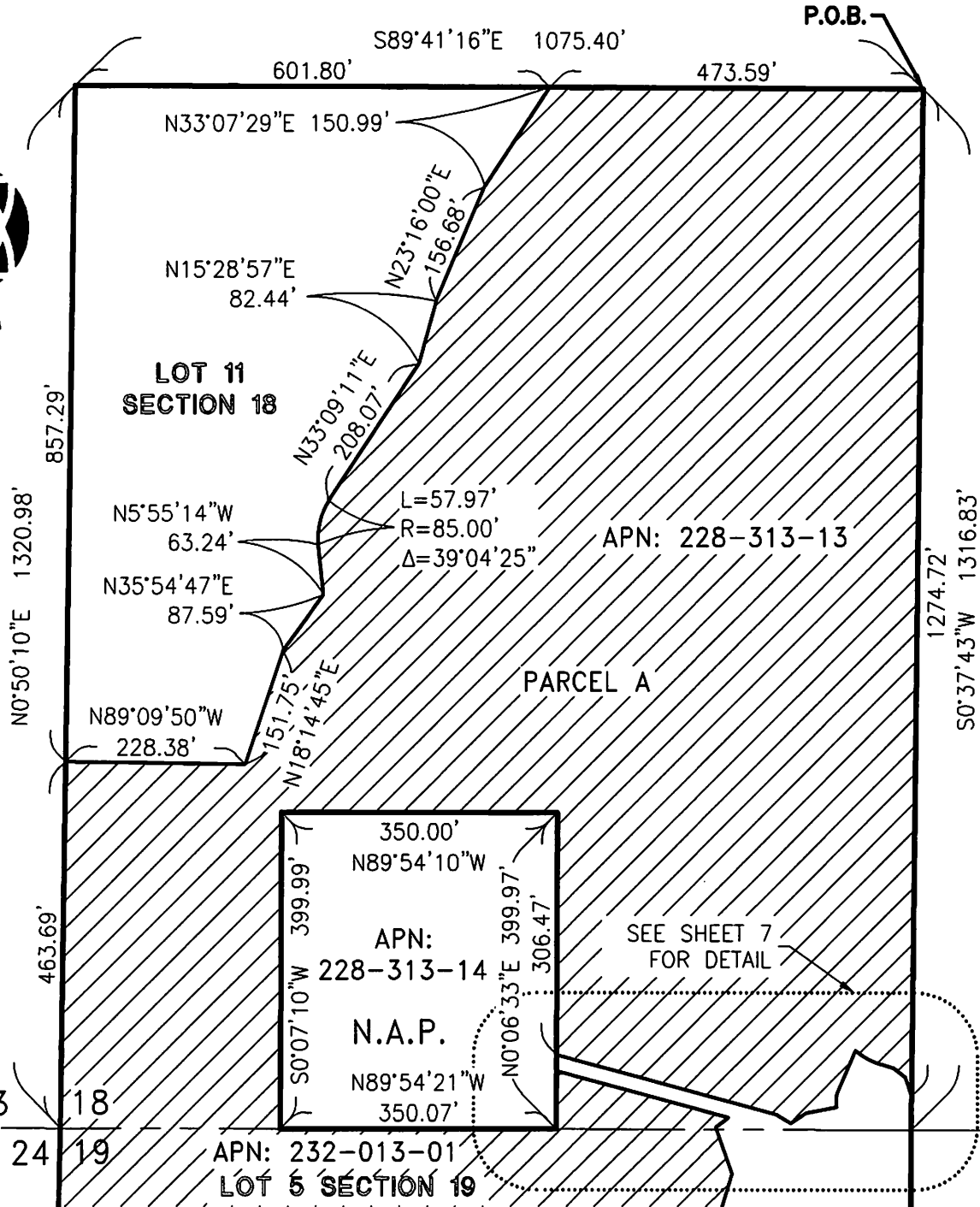
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858.554.1500 fuscoe.com

EXHIBIT "B"
PLAT TO ACCOMPANY LEGAL DESCRIPTION
of: AGRICULTURAL EASEMENT

DATE: 2/18/2026
FN: 2690-007AGRI_ESMT
DRAWN BY: JMR
CHECKED BY: JMS
SHEET 4 OF 7

EXHIBIT "B"



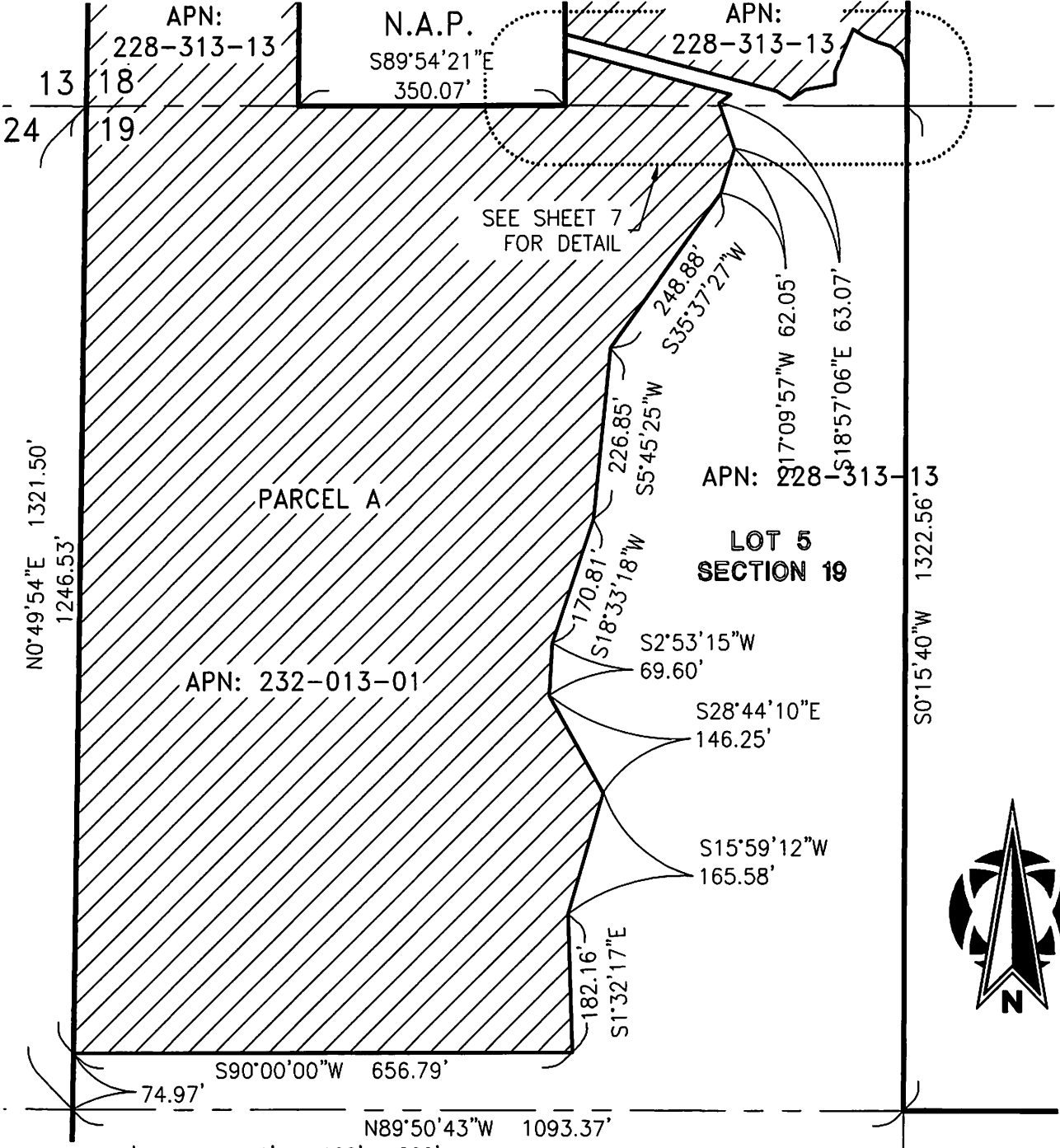
FUSCOE
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San Diego, Ca 92122
858.554.1500 fuscoe.com

EXHIBIT "B"		DATE: 2/18/2026
PLAT TO ACCOMPANY LEGAL DESCRIPTION		FN: 2690-007AGRI_ESMT
of: AGRICULTURAL EASEMENT		DRAWN BY: JMR
		CHECKED BY: JMS
		SHEET 5 OF 7

EXHIBIT "B"

SEE SHEET 5



200' 0' 100' 200'
 SCALE: 1" = 200'

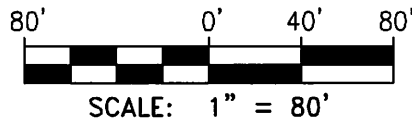
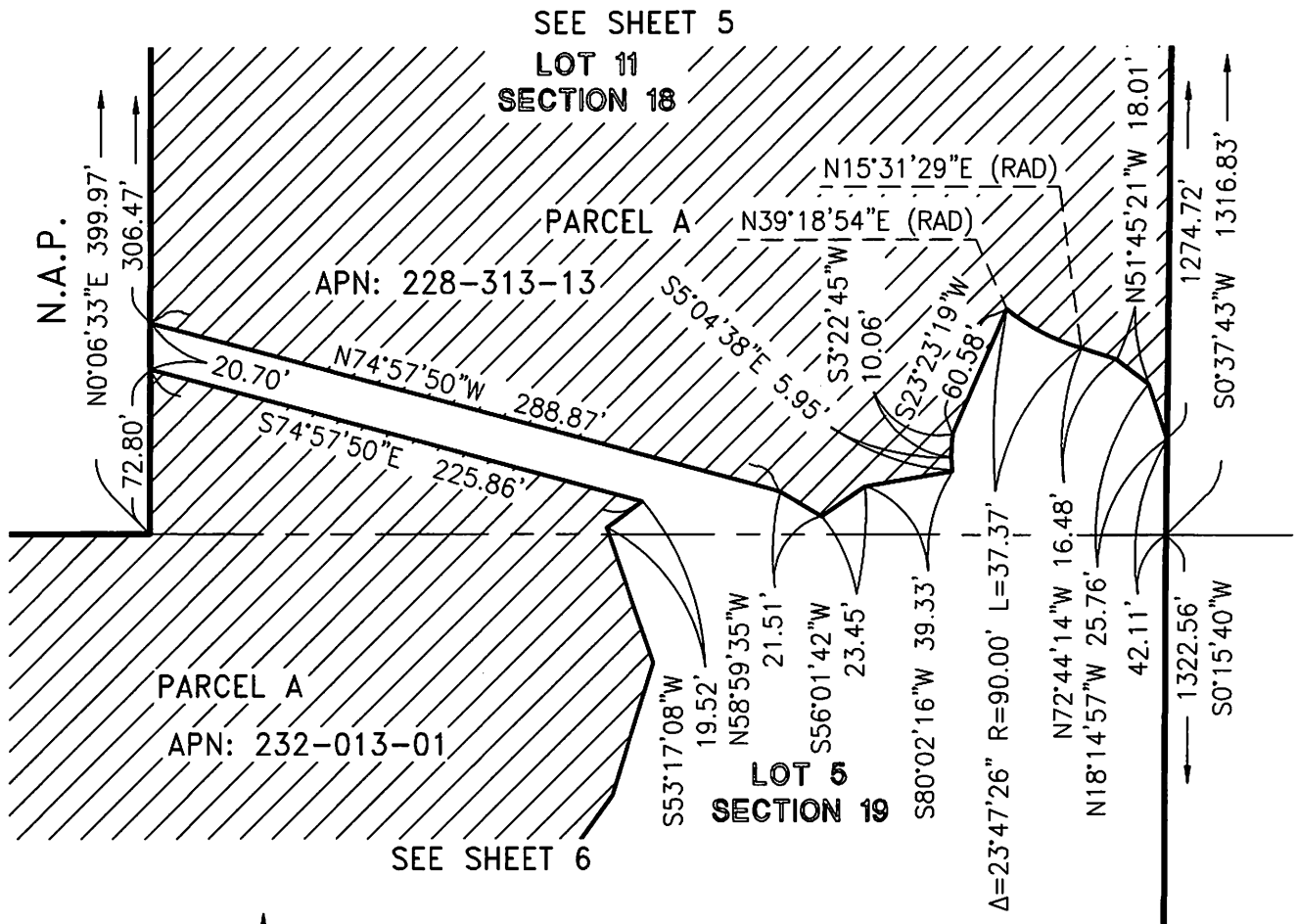
PM 3795 PARCEL 1
 APN: 232-013-02

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 San Diego, Ca 92122
 858.554.1500
 fuscoe.com

EXHIBIT "B"
 PLAT TO ACCOMPANY LEGAL DESCRIPTION
 of: AGRICULTURAL EASEMENT

DATE: 2/18/2026
 FN: 2690-007AGRI_ESMT
 DRAWN BY: JMR
 CHECKED BY: JMS
 SHEET 6 OF 7

EXHIBIT "B"



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6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500 fuscoe.com

EXHIBIT "B"
PLAT TO ACCOMPANY LEGAL DESCRIPTION
of: AGRICULTURAL EASEMENT

DATE: 2/18/2026
FN: 2690-007AGRI_ESMT
DRAWN BY: JMR
CHECKED BY: JMS
SHEET 7 OF 7

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

DOC# 2026-0130477

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

0779688

Madsen 10000 St. Office Conference Mail



May 07, 2026 10:53 AM

OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: \$0.00 (SB2 Atkins: \$0.00)
PCOR: N/A
PAGES: 3

2026-0130477

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.: 276-060-29

Project: 19041 Via Cuesta, Ramona
W.O. No.: Manded 1027990-2026-0C23
Work Task No.: WT - 6463772
R.E.S. Parcel No.: 2026-0023-A
Log No.: E26-002

Nicole Roach and Alec Roach, wife and husband as community property

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

Parcel No. 2026-0023-A (03-06-2026) (GWM)

PARCEL 2 OF PARCEL MAP NO. 14178, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 20, 1986, AS DESCRIBED IN A GRANT DEED FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER OF SAN DIEGO ON FEBRUARY 08, 2023, AS DOC# 2023-0032546 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 14TH day of APRIL, 2026.

Nicole Roach and Alec Roach, wife and husband as community property

BY: Nicole Roach
Nicole Roach

BY: Alec Roach
Alec Roach

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 04/14/2026 before me, Jinwei Zhang, a Notary Public,
personally appeared Nicole Roach and Alec Roach

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: Jinwei Zhang

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

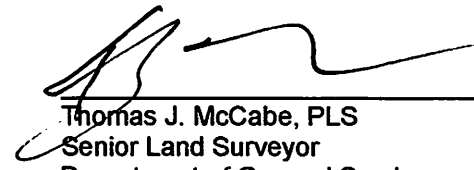
(FOR NOTARY SEAL OR STAMP)



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: 5/7/2026



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

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

DOC# 2026-0144343



May 20, 2026 11:50 AM

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

PAGES: 3

COSD CLERK OF THE BOARD
2026 JUN 1 PM3:09

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

Handwritten notes:
7796998
2026 JUN 1 PM3:09
SAN DIEGO COUNTY RECORDER
JORDAN Z. MARKS

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.: 388-552-07

Project: ORCHARD ROAD

PDS2025-RESALT-008401

W.O. No.: Manded 1027990-2026-0040

Work Task No.: WT - 6481096

R.E.S. Parcel No.: 2026-0040-A

Log No.: E26-014

Alfonso J. Arredondo and Graciela Arredondo, husband and wife, as joint tenants

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. 2026-0040-A

(04-24-2026)

(GWM)

THE SOUTH 74 FEET OF THE WEST 110.00 FEET OF LOT 1, BLOCK "F" OF WINTER GARDENS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1987, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON JANUARY 18, 1927, AS DESCRIBED IN A GRANT DEED FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER OF SAN DIEGO ON FEBRUARY 08, 2012, AS DOC# 2012-0073404 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 14 day of May, 2026.

Alfonso J. Arredondo and Graciela Arredondo, husband and wife, as joint tenants

BY: [Signature]
Alfonso J. Arredondo

BY: [Signature]
Graciela Arredondo

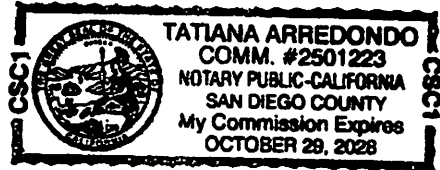
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California }
COUNTY OF San Diego } SS

On 05/14/2026 before me, Tatiana Arredondo, a Notary Public, personally appeared Alfonso J. Arredondo and Graciela Arredondo

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.

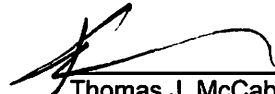
Signature: [Signature]

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: 5/20/2026



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

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

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

7796432

Madison Pa. 11/11/2025
Office Asst
Carroll
Mall

DOC# 2026-0130512



May 07, 2026 11:06 AM

OFFICIAL RECORDS
JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER

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

PCOR: N/A

PAGES: 8

SPACE ABOVE FOR RECORDER'S USE ONLY

CLEAR SPACE EASEMENT

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 276-101-13

Project: PDS2023-AD-16-03W1
SPECKLE ROCK WINERY

W.O. No.: Manded 1027512 - 2025-0138

Work Task No.: WT - 6429876

R.E.S. Parcel No.: 2025-0138-A

Log No.: E25-066

PFI REALTY III, L.P.

