



United States Department of the Interior

BUREAU OF INDIAN AFFAIRS
Pacific Regional Office
2800 Cottage Way
Sacramento, California 95825

IN REPLY REFER TO:

MAY 30 2019

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Distribution List:

Enclosed is a copy of our notice of an application seeking acceptance of title to real property “in trust” by the United States of America for the Pauma Band of Luiseno Mission Indians of California.

Said notice is issued pursuant to the Code of Federal Regulations, Title 25, INDIANS, and Parts 151.10. We are seeking your comments regarding the proposed trust land acquisition in order to obtain sufficient data that would enable an analysis of the potential impacts on local government, which may result from the removal of the subject property from the tax roll and local jurisdiction. Pertinent information regarding the proposal is included in the enclosure.

Sincerely,

Regional Director

Enclosure

Governor's Office of Planning & Research

JUN 04 2019

STATE CLEARINGHOUSE



United States Department of the Interior

BUREAU OF INDIAN AFFAIRS
Pacific Regional Office
2800 Cottage Way
Sacramento, California 95825

IN REPLY REFER TO:

MAY 30 2019

Notice of (Non-Gaming) Land Acquisition Application

Pursuant to the Code of Federal Regulations, Title 25, INDIANS, Part 151.10, notice is given of the application filed by the Pauma Band of Luiseno Mission Indians (Tribe) to have real property accepted "into trust" for said applicant by the United States of America. The determination whether to acquire this property "in trust" will be made in the exercise of discretionary authority which is vested in the Secretary of the Interior, or his authorized representative, U.S. Department of the Interior. To assist us in the exercise of that discretion, we invite your comments on the proposed acquisition. In order for the Secretary to assess the impact of the removal of the subject property from the tax rolls, and if applicable to your organization, we also request that you provide the following information:

- (1) If known, the annual amount of property taxes currently levied on the subject property allocated to your organization;
- (2) Any special assessments, and amounts thereof, that are currently assessed against the property in support of your organization;
- (3) Any government services that are currently provided to the property by your organization; and
- (4) If subject to zoning, how the intended use is consistent, or inconsistent, with current zoning.

We are providing the following information regarding this application:

Applicant:

Pauma Band of Luiseno Mission Indians of California

Legal Land Description/Site Location:

SEE ATTACHED EXHIBIT A

Project Description/Proposed Land Use:

The land is currently used for combined agricultural and residential purposes. On parcel 131-080-15 is a single family residence with 2 garages/outbuildings and a yard area.

The Tribe has no immediate plans for land use changes of the subject parcels and foresees no future development on the subject land. The purpose of this conveyance is to expand the Tribe's land base and to satisfy Tribal needs in the areas of Tribal self-determination and to enhance the Tribe's historical and culturally significant agricultural practices, preserve and protect lands used and inhabited by ancestors of the Pauma Tribe and to provide for Indian housing.

Current Use/Taxes and Zoning:

Assessed property taxes for 2018-2019:

APN: 131-080-03-00	\$ 4,956.20
APN: 131-080-06-00	\$ 6,334.74
APN: 131-080-07-00	\$ 2,913.10
APN: 131-080-08-00	\$ 3,020.70
APN: 131-080-12-00	\$ 4,471.00
APN: 131-080-13-00	\$ 6,216.32
APN: 131-080-14-00	\$10,864.04
APN: 131-080-16-00	\$ 2,919.08
APN: 131-080-18-00	\$ 3,726.06
APN: 131-080-19-00	\$ 4,948.74
APN: 131-080-26-00	<u>\$ 4,967.22</u>
Total	\$55,337.20

Transferring the Pauma property into trust will not have significant impact on the State of California or San Diego County's tax revenue because the amount of property taxes assessed on these parcels are small in comparison to the County's annual tax revenue.

Existing Easements/Encumbrances:

See attached Schedule B

As indicated above, the purpose for seeking your comments regarding the proposed trust land acquisition is to obtain sufficient data that would enable an analysis of the potential impact on local/state government, which may result from the removal of the subject property from the tax roll and local jurisdiction.

This notice does not constitute, or replace, a notice that might be issued for the purpose of compliance with the National Environmental Policy Act of 1969.

Your written comments should be addressed to the Bureau of Indian Affairs at the address at the top of this notice. Any comments received within thirty days of your receipt of this notice will be considered and made a part of our record. You may be granted an extension of time to furnish comments, provided you submit a written justification requesting such an extension within thirty days of receipt of this letter. An extension of ten to thirty days may be granted. Copies of all comments will additionally be provided to the applicant. You will be notified of the decision to approve or deny the application.

If any party receiving this notice is aware of additional governmental entities that may be affected by the subject acquisition, please forward a copy of this notice to said party or timely provide our office with the name and address of said party.

A copy of the application, excluding any documentation exempted under the Freedom of Information Act, is available for review at the above address. A request to make an appointment to review the application, or questions regarding the application, may be directed to Arvada Wolfen, Supervisory Realty Specialist, at (916) 978-6069.

