

Fire Protection Plan
BONGIOVANNI SUBDIVISION
15030 Montana Serena-El Cajon, CA
(TPM 21080/APN 399-130-45-00)



Original Plan Prepared by Lamont Landis
December 17, 2009 (Revised November 24, 2010)
(Revised by *FIREWISE* 2000, Inc., November 3, 2011)

Applicant: Frank Bongiovanni
15030 Montana Serena
El Cajon, CA 92021

**Prepared &
Certified By:** *David C. Bacon*

David C. Bacon, President
FIREWISE 2000, Inc.
26337 Sky Drive
Escondido, CA 92026
Telephone: 760-745-3947
firewise2000@sbcglobal.net



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Bongiovanni Subdivision Fire Protection Plan

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Bongiovanni Subdivision
TPM 21080/APN 399-130-45-00
FIRE PROTECTION PLAN
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December 17, 2009 (Revised November 24, 2010)
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Executive Summary

This Fire Protection Plan (FPP) evaluates the proposed Bongiovanni subdivision to divide a 16.93 acre parcel into four parcels and to ensure it does not unnecessarily expose people or structures to fire risks and hazards. The FPP identifies and prioritizes the measures necessary to adequately mitigate those impacts. The FPP has considered the property location, topography, geology, combustible vegetation (fuel types), climatic conditions and fire history. It considers water supply, access, structure ignitability and ignition resistant building materials, fire protection systems and equipment, impacts to existing emergency services, defensible space, and vegetation management.

The project was analyzed to identify potential adverse impacts and to identify adequate measures for impacts resulting from wildland fire hazards. The evaluation determined that the San Miguel Fire Protection District and the California Department of Forestry and Fire Protection (CAL FIRE) along with nearby fire departments will be able to provide adequate emergency services. CAL FIRE (under the State Responsibility Area Agreement) as well as other fire departments and fire protection districts, can be requested under a Mutual Aid agreement to respond in the event of a wildfire event in the area. Response times and the proximity of the development to the Wildland Urban Interface (WUI), in a Very High Fire Hazard Severity Zone require that fire sprinklers be installed in all new residences.

In addition, this FPP lists fuel modification requirements to mitigate the exposure of people or structures from a significant risk of loss, injury or death from wildland fires. Zone 1 will be an irrigated landscaped zone and is commonly called the defensible space zone for fire suppression forces and protects structures from radiant and convective heat. This landscaped zone is permanently irrigated and consists of fire resistant and maintained plantings. Zone 2 is the area beyond Zone 1, including manufactured slopes and excludes all prohibited highly combustible native vegetation, but permits plantings with very specific criteria and reduces the existing native vegetation by 50%. Homeowners will be responsible to the local Fire Protection District for the annual completion of all designated Fuel Modification Treatments in common areas prior to June 15th or when fuels become cured.

Finally, this plan and its requirements will be incorporated by reference into the final project Conditions of Approval to ensure compliance with codes/regulations and significance standards.

Bongiovanni Subdivision Fire Protection Plan

1.0 - INTRODUCTION

This Fire Protection Plan (FPP) has been prepared for the Bongiovanni subdivision project. The purpose of this FPP is to assess the potential impacts resulting from wildland fire hazards and identify the measures necessary to adequately mitigate those impacts. As part of the assessment, the plan has considered the property location, topography, geology, combustible vegetation (fuel types), climatic conditions, and fire history. The FPP addresses water supply, access (including secondary/emergency access where applicable), structural ignitability and ignition resistant building features, fire protection systems and equipment, impacts to existing emergency services, defensible space, and vegetation management. The FPP also identifies and prioritizes areas for hazardous fuel reduction treatments and recommend the types and methods of treatment that will protect one or more-at-risk communities and essential infrastructures. The FPP recommends measures that property owners will take to reduce the probability of ignition of structures throughout the area addressed by the plan. This plan has been developed to protect the residential structures from potential radiant heat from wildfire. This plan does not guarantee that the structures will not burn, but greatly reduces that possibility. These are not shelter in place residences. Appendices attached to this FPP that provide additional information shall be considered part of this FPP.

