



IN REPLY REFER TO:  
Fee-to-Trust

## United States Department of the Interior

BUREAU OF INDIAN AFFAIRS  
Pacific Regional Office  
2800 Cottage Way, Rm. 2820  
Sacramento, California 95825

Governor's Office of Planning & Research

AUG 30 2019

SEP 05 2019

STATE CLEARINGHOUSE

CERTIFIED MAIL – RETURN RECEIPT REQUESTED – 7019 0140 0000 7335 9023

California State Clearinghouse  
Office of Planning and Research  
P.O. Box 3044  
Sacramento, California 95812-3044

Gentlemen:

Enclosed for your appropriate distribution are ten copies of our notice of an application seeking acceptance of title to real property “in trust” for the Pauma Band of Luiseno Mission Indians of the Pauma & Yuima Reservation, California. Said notice is issued pursuant to the Code of Federal Regulations, Title 25, INDIANS, Part 151.10.

Sincerely,

Regional Director

Enclosures



IN REPLY REFER TO:  
Fee-to-Trust

# United States Department of the Interior

BUREAU OF INDIAN AFFAIRS  
Pacific Regional Office  
2800 Cottage Way, Rm. 2820  
Sacramento, California 95825

AUG 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



# United States Department of the Interior

BUREAU OF INDIAN AFFAIRS  
Pacific Regional Office  
2800 Cottage Way, Rm. 2820  
Sacramento, California 95825

AUG 30 2019

IN REPLY REFER TO:  
Fee-to-Trust

## Notice of (Non-Gaming) Land Acquisition Application

**We are reissuing this notice to attach the legal description, current use, and update the Assessor Parcel Numbers from the previous notice dated May 30, 2019.**

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 of the Pauma & Yuima Reservation, California (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 the Pauma & Yuima Reservation, California

### **Legal Land Description/Site Location:**

SEE ATTACHED EXHIBIT A

**Project Description/Proposed Land Use:**

The subject property consists of twelve parcels totaling 67.19 acres, more or less, commonly referred as the Lyall Property and Assessor's Parcel Numbers 131-080-03-00, 131-080-06-00, 131-080-07-00, 131-080-08-00, 131-080-12-00, 131-080-13-00, 131-080-14-00, 131-080-15-00, 131-080-16-00, 131-080-18-00, 131-080-19-00, and 131-080-20-00. The subject property is contiguous to Pauma & Yuima Reservation.

The subject property is currently being used primarily for agricultural purposes. Since acquiring the property, the Tribe has removed two houses (by permit) and some diseased citrus trees on subject property. Also, the Tribe is storing free dirt and spreading throughout the Tribes extensive groves and residential lots. The Tribe will continue to use the property for agricultural and residential purposes and has no foreseeable plans for any changes in use.

**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: 131-080-15-00	\$ 2,905.98
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>

**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.

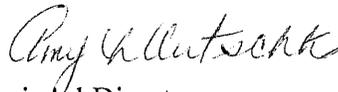
This notice does not constitute, or replace, a notice that might be issued for the purpose of compliance with the National Environmental Policy Act of 1969.

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 Wolfin, 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 9023  
Office Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

Senior Advisor for Tribal Negotiations – 7019 0140 0000 7335 9030  
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 9047  
State of California  
Department of Justice  
P.O. Box 944255  
Sacramento, CA 94244-2550

U.S. Senator Dianne Feinstein – 7019 0140 0000 7335 9054  
331 Hart Senate Office Building  
Washington, DC 20510

U.S. House of Representatives – 7019 0140 0000 7335 9061  
50<sup>th</sup> District  
1611 N. Magnolia Ave., Suite 310  
El Cajon, CA 92020

San Diego County Assessor – 7019 0140 0000 7335 9078  
1600 Pacific Highway, Suite 103  
San Diego, CA 92101

San Diego Treasurer & Tax Collector – 7019 0140 0000 7335 9085  
1600 Pacific Highway, Suite 162  
San Diego, CA 92101-2480

County of San Diego – 7019 0140 0000 7335 9092  
Board of Supervisors  
1600 Pacific Highway, Room 335  
San Diego, CA 92101

San Diego County Sheriff's Department – 7019 0140 0000 7335 9108  
John F. Duffy Admin. Center  
P.O. Box 939062  
San Diego, CA 92193-9062

San Diego County – 7019 0140 0000 7335 9115  
Department of Public Works  
5510 Overland Ave., Suite 410  
San Diego, CA 92123

San Diego County – 7019 0140 0000 7335 9122  
Department of Planning and Development  
5510 Overland Ave., Suite 110  
San Diego, CA 92123

Chairperson – 7019 0140 0000 7335 9139  
Barona Group of Capitan Grande Band of Mission Indians  
1095 Barona Road  
Lakeside, CA 92040

Chairperson – 7019 0140 0000 7335 9146  
Campo Band of Mission Indians  
36190 Church Rd., Suite 1  
Campo, CA 91906

Chairperson – 7019 0140 0000 7335 9153  
Ewiiapaayp Band of Kumeyaay Indians  
4054 Willows Road  
Alpine, CA 91901

Chairperson – 7019 0140 0000 7335 9160  
Jamul Indian Village  
P.O. Box 612  
Jamul, CA 91935

Chairperson – 7019 0140 0000 7335 9177  
La Jolla Band of Luiseno Indians  
22000 Highway 76  
Pauma Valley, CA 92061

Chairperson 7019 0140 0000 7335 9184  
La Posta Band of Mission Indians  
8 Crestwood Road  
Boulevard, CA 91905

Spokesperson – 7019 0140 0000 7335 9191  
Los Coyotes Band of Cahuilla & Cupeno Indians  
P.O. Box 189  
Warner Springs, CA 92086

Chairperson – 7019 0140 0000 7335 9207  
Manzanita Band of Mission Indians  
P.O. Box 1302  
Boulevard, CA 91905

Chairperson – 7019 0140 0000 7335 9214  
Mesa Grande Band of Mission Indians  
P.O. Box 270  
Santa Ysabel, CA 92070

Chairperson – 7019 0140 0000 7335 9221  
Pala Band of Mission Indians  
35008 Pala Temecula Road  
PMB - 50  
Pala, CA 92059

Chairperson – 7019 0140 0000 7335 9016  
Pauma Band of Mission Indians  
P. O. Box 369  
Pauma Valley, CA 92061

Chairperson – 7019 0140 0000 7335 9238  
Pechanga Band of Luiseno Mission Indians  
12705 Pechanga Rd.  
Temecula, CA 92592

Chairperson - 7019 0140 0000 7335 9245  
Rincon Band of Mission Indians  
1 Government Center Lane  
Valley Center, CA 92082

Spokesperson – 7019 0140 0000 7335 9252  
San Pasqual Band of Mission Indians  
P.O. Box 365  
Valley Center, CA 92082

Chairperson – 7019 0140 0000 7335 9269  
IIPAY Nation of Santa Ysabel  
P.O. Box 130  
Santa Ysabel, CA 92070

Chairperson – 7019 0140 0000 7335 9276  
Sycuan Band  
1 Kwaapaay Court  
El Cajon, CA 92019

Chairperson – 7019 0140 0000 7335 9283  
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

EXHIBIT A

The land referred to herein is situated in the State of California, County of San Diego, and is described as follows:

