

**Prepared For:**  
**Lawyers Title**  
**Lawyers Title Co.**

**Lawyers Title**  
9095 Rio San Diego 4th Fl  
San Diego, CA 92108  
Phone: (800) 464-8444  
Fax: (858) 650-3939

**Property Address:** LAWSON VALLEY RD  
JAMUL, CA 91935  
**Assessor's Parcel No:** 522-030-02-00  
**Title Representative:**

### **Thank You For Choosing Lawyers Title**

This title information has been furnished without charge by Lawyers Title in conformance with the rules established by the California Insurance Commissioner, who urges you to shop for the best service available and compare charges and fees for title insurance and other services associated with the purchase or sale of a home.

This information is provided as an accommodation only. The information contained herein is not a complete statement or representation of the status of title to the property in question and no assurances are made or liability assumed as to the accuracy thereof. If you wish protection against loss with respect to the status of title, you should obtain a commitment, binder or policy of title insurance.

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## Property Information

Primary Owner : DUNN PAUL W & JOAN M TRUST (05-13-70)  
 Secondary Owner : N/A  
 Site Address : LAWSON VALLEY RD  
 JAMUL, CA 91935-  
 Mailing Address : 2864 WILDWIND DR  
 EL CAJON, CA 92019  
 Assessor Parcel Number : 522-030-02-00  
 CountyName : San Diego  
 Tax Account ID :  
 Phone : N/A  
 Census Tract : 0213.02  
 Housing Tract Number : N/A  
 Lot Number : N/A  
 Page Grid : -  
 Legal Description : Abbreviated Description: SEC/TWN/RNG/MER:SEC 28 TWN 16 RNG 02E  
 SEC 28-16-2E\*NW 1/4\*NE 1/4 OF\*

## Property Characteristics

Bedrooms : 0	Year Built : N/A	Square Feet : 0
Bathrooms : 0.0	Garage : N/A	Lot size : 40 AC
Partial Bath : 0	Fireplace : N/A	Number of Units : 0
Total Rooms : 0	Pool/Spa : N	Use Code : Agricultural-Unimproved Vacant Land
Zoning : AGRICULTUR		

## Sale/Loan Information

Transfer Date : 05/12/2008	Document # : 2008-0254142
Transfer Value : \$400,000	Cost/Sq Feet : N/A
First Loan Amt : N/A	Lender :

## Assessment/Tax Information

Assessed Value : \$288,246	Tax Amount : \$3,411.70
Land Value : \$288,246	Tax Status : Current
Improvement Value : \$0	Tax Rate Area : 79-011
Percent Improvement : 0 %	Homeowner Exemption : N

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### Prior Transfer

Recording Date:	05/12/2008	Document #:	2008-0254142
Price:	\$400,000	Document Type:	Grant Deed
First TD:		Type of Sale:	0
Lender Name:			
Buyer Name:	DUNN, PAUL W; DUNN, JOAN M		
Buyer Vesting:	Trust		
Sell Name:	HUSS, RICHARD W; HUSS, JANET		
City/Muni/Twp:	EL CAJON		
Legal:	SEC/TWN/RNG/MER:NE4NW4 S28T16SR02E SBM		

### Mortgage Record

Recording Date:	03/28/2008	Document #:	2008-0164667
Loan Amount:	\$30,000	Loan Type:	Unknown
TD Due Date:		Type of Financing:	
Lender Name:	JONATHAN JORDAN		
Lender Type:	Private Party (individual)		
Buyer Vesting:	HUSS,RICHARD		
Vesting:			

### Mortgage Record

Recording Date:	10/31/2006	Document #:	2006-0774219
Loan Amount:	\$70,000	Loan Type:	Stand Alone Second
TD Due Date:		Type of Financing:	
Lender Name:	THE ROBINSON INTER VIVOS TRUST		
Lender Type:	Private Party (individual)		
Buyer Vesting:	HUSS,RICHARD W; HUSS,JANET		
Vesting:	Community Property(Marital Community)		

### Prior Transfer

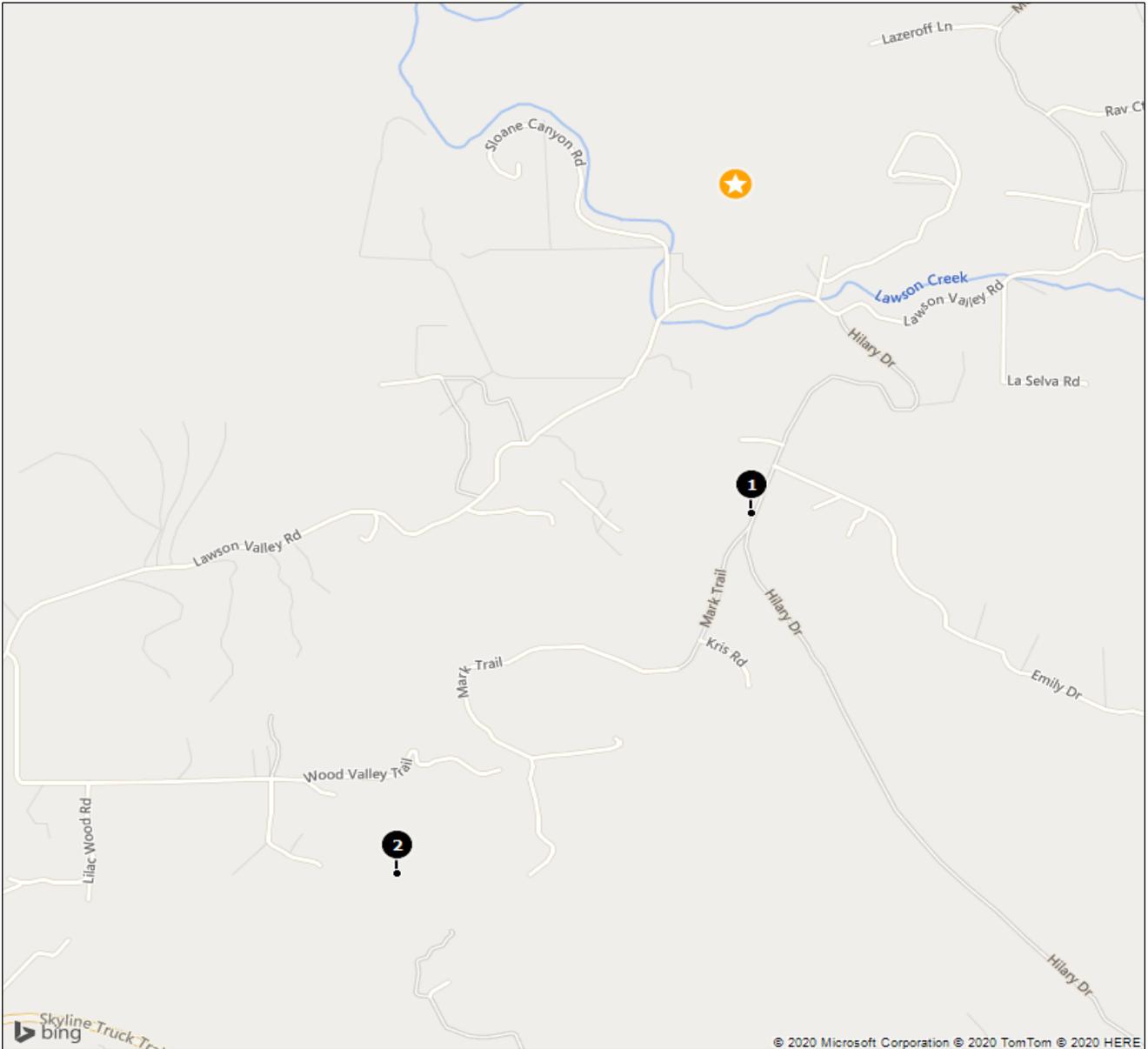
Recording Date:	10/31/2006	Document #:	2006-0774217
Price:	\$700,000	Document Type:	Grant Deed
First TD:	\$280,000	Type of Sale:	0
Lender Name:	HOME BANK OF CALIFORNIA		
Buyer Name:	HUSS, RICHARD W; HUSS, JANET		
Buyer Vesting:	Community Property(Marital Community)		
Sell Name:	ROBINSON, BILLY WAYNE; ROBINSON, ANN MCKINNEY		
City/Muni/Twp:	JAMUL		
Legal:	SEC/TWN/RNG/MER:NE4NW4 S28T16SR02E SBM		