Sincerely,



Regional Director

Enclosures

cc: Distribution List

DISTRIBUTION LIST

cc: BY CERTIFIED MAIL – RETURN RECEIPTS REQUESTED TO:

California State Clearinghouse (10 copies) – 7019 0140 0000 7335 8422
Office Planning and Research
P.O. Box 3044
Sacramento, CA 95814

Joe Dhillon Sr. Advisor for Tribal Negotiations– 7019 0140 0000 7335 8439
Deputy Legal Affairs Secretary
Office of the Governor
State Capitol Building, Suite 1173
Sacramento, CA 95814

Sara Drake, Deputy Attorney General – 7019 0140 0000 7335 8446
State of California
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2550

Office of Honorable Dianne Feinstein – 7019 0140 0000 7335 8453
331 Hart Senate Office Building
Washington, DC 20510

U.S. House of Representatives –7019 0140 0000 7335 8460
50th District
1611 N. Magnolia Ave., Suite 310
El Cajon, CA 92020

San Diego County Assessor – 7019 0140 0000 7335 8484
1600 Pacific Highway, Suite 162
San Diego, CA 92101

San Diego Treasurer & Tax Collector – 7019 0140 0000 7335 8477
1600 Pacific Highway, Suite 162
San Diego, CA 92101-2480

County of San Diego – 7019 0140 0000 7335 8491
Board of Supervisors
1600 Pacific Highway, Room 335
San Diego, CA 92101

San Diego County Sheriff's Department – 7019 0140 0000 7335 8507
John F. Duffy Admin. Center
P.O. Box 939062
San Diego, CA 92193-9062

San Diego County – 7019 0140 0000 7335 8514
Department of Public Works
5510 Overland Ave., Suite 410
San Diego, CA 92123

San Diego County – 7019 0140 0000 7335 8521
Department of Planning and Development
5510 Overland Ave., Suite 110
San Diego, CA 92123

Chairperson – 7019 0140 0000 7335 8538
Barona Group of Capitan Grande Band of Mission Indians
1095 Barona Road
Lakeside, CA 92040

Chairperson – 7019 0140 0000 7335 8545
Campo Band of Mission Indians
36190 Church Rd., Suite 1
Campo, CA 91906

Chairperson – 7019 0140 0000 7335 8552
Ewiiapaayp Band of Kumeyaay Indians
4054 Willows Road
Alpine, CA 91901

Chairperson – 7019 0140 0000 7335 8569
Jamul Indian Village
P.O. Box 612
Jamul, CA 91935

Chairperson – 7019 0140 0000 7335 8576
La Jolla Band of Luiseno Indians
22000 Highway 76
Pauma Valley, CA 92061

Chairperson 7019 0140 0000 7335 8583
La Posta Band of Mission Indians
8 Crestwood Road
Boulevard, CA 91905

Spokesperson – 7019 0140 0000 7335 8590
Los Coyotes Band of Cahuilla & Cupeno Indians
P.O. Box 189
Warner Springs, CA 92086

Chairperson – 7019 0140 0000 7335 8606
Manzanita Band of Mission Indians
P.O. Box 1302
Boulevard, CA 91905

Chairperson – 7019 0140 0000 7335 8613
Mesa Grande Band of Mission Indians
P.O. Box 270
Santa Ysabel, CA 92070

Chairperson – 7019 0140 0000 7335 8620
Pala Band of Mission Indians
35008 Pala Temecula Road
PMB - 50
Pala, CA 92059

Chairperson – 7019 0140 0000 7335 8637
Pauma Band of Mission Indians
P. O. Box 369
Pauma Valley, CA 92061

Chairperson – 7019 0140 0000 7335 8644
Pechanga Band of Luiseno Mission Indians
12705 Pechanga Rd.
Temecula, CA 92592

Chairperson - 7019 0140 0000 7335 8651
Rincon Band of Mission Indians
1 West Tribal Road
Valley Center, CA 92082

Spokesperson – 7019 0140 0000 7335 8668
San Pasqual Band of Mission Indians
P.O. Box 365
Valley Center, CA 92082

Chairperson – 7019 0140 0000 7335 8675
IIPAY Nation of Santa Ysabel
P.O. Box 130
Santa Ysabel, CA 92070

Chairperson – 7019 0140 0000 7335 8682
Sycuan Band
1 Kwaapaay Court
El Cajon, CA 92019

Chairperson – 7019 0140 0000 7335 8699
Viejas (Baron Long) Band of Mission Indians
P.O. Box 908
Alpine, CA 91903

Regular Mail:

Chairperson
Inaja-Cosmit Band of Mission Indians
2005 S. Escondido Blvd.
Escondido, CA 92025

Superintendent, BIA
Southern California Agency
1451 Research Park Drive, Ste. 100
Riverside, CA 92507-2154

SCHEDULE B
PART II – EXCEPTIONS
(Continued)

Recorded: July 7, 1960 as Instrument No. 137059 of Official Records

Note: Section 12956.1 of the government code provides the following: "If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Note: If you should request a copy of the document referred to above, California Law requires that a county recorder, title insurance company, escrow company, real Estate broker, real Estate agent, or association that provides a copy of a declaration, governing document, or deed to any person shall place a cover Page over, or stamp on the first Page of the previously recorded document or documents a statement, in at least 14-point boldface type, relating to unlawful restrictions.

MATTERS AFFECTING PARCELS 2 AND 3:

9. An easement for the purpose shown below and rights incidental thereto as reserved in a document.

Purpose: road
Recorded: in Book 676, page 132 of Deeds
Affects: The Northwesterly 20 feet of said land

10. An easement for the purpose shown below and rights incidental thereto as reserved in a document.

Purpose: pipe lines and irrigation
Recorded: in Book 676, page 132 of Deeds
Affects: The exact location and extent of said easement is not disclosed of record

11. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To: San Diego Gas and Electric Company
Purpose: public utilities, ingress, egress
Recorded: January 30, 1934 in Book 260, page 453 of Official Records
Affects: The route thereof affects a portion of said land and is more fully described in said document.

12. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To: County of San Diego
Purpose: County Highway (R.S. 1178)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE B
PART II – EXCEPTIONS
(Continued)

Recorded.: August 10, 1949 as Instrument No. 71577 in Book 3283, page 298 of Official Records
Affects.: The route thereof affects a portion of said land and is more fully described in said document.

Said instrument additionally contains the privilege and right to extend drainage structures and excavation and embankment slopes beyond the limits where required for the construction and maintenance thereof

13. Covenants, conditions and restrictions ("but omitting, except to the extent that said covenant or restriction is controlled or permitted by any applicable federal or state law, any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, medical condition, national origin, source of income, or ancestry" as set forth in the document

Recorded.: June 18, 1957 in Book 6626, page 64 of Official Records

Note: Section 12956.1 of the government code provides the following: "If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

Note: If you should request a copy of the document referred to above, California Law requires that a county recorder, title insurance company, escrow company, real Estate broker, real Estate agent, or association that provides a copy of a declaration, governing document, or deed to any person shall place a cover Page over, or stamp on the first Page of the previously recorded document or documents a statement, in at least 14-point boldface type, relating to unlawful restrictions.

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or Deed of Trust made in good faith and for value.

MATTERS AFFECTING PARCEL 4:

14. Easements for ingress and egress, pipelines, drainage and/or public utilities and incidental purposes thereto over, under, along and across the easement parcel(s) herein described, as granted and/or reserved in various deeds of record

Affects.: Easements Parcels 4B and 4C

15. An easement for the purpose shown below and rights incidental thereto as reserved in a document.

Purpose.: right-of-way for railroad
Recorded.: in Book 552, page 38 of Deeds

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

- Affects: The exact location and extent of said easement is not disclosed of record
16. Such easements or rights of way as now may exist over any portion of the hereinbefore described, and, as provided in the deed to Title Insurance and Trust Company, to R.D. Middleton, recorded in Book 609, page 321 of Deeds.
- The exact location and extent of said easement is not disclosed of record
17. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To: Title Insurance and Trust Company
Purpose: irrigation and for all pipes and telegraph and telephone and power lines and cables and pipelines and mains, pipes for sewers, water, oil, etc.
Recorded: in Book 676, page 132 of Deeds
Affects: The exact location and extent of said easement is not disclosed of record
18. Covenants, conditions and restrictions (“but omitting, except to the extent that said covenant or restriction is controlled or permitted by any applicable federal or state law, any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, medical condition, national origin, source of income, or ancestry” as set forth in the document
- Recorded: April 4, 1958 as Instrument No. 54108, in Book 7024, page 241 of Official Records

Note: Section 12956.1 of the government code provides the following: “If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.”

Note: If you should request a copy of the document referred to above, California Law requires that a county recorder, title insurance company, escrow company, real Estate broker, real Estate agent, or association that provides a copy of a declaration, governing document, or deed to any person shall place a cover Page over, or stamp on the first Page of the previously recorded document or documents a statement, in at least 14-point boldface type, relating to unlawful restrictions.

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or Deed of Trust made in good faith and for value.

MATTERS AFFECTING PARCELS 5, 6, 7 AND 8:

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72C165 Commitment for Title Insurance (Adopted 6-17-06 Revised 08-01-2016)

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

19. Easements for ingress and egress, pipelines, drainage and/or public utilities and incidental purposes thereto over, under, along and across the easement parcel(s) herein described, as granted and/or reserved in various deeds of record
- Affects: Easement Parcels 8B and 8C
20. An easement for the purpose shown below and rights incidental thereto as reserved in a document.
- Purpose: water rights and development of water and necessary access
Recorded: in Book 552, page 38 of Deeds
Affects: Parcels 6, 7 and 8
21. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To: R. D. Middleton
Purpose: easements or rights of way as now may exist
Recorded: in Book 609, page 321 of Deeds
Affects: Parcels 6, 7 and 8
22. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To: Title Insurance and Trust Company
Purpose: irrigation purposes and for all pipes and telegraph and telephone and power lines and cables and pipe lines and mains, pipes for sewers, water, oil and road
Recorded: in Book 676, page 132 of Deeds
Affects: Parcels 5, 6, 7 and 8
23. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To: Southern Sierras Power Company
Purpose: public utilities, ingress, egress
Recorded: in Book 1301, page 433 of Deeds
Affects: Parcels 6 and 7
24. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To: San Diego Gas and Electric Company
Purpose: public utilities, ingress, egress
Recorded: January 30, 1934 in Book 260, page 453 of Official Records
Affects: Parcels 5 and 8
25. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To: San Diego Consolidated Gas and Electric Company
Purpose: public utilities, ingress, egress

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

Recorded: in Book 374, page 3 of Official Records
Affects: Parcels 6 and 7

26. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To: Nevada California Electric
Purpose: public utilities, ingress, egress
Recorded: in Book 731, page 371 of Official Records
Affects: Parcels 6 and 7

27. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To: The County of San Diego
Purpose: County Highway
Recorded: August 10, 1949 as Instrument No. 71577 in Book 3283, page 298 of Official Records
Affects: Parcel 5

Said instrument additionally contains the privilege and right to extend drainage structures and excavation and embankment slopes beyond the limits where required for the construction and maintenance thereof

28. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To: County of San Diego
Purpose: Public Road (R.S. 1178)
Recorded: August 10, 1949 in Book 3283, page 306 of Official Records
Affects: Parcels 6 and 7

Said instrument additionally contains the privilege and right to extend drainage structures and excavation and embankment slopes beyond the limits where required for the construction and maintenance thereof

29. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To: Joe F. Kresser, Sr., et ux
Purpose: an easement for water pipeline
Recorded: April 4, 1958 as Instrument No. 54108 of Official Records
Affects: Parcel 8

30. Covenants, conditions and restrictions ("but omitting, except to the extent that said covenant or restriction is controlled or permitted by any applicable federal or state law, any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, medical condition, national origin, source of income, or ancestry" as set forth in the document

Recorded: April 4, 1958 in Book 54108 of Official Records

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

Note: Section 12956.1 of the government code provides the following: "If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

Note: If you should request a copy of the document referred to above, California Law requires that a county recorder, title insurance company, escrow company, real Estate broker, real Estate agent, or association that provides a copy of a declaration, governing document, or deed to any person shall place a cover Page over, or stamp on the first Page of the previously recorded document or documents a statement, in at least 14-point boldface type, relating to unlawful restrictions.

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or Deed of Trust made in good faith and for value.

Affects Parcel 8

31. Covenants, conditions and restrictions ("but omitting, except to the extent that said covenant or restriction is controlled or permitted by any applicable federal or state law, any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, medical condition, national origin, source of income, or ancestry" as set forth in the document

Recorded: July 7, 1960 as Instrument No. 137059 of Official Records

Note: Section 12956.1 of the government code provides the following: "If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

Note: If you should request a copy of the document referred to above, California Law requires that a county recorder, title insurance company, escrow company, real Estate broker, real Estate agent, or association that provides a copy of a declaration, governing document, or deed to any person shall place a cover Page over, or stamp on the first Page of the previously recorded document or documents a statement, in at least 14-point boldface type, relating to unlawful restrictions.

Affects Parcel 5

32. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To: Joe F. Kresser, Sr. and Ivy B. Kresser, husband and wife

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

Purpose: road
Recorded: June 6, 1961 as Instrument No. 96943 of Official Records
Affects: Parcel 8

33. Covenants, conditions and restrictions (“but omitting, except to the extent that said covenant or restriction is controlled or permitted by any applicable federal or state law, any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, medical condition, national origin, source of income, or ancestry” as set forth in the document

Recorded: April 4, 1963 in Book 1963 as Instrument No. 57348 of Official Records

Note: Section 12956.1 of the government code provides the following: “If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.”

Note: If you should request a copy of the document referred to above, California Law requires that a county recorder, title insurance company, escrow company, real Estate broker, real Estate agent, or association that provides a copy of a declaration, governing document, or deed to any person shall place a cover Page over, or stamp on the first Page of the previously recorded document or documents a statement, in at least 14-point boldface type, relating to unlawful restrictions.

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or Deed of Trust made in good faith and for value.

Affects Parcels 6 and 7

34. The following recital contained in a deed from Clyde R. Schick and Sara M. Schick, husband and wife to Raymond C. Mills and Rosalie Mills, recorded April 16, 1969 as Instrument No. 65092 of Official Records.

“Buyer shall not raise livestock of any kind on subject property”.

Affects Parcel 8

35. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To: San Diego Gas and Electric Company
Purpose: public utilities, ingress, egress
Recorded: October 2, 1972 as Instrument No. 264035 of Official Records
Affects: Parcels 6 and 7

36. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

Granted To: Raymond C. Mills and Rosalie Mills
Purpose: road, sewer, water, gas, power, telephone lines and pipelines
Recorded: December 19, 1974 as Instrument No. 74-328648 of Official Records
Affects: Parcel 8

37. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To: San Diego Gas and Electric Company
Purpose: public utilities, ingress, egress
Recorded: January 22, 1975 as Instrument No. 75-190035 of Official Records
Affects: Parcels 6 and 7

38. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To: Antonio Campus and Imelda Campus, husband and wife
Purpose: road, sewer, water, gas, power, telephone lines and pipeline
Recorded: October 7, 1983 as Instrument No. 83-360660 of Official Records
Affects: Parcel 8

MATTERS AFFECTING PARCEL 9:

39. Easements for ingress and egress, pipelines, drainage and/or public utilities and incidental purposes thereto over, under, along and across the easement parcel(s) herein described, as granted and/or reserved in various deeds of record

Affects: Easement Parcel 9B

40. Those certain riparian rights belonging to or appertaining to the land and enjoyed by the said land by reason of the flow of the San Luis Rey River from its source thereover and thereon which may or will be affected or changed by reason of the construction of a dam and reservoir on said San Luis River near the western boundary of said Warner's Ranch or by any use or disposition of water therein to be impounded and from thence to be distributed. the intent of said reservation and exception being that said dam and said reservoir may be constructed on said Warner's Ranch and the waters of said river thereby impounded and disposed of, so far as the said dam and reservoir and said use of such impounded waters may/or will interfere with such riparian rights as reserved by Charles Forman and Mary A. Forman, his wife in deed recorded February 29, 1912 in Book 552, page 38 of Deeds.