PARCEL 1A: APN 131-080-03

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

ALL THAT PORTION OF THE PAUMA RANCHO, ACCORDING TO MAP THEREOF ATTACHED TO THE RECORD OF THE PATENT IN [BOOK 1, PAGE 67](#) OF PATENTS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY PROPERTY LINE OF THE COUNTY HIGHWAY, DISTANT 50 FEET NORTH 58° 15' EAST FROM THE NORTHEASTERLY LINE OF LOT 1, BLOCK 1, RIVER TRACT NO. 1, AS PER MAP NO. [1451](#), RECORDED IN BOOK 31, RECORDS OF SAN DIEGO COUNTY; SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF LAND CONVEYED TO THOMAS D. BROWN, BY DEED RECORDED IN DEED BOOK 701, PAGE 51 ET SEQ; RECORDS OF SAN DIEGO COUNTY; THENCE FROM SAID POINT OF BEGINNING NORTH 58° 15' EAST 1157.28 FEET TO A STAKE IN THE SOUTHWESTERLY LINE OF LAND CONVEYED TO LEWIS BRUCE BY DEED DATED NOVEMBER 24, 1951, RECORDED DECEMBER 23, 1915, IN [BOOK 695, PAGE 234](#) OF DEEDS, IN THE COUNTY RECORDER'S OFFICE; THENCE SOUTH 31° 45' EAST ALONG THE SOUTHWESTERLY LINE OF LAND SO CONVEYED TO LEWIS BRUCE 15.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF BRUCE'S LAND, SOUTH 31° 45' EAST 1032.45 FEET; THENCE SOUTH 84° 53' WEST 249.52 FEET; THENCE NORTH 31° 45' WEST 920.61 FEET TO INTERSECTION WITH A LINE BEARING SOUTH 58° 15' WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 58° 15' EAST 223.04 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 1B:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS AND FOR ROAD PURPOSES OVER THAT PORTION OF SAID PAUMA RANCHO LYING WITHIN A STRIP OF LAND 20 FEET WIDE, LYING SOUTHEASTERLY OF AND ADJACENT TO A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEAST LINE OF THE COUNTY HIGHWAY ABOVE MENTIONED, DISTANT THEREON 15.0 FEET SOUTHEASTERLY FROM THE MOST SOUTHERLY CORNER OF THE LAND CONVEYED TO SAID THOMAS D. BROWN, BY DEED RECORDED IN [BOOK 701, PAGE 1](#) OF DEEDS, THENCE NORTH 58° 15' EAST 934.24 FEET TO THE MOST WESTERLY CORNER OF THE PROPERTY FIRST ABOVE DESCRIBED.

PARCEL 2: APN 131-080-06

THAT PORTION OF THE PAUMA RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ATTACHED TO THE RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY PROPERTY LINE OF THE COUNTY HIGHWAY NORTH 58° 15' EAST FROM THE MOST NORTHERLY CORNER OF LOT 4, BLOCK 2 OF RIVER TRACT NO. 1, AS PER MAP NO. [1451](#), RECORDS OF SAN DIEGO COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID COUNTY HIGHWAY; SOUTH 31° 45' EAST 767.80 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO STEPHEN L. FORD, RECORDED IN [BOOK 2173, PAGE 226](#) OF OFFICIAL RECORDS; THENCE NORTH 58° 15' EAST ALONG THE SOUTHEAST LINE OF SAID LAND DESCRIBED IN SAID DEED TO FORD, 1157.28 FEET TO THE MOST EASTERLY CORNER OF LAND DESCRIBED IN DEED TO CLYDE R. SCHICK, ET UX, RECORDED IN [BOOK 2279, PAGE 164](#) OF OFFICIAL RECORDS; THENCE NORTH 31° 45' WEST 767.80 FEET TO THE MOST NORTHERLY CORNER OF LAND DESCRIBED IN THE DEED TO STEPHEN L. FORD, ET UX, RECORDED IN [BOOK 312, PAGE 387](#) OF OFFICIAL RECORDS; THENCE SOUTH 58° 15' WEST ALONG THE NORTHWEST LINE OF SAID LAND DESCRIBED IN SAID DEED TO FORD, RECORDED IN [BOOK 312, PAGE 387](#) OF OFFICIAL RECORDS, A DISTANCE OF 629.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 58° 15' WEST 116.24 FEET; THENCE SOUTH 31° 45' EAST 374.76 FEET; THENCE NORTH 58° 15' EAST, 116.24 FEET; THENCE NORTH 31° 45' WEST 374.76 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3: APN 131-080-07

THAT PORTION OF THE PAUMA RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ATTACHED TO THE RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY PROPERTY LINE OF THE COUNTY HIGHWAY NORTH 58 DEGREES 15 MINUTES EAST FROM THE MOST NORTHERLY CORNER OF LOT 4, BLOCK 2 OF RIVER TRACT NO. 1, AS PER MAP NO. [1451](#), RECORDS OF SAN DIEGO COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID COUNTY HIGHWAY, SOUTH 31 DEGREES 45 MINUTES EAST 767.80 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO STEPHEN L. FORD, RECORDED IN [BOOK 2173, PAGE 226](#) OF OFFICIAL RECORDS; THENCE NORTH 58 DEGREES 15 MINUTES EAST ALONG THE SOUTHEAST LINE OF SAID LAND DESCRIBED IN SAID DEED TO FORD, 1157.28 FEET TO THE MOST EASTERLY CORNER OF LAND DESCRIBED IN DEED TO CLYDE R. SCHICK, ET UX, RECORDED IN [BOOK 2279, PAGE 164](#), OF OFFICIAL RECORDS; THENCE NORTH 31 DEGREES 45 MINUTES WEST 767.80 FEET TO THE MOST NORTHERLY CORNER OF LAND DESCRIBED IN THE DEED TO STEPHEN L. FORD, ET UX, RECORDED IN [BOOK 312, PAGE 387](#) OF OFFICIAL RECORDS; THENCE SOUTH 58 DEGREES 15 MINUTES WEST ALONG THE NORTHWEST LINE OF SAID LAND DESCRIBED IN SAID DEED TO FORD, RECORDED IN [BOOK 312, PAGE 387](#), OF OFFICIAL RECORDS, A DISTANCE OF 862.31 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING NORTH 58° 15' EAST 116.23 FEET; THENCE SOUTH 31° 45' EAST 374.76 FEET; THENCE SOUTH 58° 15' WEST 116.23 FEET TO A LINE WHICH BEARS SOUTH 31° 45' EAST FROM THE TRUE POINT OF BEGINNING; NORTH 31° 45' WEST 374.76 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4A: APN 131-080-08