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

Parcel No. 2025-0138-A

(12/10/2025)

(ENG: GWM: WAR)

PORTIONS OF PARCEL 2 AND 3 OF PARCEL MAP NO. 12970, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 28, 1983, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND CONSISTING OF TWO (2) PAGES AND MADE A PART HEREOF, AND SHOWN IN EXHIBIT "B", CONSISTING OF TWO (2) PAGES AND ATTACHED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.

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

- d) Grantor, its successors and assigns shall be responsible for maintenance of the easement and shall maintain the easement area free of visual obstructions in perpetuity.
- e) The County of San Diego shall have the right, but not the obligation, to enter upon the land subject to this easement and remove any material, structure or other thing placed or maintained contrary to the terms of this easement, and to do any work necessary to eliminate the effects of any violation of this easement at the expense of the Grantee.
- f) The terms of this easement may be specifically enforced or enjoined by proceedings in a court of competent jurisdiction, and shall be binding upon the Grantor(s) and its or their successors and assigns.

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

Executed this 23 day of APR, 20 2026.

PFI REALTY III, L.P.

By: Duane O Perrin
Duane O.Perrin, General Partner

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 23, 2026 before me, ELIZABETH L. BLOOM, a Notary Public, personally appeared DUANE O. PERRIN

[Signature]

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/hers/their authorized capacity(ies) and by his/hers/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: Elizabeth L. Bloom


ELIZABETH L. BLOOM
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: 5/7/2026



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

EXHIBIT "A"

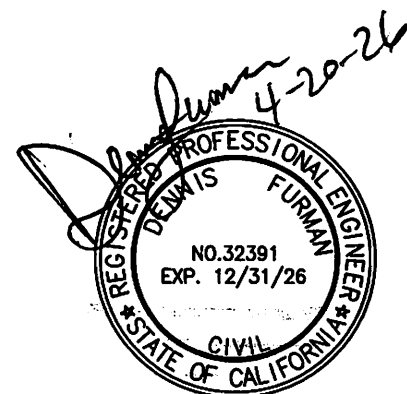
LEGAL DESCRIPTION

EASEMENT FOR SIGHT DISTANCE, NORTH

BEING A PORTION OF PARCEL 2 OF PARCEL MAP NO. 12970, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 28, 1983, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 2; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL 2, NORTH 38°24'41" EAST, 30.15' TO THE NORTHERLY SIDELINE OF HIGHLAND VALLEY ROAD, 60 FOOT IN WIDTH, ACCORDING TO A IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY DEED FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER OF SAN DIEGO ON OCTOBER 27, 1983, AS DOCUMENT NUMBER 1983-0388797 OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY SIDELINE, NORTH 51°35'19" WEST, 149.19 FEET, TO THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID NORTHERLY SIDELINE NORTH 51°35'19" WEST; 291.17 FEET; THENCE LEAVING SAID SIDELINE ON A LINE THAT BEARS SOUTH 58°26'35" EAST, 293.27 FEET; THENCE SOUTH 38°24'41" WEST, 35.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 5,095 SQUARE FEET, MORE OR LESS.



FLOREZ ENGINEERING, INC.
· Civil Engineering & Planning ·
9845 ERMA ROAD, SUITE 205
SAN DIEGO, CA 92131
(858) 229-2493

EXHIBIT "A"

LEGAL DESCRIPTION

EASEMENT FOR SIGHT DISTANCE, SOUTH

BEING A PORTION OF PARCEL 2 AND PARCEL 3 OF PARCEL MAP NO. 12970, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 28, 1983, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 2; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL 2, NORTH 38°24'41" EAST, 30.15 FEET TO THE NORTHERLY SIDELINE OF HIGHLAND VALLEY ROAD, 60 FOOT IN WIDTH, ACCORDING TO A IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY DEED FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER OF SAN DIEGO ON OCTOBER 27, 1983, AS DOCUMENT NUMBER 1983-0388797 OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY SIDELINE, SOUTH 51°35'19" EAST, 149.19 FEET, TO THE TRUE POINT OF BEGINNING; THENCE RETRACING SAID NORTHERLY SIDELINE NORTH 51°35'19" WEST, 310.04 FEET TO THE CENTERLINE OF THE INGRESS AND EGRESS EASEMENT DEED FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER OF SAN DIEGO ON OCTOBER 14, 2024, AS DOCUMENT 2024-0275744 OF OFFICIAL RECORDS; THENCE LEAVING SAID NORTHERLY SIDELINE, NORTH 38°24'41" EAST, 50.00 FEET; THENCE SOUTH 42°25'38" EAST, 314.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 7,751 SQUARE FEET, MORE OR LESS.



FLOREZ ENGINEERING, INC.
 • Civil Engineering & Planning •
 9845 ERMA ROAD, SUITE 205
 SAN DIEGO, CA 92131
 (858) 229-2493

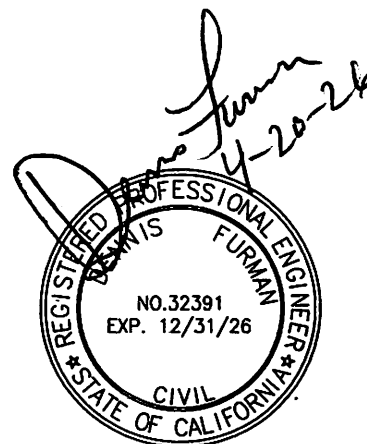
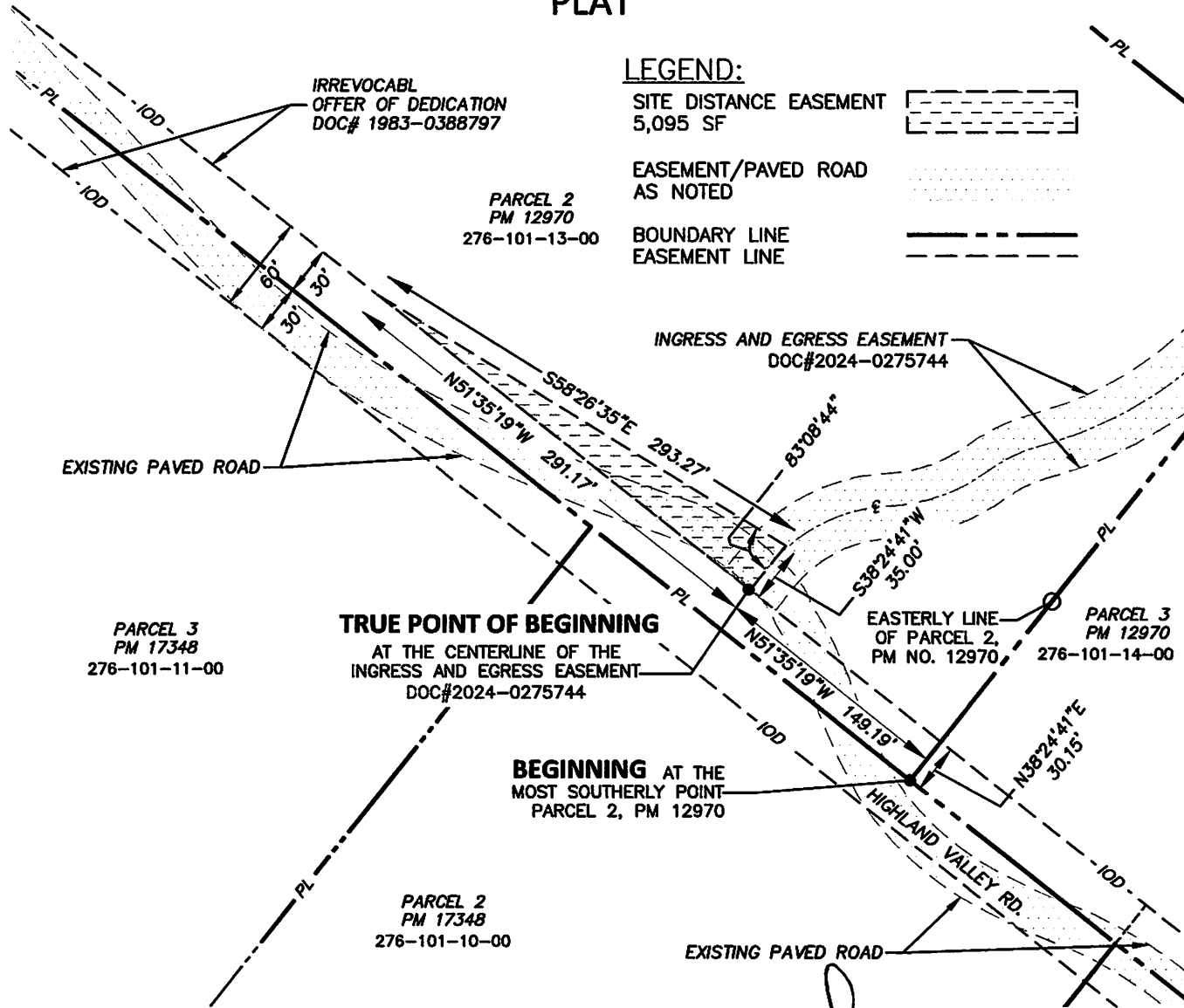


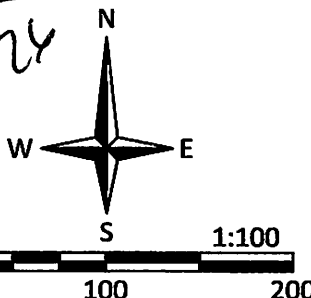
EXHIBIT "B" PLAT



FLOREZ ENGINEERING, INC.
Civil Engineering & Planning
 9845 ERMA ROAD, SUITE 205
 SAN DIEGO, CA 92131
 (858) 229-2493



Dennis Furman
4-20-24



PROJECT: SPECKLE ROCK WINERY

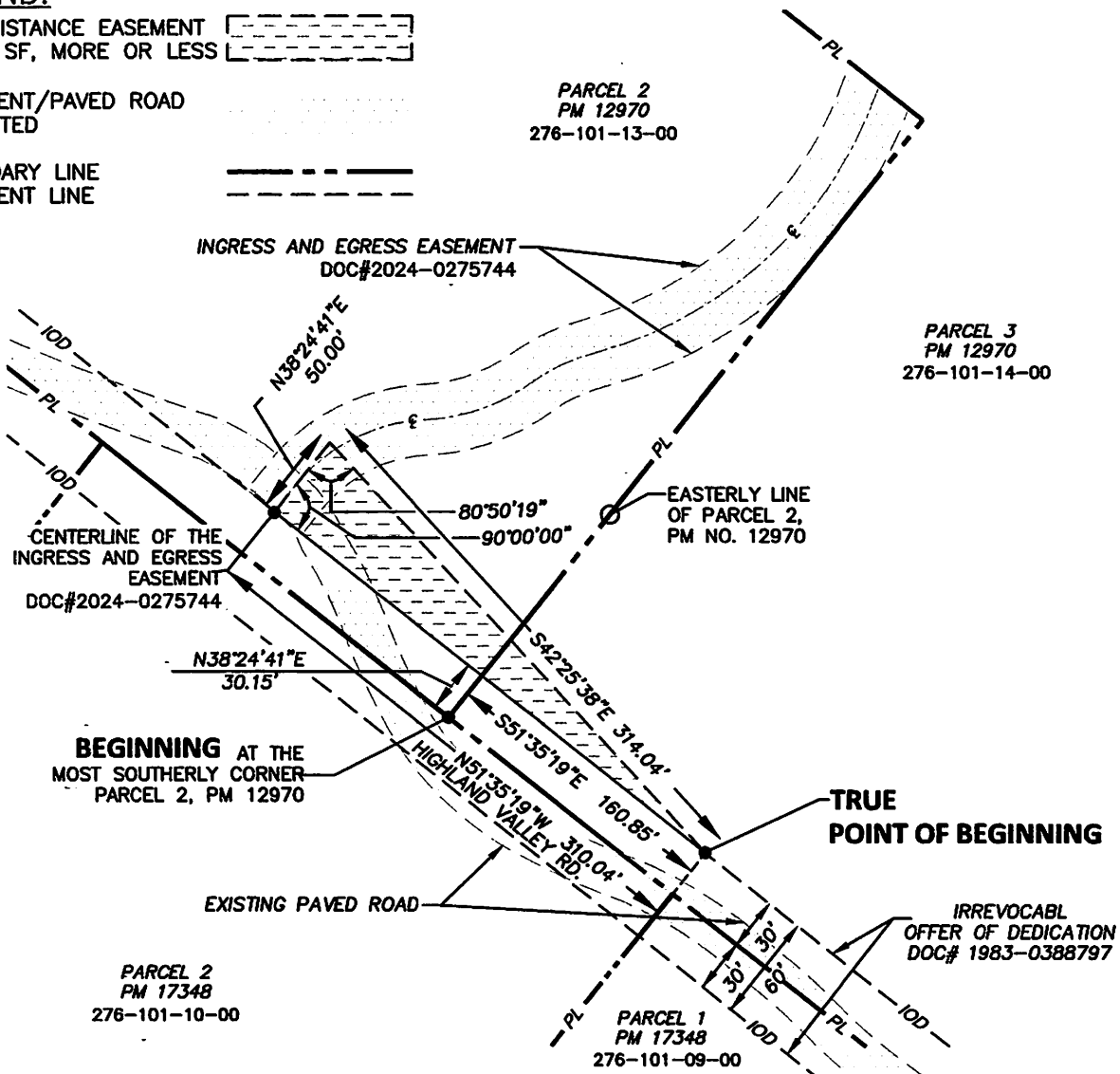
REFERENCES PM 12970 PM 17348	PLAT EASEMENT FOR SIGHT DISTANCE, NORTH	PROJ. NO. _____ R/W NO. _____ TAX PAR. <u>276-101-13-00</u> DATE <u>04-23-2025</u>
SCALE: 1" = 100'	SHEET 1 OF 2	

EXHIBIT "B"

PLAT

LEGEND:

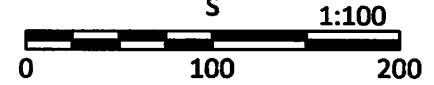
- SITE DISTANCE EASEMENT
7,751 SF, MORE OR LESS
- EASEMENT/PAVED ROAD
AS NOTED
- BOUNDARY LINE
- EASEMENT LINE



FLOREZ ENGINEERING, INC.
 Civil Engineering & Planning
 9845 ERMA ROAD, SUITE 205
 SAN DIEGO, CA 92131
 (858) 229-2493



Dennis Furman
 4-20-26



PROJECT: SPECKLE ROCK WINERY

REFERENCES PM 12970 PM 17348	PLAT EASEMENT FOR SIGHT DISTANCE, SOUTH	PROJ. NO. _____ R/W NO. _____ TAX PAR. <u>276-101-13-00</u>
	SCALE: 1" = 100'	SHEET 2 OF 2

DOC# 2026-0158162



Jun 02, 2026 04:10 PM

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

PAGES: 6

RECORDING REQUESTED BY:
Chicago Title Company NCS
FBSC2512676

AND WHEN RECORDED
MAIL TO:
Clerk, Board of Supervisors
San Diego County Administration Center
1600 Pacific Highway
San Diego, CA 92101

THIS SPACE FOR RECORDER'S USE

COVENANT AND RESTRICTION FOR REAL PROPERTY
(PER GOVERNMENT CODE SECTION 54233)

(Please fill in document title(s) on this line)

- 1 Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- 2 Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,
- 3 Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,
- 4 Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,
- 5 Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- 6 Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____
- 7 Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,
- 8 Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,
- 9 Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

**RECORDING REQUESTED BY:
CHICAGO TITLE COMPANY
COMMERCIAL DIVISION**

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

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

(MAIL STATION A45)

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

THIS SPACE FOR RECORDER'S USE ONLY

Assessor Parcel No's: 612-091-17

**COVENANT AND RESTRICTION FOR REAL PROPERTY
(per Government Code Section 54233)**

This COVENANT AND RESTRICTION FOR REAL PROPERTY ("Covenant") is executed as of 21 MAY 2026, by the COUNTY OF SAN DIEGO, a political subdivision of the State of California ("County"). This Covenant is intended to fulfill the requirements of California Government Code section 54233.

RECITALS

WHEREAS, County is the sole owner of approximately 4.4 acres of real property identified as Assessor's Parcel Number 612-091-17 located at Old Highway 80 in the City of Boulevard, County of San Diego, State of California ("Property"). The Property is more particularly described in Exhibit A and more particularly depicted in Exhibit B, both of which are incorporated herein by reference;

WHEREAS, County intends to sell the Property to San-Ed Properties, LLC, a California limited liability company ("Buyer"). The California Surplus Land Act ("SLA") (Government Code Section 54220 et. seq.) requires that the County record certain affordability requirements and restrictions against the Property prior to the disposition of the Property to Buyer;

WHEREAS, the SLA further requires that the affordability requirements and restrictions contained herein constitute a covenant running with the land described herein, binding upon each successive owner of all or any portion of the Property until the expiration of the affordability period.