### Prior Transfer

Recording Date:	12/17/1997	Document #:	1997-0640880
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	
Lender Name:			
Buyer Name:	ROBINSON, BILLY WAYNE; ROBINSON, ANN MCKINNEY		
Buyer Vesting:	Trust		
Sell Name:	, ROBINSON ANN M		
City/Muni/Twp:	CAMARILLO		
Legal:	CITY:LAWSON VALLEY NE 1/4 OF NW 1/4 SEC 28-16-2E		

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LAWSON VALLEY RD  
JAMUL, CA 91935-



1. Hilary Dr, Jamul	10/29/2019	\$170,000
2. Skyline Rd, Jamul	10/03/2019	\$361,000

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**Criteria Selected:**

Searched by Radius: 1 Mile  
 Date Range: 5/17/2019 to 11/7/2020  
 Land Use: Same as Subject

**Area Sales Analysis**

	Low	Median	High
Bedrooms:	0	0	0
Baths:	0	0	0
Lot Size:	5	44	84
Living Area (SqFt):	0	0	0
Sale Price:	\$170,000	\$265,500	\$361,000
Year Built:	0	0	0
Age:	0	0	0

**Subject Property**

Sale Date: 05/12/2008    Year Built: N/A    Price: \$400,000    Pool: N  
 Lot Size: 40 AC    Square Feet: N/A    \$/SF: N/A    BR/Bth: 0/0.0

**Comparable Sales Data**

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool	
1	HILARY DR JAMUL, CA 91935	10/29/2019	\$170,000	\$0	\$0	0	0		5.18 SF	N/A	
	Owner: KRUSE, MARK ALAN; KRUSE, DEBORAH		Seller: DINI, TRACY ANNE; DINI, FOUAD L								
	APN: 522-042-29-00		Document #: 2019-0491983								
	Legal: Abbreviated Description:STR: NW4SE4&SW4NE4&NE4SW4 S28T16SR02E SBM										
	Land Use: Agricultural-Unimproved Vacant Land				Located approximately 0.63 miles from subject property.						
2	SKYLINE RD JAMUL, CA 91935	10/03/2019	\$361,000	\$270,560	\$0	0	0		83.68 SF	N/A	
	Owner: STACK, ROBERT; STACK, SUE		Seller: ASTIZ, ARTURO ALEJANDRO; LOZANO,								
	APN: 522-130-07-00		Document #: 2019-0442319								
	Legal: Sec/Twnship/Range:NE4SW4SE4NW4 S33T16SR02E SBM City/Muni/Twp:JAMUL										
	Land Use: Agricultural-Unimproved Vacant Land				Located approximately 1.44 miles from subject property.						

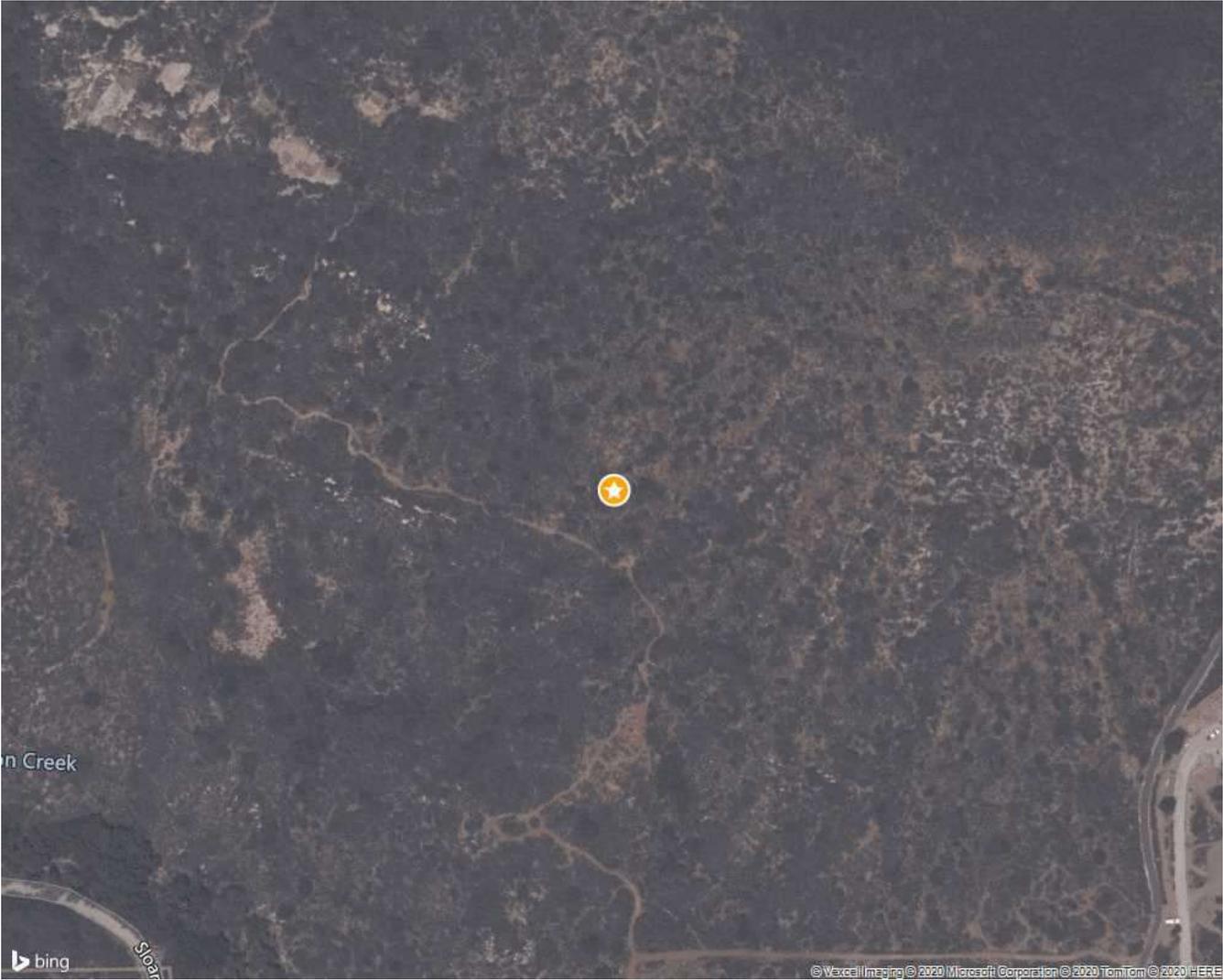
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# NEARBY PROPERTY OWNERS