THAT PORTION OF THE PAUMA RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ATTACHED TO THE RECORDS OF THE PATENTS IN [BOOK 1, PAGE 67](#) OF PATENTS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY PROPERTY LINE OF THE COUNTY HIGHWAY, NORTH 58° 15' EAST FROM THE MOST NORTHERLY CORNER OF LOT 4 IN BLOCK 2 OF RIVER TRACT NO. 1, AS PER MAP NO. [1451](#), RECORDS OF SAN DIEGO COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID COUNTY HIGHWAY, SOUTH 31° 45' EAST 767.80 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO STEPHEN L. FORD, RECORDED IN [BOOK 2173, PAGE 226](#) OF OFFICIAL RECORDS; THENCE NORTH 58° 15' EAST ALONG THE SOUTHEAST LINE OF SAID LAND DESCRIBED IN SAID DEED TO FORD, 294.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 58° 15' 15" EAST, 232.47 FEET TO A POINT IN THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO ANTHONY J. SMITH, ET UX, RECORDED JUNE 18, 1957 IN [BOOK 6626, PAGE 64](#) OF OFFICIAL RECORDS; THENCE ALONG SAID PROLONGATION NORTH 31° 45' WEST 393.04 FEET TO THE MOST EASTERLY CORNER OF SAID LAND; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LAND AND THE SOUTHWESTERLY PROLONGATION THEREOF SOUTH 58° 15' WEST 232.47 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO PARK E. SMITH, ET AL, RECORDED JUNE 25, 1957 IN [BOOK 6635, PAGE 63](#) OF OFFICIAL RECORDS; THENCE SOUTH 31° 45' EAST 393.04 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4B:

AN EASEMENT AND RIGHT OF WAY FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AND APPURTENANCES THERETO OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 20.00 FEET IN WIDTH, THE SOUTHWESTERLY LINE OF SAID 20.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY PROPERTY LINE OF THE COUNTY HIGHWAY, NORTH 58° 15' EAST FROM THE MOST NORTHERLY CORNER OF LOT 4 IN BLOCK 2 OF RIVER TRACT NO. 1, AS PER MAP NO. [1451](#), RECORDS OF SAN DIEGO COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID COUNTY HIGHWAY SOUTH 31° 45' EAST 767.80 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO STEPHEN L. FORD, RECORDED IN [BOOK 2173, PAGE 226](#) OF OFFICIAL RECORDS; THENCE NORTH 58° 15' EAST ALONG THE SOUTHEAST LINE OF SAID LAND DESCRIBED IN SAID DEED TO FORD, 527.44 FEET TO A POINT IN THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO ANTHONY J. SMITH, ET UX, RECORDED JUNE 15, 1957 IN [BOOK 6626, PAGE 64](#) OF OFFICIAL RECORDS; THENCE ALONG SAID PROLONGATION NORTH 31° 45' WEST, AND SAID NORTHEASTERLY LINE 363.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 31° 45' 00" WEST 404.76 FEET.

PARCEL 4C:

AN EASEMENT FOR PIPELINE PURPOSES OVER, UNDER, ALONG AND ACROSS THE SOUTHWESTERLY 5.00 FEET OF PARCEL 2 ABOVE.

PARCEL 5: APN 131-080-12

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

ALL THAT PORTION OF THE PAUMA RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ATTACHED TO THE RECORD OF THE PATENTS IN [BOOK 1, PAGE 67](#) OF PATENTS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY PROPERTY LINE OF THE COUNTY HIGHWAY, NORTH 58° 15' EAST FROM THE MOST NORTHERLY CORNER OF LOT 4 IN BLOCK 2 OF THE RIVER TRACT NO. 1, AS PER MAP THEREOF NO. [1451](#), RECORDS OF SAID COUNTY, THENCE ALONG THE NORTHEASTERLY LINE OF SAID COUNTY HIGHWAY, SOUTH 31° 45' EAST 767.80 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN DEED FROM ROBERT O. ANDERSON TO STEPHEN L. FORD, RECORDED IN [BOOK 2173, PAGE 226](#) OF OFFICIAL RECORDS; THENCE NORTH 58° 15' EAST ALONG THE SOUTHEAST LINE OF SAID LAND DESCRIBED IN SAID DEED TO FORD, 684.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 58° 15' EAST 473.16 FEET TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN DEED TO CLYDE R. SCHICK, ET UX, RECORDED IN [BOOK 2279, PAGE 164](#) OF OFFICIAL RECORDS; THENCE NORTH 31° 45' WEST 767.8 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO STEPHEN L. FORD, ET UX, RECORDED IN [BOOK 312, PAGE 387](#) OF OFFICIAL RECORDS; THENCE SOUTH 58° 15' WEST ALONG THE NORTHWEST LINE OF SAID LAND DESCRIBED IN SAID DEED TO FORD, RECORDED IN [BOOK 312, PAGE 387](#) OF OFFICIAL RECORDS, A DISTANCE OF 473.16 FEET TO A LINE WHICH BEARS NORTH 31° 45' EAST, 767.80 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 6: APN 131-080-14

ALL THAT PORTION OF THE PAUMA RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ATTACHED OF RECORD TO THE PATENT RECORDED IN [BOOK 1, PAGE 67](#) OF PATENTS, RECORDS OF SAN DIEGO COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS SOUTH 31° 45' EAST A DISTANCE OF 20 FEET FROM THE SOUTHWESTERLY CORNER (BEING THE MOST SOUTHERLY CORNER) OF THAT CERTAIN 20.39 ACRE TRACT IN THE PAUMA RANCHO CONVEYED JANUARY 22, 1915 BY TITLE INSURANCE AND TRUST COMPANY, A CORPORATION, TO EARL E. BROWN BY DEED RECORDED IN [BOOK 676, PAGE 134](#) OF DEEDS, RECORDS OF SAN DIEGO COUNTY; THENCE SOUTH 58° 15' WEST 162.72 FEET TO A POINT; THENCE SOUTH 31° 45' EAST 1800.25 FEET; THENCE NORTH 84° 53' EAST 100.10 FEET TO POST NO. 2 OF THE PAUMA INDIAN RESERVATION (SAID RESERVATION BEING TRACT NO. 1 OF LANDS CONVEYED TO UNITED STATES OF AMERICA BY DEED RECORDED IN [BOOK 236, PAGE 472](#) OF DEEDS, RECORDS OF SAN DIEGO COUNTY); THENCE ALONG THE BOUNDARY LINE OF SAID INDIAN RESERVATION NORTH 0° 47' WEST 2072.59 FEET TO POST NO. 1 OF SAID INDIAN RESERVATION, AS DESCRIBED IN SAID DEED; THENCE CONTINUING NORTH 0° 47' WEST A DISTANCE OF 20.06 FEET TO A POINT; THENCE SOUTH 84° 40' WEST ON A LINE PARALLEL WITH AND DISTANT 20 FEET SOUTHERLY FROM THE MOST SOUTHERLY BOUNDARY LINE OF THE LAND CONVEYED TO EARL E. BROWN AS AFORESAID A DISTANCE OF 19.48 FEET; THENCE CONTINUING ON SAID LINE PARALLEL WITH AND 20 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF SAID EARL E. BROWN'S LAND ON A CURVE TO THE LEFT WITH A RADIUS OF 400 FEET, A DISTANCE ON THE ARC OF 184.35 FEET; THENCE CONTINUING ON SAID LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF SAID EARL E. BROWN'S LAND SOUTH 58° 15'; WEST A DISTANCE OF 807.59 FEET TO THE POINT OF COMMENCEMENT.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF THE ABOVE DESCRIBED LAND DISTANT THEREON NORTH 58° 15' EAST 620.19 FEET FROM THE MOST WESTERLY CORNER THEREOF; THENCE SOUTH 32° 04' EAST 951.92 FEET MORE OR LESS TO THE WEST LINE OF SAID PAUMA INDIAN RESERVATION LYING BETWEEN POSTS NO. 1 AND 2.