NOW, THEREFORE, in consideration of the foregoing, the County declares as follows:

1. Incorporation of Recitals. The foregoing Recitals are an integral part of this Covenant and are incorporated herein by this reference. The Recitals are true and correct as of the date hereof.
2. Affordability Requirement. The Property is subject to the requirements of the California Surplus Lands Act. Accordingly, as required by California Government Code Section

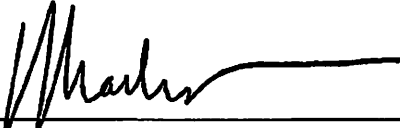
54233, if ten (10) or more residential units are developed on the Property, not less than fifteen (15) percent of the total number of residential units developed on the Property shall be sold or rented at affordable housing cost, as defined in Section 50052.5 of the California Health and Safety Code, or affordable rent, as defined in Section 50053 of the California Health and Safety Code, to lower income households, as defined in Section 50079.5 of the California Health and Safety Code. Rental units shall remain affordable to and occupied by lower income households for a period of 55 years for rental housing and 45 years for ownership housing from the date of occupancy. The initial occupants of all ownership units shall be lower income households, and the units shall be subject to an equity sharing agreement consistent with the provisions of paragraph (2) of subdivision (c) of 65915 of the California Government Code.

3. Covenant Running with the Land. The restrictions and requirements contained in Section 2 of this Covenant shall be covenants and restrictions running with the land described herein and shall be enforceable, against any owner who violates a covenant or restriction and each successor-in-interest who continues the violation, by any of the entities described in subdivisions (a) to (f), inclusive, of Section 54222.5 of the California Government Code.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Dated this 21 MAY day of ~~2026~~ MAY, 2026.

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

By: 
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)

ON May 21, 2026, BEFORE ME, KELLEY BERNARD-JAMES, DEPUTY COUNTY CLERK OF THE COUNTY OF SAN DIEGO, PERSONALLY APPEARED MARKO MEDVED 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: 
KELLEY BERNARD-JAMES, DEPUTY COUNTY CLERK

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Diego, State of California, described as follows:

ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF, CONVEYED TO THE COUNTY OF SAN DIEGO IN THE GRANT DEED RECORDED NOVEMBER 10, 1986, AS DOC. NO. 86-513994 OF OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

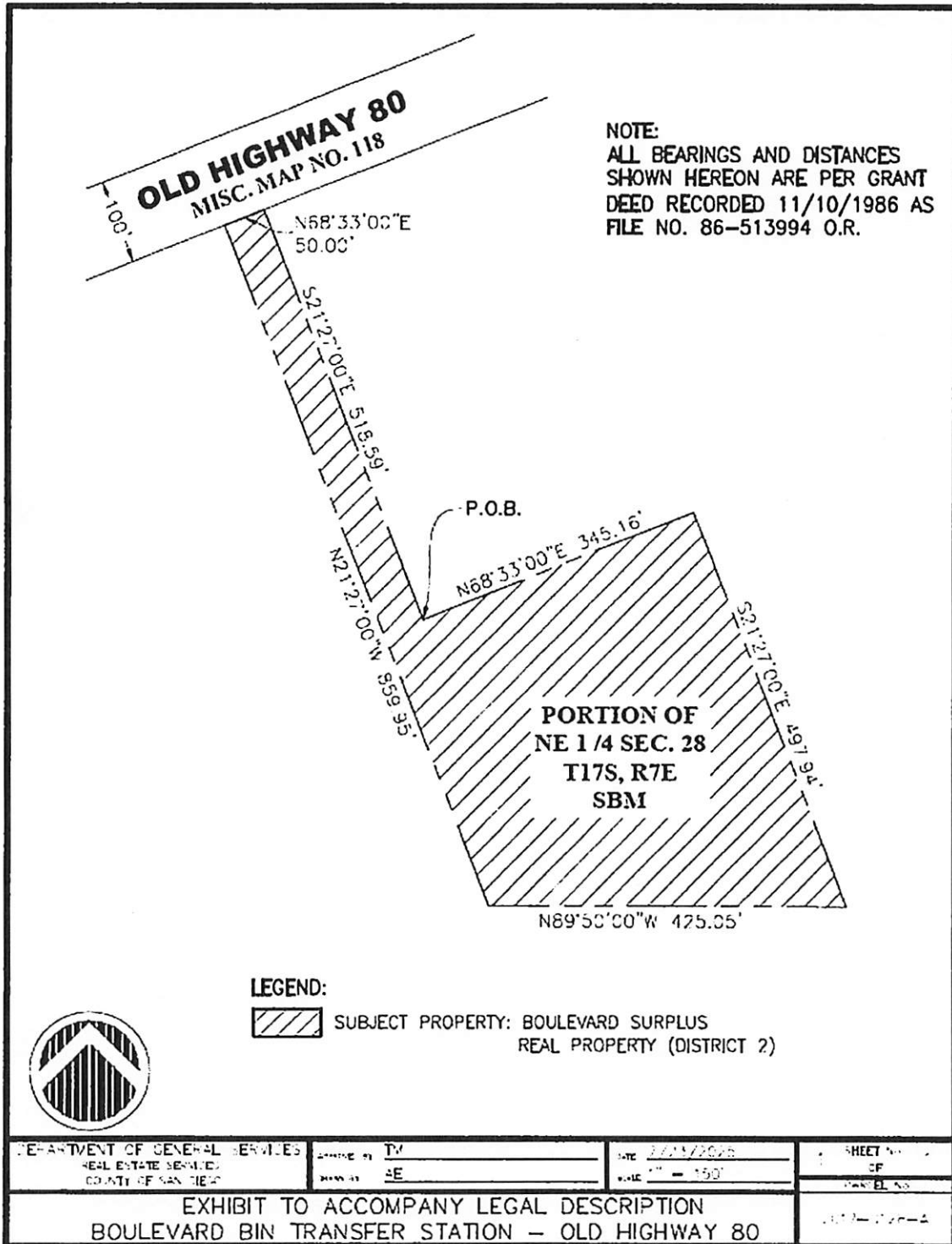
BEGINNING AT THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED APRIL 25, 1961, AT FILE/PAGE NO. 71265 OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY; THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID PARCEL NORTH 68°33' EAST, 345.16 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE SOUTH 21°27' EAST, 497.94 FEET TO THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°50'00" WEST, 425.05 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 21°27'00" WEST, 859.95 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CALIFORNIA STATE HIGHWAY (OLD HIGHWAY 80), 100.00 FEET WIDE AS SHOWN ON MISCELLANEOUS MAP NO. 118, FILED IN THE OFFICE OF SAID COUNTY RECORDER ON MAY 21, 1931, AS FILE NO. 28402; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 68°33'00" EAST, 50.00 FEET TO AN INTERSECTION WITH A LINE BEARING NORTH 21°27'00" WEST, FROM THE POINT OF BEGINNING; THENCE SOUTH 21°27'00" EAST, 518.59 FEET TO THE **POINT OF BEGINNING**.

APN: 612-091-17

EXHIBIT "B"
LEGAL DEPICTION

APN: 612-091-17

RPN: 2017-0128-A





Chicago Title Company
 2365 Northside Dr, Suite 600
 San Diego, CA 92108
 Phone: 619-233-3000

Seller's Final Closing Statement

Closing Date: June 02, 2026
Proration Date: June 02, 2026
Order Number: FBSC2512676
Escrow Officer: Renee Marshall
Buyer: San-Ed Properties, LLC
Seller: County of San Diego, a political subdivision of the State of California
Property: Old Highway 80 - APN #612-091-17-00
 County of San Diego, CA 91905
 San Diego County

	Seller	
	Debit	Credit
Total Consideration		
Purchase Price		100,000.00
Title / Settlement Charges		
FTB Processing Fee to Chicago Title Company	45.00	
Miscellaneous Charges		
NHD Report to Disclosure Source NHD	129.00	
Prorations / Adjustments		
BID Deposit to seller	3,000.00	
Subtotals	3,174.00	100,000.00
Balance Due TO Seller	96,826.00	
Totals	100,000.00	100,000.00

JP

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

779700

mail
OFFICE ASST (Contractor)
WILDERSON PARRINA
CLERK OF THE BOARD
2026 JUN 4 AM 8:11

DOC# 2026-0124888



May 01, 2026 12:48 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: \$0.00 (SB2 Atkins: \$0.00)

PAGES: 7

SPACE ABOVE FOR RECORDER'S USE ONLY

EASEMENT FOR COUNTY HIGHWAY

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 578-240-09

Project: Presioca St. PWR-01256
W.O. No.: N/A
Work Task No.: WT - 1024852
R.E.S. Parcel No.: 2024-0151-A+B

PRESIOCA PROPERTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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

Parcel No. 2024-0151-A

(02/25/2026)

(TJM:DLR:CJS)

THAT PORTION OF THE NORTHERLY 50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, LYING EASTERLY AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT ALONG THE SOUTHERLY LINE OF SAID NORTHERLY 50 FEET, DISTANT WESTERLY OF ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF PRESIOCA STREET (A 40-FOOT-WIDE PUBLIC STREET), PER THE DOCUMENT RECORDED ON OCTOBER 4, 1932 IN BOOK 152, PAGE 349 IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY,, SOUTH 89°48'52" WEST 10.23 FEET, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 25°24'15" EAST 23.21 FEET TO THE INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND DISTANT 0.50 FEET, MEASURED AT RIGHT ANGLES TO SAID WESTERLY RIGHT-OF-WAY, THENCE NORTH 00°37'57" EAST 29.07 FEET TO THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5.

MEMORANDUM
FOR THE BOARD

CLERK OF THE BOARD
2026 JUN 3 PM 5:11

MEMORANDUM FOR THE BOARD

MEMORANDUM FOR THE BOARD
SUBJECT: [Illegible]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

Parcel No. 2024-0151-B

(02/23/2026)

(TJM:DLR:CJS)

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 PRESIOCA STREET, WITH THE RIGHT TO GRADE, PLACE OR REMOVE SOIL, EQUIPMENT AND OTHER MATERIALS WITHIN SAID TEMPORARY CONSTRUCTION EASEMENT AND TO USE THE SAME IN SUCH MANNER AND AT SUCH LOCATIONS AS SAID GRANTEE MAY DEEM PROPER, NEEDFUL OR NECESSARY IN THE IMPROVEMENT OF SAID PUBLIC HIGHWAY OR STRUCTURES APPURTENANT THERETO.

THAT PORTION OF THE NORTHERLY 50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT ALONG THE SOUTHERLY LINE OF SAID NORTHERLY 50 FEET, DISTANT WESTERLY OF ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF PRESIOCA STREET (A 40-FOOT-WIDE PUBLIC STREET), PER THE DOCUMENT RECORDED ON OCTOBER 4, 1932 IN BOOK 152, PAGE 349 IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, SOUTH 89°48'52" WEST 28.00 FEET, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**; THENCE NORTHERLY ALONG A LINE PARALLEL WITH AND DISTANT 28.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES TO SAID WESTERLY RIGHT-OF-WAY LINE.

EXCEPTING THEREFROM ALL LAND DESCRIBED LYING EASTERLY OF THE WESTERLY LINE OF THE HEREINBEFORE DESCRIBED **PARCEL 2024-0151-A**.

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

Dated this 15TH day of APRIL, 2026.

PRESIOCA PROPERTY, LLC

By: David P. Hoffman
Name (Print): DAVID P. HOFFMAN
MEMBER

By: _____
Name (Print): _____

By: _____
Name (Print): _____

By: _____
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 _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(FOR NOTARY SEAL OR STAMP)

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

WITNESS my hand and official seal.

Signature: _____

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

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS

ON APRIL 15, 2026, BEFORE ME, LAURA FREITAS DEPUTY COUNTY CLERK OF THE COUNTY OF SAN DIEGO, PERSONALLY APPEARED DAVID PAUL HOFFMAN

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: [Signature]
LAURA FREITAS, DEPUTY COUNTY CLERK

CERTIFICATE OF ACCEPTANCE

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

Dated: 4/16/2026



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

EXHIBIT "A"

PAMUS FAMILY TRUST
APN 578-240-08
RP# 2024-0152

PORTION OF
 E 1/2 OF NE 1/4 OF
 SE 1/4 OF SW 1/4 OF
 SE 1/4 OF SEC. 5,
 T 17 S, R 1 W, SBBM

PRECIOCA PROPERTY LLC
APN 578-240-09
RP# 2024-0151

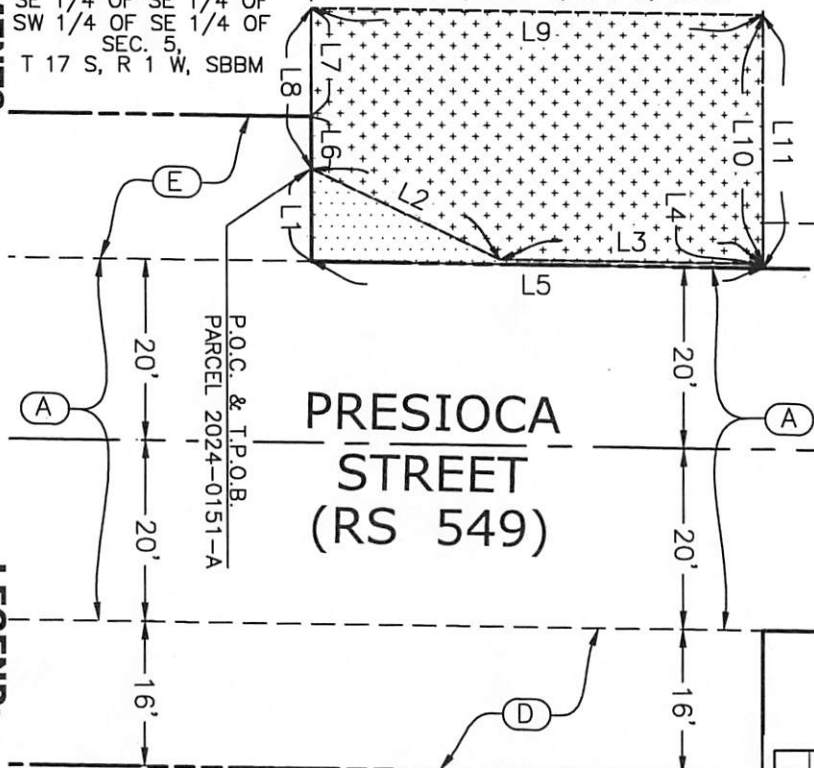
PORTION OF
 SE 1/4 OF SE 1/4 OF
 SW 1/4 OF SE 1/4 OF
 SEC. 5, T 17 S, R 1 W, SBBM

CUBESMART LP
APN 578-240-10

ROS 8894
 PORTION OF
 SE 1/4 OF SE 1/4 OF
 SW 1/4 OF SE 1/4 OF
 SEC. 5,
 T 17 S, R 1 W, SBBM

PRECIOCA STREET (RS 549)

3G PROPERTIES LLC
APN 578-200-75
 PORTION OF SW 1/4 OF
 SW 1/4 OF SE 1/4 OF
 SE 1/4 OF SEC. 5,
 T 17 S, R 1 W, SBBM



LINE #	LENGTH	BEARING
L1	10.23'	S89°48'52"W
L2	23.21'	S25°24'15"W
L3	29.07'	N0°37'57"E
L4	0.50'	S89°48'52"W
L5	50.01'	S0°37'57"W
L6	5.77'	N89°48'52"E
L7	12.00'	N89°48'52"E
L8	17.27'	N89°48'52"E
L9	50.01'	N0°37'57"E
L10	27.50'	N89°48'52"E
L11	28.00'	N89°48'52"E

LEGEND:

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING CENTERLINE
- PROPOSED ROAD EASEMENT CONTAINING 0.003 ACRES (1.27 S.F.)
- PROPOSED TEMPORARY EASEMENT CONTAINING 0.029 ACRES (1273 S.F.)



- EXISTING EASEMENTS:**
- (A) 40'-WIDE COUNTY ROAD EASEMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON 12-27-1932 IN BOOK 176, PAGE 375, OF O.R., SUPERSEDING AND CORRECTING COUNTY HIGHWAY EASEMENT FILED 10-4-1932 IN BOOK 152, PAGE 349 OF OFFICIAL RECORDS.
 - (B) EXCEPTION OR RESERVATION OF AN EASEMENT OVER THE EAST 25' FOR PUBLIC ROAD, PIPE AND POLE PURPOSES TO CAPITAL INCOMES CORP., PER GRANT DEED TO EVANS, REC. 6-5-1945 IN BOOK 1876, PAGE 375 OF OFFICIAL RECORDS, NO ACKNOWLEDGEMENT OR ACCEPTANCE OF THESE PUBLIC RESERVATIONS BY THE COUNTY HAS BEEN STATED IN THE DOCUMENT OR FOUND IN COUNTY RECORDS.
 - (C) RESERVATION OF EASEMENTS OR RIGHT-OF-WAYS FOR EXISTING PIPELINES OR OTHER EXISTING WORKS OF THE LM, LG & SV IRRIGATION DISTRICT PER THE TAX DEED TO CAPITAL INCOMES CORP., REC. 9-18-1942 IN BOOK 1404, PAGE 193 OF OFFICIAL RECORDS. DOCUMENT DOES NOT CONTAIN A RETRACEABLE LEGAL DESCRIPTION AND IS NON-PLOTTABLE.
 - (D) 18'-WIDE COUNTY ROAD EASEMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON 4-15-1968 AS FILE NO. 63636 OF OFFICIAL RECORDS. SAID DOCUMENT CONTAINS THE RIGHT AND PRIVILEGE TO EXTEND EMBANKMENT SLOPES, EXCAVATION AND DRAINAGE STRUCTURES BEYOND THE RIGHT-OF-WAY.
 - (E) EASEMENT FOR COUNTY HIGHWAY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON 5-31-1978 AS DOCUMENT NO. 1978-0223566 OF O.R.. SAID DOCUMENT CONTAINS THE RIGHT AND PRIVILEGE TO EXTEND EMBANKMENT SLOPES, EXCAVATION AND DRAINAGE STRUCTURES BEYOND THE RIGHT-OF-WAY.

