

**LILAC HILLS RANCH
FEIR GLOBAL RESPONSES
OFF-SITE IMPROVEMENTS - ENVIRONMENTAL ANALYSIS AND EASEMENT SUMMARY
TABLE**

The Global Response: Off-Site Improvements - Environmental Analysis and Easement Summary Table was composed to address multiple comments received during public review related to questions of off-site improvement requirements and associated easements rights. The Global Response provides a summary of all off-site improvements required for the project as proposed, known options, and alternatives. Each off-site improvement is explained, along with where the discussion of the environmental analysis associated with the improvement can be found. Additionally, easement rights (existed or required) that would be needed for the construction of the improvement is identified.

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#	PROJECT ALTERNATIVE	OFF-SITE IMPROVEMENT	ENVIRONMENTAL ANALYSIS	EASEMENT RIGHTS		PROPERTIES FROM WHICH EASEMENT RIGHTS ARE NEEDED
				Existing Rights Held by Applicant or Public Entity	Need to Acquire	
CIRCLE R DRIVE						
1	Proposed Project (off-site wastewater collection sewer alternative 3)	The project includes off-site wastewater collection (sewer) alternatives shown in Figure 3.1-8 of the Draft FEIR. Alternative 3 would involve installation of off-site sewer lines within Circle R Drive, from Mountain Ridge Road to the Moosa Wastewater Reclamation Facility.	The construction of off-site wastewater collection systems are discussed in the Project Description, Chapter 1.0 of the Draft FEIR. The analysis of impacts is included throughout the appropriate subchapters of Chapter 2.0 ("Significant Environmental Effects of the Proposed Project") and subsection 3.1.7 of the Draft FEIR.	See Attachment 1 for discussion of Mountain Ridge Road easement rights. Circle R Drive is a Public Road	N/A	N/A
2	Proposed Project – Clear Space Easement	A clear space easement would be needed along Circle R Drive, just east of Mountain Ridge Road.	As identified in the Project Description, Chapter 1 of the Draft FEIR and Appendix C-1 of the Draft FEIR, a clear space easement would be needed along Circle R Drive, just east of Mountain Ridge Road. The analysis of impacts of is included throughout the appropriate subchapters of Chapter 2.0 ("Significant Environmental Effects of the Proposed Project") of the Draft FEIR.	Although the County currently maintains this area the County can condition the applicant to obtain an easement for such maintenance activities as a condition of tentative map approval	Clear Space Easement may be required if County conditions the project to obtain on APN 129-390-18 as detailed in Appendix C-1 of the Draft FEIR.	APN 129-390-18
CIRCLE R LANE						
3	Proposed Project (Recycled Water Line)	Installation of a recycled water line within Circle R Lane, from Circle R Drive, south to the Country Club Reservoir. Refer to Figure 3.1-7c-1 and Figure 3.1-7c-2 of the Draft FEIR for details.	The construction of Recycled Water Lines is discussed in the Project Description, Chapter 1.0 of the Draft FEIR. The analysis of impacts is included throughout the appropriate subchapters of Chapter 2.0 ("Significant Environmental Effects of the Proposed Project") and subsection 3.1.7 of the Draft FEIR.	Valley Center Municipal Water District (VCMWD) <ul style="list-style-type: none"> • 20' Utility Easement, Doc. No. 1965-214914 • 20' Utility Easement Doc. No. 1974-152230 • 40' Road & Utility Easement Doc. No. 1974-152230 • 20' Road & Utility Easement Doc. No. 1974-180565 Refer to Attachment 2, Circle R Lane Utilities Exhibit	N/A	N/A

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COVEY LANE FROM PROJECT BOUNDARY TO WEST LILAC ROAD						
4	Proposed Project	<p>Covey Lane from the project boundary to West Lilac Road will be improved to interim County Public Road standards (28-foot paved width on a 40-foot graded section)</p> <p>Refer to Part II, Figure 51 of the Specific Plan for a cross section of the proposed road.</p>	<p>The construction of Covey Lane from the project boundary to West Lilac Road is included as a project feature discussed in the Project Description, Chapter 1.0 of the Draft FEIR. The analysis of impacts of this proposed road is included throughout the appropriate subchapters of Chapter 2.0 ("Significant Environmental Effects of the Proposed Project") of the Draft FEIR. An illustration of the off-site impact area is found in Figure 2.5-2b.</p>	<p><u>County</u></p> <ul style="list-style-type: none"> 30-foot I.O.D. No. 80-297659 for 30 feet of Right-of-Way (ROW) along north half of Covey Lane and west half of West Lilac Road 30-foot I.O.D. on south side of Covey Lane at Rodriguez (Parcel Map 18536) <p>Both I.O.D.'s have slope and drainage rights.</p> <p><u>Accretive Investments Inc.</u></p> <ul style="list-style-type: none"> APN: 128-290-62 (can dedicate to the County) Private Road Easement No. 79-539700 granted in gross with the rights to dedicate for public use. <p>Refer to the Attachment 1. See Exhibit H of the Attachment for details of Covey Lane Off-Site Access.</p>	<p>Clear Space Easement needed on APN: 129-190-44. See Attachment 3, Covey Lane and West Lilac Road Clear Space Easement Exhibit.</p>	<p>APN: 129-190-44 0.09 acre permission to grade 0.249 acre (see clear space easement)</p>
4a	Proposed Project (off-site wastewater collection alternative 4)	<p>The project includes off-site wastewater collection alternatives, shown on Figure 3.1-8 of the Draft FEIR. Alternative 4 would involve installation of sewer lines within Covey Lane, from the project boundary to West Lilac Road. Refer to Figure 3.1-7b of the Draft FEIR for details.</p>	<p>The construction of off-site wastewater collection systems are discussed in the Project Description, Chapter 1.0 of the Draft FEIR. The analysis of impacts is included throughout the appropriate subchapters of Chapter 2.0 ("Significant Environmental Effects of the Proposed Project") and subsection 3.1.7 of the Draft FEIR.</p>	<p>Utilities have a statutory right to install public utilities in public roads which do not require additional easement rights.</p>	N/A	N/A

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MOUNTAIN RIDGE ROAD						
5	Proposed Project	3,800 feet of improvements from the southern project entrance to the connection at Circle R Drive. Improvements include 28-foot graded/24-foot paved roadway within the existing 40-foot ROW consistent with current designation as a Private Road. Refer to Part II, Figure 48 of the Specific Plan for a cross section of the proposed road.	The analysis of impacts of this proposed road is included throughout the appropriate subchapters of Chapter 2.0 ("Significant Environmental Effects of the Proposed Project" of the Draft FEIR). An illustration of the off-site impact area is found in Figure 2.5-2b.	Refer to Attachment 1. Exhibit A of the attachment includes a graphic representation of Mountain Ridge off-site access easements. See also Global Response: Easements (Covey Lane and Mountain Ridge Road).	N/A	N/A
5a	Proposed Project (off-site wastewater collection alternative 3)	The project includes off-site wastewater collection alternatives, shown in Figure 3.1-8 of the Draft FEIR. Alternative 3 would involve installation of sewer lines in Mountain Ridge Road from the southern project boundary to the connection with Circle R Drive. Refer to Figure 3.1-7a of the Draft FEIR for details.	The construction of off-site wastewater collection systems are discussed in the Project Description, Chapter 1.0 of the Draft FEIR. The analysis of impacts is included throughout the appropriate subchapters of Chapter 2.0 ("Significant Environmental Effects of the Proposed Project") and subsection 3.1.7 of the Draft FEIR.	Refer to Attachment 1. Exhibit A of the attachment includes a graphic representation of Mountain Ridge off-site access easements. See also Global Response: Easements (Covey Lane and Mountain Ridge Road).	N/A	N/A
	Mountain Ridge Road built to private road standards, with a design speed of 30 mph - Road Design Alternative 7	This alternative would construct Mountain Ridge Road from Circle R Drive north to the project boundary with 24 feet of paved private roadway width within a 40-foot road easement, with a design speed of 30 mph. The increase in design speed, under this alternative, to 30 mph would require the road to be redesigned, existing power poles would need to be relocated and the existing vertical curves would need to be lengthened. This would result in about ten existing driveways no longer being accessible since they are at the sag or peak of the existing curves. These driveways would need to be redesigned and rebuilt, while maintaining access to the properties. Construction of this road segment would require an additional 2.74 acres of grading relative to the project; including an additional 15,662 cy of cut and 11,691 cy of fill (see FEIR Figure 4-12). Grading would necessitate the creation of manufactured slopes up to 30 feet in height, which is double the height required for the project.	The Roadway Design Alternative (Chapter 4.0 of the Draft FEIR) addresses impacts that could occur if the proposed Exception Request #7 was not approved. See Draft FEIR subchapter 4.8.1.7.	Refer to Attachment 1. Exhibit A of the attachment includes a graphic representation of Mountain Ridge off-site access easements. See also Global Response: Easements (Covey Lane and Mountain Ridge Road).	Slope easements will be required totaling 175,872 square feet and road easement will be required totaling 3,015 square feet (see next column).	APN 129-390-41: Slope Easement 22,452 square feet, 2 Culverts to be extended, Relocate 2 existing power poles APN 129-390-38: Slope Easement 19,248 square feet, Relocate existing power pole APN 129-300-31: Slope Easement 43,069 square feet, Culvert to be extended APN 129-300-35: Slope Easement 17,839 square feet, Relocate 2 existing power poles APN 129-430-03: Slope Easement 1,385 square feet APN 129-430-04: Slope Easement 4,467 square feet APN 129-430-12: Slope Easement 10,963 square feet APN 129-430-13: Slope Easement 25,443 square feet, Culvert to be extended APN 129-390-18:

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						Slope Easement 31,006 square feet, Road Easement 3,015 square feet, 2 culverts to be extended, Structure within grading
6	Mountain Ridge Road Fire Station Alternative Option 1	This alternative would construct Mountain Ridge Road as a publicly dedicated Rural Residential Collector paved 28-foot within a 48-foot ROW	The Mountain Ridge Road Fire Station Alternative includes two options for the construction of Mountain Ridge Road to Public Road standards. Option 1 would be within a 48-foot ROW. The analysis of impacts for this option is included throughout Draft FEIR, subsection 4.9.	If the County was to approve a Resolution of Necessity to convert Mountain Ridge Road from a Private Road to a Public Road, the properties affected are listed under the "Properties Affected" column. Refer to Attachment 1. Exhibit A of the attachment includes a graphic representation of Mountain Ridge off-site access easements.	48-foot Public Road ROW	<ul style="list-style-type: none"> • APN 129-390-41: Slope Easement 18,388 square feet, ROW Acquisition 12,770 square feet, 2 Culverts to be extended, Relocate 2 power poles • APN 129-390-38: Slope Easement 12,115 square feet, ROW Acquisition 14,687 square feet, Relocate power pole • APN 129-300-31: Slope Easement 34,792 square feet, ROW Acquisition 16,298 square feet, Culvert to be extended • APN 129-300-35: Slope Easement 10,274 square feet, ROW Acquisition 15,422 square feet, Relocate 2 existing power poles • APN 129-430-03: Slope Easement 754 square feet, ROW Acquisition 1,970 square feet • APN 129-430-04: Slope Easement 2,408, ROW Acquisition 7,676 square feet • APN 129-430-12: Slope Easement 7,444 square feet, ROW Acquisition 7,146 square feet • APN 129-430-13: Slope Easement 19,442 square feet, ROW Acquisition 13,093 square feet, Culvert to be extended • APN 129-390-18: Slope Easement 19,639 square feet, ROW Acquisition 31,602 square feet, 2 Culverts to be extended, Structure within grading
7	Mountain Ridge Road Fire Station EIR Alternative Option 2	This alternative would construct Mountain Ridge Road as a publicly dedicated paved Rural Residential Collector 28-foot paved within a 40-foot ROW	The Mountain Ridge Road Fire Station Alternative includes two options for the construction of Mountain Ridge Road to Public Road standards. Option 2 would be within a 40-foot ROW. The analysis of impacts for this option	If the County was to approve a Resolution of Necessity to convert Mountain Ridge Road from a Private Road to a Public Road, the properties affected are listed under	40-foot Public Road ROW	<ul style="list-style-type: none"> • APN 129-390-41: Slope Easement 21,886 square feet, ROW Acquisition 12,869 square feet, 2 Culverts to be extended, Relocate 2 existing power poles

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			is included throughout Draft FEIR subsection 4.9.	the "Properties Affected" column. Refer to Attachment 1. Exhibit A of the attachment includes a graphic representation of Mountain Ridge off-site access easements		<ul style="list-style-type: none"> • APN 129-390-38: Slope Easement 16,433 square feet, ROW Acquisition 11,992 square feet, Relocate existing power pole • APN 129-300-31: Slope Easement 40,216 square feet, ROW Acquisition 13,506 square feet, Culvert to be extended • APN 129-300-35: Slope Easement 19,541 square feet, ROW Acquisition 12,874 square feet, Relocate 2 existing power poles • APN 129-430-03: Slope Easement 1,115 square feet, ROW Acquisition 1,618 square feet • APN 129-430-04: Slope Easement 3,600, ROW Acquisition 6,388 square feet • APN 129-430-12: Slope Easement 9,175 square feet, ROW Acquisition 7,611 square feet • APN 129-430-13: Slope Easement 21,302 square feet, ROW Acquisition 10,932 square feet, Culvert to be extended • APN 129-390-18: Slope Easement 29,947 square feet, ROW Acquisition 25,511 square feet, 2 Culverts to be extended, Structure within grading

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RODRIGUEZ ROAD						
8	Proposed Project	Under the Proposed Project, Rodriguez Road would be constructed (improved) to current private road standards, 28-foot graded within the existing 40-foot easement. However, the County previously approved Sukup TM 5184-1 Improvement Plans and TPM 20457, which also includes construction of Rodriguez Road to County Private Road Standards. The approved Sukup plans include realignment of the middle portion of the road, which requires additional access and slope easements. The Sukup project obtained the necessary easements to construct these improvements.	The construction of Rodriguez Road from Lilac Hills Ranch Road (proposed) to Covey Lane is included as a project feature discussed in the Project Description, Chapter 1.0 of the Draft FEIR. The analysis of impacts of this proposed road is included throughout the appropriate subchapters of Chapter 2.0 (Significant Environmental Effects of the Proposed Project) of the Draft FEIR. An illustration of the off-site impact area is found in Figure 2.5-4.	<ul style="list-style-type: none"> • 40-foot Private Road easement, 79-299544. APNs 129-011-15, 129-300-09 & 10 within the project site are beneficiaries of this easement. • 12-foot Private Road easement on APN 129-380-01 with slope and drainage rights • Private Road easement with slope and drainage rights on APN 129-190-30 • 10-foot Private Road easement on APN 129-380-35 	N/A	N/A
WEST LILAC ROAD- OLD HIGHWAY 395 to I-15 BRIDGE						
9	Proposed Project with Road Exception Request 1	As proposed, with Road Exception Request 1, this portion of West Lilac Road would be improved with a 24-foot travel way, two 6-foot shoulders, a 14-foot painted median, and 6-inch type "G" curb and gutters. The south side will have a 6-inch trail. The graded width is 58 feet with 50 feet of pavement. Refer to Part II, Figure 26 of the Specific Plan for a cross section of the proposed road.	The construction of West Lilac Road from Old Highway 395 to the I-15 Bridge is included as a project feature discussed in the Project Description, Chapter 1.0 of the Draft FEIR. The analysis of impacts of this proposed road is included throughout Chapter 2.0 of the Draft FEIR. An illustration of the off-site impact area is found in Figure 2.5-2a.	See Attachment 4 for a description of the West Lilac Road ROW.	N/A	N/A
10	Roadway Design Alternative 1	This is the improvement required if Road Exception Request 1 is not approved. The improvement includes a 64- to 78-foot ROW, 40 to 54 feet of curb-to-curb width (with 8-foot shoulders), 12-foot parkways, and a minimum design speed of 40 mph. Refer to Figure 4-6 of Draft FEIR Chapter 4. Existing power pole and guardrails need to be relocated.	The Roadway Design Alternative (Subchapter 4.0 of the Draft FEIR) addresses impacts that could occur if the proposed Road Exception Request 1 is not approved. See Draft FEIR subsection 4.8.1.1.	See Attachment 4 for a description of the West Lilac Road ROW.	<ul style="list-style-type: none"> • 4,608-square-foot ROW • 31,208- square-foot Slope Easement 	<ul style="list-style-type: none"> • APN 125-231-32, ROW - 4,608 square feet, Slope Easement – 18,802 square feet • APN 125-231-33, Slope Easement – 12,406 square feet