<p><b><i>DUNN PAUL W &amp; JOAN M TRUST (05-13-70)</i></b>  <b>LAWSON VALLEY RD</b>  <b>JAMUL, CA 91935</b>            APN: 522-030-13-00      Bedrooms: 0            Telephone:                      Bathrooms: 0            Square Feet: 0                      Lot size: 5            Year Built:                      Garage:            Sale Date: 05/12/2008            Land Use: Residential-Vacant Land</p>	<p><b><i>ARNOLD &amp; HOPKINS FAMILY TRUST (10-06-00)</i></b>  <b>LAWSON VALLEY RD</b>  <b>JAMUL, CA 91935</b>            APN: 522-030-36-00      Bedrooms: 0            Telephone:                      Bathrooms: 0            Square Feet: 0                      Lot size: 11            Year Built:                      Garage:            Sale Date:            Land Use: Agricultural-Unimproved Vacant Land</p>
<p><b><i>PANN LANDON &amp; BREANNE</i></b>  <b>16762 LAWSON VALLEY RD</b>  <b>JAMUL, CA 91935</b>            APN: 522-030-33-00      Bedrooms: 2            Telephone:                      Bathrooms: 2            Square Feet: 1,298                      Lot size: 3            Year Built: 1973                      Garage: G            Sale Date:            Land Use: Single Family Residential</p>	<p><b><i>PENNER STEVEN &amp; JACQUELINE</i></b>  <b>16748 LAWSON VALLEY RD</b>  <b>JAMUL, CA 91935</b>            APN: 522-042-01-00      Bedrooms: 2            Telephone:                      Bathrooms: 1            Square Feet: 1,326                      Lot size: 5            Year Built: 1968                      Garage:            Sale Date: 11/27/2001            Land Use: Single Family Residential</p>
<p><b><i>JAMUL DIEGO LLC</i></b>  <b>16778 LAWSON VALLEY RD</b>  <b>JAMUL, CA 91935</b>            APN: 522-030-35-00      Bedrooms: 6            Telephone:                      Bathrooms: 4            Square Feet: 2,910                      Lot size: 25            Year Built: 1980                      Garage:            Sale Date:            Land Use: Multi-Family Dwellings (Generic, any)</p>	<p><b><i>AGUILAR RAMON E</i></b>  <b>LAWSON VALLEY RD</b>  <b>JAMUL, CA 91935</b>            APN: 522-030-31-00      Bedrooms: 0            Telephone:                      Bathrooms: 0            Square Feet: 0                      Lot size: 7            Year Built:                      Garage:            Sale Date:            Land Use: Residential-Vacant Land</p>
<p><b><i>PRINCIPE PAUL &amp; DEBRA L</i></b>  <b>16618 LAWSON VALLEY RD</b>  <b>JAMUL, CA 91935</b>            APN: 522-020-61-00      Bedrooms: 4            Telephone:                      Bathrooms: 2            Square Feet: 2,458                      Lot size: 4            Year Built: 1978                      Garage: G            Sale Date: 06/24/2010            Land Use: Single Family Residential</p>	<p><b><i>PARKS JOHNNIE L</i></b>  <b>16775 LAWSON VALLEY RD # T</b>  <b>JAMUL, CA 91935</b>            APN: 522-042-50-00      Bedrooms: 4            Telephone:                      Bathrooms: 3            Square Feet: 3,095                      Lot size: 6            Year Built: 1995                      Garage: G            Sale Date: 05/06/2009            Land Use: Single Family Residential</p>
<p><b><i>RATHMELL CARLEE</i></b>  <b>16620 LAWSON VALLEY RD</b>  <b>JAMUL, CA 91935</b>            APN: 522-021-13-00      Bedrooms: 3            Telephone:                      Bathrooms: 2            Square Feet: 2,006                      Lot size: 11            Year Built: 1983                      Garage: G            Sale Date: 08/19/2011            Land Use: Single Family Residential</p>	<p><b><i>AGUILAR RAMON E</i></b>  <b>16880 LAWSON VALLEY RD</b>  <b>JAMUL, CA 91935</b>            APN: 522-030-30-00      Bedrooms: 3            Telephone:                      Bathrooms: 3            Square Feet: 2,014                      Lot size: 7            Year Built: 1970                      Garage: G            Sale Date:            Land Use: Single Family Residential</p>

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LAWSON VALLEY RD  
JAMUL, CA 91935-

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11/07/2020 01:52:12 AM Customer Service Rep: Vijayakumar

# Tax Search



San Diego, California  
**Searched: 522-030-02-00**  
 Non-Order Search

Tax Year: 2020-2021  
 Tax Cover: 10/30/2020  
 Searched By: ASHWINI KV  
 Searched On: 11/6/2020 2:47 PM

Company: LAWYERS TITLE INSURANCE COMPANY | 6303-SAN DIEGO OPS | 01 | CRN: 00063-00003

APN:	<b>522-030-02-00</b>
Described As:	<b>NE 1/4 OF NW 1/4 SEC 28-16-2E</b>
Address:	<b>LAWSON VALLEY RD</b>
City:	<b>UNINCORPORATED - COUNTY OF SAN DIEGO</b>
Billing Address:	<b>2864 WILDWIND DR EL CAJON CA 92019</b>
Assessed Owner(s):	<b>DUNN PAUL W &amp; JOAN M TRUST 05-13-70</b>
Search As:	<b>Tax ID 522-30 Parcel 2</b>

Tax Rate Area:	<b>79011</b>	<b>Value</b>	Conveyance Date:	<b>05/12/2008</b>
Use Code:		Land:	Conveying Instrument:	<b>254142</b>
Region Code:		Improvements:	Date Transfer Acquired:	
Flood Zone:		Personal Property:	Vesting:	
Zoning Code:		Fixtures:	Year Built:	
Taxability Code:		Inventory:	Year Last Modified:	
Tax Rate:	<b>1.182590 %</b>	<b>Exemptions</b>	<b>Square Footage</b>	
Bill #:		Homeowner:	Land:	
Issue Date:		Inventory:	Improvements:	
		Personal Property:	Tax Defaulted:	
		Religious:	Total Tax:	<b>3,411.70</b>
		All Other:		
		Net Taxable Value:		

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
<b>1st</b>	<b>1,705.85</b>	<b>170.58</b>	<b>12/10/2020</b>	<b>UNPAID</b>		<b>1,705.85</b>
<b>2nd</b>	<b>1,705.85</b>	<b>180.58</b>	<b>04/10/2021</b>	<b>UNPAID</b>		<b>1,705.85</b>
					<b>Total Balance:</b>	<b>3,411.70</b>