DEPARTMENT OF GENERAL SERVICES
 REAL ESTATE DIVISION
 COUNTY OF SAN DIEGO

APPROVED BY: TJM DATE: 02/06/2026

DRAWN BY: CUS SCALE: 1" = 20'

SHEET No. 1 OF 1
 PARCEL No. 2024-0151-A
2024-0151-B

ROAD EASEMENT & TEMPORARY CONSTRUCTION EASEMENT

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

7797003

mail
Madison Kordina
Office Asst.

DOC# 2026-0136987



May 13, 2026 02:01 PM

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

PAGES: 6

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.: 578-240-14

Project: Presioca PWR-01256

W.O. No.: N/A

Work Task No.: WT - 1024852

R.E.S. Parcel No.: 2024-0156-A+B

LARRY H. JOUANNEAU AND KAYE E. JOUANNEAU, HUSBAND AND WIFE AS JOINT TENANTS

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

Parcel No. 2024-0156-A

(02/23/2026)

(TJM:DLR:CJS)

THAT PORTION OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PRESIOCA STREET PER THE DOCUMENT RECORDED ON OCTOBER 4, 1932 IN BOOK 152, PAGE 349 IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, WITH THE SOUTHERLY RIGHT-OF-WAY OF BIRCH STREET PER THE DOCUMENT RECORDED DECEMBER 26, 1995 AS DOCUMENT NO. 1995-0587692 IN SAID RECORDER'S OFFICE, AND THE TRUE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°55'06" WEST 7.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 32°23'42" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°35'45" AN ARC DISTANCE OF 11.73 FEET TO A POINT ON SAID WESTERLY RIGHT

Handwritten text, possibly a signature or initials, oriented vertically.

COSD CLERK OF THE BOARD
2026 JUN 3 PM 5:11

Faint, mostly illegible text, likely a document or report, possibly containing a list or table.

OF WAY OF PRESIOCA STREET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°55'06" EAST 8.76 FEET TO THE TRUE POINT OF BEGINNING.

Parcel No. 2024-0156-B

(02/23/2026)

(TJM:DLR:CJS)

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 PRESIOCA STREET, WITH THE RIGHT TO GRADE, PLACE OR REMOVE SOIL, EQUIPMENT AND OTHER MATERIALS WITHIN SAID TEMPORARY CONSTRUCTION EASEMENT AND TO USE THE SAME IN SUCH MANNER AND AT SUCH LOCATIONS AS SAID GRANTEE MAY DEEM PROPER, NEEDFUL OR NECESSARY IN THE IMPROVEMENT OF SAID PUBLIC HIGHWAY OR STRUCTURES APPURTENANT THERETO.

THAT PORTION OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS

THE WESTERLY 13.00 FEET OF THE EASTERLY 33.00 FEET.

EXCEPTING THEREFROM THE SOUTHERLY 240.00 FEET AND THE NORTHERLY 32.00 FEET, THEREOF, AND THAT PORTION DESCRIBED HEREINBEFORE AS PARCEL 2024-0156-A.

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

Dated this 28TH day of APRIL, 2026.

By: [Signature]
Name (Print): LARRY H. JOUANNEAU

By: [Signature]
Name (Print): KAYE E. JOUANNEAU

By: _____
Name (Print): _____

By: _____
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 _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(FOR NOTARY SEAL OR STAMP)

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

WITNESS my hand and official seal.

Signature: _____

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

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS

ON APRIL 28, 2026, BEFORE ME, LAURA FREITAS, DEPUTY COUNTY CLERK OF THE COUNTY OF SAN DIEGO, PERSONALLY APPEARED LARRY H. JOUANNEAU & KAYE E. JOUANNEAU

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

JORDAN Z. MARKS
COUNTY ASSESSOR/RECORDER/COUNTY CLERK




BY: 
LAURA FREITAS, DEPUTY COUNTY CLERK

CERTIFICATE OF ACCEPTANCE

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

Dated: 4/30/2026



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

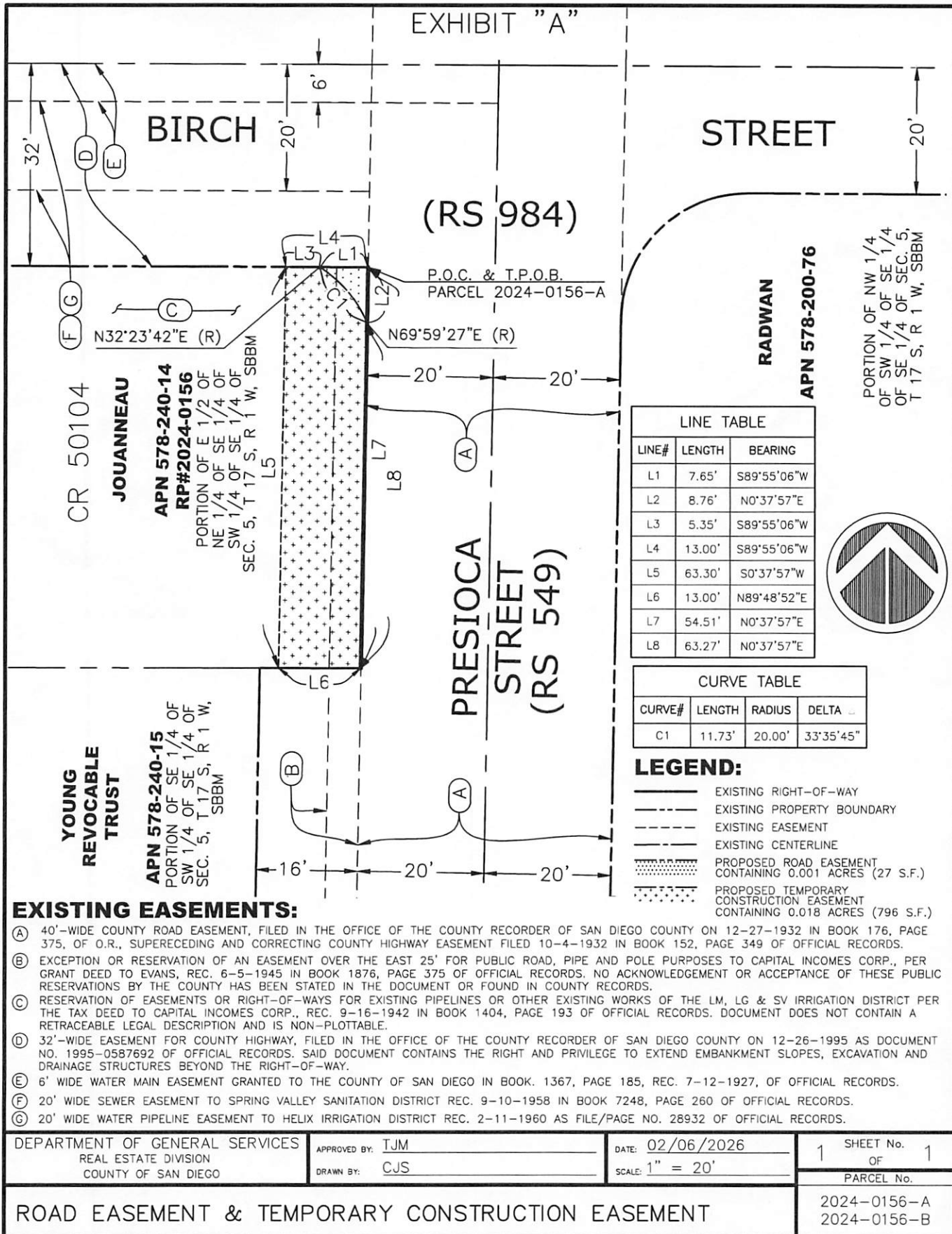


EXHIBIT "A"

BIRCH

STREET

(RS 984)

P.O.C. & T.P.O.B.
PARCEL 2024-0156-A

CR 50104
JOUANNEAU

APN 578-240-14
RP#2024-0156
PORTION OF E 1/2 OF
NE 1/4 OF SE 1/4 OF
SW 1/4 OF SE 1/4 OF
SEC. 5, T 17 S, R 1 W, SBBM

YOUNG
REVOCABLE
TRUST

APN 578-240-15
PORTION OF SE 1/4 OF
SW 1/4 OF SE 1/4 OF
SEC. 5, T 17 S, R 1 W,
SBBM

RADWAN

APN 578-200-76

PORTION OF NW 1/4
OF SW 1/4 OF SE 1/4
OF SE 1/4 OF SEC. 5,
T 17 S, R 1 W, SBBM

LINE TABLE		
LINE#	LENGTH	BEARING
L1	7.65'	S89°55'06"W
L2	8.76'	N0°37'57"E
L3	5.35'	S89°55'06"W
L4	13.00'	S89°55'06"W
L5	63.30'	S0°37'57"W
L6	13.00'	N89°48'52"E
L7	54.51'	N0°37'57"E
L8	63.27'	N0°37'57"E

CURVE TABLE			
CURVE#	LENGTH	RADIUS	DELTA
C1	11.73'	20.00'	33°35'45"

LEGEND:

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING CENTERLINE
- PROPOSED ROAD EASEMENT CONTAINING 0.001 ACRES (27 S.F.)
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT CONTAINING 0.018 ACRES (796 S.F.)

EXISTING EASEMENTS:

- (A) 40'-WIDE COUNTY ROAD EASEMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON 12-27-1932 IN BOOK 176, PAGE 375, OF O.R., SUPERCEDING AND CORRECTING COUNTY HIGHWAY EASEMENT FILED 10-4-1932 IN BOOK 152, PAGE 349 OF OFFICIAL RECORDS.
- (B) EXCEPTION OR RESERVATION OF AN EASEMENT OVER THE EAST 25' FOR PUBLIC ROAD, PIPE AND POLE PURPOSES TO CAPITAL INCOMES CORP., PER GRANT DEED TO EVANS, REC. 6-5-1945 IN BOOK 1876, PAGE 375 OF OFFICIAL RECORDS. NO ACKNOWLEDGEMENT OR ACCEPTANCE OF THESE PUBLIC RESERVATIONS BY THE COUNTY HAS BEEN STATED IN THE DOCUMENT OR FOUND IN COUNTY RECORDS.
- (C) RESERVATION OF EASEMENTS OR RIGHT-OF-WAYS FOR EXISTING PIPELINES OR OTHER EXISTING WORKS OF THE LM, LG & SV IRRIGATION DISTRICT PER THE TAX DEED TO CAPITAL INCOMES CORP., REC. 9-16-1942 IN BOOK 1404, PAGE 193 OF OFFICIAL RECORDS. DOCUMENT DOES NOT CONTAIN A RETRACEABLE LEGAL DESCRIPTION AND IS NON-PLOTTABLE.
- (D) 32'-WIDE EASEMENT FOR COUNTY HIGHWAY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON 12-26-1995 AS DOCUMENT NO. 1995-0587692 OF OFFICIAL RECORDS. SAID DOCUMENT CONTAINS THE RIGHT AND PRIVILEGE TO EXTEND EMBANKMENT SLOPES, EXCAVATION AND DRAINAGE STRUCTURES BEYOND THE RIGHT-OF-WAY.
- (E) 6' WIDE WATER MAIN EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO IN BOOK. 1367, PAGE 185, REC. 7-12-1927, OF OFFICIAL RECORDS.
- (F) 20' WIDE SEWER EASEMENT TO SPRING VALLEY SANITATION DISTRICT REC. 9-10-1958 IN BOOK 7248, PAGE 260 OF OFFICIAL RECORDS.
- (G) 20' WIDE WATER PIPELINE EASEMENT TO HELIX IRRIGATION DISTRICT REC. 2-11-1960 AS FILE/PAGE NO. 28932 OF OFFICIAL RECORDS.

DEPARTMENT OF GENERAL SERVICES
REAL ESTATE DIVISION
COUNTY OF SAN DIEGO

APPROVED BY: TJM
DRAWN BY: CJS

DATE: 02/06/2026
SCALE: 1" = 20'

1 SHEET No. 1
OF 1
PARCEL No.

ROAD EASEMENT & TEMPORARY CONSTRUCTION EASEMENT

2024-0156-A
2024-0156-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

**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# 2026-0103498



Apr 14, 2026 12:47 PM

OFFICIAL RECORDS
JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER
FEES: \$56.00 (SB2 Atkins: \$0.00)

PCOR: AFNF
PAGES: 5

COSD CLERK OF THE BOARD
2026 MAY 27 AM 11:18

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

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

R & T Code 11922

Assessor's Parcel No: 191-111-03, 191-180-09

Project: HELLHOLE CANYON

W.T.: 5087161

Parcel No.: 2025-0080-A

Fund: DPR

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

**ROBERT S. LEISHMAN, as successor trustee under agreement dated June 9, 1989, for the benefit of HUGH
S. LEISHMAN JR. AND VIRGINIA L. LEISHMAN**

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. 2025-0080-A

(11-26-2025)

(GWM:AEE:tjm)

THAT THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 5 IN SECTION 18, TOWNSHIP 11 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN
THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

THAT PORTION OF LOT 1 OF FRACTIONAL SECTION 19, TOWNSHIP 11 SOUTH, RANGE 1 EAST, SAN
BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING
TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 1 DISTANT THEREON, NORTH 87° 05' 21"
EAST, 2464.30 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SAID SECTION 19; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1,
NORTH 87° 05' 21" EAST, 1017.80 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 31° 42'
01" WEST, 1742.44 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 87° 51' 56" WEST**

**CHICAGO TITLE COMPANY
COMMERCIAL DIVISION**

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

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

(MAIL STATION A45)

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

SPACE ABOVE FOR RECORDER'S USE ONLY

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: 191-111-03, 191-180-09

Project: HELLHOLE CANYON

W.T.: 5087161

Parcel No.: 2025-0080-A

Fund: DPR

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

**ROBERT S. LEISHMAN, as successor trustee under agreement dated June 9, 1989, for the benefit of HUGH
S. LEISHMAN JR. AND VIRGINIA L. LEISHMAN**

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. 2025-0080-A

(11-26-2025)

(GWM:AEE:tjm)

THAT THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 5 IN SECTION 18, TOWNSHIP 11 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN
THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

THAT PORTION OF LOT 1 OF FRACTIONAL SECTION 19, TOWNSHIP 11 SOUTH, RANGE 1 EAST, SAN
BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING
TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 1 DISTANT THEREON, NORTH 87° 05' 21"
EAST, 2464.30 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SAID SECTION 19; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1,
NORTH 87° 05' 21" EAST, 1017.80 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 31° 42'
01" WEST, 1742.44 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 87° 51' 56" WEST

ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 105.02 FEET TO A LINE WHICH BEARS SOUTH 0° 09' 44" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 0° 09' 44" EAST, 1434.65 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

AN EASEMENT AND RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 40.00 FEET IN WIDTH LYING WITHIN LOT 1 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, THE NORTHERLY LINE OF SAID 40.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 2 HEREINABOVE DESCRIBED; THENCE SOUTH 87° 05' 21" WEST, 2594.00 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE WESTERLY 200.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19. THE SOUTHERLY LINE OF SAID 40.00 FOOT STRIP TO BE PROLONGED OR SHORTENED AS NECESSARY SO AS TO TERMINATE WESTERLY IN THE EASTERLY LINE OF SAID WESTERLY 200.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND EASTERLY IN THE WESTERLY LINE OF PARCEL 2 HEREINABOVE DESCRIBED.

PARCEL 4:

AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 40.00 FEET IN WIDTH LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, THE WESTERLY AND NORTHERLY BOUNDARY OF SAID 40.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 0° 14' 29" EAST ALONG THE WESTERLY LINE THEREOF 560.07 FEET TO THE SOUTHWEST CORNER OF THE NORTHERLY 840.00 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 87° 05' 21" EAST ALONG THE SOUTHERLY LINE OF SAID NORTHERLY 840.00 FEET A DISTANCE OF 200.30 FEET TO THE SOUTHEAST CORNER OF THE WESTERLY 200.00 FEET OF SAID NORTHERLY 840.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 0° 14' 29" EAST ALONG THE EAST LINE OF SAID 200.00 FEET, A DISTANCE OF 841.27 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 3 HEREINABOVE DESCRIBED.

PARCEL 5:

AN EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE NORTHERLY 30.00 FEET OF LOT 3 AND THE NORTHERLY 30.00 FEET OF THE WESTERLY 40.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 19, TOWNSHIP 11 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 6:

AN EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE WESTERLY 30.00 FEET OF LOTS 3, 6 AND 7, ALL IN SECTION 19, TOWNSHIP 11 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 5 HEREINABOVE DESCRIBED.