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WEST LILAC ROAD- I-15 BRIDGE TO WESTERLY ROUNDABOUT						
11	Proposed Project with Road Exception Request 3a	As proposed, with Road Exception Request 3a, this improvement includes construction of a 65- to 73-foot graded/53-foot paved roadway within the existing ROW. This includes the proposed exception request to allow reduced shoulders and parkway.	The construction of West Lilac Road from the I-15 Bridge to the westerly round-about is included as a project feature discussed in the Project Description, Chapter 1.0 of the Draft FEIR. The analysis of impacts of this proposed road is included throughout Chapter 2.0 of the Draft FEIR. An illustration of the off-site impact area is found in Figure 2.5-2a.	See Attachment 4 for a description of the West Lilac Road ROW.	N/A	N/A
12	Roadway Design Alternative 3	This is the improvement required if Road Exception Requests 3a and 3b are not approved. Improvement is construction of West Lilac Road, off-site, transitioning from the existing bridge over I-15 (with an existing travel way width of 24 feet) to the project boundary (Exception Request 3a) and on-site from the project boundary to the westerly roundabout (Exception Request 3b), as shown in Figure 4-8. The standard for this entire portion of West Lilac Road is County Light Collector road 2.2C which requires 40 to 54 feet of curb-to-curb width within a 64- to 78-foot ROW with 8-foot shoulders, 12-foot parkways, and a minimum design speed of 40 mph.	The Roadway Design Alternative (Subchapter 4.0 of the Draft FEIR) addresses impacts that could occur if the proposed Exception Request was not approved. See Draft FEIR subsection 4.8.1.3.	See Attachment 4 for a description of the West Lilac Road ROW.	<ul style="list-style-type: none"> • 610-square-foot ROW • 4,333-square-foot slope easement 	<ul style="list-style-type: none"> • APN 127-072-28, ROW – 610 square feet, Slope Easement -4,333 square feet, Existing Power pole needs to be relocated. Adjacent trees and brush affected. Culvert under driveway at APN 127-072-28 required.

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WEST LILAC ROAD - NORTHERN PROJECT BOUNDARY						
13	Proposed Project with Road Exception Request 5	As proposed, with Road Exception Request 5, this improvement includes construction of a modified half-width 2.2F Light Collector along the existing centerline. Improvements include widening the existing 24 feet of pavement to 26 feet (including a 24-foot travel way, and an additional 2 feet of paved shoulder that will include a 6-inch AC berm). The south side of the road will include an additional 4-foot shoulder and an 8-foot trail. The road would have a 40 mph design speed. Refer to Part II, Figure 25 of the Specific Plan for a cross section of the proposed road.	The construction of West Lilac Road along the northern project boundary is included as a project feature discussed in the Project Description, Chapter 1.0 of the Draft FEIR. The analysis of impacts of this proposed road is included throughout Chapter 2.0 of the Draft FEIR. An illustration of the off-site impact area is found in Figure 2.5-2a.	See Attachment 4 for a description of the West Lilac Road ROW.	N/A	N/A
14	Road Design Alternative 5, Option A	This is one of three optional improvements required if Road Exception Request 5 is not approved. West Lilac Road would be improved as a County Light Collector road 2.2F without modification following existing alignment. The road surfacing width would be 28 feet within a 52-foot ROW, a 2-foot shoulder, and 12-foot parkway, with a minimum design speed of 40 mph. Refer to Figure 4-10a of Chapter 4.	Subchapter 4.0 of the Draft FEIR addresses the potential impacts associated with Road Design Alternative 5, Option A. See Draft FEIR subsection 4.8.1.5.	See Attachment 4 for a description of the West Lilac Road ROW.	49,763-square-foot ROW 41,716-square-foot slope easement	<ul style="list-style-type: none"> • APN 128-280-53, Slope Easement 4,829 square feet, ROW Acquisition 1,765 square feet • APN 128-280-52, Slope Easement 8,069 square feet, ROW Acquisition 6,833 square feet • APN 128-280-23, Slope Easement 3,164 square feet, ROW Acquisition 3,979 square feet • APN 128-280-22, Slope Easement 2,245 square feet, ROW Acquisition 2,658 square feet • APN 128-280-07, Slope Easement 2,752 square feet, ROW Acquisition 5,159 square feet • APN 128-280-32, Slope Easement 927 square feet, ROW Acquisition 2,325 square feet • APN 128-280-33, Slope Easement 2,465 square feet, ROW Acquisition 1,816 square feet • APN 128-280-34, Slope Easement 2,301 square feet, ROW Acquisition 3,474 square feet

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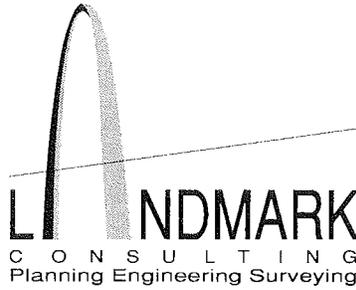
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						<ul style="list-style-type: none"> • APN 128-280-38, Slope Easement 2,076 square feet, ROW Acquisition 4,505 square feet • APN 128-280-60, Slope Easement 4,725 square feet, ROW Acquisition 9,697 square feet • APN 128-280-56, Slope Easement 3,231 square feet, ROW Acquisition 6,450 square feet • APN 128-280-39, Slope Easement 4,932 square feet, ROW Acquisition 1,102 square feet
15	Road Design Alternative 5, Option B	<p>This is one of three optional improvements required if Road Exception Request 5 is not approved.</p> <p>Improvement of West Lilac Road to the current classification of 2.2C without modification, following the existing centerline of the existing pavement. Refer to Figure 4-10b of Chapter 4. Classification 2.2C (without a turn lane) requires two 12-foot travel lanes, eight-foot shoulders (40 feet of pavement overall), and 12-foot parkways within a 64-foot graded ROW.</p>	The Roadway Design Alternative (Subchapter 4.0 of the Draft FEIR) addresses impacts that could occur if the proposed Road Exception Request 5 is not approved. See, Draft FEIR subsection 4.8.1.5.	See Attachment 4 for a description of the West Lilac Road ROW.	79,530-square-foot ROW 51,146-square-foot easement	<ul style="list-style-type: none"> • APN 128-280-53, Slope Easement 5,680 square feet, ROW Acquisition 6,373 square feet • APN 128-280-52, Slope Easement 9,114 square feet, ROW Acquisition 14,971 square feet • APN 128-280-23, Slope Easement 3,603 square feet, ROW Acquisition 6,604 square feet • APN 128-280-22, Slope Easement 3,603 square feet, ROW Acquisition 6,604 square feet • APN 128-280-07, Slope Easement 3,309 square feet, ROW Acquisition 6,417 square feet • APN 128-280-32, Slope Easement 1,104 square feet, ROW Acquisition 2,949 square feet • APN 128-280-33, Slope Easement 2,325 square feet, ROW Acquisition 3,018 square feet • APN 128-280-34, Slope Easement 2,620 square feet, ROW Acquisition 4,104 square feet • APN 128-280-51, Slope Easement 849 square feet • APN 128-280-38, Slope Easement 3,498 square feet, ROW Acquisition 5,941 square feet

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						<ul style="list-style-type: none"> • APN 128-280-58, Slope Easement 1,833 square feet • APN 128-280-57, Slope Easement 160 square feet • APN 128-280-60, Slope Easement 4,597 square feet, ROW Acquisition 12,630 square feet • APN 128-280-28, Slope Easement 2,257 square feet, ROW Acquisition 7,932 square feet • APN 128-280-39, Slope Easement 6,594 square feet, ROW Acquisition 1,987 square feet
16	Road Design Alternative 5, Option C	<p>This is one of three optional improvements required if Road Exception Request 5 is not approved.</p> <p>Improvement of West Lilac Road to the current classification of 2.2C without modification, following the SC-270 alignment. The SC 270 alignment is an adopted alignment that was mapped in 1971 (RS 383-1). See Draft FEIR Chapter 4, Figure 4-10c. The alternative roadway design would require an additional 7.3 acres of grading, including 6,564 cy of cut and 11,439 cy of fill and 14-foot slopes.</p>	Subchapter 4.0 of the Draft FEIR addresses the potential impacts associated with Road Design Alternative 5, Option C See Draft FEIR subsection 4.8.1.5.	See Attachment 4 for a description of the West Lilac Road ROW.	63,247-square-foot ROW 44,086-square-foot easement	<ul style="list-style-type: none"> • APN 128-280-53, Slope Easement 4,511 square feet, ROW Acquisition 1,974 square feet • APN 128-280-52, Slope Easement 5,422 square feet, ROW Acquisition 8,471 square feet • APN 128-280-23, Slope Easement 2,967 square feet, ROW Acquisition 5,154 square feet • APN 128-280-22, Slope Easement 2,072 square feet, ROW Acquisition 2,636 square feet • APN 128-280-07, Slope Easement 3,323 square feet, ROW Acquisition 6,403 square feet • APN 128-280-32, Slope Easement 1,104 square feet, ROW Acquisition 2,949 square feet • APN 128-280-33, Slope Easement 2,325 square feet, ROW Acquisition 3,018 square feet • APN 128-280-34, Slope Easement 2,620 square feet, ROW Acquisition 4,104 square feet • APN 128-280-51, Slope Easement 849 square feet

**LILAC HILLS RANCH
FEIR GLOBAL RESPONSES
OFF-SITE IMPROVEMENTS - ENVIRONMENTAL ANALYSIS AND EASEMENT SUMMARY
(continued)**

#	PROJECT ALTERNATIVE	OFF-SITE IMPROVEMENT	ENVIRONMENTAL ANALYSIS	EASEMENT RIGHTS		PROPERTIES FROM WHICH EASEMENT RIGHTS ARE NEEDED
				Existing Rights Held by Applicant or Public Entity	Need to Acquire	
						<ul style="list-style-type: none"> • APN 128-280-38, Slope Easement 3,498 square feet ROW Acquisition 5,941 square feet • APN 128-280-58, Slope Easement 1,833 square feet • APN 128-280-57, Slope Easement 160 square feet • APN 128-280-60, Slope Easement 4,597 square feet ROW Acquisition 12,630 square feet • APN 128-280-28, Slope Easement 2,211 square feet ROW Acquisition 7,980 square feet • APN 128-280-39, Slope Easement 6,594 square feet ROW Acquisition 1,987 square feet
WEST LILAC ROAD FROM THE WESTERLY ROUNDABOUT TO NORTH PROJECT BOUNDARY (SHORT PORTION)						
17	Proposed Project	Improvement includes 24-foot paved/28-foot graded roadway with modification for reduction in design speed to 25 mph.	The construction of West Lilac Road from Old Highway 395 to the Interstate 15 Bridge is included as a project feature discussed in the Project Description, Chapter 1.0 of the Draft FEIR. The analysis of impacts of this proposed road is included throughout Chapter 2.0 of the Draft FEIR. An illustration of the off-site impact area is found in Figure 2.5-2a.	See Attachment 4 for a description of the West Lilac Road ROW.	N/A	N/A
18	Road Design Alternative 4	This is the improvement required if Road Exception Request 4 is not approved. Improvement includes 28 feet of road surface width with two 8-foot shoulders and 12-foot parkways (travel lanes) on both sides of the road (total road width ROW of 64 to 78 feet), a 15-foot turn lane, and a minimum design speed of 40 mph. Refer to Figure 4-9 of the Draft FEIR.	Subchapter 4.0 of the Draft FEIR addresses the potential impacts associated with Road Design Alternative 4. See Draft FEIR Subsection 4.8.1.4.	See Attachment 4 for a description of the West Lilac Road ROW.	N/A	N/A



April 8, 2013

Mr. Jon Rilling
Accretive Investments, Inc.
12275 El Camino Real, Suite 110
San Diego, CA 92130

RE: Access Rights on Mountain Ridge Road & Covey Lane, San Diego County, CA

Dear Jon:

The letter from attorney Kevin K. Johnson, dated February 5, 2013, makes incorrect (or misinformed) allegations regarding the access rights Lilac Hills Ranch or TM 5571 ("Project") has to Mountain Ridge Road and Covey Lane. Furthermore, the surveyor for Mr. Johnson who performed the easement analysis for Mountain Ridge Road and Covey Lane based that analysis on incorrect or outdated information. For example, Ciremele Surveying, Inc. based their easement analysis on the 4th Amended Preliminary Report from Chicago Title, dated August 30, 2012, while the current title report (the 10th Amendment) is dated February 1st, 2013 ("PTR"). For both roads, there are existing road easements or Irrevocable Offers to Dedicate Real Property ("IOD") which provide the necessary rights to improve these roads to accommodate the proposed Project and no additional easements are required from any neighboring property owner.

Mountain Ridge Road:

The access rights to Mountain Ridge Road date back to 1957. Mr. Johnson incorrectly refers to a 1993 private road maintenance agreement that was created when the property south of the Project boundary was subdivided per Map No. 13094.

The Project's access right to Mountain Ridge Road is described as four 20' strips of road easement in the N ½ of the SE ¼ of Section 30, the S ½ of the SE ¼ of Section 30 and the N ½ of the NE ¼ of Section 31. See attached Exhibit "A" for overview. The Project acquired these access rights as a successor in interest of a portion of the Goodwin estate (specifically, that portion being the North ½ of the SE ¼ of Section 30, T 10 S, R 2 W – see Parcel 93 of the PTR). On March 20, 1953, Gordon and Anne Goodwin were granted the entire SE ¼ of Section 30, T 10 S, R 2 W. This grant deed was recorded as Document No. 38142, Book 4790, Page 80 in the Official Records of San Diego County, California. See Exhibit "B". The creation of these four road easement strips occurred as follows:

1. On July 5, 1957, Lovell C. Chambers granted a road easement over the Westerly 20' of the NE ¼ of the NE ¼ of Section 31, T 10 S, R 2 W to Gordon and Anne Goodwin, in Official Records of San Diego County, California as Document No. 99785, Book 6650, Page 310. Said easement was appurtenant to any present/future property owner of the SE ¼ of Section 30. See Exhibit "C" and Parcel 93A of the PTR.
2. On July 5, 1957, Amanda H. Purdy granted a road easement over the Easterly 20' of the NW ¼ of the NE ¼ of Section 31, T 10 S, R 2 W to Gordon and Anne Goodwin, in Official Records of San Diego County, California as Document No. 99786, Book 6650, Page 312. Said easement

was appurtenant to any present/future property owner of the SE ¼ of Section 30. See Exhibit “D” and Parcel 93A of the PTR.

3. On July 5, 1957, Gordon and Anne Goodwin, granted the SE ¼ of the SE ¼ of Section 30, T 10 S, R 2 W to Joseph and Anna Mehm, in the Official Records of San Diego County, California as Document No. 99607, Book 6650, Page 27, reserving the Westerly 20’ thereof for road and utility purposes. See Exhibit “E” and Parcel 93B of the PTR.
4. On July 5, 1957, Gordon and Anne Goodwin, granted the SW ¼ of the SE ¼ of Section 30, T 10 S, R 2 W to Joseph and Anna Mehm, in the Official Records of San Diego County, California as Document No. 99787, Book 6650, Page 314, reserving the Easterly 20’ thereof for road and utility purposes. See Exhibit “F” and Parcel 93B of the PTR.