Parcel Status:	Exempt: <b>NO</b>	Common Area:
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Account	Special Lien Description	Amount
<b>511913</b>	<b>CO MOSQUITO/RAT CTRL</b>	<b>2.28</b>
<b>511914</b>	<b>MOSQUITO VECTOR CONT</b>	<b>0.66</b>

Open Orders	Company	Department	Title Unit	Order No.	Date Created
	Lawyers Title Insurance Company	6303-SAN DIEGO OPS	31	320364772	11/06/2020

**THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. BLACK KNIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.**

**\*\*\* END OF REPORT \*\*\***



AND WHEN RECORDED MAIL TO:

Paul W. Dunn, Trustee  
2864 Wildwind Drive  
El Cajon, CA 92019-4634

*Handwritten initials: PWD, JH, MCH*

MAY 12, 2008 2:43 PM

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 468.00  
OC: OC

Title Order No. 830014512-U50  
Escrow No. 99875-G

6727

PAGES: 4



Assessor's Parcel No. 522-030-13-00 & 522-030-02-00

GRANT DEED

The undersigned grantor(s) declare(s):

- Documentary transfer tax is 440.00
- (X) computed on full value of the interest of property conveyed, or
- ( ) computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
- (X) Unincorporated area: ( ) City of JAMUL

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Richard W. Huss and Janet Huss, husband and wife,

hereby GRANT(S) TO

Paul W. Dunn and Joan M. Dunn, Trustees of the Paul W. Dunn and Joan M. Dunn Trust, as dated May 13, 1970,

the following described real property in the State of California:

PARCEL 1: THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND;  
PARCEL 2: THE NORTHEASTERLY QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 28, TOWNSHIP 16 SOUTH RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, AS MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

DATED: April 25, 2008

STATE OF CALIFORNIA,

COUNTY OF San Diego ) SS

On April 28, 2008 before me,  
Mary C. Hoffman, Notary Public,  
personally appeared Richard W. Huss

*Richard W. Huss*  
Richard W. Huss

*Janet Huss*  
Janet Huss

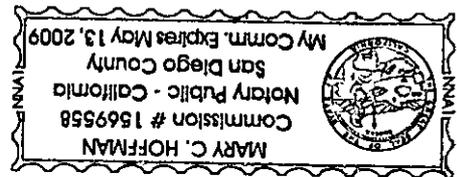
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

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

WITNESS my hand and official seal.

Signature *Mary C. Hoffman*

(This area for official notarial seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF San Diego )SS

On May 6, 2008 , before me, Caren M. Gage , a Notary Public in and for said State, personally appeared Janet Huss

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

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Handwritten signature of Caren M. Gage over a horizontal line.

SIGNATURE OF NOTARY



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- ( ) INDIVIDUAL
( ) CORPORATE OFFICER(S)

TITLE(S)

- ( ) PARTNER(S) ( ) LIMITED
( ) GENERAL
( ) ATTORNEY-IN-FACT
( ) TRUSTEE(S)
( ) OTHER:

TITLE OR TYPE OF DOCUMENT
NUMBER OF PAGES DATE OF DOCUMENT
SIGNER(S) OTHER THAN NAMES ABOVE

PARCEL 1: APN 522-030-13

THAT PORTION OF THE SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, DISTANT THEREON SOUTH 89°44' WEST, A DISTANCE OF 330 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID POINT BEING THE NORTHWEST CORNER OF THE LAND DESCRIBED IN DEED TO E. L. CHANDLER, ET UX, DATED OCTOBER 31, 1940 AND RECORDED NOVEMBER 2, 1940 IN BOOK 1079, PAGE 471 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND DESCRIBED IN DEED E. L. CHANDLER, ET UX, A DISTANCE OF 487.30 FEET; THENCE SOUTH 68°51' WEST, 353.84 FEET; THENCE WEST 70 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WEST 125 FEET; THENCE NORTH 41°40' WEST, 550 FEET; THENCE NORTH 200 FEET TO SAID NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE NORTH 89°44' EAST ALONG SAID NORTH LINE 490.6 FEET TO A LINE WHICH BEARS NORTH FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 613.10 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2: APN 522-030-02

THE NORTHEASTERLY QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 28, TOWNSHIP 16 SOUTH RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 3:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR ROAD PURPOSES OVER, ALONG AND ACROSS A STRIP OF LAND WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, SAID STRIP OF LAND BEING 24.00 FEET WIDE, 12.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINES IN PARCELS A AND B:

PARCEL A:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, DISTANT THEREON SOUTH 0°42'59" EAST (RECORD SOUTH 0°39'42" EAST), 933.47 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28; THENCE LEAVING SAID WEST LINE SOUTH 46°19'23" EAST, 28.42 FEET; THENCE SOUTH 60°30'54" EAST, 38.15 FEET; THENCE SOUTH 10°40'51" WEST, 51.80 FEET; THENCE SOUTH 47°14'55" WEST, 57.95 FEET TO A POINT OF INTERSECTION ON SAID WEST LINE, DISTANT THEREON SOUTH 0°42'59" EAST, 128.65 FEET FROM THE POINT OF BEGINNING.

THE SIDELINES OF SAID EASEMENT ARE TO BE PROLONGED OR SHORTENED ON THE NORTH AND SOUTH SO AS TO TERMINATE AT SAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28.

PARCEL B:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BEING ALSO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO CHARLES D. OLSEN AND CLARICE A. JOST, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 24, 1969 AS FILE/PAGE NO. 215094, SERIES 10, BOOK 1969 OF OFFICIAL RECORDS; FROM WHICH CORNER THE NORTH LINE OF SAID OLSEN AND JOST LAND BEARS SOUTH 89°35'08" EAST; THENCE SOUTH 0°42'59" EAST, (RECORD SOUTH 0°39'42" EAST), ALONG THE WEST LINE OF SAID OLSEN AND JOST LAND 188.85 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE SOUTH 89°35'08" EAST ALONG THE SOUTH LINE OF SAID OLSEN AND JOST LAND 76.82 FEET TO A POINT OF INTERSECTION ON THE ARC OF A 210.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, TO WHICH POINT A RADIAL LINE OF SAID CURVE BEARS NORTH 58°54'57" WEST; THENCE LEAVING SAID SOUTH LINE OF OLSEN AND JOST LAND, SOUTH WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°47'00" A DISTANCE OF 10.20 FEET; THENCE SOUTH 28°18'03" WEST, 49.34 FEET; THENCE SOUTH 27°21'00" WEST, 101.39 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTER LINE; THENCE CONTINUING SOUTH 27°21'00" WEST, 78.18 FEET; THENCE SOUTH 4°12'00" WEST, 46.50 FEET; THENCE SOUTH 4°37'41" EAST, 63.21 FEET; THENCE SOUTH 12°28'48" EAST, 53.27 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT 50.00 FOOT RADIUS CURVE, CONCAVE WESTERLY AND TO WHICH POINT RADIAL LINE OF SAID CURVE BEARS NORTH 59°02'34" EAST; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°58'33", A DISTANCE OF 75.02 FEET TO A POINT OF REVERSE CURVATURE WITH A 36.333 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID 36.333 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 98°20'51" A DISTANCE OF 62.37 FEET; THENCE SOUTH 43°19'44" EAST, 8.53 FEET TO A POINT ON THE ARC OF A 45.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, TO WHICH POINT A RADIAL LINE OF SAID CURVE BEARS NORTH 43°19'44" WEST; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID 45.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 45°10'41" A DISTANCE OF 35.48 FEET; THENCE SOUTH 1°29'35" WEST, 76.22 FEET TO THE BEGINNING OF A 170.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°48'58" A DISTANCE OF 141.87 FEET; THENCE SOUTH 46°19'23" EAST, 11.75 FEET TO A POINT OF INTERSECTION ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28, WHICH POINT OF INTERSECTION IS SOUTH 0°42'59" EAST, ALONG SAID EAST LINE, 933.47 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28.