**SEE EXHIBIT "A" ATTACHED HERETO, CONSISTING OF 1 PAGE, FOR ILLUSTRATIVE PURPOSES ONLY
AND IS NOT INTENDED FOR THE CONVEYANCE OF LAND.**

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

Subject to restrictions, reservations, and easements of record.

Dated this 3rd day of April, 2026

ROBERT S. LEISHMAN, as successor trustee under agreement dated June 9, 1989, for the benefit of HUGH S. LEISHMAN JR. AND VIRGINIA L. LEISHMAN

Signature: [Handwritten Signature]
Robert S. Leishman, 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

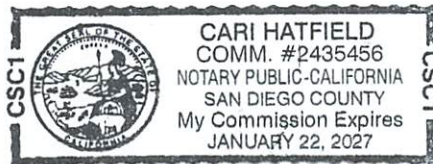
On 4-3-2026 before me, Cari Hatfield, a Notary Public, personally appeared Robert S. Leishman

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: [Handwritten Signature]

Cari Hatfield
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: 3/30/2026



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

RECORDING REQUESTED BY DEPARTMENT OF GENERAL SERVICES

WHEN RECORDED, PLEASE RETURN THIS INSTRUMENT TO, AND MAIL TAX STATEMENTS TO:

2945 Highland Avenue
National City, California 91950

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARES
DOCUMENTARY TRANSFER TAX DUE \$_____ FROM BUYER
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
 UNINCORPORATED AREA
 CITY OF _____
Assessor's Parcel No.: 502-150-44

Project: Avocado Blvd Surplus

Work Task No.: WT - 4026539
R.E.S. Parcel No.: 2021-0200-B

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

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

Do(es) hereby GRANT in FEE to the Highland Avenue Property Investments, LLC, a California limited liability company all that real property in the County of San Diego, State of California described as follows:

PARCEL NO. 2021-0200-B

(07.13.2025)

(AE:TM)

BEING A PORTION OF PARCEL 8 RELINQUISHED TO THE COUNTY OF SAN DIEGO FOR USE AS COUNTY HIGHWAYS IN THE DOCUMENT ENTITLED RELINQUISHMENT OF HIGHWAY RIGHT-OF-WAY IN THE COUNTY OF SAN DIEGO, ROAD 11-23-94-10.8-13.6, REQUEST NO. 19022 RECORDED AUGUST 28, 1970 AS FILE/PAGE NO. 156376 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED **IN EXHIBIT "A"**, ATTACHED HERETO, CONSISTING OF 1 PAGE, 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 appertaining to the above-described property and in any means of ingress or egress appurtenant thereto.

Subject to restrictions, reservations, and easements of record.

THE REMAINDER OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

Dated this 2 day of June, 2026.

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

By: [Signature]
SUPERVISOR MONICA MONTGOMERY STEPPE
VICE CHAIR OF THE BOARD OF SUPERVISORS

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 _____ } SS

ON _____, 20____ BEFORE ME, _____, DEPUTY COUNTY CLERK OF THE COUNTY OF SAN DIEGO, 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 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
RECORDER/COUNTY CLERK

* Please see attached certificate.

BY: _____
DEPUTY COUNTY CLERK

CALIFORNIA 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.

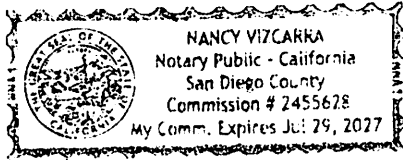
State of California

County of San Diego }

On 6/2/2026 before me, Nancy Vizcarra, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Monica Lynise Montgomery Steppe
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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: Grant Deed, Apr: 502-150-44

Document Date: 6/2/26 Number of Pages: 5

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: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel No. 2021-0200-B

(04.09.2025)

(TJM:WAR:tjm)

That portion of Parcel 8 relinquished to the County of San Diego for use as county highways in the document entitled Relinquishment of Highway Right of Way in the County of San Diego, Road 11-23-94-10.8-13.6, Request No. 19022 recorded on August 28, 1970 as File/Page No. 156376 in the Office of the County Recorder of San Diego County, California, lying Southeasterly of a curve concentric with and 76.00 feet Southeasterly of the centerline of the "AV Line", having a radius of 850.00 feet and is shown on Sheet 6 of the State Highway Map No. 109, recorded on July 14, 1970 as File No. 123047, in the Office of said County Recorder, and lying Southwesterly of the following described line:

BEGINNING at an angle point in the Easterly sideline of said Parcel 8, being the Northwesterly terminus of the line having a bearing of South 62°20'04" East and a distance of 201.12 feet per said State Highway Map No. 109, Sheet 6, thence leaving said Easterly sideline, North 39°23'35" West, 23.91 feet radially, to said concentric curve lying Southeasterly of said "AV Line".

Bearings and distances refenced from State Highway Map No. 109 are grid distances, multiply by 1.0000129 to obtain ground distance, as stated on said Map.

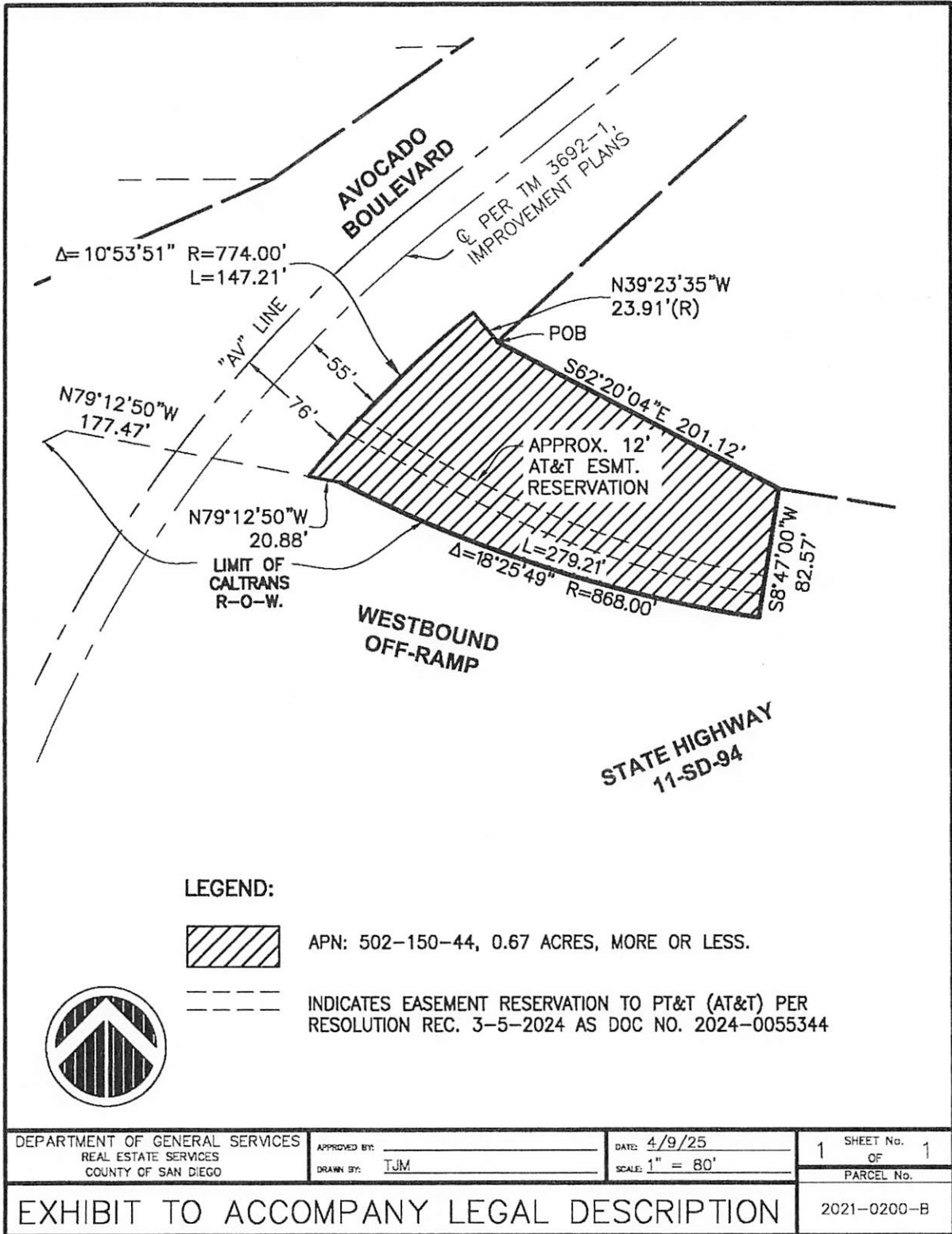
Contains approximately 0.669 acres, more or less

TJM *4-10-2025*

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



EXHIBIT "B"



S:\Real Estate Services\Engineering\PROJECTS\RP PARCELS\RP 2021\2021-0200 AVOCADO PARK & RIDE VAC-SURPLUS DEC\2021-0200_Exhibits.dwg Wednesday, Apr. 09 2025 12:33pm tmccobe

RECORDING REQUESTED BY:
CHICAGO TITLE COMPANY
COMMERCIAL DIVISION

WHEN RECORDED, PLEASE RETURN
THIS INSTRUMENT TO, AND MAIL TAX
STATEMENTS TO:

San-Ed Properties, LLC
224 S. Las Posas Road
San Marcos, California 92078

DOC# 2026-0158163



Jun 02, 2026 04:10 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: \$149.00 (SB2 Atkins: \$0.00)
PCOR: YES
PAGES: 6

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARES
DOCUMENTARY TRANSFER TAX DUE \$ 110.00 FROM BUYER
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
 UNINCORPORATED AREA
□ CITY OF _____
Assessor's Parcel No.: 612-091-17

Project: Boulevard Bin Station

Work Task No.: WT - 4033317
R.E.S. Parcel No.: 2017-0128-A

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

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

Do(es) hereby GRANT in FEE to San-Ed Properties, LLC, a California limited liability company, all that real property in the County of San Diego, State of California described as follows:

PARCEL NO. 2017-0128-A

(07.23.2025)

(AE:TM)

ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF, CONVEYED TO THE COUNTY OF SAN DIEGO IN THE GRANT DEED RECORDED NOVEMBER 10, 1986, AS DOC. NO. 86-513994 OF OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED APRIL 25, 1961, AT FILE/PAGE NO. 71265 OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY; THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID PARCEL NORTH 68°33' EAST, 345.16 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE SOUTH 21°27' EAST, 497.94 FEET TO THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°50'00" WEST, 425.05 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 21°27'00" WEST, 859.95 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CALIFORNIA STATE HIGHWAY (OLD HIGHWAY 80), 100.00 FEET WIDE AS SHOWN ON MISCELLANEOUS MAP NO. 118, FILED IN THE OFFICE OF SAID COUNTY RECORDER ON MAY 21, 1931, AS

FILE NO. 28402; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 68°33'00" EAST, 50.00 FEET TO AN INTERSECTION WITH A LINE BEARING NORTH 21°27'00" WEST, FROM THE POINT OF BEGINNING; THENCE SOUTH 21°27'00" EAST, 518.59 FEET TO THE POINT OF BEGINNING.

SEE EXHIBIT "A" ATTACHED HERETO, CONSISTING OF 1 PAGE, FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED FOR THE CONVEYANCE OF LAND.

ALSO TOGETHER WITH all tenements, hereditaments, water and other rights, easements and appurtenances appertaining to the above-described property and in any means of ingress or egress appurtenant thereto.

Subject to restrictions, reservations, and easements of record.

THE REMAINDER OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

Dated this 2 day of June, 2026.

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

By: [Signature]
SUPERVISOR MONICA MONTGOMERY STEPPE
VICE CHAIR OF THE BOARD OF SUPERVISORS
Monica Lynise Montgomery Steppe

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 _____ } SS

ON _____, 20____ BEFORE ME, _____, DEPUTY COUNTY CLERK OF THE COUNTY OF SAN DIEGO, 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 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
RECORDER/COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK

* Please see attached certificate

CALIFORNIA 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 6/2/2026 before me, Nancy Vizcarra, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Monica Lynise Montgomery Stepp
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.

Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

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: Grant Deed, A/n: 612-091-17

Document Date: 6/2/2026 Number of Pages: 5

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: _____

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

Notary Name: NANCY VIZCARRA
Commission Number: 2455628
Date Commission Expires: JUL 29, 2027
County Where Bond is Filed: SAN DIEGO
Vendor Number: NNA1

TITLE COMPANY: **Chicago Title Company – NCS**

SIGNATURE: 
Rachael Northrop

PLACE OF EXECUTION: San Diego

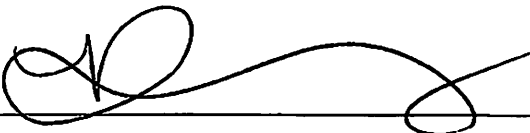
DATE: 6/2/2026

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE AND EXACT COPY OF THE ORIGINAL MATERIAL CONTAINED IN THIS DOCUMENT.

SUPERVISOR MONICA MONTGOMERY

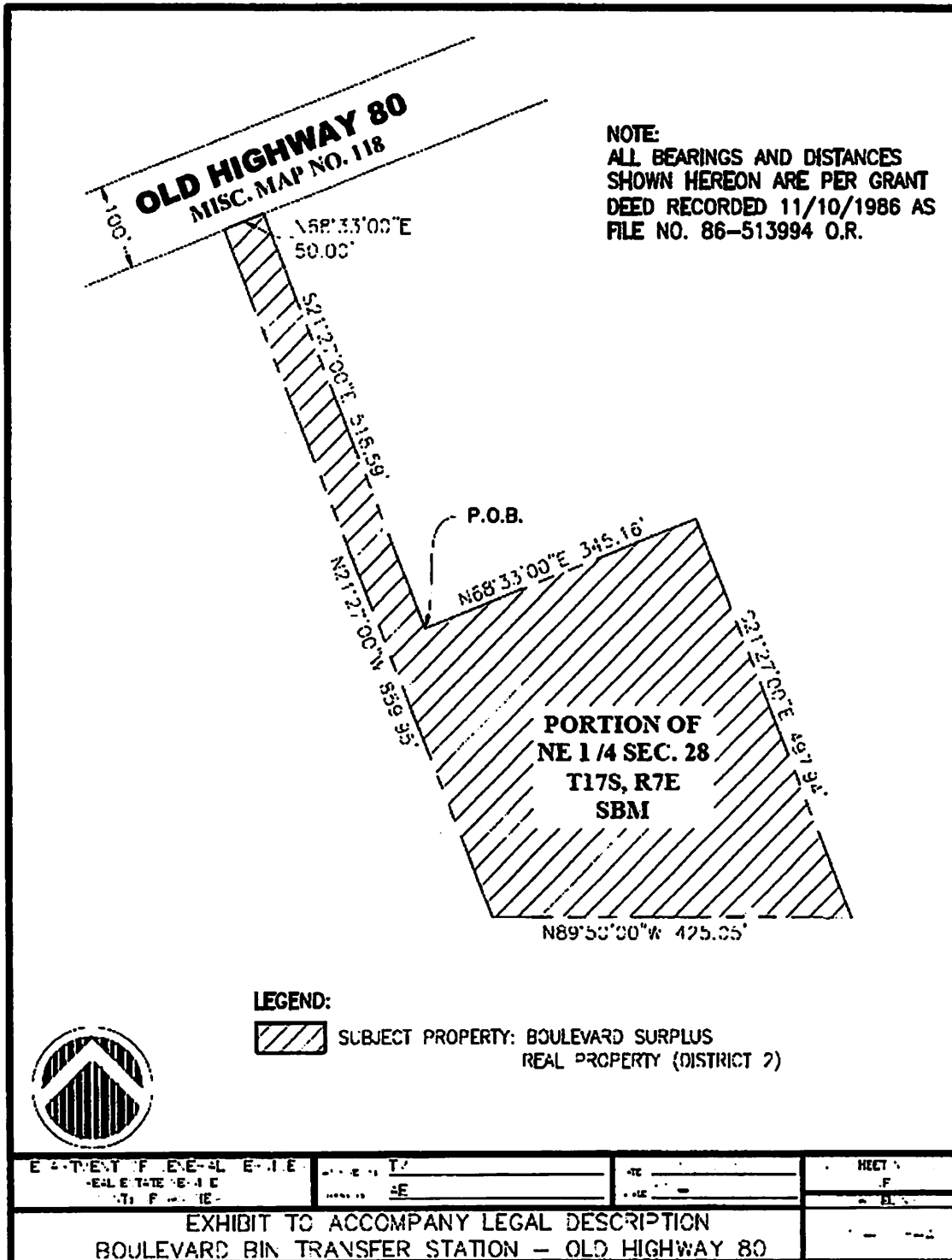
NANCY VIZCARRA, NOTARY PUBLIC
MONICA LYNISE MONTGOMERY STEPPE

DATED: 6/2/2026

SIGNATURE OF DECLARANT: 

Rachael Northrop - CHICAGO TITLE COMPANY NCS – SAN DIEGO, CA

EXHIBIT "A"



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

Madison Padilla
COORD CLERK OF THE BOARD
2025 MAY 26 AM 11:46
OFFICE ASST
Central mail

DOC# 2026-0131591



May 07, 2026 12:48 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: \$0.00 (SB2 Atkins: \$0.00)

PAGES: 7

07796984

SPACE ABOVE FOR RECORDER'S USE ONLY

IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 403-160-11

Project: TM NO. 5431-PDS2005-3100
COUNTRY MEADOWS RD-11

W.O. No.: Manded 1025328 - 2022-0125

Work Task No.: WT - 4790221

R.E.S. Parcel No.: 2022-0125-A

Log No.: E22-056

ALPINE 21, LLC, a California limited liability company

hereinafter designated **GRANTOR**, represents that they are the appurtenant easement holder of an easement for ingress, egress, road and public utility purposes over, under, along, and across the hereinafter described real property pursuant to that certain Grant Deed recorded in the official records of San Diego County, California on May 9, 2016, as Document Number 2016-0220628, and for a valuable consideration, the receipt of which is hereby acknowledged, hereby makes an Irrevocable Offer of Dedication to the COUNTY OF SAN DIEGO, a Political Subdivision of the State of California herein designated **GRANTEE**, its successors and assigns, the hereinafter described real property for the following public purpose:

PUBLIC HIGHWAY

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

Parcel No. 2022-0125-A

(10/11/2022)

(ENG/GWM:WAR)

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND CONSISTING OF (1) PAGE AND MADE A PART HEREOF, AND SHOWN IN EXHIBIT "B", CONSISTING OF (1) PAGE AND ATTACHED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.