PARCEL 7: APN 131-080-13

ALL THAT PORTION OF THE PAUMA RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ATTACHED TO THE RECORD OF THE PATENT RECORDED IN [BOOK 1, PAGE 67](#) OF PATENTS, RECORDS OF SAN DIEGO COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS SOUTH 31° 45' EAST A DISTANCE OF 20.00 FEET FROM THE SOUTHWESTERLY CORNER (BEING THE MOST SOUTHERLY CORNER) OF THAT CERTAIN 20.39 ACRE TRACT IN THE PAUMA RANCHO CONVEYED JANUARY 22, 1915 BY TITLE INSURANCE AND TRUST COMPANY, A CORPORATION, TO EARL E. BROWN BY DEED RECORDED IN [BOOK 676, PAGE 134](#) OF DEEDS, RECORDS OF SAN DIEGO COUNTY; THENCE SOUTH 58° 15' WEST 162.72 FEET TO A POINT; THENCE SOUTH 31° 45' EAST 1800.25 FEET; THENCE NORTH 84° 53' EAST 100.10 FEET TO POST NO. 2 OF THE PAUMA INDIAN RESERVATION (SAID RESERVATION BEING TRACT NO. 1 OF LANDS CONVEYED TO UNITED STATES OF AMERICA BY DEED RECORDED IN [BOOK 236, PAGE 472](#) OF DEEDS, RECORDS OF SAN DIEGO COUNTY); THENCE ALONG THE BOUNDARY LINE OF SAID INDIAN RESERVATION NORTH 0° 47' WEST 2072.59 FEET TO POST NO. 1 OF SAID INDIAN RESERVATION, AS DESCRIBED IN SAID DEED; THENCE CONTINUING NORTH 0° 47' WEST A DISTANCE OF 20.06 FEET TO A POINT; THENCE SOUTH 84° 40' WEST ON A LINE PARALLEL WITH AND DISTANT 20 FEET SOUTHERLY FROM THE MOST SOUTHERLY BOUNDARY LINE OF THE LAND CONVEYED TO EARL E. BROWN AS AFORESAID A DISTANCE OF 19.48 FEET; THENCE CONTINUING ON SAID LINE PARALLEL WITH AND 20.00 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF SAID EARL E. BROWN'S LAND ON A CURVE TO THE LEFT WITH A RADIUS OF 400 FEET, A DISTANCE ON THE ARC OF 184.35 FEET; THENCE CONTINUING ON SAID LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF SAID EARL E. BROWN'S LAND SOUTH 58° 15'; WEST A DISTANCE OF 807.59 FEET TO THE POINT OF COMMENCEMENT.

EXCEPTING THEREFROM, THAT PORTION LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF THE ABOVE DESCRIBED LAND DISTANT THEREON NORTH 58° 15' EAST 620.19 FEET FROM THE MOST WESTERLY CORNER THEREOF; THENCE SOUTH 32° 04' EAST 951.92 FEET MORE OR LESS TO THE WEST LINE OF SAID PAUMA INDIAN RESERVATION LYING BETWEEN POSTS NO. 1 AND 2.

PARCEL 8A: APN 131-080-16

THAT PORTION OF THE PAUMA RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ATTACHED TO THE RECORDS OF THE PATENTS IN [BOOK 1, PAGE 67](#) OF PATENTS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY PROPERTY LINE OF THE COUNTY HIGHWAY, NORTH 58° 15' EAST FROM THE MOST NORTHERLY CORNER OF LOT 4 IN BLOCK 2 OF RIVER TRACT NO. 1, AS PER MAP NO. [1451](#), RECORDS OF SAN DIEGO COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID COUNTY HIGHWAY SOUTH 31° 45' EAST 767.80 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO STEPHEN L. FORD, RECORDED IN [BOOK 2173, PAGE 226](#) OF OFFICIAL RECORDS; THENCE NORTH 58° 15' EAST ALONG THE SOUTHEAST LINE OF SAID LAND DESCRIBED IN SAID DEED TO FORD, 527.44 FEET TO THE TRUE POINT OF BEGINNING, BEING A POINT IN THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO ANTHONY J. SMITH, ET UX, RECORDED JUNE 16, 1957 IN [BOOK 6626, PAGE 64](#) OF OFFICIAL RECORDS; THENCE ALONG SAID PROLONGATION NORTH 31° 45' WEST AND SAID NORTHEASTERLY LINE 556.04 FEET; THENCE NORTH 58° 15' EAST 156.68 FEET TO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO WILLIAM E. SCHMITT, ET UX, RECORDED JULY 7, 1960 AS FILE NO. [137059](#) OF OFFICIAL RECORDS; THENCE SOUTH 31° 45' EAST 556.04 FEET TO THE MOST SOUTHERLY CORNER OF SAID LAND; THENCE SOUTH 58° 15' WEST 156.68 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 8B:

AN EASEMENT AND RIGHT OF WAY FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AND APPURTENANCES THERETO, OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 20.00 FEET IN WIDTH, THE SOUTHWESTERLY LINE OF SAID 20.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY PROPERTY LINE OF THE COUNTY HIGHWAY, NORTH 58° 15' EAST FROM THE MOST NORTHERLY CORNER OF LOT 4 IN BLOCK 2 OF RIVER TRACT NO. 1, AS PER MAP NO. [1451](#), RECORDS OF SAN DIEGO COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID COUNTY HIGHWAY SOUTH 31° 45' EAST 767.80 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO STEPHEN L. FORD, RECORDED IN [BOOK 2173, PAGE 226](#) OF OFFICIAL RECORDS; THENCE NORTH 58° 15' EAST ALONG THE SOUTHEAST LINE OF SAID LAND DESCRIBED IN SAID DEED TO FORD, 527.44 FEET TO A POINT IN THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO ANTHONY J. SMITH, ET UX, RECORDED JUNE 16, 1957 IN [BOOK 6626, PAGE 64](#) OF OFFICIAL RECORDS; THENCE ALONG SAID PROLONGATION NORTH 31° 45' WEST AND SAID NORTHEASTERLY LINE 556.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 31° 45' 00" WEST 211.76 FEET.

PARCEL 8C:

AN EASEMENT FOR PIPELINES PURPOSES OVER, UNDER, ALONG AND ACROSS THE SOUTHWESTERLY 5.00 FEET OF THE ABOVE DESCRIBED 20.00 FOOT STRIP.