THE SIDELINES OF SAID EASEMENT ARE TO BE PROLONGED OR SHORTENED SAID AS TO TERMINATE ON THE NORTH AND SOUTH AT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28.

Requested By:  
LAWYER IN BLUE JEANS

DOC# 2020-0135552



Mar 16, 2020 03:35 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$281.00 (SB2 Atkins: \$225.00)

PCOR: YES

PAGES: 15

When recorded, mail original deed and  
Tax Statements to:

Joan Marie Dunn, Trustee  
2864 Wildwind Drive  
El Cajon, CA 92019

[Space above this line for Recorder's use]

**AFFIDAVIT OF DEATH OF TRUSTEE**

Joan Marie Dunn, of legal age, being first duly sworn, deposes and says:

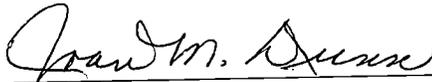
1. That Paul Walter Dunn, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person named as a Trustee of that certain Declaration of Trust dated May 13, 1970 (as first amended and restated on October 18, 2010, and further amended and restated on December 2, 2016) known as the Paul and Joan Dunn Trust, executed by Paul Walter Dunn and Joan Marie Dunn, as settlors and trustees.
2. At the time of the decedent's death, decedent was the owner, as co-trustee, of certain real property acquired by a certain Grant Deed executed by the relevant Grantor(s), as listed with their respective APN and property descriptions, conveyed to Paul Walter Dunn and Joan Marie Dunn, Trustees of the Paul and Joan Dunn Trust dated May 13, 1970, recorded as listed below, in Official Records of San Diego County, California, covering the described property situated in the County of San Diego, State of California:
  - APN: 468-540-15-00, Address: 9735 Alamo Way, La Mesa, CA 91942  
Grantors: Robert C. Craven, Jr. and Annette I. Craven, Husband and wife as Joint Tenants  
Recording Date: April 23, 2019, Document No. 2019-0147817  
Property description: Parcel 2 of Parcel Map No. 8717, in the County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County May 17, 1979.
  - APN: 329-030-01-00, empty lot on Baron Road in Lakeside, CA 92040  
Grantors: Paul W. Dunn, Inc., a California Corporation  
Recording Date: April 29, 1993, Instrument No. 1993-0265801  
Property description: The Northwest quarter of Fractional Section Sixteen (16), Township Fourteen (14), South Range One (1) East, San Bernardino Base and Meridian, together with all right, title and interest in and to the Kimball Baron Road, lying within Sections 8 and 16 of said Township.
  - APN: 492-320-14-25, Address: 1000 Estes Street, Unit 20, El Cajon, CA 92020  
Grantor: Judy R. Johnson, an unmarried woman  
Recording date: October 21, 2010, Document No. 2010-0565499  
Property description: Attached hereto as Exhibit "A"
  - APN: 492-320-14-34, Address: 1000 Estes Street, Unit 34, El Cajon, CA 92020  
Grantors: Kenneth D. Fonda and Patricia A. Fonda, trustees of the Fonda Family Trust dated April 24, 2001  
Recording date: February 28, 2012, Document No. 2012-0111598  
Property description: Attached hereto as Exhibit "B"
  - APN: 521-100-15-00, empty lot in Jamul, CA 91935  
Grantors: John R. Carson and Judy C. Carson, husband and wife  
Recording date: October 2, 2002, Document No. 2002-0850399  
Property description: The East 1/2 of the Southwest 1/4 of the Northwest 1/4, Section 21 Township 16 South Range 2 East, San Bernardino base and meridian, according to US Government Survey approved September 4, 1880.

- APN: 596-062-51-00, empty lot in Jamul, CA 91935  
 Grantors: Henry C. Milam Sr. and Bertha R. Milam, husband and wife  
 Recording date: April 27, 1979, Instrument No. 79-174692  
 Property description: Attached hereto as Exhibit "C"
- APN: 522-030-14-00, Address: 17088 Lawson Valley Road, Jamul, CA 91935  
 Grantor: IndyMac Venture, LLC  
 Recording date: March 29, 2010, Document No. 2010-0151700  
 Property description: Attached hereto as Exhibit "D"
- APNs: 522-030-13-00 and 522-030-02-00, empty lot on Lawson Valley Road in Jamul, CA 91935  
 Grantors: Richard W. Huss and Janet Huss, husband and wife  
 Recording date: May 12, 2008, Document No. 2008-0254142  
 Property description: Attached hereto as Exhibit "E"
- APN: 521-150-05-00, empty lot on Lazaroff Lane in Jamul, CA 91935  
 Grantor: Chabad of California, a California nonprofit corporation  
 Recording date: October 23, 2018, Document No. 2018-0440458  
 Property Description: Attached hereto as Exhibit "F"
- APN: 400-031-12-00, Address: 8205 Melrose Lane, El Cajon, CA 92021  
 Grantor: Deborah Lynne Jackson, a widow  
 Recording date: May 7, 2018, Document No. 2018-0090078  
 Property description: Attached hereto as Exhibit "G"
- APN: 521-040-21-00, empty lot on Montiel Truck Trail, Jamul, CA 91935  
 Grantor: Emil Thieffes, a single man  
 Recording date: October 9, 2008, Document No. 2008-0530085  
 Property description: Attached hereto as Exhibit "H"
- APNs: 521-150-01-00 and 521-150-20-00, empty lot on Montiel Truck Trail, Jamul, CA 91935  
 Grantor: Chabad of California, a California nonprofit corporation  
 Recording date: February 1, 2016, Document No. 2016-0045209  
 Property description: Attached hereto as Exhibit "I"
- APNs: 521-110-62-00; 521-110-60-00; 521-100-02-00; 521-100-03-00 and 521-100-37-00, empty lot on Montiel Truck Trail, Jamul, CA 91935  
 Grantor: Alborg Family Partners  
 Recording date: May 17, 2002, Document No. 2002-0418812  
 Property description: Attached hereto as Exhibit "J"
- APNs: 521-040-22-00 and 521-040-23-00, empty lot on Montiel Truck Trail, Jamul, CA 91935  
 Grantor: Arnold B. Steiner, trustee under declaration of trust dated May 24, 1976  
 Recording date: May 1, 1979, Document No. 79-177617  
 Property description: The Southeast Quarter of the Southwest Quarter of Section 15, Township 16 South, Range 2 East, San Bernardino Base and Meridian, in the County of San Diego, State of California.
- APN: 519-270-26-00, Address: 2864 Wildwind Drive, El Cajon, CA 92019  
 Grantors: Paul Walter Dunn, also known as Paul W. Dunn, and Joan Marie Dunn, also known as John M. Dunn, as settlors and trustees  
 Recording date: January 12, 1995, Document No. 1995-0015015  
 Property description: Lot 26 of County of San Diego Tract No. 3732, in the County of San Diego, State of California, according to Map thereof No. 9491, filed in the Office of the County Recorder of San Diego County December 12, 1979.