Additionally, on December 10, 1979, an IOD was granted to the County for the Easterly 30’ of the NW ¼ of the NE ¼ of Section 31, T 10 S, R 2 W, north of Circle “R” Road, in the Official Records of San Diego County, California as Document No. 1979-516817. This IOD grant also gives the right to extend drainage structures and excavation/embankment slopes beyond the of the IOD limits. See Exhibit “G”.

Therefore, the owners of Lilac Hills Ranch have rights to improve Mountain Ridge Road to current County Private Road Standards. All improvements will occur within the existing easements on Mountain Ridge Road. Additionally, the Mountain Ridge easements contemplated the future subdivision of the benefitted parcels as they were originally granted for the “future owner or owners...of the SE ¼ of Section 30” and with “the right to grant said easement to others”. In fact, most of the property owners along Mountain Ridge Road that Mr. Johnson represents benefitted from the expansion of the 1953 easement rights on Mountain Ridge Road when their properties were created by subdivision (according to Map No. 13094) in 1993.

Lastly, since the Project would be using Mountain Ridge Road, it would be subject to participate in a private road maintenance agreement with the adjacent neighbors that use it for access and would be responsible for its fair share of cost for its future maintenance.

Covey Lane:

Per the County’s request, Covey Lane will be improved to County Public Road Standards from existing West Lilac Road to the easterly Project boundary. These public road improvements can be accomplished with the rights the County currently has (or will soon be given by Accretive) and with the rights The Project has to an existing 40’ wide easement recorded as Document No. 1979-539700. See attached Exhibit “H” for overview.

An IOD was granted to the County on September 15, 1980, in the Official Records of San Diego County, California as Document No. 80-297659, for 30’ of right-of-way along the north half of Covey Lane and the west half of West Lilac Road. See Exhibit “I”. Additionally, Parcel Map No. 18536, recorded on August 29 2000, irrevocably offered for dedication a 30’ wide portion of right-of-way on the south side of Covey Lane at Rodriguez Road. See Exhibit “J”. Both of these offers of dedication remain open and subject to future acceptance by the County per Section 66483 of the California Government Code. Additionally, both of these offers give the right to extend drainage structures and excavation/embankment slopes beyond the limits of the IOD or right-of-way.

The additional public right-of-way required for the improvement of Covey Lane can be dedicated by Accretive in two different scenarios without the permission or granting of additional easements from any

Lilac Hills Ranch – TM 5571
San Diego County, CA
April 8, 2013
Page 3

of the neighboring property owners and without resorting to County assistance through condemnation. First, as the underlying fee owner, Accretive will dedicate right-of-way to the County over APN 128-290-62. Second, as a successor in interest, The Project benefits from an existing 40-foot Private Road Easement for Covey Lane that was created by Document No. 1979-539700, in the Official Records of San Diego County, California. This easement was granted in gross to all of the grantees identified in this document with the “right to...dedicate the same for public use”. See Exhibit “K” and Parcel 38G of the PTR. Therefore, Accretive has the right to dedicate a portion of this easement to the County to complete the public road connection between the easterly project boundary and West Lilac Road.

Once Covey Lane enters the Project from the east, it will be constructed entirely within the Project boundary according to the Lilac Hills Ranch Specific Plan. Therefore, no additional property rights will be required from the adjoining properties. Furthermore, Lilac Hills Ranch proposes to grant access rights to the new Covey Lane to neighboring property owners that currently have access rights to existing Covey Lane. New Covey Lane will have connections to the existing pavement within the old Covey Lane alignment. This preserved pavement within the old Covey Lane alignment will provide access to the homes currently using existing Covey Lane for access. As an alternative, should any problems arise with this proposal, Lilac Hills Ranch will relocate the private road portion of new Covey Lane far enough onsite so that the new road construction will not interfere with the old road pavement and will not grant any access rights over the new Covey Lane to neighboring property owners.

In conclusion, Lilac Hills Ranch currently has the existing easements and other rights necessary to construct the required improvements to Mountain Ridge Road and Covey Lane and thereafter to use such roads.

If you have any particular questions or require additional information, please do not hesitate to call.

Sincerely,

LANDMARK CONSULTING



Mark A. Brencick, P.E., P.L.S.
President

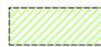
EXHIBIT 'A'

MOUNTAIN RIDGE OFF-SITE ACCESS

APN: 129-300-09

TM 5571
SUBDIVISION BOUNDARY

LEGEND

-  INDICATES PVT. ROAD EASEMENT PER DOC. RECORDED JULY 5, 1957 IN BOOK 6650 PAGE 027 AS DOC. NO. 99607.
-  INDICATES PVT. ROAD EASEMENT PER DOC. RECORDED JULY 5, 1957 IN BOOK 6650 PAGE 310 AS DOC. NO. 99785.
-  INDICATES PVT. ROAD EASEMENT PER DOC. RECORDED JULY 5, 1957 IN BOOK 6650 PAGE 312 AS DOC. NO. 99786.
-  INDICATES PVT. ROAD EASEMENT PER DOC. RECORDED JULY 5, 1957 IN BOOK 6650 PAGE 314 AS DOC. NO. 99878.
-  INDICATES IOD DOC. NOS. 1979-516817 & 1979-516818 RECORDED DECEMBER 10, 1979.
-  INDICATES IOD DOC. NO. 1979-453543 RECORDED OCTOBER 29, 1979.
-  INDICATES ROAD EASEMENT DEDICATED PER PARCEL MAP NO. 17205 RECORDED AUGUST 30, 1993.
-  INDICATES ROAD EASEMENT DEDICATED PER PARCEL MAP 16300 RECORDED NOVEMBER 21, 1990.
-  INDICATES ROAD EASEMENT DEDICATED PER PARCEL MAP 16300 RECORDED NOVEMBER 21, 1990.
-  INDICATES ROAD EASEMENT DEDICATED AND REJECTED PER PARCEL MAP 16209 RECORDED AUGUST 30, 1990.

SE 1/4 SEC. 30

NE 1/4 SEC. 31

PROPOSED GRADING LIMITS

EXISTING ROAD EASEMENT

APN: 129-390-38

EXISTING MOUNTAIN RIDGE ROAD PAVEMENT

PROPOSED GRADING LIMITS

APN: 129-390-41

APN: 129-390-40

"RIGHTS OF THE PUBLIC" OVER EXISTING CIRCLE 'R' ROAD PAVEMENT

☉ CIRCLE 'R' ROAD

"RIGHTS OF THE PUBLIC" OVER EXISTING CIRCLE 'R' PAVEMENT

☉ MOUNTAIN RIDGE ROAD

APN: 129-430-13

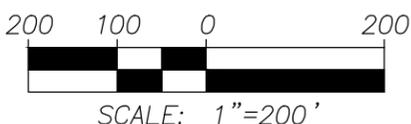
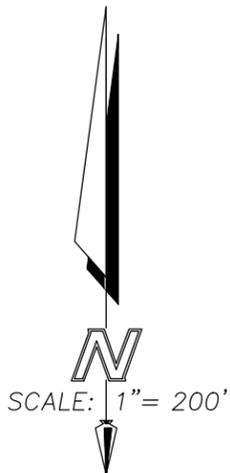
APN: 129-430-12

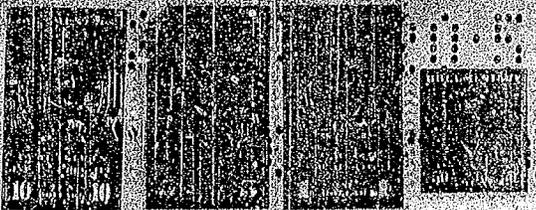
APN: 129-430-04

APN: 129-430-03
129-430-01

APN: 129-300-35

APN: 129-300-31





Grant Deed

L.R.S. 16.50

LAWRENCE W. BATES and LEXIE V. BATES, husband and wife and

M. B. Jenne and Marguerite Z. Jenne, husband and wife

(GRANTOR OR GRANTORS)

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

Do hereby Grant to GORDON GOODWIN and ANNE C. GOODWIN, husband and wife,

as joint tenants

the real property in the

County of San Diego, State of California, described as follows:

The Southeast Quarter of Section 30, Township 10 South, Range 2 West, San Bernardino Base and Meridian, in the County of San Diego, State of California.

SUBJECT TO: a deed of trust in favor of Christina Williams, now of record, which the Grantess assume and agree to pay.

Dated February 26, 1953

Marguerite Z. Jenne
M. B. Jenne

Lexie V. Bates

NEW MEXICO
STATE OF CALIFORNIA
COUNTY OF Valencia } ss.

WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO
Mr. and Mrs. Gordon Goodwin
Route 1, Box 157, Fallbrook, California

ORDER No. _____ ESCROW No. _____

SPACE BELOW FOR RECORDER'S USE ONLY

On March 2, 1953
before me, I. Vialstich
a Notary Public in and for said County and State, personally appeared Lawrence W. Bates and
Lexie V. Bates

known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

(Seal) I. Vialstich
Notary Public in and for said County and State

DOCUMENT No. 38142
RECORDED AT REQUEST OF
EQUITY TITLE INSURANCE & TRUST COMPANY

MAR 20 1953

at 9:00 A.M.

BOOK 4790 PAGE 80

OFFICIAL RECORDS
County of San Diego, California

Fee \$ 2.00 Vol 4

Easement

GENERAL

THIS AGREEMENT, made and entered into this 4th day of
..... June , 19.57., by and between Lovell C. Chambers, a
..... title as a single man, of
~~married man, who acquired /~~ Los Angeles, California
party of the first part, which expression shall include his, her or their heirs, executors, admini-
strators, agents or assigns where the context so requires or admits, and
..... Gordon Goodwin and Anne C. Goodwin, husband and wife, as joint tenants, of
..... Fallbrook, California - - - - - , party of the second
part, which expression includes his, her or their heirs, executors, administrators, agents or
assigns where the context so requires or admits,

WITNESSETH:

WHEREAS, the party of the first part owns and has title to that real estate and real property
located in Lilac Area
County of San Diego , State of California , described
as follows:
West 20 feet of the Northeast Quarter of the Northeast Quarter of Section 31,
Township 10 South, Range 2 West, San Bernardino Meridian, being all that portion
lying Northerly from present existing County Road.

AND WHEREAS, the party of the second part desires *
* (insert here nature and type of easement, right-of-way or right desired by second party)
Easement for road and utility purposes.

Now, THEREFORE, it is hereby agreed as follows:
The said party of the first part does hereby grant, assign and set over to the said party of the
second part *

* (insert here nature and type of easement, right-of-way or right granted to second party)
Easement for road and utility purposes, not to exceed twenty (20) feet wide,
in on and along the line beginning at the Northwest corner of the Northeast
Quarter of the Northeast Quarter of Section 31, Township 10 South, Range 2
West, San Bernardino Meridian, and extending south along the property line,
terminating at the County Road.
The easement and right of way is hereby declared to be appurtenant to and for
the use and benefit of the present or future owner or owners of all or any
portion of the Southeast Quarter of Section 30, Township 10 South, Range 2 West,
San Bernardino Meridian.

..... of the first part shall Global-Off-Site Improvements At the said premises, except as to

of the right, easement and right-of-way herein granted and agrees to pay any damage or damages which may arise to the property, premises, or rights of the said party of the first part through second party's use, occupation and possession of the rights herein granted.

TO HAVE AND TO HOLD the said easement, right and right-of-way unto the said party of the second part, his successors or assigns for a period of as long as easement is used for... road and utility purposes....., and under the specific conditions, restrictions and considerations as follows:

Road and utility purposes. Reserving unto said party of the first part, their heirs, administrators and assigns, their right to use said easement for road and utility purposes.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 7 day of June, 1957

Lovell C. Chambers

mail to:
15 Ave of Ambrose
of Alhambra, Calif.

State of CALIFORNIA,
County of Los Angeles } ss.

On June - 7 - 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lovell C. Chambers, known to me, to be the person whose name is subscribed to the within Instrument, and acknowledged to

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT No. 99783
RECORDED AT REQUEST OF
UNION TITLE INSURANCE & TRUST COMPANY

JUL 5 1957
at 9:00 A.M.

BOOK 6650 PAGE 310

Easement

GENERAL

THIS AGREEMENT, made and entered into this 4th day of
..... JUNE , 19 57 , by and between AMANDA H. PURDY , a widow ,

..... of Hollywood , California
party of the first part, which expression shall include his, her or their heirs, executors, admini-
strators, agents or assigns where the context so requires or admits, and

..... GORDON GOODWIN and ANNE C. GOODWIN, husband and wife, as joint tenants of
..... Fallbrook, California , party of the second
part, which expression includes his, her or their heirs, executors, administrators, agents or
assigns where the context so requires or admits,

WITNESSETH:

WHEREAS, the party of the first part owns and has title to that real estate and real property
located in Lilac area

County of San Diego , State of State of California , described
as follows:

Ex: 20 feet of the Northwest Quarter of the Northeast Quarter of Section 31,
Township 10 South, Range 2 West, San Bernardino Meridian, being all that
portion lying Northerly from present existing County Road.

AND WHEREAS, the party of the second part desires *
* (Insert here nature and type of easement, right-of-way or right desired by second party)
Easement for road and utility purposes.

Now, THEREFORE, it is hereby agreed as follows:
The said party of the first part does hereby grant, assign and set over to the said party of the
second part *

* (Insert here nature and type of easement, right-of-way or right granted to second party)
Easement for Road and utility purposes not to exceed twenty (20) feet wide in on
and along the line beginning at the Northeast corner of the Northwest Quarter
of the Northeast Quarter of Section 31, Township 10 South, Range 2 West, San
Bernardino Meridian, and extending south along the property line terminating
at the County Road.

The easement and right of way is hereby declared to be appurtenant to and for
the use and benefit of the present or future owner or owners of all or any
portion of the Southeast Quarter of Section 30, Township 10 South, Range 2
West, San Bernardino Meridian.

of the right, easement and right-of-way herein granted and agrees to pay any damage or damages which may arise to the property, premises, or rights of the said party of the first part through second party's use, occupation and possession of the rights herein granted.

TO HAVE AND TO HOLD the said easement, right and right-of-way unto the said party of the second part, his successors or assigns for a period of...as long as easement is used for... road and utility purposes....., and under the specific conditions, restrictions and considerations as follows:

Road and utility purposes. Reserving unto said party of the first part their heirs, administrators and assigns, their right to use said easement for road and utility purposes.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this day of June 10....., 19 57..

DOCUMENT No. 017245
RECORDED AT REQUEST OF
UNION TITLE INSURANCE & TRUST COMPANY
JUL 5 1957
at 9:00 A.M.
BOOK 6650 PAGE 312
OFFICIAL RECORDS
County of San Diego, California
Fee \$ 2.80, Folios 2
ROGER M. HOWE, County Recorder
By [Signature] Deputy

[Signature: Amanda H. Purdy]

No.
Easement
GENERAL
FROM
To
DATED, 19.....

mail to:
Bank of America
Fallbrook, Calif.

STATE OF CALIFORNIA,
County of Los Angeles } ss.

ON THIS 10th day of June, A. D., 1957, before me,
G. Bargerstock
a Notary Public in and for said County and State, personally appeared
Amanda H. Purdy
....., known to me,

Bank of America
NATIONAL SAVINGS ASSOCIATION

TITLE ORDER NO. _____
ESCROW NO. 133-4355



67-4424
67-5360
BOOK 6650 PAGE 27
I. R. S. \$ 23.10
WHEN RECORDED PLEASE RETURN TO

Joseph A. Mehm
3309 Hill Street
Huntington Park, California

Grant Deed

INDIVIDUAL

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
GORDON GOODWIN and ANNE C. GOODWIN, husband and wife,

do hereby GRANT to
JOSEPH A. MEHM and ANNA M. MEHM, husband and wife, as joint tenants,

all that real property situated in the _____ County of SAN DIEGO
State of California, described as follows:

Parcel 1:

The Southeast Quarter of the Southeast Quarter of Section 30, Township 10 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey.