41. An easement for the purpose shown below and rights incidental thereto as reserved in a document.

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

Purpose: A right of way and the right to the privileges and easements, through, under and to the herein described property necessary for irrigation purposes, required for the irrigation of Pauma Rancho and for all pipes, etc. suitable thereto; also for telegraph and telephone and power lines and cables and for pipe lines and mains, pipes for sewers, water, oil, etc.
 Recorded: February 23, 1915 in Book 676, page 132 of Deeds
 Affects: The exact location and extent of said easement is not disclosed of record

42. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To: Andrew W. McGee and Inez McGee, husband and wife, as joint tenants
 Purpose: ingress and egress for road purposes
 Recorded: August 7, 1947 as Instrument No. 81412 of Official Records
 Affects: The route thereof affects a portion of said land and is more fully described in said document.

43. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To: San Diego Gas and Electric Company
 Purpose: public utilities, ingress, egress
 Recorded: June 25, 1958 in Book 7138, page 424 of Official Records
 Affects: The route thereof affects a portion of said land and is more fully described in said document.

44. An easement for the purpose shown below and rights incidental thereto as reserved in a document.

Purpose: road, sewer, water, gas, power and telephone lines, television cable and appurtenances thereto
 Recorded: October 14, 1969 as Instrument No. 188495 of Official Records
 Affects: The route thereof affects a portion of said land and is more fully described in said document.

MATTERS AFFECTING PARCEL 10:

45. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To: San Diego County
 Purpose: right-of-way
 Recorded: in Book 257, page 309 of Deeds
 Affects: The exact location and extent of said easement is not disclosed of record

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

46. Those certain riparian rights belonging to or appertaining to the land and enjoyed by the said land by reason of the flow of the San Luis Rey River CA-FWDO-TEA-72-72067-1-07-Sandie-438-078001976 from its sources thereover and thereon which may or will be affected or changed by reason of the construction of a dam and reservoir on said San Luis River near the western boundary of said Warner's Ranch by any use or disposition of water therein to be impounded and from thence to be distributed. the intent of said reservation and exception being that said dam and said reservoir may be constructed on said Warner's Ranch and the waters of said river thereby impounded and disposed of so far as the said dam and reservoir and said use of such impounded waters may or will interfere with such riparian rights as reserved by Charles Forman and Mary A. Forman, his wife, in deed recorded February 29, 1912 in Book 552, page 38 of deeds.
47. An easement for the purpose shown below and rights incidental thereto as reserved in a document.
- Purpose: Irrigation purposes, required for the irrigation of Pauma Rancho and for all pipes, etc. suitable thereto; also for telegraph and telephone and power lines and cables for pipelines and mains, pipes for sewers, water, oil, etc.
- Recorded: February 23, 1915 in Book 676, page 132 of Deeds
- Affects: The exact location and extent of said easement is not disclosed of record
48. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To: The Southern Sierras Power Company
- Purpose: telephone poles with wires and fixtures thereon necessary for the purposes of said power company, and to clear, grade and keep same free from brush and wood growth to such a width as may be necessary for protection from fire
- Recorded: August 9, 1924 in Book 1024, page 351 of Deeds
- Affects: The route thereof affects a portion of said land and is more fully described in said document.
49. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To: Andrew W. McGee and Inez McGee, husband and wife, as joint tenants
- Purpose: ingress and egress for road
- Recorded: August 7, 1947 as Instrument No. 81412 of Official Records
- Affects: The route thereof affects a portion of said land and is more fully described in said document.
50. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To: San Diego Gas and Electric Company
- Purpose: public utilities, ingress, egress
- Recorded: June 25, 1958 in Book 7138, page 424 of Official Records
- Affects: The route thereof affects a portion of said land and is more fully described in said document.

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

51. An easement for the purpose shown below and rights incidental thereto as reserved in a document.
- Purpose:.. road, sewer, water, gas, power and telephone lines, television cable and appurtenances thereto
Recorded:.. October 14, 1969 as Instrument No. 188494 of Official Records
Affects:.. The route thereof affects a portion of said land and is more fully described in said document.
52. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:.. Franklin V. Bose and Bertha J. Bose, husband and wife, as joint tenants
Purpose:.. road, sewer, water, gas, power and telephone lines, television cable and appurtenances thereto
Recorded:.. October 14, 1969 as Instrument No. 188495 of Official Records
Affects:.. The exact location and extent of said easement is not disclosed of record
53. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:.. State of California
Purpose:.. highway purposes
Recorded:.. January 9, 1970 as Instrument No. 3988 of Official Records
Affects:.. The route thereof affects a portion of said land and is more fully described in said document.
54. An easement for the purpose shown below and rights incidental thereto as reserved in a document.
- Purpose:.. the right to install, replace, repair, remove and maintain irrigation pipelines transversely under the state highway
Recorded:.. January 9, 1970 as Instrument No. 70-3988 of Official Records
Affects:.. The exact location and extent of said easement is not disclosed of record
55. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To:.. San Diego Gas and Electric Company
Purpose:.. public utilities, ingress, egress
Recorded:.. February 3, 1970 as Instrument No. 20163 of Official Records
Affects:.. The route thereof affects a portion of said land and is more fully described in said document.