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

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

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

Grantor represents and warrants that it has full power and authority to execute this Offer of Dedication and fully perform its obligations hereunder, without the need for any further action or approval, and that the persons executing this Offer of Dedication on behalf of Grantor are the duly designated agents of Grantor and are authorized to do so.

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

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

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

In Witness Whereof, the Grantor(s) have/has caused this Irrevocable Offer of Dedication to be executed this 27th day of Feb., 2026.

ALPINE 21, LLC, a California limited liability company

BY: D. Carson Construction, Inc., a California corporation

By: 
Dennis V. Carson, Managing Member

BY: Bradley Homes, Inc., a California corporation

By: 
William Bradley Goodman, Managing Member

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 Feb. 27, 2026 before me, Renee A.K. Marshall, a Notary Public,

personally appeared Dennis V. Carson

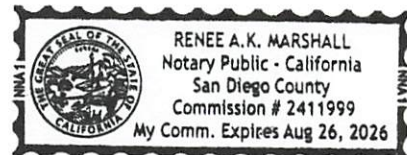
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by his/her/their signature(s) on the instrument the person(s), or 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: Renee A.K. Marshall
Renee A.K. Marshall
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 Feb. 27, 2026 before me, Renee A.K. Marshall, a Notary Public,

personally appeared William Bradley Goodman

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: Renee A.K. Marshall

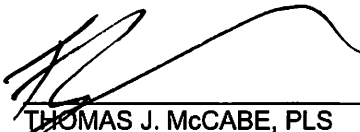
Renee A.K. Marshall
Name (typed or printed), Notary Public in and for said County and State



CERTIFICATE OF ACKNOWLEDGEMENT

I certify on behalf of the Board of Supervisors of the County of San Diego pursuant to authority conferred by Resolution No. 12-159 of said Board adopted on **October 10, 2012 (08)**, and Section 73(d) of the San Diego County Administration Code, that the County of San Diego consents to the making of the foregoing Irrevocable Offer to dedicate real property and consents to recordation thereof of its duly authorized officer.

Dated: 5/7/2026



THOMAS J. McCABE, PLS
Senior Land Surveyor
Real Estate Services Division
Department of General Services
County of San Diego

EXHIBIT "A"

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF MAP 9636 FILED IN THE COUNTY OF SAN DIEGO RECORDERS OFFICE ON APRIL 29, 1980, SAID CORNER BEING A CONCRETE MONUMENT AND DISC STAMPED "RE 733";

THENCE SOUTH 01°39'11" WEST (SOUTH 01°18'47" WEST PER MAP 9636) ALONG THE EASTERLY LINE OF SAID MAP 9636 A DISTANCE OF 759.92 FEET (759.93 FEET PER MAP 9636) TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN DEED DOCUMENT NO. 2016-0242522, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 75°12'40" EAST ALONG THE BOUNDARY OF SAID LAND A DISTANCE OF 202.90 FEET;

THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 14°47'20" EAST A DISTANCE OF 160.09 FEET;

THENCE DEPARTING SAID BOUNDARY SOUTH 75°12'40" WEST A DISTANCE OF 20.00 FEET;

THENCE NORTH 14°47'20" WEST A DISTANCE OF 110.09 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET;

THENCE NORTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; AN ARC DISTANCE OF 47.12 FEET;

THENCE SOUTH 75°12'40" WEST A DISTANCE OF 158.80 FEET TO THE EASTERLY LINE OF SAID MAP 9636;

THENCE NORTH 01°39'11" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 20.85 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 7,112 SQUARE FEET, MORE OR LESS.

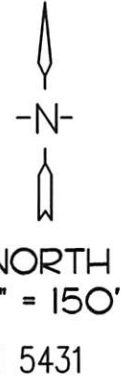
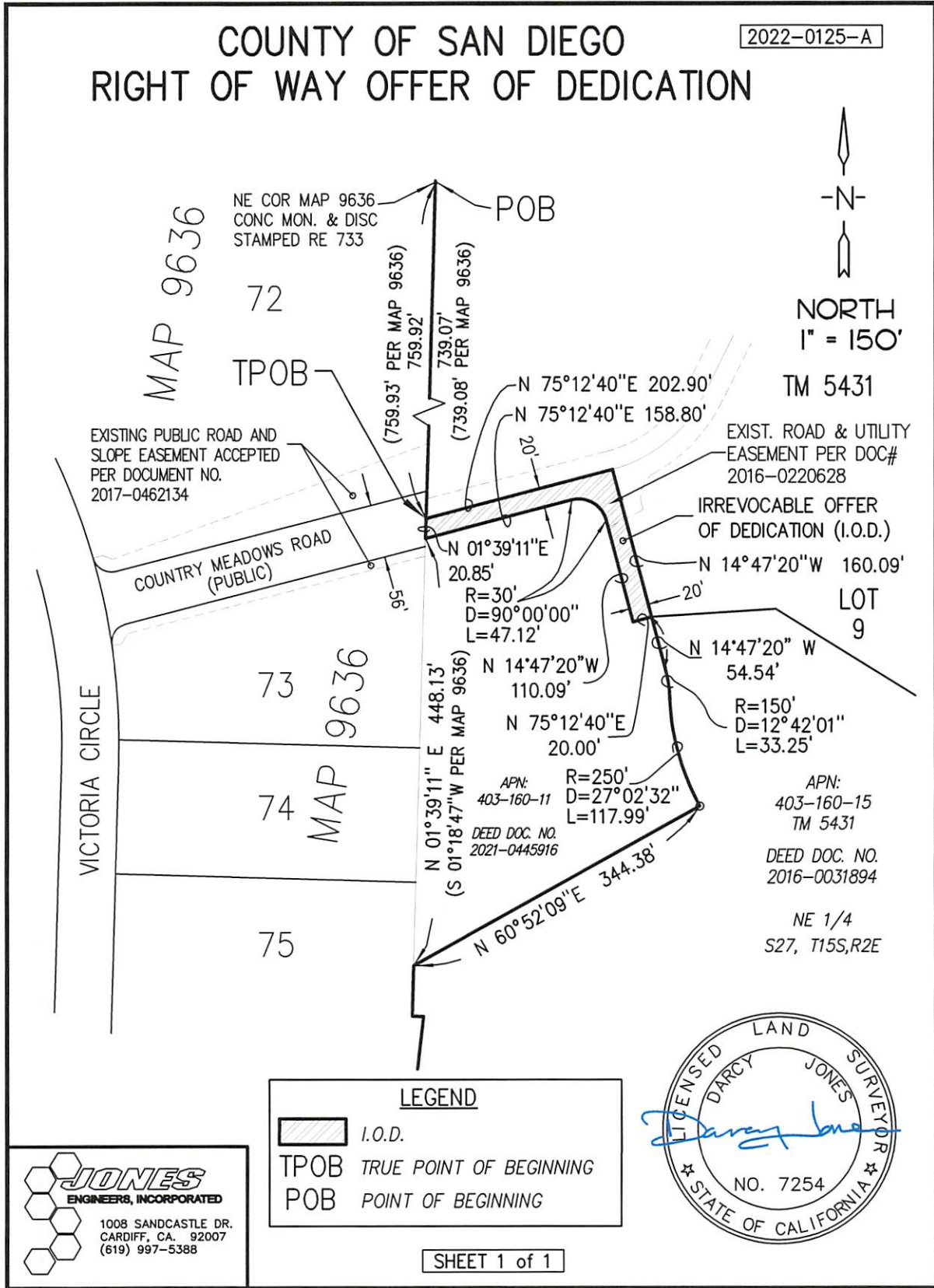
END OF DESCRIPTION



EXHIBIT "B"

COUNTY OF SAN DIEGO
RIGHT OF WAY OFFER OF DEDICATION

2022-0125-A



LEGEND

	I.O.D.
TPOB	TRUE POINT OF BEGINNING
POB	POINT OF BEGINNING



JONES
ENGINEERS, INCORPORATED

1008 SANDCASTLE DR.
CARDIFF, CA. 92007
(619) 997-5388

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

7796985

Handwritten notes: "MAY 07 2026 12:54 PM", "OFFICIAL RECORDS", "JORDAN Z. MARKS", "SAN DIEGO COUNTY RECORDER", "FEES: \$0.00 (SB2 Atkins: \$0.00)", "PAGES: 7"

DOC# 2026-0131603



May 07, 2026 12:54 PM

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

PAGES: 7

SPACE ABOVE FOR RECORDER'S USE ONLY

IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 403-160-15

Project: TM NO. 5431-PDS2005-3100

COUNTRY MEADOWS RD-15

W.O. No.: Manded 1025328 - 2022-0128

Work Task No.: WT - 4790213

R.E.S. Parcel No.: 2022-0126-A

Log No.: E22-057

ALPINE 21, LLC, a California limited liability company

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

PUBLIC HIGHWAY

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

Parcel No. 2022-0126-A

(10/11/2022)

(ENG/GWM:WAR)

A PORTION OF PARCEL A OF CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 10, 2013, AS INSTRUMENT NO. 2013-0612996 OF OFFICIAL RECORDS, BEING PARCEL "A" OF CERTIFICATE OF COMPLIANCE C-10-0003 BA (C), IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED ON APRIL 15, 2010, IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AS DOCUMENT NO. 2010-0187062 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND CONSISTING OF (1) PAGE AND MADE A PART HEREOF, AND SHOWN IN EXHIBIT "B", CONSISTING OF (1) PAGE AND ATTACHED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.

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

The Grantor hereby further offers to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right-of-way, including the right to take water, together with the right to use the same in such

manner and at such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

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

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

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

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

In Witness Whereof, the Grantor(s) have/has caused this Irrevocable Offer of Dedication to be executed this 27th day of Feb., 2026.

ALPINE 21, LLC, a California limited liability company

BY: **D. Carson Construction, Inc., a California corporation**

By: 
Dennis V. Carson, Managing Member

BY: **Bradley Homes, Inc., a California corporation**

By: 
William Bradley Goodman, Managing Member

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 Feb. 27, 2026 before me, Renee A.K. Marshall, a Notary Public,

personally appeared Dennis V. Carson

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.

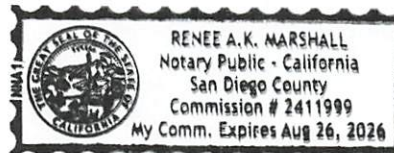
(FOR NOTARY SEAL OR STAMP)

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: Renee A.K. Marshall

Renee A.K. Marshall
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 Feb. 27, 2026 before me, Renee A.K. Marshall, a Notary Public,

personally appeared William Bradley Goodman

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.

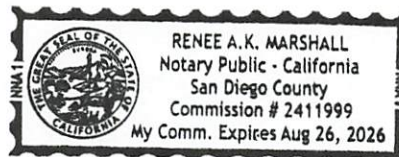
(FOR NOTARY SEAL OR STAMP)

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: Renee A.K. Marshall


Renee A.K. Marshall
Name (typed or printed), Notary Public in and for said County and State



CERTIFICATE OF ACKNOWLEDGEMENT

I certify on behalf of the Board of Supervisors of the County of San Diego pursuant to authority conferred by Resolution No. 12-159 of said Board adopted on **October 10, 2012 (08)**, and Section 73(d) of the San Diego County Administration Code, that the County of San Diego consents to the making of the foregoing Irrevocable Offer to dedicate real property and consents to recordation thereof of its duly authorized officer.

Dated: 5/7/2026



THOMAS J. McCABE, PLS
Senior Land Surveyor
Real Estate Services Division
Department of General Services
County of San Diego

EXHIBIT "A"

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF MAP 9636 FILED IN THE COUNTY OF SAN DIEGO RECORDERS OFFICE ON APRIL 29, 1980, SAID CORNER BEING A CONCRETE MONUMENT AND DISC STAMPED "RE 733";

THENCE SOUTH 01°39'11" WEST (SOUTH 01°18'47" WEST PER MAP 9636) ALONG THE EASTERLY LINE OF SAID MAP 9636 A DISTANCE OF 739.07 FEET (739.08 FEET PER MAP 9636), SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 75°12'40" EAST A DISTANCE OF 196.87 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 130.00 FEET;

THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°54'19"; AN ARC DISTANCE OF 20.21 FEET;

THENCE SOUTH 14°47'20" EAST A DISTANCE OF 185.59 FEET;

THENCE SOUTH 86°19'22" WEST A DISTANCE OF 20.38 FEET TO A POINT ON THE EASTERN BOUNDARY OF THE LAND DESCRIBED IN DEED DOCUMENT NO. 2016-0242522;

THENCE NORTH 14°47'20" WEST ALONG SAID BOUNDARY A DISTANCE OF 160.09 FEET;

THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 75°12'40" WEST A DISTANCE OF 202.90 FEET TO A POINT ON THE EASTERLY LINE OF SAID MAP 9636, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN DEED DOCUMENT NO. 2016-0242522;

THENCE NORTH 01°39'11" EAST ALONG THE EASTERLY LINE OF SAID MAP 9636 A DISTANCE OF 20.85 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 7,651 SQUARE FEET, MORE OR LESS.

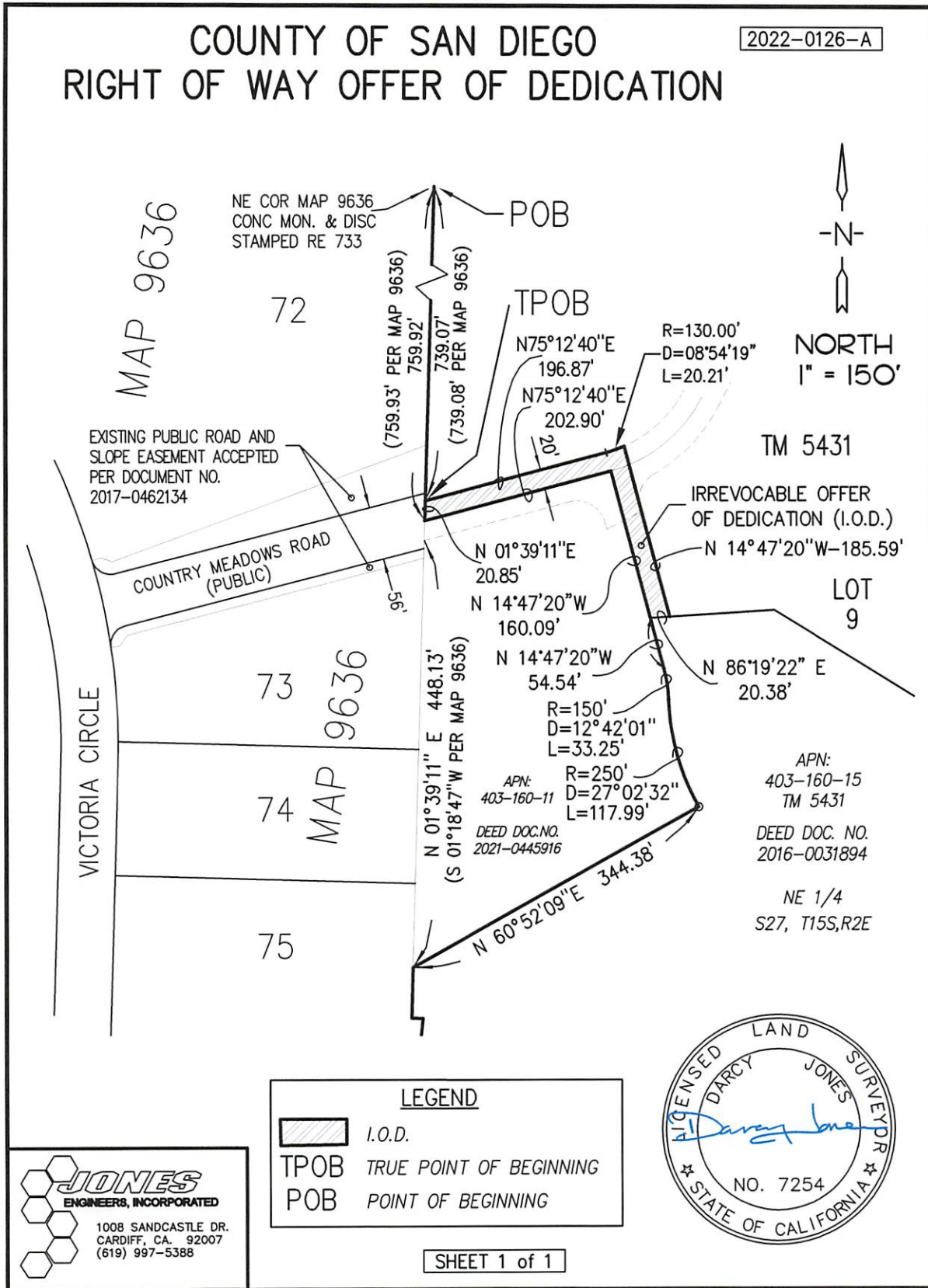
END OF DESCRIPTION



EXHIBIT "B"

COUNTY OF SAN DIEGO
RIGHT OF WAY OFFER OF DEDICATION

2022-0126-A



LEGEND

I.O.D.