RESERVING therefrom an easement for road and utility purposes over the Westerly 20 feet thereof.

Parcel 2:

An easement for road and utility purposes over the Easterly 20 feet of the West Half of the Southeast Quarter and the Westerly 20 feet of the Northeast Quarter of the Southeast Quarter both in Section 30, Township 10 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey.

Parcel 3:

An easement to be used in common with others for road and utility purposes over the Westerly 20 feet of the Northeast Quarter of the Northeast Quarter and the Easterly 20 feet of the Northwest Quarter of the Northeast Quarter both in Section 31, Township 10 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey.

EXCEPTING therefrom that portion thereof lying Southerly of the present existing County Road

RESERVING therefrom the right to grant said easement to others.

DATED: April 29, 1957

Gordon Goodwin
Anne C. Goodwin

STATE OF CALIFORNIA }
COUNTY OF San Diego }

On May 16, 1957, before me, the undersigned, a Notary Public in and for said San Diego County and State, personally appeared Gordon Goodwin and Anne C. Goodwin

known to me to be the persons whose names are subscribed to the within instrument and acknowledge to me that they executed the same.

WITNESS my hand and official seal.
Frances Davidson

Notary Public in and for said San Diego County and State.
My Commission expires July 25, 1959



(FOR COUNTY RECORDER'S USE ONLY)

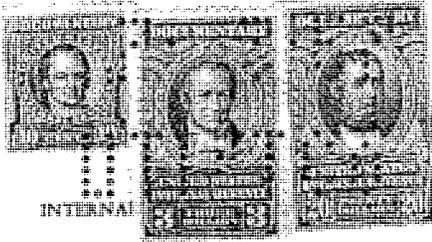
DOCUMENT No. 99607
RECORDED AT REQUEST OF
URSON TITLE INSURANCE & TRUST COMPANY
JUL 5 1957
at 9:00 A.M.
BOOK 6650 PAGE 27

OFFICIAL RECORDS
County of San Diego, California
Fee \$ 2.00 Folio 1
ROGER N. HOWE, County Recorder
By *H* Deputy

BOOK 6650 PAGE 314

Bank of America
NATIONAL TRUST ASSOCIATION

TITLE ORDER NO. _____
ESCROW NO. 133-4355



614421
I. R. S. \$ 23.10
WHEN RECORDED PLEASE RETURN TO

Joseph A. Mehm
3309 Hill St.,
Huntington Park, California

Grant Deed

INDIVIDUAL

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
GORDON GOODWIN AND ANNE C. GOODWIN, husband and wife, _____

do hereby GRANT to
JOSEPH A. MEHM AND ANNA M. MEHM, husband and wife, as joint tenants, _____

all that real property situated in the _____ County of SAN DIEGO, _____

State of California, described as follows:

Parcel 1:

The Southwest Quarter of the Southeast Quarter of Section 30, Township 10 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey.

RESERVING therefrom an easement for road and utility purposes over the Easterly 20 feet thereof.

Parcel 2:

An easement for road and utility purposes over the Westerly 20 feet of the East Half of the Southeast Quarter and the Easterly 20 feet of the Northwest Quarter of the Southeast Quarter both in Section 30, Township 10 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey.

Parcel 3:

An easement to be used in common with others for road and utility purposes over the Westerly 20 feet of the Northeast Quarter of the Northeast Quarter and the Easterly 20 feet of the Northwest Quarter of the Northeast Quarter both in Section 31, Township 10 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey.

EXCEPTING therefrom that portion thereof lying Southerly of the present existing County Road. RESERVING therefrom the right to grant said easement to others.

DATED April 29, 1957

Gordon Goodwin
Anne C. Goodwin

STATE OF CALIFORNIA }
COUNTY OF San Diego }
On May 16, 1957, before me, the undersigned, a Notary Public in and for said San Diego County and State, personally appeared Gordon Goodwin and Anne C. Goodwin

(FOR COUNTY RECORDER'S USE ONLY)
DOCUMENT No. 99787
RECORDED AT REQUEST OF
UNION TITLE INSURANCE & TRUST COMPANY
JUL 5 1957
at 9:00 A.M.
BOOK 6650 PAGE 314

WHEN RECORDED, PLEASE MAIL
THIS INSTRUMENT TO: 1398

Clerk, Board of Supervisors
San Diego County Administration Center
1800 Pacific Highway
San Diego, California 92101

NO TRANSFER TAX DUE

79-516817
FILE/PAGE NO. 79-516817
BOOK 1978
RECORDED REQUEST OF
County of San Diego
Department of General Services
DEC 10 1 16 PM '79
OFFICIAL RECORDS
RECORDER
SAN DIEGO COUNTY, CALIF

SPACE ABOVE FOR RECORDER'S USE ONLY NO FEE

Irrevocable Offer To Dedicate Real Property

Assessor's Parcel
No. 129-390-14

Project TM15367
W. O. No. TC5367
Parcel No. 79-1270-A
Log No. 575-4

ALBAN P. HOLTZ and BERNADINE HOLTZ,

Trustees under trust dated March 11, 1977

Hereinafter designated Grantor(s), represent that they are the owner(s) of the hereinafter described real property, and for a valuable consideration hereby make ~~an~~ an Irrevocable Offer of Dedication of the hereinafter described real property for the following public purpose:

PUBLIC HIGHWAY

The real property referred to above is situated in the unincorporated area of the County of San Diego, State of California, and is more particularly described as follows:

Parcel No. 79-1270-A (11-5-79) (LT:WM:ma)

The Southerly 30.00 feet, the Southeasterly 30.00 feet and the Easterly 30.00 feet of that portion of the West Half of the Northeast Quarter of Section 31, Township 10 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey, approved June 30, 1875, included in that land described in deed to Alban P. Holtz and Bernadine Holtz, Trustees under trust dated March 11, 1977, recorded September 6, 1977, as File/Page No. 77-365432 in the Office of the County Recorder of said County of San Diego.

ALSO, TOGETHER with that portion of said Holtz land lying Northerly of the Northerly line of said Southerly 30.00 feet, AND lying Westerly of the Westerly line of said Easterly 30.00 feet, AND lying Southeasterly of the arc of a 20.00 foot radius curve concave Northwesterly, said curve being tangent to both said Northerly and Westerly lines.

CCSF, 85.32, 5/77

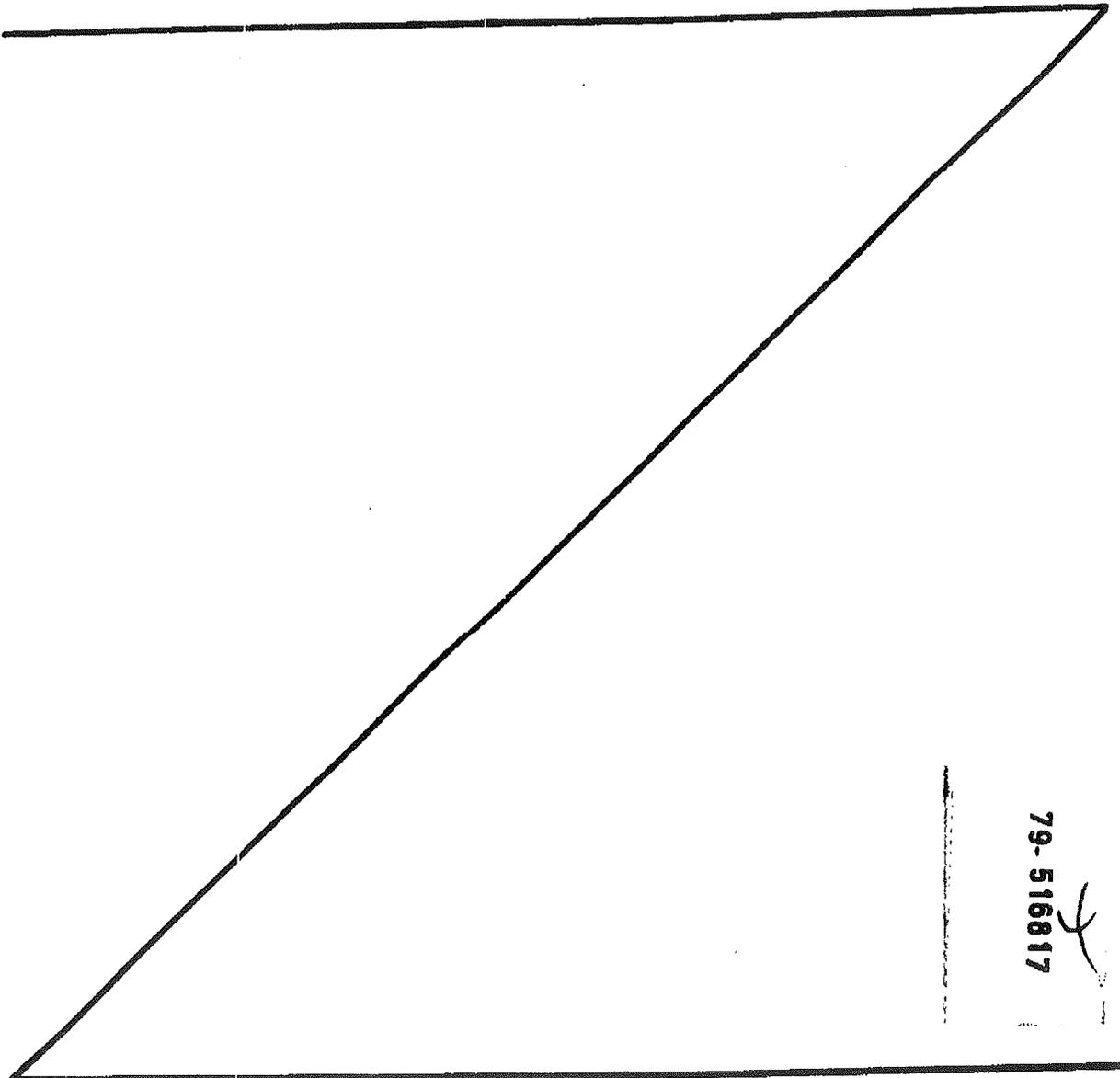
79-516817

1399

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

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

The Grantor, for himself, his successors and assigns, hereby waives any claim for any and all damages to Grantor's remaining property contiguous to the right-of-way hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.



79-516817

CCSF 85.52-5/77

1400

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

This Offer of Dedication may be terminated and the right to accept such offer abandoned in the same manner as is prescribed for the vacation of streets or highways by Part 3 of Division 8 or Chapter 2 of Division 2 of Streets and Highways Code of the State of California, whichever is applicable. Such termination and abandonment may be made by the city council of the city within which such real property is located, or if located in the unincorporated territory, by the Board of Supervisors of the County of San Diego.

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

In Witness Whereof, the Grantor(s) have caused this Irrevocable Offer of Dedication to be executed this 27TH day of NOVEMBER, 1979.

Alban P. Holtz Trustee
ALBAN P. HOLTZ, Trustee

Bernadine Holtz, trustee
BERNADINE HOLTZ, Trustee

STATE OF _____ }
County of _____ } ss.

On _____, 19____ before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____

known to me to be the person _____ whose name _____ subscribed to the within instrument, and acknowledged that _____ executed the same.

Witness my hand and official seal.

Notary Public in and for said County and State

I certify on behalf of the Board of Supervisors of the County of San Diego pursuant to authority conferred by Resolution of said Board adopted on March 20, 1979 that the County of San Diego consents to the making of the foregoing Irrevocable Offer and consents to recordation thereof by its duly authorized officer.

Dated 12-7-79



William L. Sullins
WILLIAM L. SULLINS, Director
Facility & Real Property Division
Department of General Services

CCSF, 85,32, 6/77

79-516817

This Offer of Dedication is made pursuant to Section 7060 of the Government Code of the State of California and may be accepted at any time by the city council of the city within which such real property is located at the time of acceptance or, if located in the unincorporated territory, by the Board of Supervisors of the County of San Diego.

This Offer of Dedication may be terminated and the right to accept such offer abandoned in the same manner as is prescribed for the vacation of streets or highways by Part 3 of Division 8 or Chapter 2 of Division 2 of Streets and Highways Code of the State of California, whichever is applicable. Such termination and abandonment may be made by the city council of the city within which such real property is located, or if located in the unincorporated territory, by the Board of Supervisors of the County of San Diego.

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

In Witness Whereof, the Grantor(s) have caused this Irrevocable Offer of Dedication to be executed this 27 TH day of NOVEMBER, 1979.

Alban P. Holtz Trustee
ALBAN P. HOLTZ, Trustee

Bernadine Holtz, trustee
BERNADINE HOLTZ, Trustee

STATE OF CALIFORNIA
COUNTY OF San Diego

On November 27, 1979 before me, the undersigned, a Notary Public in and for said State, personally appeared Alban P. Holtz, Trustee and Bernadine Holtz, Trustee

known to me to be the Trustees under the Trust #95-6610932 recorded in Orange County dated March 11, 1977.

and to be the persons whose names are subscribed to the within instrument and acknowledges that they executed the same as Trustees s.

Witness my hand and official seal.

Signature Elisbeth A. Tolison
Elisbeth A. Tolison
Name (Typed or Printed)



Dated 12-1-79



William L. Sullins
WILLIAM L. SULLINS, Director
Facility & Real Property Division
Department of General Services

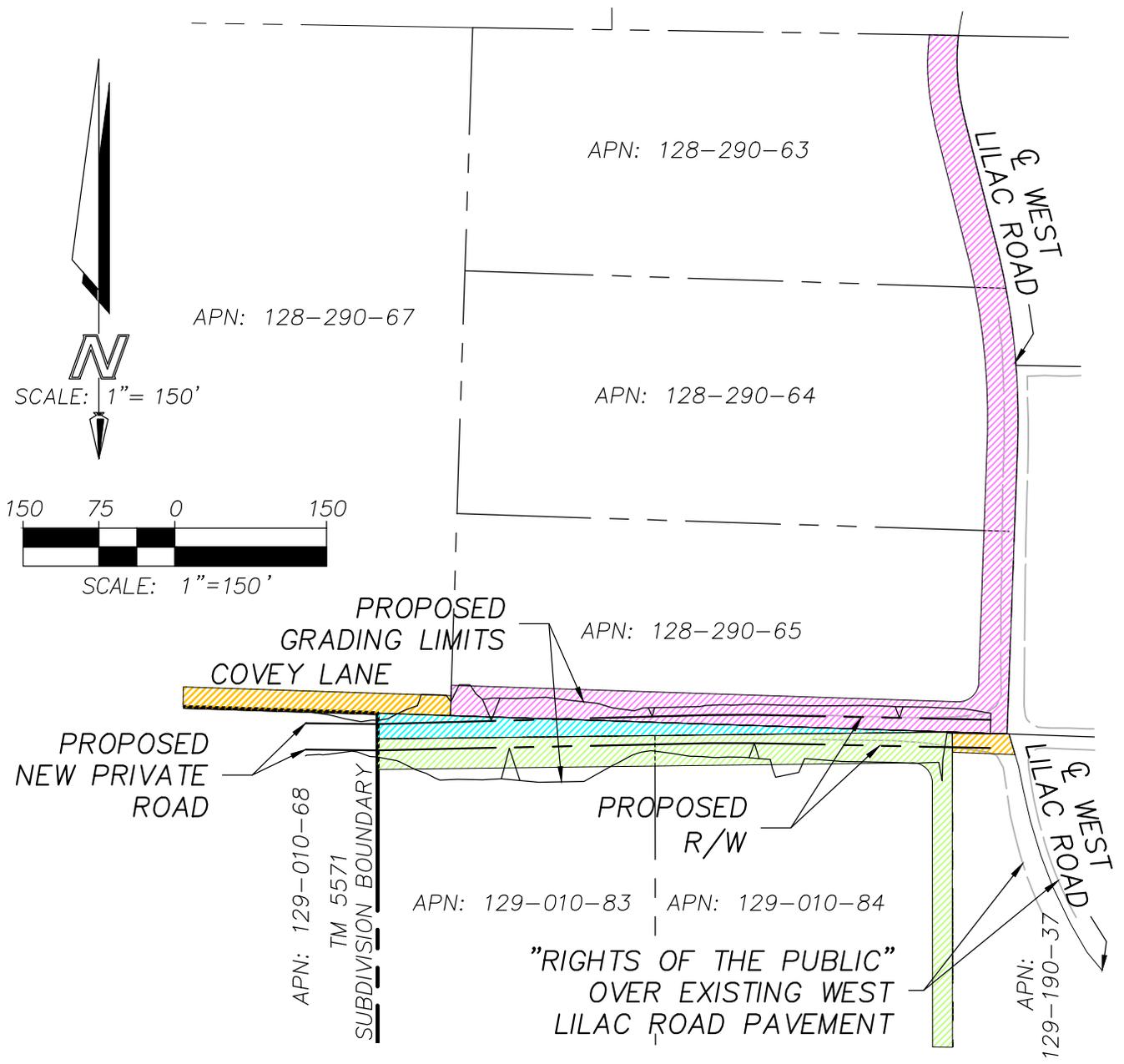
79-516817

EXHIBIT 'H'