The FPP will be submitted to and approved by the San Diego County Department of Land Use and Planning (SDCDPLU) and the San Miguel Consolidated Fire Protection District (SMCFPD) and is based upon requirements of the SMCFPD and San Diego County regarding Wildland Fire Protection Plans, including pertinent local Fire Ordinances, the Wildland-Urban Interface (WUI) Development Standard Guidelines and the requirements under the authority of the International Urban-Wildland Interface Code, 2009 edition; San Diego County Consolidated Fire Code 2009 (CCFD), California Code of Regulations Title 24, Part 9, and Title 14, section 1280; 2010 California Fire Code and Local Amendments including Appendices to Chapters 1 & 4 and Appendices B, F & H; Chapter 7A-California Building Code; California Government Code, sections 51175 through 51189; California Public Resources Codes sections 4201 through 4204; the National Fire Protection Association Standard 13-D, 2010 Edition; and ORDINANCE NO. 9915 (N.S.) adopting a new Title 9 to the County Code entitled "Construction Codes and Fire Code", and SMCFPD Ordinance 2007-03.

2.0 PROJECT LOCATION, DESCRIPTION AND ENVIRONMENTAL SETTING

2.1 Project Location

The proposed Bongiovanni subdivision (APN 399-130-45-00) is located at 15030 Montana Serena Road in the San Diego County rural community of Crest (see Photo # 1). The closest intersection is Tracy Lane and the nearest main intersection is Rios Canyon Road and Mountain View Road.

The total project area encompasses 16.93 acres of private land that would be divided into four parcels. The proposed parcel sizes are 4.01 acres to 4.53 acres. The primary access to the project is from the community of Crest via Rios Canyon Road to Gibson Highlands to Montana Serena Road (See Appendix 'G' for transportation area details).



Photo # 1 – Aerial View of Project Area – The Community of Crest is in the Lower Left Portion of the Photograph. The Secondary Access Route is to the Northeast and Ends on the Frontage Road of I-8



Photo # 2 – Aerial View of Project Area – The Existing House and Driveway are Clearly Visible.

2.2 Project Description

The proposed project consists of 16.93 acres to be divided into 4 lots. These lots will range in size from 4.01 to 4.53 acres and will be used for single family dwellings of undetermined size. Actual home locations have not been sited as of the date of this report.

The land is currently undeveloped except for an existing residence which shall remain. The project is surrounded by a mix of rural residential and undeveloped land (see Photo #1). A substantial portion of each lot will be designated open space.

2.3 Environmental Setting

2.3.1 Dates of Site Inspections/Visits Conducted - Two site visits were conducted between February 2010 and April 2010, as well as several telephone calls and meetings to determine pertinent information.

<u>Site Visit & Purpose</u>	<u>Date</u>
1st Initial field visit by Lamont Landis	December 18, 2008

2nd Field visit
by Lamont Landis

November 20, 2010

3rd Field Visit
by David Bacon (*FIREWISE 2000, Inc.*)

October 7, 2011

2.3.2 Topography - The project site is located in hilly terrain in a Very High Fire Hazard Severity Zone approximately twenty-six (26) miles inland from the ocean. The project encompasses flat land, gentle slopes with steep sloped hillside to the west on the project. On-site elevations range from 1,485 feet to 1,649 feet.

2.3.3 Climate - The climate within the project area is characterized as a Mediterranean type climate with generally mild, wet (14 -16 inches per year) winters, with the bulk of the annual precipitation falling between December and March. Long, hot and very dry summer seasons frequently occur with occasional, multi-year droughts.

The most critical wind pattern to the project area is an off-shore wind coming out of the north/northeast, typically referred to as a Santa Ana wind. Such wind conditions are usually associated with strong (> 60-MPH), hot, dry winds with very low (< 15%) relative humidity. Santa Ana winds originate over the dry desert land and can occur anytime of the year. However, they generally occur in the late fall (September through November) when non-irrigated vegetation is at its lowest moisture content.

The typical prevailing summer time wind pattern is out of the south or southwest and normally is of a much lower velocity (5-15 MPH with occasional gusts to 30-MPH) and is associated with higher relative humidity readings (> 30% and frequently more than 60%) due to a moist air on-shore flow from the ocean.

All other (northwest, south, west) wind directions may be occasionally strong and gusty. However, they are generally associated with cooler moist air and have higher relative humidity (> 40%). They are considered a serious wildland fire weather condition when wind speeds reach > 20-MPH.

The following scenarios are typical of the area and are to be considered worst case assumptions:

Mid-Summer

South, Southwest, Northwest and West wind condition can result in the following fuel moistures.

1-hour fuel moisture.....	4%
10-hour fuel moisture.....	6%
100-hour fuel moisture.....	8%
Live woody fuel moisture.....	80%

Fall Late Summer Back Down from Santa Ana Conditions

South, Southwest, Northwest and West wind condition can result in the following fuel moistures.