PARCEL 9A: APN 131-080-18

ALL THAT PORTION OF THE PAUMA RANCHO, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ATTACHED TO THE RECORD OF THE PATENT IN [BOOK 1, PAGE 67](#) OF PATENTS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY PROPERTY LINE OF THE COUNTY HIGHWAY, NORTH 58° 15' EAST FROM THE MOST NORTHERLY CORNER OF LOT 4, BLOCK 2 OF RIVER TRACT NO. 1, AS PER MAP NO. [1451](#), RECORDS OF SAN DIEGO COUNTY, THENCE ALONG THE EASTERLY LINE OF SAID COUNTY HIGHWAY, SOUTH 31° 45' EAST 767.80 FEET; THENCE NORTH 58° 15' EAST 707.46 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 58° 15' EAST 226.78 FEET TO THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO ANDREW W. MCGEE, ET UX, BY DEED RECORDED AUGUST 7, 1947 IN [BOOK 2468, PAGE 127](#) OF OFFICIAL RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID MCGEE LAND, SOUTH 31° 45' EAST 920.61 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND CONVEYED TO ROBERT O. ANDERSON, BY DEED RECORDED JULY 28, 1945 IN [BOOK 1923, PAGE 90](#) OF OFFICIAL RECORDS; THENCE ALONG SAID SOUTHERLY LINE OF ANDERSON'S LAND, SOUTH 84° 53' WEST 288.01 FEET TO A LINE WHICH BEARS SOUTH 29° 31' 50" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 29° 31' 50" WEST 792.10 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 9B:

AN EASEMENT AND RIGHT OF WAY, TOGETHER WITH THE RIGHT TO CONVEY SAME TO OTHERS, FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES, TELEVISION CABLE AND APPURTENANCES THERETO, OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 28.00 FEET IN WIDTH LYING WITHIN THE PAUMA RANCHO, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ATTACHED TO THE RECORD OF THE PATENT IN [BOOK 1, PAGE 67](#) OF PATENTS, RECORDS OF SAID SAN DIEGO COUNTY, CALIFORNIA, THE NORTHWESTERLY SIDE LINE OF SAID 28.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY PROPERTY LINE OF THE COUNTY HIGHWAY, NORTH 58° 15' EAST FROM THE MOST NORTHERLY CORNER OF LOT 4, BLOCK 2 OF RIVER TRACT NO. 1, AS PER MAP NO. [1451](#), RECORDS OF SAN DIEGO COUNTY; THENCE ALONG THE EASTERLY LINE OF SAID COUNTY HIGHWAY, SOUTH 31° 45' EAST 767.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 58° 15' EAST 707.46 FEET.

EXCEPTING THEREFROM, THE SOUTHEASTERLY 8.00 FEET OF THE SOUTHWESTERLY 140.00 FEET. EXCEPTING ALSO THEREFROM, THAT PORTION LYING WITHIN PARCEL 9A ABOVE DESCRIBED.

PARCEL 10: APN 131-080-19

ALL THAT PORTION OF THE PAUMA RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ATTACHED TO THE RECORD OF THE PATENT IN [BOOK 1, PAGE 67](#) OF PATENTS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY PROPERTY LINE OF THE COUNTY HIGHWAY, NORTH 58° 15' 00" EAST FROM THE MOST NORTHERLY CORNER OF LOT 4, BLOCK 2 OF RIVER TRACT NO. 1, AS PER MAP NO. [1451](#), RECORDS OF SAN DIEGO COUNTY; THENCE ALONG THE EASTERLY LINE OF SAID COUNTY HIGHWAY, SOUTH 31° 45' 00" EAST, 767.80 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ALSO THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO FRANKLIN V. BOSE, ET UX, BY DEED RECORDED DECEMBER 10, 1961 AS DOCUMENT NO. [175720](#) OF OFFICIAL RECORDS; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID BOSE LAND, NORTH 58° 15' 00" EAST, 707.46 FEET; THENCE SOUTH 29° 31' 50" EAST, 792.10 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND CONVEYED TO ROBERT O. ANDERSON, BY DEED RECORDED JULY 28, 1945 IN [BOOK 1923, PAGE 90](#) OF OFFICIAL RECORDS; THENCE ALONG SAID SOUTHERLY LINE OF ANDERSON'S LAND, SOUTH 84° 53' 00" WEST, 757.12 FEET TO SAID EASTERLY LINE OF COUNTY HIGHWAY; THENCE ALONG SAID EASTERLY LINE, NORTH 31° 45' 00" WEST, 452.13 FEET (RECORD 452.20 FEET) TO THE TRUE POINT OF BEGINNING.

PARCEL 11A: APN 131-080-26 (PORTION)

THAT PORTION OF THE PAUMA RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ATTACHED TO THE RECORDS OF THE PATENTS IN [BOOK 1, PAGE 67](#) OF PATENTS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY PROPERTY LINE OF THE COUNTY HIGHWAY NORTH 58° 15' 00" EAST FROM THE MOST NORTHERLY CORNER OF LOT 4, BLOCK 2 OF RIVER TRACT NO. 1, AS PER MAP NO. [1451](#), RECORDS OF SAN DIEGO COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID COUNTY HIGHWAY SOUTH 31° 45' 00" EAST 767.80 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED FROM ROBERT O. ANDERSON TO STEPHEN L. FORD, RECORDED IN [BOOK 2173, PAGE 226](#) OF OFFICIAL RECORDS; THENCE NORTH 58° 15' 00" EAST ALONG THE SOUTHEAST LINE OF SAID LAND DESCRIBED IN SAID DEED TO FORD, 294.97 FEET; THENCE NORTH 31° 45' 00" WEST 632.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 58° 15' 00" WEST 70.00 FEET; THENCE NORTH 31° 45' 00" WEST 135.00 FEET TO THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO STEPHEN L. FORD, ET UX, RECORDED IN [BOOK 312, PAGE 387](#) OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE OF FORD'S LAND NORTH 58° 15' 00" EAST 70.00 FEET TO A LINE WHICH BEARS NORTH 31° 45' 00" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 31° 45' 00" EAST 135.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 11B: APN 131-080-26 (PORTION)

THAT PORTION OF THE PAUMA RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ATTACHED TO THE RECORDS OF THE PATENTS IN [BOOK 1, PAGE 67](#) OF PATENTS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON THE EASTERLY PROPERTY LINE OF THE COUNTY HIGHWAY, NORTH 58° 15' 00" EAST FROM THE MOST NORTHERLY CORNER OF LOT 4, BLOCK 2 OF RIVER TRACT NO. 1, AS PER MAP NO. [1451](#), RECORDS OF SAN DIEGO COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID COUNTY HIGHWAY SOUTH 31° 45' 00" EAST 767.80 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED FROM ROBERT O. ANDERSON TO STEPHEN L. FORD, RECORDED IN [BOOK 2173, PAGE 226](#) OF OFFICIAL RECORDS; THENCE NORTH 58° 15' 00" EAST ALONG THE SOUTHEAST LINE OF SAID LAND DESCRIBED IN SAID DEED TO FORD, 294.97 FEET; THENCE NORTH 31° 45' 00" WEST 632.80 FEET; THENCE SOUTH 58° 15' 00" WEST 70.00 FEET; THENCE NORTH 31° 45' 00" WEST 135.00 FEET TO THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO STEPHEN L. FORD, ET UX, RECORDED IN [BOOK 312, PAGE 387](#) OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE OF FORD'S LAND SOUTH 58° 15' 00" WEST 224.97 FEET TO THE POINT OF BEGINNING.