COVEY LANE OFF-SITE ACCESS

LEGEND

-  INDICATES IOD PER DOC. NO. 1980-297659 (WITH GRADING & DRAINAGE RIGHTS BEYOND IOD LIMITS)
-  INDICATES PUBLIC ROAD EASEMENT DEDICATED & REJECTED PER PARCEL MAP NO. 18536 (WITH GRADING & DRAINAGE RIGHTS BEYOND RD ESMT). SAID REJECTED OFFER REMAINS OPEN & SUBJECT TO FUTURE ACCEPTANCE.
-  INDICATES APN: 128-290-62
-  INDICATES PVT. ROAD EASEMENT PER DOC. NO. 79-539700 GRANTED IN GROSS WITH THE RIGHTS TO DEDICATE FOR PUBLIC USE.



LMCO 103-7/M/M.dwg [Covey Lane Offsite]

WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO: 837

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

80-297659 FILE/PAGE NO. BOOK 1980 RECORDED REQUEST OF County of San Diego Department of General Services

SEP 15 2 18 PM '80

OFFICIAL RECORDS SAN DIEGO COUNTY, CALIF. VERA L. LYLE RECORDER NO FEE

NO TRANSFER TAX DUE

SPACE ABOVE FOR RECORDERS USE ONLY

Irrevocable Offer To Dedicate Real Property

Assessor's Parcel No. 128-290-21

Project TM16094 W. O. No. TC6094 Parcel No. 80-0494-A1 Log No. 660-12

AKIRA MUROYA and TOSHIKO MUROYA,

husband and wife

hereinafter designated Grantor(s), represent that they are the owner(s) of the hereinafter described real property, and for a valuable consideration hereby make(x) an Irrevocable Offer of Dedication of the hereinafter described real property for the following public purpose:

PUBLIC HIGHWAY

The real property referred to above is situated in the unincorporated area of the County of San Diego, State of California, and is more particularly described as follows:

Parcel No. 80-0494-A1 (8-22-80) (WM:WM:ab)

The Easterly 30.00 feet and the Southerly 30.00 feet of those portions of Sections 19 and 20, all in Township 10 South, Range 2 West, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey, included in that land described in deed to Akira Muroya, et ux, recorded October 19, 1978, as File/Page No. 78-447226 in the Office of the County Recorder of said County of San Diego.

TOGETHER with that portion of said Muroya land lying within a 60.00 foot wide strip of land, the sidelines of said strip lying 30.00 feet on each side of the following described centerline:

COMMENCING at the Northwest corner of said Muroya land; thence along the Northerly line of said Muroya land, South 89°34'14" East to the Easterly line of said Section 19; thence continuing along said Northerly line and the Easterly prolongation thereof South 89°26'13" East, 106.83 feet to the TRUE POINT OF BEGINNING; thence leaving said Easterly prolongation South 05°20'30" West, 286.21 feet to the beginning of a tangent 1200.00 foot

CCSF, 85.32, 6/77

80-297659

Parcel No. 80-0494-A] (Cont'd).

radius curve concave Easterly; thence Southerly along the arc of said curve through a central angle of $19^{\circ}30'49''$ a distance of 408.69 feet to a POINT OF TERMINUS.

ALSO, TOGETHER with that portion of said Muroya land lying Westerly of the Westerly line of said Easterly 30.00 feet, AND lying Northerly of the Northerly line of said Southerly 30.00 feet, AND lying Southeasterly of the arc of a 20.00 foot radius curve concave Northwesterly, said curve being tangent to both said Westerly and Northerly lines.

Grantor does hereby release and relinquish unto Grantee any and all abutter's rights of access, appurtenant to Grantor's property lying adjacent to the hereinbefore described Easterly 30.00 feet of said Muroya land and that portion of said 60.00 foot wide strip of land lying Westerly of said Easterly 30.00 feet of said Muroya land.

EXCEPTING from said relinquishment the Southerly 20.00 feet of said Muroya land.

ALSO EXCEPTING from said relinquishment that portion lying within a 20.00 foot wide strip the sidelines of said strip lying 10.00 feet on each side of the following described centerline:

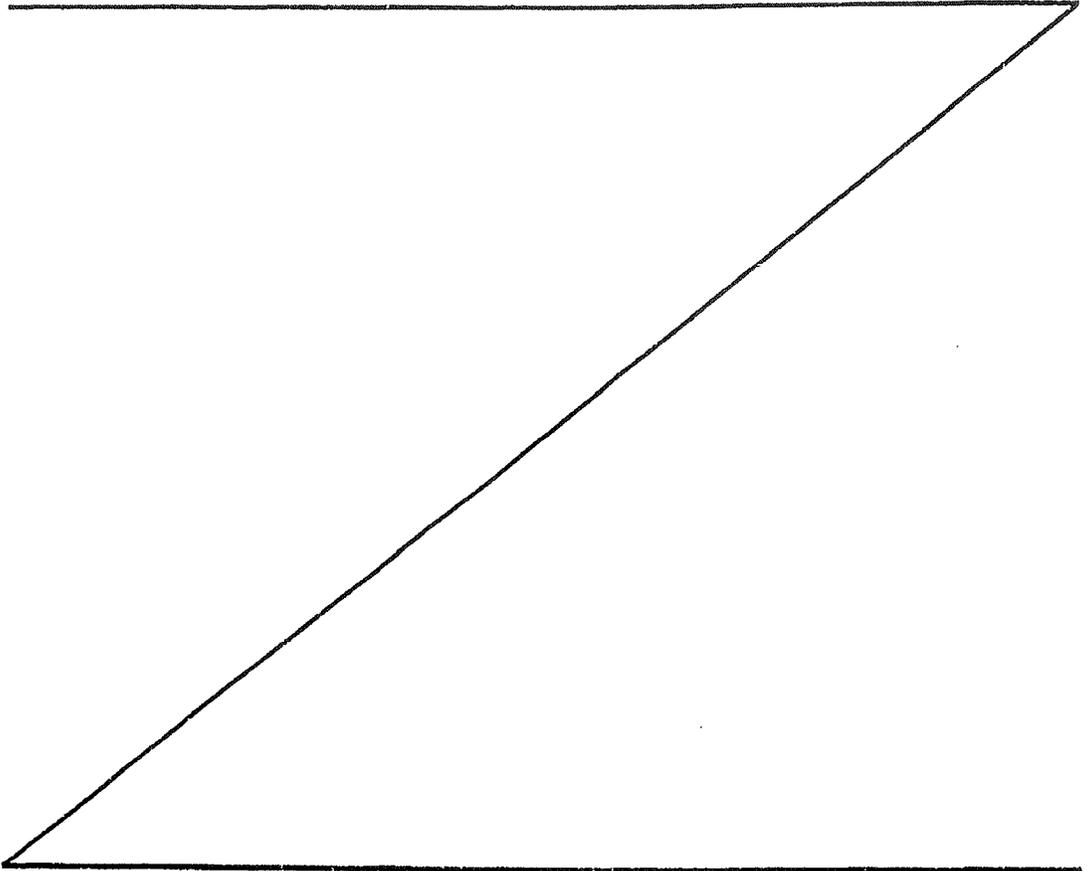
COMMENCING at the Northwest corner of said Muroya land; thence along the Westerly line thereof South $01^{\circ}23'35''$ West, 240.73 feet to the TRUE POINT OF BEGINNING; thence leaving said Westerly line South $88^{\circ}37'40''$ East, 534.75 feet to the Easterly line of said Muroya land and a POINT OF TERMINUS.

80-
Nº 297659

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

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

The Grantor, for himself, his successors and assigns, hereby waives any claim for any and all damages to Grantor's remaining property contiguous to the right-of-way hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.



CCSF 85.32-5/77

80-
No 297659

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

This Offer of Dedication may be terminated and the right to accept such offer abandoned in the same manner as is prescribed for the vacation of streets or highways by Part 3 of Division 9 or Chapter 2 of Division 2 of Streets and Highways Code of the State of California, whichever is applicable. Such termination and abandonment may be made by the city council of the city within which such real property is located, or if located in the unincorporated territory, by the Board of Supervisors of the County of San Diego.

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

In Witness Whereof, the Grantor(s) have caused this Irrevocable Offer of Dedication to be executed this 27 day of August, 1982.

Akira Muroya

AKIRA MUROYA

Toshiko Muroya

TOSHIKO MUROYA

STATE OF CALIFORNIA
County of SAN DIEGO } ss.

On August 27, 1982, before me, the undersigned, a Notary Public in and for said County and State, personally appeared AKIRA MUROYA
TOSHIKO MUROYA
known to me to be the person s whose name ARE subscribed to the within instrument, and acknowledged that they executed the same.

Witness my hand and official seal.

Byron Strausbaugh

Notary Public in and for said County and State



I certify on behalf of the Board of Supervisors of the County of San Diego pursuant to authority conferred by Resolution of said Board adopted on March 20, 1979, that the County of San Diego consents to the making of the foregoing irrevocable Offer and consents to recordation thereof by its duly authorized officer.

Dated 9-11-82



By

William L. Sullins

WILLIAM L. SULLINS, Director
Facility & Real Property Division
Department of General Services

CCSF, 85.32, 5/77

80-
No 297659

PARCEL MAP NO. 10475

SHEET 1 OF 1 SHEET

PARCEL MAP

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19 AND A PORTION OF SOUTHWEST QUARTER OF SECTION 20, ALL IN TOWNSHIP 10 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

LEGEND

- INDICATES FOUND POINTS AS NOTED ON MAP
- INDICATES SECTION 1/4 STEEL PIN & CAP STAMPED HARTLEY-R.C.E. 20934
- INDICATES PIN 1/2" PIN & CAP STAMPED PER FM 7440
- INDICATES ACCESS RIGHTS IN AND TO WEST LILAC ROAD ARE HEREBY REINQUISHED TO THE COUNTY OF SAN DIEGO PER DOC. NO. 80-277257 REC. 7-15-80

NOTES

IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO PROVIDE INSURABLE ACCESS TO EACH PARCEL CREATED BY THIS MAP.

VESTING DEED-INSTRUMENT RECORDED OCT 19 1978 AS P.P. NO. 78-447226

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS A PORTION OF THE SOUTH LINE OF THE S.E. 1/4 OF SEC. P, AS SHOWN ON ROS 6843 (I.E.) N 88°34'14"W

I, R. J. MASSMAN, COUNTY ENGINEER OF SAN DIEGO COUNTY STATE THAT THIS PARCEL MAP DOES NOT APPEAR TO BE A MAP OF A MAJOR SUBDIVISION FOR WHICH A FINAL MAP IS REQUIRED PURSUANT TO SECTION 66426 OF THE SUBDIVISION MAP ACT. I FURTHER CERTIFY THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP AND APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF DIVISION 1 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE HAVE BEEN COMPLIED WITH.

R. J. MASSMAN
COUNTY ENGINEER

DATE 7-15-80

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND DIVISION 1 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE.

R. J. MASSMAN
COUNTY ENGINEER

DATE 7-15-80

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF AKIRA MUROVA AND TOSHIAKO MUROVA

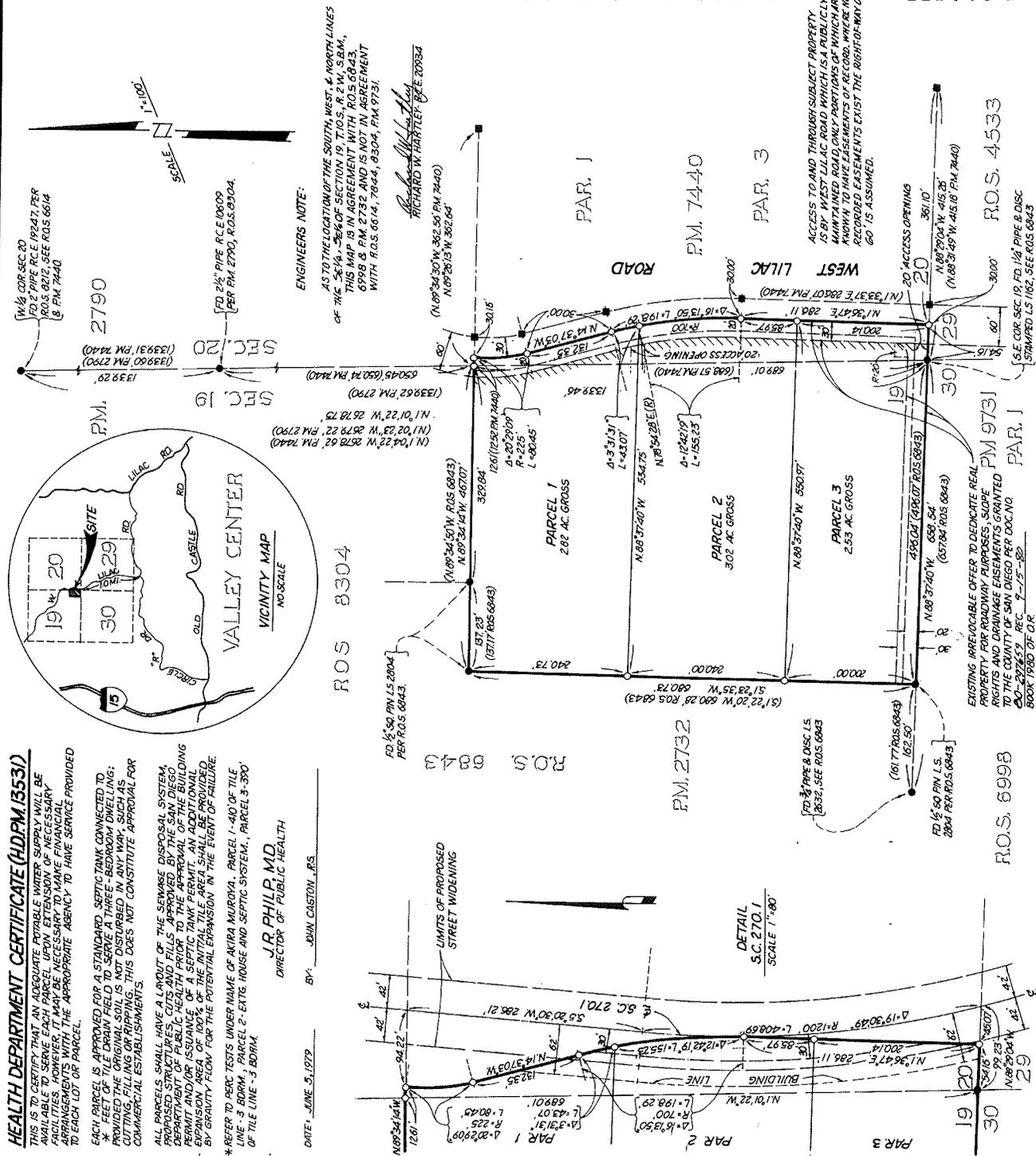
IN AUG 1979 I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



(SIGNED) RICHARD W. HARTLEY
R.C.E. NO. 20834

FILE NO. 80-303205
FILED THIS 17 DAY OF September 19 80 AT 3:14 PM
IN BOOK OF PARCEL MAPS AT PAGE 25775
AT THE REQUEST OF RICHARD W. HARTLEY

VERA L. LYLE
COUNTY RECORDER
BY: [Signature]
DEPUTY COUNTY RECORDER
FEE: \$5.00



HEALTH DEPARTMENT CERTIFICATE (HD PM 13531)

THIS IS TO CERTIFY THAT AN ADEQUATE PROBABLE TANK SYSTEM WILL BE AVAILABLE TO SERVE EACH PARCEL UPON EXTENSION OF NECESSARY FACILITIES. HOWEVER, IT MAY BE NECESSARY TO MAKE FINANCIAL ARRANGEMENTS WITH THE APPROPRIATE AGENCY TO HAVE SERVICE PROVIDED TO EACH LOT OR PARCEL.