1-hour fuel moisture.....	2%
10-hour fuel moisture.....	3%
100-hour fuel moisture.....	5%
Live woody fuel moisture.....	50%

Santa Ana Wind Condition two to four times a year.

1-hour fuel moisture	2%
10-hour fuel moisture.....	3%
100- Hour fuel moisture.....	5%
Live woody fuel moisture.....	50%

2.3.4 On and Off-site Vegetation – The area around the project consists mostly of non-native grasses and Mafic Southern Mixed Chaparral. The project encompasses moderate to steep sloped land with some dense brush. A portion of this site is covered with Southern Mixed Chaparral in a post Cedar Fire recovery condition making the vegetation eight years old. The surrounding property is developed with some non-



Photo #3 – Looking Northeast from the Project Area. Note the Abundance of Rock Northeast of the Project

native grasses and Southern Mixed Chaparral. Fuel loads on land covered with non-native grasses one foot in height are approximately .74 tons per acre (RMRS-GTR-153 USDA Forest Service). There is also Mafic Southern Mixed Chaparral two feet in height; the fuel load for this type of fuel (matured and six feet high) will be approximately: 1 hr. is 5 tons per acre, 10 hr. is 4 tons per acre and 100 hr. is 2 tons per acre (RMRS-GTR-153USDA Forest Service), (see Photos #3 and #4).