PARCEL 12A: APN 131-080-15

THAT PORTION OF PAUMA RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ATTACHED TO THE RECORD OF PATENTS IN BOOK 1, PAGE 67 OF PATENTS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY PROPERTY LINE OF THE COUNTY HIGHWAY NORTH 58° 15' EAST FROM THE MOST NORTHERLY CORNER OF LOT 4, BLOCK 2; OF RIVER TRACT NO. 1, AS PER MAP 1451 RECORDED IN MAP BOOK 31, RECORDS OF SAID COUNTY; THENCE NORTH 58° 15' EAST 648.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 31° 45' EAST 767.80 FEET; THENCE SOUTH 58° 15' WEST 156.68 FEET; THENCE NORTH 31° 45' WEST 767.80 FEET TO A POINT WHICH BEARS SOUTH 58° 15' WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 58° 15' EAST 156.68 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHEASTERLY 556.04 FEET.

PARCEL 12B:

AN EASEMENT AND RIGHT OF WAY FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AND APPURTENANCES THERETO OVER, UNDER, ALONG AND ACROSS THE SOUTHWESTERLY 20 FEET OF THE NORTHWESTERLY 193 FEET OF THE LAND DESCRIBED IN THE EXCEPTION SHOWN IN PARCEL ABOVE, AS DESCRIBED IN THAT CERTAIN DEED RECORDED APRIL 16, 1969 AS FILE NO. 65092.



**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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**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.

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**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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**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:   | <u>65092 of Official Records</u>   |
| 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.

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**END OF SCHEDULE B, PART II – EXCEPTIONS**

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*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.*

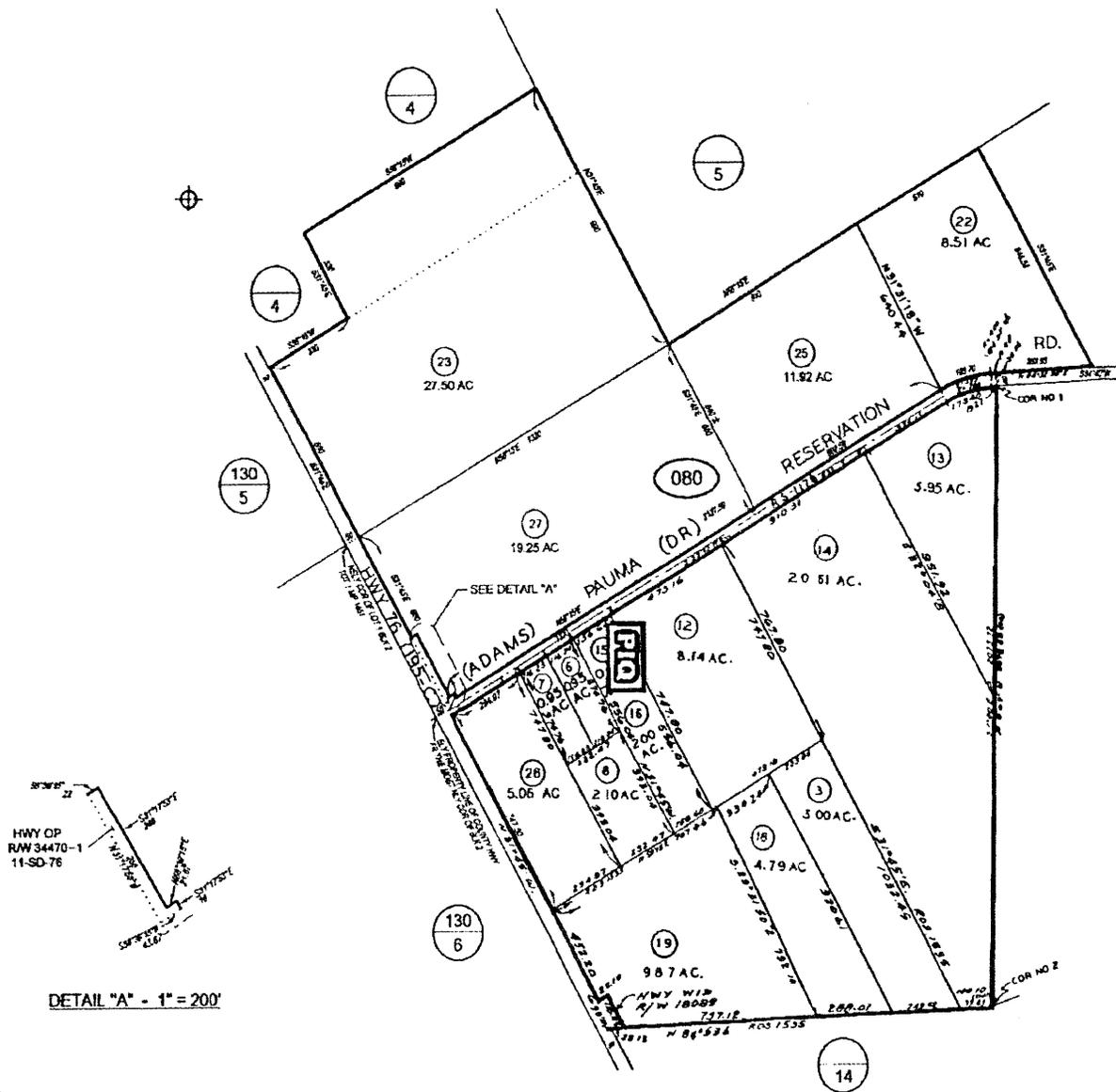




03/15/2017 DJJ

**CHANGES**

BLK	OLD	NEW	YR	CUT	
080	2	13	63	1913	
	11	15, 16	70	854	CC
	4	17, 18	70	2858	CC
	17	19	70	6003	
	20	20	72	1042	ZB5B
	1	21	81	1332	
	23 - 25	08	1141		
20 & 24	200276	12	1200		CANC
25	17	5580			