3. That Joan Marie Dunn now serves as the acting sole Successor Trustee of the referenced Trust.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: February 28, 2020

  
Joan Marie Dunn

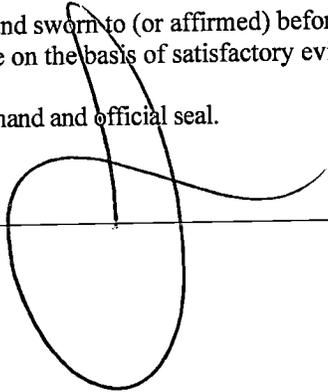
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF SAN DIEGO        )

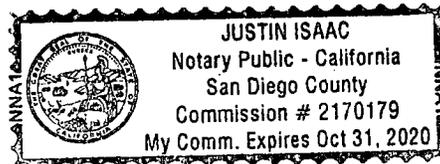
Subscribed and sworn to (or affirmed) before me on this 28th day of February, 2020, by Joan Marie Dunn, who proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Witness my hand and official seal.

Signature \_\_\_\_\_



(Seal)



## LEGAL DESCRIPTION

### EXHIBIT "A"

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

#### A Condominium Composed Of:

##### Parcel 1:

An undivided One-Fifth-Eighth (1/58th) interest as tenant-in-common in and to the real property described as follows:

Lot 1 of Subdivision Map No. 499, in the City of El Cajon, County of San Diego, State of California, according to Map thereof No. 14857, filed in the Office of the County Recorder of San Diego County, on April 16, 2004.

Excepting therefrom the following:

(A) All Living Units shown upon Paseo Del Sol Villas Condominium Plan recorded September 2, 2004 as File No 2004-0840391 and First Amendment recorded October 14, 2004 as File No. 2004-0976954, both of Official Records, San Diego County, California ("Condominium Plan").

(B) The exclusive right to possession of all those designated areas as Exclusive Use Common Area Patio, Balcony, Garage and Parking Space as shown upon the Condominium Plan referred to hereinabove.

##### Parcel 2:

Living Unit L-20 as shown on the Condominium Plan referred to hereinabove.

##### Parcel 3:

The exclusive right to the use, possession and occupancy of those portions of the real property referred to in Parcel 1 above, designated as Exclusive Use Common Area Patio or Exclusive Use Common Area Balcony, as applicable, bearing the same number designation as the Living Unit referred to in Parcel 2 and appurtenant to Parcels 1 and 2 above described.

##### Parcel 4:

The exclusive right to the use, possession and occupancy of those portions of the real property referred to in Parcel 1 above, designated as Exclusive Use Common Area Garage N/A and appurtenant to Parcels 1, 2 and 3 above described.

##### Parcel 5:

The exclusive right to the use, possession and occupancy of those portions of the real property referred to in Parcel 1 above, designated as Exclusive Use Common Area Parking Space PS-141 and PS-142 and appurtenant to Parcels 1, 2, 3 and 4 above described.

Assessor's Parcel No: 492-320-14-25

## Exhibit "B"

A Condominium Composed Of:

Parcel 1:

An undivided one-fifty-eighth (1/58th) interest as tenant-in-common in and to the real property described as follows:

Lot 1 of Subdivision Map No. 499, in the City of El Cajon, County of San Diego, State of California, according to Map thereof No. 14857, filed in the Office of the County Recorder of San Diego County, April 16, 2004.

Excepting therefrom the following:

(a) All Living Units as shown upon the Paseo Del Sol Villas Condominium Plan recorded September 2, 2004 as File No. 2004-0840391 and First Amendment recorded October 14, 2004 as instrument no. 2004-096954, both of Official Records, San Diego County, California ("Condominium Plan").

(b) The exclusive right to possession of all those areas designated as Exclusive Use Common Area Patio, Balcony, Garage, Parking Space and shown upon the Condominium Plan referred to hereinabove.

Parcel 2:

Living Unit L-34, as shown on the Condominium Plan referred to hereinabove.

Parcel 3:

The exclusive right to the use, possession and occupancy of those portions of the real property referred to in parcel 1 above, designated as exclusive use common area patio or exclusive use common area balcony, as applicable, bearing the same number designation as the living unit referred to in Parcel 2 and appurtenant to Parcels 1 and 2 above described.

Parcel 4:

The exclusive right to the use, possession and occupancy of those portions of the real property referred to in parcel 1 above, designated as exclusive use common area garage n/a and appurtenant to Parcels 1, 2 and 3 above described.

Parcel 5:

The exclusive right to the use, possession and occupancy of those portions of the real property referred to in Parcel 1 above, designated as Exclusive Use Common Area Parking Space PS-165 & PS-166 and appurtenant to Parcels 1, 2, 3 and 4 above described.

## Exhibit "C"

That portion of the East half of Lot 8 in Section 4, township 17 South, Range 1 East, San Bernardino Meridian, in the County of San Diego, State of California, according to official plat thereof, described as follows:

Beginning at the Southwest corner of said East half of Lot 8; thence Northerly along the West Line of said East half 700.00 feet to the true point of beginning; thence Southeasterly in a straight line to a point in the Northwesterly line of county road survey No. 705 as described in deed to the county of San Diego and recorded in Book 5832, Page 416 of Official records, distant thereon 250.00 feet Southwesterly from the point of intersection of said Northwesterly line with the Southwesterly line of the land described in deed to Myron H. Riddels, et ux, recorded in Book 6400, Page 563 of Official Records; thence continuing Southeasterly along said last mentioned straight line to the center line of said county road, being also a point in the Northwesterly line of the land described in deed to George C. Mowry, recorded September 21, 1955 in Book 5800, Page 207 of Official Records; thence Southwesterly along said Northwesterly line 30.00 feet more or less to the most Easterly corner of land described in deed to Paul W. Dunn, et ux, recorded August 15, 1973 as File No. 227576 of Official Records; thence Northwesterly along the Northeasterly line of said Dunn land to the true point of beginning.

APN: 596-062-51-00

**LEGAL DESCRIPTION**

**EXHIBIT "D"**

THAT PORTION OF THE SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL UNITED STATES GOVERNMENT SURVEY, APPROVED, SEPTEMBER 4, 1880, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER OF NORTHWEST QUARTER, SECTION 28, DISTANT THEREON SOUTH  $89^{\circ} 44'$  WEST, A DISTANCE OF 330.00 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF NORTHWEST QUARTER, SAID POINT BEING THE NORTHWEST CORNER OF LAND DESCRIBED IN DEED TO E.L. CHANDLER, ET UX, DATED OCTOBER 31, 1940 AND RECORDED NOVEMBER 2, 1940 IN BOOK 1079, PAGE 471 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND DESCRIBED IN DEED TO E.L. CHANDLER, ET UX, A DISTANCE OF 487.30 FEET TO AN IRON PIPE; THENCE SOUTH  $68^{\circ} 51'$  WEST, 353.84 FEET; THENCE WEST 70.00 FEET; THENCE NORTH 613.10 FEET TO THE SAID NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE NORTH  $89^{\circ} 44'$  EAST ALONG SAID NORTH LINE 400 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN GRANT DEED, RECORDED JANUARY 3, 1968 AS FILE NO. 923 OF OFFICIAL RECORDS.