TPOB TRUE POINT OF BEGINNING

POB POINT OF BEGINNING

SHEET 1 of 1

JONES
ENGINEERS, INCORPORATED

1008 SANDCASTLE DR.
CARDIFF, CA. 92007
(619) 997-5388



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

AND A COPY TO:

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

7796983

MADISON PCD 114
CDD CLERK OF THE BOARD
2025 NOV 25 AM 11:07
OFFICE ASST
CONF
MAIL

DOC# 2026-0130618



May 07, 2026 11:09 AM

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

PAGES: 7

SPACE ABOVE FOR RECORDER'S USE ONLY

OPEN SPACE EASEMENT
(Biological Resources/Habitat Conservation)

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 276-101-14

Project: PDS2023-AD-16-03W1

SPECKLE ROCK WINERY

W.O. No.: Manded 1027512-2025-0138

Work Task No.: WT - 6429876

R.E.S. Parcel No.: 2025-0138-B

Log No.: E25-066

PFI REALTY III, L.P.

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

Parcel No. 2025-0138-B

(12/10/2025)

(ENG:GWM:WAR:tjm)

A PORTION OF PARCEL 3 OF PARCEL MAP NO. 12970, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 28, 1983, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND CONSISTING OF ONE (1) PAGE AND MADE A PART HEREOF, AND SHOWN IN EXHIBIT "B", CONSISTING OF TWO (2) PAGES AND ATTACHED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.

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

- a. Scientific investigations conducted pursuant to a research design prepared by an archeologist certified by the Register of Professional Archaeologists and approved by the Director of PDS.
- b. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health, in a location and manner approved in writing by the Director of PDS.
- d. Installation of passive protective measures such as cactus or other natural barriers to ensure indirect impacts (e.g. human encroachment) does not occur.

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

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

Dated this 23 day of APR, 20 2026

PFI REALTY III, L.P.

By: [Signature]
Duane O. Perrin, General Partner

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 SANDIEGO } SS

On APRIL 23, 2026 before me, ELIZABETH L. BLOOM, a Notary Public in and for said State, personally appeared DUANE ORVILLE PERRIN

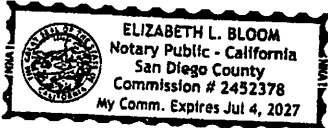
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies) and by his/hers/their signature(s) on the instrument the person(s), 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]
ELIZABETH L BLOOM
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: 5/7/2026



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

EXHIBIT "A"

LEGAL DESCRIPTION

CULTURAL OPEN SPACE EASEMENT

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

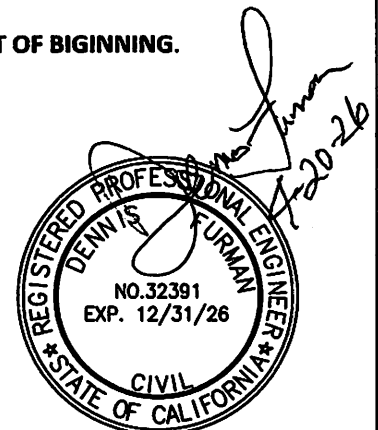
THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 12970, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 28, 1983.

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 3; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 3 NORTH 38° 23' 05" EAST A DISTANCE OF 52.12 FEET TO THE BEGINNING OF A 300.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A DELTA OF 38° 23' 05", AN ARC DISTANCE OF 201.21 FEET; THENCE NORTH 00° 02' 16" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 117.95 FEET; THENCE LEAVING SAID EASTERLY LINE, NORTH 89° 57' 44" WEST, PERPENDICULAR TO SAID EASTERLY LINE, A DISTANCE OF 36.11 FEET, TO THE TRUE POINT OF BEGINNING

THENCE SOUTH 09° 04' 48" WEST A DISTANCE OF 55.61 FEET;
 THENCE SOUTH 62° 27' 35" EAST A DISTANCE OF 19.34 FEET;
 THENCE SOUTH 54° 44' 30" WEST A DISTANCE OF 18.72 FEET;
 THENCE SOUTH 75° 13' 13" WEST A DISTANCE OF 56.60 FEET;
 THENCE SOUTH 55° 44' 48" WEST A DISTANCE OF 40.76 FEET;
 THENCE NORTH 69° 56' 29" WEST A DISTANCE OF 61.36 FEET;
 THENCE NORTH 01° 24' 51" EAST A DISTANCE OF 58.09 FEET;
 THENCE NORTH 67° 32' 47" EAST A DISTANCE OF 115.83 FEET;
 THENCE SOUTH 75° 44' 33" EAST A DISTANCE OF 45.91 FEET TO THE TRUE POINT OF BEGINNING.
 CONTAINING 13,008 SQUARE FEET, MORE OR LESS.



FLOREZ ENGINEERING, INC.
 • Civil Engineering & Planning •
 9845 ERMA ROAD, SUITE 205
 SAN DIEGO, CA 92131
 (858) 229-2493



SITE ADDRESS:

16168 HIGHLAND VALLEY RD
ESCONDIDO, CA 92025

APN: 276-101-14-00

LEGAL:

PARCEL B AS SHOWN ON LOT LINE ADJUSTMENT
NO. B/C-18-0065, AS EVIDENCED BY DOCUMENT
RECORDED SEPTEMBER 18, 2018
AS INSTRUMENT NO. 18-388006
PARCEL 3 OF PARCEL MAP 12970

LEGEND:

OPEN SPACE EASEMENT
13,008 SF (0.299 AC)



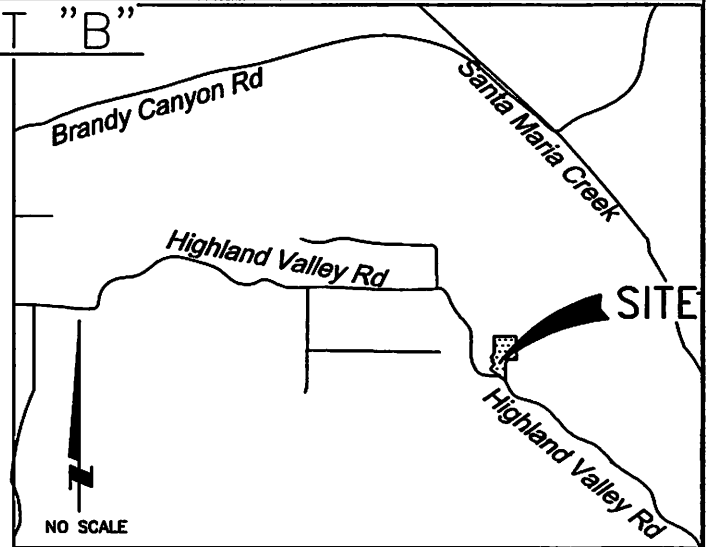
BOUNDARY LINE

EASEMENT LINE

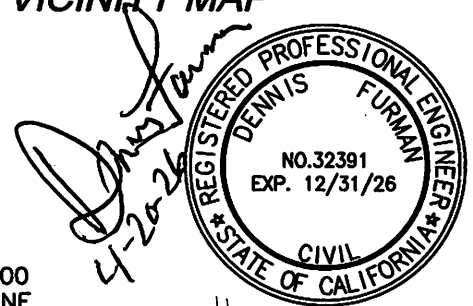
POC - POINT OF COMMENCEMENT

TPOC - TRUE POINT OF BEGINNING

EXHIBIT "B"



VICINITY MAP



APN: 276-101-14-00
PARCEL A OF LOT LINE
ADJUSTMENT NO B/C-18-0065
PORTIONS OF PARCELS 2 AND 3
OF
PM 12970
PFI REALTY III, LP

PARCEL 2
PM 12970

N38°23'05"E
261.52'

S88°35'23"E
499.59'

PARCEL 3
PM 12970

N51°36'55"W
39.13'

IRREVOCABLE OFFER OF
DEDICATION
DOC# 1983-0388797

EASTERLY LINE OF PARCEL 3,
PM 12970

SOUTHWESTERLY LINE OF
PARCEL 3, PM 12970

**TRUE
POINT OF
BEGINNING**

PARCEL 4
PM 12970

RECORDED EASEMENT
DOC# 2006-0106357

PROPOSED
OPEN SPACE
EASEMENT

PARCEL 1
PM 12970

N00°02'16"E 782.71'

Δ = 38°25'41"
R = 300.00
L = 201.21'

POC
(SOUTHERLY CORNER OF
PARCEL 3, PM 12970)

N51°36'55"W 1,090.54'

N38°23'05"E 52.12'



0 150 300
SCALE: 1"=300'

SITE ADDRESS:

16168 HIGHLAND VALLEY RD
 ESCONDIDO, CA 92025

EXHIBIT "B"

APN:

276-101-14-00

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	55.61	S 09°04'48" W
L2	19.34	S 62°27'35" E
L3	18.72	S 54°44'30" W
L4	56.60	N 75°13'12" E
L5	40.76	N 55°44'48" E
L6	61.36	N 69°56'29" W
L7	58.09	N 01°24'51" E
L8	115.83	N 67°32'47" E
L9	45.91	S 75°44'33" E

LEGEND:

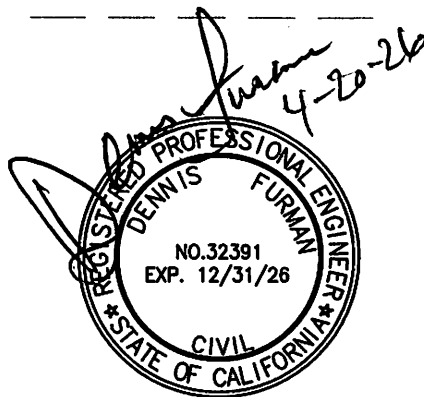
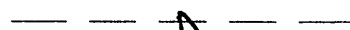
OPEN SPACE EASEMENT
 13,008 SF (0.299 AC)



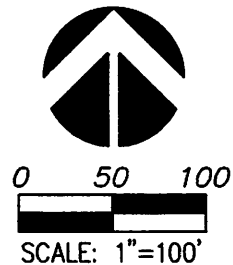
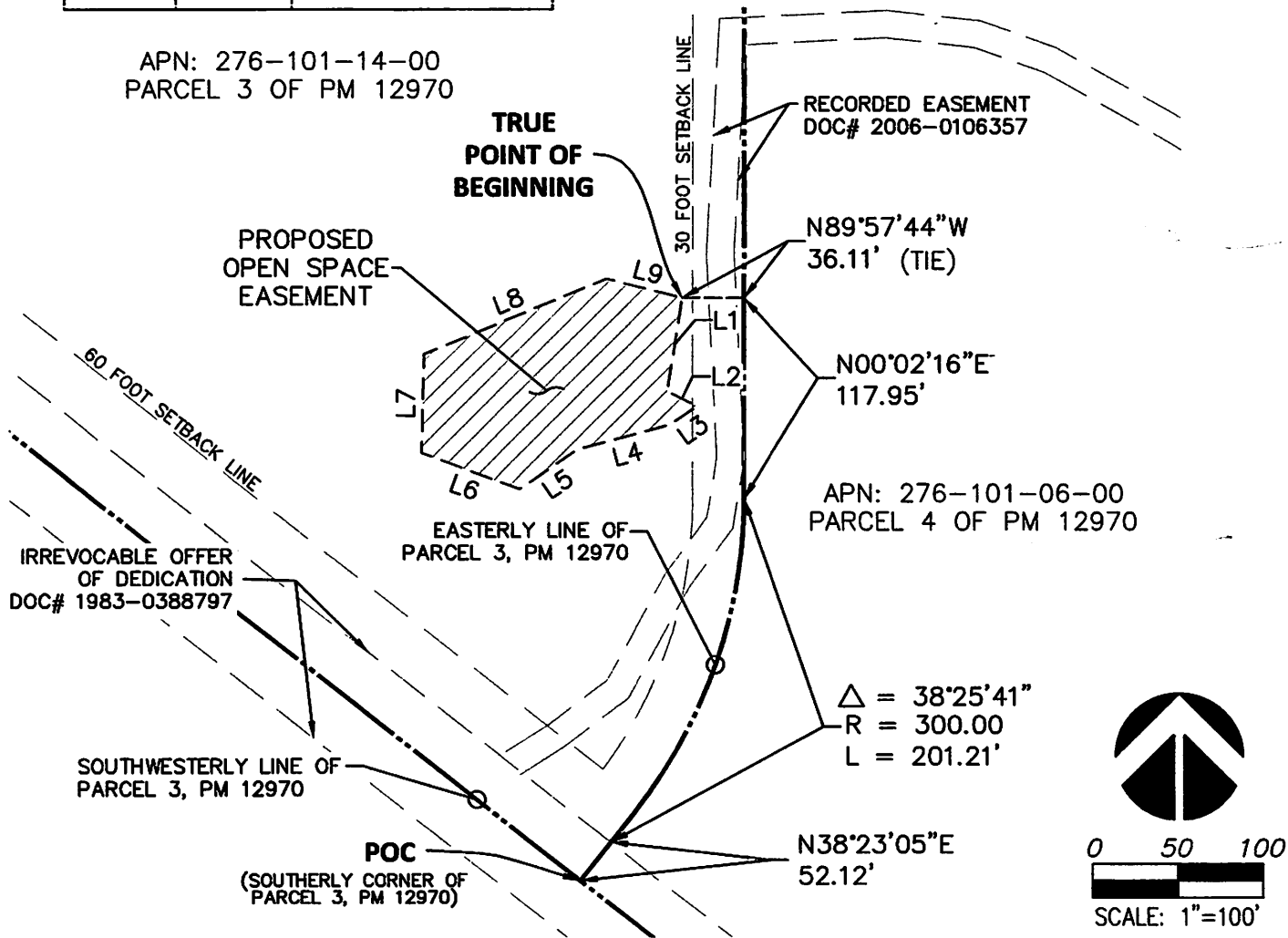
BOUNDARY LINE



EASEMENT LINE



APN: 276-101-14-00
 PARCEL 3 OF PM 12970



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

AND A COPY TO:

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

DOC# 2026-0131633



May 07, 2026 01:54 PM

OFFICIAL RECORDS
JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER

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

PCOR: N/A

PAGES: 8

7/19/2026
Md San Pedro
10/25/2026
San Diego

SPACE ABOVE FOR RECORDER'S USE ONLY

OPEN SPACE EASEMENT

(Biological Resources/Cultural Resources Habitat Conservation)

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 403-160-15

Project: TM NO. 5431-PDS2005-3100

COUNTRY MEADOWS RD-15

W.O. No.: Manded -1025328 - 2022-0126

Work Task No.: WT - 4790213

R.E.S. Parcel No.: 2022-0126-B

Log No.: E22-057

ALPINE 21, LLC, a California limited liability company

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

Parcel No. 2022-0126-B

(11/26/2024)

(ENG:GWM:TJM)

A PORTION OF PARCEL A OF CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 10, 2013, AS INSTRUMENT NO. 2013-0612996 OF OFFICIAL RECORDS, BEING PARCEL "A" OF CERTIFICATE OF COMPLIANCE C-10-0003 BA (C), IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED ON APRIL 15, 2010, IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AS DOCUMENT NO. 2010-0187062 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND CONSISTING OF (1) PAGE AND MADE A PART HEREOF, AND SHOWN IN EXHIBIT "B", CONSISTING OF (1) PAGE AND ATTACHED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.

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

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.
2. Activities conducted pursuant to a revegetation or habitat management plan approved in writing by the Director of Planning and Development Services, Department of Parks and Recreation and the Department of Public Works of the County of San Diego.
3. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH

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

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

Dated this 27th day of Feb., 2020.

ALPINE 21, LLC, a California limited liability company

BY: D. Carson Construction, Inc., a California corporation

By: 

Dennis V. Carson, Managing Member

BY: Bradley Homes, Inc., a California corporation

By: 

William Bradley Goodman, Managing Member

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 Feb. 27, 2026 before me, Renee A. K. Marshall, a Notary Public in and for said State, personally appeared Dennis V. Carson

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: Renee A. K. Marshall

Renee A. K. Marshall
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 Feb. 27, 2026 before me, Renee A. K. Marshall a Notary Public in and for said State, personally appeared William Bradley Goodman

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: Renee A. K. Marshall
Renee A. K. Marshall
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: 5/7/2026



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

EXHIBIT "A"

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, SAID CORNER BEING A CONCRETE MONUMENT AND DISC STAMPED "LS 2201";

THENCE SOUTH 00°01'09" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 317.66 FEET;

THENCE DEPARTING SAID EAST LINE NORTH 72°36'53" WEST A DISTANCE OF 132.63 FEET;

THENCE SOUTH 80°59'21" WEST A DISTANCE OF 350.00 FEET;

THENCE NORTH 00°01'09" EAST A DISTANCE OF 155.94 FEET;

THENCE NORTH 86°45'59" EAST A DISTANCE OF 285.00 FEET;

THENCE NORTH 00°01'09" EAST A DISTANCE OF 20.00 FEET;

THENCE NORTH 55°41'55" EAST A DISTANCE OF 154.74 FEET;

THENCE NORTH 00°01'09" EAST A DISTANCE OF 50.24 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 86°45'59" EAST ALONG SAID NORTH LINE A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 82,703 SQUARE FEET, MORE OR LESS.