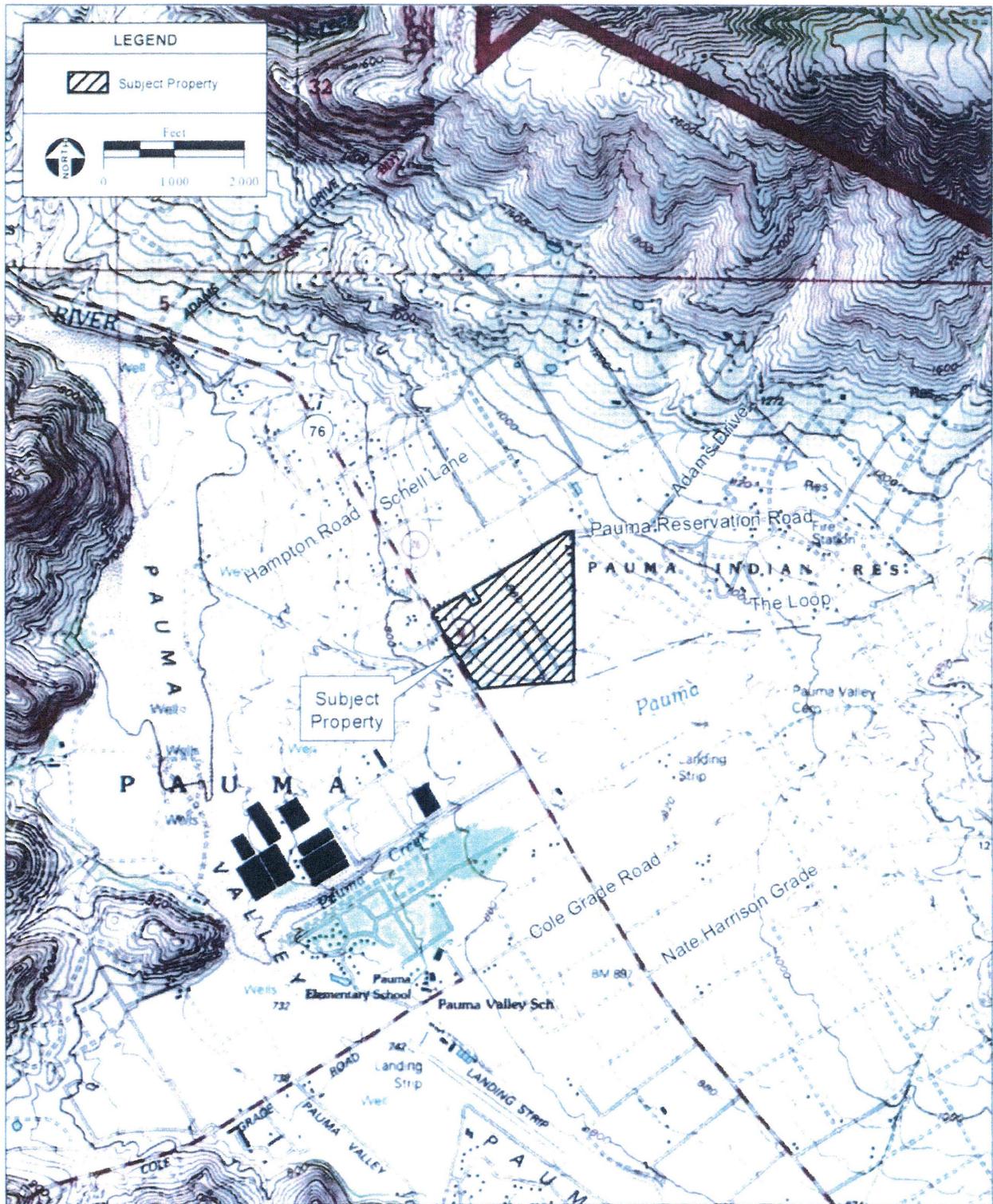


DETAIL "A" - 1" = 200'

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

PB 1 PG 67 - RANCHO PAUMA  
ROS 1535, 8530

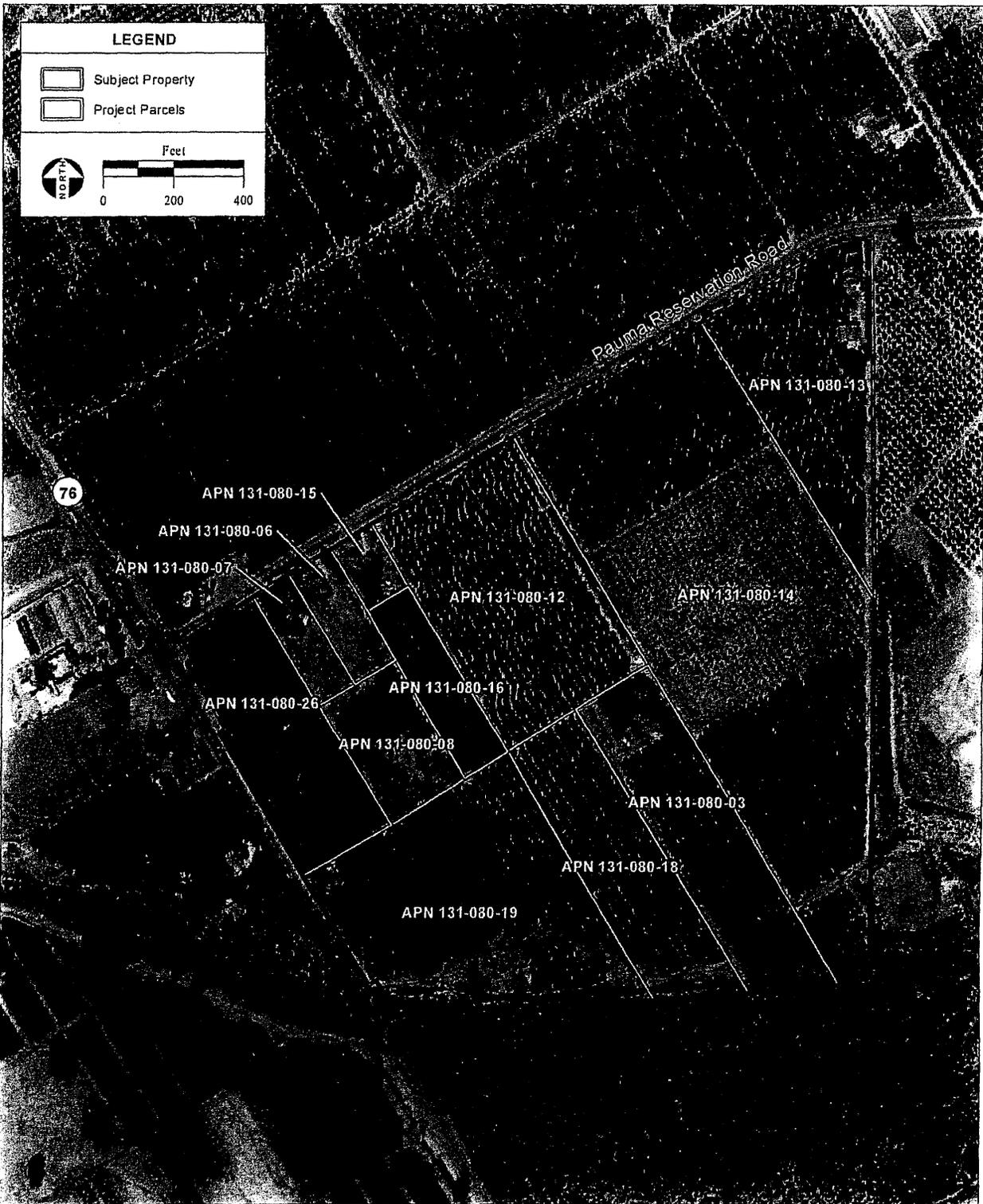




SOURCE: "Pauma, CA" & "Boucher Hill, CA" USGS 7.5 Minute Topographic Quadrangles  
 1105, R1W, Unsectioned Area of Pauma, San Bernardino Baseline & Meridian, A1S, 2011