Exhibit "E"

PARCEL 1: APN 522-030-13

THAT PORTION OF THE SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, DISTANT THEREON SOUTH  $89^{\circ}44'$  WEST, A DISTANCE OF 330 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID POINT BEING THE NORTHWEST CORNER OF THE LAND DESCRIBED IN DEED TO E. L. CHANDLER, ET UX, DATED OCTOBER 31, 1940 AND RECORDED NOVEMBER 2, 1940 IN BOOK 1079, PAGE 471 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND DESCRIBED IN DEED E. L. CHANDLER, ET UX, A DISTANCE OF 487.30 FEET; THENCE SOUTH  $68^{\circ}51'$  WEST, 353.84 FEET; THENCE WEST 70 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WEST 125 FEET; THENCE NORTH  $41^{\circ}40'$  WEST, 550 FEET; THENCE NORTH 200 FEET TO SAID NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE NORTH  $89^{\circ}44'$  EAST ALONG SAID NORTH LINE 490.6 FEET TO A LINE WHICH BEARS NORTH FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 613.10 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2: APN 522-030-02

THE NORTHEASTERLY QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 28, TOWNSHIP 16 SOUTH RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 3:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR ROAD PURPOSES OVER, ALONG AND ACROSS A STRIP OF LAND WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, SAID STRIP OF LAND BEING 24.00 FEET WIDE, 12.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINES IN PARCELS A AND B:

PARCEL A:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, DISTANT THEREON SOUTH  $0^{\circ}42'59''$  EAST (RECORD SOUTH  $0^{\circ}39'42''$  EAST), 933.47 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28; THENCE LEAVING SAID WEST LINE SOUTH  $46^{\circ}19'23''$  EAST, 28.42 FEET; THENCE SOUTH  $60^{\circ}30'54''$  EAST, 38.15 FEET; THENCE SOUTH  $10^{\circ}40'51''$  WEST, 51.80 FEET; THENCE SOUTH  $47^{\circ}14'55''$  WEST, 57.95 FEET TO A POINT OF INTERSECTION ON SAID WEST LINE, DISTANT THEREON SOUTH  $0^{\circ}42'59''$  EAST, 128.65 FEET FROM THE POINT OF BEGINNING.

THE SIDELINES OF SAID EASEMENT ARE TO BE PROLONGED OR SHORTENED ON THE NORTH AND SOUTH SO AS TO TERMINATE AT SAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28.

PARCEL B:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BEING ALSO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO CHARLES D. OLSEN AND CLARICE A. JOST, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 24, 1969 AS FILE/PAGE NO. 215094, SERIES 10, BOOK 1969 OF OFFICIAL RECORDS; FROM WHICH CORNER THE NORTH LINE OF SAID OLSEN AND JOST LAND BEARS SOUTH 89°35'08" EAST; THENCE SOUTH 0°42'59" EAST, (RECORD SOUTH 0°39'42" EAST), ALONG THE WEST LINE OF SAID OLSEN AND JOST LAND 188.85 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE SOUTH 89°35'08" EAST ALONG THE SOUTH LINE OF SAID OLSEN AND JOST LAND 76.82 FEET TO A POINT OF INTERSECTION ON THE ARC OF A 210.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, TO WHICH POINT A RADIAL LINE OF SAID CURVE BEARS NORTH 58°54'57" WEST; THENCE LEAVING SAID SOUTH LINE OF OLSEN AND JOST LAND, SOUTH WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°47'00" A DISTANCE OF 10.20 FEET; THENCE SOUTH 28°18'03" WEST, 49.34 FEET; THENCE SOUTH 27°21'00" WEST, 101.39 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTER LINE; THENCE CONTINUING SOUTH 27°21'00" WEST, 78.18 FEET; THENCE SOUTH 4°12'00" WEST, 46.50 FEET; THENCE SOUTH 4°37'41" EAST, 63.21 FEET; THENCE SOUTH 12°28'48" EAST, 53.27 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT 50.00 FOOT RADIUS CURVE, CONCAVE WESTERLY AND TO WHICH POINT RADIAL LINE OF SAID CURVE BEARS NORTH 59°00'34" EAST; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°58'33", A DISTANCE OF 75.02 FEET TO A POINT OF REVERSE CURVATURE WITH A 36.333 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID 36.333 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 98°20'51" A DISTANCE OF 62.37 FEET; THENCE SOUTH 43°19'44" EAST, 8.53 FEET TO A POINT ON THE ARC OF A 45.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, TO WHICH POINT A RADIAL LINE OF SAID CURVE BEARS NORTH 43°19'44" WEST; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID 45.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 45°10'41" A DISTANCE OF 35.48 FEET; THENCE SOUTH 1°29'35" WEST, 76.22 FEET TO THE BEGINNING OF A 170.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°48'58" A DISTANCE OF 141.87 FEET; THENCE SOUTH 46°19'23" EAST, 11.75 FEET TO A POINT OF INTERSECTION ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28, WHICH POINT OF INTERSECTION IS SOUTH 0°42'59" EAST, ALONG SAID EAST LINE, 933.47 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28.

THE SIDELINES OF SAID EASEMENT ARE TO BE PROLONGED OR SHORTENED SAID AS TO TERMINATE ON THE NORTH AND SOUTH AT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28.

EXHIBIT "F"  
LEGAL DESCRIPTION

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

PARCEL 1:

LOT 5 OF COUNTY OF SAN DIEGO TRACT NO. 4842-1, IN THE COUNTY OF SAN DIEGO, SAVINGS AND LOAN, ACCORDING TO MAP THEREOF NO. 13674, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 3, 1998.

PARCEL 2:

AN EASEMENT AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES OVER A STRIP OF LAND 60 FEET IN WIDTH, BEING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, THE CENTER LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89° 31' 06" WEST 238.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 10° 30' WEST 70.34 FEET; THENCE NORTH 9° 55' EAST 321.03 FEET; THENCE NORTH 20° 55' EAST 180.85 FEET; THENCE NORTH 9° 05' WEST 252.12 FEET; THENCE NORTH 17° 35' WEST 195.57 FEET; THENCE NORTH 28° 55' WEST 160.13 FEET TO POINT "A" OF THIS DESCRIPTION; THENCE NORTH 6° 25' EAST 50 FEET; THENCE NORTH 26° 25' EAST 114.05 FEET TO THE NORTHERLY LINE OF SAID SECTION.

PARCEL 3:

AN EASEMENT AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES OVER A STRIP OF LAND 60 FEET IN WIDTH, BEING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, THE CENTER LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT SAID POINT "A"; THENCE NORTH 50° 35' 20" WEST 140.29 FEET; THENCE NORTH 41° 17' 49" WEST 127.30 FEET TO THE NORTHERLY LINE OF SAID SECTION.