MATTERS AFFECTING PARCEL 11:

56. An easement for the purpose shown below and rights incidental thereto as reserved in a document.

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

- Purpose: the right to build a dam on that certain property in said county, known as Warner's Ranch, to impound waters of the water shed of the San Luis Rey River and to convey said water and all other uses as more fully described
- Recorded: February 29, 1912 in Book 552, page 38 of Deeds
- Affects: The exact location and extent of said easement is not disclosed of record
57. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To: R. D. Middleton
- Purpose: as therein described
- Recorded: May 10, 1913 in Book 609, page 321 of Deeds
- Affects: The exact location and extent of said easement is not disclosed of record
58. An easement for the purpose shown below and rights incidental thereto as reserved in a document.
- Purpose: Public road
- Recorded: February 23, 1915 in Book 676, page 132 of Deeds
- Affects: The route thereof affects a portion of said land and is more fully described in said document.
59. An easement for the purpose shown below and rights incidental thereto as reserved in a document.
- Purpose: irrigation purposes required for the irrigation of the Pauma Rancho, and for all pipes, etc., suitable thereof, also for telephone and telegraph and power lines and cables and for pipelines and mains, pipes for sewers, water, oil, etc.
- Recorded: February 23, 1915 in Book 676, page 132 of Deeds
- Affects: The exact location and extent of said easement is not disclosed of record
60. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To: The Southern Sierras Power Company
- Purpose: public utilities, ingress, egress
- Recorded: August 5, 1924 in Book 1027, page 84 of Deeds
- Affects: The route thereof affects a portion of said land and is more fully described in said document.
61. A document subject to all the terms, provisions and conditions therein contained.
- Entitled: An Agreement
- Recorded: September 12, 1933 in Book 236, page 166 of Official Records
- Reference is hereby made to said document for full particulars.
62. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

Granted To: San Diego Gas and Electric Company
Purpose: public utilities, ingress, egress
Recorded: January 30, 1934 in Book 260, page 453 of Official Records
Affects: The route thereof affects a portion of said land and is more fully described in said document.

63. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To: The County of San Diego
Purpose: Public road (R.S. 1178)
Recorded: September 15, 1949 in Book 3319, page 37 of Official Records
Affects: The route thereof affects a portion of said land and is more fully described in said document.

Said instrument additionally contains the privilege and right to extend drainage structures and excavation and embankment slopes beyond the limits where required for the construction and maintenance thereof

64. The following recital contained in deed from Stephen L. Ford, a widower, to Eugene M. Vinograd, an unmarried man, recorded September 2, 1954:

The grantees, in accepting this conveyance, covenant and agree and do hereby assume liability of performance of an agreement between the shareholders of the Pauma Valley Water Company and the Farmers Home Administration and as such grantee and as a stockholder of 4-3/4 shares in said Pauma Valley Water Company, agree to include in any deed or other instrument affecting the above described real estate, with the exception of leases, mortgages and deeds of trust, which purport to convey all or any part of the land above described to which their 4-3/4 shares are appurtenant, a clause which shall provide that the grantees or transferee covenants to assume the contractual obligations of the share holder hereunder and to include a like clause in any such deed or other instrument which said grantee or transferee may execute.

65. The following recital contained in deed recorded June 23, 1964 as file no. 112413:

Until loans from the government have been fully paid, each stockholder agrees to include in any deed or other instrument with the exception of leases, mortgages and deeds of trust, which purports to convey all or any part of the land to which his shares are appurtenant, a clause which shall provide that the grantee or transferee covenants to assume the contractual obligation of the shareholder hereunder and to include a like clause in any such deed or other instrument which said grantee or transferee may execute.

66. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To: San Diego Gas and Electric Company
Purpose: public utilities, ingress, egress
Recorded: August 2, 1989 as Instrument No. 89-409491 of Official Records
Affects: The route thereof affects a portion of said land and is more fully described in said document.

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

67. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To.: State of California
Purpose.: highway easement
Recorded.: March 10, 2011 as Instrument No. 2011-0130819 of Official Records
Affects.: The route thereof affects a portion of said land and is more fully described in said document.

Highway Easement Deed Correctory Deed

Recording Date: March 03, 2017
Recording No.: 2017-0100461 of Official Records

MATTERS AFFECTING ALL PARCELS:

68. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching to the subsequent effective date hereof but prior to the date the proposed Insured acquires of records for value the estate or interest or mortgage thereon covered by this Commitment.

END OF SCHEDULE B, PART II – EXCEPTIONS

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SCHEDULE B

PART II – EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
2. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
4. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
5. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.
6. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

Tax Identification No.:	131-080-15-00
Fiscal Year:	2018-2019
1st Installment:	\$1,452.99, DELINQUENT (Delinquent after December 10)
Penalty:	\$145.29
2nd Installment:	\$1,452.99, OPEN (Delinquent after April 10)
Penalty and Cost:	\$155.29
Homeowners Exemption:	\$0.00
Code Area:	94147

7. Said property has been declared tax defaulted for non-payment of delinquent taxes for the fiscal year 2015-2019.

APN No.: 131-080-15-00

Amounts to redeem for the above-stated fiscal year (and subsequent years if any) are:

Amount:	\$11,882.08, by March 31, 2019
Amount:	\$12,007.56, by April 30, 2019

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72C165 Commitment for Title Insurance (Adopted 6-17-06 Revised 08-01-2016)

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Page 4

AMERICAN
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ASSOCIATION



SCHEDULE B
PART II – EXCEPTIONS
(Continued)

8. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
9. Easement(s) or right(s) of way for the purpose(s) shown below and rights incidental thereto, as granted and/or reserved in various deeds of record:
- Purpose: Ingress and egress, pipelines, drainage and/or public utilities and incidental purposes thereto over, under, along and across the easement parcel(s) herein described
- Affects: Easement Parcel 2
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: as stated therein
- Recording Date: February 18, 1912
- Recording No: Book 552, page 38 of Deeds
- Affects: The exact location and extent of said easement is not disclosed of record
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: such easements or rights of way as now may exist
- Recording Date: May 10, 1913
- Recording No: Book 609, page 321 of Deeds
- Affects: The exact location and extent of said easement is not disclosed of record
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: public road
- Recording Date: February 23, 1915
- Recording No: Book 676, page 132 of Deeds
- Affects: the Northwesterly 20 feet
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: as stated therein
- Recording No: Book 676, page 132 of Deeds
- Affects: The exact location and extent of said easement is not disclosed of record

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: San Diego Consolidated Gas & Electric Company
Purpose: public utilities, ingress, egress
Recording Date: January 30, 1934
Recording No: Book 260, page 453 of Official Records
Affects: The route thereof affects a portion of said land and is more fully described in said document.

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of California
Purpose: public highway
Recording Date: August 10, 1949
Recording No: Book 3283, page 298 of Official Records
Affects: Road Survey No. 1178

Said instrument additionally contains the privilege and right to extend structures and excavation and embankment slopes beyond the limits where required for the construction and maintenance thereof.

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Joe F. Kresser, Sr. and Ivy B. Kresser
Purpose: pipeline for water
Recording Date: April 4, 1958
Recording No: Book 7024, page 241 of Official Records
Affects: The route thereof affects a portion of said land and is more fully described in said document.

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Joe F. Kresser, Sr. and Ivy B. Kresser, husband and wife
Purpose: ingress and egress
Recording Date: June 6, 1961
Recording No: 96943 of Official Records
Affects: The route thereof affects a portion of said land and is more fully described in said document.

18. Easement for ingress and egress for pipeline

Recording Date: April 16, 1969
Recording No.: 65091 of Official Records

Reference is hereby made to said document for full particulars.

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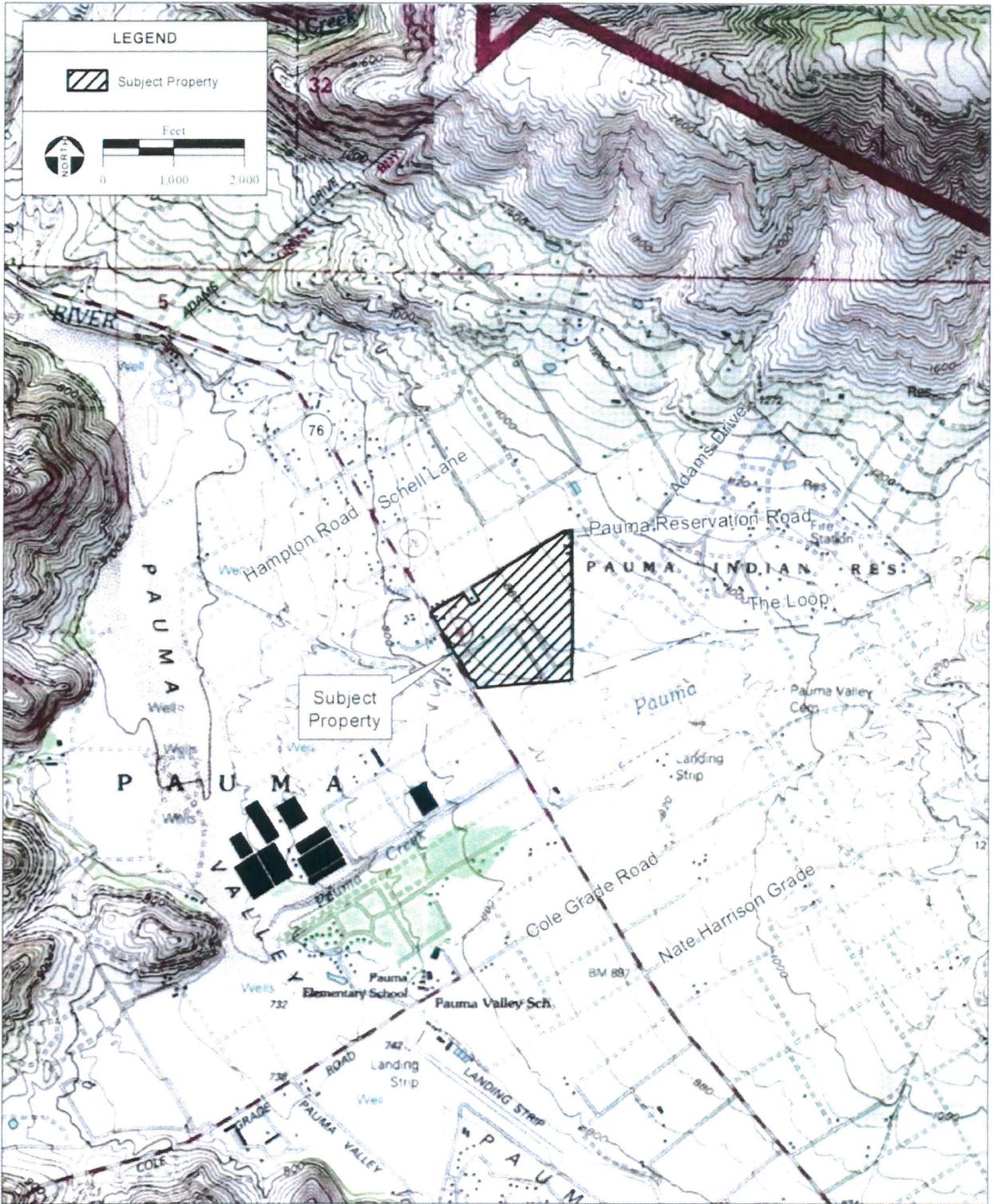
SCHEDULE B
PART II – EXCEPTIONS
(Continued)