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING OR RIPPIING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

ALL PARCELS SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM, PROPOSED STRUCTURES, CUTS AND FILLS APPROVED BY THE SAN DIEGO DEPARTMENT OF PUBLIC HEALTH PRIOR TO THE APPROVAL OF THE BUILDING PERMIT AND THE ISSUANCE OF A SEPTIC TANK PERMIT. AN ADDITIONAL EXPANSION AREA OF 100% OF A SEPTIC TANK SHALL BE PROVIDED BY GRAVITY FLOW FOR THE POTENTIAL EXPANSION IN THE EVENT OF FAILURE.

* REFER TO REC TESTS UNDER NAME OF AKIRA MUROVA. PARCEL 1 - 40' OF TILE LINE - S BORN. PARCEL 2 - EXT. HOUSE AND SEPTIC SYSTEM. PARCEL 3 - 300' OF TILE LINE - S BORN.

J.R. PHILIP, MD
DIRECTOR OF PUBLIC HEALTH
BY: JOHN CASTON, P.S.

DATE: JUNE 5, 1979

PARCEL MAP NO. 18536

SHEET 1 OF 4 SHEETS

PARCEL MAP

OF PARCEL 1 OF PARCEL MAP NO. 9731, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 22, 1980 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
PARCEL MAP GUARANTEE FOR THIS SUBDIVISION FURNISHED BY CHICAGO TITLE COMPANY, ORDER NO. 93068249-150 DATED

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT (DEPOSITIONS FOR TAXES, AND (B) CERTIFICATION OF THE ASSISTANCE OF LENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES ARE NOT YET PAYABLE, HAVE BEEN COMPLETED WITHIN THE TIME SPECIFIED BY THE SUBDIVISION MAP ACT AND ALL MONUMENTS ARE OF SUFFICIENT SIZE TO BE RETRACTED.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



Lawrence Pantou
LAWRENCE PANTOU, P.L.S. 4447
MY LICENSE EXPIRES 9/30/2001

PHILIP J. GURBANO, COUNTY SURVEYOR OF SAN DIEGO COUNTY, STATE THAT THIS MAP DOES NOT APPEAR TO BE A MAP OF A PARCEL SUBJECT FOR WHICH A FINAL MAP IS REQUIRED PURSUANT TO THE SUBDIVISION MAP ACT. I HAVE EXAMINED THE TENTATIVE PARCEL MAP AND APPROVED ALTERNATIVES THEREOF AND THAT ALL PROVISIONS OF DIVISION 1 OF TITLE 9 OF THE SAN DIEGO COUNTY ORDINANCES, WHICH REQUIRE CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, ARE TECHNICAL IN NATURE AND DO NOT AFFECT THE SUBSTANTIAL CONFORMANCE OF THIS MAP WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT. I HAVE EXAMINED THIS MAP AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.



PHILIP J. GURBANO, P.L.S. 4424
COUNTY SURVEYOR
Philip J. Gurbano
DATE: 8-28-00

THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS, CLERK OF THE BOARD OF SUPERVISORS OF THE SUBDIVISION MAP ACT (DEPOSITIONS FOR TAXES, AND (B) CERTIFICATION OF THE ASSISTANCE OF LENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES ARE NOT YET PAYABLE, HAVE BEEN COMPLETED WITHIN THE TIME SPECIFIED BY THE SUBDIVISION MAP ACT AND ALL MONUMENTS ARE OF SUFFICIENT SIZE TO BE RETRACTED.

THOMAS J. PASTUSZKA
CLERK OF THE BOARD OF SUPERVISORS
DATE: 8-28-00 BY *Daryl Sampley*
DEPUTY

FILE NO. 2000-0463819
FILED IN THE OFFICE OF THE COUNTY RECORDER OF PARCEL MAPS AT PAGE 48334. AT THE REQUEST OF LAWRENCE PANTOU.

GREGORY J. SMITH
COUNTY RECORDER
BY *Gregory J. Smith*
COUNTY RECORDER

GOVERNMENT OF IMPROVEMENT REQUIREMENTS	
- A BUILDING PERMIT PROHIBITION -	
BUILDING PERMITS, AND/OR, FURTHER DEVELOPMENT, ARE HEREBY PROHIBITED UNTIL IMPROVEMENTS PER ITEM 20A57 ARE COMPLETED. THE APPROXIMATE COST OF THE IMPROVEMENTS IS ESTIMATED TO BE \$129,000.00. ON 5/28/18, 2000. THE FINAL COST MAY VARY DEPENDENT ON THE TIME OF CONSTRUCTION.	
AGREEMENT OF IMPROVEMENT REQUIREMENTS (AND WAIVER) GRANTED TO THE COUNTY OF SAN DIEGO BY DOC NO. 2000-042414, RECORDED 8/2/00.	

HEALTH DEPARTMENT CERTIFICATE

E. D. P. M. POSSOB

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO A FEET OF TILE DRAIN FIELD TO SERVE A THREE-BEDROOM DWELLING; CUTTING, BUSHING OR BRUSHING THAT DOES NOT DISTURB THE INTENT OF THE ESTABLISHMENT DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

* SEE DATA & RECOMMENDATION IN THE NAME OF RALPH A. REILLY FOR ROBERT SURUP, REEL 2802.

PARCEL 1 510' LL, 5' FT TRENCH, 3" ROCK UNDER PIPE + 100% RESERVE
PARCEL 2 450' LL, 5' FT TRENCH, 3" ROCK UNDER PIPE + 100% RESERVE
PARCEL 3 370' LL, 5' FT TRENCH, 3" ROCK UNDER PIPE + 100% RESERVE
PARCEL 4 310' LL, 5' FT TRENCH, 3" ROCK UNDER PIPE + 100% RESERVE

ALL PARCELS SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM, PROPOSED STRUCTURES, CUTS AND FILLS APPROVED BY THE SAN DIEGO HEALTH DEPARTMENT. THE SEWAGE DISPOSAL SYSTEM SHALL BE AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TILE AREA SHALL BE PROVIDED BY GRAVITY FLOW FOR THE POTENTIAL EXPANSION IN THE EVENT OF FAILURE.

JAMES PERCE 27 APRIL 1999
FOR GARY ERBECK, DIRECTOR, DEPARTMENT OF ENVIRONMENTAL HEALTH FOR JOHN L. HAMMERSTRAND

THIS CERTIFICATION DOES NOT IMPLY ALL CONDITIONS PURSUANT TO THE RESOURCE PROTECTION ORDINANCE HAVE BEEN MET. THE DEPARTMENT OF PLANNING AND LAND USE SHOULD BE CONSULTED REGARDING THE RESISTANT CHANGES TO THE SEPTIC SYSTEM DESIGNS MUST BE RE-EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH.

THIS IS TO CERTIFY THAT PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF THE BOARD OF SUPERVISORS, ADOPTED MARCH 20, 1978, THE DIRECTOR OF THE PUBLIC WORKS, ACTING ON BEHALF OF THE BOARD OF SUPERVISORS, HAS ACCEPTED, ON BEHALF OF EACH OFFICER AND OFFICER SET FORTH ON THE DRAWINGS, SHOWN OR OTHERWISE, SUBJECT TO IMPROVEMENTS, IF ANY, AND HAS REJECTED ON BEHALF OF EACH OFFICER AND OFFICER, EACH OFFER OF REDEMPTION, GRANT OR WAIVER OF RIGHTS SHOWN AS REJECTED ON THESE SECTIONS 68463 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA PROVIDES THAT A REJECTED OFFER OF REDEMPTION SHALL REMAIN OPEN AND SUBJECT TO FUTURE ACCEPTANCE BY THE COUNTY.

JOHN L. SVINER
DIRECTOR OF PUBLIC WORKS

BY: *Philip J. Gurbano*
FOR DIRECTOR OF PUBLIC WORKS
DATE: 8-28-00

THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS OF PARCELS THIS PARCEL MAP, AND THE COUNTY RECORDER OF SAN DIEGO COUNTY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, CANNOT REPEL INTO THE PUBLIC THAT PORTION OF COVEY LANE FOR USE AS A STREET AS SHOWN ON SAID MAP TOGETHER WITH THE ADJACENT SLOPES BEHIND THE LIMITS OF SAID RIGHT-OF-WAY.

2. SAM DIEGO GAS & ELECTRIC CO. PER DOCUMENT RECORDED JULY 26, 1990 AS DOC. NO. 83378 IN BOOK 3711 PG. 464 OF O.R.
3. JAMES C. DREHER & OSCAR A. SWANSON PER DOCUMENT RECORDED DEC. 15, 1954 AS DOC. NO. 108497 OF O.R.
4. RICHARD HENRY USRELL & KAY K. USRELL PER DOCUMENT RECORDED JAN. 21, 1955 AS DOC. NO. 9582 OF O.R.

5. CHARLES H. BECHT, ET AL. PER DOCUMENT RECORDED JULY 19, 1979 AS DOC. NO. 79-499514 OF O.R.
6. ROBERT E. PHILLIPS, ET AL. PER DOCUMENT RECORDED DEC. 28, 1979 AS DOC. NO. 79-539790 OF O.R.
7. WEST TRINITY LAND COMPANY LTD. A LIMITED PARTNERSHIP PER DOCUMENT RECORDED MAY 3, 1982 AS DOC. NO. 82-130839 OF O.R.

8. DONALD R. BECKER, INC. A CALIFORNIA CORP. PER DOCUMENT RECORDED OCT. 1, 1988 AS DOC. NO. 1988-0626349 OF O.R.
9. SAN DIEGO GAS & ELECTRIC CO. PER DOCUMENT RECORDED DEC. 15, 1988 AS DOC. NO. 1988-0816007 OF O.R. AND PER MARCH 21, 2000 AS DOC. NO. 2000-042414 OF O.R.
10. RALPH A. REILLY PER DOCUMENT RECORDED FEB. 1, 1989 AS DOC. NO. 1989-0097715 OF O.R. AND DOCUMENT RECORDED FEB. 27, 2000 AS DOC. NO. 2000-0402924 OF O.R.

ON August 28, 2000 BEFORE ME, Elisa A. Gutierrez, PERSONALLY APPEARED RALPH A. REILLY, PERSONNEL WHOSE SIGNATURES AND NAMES I HAVE RECORDED IN THIS INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/IT) EXECUTED AND THAT OF (HE/SHE/IT) AUTHORIZED CAPACITY(IES) AND THAT OF (HE/SHE/IT) SIGNATURE(S) ON THE INSTRUMENT IS/ARE THE SIGNATURE(S) OF THE PARTY(IES) OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND, SIGNATURE, *Elisa A. Gutierrez*
PRINT NAME: Elisa A. Gutierrez
A NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF SAN DIEGO, COUNTY OF SAN DIEGO
MY COMMISSION EXPIRES: August 3, 2002

WE HEREBY GRANT TO THE COUNTY OF SAN DIEGO A PERPETUAL EASEMENT AREA OVER A PORTION OF PARCEL 1 ON SHEET 2 OF THIS PARCEL MAP, EXCEPT AS EXPRESSLY PERMITTED BELOW, THIS EASEMENT FOR THE PROTECTION OF BIOLOGICAL RESOURCES PROMPTS ALL OF THE GRANTING, EXERCISING, PLACING OF SAID EASEMENT, OR OTHER MATERIAL, CLEARING OF VEGETATION, CONSTRUCTION, ERECTION, OR PLACEMENT OF ANY BUILDING OR STRUCTURE, VEHICULAR ACTIVITIES, TROUGH DUMPING, OR USE FOR ANY PURPOSE OTHER THAN AS OPEN SPACE.

THE SOLE EXCEPTION TO THIS PROHIBITION IS SELECTIVE CLEARING OF VEGETATION BY HAND TO THE EXTENT REQUIRED BY WRITTEN INSTRUMENTS FOR THE EXPRESS PURPOSE OF REMEDIATING AN IDENTIFIED FIRE HAZARD.

WE HEREBY GRANT TO THE COUNTY OF SAN DIEGO A PERPETUAL EASEMENT AREA OVER A PORTION OF PARCEL 2 ON SHEET 2 OF THIS PARCEL MAP, EXCEPT AS EXPRESSLY PERMITTED BELOW, THIS EASEMENT FOR A FIRE-CLEARING BUFFER FOR THE ADJACENT ON ANY PORTION OF THE LAND SUBJECT TO SAID EASEMENT, GRADING, EXCAVATION, PLACEMENT OF SOIL, SAND, ROCK, GRAVEL OR OTHER MATERIAL, CLEARING OF VEGETATION, CONSTRUCTION, ERECTION OF ANY BUILDING OR STRUCTURE, VEHICULAR ACTIVITIES, TROUGH DUMPING OR USE FOR ANY PURPOSE OTHER THAN OPEN SPACE.

THE SOLE EXCEPTION TO THIS PROHIBITION IS NON-FLAMMABLE CONSTRUCTION, ERECTION, OR PLACEMENT OF ANY BUILDING OR STRUCTURE WITH WRITTEN CONFORMANCE FROM THE APPROPRIATE FIRE MARSHAL, ATTESTING THAT ADDITIONAL CLEARING WOULD NOT BE WARRANTED.

THE COUNTY OF SAN DIEGO SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE LAND SUBJECT TO THIS EASEMENT AND REMOVE ANY MATERIAL, STRUCTURE OR OTHER THING PLACED OR MAINTAINED CONTRARY TO THE TERMS OF THIS EASEMENT, AND VIOLATION OF THIS EASEMENT SHALL NOT AUTHORIZE ANY MEMBER OF THE PUBLIC TO USE OR ENTER UPON THE LAND SUBJECT TO THIS EASEMENT, IT BEING UNDERSTOOD THAT THE SAID LANDS, THE USES OF THIS EASEMENT, MAY BE SPECIFICALLY ENFORCED OR ENLARGED BY PROCEEDINGS IN A COURT OF COMPETENT JURISDICTION, AND SHALL BE BINDING UPON THE GRANTORS AND ITS OR THEIR SUCCESSORS AND ASSOCIATES.