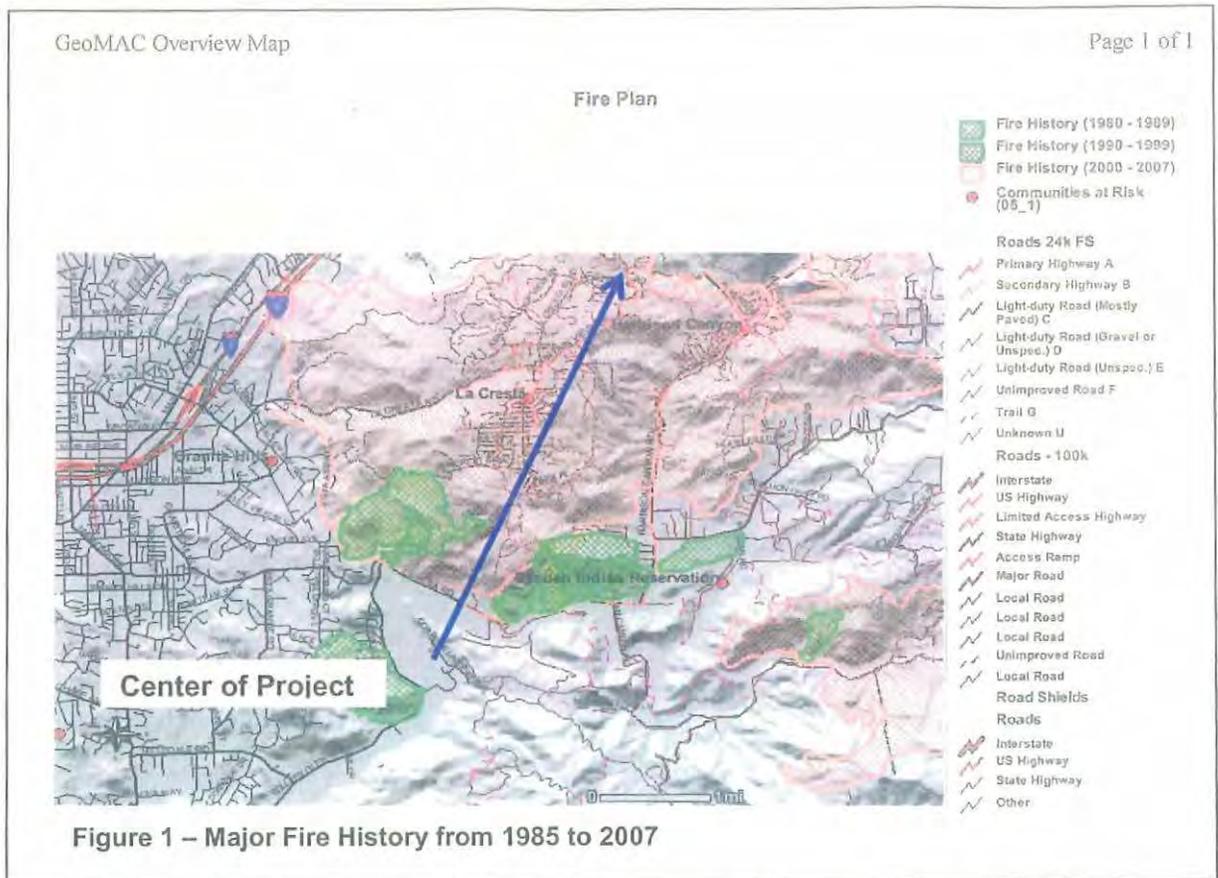


Photo #4 –Looking North from the Center of the Project Towards Parcel # 3

Onsite vegetation consists of non-native grasses (Fuel Model 1) and Mafic Southern Mixed Chaparral. The surrounding property is developed with similar vegetation. Southern Mixed Chaparral has the potential of to produce 47 foot flame lengths. The potential fuel load for 1 hour fuel is 3.5 tons per acre; 10 hour fuel is 5.3 tons per acre and 100 hour fuel is 3.4 tons per acre (RMRS-GTR USDA Forest Service).

The most notable wildland fire threat to this proposed development is from firebrands/burning embers from off-site highly flammable native and non-native vegetation.

- 2.3.5 Fire History** - The most recent fire in the project area was the Cedar Fire in 2003 (shown in pink on Figure 1). It burned 280,278 acres mostly to the east, south and west of the project area, resulting in the loss of over 2,232 homes and 15 deaths. The Cedar Fire was driven by Santa Ana winds fueled by 50 year old brush and an extended drought. Embers from the wildfire traveled long distances due to Santa Ana winds and low humidity. The Cedar Fire did burn over the property. Two smaller fires burned south of the project (shown in green on Figure 1) in 1987 and 1983. The 1987 the Dehesa #2 fire consumed 62 acres, and the 1983 Euclid fire consumed 402 acres in the area.



Based on the above information, the fuel modeling in this report reflects the worst case wildfire scenarios that could be expected in the future.

- 2.3.6 On-site and Off-site Land Uses** - The existing parcels of land proposed for development are currently in a semi-natural state. There is no evidence of previous agricultural activity and the surrounding land is rural residential developed land.
- 2.3.7 Public and Private Ownership of Land in the Vicinity** - The applicant owns all property within the proposed development. The land adjacent to the project is privately owned and mostly developed.

3.0 GUIDELINES FOR THE DETERMINATION OF SIGNIFICANCE

A Fire Protection Plan evaluates the potential adverse environmental effects that the Bongiovanni residential development may have from wildland fire and proposes appropriate mitigations for any adverse impacts to ensure that this development does not unnecessarily expose people or structures to a significant risk of loss, injury or death in regard wildland fire. The following guidelines for the determination of significance are used:

1. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
2. Would the project result in inadequate emergency access?

3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for fire protection?
4. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

4.0 ANALYSIS OF PROJECT EFFECTS

The project demonstrates compliance (or proposes modification and “findings” consistent with County Consolidated Fire Code (CCFC) Appendix Chapter 1 Section 104.8 with applicable fire regulations, including but not limited to the California Fire Code, California Code of Regulations, San Diego County Fire Code, and/or the CCFC.

The comprehensive Fire Protection Plan and the project design are consistent with the San Diego County DPLU recommendations including fuel modification.

The project meets the emergency response objectives identified in the Public Facilities Element of the County General Plan.

4.1 Adequate Emergency Services

The project site is located within the California Department of Forestry and Fire Protection (CAL FIRE) State Responsibility Area (SRA) lands. The San Miguel Fire Protection District (SMFPD) operates under contract with the County of San Diego to provide fire suppression, fire prevention, and medical aid to the residents of Crest and surrounding communities. Initial Fire Department response is from San Miguel Consolidated Fire Protection District Fire Station No. 18 located at 1811 Suncrest Blvd.; this station is staffed by three firefighters. Apparatus include one type one engine and one type three engine. The station is located less than 2.8 miles from the above property and is less than 5.41 minutes away by using the estimated timetable in NFPA 1142 table C.11 (b).

Alpine Fire Protection District Station #17 is the next closest fire station located at 1364 Tavern Road, approximately seven (7) miles to the furthest lot in the project. Estimated response time from this station is approximately twelve and half (12.5) minutes to the furthest lot using NFPA Standard 1142 (2012 ed) Table C11 (b).