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Raymond C. Mills and Rosalie Mills
Purpose: road, sewer, water, gas, power and telephone lines
Recording Date: April 16, 1969
Recording No: 65092 of Official Records
Affects: The route thereof affects a portion of said land and is more fully described in said document.
20. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching to the subsequent effective date hereof but prior to the date the proposed Insured acquires of records for value the estate or interest or mortgage thereon covered by this Commitment.

END OF SCHEDULE B, PART II – EXCEPTIONS

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SOURCE: "Paia, CA" & "Boucher Hill, CA" USGS 7.5 Minute Topographic Quadrangles
 T10S, R1W, Unsectioned Area of Pauma, San Bernardino Baseline & Meridian, AFS, 2011

Pauma 62-acre Fee-to-Trust EO 211309 ■

Figure 1-2
 Site and Vicinity



SOURCE: ESRI Server Data, 2011; AFS, 2011

Pauma 65 acre Fee-to-Trust FO - 211501 ■

Figure 1-1
Regional Location

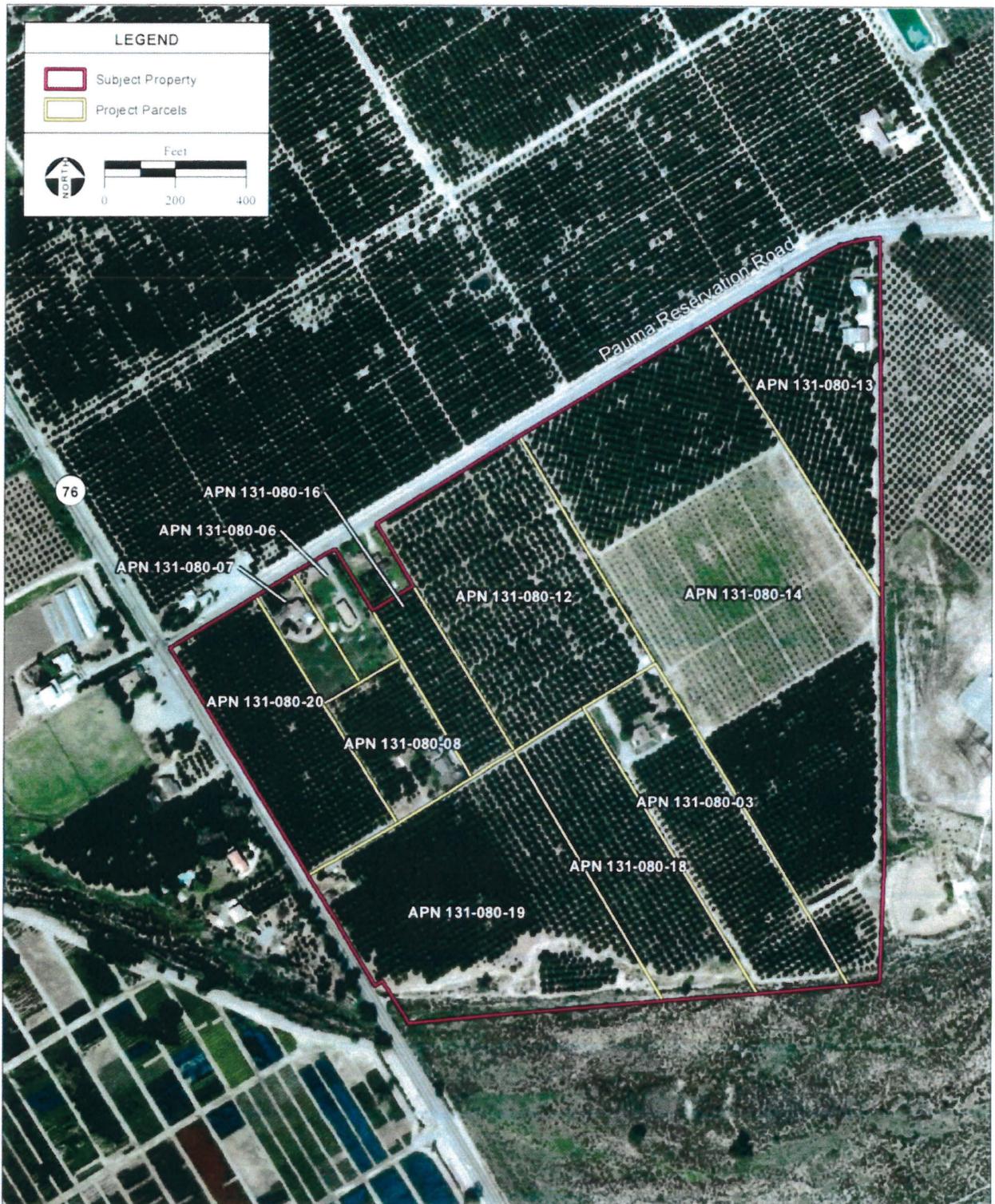


Figure 1-3
Aerial Photograph