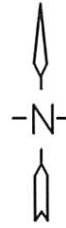
END OF DESCRIPTION



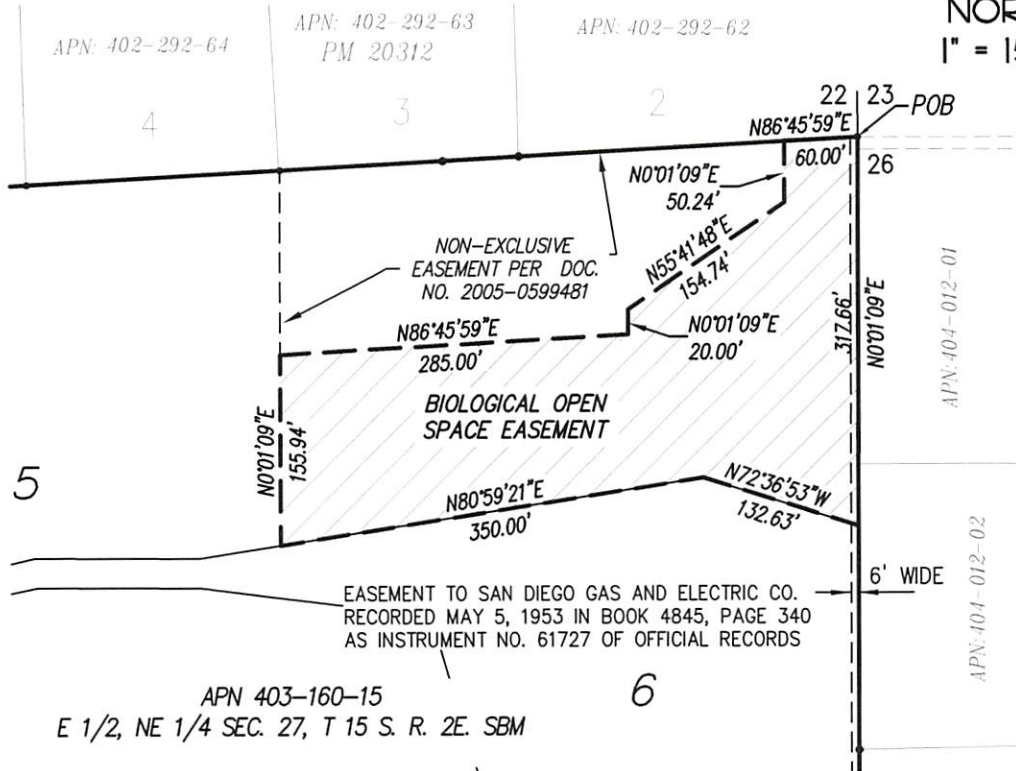
EXHIBIT "B"

2022-0126-B

COUNTY OF SAN DIEGO
BIOLOGICAL OPEN SPACE EASEMENT



NORTH
1" = 150'



LEGEND

- BIOLOGICAL OPEN SPACE ESMT.
- POB POINT OF BEGINNING

SHEET 1 of 1

JONES
ENGINEERS, INCORPORATED

1008 SANDCASTLE DRIVE
CARDIFF, CA. 92007
(619) 997-5388



DOC# 2026-0131832



May 07 2026 02:39 PM

OFFICIAL RECORDS
JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER

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

REG: N/A

PAGES: 3

Handwritten notes:
7769921
C:\Programs\...
FSS...
mail

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

WHEN RECORDED, PLEASE RETURN THIS INSTRUMENT TO:

(MAIL STATION A45)

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

SPACE ABOVE FOR RECORDER'S USE ONLY

QUITCLAIM 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: 105-520-79

Project: Fallbrook Senior Center
W.T.: 6150779
Parcel No.: 1985-0514-B
Fund: DGS Revenue Leases

For a valuable consideration, receipt of which is hereby acknowledged, **FALLBROOK HEALTHCARE FOUNDATION INC.**, a California nonprofit corporation, as successor-in-interest to Fallbrook Senior Citizen's Service Club, a California nonprofit corporation ("Grantor"), does hereby remise, release and forever quitclaim to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of California ("County"), any and all leasehold interest in the real property described below, which was leased pursuant to an unrecorded lease made and entered into on April 8, 1986 between County and Grantor.

Parcel No. 1985-0514-B

(4-14-2026)

(AEE:TJM)

BEING THAT LAND DESCRIBED IN GRANT DEEDS RECORDED MARCH 15, 1978 AS FILE NO. 78-100729, AND NOVEMBER 20, 1979 AS FILE NO. 79-488244, BOTH OF OFFICIAL RECORDS.

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

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

SPACE ABOVE FOR RECORDER'S USE ONLY

QUITCLAIM 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: 105-520-79

Project: Fallbrook Senior Center

W.T.: 6150779

Parcel No.: 1985-0514-B

Fund: DGS Revenue Leases

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Parcel No. 1985-0514-B

(4-14-2026)

(AEE:TJM)

BEING THAT LAND DESCRIBED IN GRANT DEEDS RECORDED MARCH 15, 1978 AS FILE NO. 78-100729, AND NOVEMBER 20, 1979 AS FILE NO. 79-488244, BOTH OF OFFICIAL RECORDS.

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

WHEN RECORDED, PLEASE RETURN THIS INSTRUMENT TO:

(MAIL STATION A45)

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

SPACE ABOVE FOR RECORDER'S USE ONLY

QUITCLAIM 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: 105-520-79

Project: Fallbrook Senior Center
W.T.: 6150779
Parcel No.: 1985-0514-B
Fund: DGS Revenue Leases

For a valuable consideration, receipt of which is hereby acknowledged, **FALLBROOK HEALTHCARE FOUNDATION INC.**, a California nonprofit corporation, as successor-in-interest to Fallbrook Senior Citizen's Service Club, a California nonprofit corporation ("Grantor"), does hereby remise, release and forever quitclaim to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of California ("County"), any and all leasehold interest in the real property described below, which was leased pursuant to an unrecorded lease made and entered into on April 8, 1986 between County and Grantor.

Parcel No. 1985-0514-B

(4-14-2026)

(AEE:TJM)

BEING THAT LAND DESCRIBED IN GRANT DEEDS RECORDED MARCH 15, 1978 AS FILE NO. 78-100729, AND NOVEMBER 20, 1979 AS FILE NO. 79-488244, BOTH OF OFFICIAL RECORDS.

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: _____

5/4/2026

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

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

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

7797005

*Handson PAMUS +
MADSON OFFICE CONFIDENTIAL*

DOC# 2026-0136988



May 13, 2026 02:01 PM

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

PAGES: 5

SPACE ABOVE FOR RECORDER'S USE ONLY

TEMPORARY CONSTRUCTION EASEMENT

NO TRANSFER TAX DUE

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

Assessor's Parcel No.: 578-240-08

Project: Presioca PWR-01256

W.O. No.: WT-1024852

Parcel No.: 2024-0152-A

Fund.:

PAMUS FAMILY TRUST

the undersigned, herein designated GRANTOR(S), owner(s) of the hereinafter described lands, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT and CONVEY to the COUNTY OF SAN DIEGO, a political subdivision of the State of California, herein designated GRANTEE, a TEMPORARY CONSTRUCTION EASEMENT upon, through, under, over and across the hereinafter described real property, together with the right of ingress and egress thereto, for incidental purposes necessary to the installation, construction, operation, maintenance, repair, replacement, and reconstruction of a public road known as PRESIOCA STREET, with the right to remove buildings, structures, trees, bushes, undergrowth, flowers, and any other obstructions interfering with the use of said temporary construction easement by Grantee, its successors or assigns and in addition thereto, the right to grade, place or remove soil, equipment and other materials within said right-of-way and to use the same in such manner and at such locations as said Grantee may deem proper, needful or necessary in the construction, reconstruction and maintenance of said public highway or structures appurtenant thereto.

Parcel No. 2024-0152-A

(02/06/2026)

(TJM:DLR:CJS)

THE WESTERLY 28.00 FEET OF THE EASTERLY 48.00 FEET OF THE SOUTH 60 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

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

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 on the date of recording of the "Notice of Completion" for this project.

Handwritten notes or signatures at the top of the page.

COSD CLERK OF THE BOARD
2026 JUN 3 PM5:11

THE BOARD OF SUPERVISORS OF CALIFORNIA

RESOLUTION NO. _____

WHEREAS, the Board of Supervisors of California has the honor to receive from the Governor of the State of California a copy of the report of the Commission on the Administration of the State Government, and

and whereas, the Board of Supervisors of California has the honor to receive from the Governor of the State of California a copy of the report of the Commission on the Administration of the State Government, and

and whereas, the Board of Supervisors of California has the honor to receive from the Governor of the State of California a copy of the report of the Commission on the Administration of the State Government, and

and whereas, the Board of Supervisors of California has the honor to receive from the Governor of the State of California a copy of the report of the Commission on the Administration of the State Government, and

Handwritten notes or signatures at the bottom of the page.

Dated this 24TH day of APRIL, 2026.

PAMUS FAMILY TRUST DATED DECEMBER 18, 2018

By: George A. Pamus, TRUSTEE
Name (Print):

By: GEORGE A. PAMUS
Name (Print): TRUSTEE

By: Gloria Pamus, TRUSTEE
Name (Print):

By: GLORIA PAMUS
Name (Print): TRUSTEE

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

STATE OF _____ }
COUNTY OF _____ } SS

On _____ before me, _____
_____, a Notary Public, personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

FOR NOTARY SEAL OR STAMP

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

WITNESS my hand and official seal.

Signature: _____

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 24, 2026, BEFORE ME, LAURA FREITAS, DEPUTY COUNTY CLERK OF THE COUNTY OF SAN DIEGO, PERSONALLY APPEARED GEORGE A. PAMUS + GLORIA PAMUS

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

JORDAN Z. MARKS
COUNTY ASSESSOR/RECORDER/COUNTY CLERK



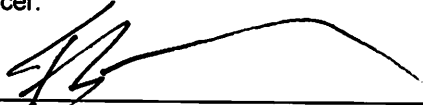
BY:

LAURA FREITAS, DEPUTY COUNTY CLERK

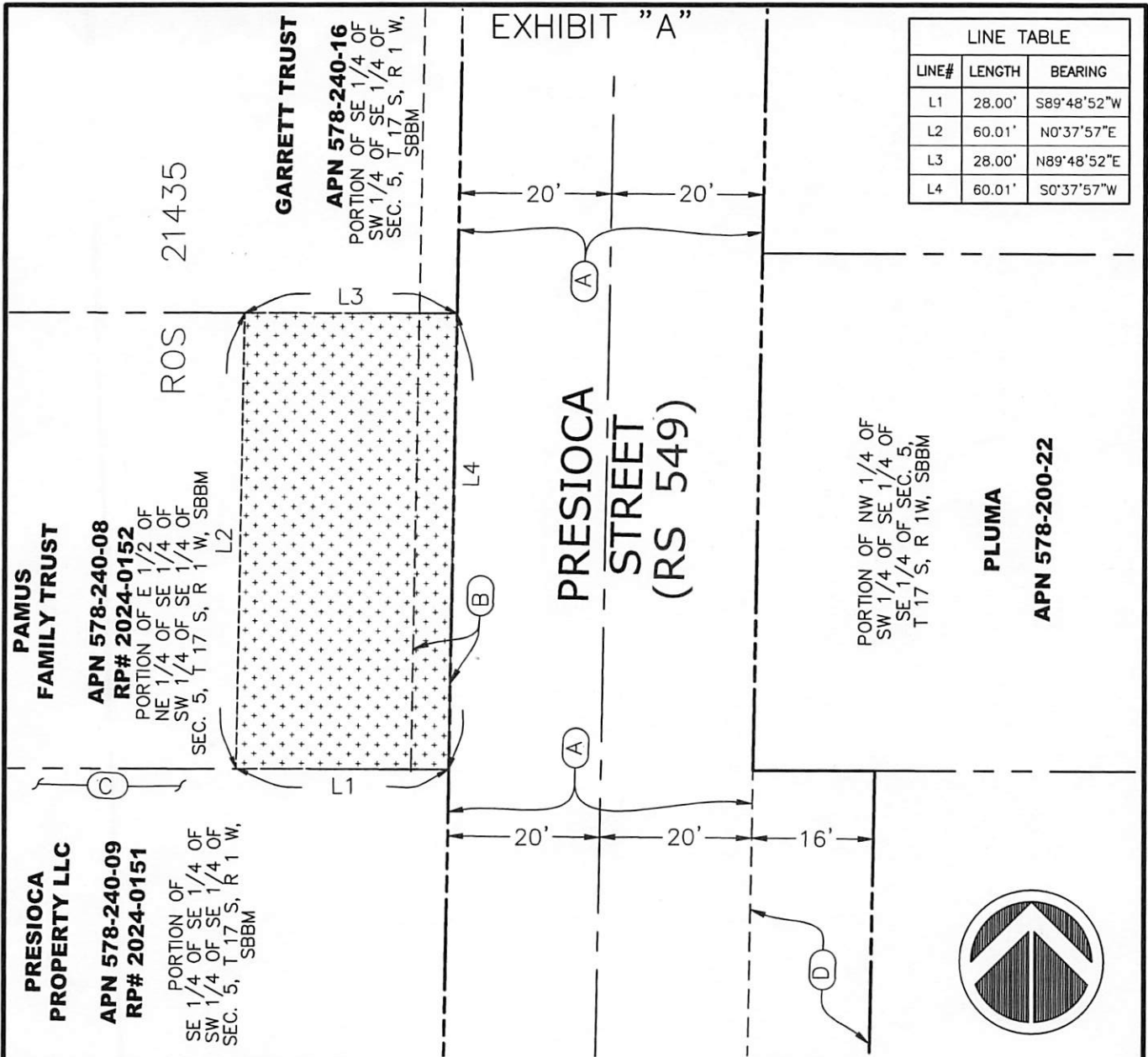
CERTIFICATE OF ACCEPTANCE

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

Dated: 4/30/2026



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



LINE TABLE		
LINE#	LENGTH	BEARING
L1	28.00'	S89°48'52"W
L2	60.01'	N0°37'57"E
L3	28.00'	N89°48'52"E
L4	60.01'	S0°37'57"W

EXISTING EASEMENTS:

- (A) 40'-WIDE COUNTY ROAD EASEMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON 12-27-1932 IN BOOK 176, PAGE 375, OF O.R., SUPERECEDING AND CORRECTING COUNTY HIGHWAY EASEMENT FILED 10-4-1932 IN BOOK 152, PAGE 349 OF OFFICIAL RECORDS.
- (B) EXCEPTION OR RESERVATION OF AN EASEMENT OVER THE EAST 25' FOR PUBLIC ROAD, PIPE AND POLE PURPOSES TO CAPITAL INCOMES CORP., PER GRANT DEED TO EVANS, REC. 6-5-1945 IN BOOK 1876, PAGE 375 OF OFFICIAL RECORDS, NO ACKNOWLEDGEMENT OR ACCEPTANCE OF THESE PUBLIC RESERVATIONS BY THE COUNTY HAS BEEN STATED IN THE DOCUMENT OR FOUND IN COUNTY RECORDS.
- (C) RESERVATION OF EASEMENTS OR RIGHT-OF-WAYS FOR EXISTING PIPELINES OR OTHER EXISTING WORKS OF THE LM, LG & SV IRRIGATION DISTRICT PER THE TAX DEED TO CAPITAL INCOMES CORP., REC. 9-16-1942 IN BOOK 1404, PAGE 193 OF OFFICIAL RECORDS. DOCUMENT DOES NOT CONTAIN A RETRACEABLE LEGAL DESCRIPTION AND IS NON-PLOTTABLE.
- (D) 16'-WIDE COUNTY ROAD EASEMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON 4-15-1968 AS FILE NO. 63636 OF OFFICIAL RECORDS. SAID DOCUMENT CONTAINS THE RIGHT AND PRIVILEGE TO EXTEND EMBANKMENT SLOPES, EXCAVATION AND DRAINAGE STRUCTURES BEYOND THE RIGHT-OF-WAY.

LEGEND:

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING CENTERLINE
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT CONTAINING 0.039 ACRES (1680 S.F.)

DEPARTMENT OF GENERAL SERVICES
REAL ESTATE DIVISION
COUNTY OF SAN DIEGO

APPROVED BY: TJM
DRAWN BY: CJS

DATE: 02/06/2026
SCALE: 1" = 20'

1 SHEET No. 1
OF 1
PARCEL No.

TEMPORARY CONSTRUCTION EASEMENT

2024-0152-A