PARCEL 4:

AN EASEMENT AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES OVER A STRIP OF LAND 60 FEET IN WIDTH LYING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 28, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, THE CENTER LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE THEREOF; NORTH 89° 31' 06" WEST 238.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 10° 30' EAST 125 FEET TO THE NORTHERLY LINE OF LAWSON VALLEY ROAD.

## EXHIBIT "G"

### LEGAL DESCRIPTION

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

~~Those portions of Lots 9 and 10 of Peerless Orange Lands, in the County of San Diego, State of California, according to Map thereof No. 1247, filed in the Office of County Recorder of San Diego County, April 11, 1910, described as follows:~~

Commencing at the Southeast corner of Lot 11 of said Peerless Orange Lands; thence due west along the south line thereof, a distance of 262.86 feet to the southeast corner of land conveyed to James H. Sherwood and wife, by deed dated January 10, 1955 and recorded in Book 5503, Page 492 of Official Records; thence along the east line of said Sherwood's Land North  $0^{\circ}00'45''$  East, - record Equals North  $0^{\circ}02'50''$  East 375.69 feet to the Northeast corner thereof; thence along the North line of said land South  $89^{\circ}58'15''$  West - record equals North  $89^{\circ}58'$  West - 194.92 feet to the Southeast corner of land conveyed to Clayton O. Heffner and Wife, by Deed dated September 18, 1952 and recorded in Book 4597, Page 284 of Official Records; thence along the East line of said Heffner's Land North  $00^{\circ}03'30''$  East - record equals North  $0^{\circ}02'$  East - 100.00 feet to the Northeast Corner thereof; thence along the north line of said Heffner's Land North  $89^{\circ}56'30''$  West, 385.65 feet - record equals North  $89^{\circ}58'$  West, 385.85 feet - to the intersection with the Northwesterly line of said Lot 9; thence along said Northwesterly line North  $44^{\circ}53'30''$  East - record equals North  $44^{\circ}53'20''$  East - 31.01 feet to an intersection with a line which is parallel with and 22.00 feet Northerly of measured at right angles to said north line of Heffner's land; thence along said parallel line South  $89^{\circ}56'30''$  East, 270.78 feet; thence North  $0^{\circ}03'30''$  East, 60.00 feet to the true point of beginning; thence North  $89^{\circ}56'30''$  West 93.00 feet; thence North  $73^{\circ}25'$  West 95.15 feet to the intersection with said Northwesterly line of Lot 3; thence along said Northwestern with west line North  $44^{\circ}53'30''$  East, 110.00 feet to the Northwest corner of said Lot 10; thence along the North line of said Lot 10 South  $89^{\circ}57'30''$  East - record equals South  $89^{\circ}58'$  East - 106.67 feet to an intersection with a line which bears North  $0^{\circ}03'30''$  East from the true point of beginning;" thence South  $0^{\circ}03'30''$  West, 105.09 feet to the true point of beginning.

APN: 400-031-12-00

# Exhibit "H"

**PARCEL A:**

PARCEL 2 OF PARCEL MAP 15070, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 18, 1987.

RESERVING THEREFROM AN EASEMENT FOR ROAD AND UTILITIES, OVER, UNDER, AND ACROSS THAT PORTION OF SAID PARCEL 2 DESIGNATED AND DELINEATED AS "PROPOSED 60.00' PRIVATE ROAD EASEMENT".

**PARCEL B:**

AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER, UNDER AND ACROSS THOSE PORTIONS OF PARCELS 1, 3 AND 4 OF PARCEL MAP 15070, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 18, 1987, DESIGNATED AND DELINEATED AS "PROPOSED 60.00' PRIVATE ROAD EASEMENT".

EXHIBIT "I"

LEGAL DESCRIPTION

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

PARCEL 1:

LOTS 1 AND 20 OF COUNTY OF SAN DIEGO TRACI NO. 4842-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAVINGS AND LOAN, ACCORDING TO MAP THEREOF NO, 13674, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 3, 1998.

PARCEL 2:

AN EASEMENT AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES OVER A STRIP OF LAND 60 FEET IN WIDTH, BEING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, THE CENTER LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89° 31' 06" WEST 238.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 10° 30' WEST 70.34 FEET, THENCE NORTH 9° 55' EAST 321.03 FEET; THENCE NORTH 20° 55' EAST 180.85 FEET; THENCE NORTH 9° 05' WEST 252.12 FEET; THENCE NORTH 17° 35' WEST 195.57 FEET; THENCE NORTH 28° 55' WEST 160.13 FEET TO POINT "A" OF THIS DESCRIPTION; THENCE NORTH 6° 25' EAST 50 FEET; THENCE NORTH 26° 25' EAST 114.05 FEET TO THE NORTHERLY LINE OF SAID SECTION.

PARCEL 3:

AN EASEMENT AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES OVER A STRIP OF LAND 60 FEET IN WIDTH, BEING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, THE CENTER LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT SAID POINT "A"; THENCE NORTH 50° 35' 20" WEST 140.29 FEET; THENCE NORTH 41° 17' 49" WEST 127.30 FEET TO THE NORTHERLY LINE OF SAID SECTION.

PARCEL 4:

AN EASEMENT AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES OVER A STRIP OF LAND 60 FEET IN WIDTH LYING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 28, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, THE CENTER LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE THEREOF; NORTH 89° 31' 06" WEST 238.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 10° 30' EAST 125 FEET TO THE NORTHERLY LINE OF LAWSON VALLEY ROAD.

# Exhibit "J"

## PARCEL A:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS DESCRIBED IN PARCEL "A" OF CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 19, 1991 AS FILE NO. 1991-0659901 OF OFFICIAL RECORDS.

## PARCEL B-1:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE EAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH THE SOUTHERLY 150 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 2 EAST, AND THE SOUTHERLY 150 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN SAID COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO TOGETHER WITH THE SOUTHERLY 150 FEET OF THE WESTERLY 300 FEET (MEASURED ALONG THE SOUTHERLY LINE) OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SAID PARCEL BEING DESCRIBED AS PARCEL "B" OF CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 19, 1991 AS FILE NO. 1991-0659901 OF OFFICIAL RECORDS.

## PARCEL B-2:

AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES OVER A STRIP OF LAND 30 FEET IN WIDTH LYING 15 FEET ON EACH SIDE OF THE CENTER LINE OF THAT CERTAIN TRAVELED ROAD (AS SAID ROAD WAS LOCATED ON JANUARY 4, 1957), CROSSING THE SOUTHERLY PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN A GENERAL EASTERLY AND WESTERLY DIRECTION.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22 DISTANT THEREON 1300 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 262.00 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE 362 FEET TO A POINT ON THE WESTERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22 DISTANT THEREON 250 FEET SOUTHERLY FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WESTERLY LINE 250 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT AND RIGHT OF WAY IS HEREBY DECLARED TO BE APPURTENANT TO AND IS FOR THE USE AND BENEFIT OF THE PRESENT AND FUTURE OWNER OR OWNERS, OF ALL OR ANY PART OR PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, AND THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22 IN SAID TOWNSHIP 16 SOUTH, RANGE 2 EAST.