Pauma 65 acre Easement Trust LLC 2/1/2011 ■

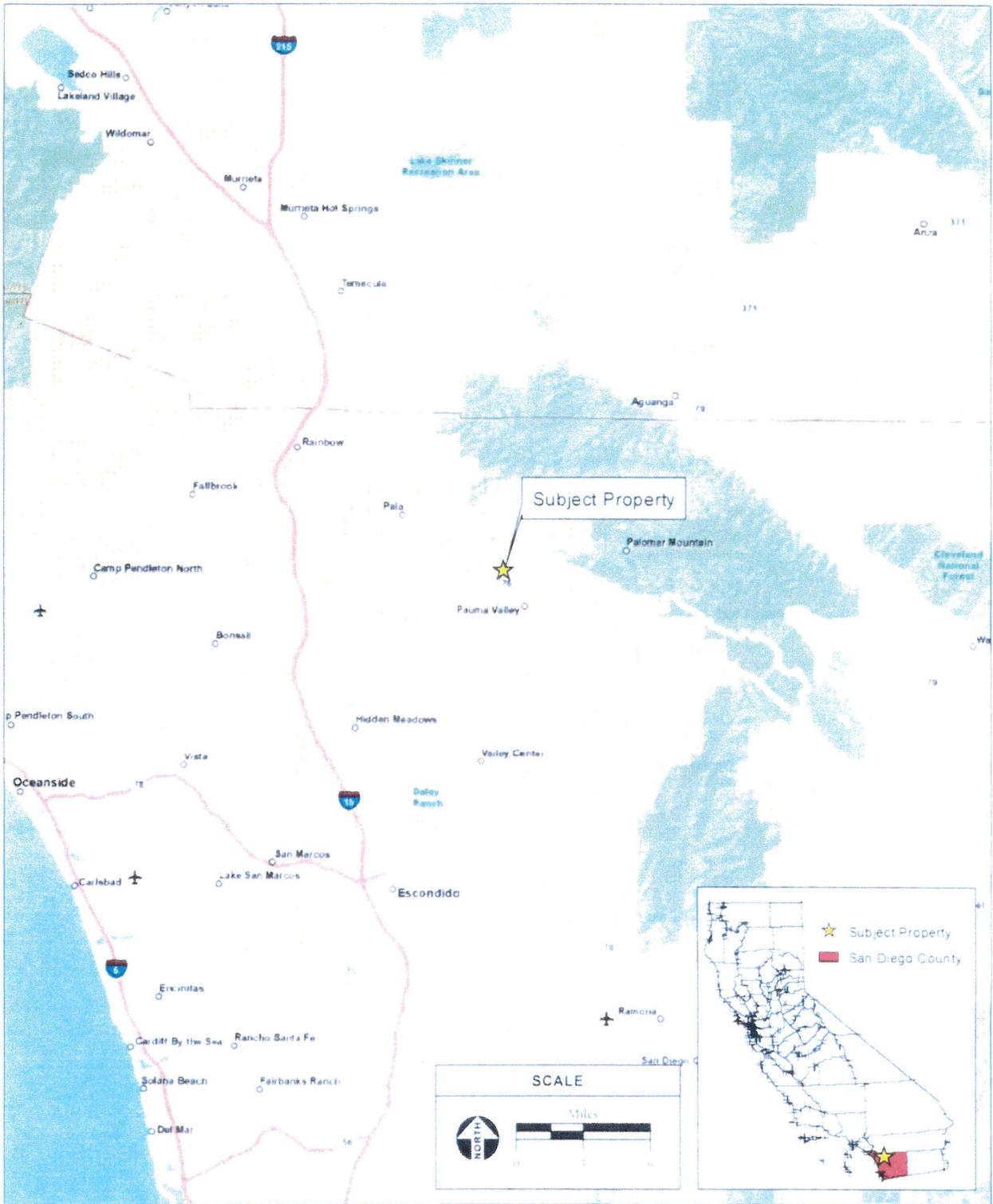
**Figure 1-2**  
 Site and Vicinity



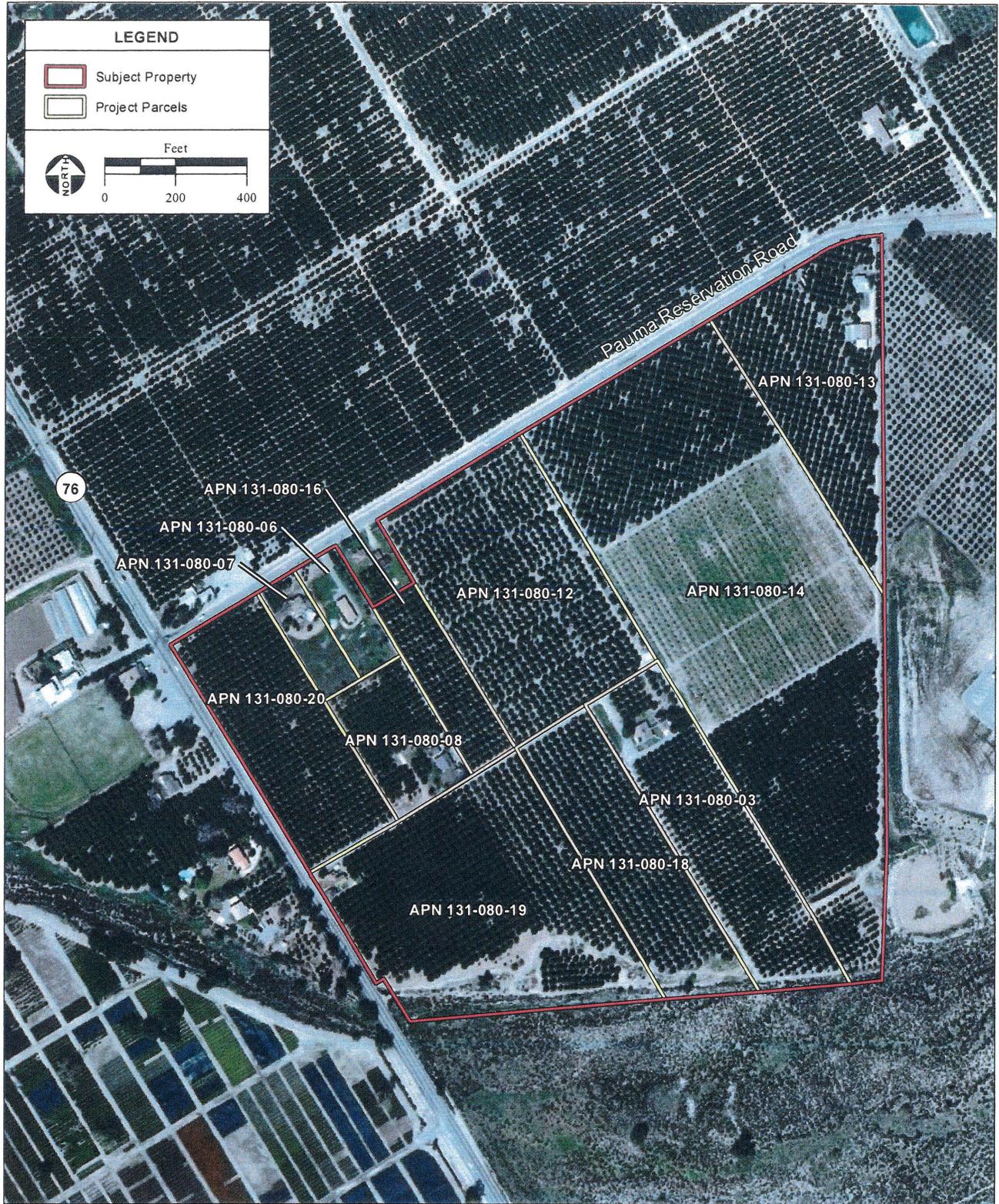
SOURCE: DigitalGlobe aerial photograph, 11/13/2013; AES. 2014

Pauma 66-Acre Fee-to-Trust EO / 211500 ■

**Figure 1-3**  
Aerial Photograph



**Figure 1-1**  
Regional Location



SOURCE: AEX Aerial Photograph, 1/15/2009; AES, 2011

Pauma 65 acre Fee-to-Trust EO 211500 ■

**Figure 1-3**  
Aerial Photograph