REILLY HOMES, INC. A CALIFORNIA CORPORATION, AS OWNER

Ralph A. Reilly
BY: RALPH A. REILLY, PRESIDENT

PARCEL MAP NO. 18536

SHEET 3 OF 4 SHEETS

COMMITMENT OF IMPROVEMENT REQUIREMENTS
 A. BUILDING PERMIT PROMISEE
 BUILDING PERMITS AND/OR UTILITIES DEVELOPMENT ARE
 HEREBY PROMISED. LAND IMPROVEMENTS FOR THE 2015-17
 ARE COMPLETED. THE APPROXIMATE COST OF THE IM-
 PROVED WATER IS ESTIMATED TO BE \$120,000.00 ON
 THE DATE OF CONSTRUCTION. THE COST OF THE WATER
 ON THE DATE OF CONSTRUCTION.
 COMMITMENT OF IMPROVEMENT REQUIREMENTS (AND WATER) GRANTED
 TO THE COUNTY OF SAN DIEGO BY DOC. NO. 001-2227-2-2-22
 RECORDED R.F. 2000.

N
 SCALE 1" = 40'

EXISTING 40.00' PRIVATE ROAD & UTILITY EASEMENT PER DOC. NO. 79-53070 REC. DEC. 28, 1979 OF O.R.

COVEY LANE (PRIVATE)

(14 SECTIONS W. PER ACRES 6986)

N 89°19'17" E 587.74'
 S 89°19'17" W 587.83'

S 00°13'00" E 30.00'

N 89°19'17" E 587.74'

CORRECTION
 4-3154

PORTION OF COVEY LANE TOGETHER WITH THE RIGHT
 TO EXTEND AND MAINTAIN DRAINAGE FACILITIES,
 EXCAVATION AND EMBANKMENT SLOPES BEYOND THE
 LIMITS OF THE RIGHT-OF-WAY DEDICATED AND REJECTED HEREON.

PARCEL 1

PARCEL 2

19

20

29

RODRIGUEZ ROAD
 (PRIVATE)

DETAIL A

SCALE 1" = 40'

PARCEL MAP NO. 18536

SHEET 4 OF 4 SHEETS

NON-TITLE SHEET

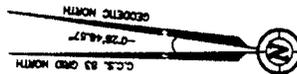
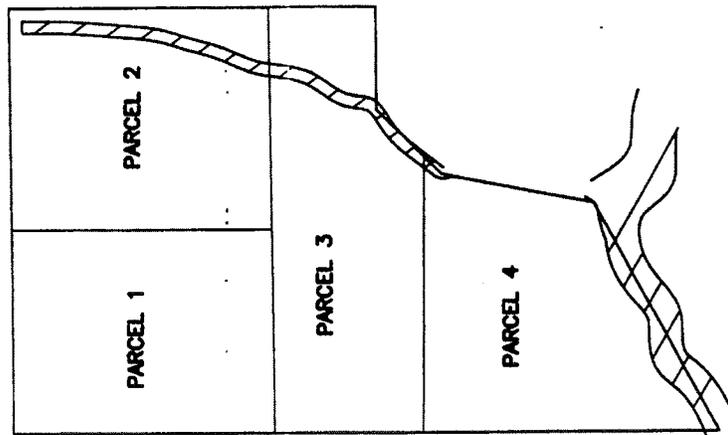
NOTE A:
INFORMATION SHOWN ON THIS SHEET IS ADVISORY ONLY
AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

NOTE B:
INFORMATION SHOWN HEREON IS COMPILED FROM PUBLIC
RECORDS AND IS NOT A GUARANTEE OF ACCURACY.
IT DOES NOT IMPLY THE COMPLETENESS OR SUFFICIENCY OF
THE RECORDS OR REPORTS BY THE PREPARER OF THIS MAP.

NOTE C:
A FUELBREAK SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE
WITH THE SPECIFICATIONS OF THE DEER SPRINGS FIRE PROTECTION
DISTRICT.

LEGEND:

/// APPROXIMATE AREA SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD.



CONVERGENCE ANGLE AT STATION "51-36-XP11"
0' 100' 200' 300' 400'
GRAPHIC SCALE 1" = 100'

106 311
109 792

RECORDING REQUESTED BY
M. E. Steineckert, Esq.
JENKINS & PERRY, A.P.C.
MAIL AS DIRECTED ABOVE, MAIL TO PARTY, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

79-539700
FILE/PAGE NO. -----
BOOK 1979
RECORDED REQUEST OF
LAND TITLE INSURANCE CO.
DEC 28 8:00 AM '79
OFFICIAL RECORDS
RECORDER
SAN DIEGO COUNTY, CALIF.

NAME **Howard Glasgow**
STREET ADDRESS **P. O. Box 324**
CITY **Rancho Santa Fe,**
STATE **California**
ZIP **92067**

Title Order No. 323883 F Escrow No. _____

Tax Parcel No. _____

This space for Recorder's use

QUITCLAIM DEED

THE UNDERSIGNED DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0 No Consideration
[] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
 Unincorporated Area [] City of _____ and _____

By this instrument dated October 31, 1979, for a valuable consideration,

GRANTOR'S
See EXHIBIT "A" attached

do hereby remise, release and forever quitclaim to

GRANTEE'S
See EXHIBIT "B" attached

the following described Real Property in the State of California, County of San Diego.

Each of the Grantor's hereby convey to all the remaining Grantee's an easement for road and utility purposes, both public and private, and incidents thereto together with the right to convey the same to others and/or dedicate the same for public use, over under, along and across, that portion of the following described easement, lying within property owned respectively by each of the undersigned.

Legal Description see EXHIBIT "C" attached

79-539700

B

STATE OF CALIFORNIA, }
COUNTY OF _____ } SS.
On _____ before me, the under
signed, a Notary Public in and for said County and State,
personally appeared _____

_____, known to me
to be the person whose name
subscribed to the within instrument and acknowledged that
executed the same.

Signature of Notary

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

LT 50 0 (11-78) Name _____ Street Address _____ City & State _____

EXHIBIT "A"

GRANTOR'S

ROBERT E. PHILLIPS, and LUCILLE S. PHILLIPS husband and wife as community property
HAWK MESA LAND & INVESTMENT, a General Partnership
JACK J. LYPPS, an unmarried man
ARTHUR W. SCHAEFER and EDITH A. SCHAEFER, husband and wife as joint tenants
JOHN R. GIMBY and CAROLYN A. GIMBY, husband and wife as community property
KEVIN A. HELLER, a single man, and GEORGE S. HELLER III a married man,
brothers as joint tenants
EARL R. STRATTON, a single man.
A. C. BYER and JULIA A. BYER, husband and wife as joint tenants
ELIZABETH MACLEOD VON ESSEN, a married woman as sole and seperate property
HOWARD L. GLASGOW, TRUSTEE, of the GLASGOW Family Trust dated August 4, 1976
AKIRA MUROYA and TOSHIKO MUROYA, husband and wife as joint tenants

79-539700

13

EXHIBIT "B"

GRANTEE'S

ROBERT E. PHILLIPS, and LUCILLE S. PHILLIPS husband and wife as community property
HAWK MESA LAND & INVESTMENT, a General Partnership
JACK J. LYPPS, an unmarried man
ARTHUR W. SCHAEFER and EDITH A. SCHAEFER, husband and wife as joint tenants
JOHN R. GIMBY and CAROLYN A. GIMBY, husband and wife as community property
KEVIN A. HELLER, a single man, and GEORGE S. HELLER III a married man,
brothers as joint tenants
EARL R. STRATTON, a single man.
A. C. BYER and JULIA A. BYER, husband and wife as joint tenants
ELIZABETH MACLEOD VON ESSEN, a married woman as sole and seperate property
HOWARD L. GLASGOW, TRUSTEE, of the GLASGOW Family Trust dated August 4, 1976
AKIRA MUROYA and TOSHIKO MUROYA, husband and wife as joint tenants
PETER G. BULKLEY and ELIZABETH A. BULKLEY, husband and wife as joint tenants

79-539700

13

EXHIBIT "C"

An easement 40.00 feet in width for road and utility purposes, both public and private, and incidentals thereto, together with the right to convey the same to others and/or dedicate the same to public use over those portions of Section 19, 20, 29 and 30, all in Township 10 South, Range 2 West San Bernardino Meridian, according to United States Government Survey, in the County of San Diego, State of California, the centerline of said easement is described as follows.

Beginning at the intersection of the Southerly line of Section 20, Township 10 South, Range 2 West, San Bernardino Meridian, according to United States Government Survey, with the centerline of West Lilac Road said point being distant along said Southerly line South $88^{\circ}31'49''$ East 54.15 feet from the Southwest corner of said Section 20, as shown on Parcel Map No. 7440, filed in the Office of the County Recorder of said San Diego County June 15, 1978, as File No. 78-249100, Official Records; thence Westerly along said Southerly line North $88^{\circ}31'49''$ West a distance of 54.15 feet to said Southwest corner; thence Westerly along the Northerly line of the Northeast Quarter of Section 30, Township 10 South, Range 2 West, San Bernardino Meridian, according to United States Government Survey, as said Northerly line is shown on Record of Survey Map No. 6998, filed in the Office of the County Recorder of said San Diego County August 9, 1968, as File No. 136566, Official Records, North $88^{\circ}08'21''$ West a distance of 2634.70 feet to the Northwest corner thereof; thence North $80^{\circ}02'53''$ West a distance of 38.27 feet to a point distant North $0^{\circ}10'44''$ East 124.38 feet along the Westerly line of the Southeast Quarter of Section 19, Township 10 South, Range 2 West, San Bernardino Meridian according to United States Government Survey, from the Southwest corner thereof, as said Southwest Quarter is shown on Parcel Map No. 2732, filed June 6, 1974, as File No. 74-150308 Official Records; thence South $85^{\circ}09'40''$ West a distance of 1400.99 feet to a point distant South $0^{\circ}39'59''$ West 22.00 feet from the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 30, as shown on Record of Survey Map No. 7844, filed in the Office of the County Recorder February 28, 1974, as File No. 74-051336, Official Records, said point being the Westerly terminus of the herein described centerline.

The sidelines of the herein described easement shall be lengthened and/or shortened as to form a continuous strip of uniform 40.00 foot width, terminating in said centerline of West Lilac Road.

79-539760

13

Robert E. Phillips
ROBERT E. PHILLIPS

Lucille S. Phillips
LUCILLE S. PHILLIPS

Hank Mesa Land & Investment, A general Partnership
HANK MESA LAND & INVESTMENT, A general Partnership

Duane S. Urquhart, General Partner
DUANE S. URQUHART, General Partner

James H. Kennington, General Partner
JAMES H. KENNINGTON, General Partner

Jack J. Lypps, an unmarried man
JACK J. LYPPS, an unmarried man

Arthur W. Schaefer
ARTHUR W. SCHAEFER

Edith A. Schaefer
EDITH A. SCHAEFER

John R. Gimby
JOHN R. GIMBY

Carolyn A. Gimby
CAROLYN A. GIMBY

Kevin A. Heller, a single man
KEVIN A. HELLER, a single man

Elizabeth MacLeod Von Essen
ELIZABETH MACLEOD VON ESSEN

HOWARD L. GLASGOW, TRUSTEE

AKIRA MUROYA

TOSHIKO MUROYA

79-539700

13

L703
(Individual)

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

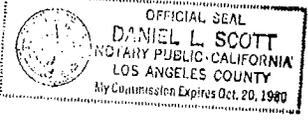
On November 27, 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared LUCILLE S. PHILLIPS AND Robert E. Phillips

to be the person SS whose names SS subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature [Signature]

Name (Typed or Printed) Daniel L. Scott



(This area for official notarial seal)

Robert E. Phillips
ROBERT E. PHILLIPS

Lucille S. Phillips
LUCILLE S. PHILLIPS

Hawk Mesa Land & Investment, A general Partnership
HAWK MESA LAND & INVESTMENT, A general Partnership

Duane S. Urquhart, General Partner
DUANE S. URQUHART, General Partner

James H. Kennington, General Partner
JAMES H. KENNINGTON, General Partner

Jack J. Luffs, a married man
JACK J. LUFFS, a married man

Arthur W. Schaefer
ARTHUR W. SCHAEFER

Edith A. Schaefer
EDITH A. SCHAEFER

John R. Gimby
JOHN R. GIMBY

Carolyn A. Gimby
CAROLYN A. GIMBY

Kevin A. Heller, a single man
KEVIN A. HELLER, a single man

GEORGE S. HELLER III, a married man

Earl R. Stratton, a single man
EARL R. STRATTON, a single man

A. C. Byer
A. C. BYER

Julia A. Byer
JULIA A. BYER

Elizabeth MacLeod Von Essen
ELIZABETH MACLEOD VON ESSEN

HOWARD L. GLASGOW, TRUSTEE

AKIRA MUROYA

TOSHIKO MUROYA

79-539700

13

Microfilm Act Partnership (12/71)

ROBERT E. PHILLIPS

LUCILLE S. PHILLIPS

HAWK MESA LAND & INVESTMENT, A General Partnership

DUANE S. URQUHART, General Partner

JAMES H. KENNINGTON, General Partner

JACK J. LYFFS, an unmarried man

HOWARD L. GLASGOW, TRUSTEE

AKIRA MUROYA

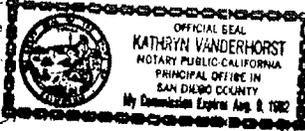
ELIZABETH MACLEOD VON ESSEN

STATE OF CALIFORNIA
COUNTY OF San Diego
On November 13, 1979, before me, the undersigned, a Notary Public in and for
said State, personally appeared A. C. BYER and JULIA A. BYER

known to me to be the person, they, whose name they
subscribed to the within instrument and acknowledged to me
that they executed the same.

WITNESS my hand and official seal.

Signature Kathryn Vanderhorst
Kathryn Vanderhorst
Name (Typed or Printed)



(This area for official notarial seal)

GEORGE S. HELLER III, a married man

EARL R. STRATTON, a single man

A. C. BYER

JULIA A. BYER

79-539700
B

c-16
San

Misc. 1581 Act. Partnership (02/21)

ROBERT E. PHILLIPS

LUCILLE S. PHILLIPS

James H. Kennington
HAWK MESA LAND & INVESTMENT, A general Partnership

Duane S. Urquhart
DUANE S. URQUHART, General Partner

James H. Kennington
JAMES H. KENNINGTON, General Partner

Jack J. Lypps
JACK J. LYPPS, an unmarried man

Arthur W. Schaefer
ARTHUR W. SCHAEFER

Edith A. Schaefer
EDITH A. SCHAEFER

John R. Gimby
JOHN R. GIMBY

Carolyn A. Gimby
CAROLYN A. GIMBY

Kevin A. Heller
KEVIN A. HELLER, a single man

GEORGE S. HELLER III, a married man

Earl R. Stratton
EARL R. STRATTON, a single man

A. C. Byer
A. C. BYER

Julia A. Byer
JULIA A. BYER

Elizabeth MacLeod Von Essen
ELIZABETH MACLEOD VON ESSEN

HOWARD L. GLASGOW, TRUSTEE

AKIRA MUROYA

TOSHIKO MUROYA

79-539700
B

Mac 118 Act Partnership (17/71)

ROBERT B. PHILLIPS

LUCILLE S. PHILLIPS

Robert B. Phillips
HAWK MESA LAND & INVESTMENT, A general Partnership

Duane S. Urquhart
DUANE S. URQUHART, General Partner

James H. Kennington
JAMES H. KENNINGTON, General Partner

Jack J. Lypps
JACK J. LYPPS, an unmarried man

Arthur W. Schaefer
ARTHUR W. SCHAEFER

Edith A. Scharper
EDITH A. SCHARPER

John R. Gimby
JOHN R. GIMBY

Carolyn A. Gimby
CAROLYN A. GIMBY

Kevin A. Heller
KEVIN A. HELLER, a single man

Elizabeth MacLeod Von Essen
ELIZABETH MACLEOD VON ESSEN

HOWARD L. GLASGOW, TRUSTEE

Akira Muroya
AKIRA MUROYA

Toshiko Muroya
TOSHIKO MUROYA

79-539700
B

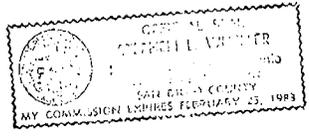
STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS.
On December 21, 1979 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared AKIRA MUROYA and
TOSHIKO MUROYA

known to me
to be the person s whose name are subscribed to the
within instrument and acknowledged that they executed the
same.

Stephen L. Wheeler
STEPHEN L. WHEELER



FOR NOTARY SEAL OR STAMP



Notary Public (Rev. 9-89)
California

ROBERT E. PHILLIPS

LUCILLE S. PHILLIPS

James H. Kennington
HAWK MESA LAND & INVESTMENT, A General Partnership

Duane S. Urquhart
DUANE S. URQUHART, General Partner

James H. Kennington
JAMES H. KENNINGTON, General Partner

Jack J. Lypps
JACK J. LYPPS, an unmarried man

Arthur W. Schaefer
ARTHUR W. SCHAEFER

Edith A. Schaefer
EDITH A. SCHARFER

John R. Gimby
JOHN R. GIMBY

Carolyn A. Gimby
CAROLYN A. GIMBY

Kevin A. Heller
KEVIN A. HELLER, a single man

GEORGE S. HELLER III, a married man

Earl R. Stratton
EARL R. STRATTON, a single man

A. C. BYER

JULIA A. BYER

Elizabeth MacLeod Von Essen
ELIZABETH MACLEOD VON ESSEN

HOWARD L. GLASGOW, TRUSTEE

Akira Muroya
AKIRA MUROYA

Foshiko Muroya
FOSHIKO MUROYA

79-539700
B

Mar. 1988 Act 1/27/88

ROBERT E. PHILLIPS

LUCILLE S. PHILLIPS

James H. Kennington
HAWK MESA LAND & INVESTMENT, A general Partnership

Duane S. Urquhart
DUANE S. URQUHART, General Partner

James H. Kennington
JAMES H. KENNINGTON, General Partner

Jack J. Lypps
JACK J. LYPPS, an unmarried man

Arthur W. Schaefer
ARTHUR W. SCHAEFER

Edith A. Schaefer
EDITH A. SCHAEFER

John R. Gimby
JOHN R. GIMBY

Carolyn A. Gimby
CAROLYN A. GIMBY

Kevin A. Heller
KEVIN A. HELLER, a single man

George S. Heller III
GEORGE S. HELLER III, a married man

Earl R. Stratton
EARL R. STRATTON, a single man

A. C. BYER

JULIA A. BYER

Elizabeth MacLeod Von Essen
ELIZABETH MACLEOD VON ESSEN

Howard L. Glasgow
HOWARD L. GLASGOW, TRUSTEE

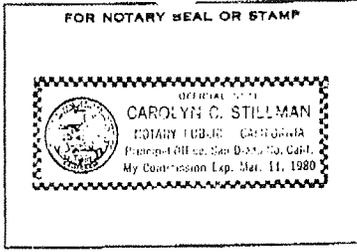
AKIRA MUROYA

TOSHIKO MUROYA

79-539700
13

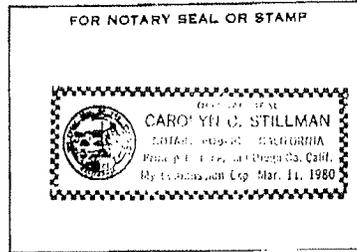
Misc. 158 Ack Partnership (17-21) State Stamp

STATE OF CALIF. COUNTY OF SAN DIEGO } ss. On NOVEMBER 3, 1979 before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES H. BENVINGTON AND JUANES S. URBILMART known to me to be the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same. Signature: [Signature] Notary Public in and for said County and State



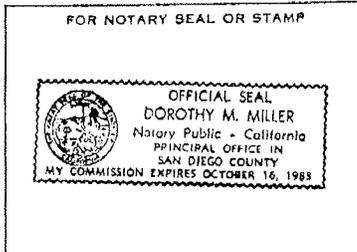
Misc. 158 Ack Individual (Rev. 6-72) State Stamp

STATE OF CALIFORNIA COUNTY OF SAN DIEGO } ss. On NOVEMBER 7, 1979 before me, the undersigned, a Notary Public in and for said County and State, personally appeared JUANES S. URBILMART and JAMES H. BENVINGTON known to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that said person(s) executed the same. Signature: [Signature] Notary Public in and for said County and State



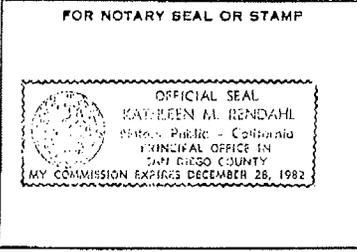
Misc. 158 Ack Individual (Rev. 6-77) State Stamp

STATE OF CALIFORNIA COUNTY OF SAN DIEGO } ss. On 1st November, 1979 before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JACK J LYPPS** known to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that said person(s) executed the same. Signature: [Signature] Notary Public in and for said County and State



c-106 (S.S.) Ack Individual (Rev. 9-58) State Stamp

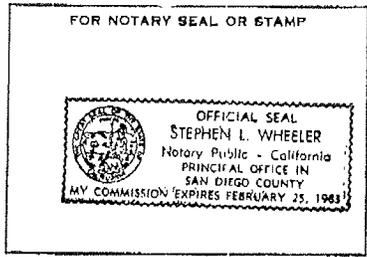
STATE OF CALIFORNIA COUNTY OF SAN DIEGO } ss. On November 1, 1979 before me, the undersigned, a Notary Public in and for said County and State, personally appeared ARTHUR W. SCHAEFER and EDITH A. SCHAEFER known to me to be the persons whose name is subscribed to the within instrument and acknowledged that they executed the same. Signature: [Signature] KATHLEEN M. RENDAHL



79-539700
B

Notary Public - Individual (Rev. 6-77)

STATE OF CALIFORNIA }
COUNTY OF San Diego } ss.
On November 3, 1979 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared Ear R. Stratton,
John R. Gimby, Carolyn A. Gimby,
and Kevin A. Heller
known to me
to be the person(s) whose name(s) ARE subscribed to the within
instrument and acknowledged that said person(s) executed the same.
Signature [Signature]
Notary Public in and for said County and State



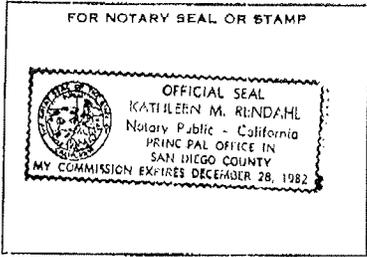
Notary Public - Individual (Rev. 6-77)

STATE OF CALIFORNIA }
COUNTY OF San Diego } ss.
On November 9th 1979 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared George S. Heller III
a married man
known to me
to be the person(s) whose name(s) is subscribed to the within
instrument and acknowledged that said person(s) executed the same.
Signature [Signature]
Notary Public in and for said County and State



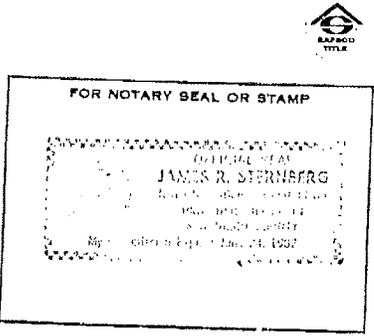
Notary Public - Individual (Rev. 6-77)

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } ss.
On November 2, 1979 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared
ELIZABETH MAC LEOD VON ESSEN
known to me
to be the person(s) whose name(s) is subscribed to the within
instrument and acknowledged that said person(s) executed the same.
Signature [Signature]
Notary Public in and for said County and State
KATHLEEN M. RENDAHL



Notary Public - Individual (Rev. 5-68)

STATE OF CALIFORNIA }
COUNTY OF San Diego } ss.
On DECEMBER 3, 1979 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared
HOWARD L. GLASGOW
known to me
to be the person whose name is subscribed to the
within instrument and acknowledged that HE executed the
same.
Signature [Signature]



79-539700

B

CIRCLE R LANE UTILITIES EXHIBIT LILAC HILLS RANCH

EXIST. CIRCLE R DRIVE

EXIST. 20' VCMWD
UTILITY ESMT.
PER 1974-214674

EXIST. CENTERLINE
CIRCLE "R" LANE

APN:
129-390-43

APN:
129-111-03

EXIST. PROPERTY
LINE
(TYP)

SEC 1

SEC 1

EXIST. 12" ACP WATER
MAIN TO BE CONVERTED
TO RECYCLED WATER

EXIST. 20" STEEL
WATER MAIN

EXIST. 20' VCMWD
UTILITY ESMT.
PER 1965-214912

EXIST. 20' VCMWD
UTILITY ESMT.
PER 1974-119428

APN:
129-390-44

APN:
129-111-40

EXIST. 40' VCMWD
ROAD & UTILITY ESMT.
ON CIRCLE R LANE
PER 1974-152230

PROP 20" WATER
MAIN

APN:
129-390-46

LEGEND

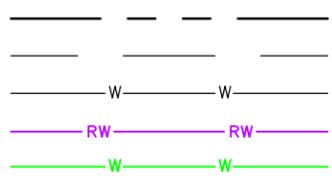
EXISTING PROPERTY LINE

EXISTING EASEMENT

EXISTING WATERLINE

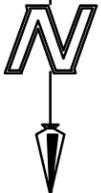
EXIST. WATERLINE TO BE CONVERTED

PROPOSED WATERLINE



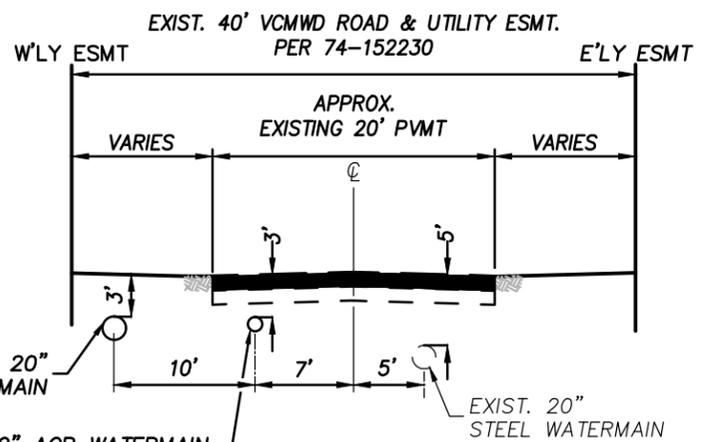
APN:
129-390-47

SCALE: 1"=120'



APN:
129-390-48

MATCH LINE



TYPICAL SECTION
CIRCLE R LANE (SECTION 1)
(NO SCALE)
EXISTING PIPE DEPTHS ARE APPROXIMATE

CIRCLE R LANE UTILITIES EXHIBIT LILAC HILLS RANCH

APN:
129-390-47

APN:
129-390-48

APN:
129-111-40

MATCH LINE

SEC 1

SEC 1

EXIST. 20" STEEL
WATER MAIN

APN:
129-310-51

EXIST. 12" ACP WATER
MAIN TO BE CONVERTED
TO RECYCLED WATER

EXIST. 40' VCMWD
ROAD & UTILITY ESMT.
ON CIRCLE R LANE
PER 1974-152230

EXIST. CENTERLINE
CIRCLE "R" LANE

APN:
129-310-57

PROP 12" WATER
MAIN

EXIST. 20' VCMWD
ROAD & UTILITY
ESMT. PER
1974-180565

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING WATERLINE
- EXIST. WATERLINE TO BE CONVERTED
- PROPOSED WATERLINE

APN:
129-390-19

APN:
129-310-58

APN:
129-310-82

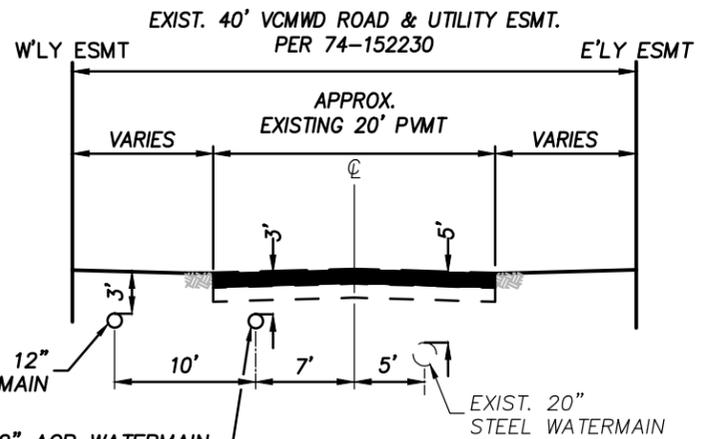
APN:
129-310-83

APN:
129-390-20
**COUNTRY CLUB
RESERVOIR
(10 MIL. GAL.)**

APN:
129-310-13
**RESERVOIR
(0.5 MIL. GAL.)**

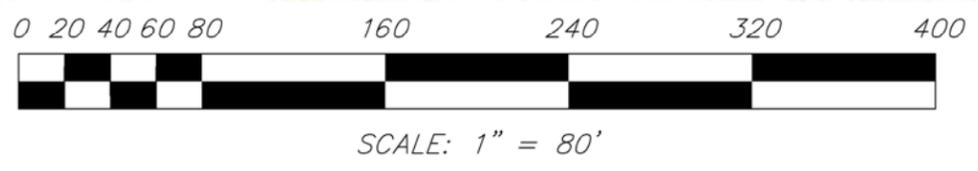
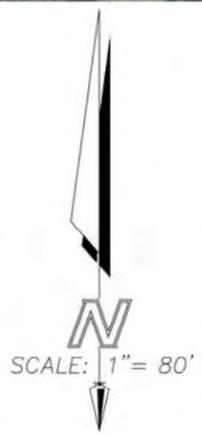
APN:
129-310-37

SCALE: 1"=120'



**TYPICAL SECTION
CIRCLE R LANE (SECTION 1)**

(NO SCALE)
EXISTING PIPE DEPTHS ARE APPROXIMATE



CLEAR SPACE EASEMENT
APN: 129-190-44

Attachment 4
Description of West Lilac Road Existing Right of Way

West Lilac Road is an existing public road along Lilac Hills Ranch's northerly project boundary to Highway 395. The existing right-of-way that currently exists for this public road is:

- 84ft wide from Highway 395 to the I-15 bridge
- 84ft wide from I-15 bridge to ~250ft west of Standel Lane
- 30ft wide from ~250ft west of Standel Lane to the project boundary with an adjacent public road easement that is not parallel to the right-of-way, making the total available width available for a public road vary from 55ft to 67.4ft
- 30ft wide right-of-way from the westerly project boundary to the northerly project boundary
- Existing IOD north of the sharp bend in West Lilac Road heading northerly. This IOD is triangular in shape with a maximum width of ~57ft
- From the northerly project boundary along the existing hairpin curve that exist outside of the project boundary, there is a 20ft right-of-way
- From the hairpin curve to the proposed easterly roundabout, no right-of-way exists. This is where the project is utilizing prescriptive public access rights following the existing graded width of the roadway.

The Mobility Element of the County General Plan dictates that West Lilac Road shall be improved to 2.2C Standards. A 2.2C Light Collector has two 12ft lanes, a road surface width of 40ft(w/o intermittent turn lanes)-54ft(w/intermittent turn lanes), two 8ft shoulders, within a 64ft(w/o intermittent turn lanes)-78ft(w/intermittent turn lanes) right-of-way. It is clear from the above analysis of the existing right-of-way along existing West Lilac Road, that the necessary public rights-of-way do not exist to construct West Lilac Road as dictated by the General Plan.