The project would not directly result in the expansion of area fire protection services or adversely affect the fire district by the creation of new lots. CAL FIRE (under the SRA Agreement), the SMFPD, and other nearby fire departments can be requested under a Mutual Aid agreements to respond to wildfire events. CAL FIRE has a large resource capability including aircraft, hand crews and available CAL FIRE Engines.

4.2 Access Roads and Gates

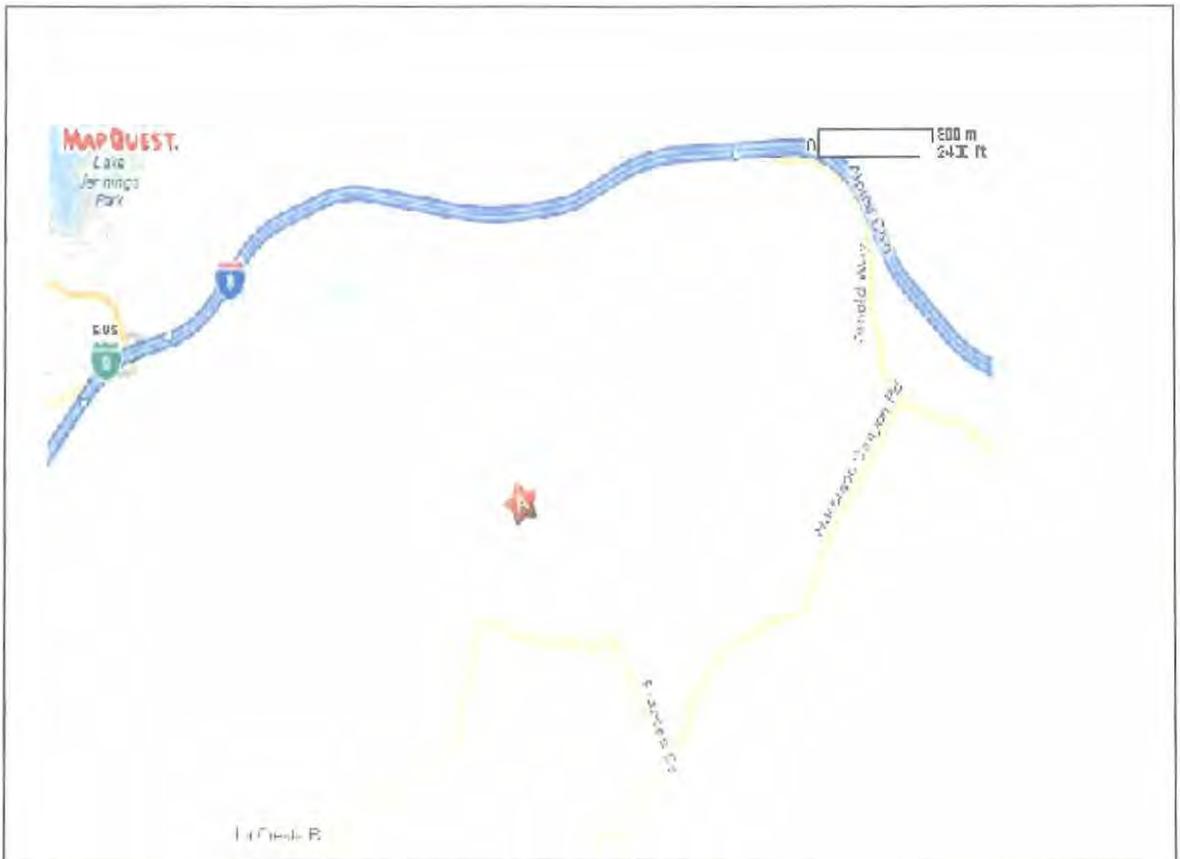
The main access to the project is from Crest, via Mountain View Road to Rios Canyon Road to Gibson Highland to Montana Serena. A secondary point of access shall be provided from Viewside Lane (Alpine Blvd) near Interstate 8 to Montana Serena. Montana Serena continues east from the property towards old Hwy. 80 and becomes Bullard Lane ending at Viewside Lane. Montana Serena is paved approximately 24 feet in width for 1.13 miles from the northerly edge of the proposed project. Portions of the road exceed 15% of grade and are paved with concrete with a rough broom finish. Where Montana Serena

becomes Bullard Lane, the roadbed is not paved until approximately 300 feet from Viewside Lane; the unimproved portion of the secondary access route will be improved to 24 feet in width from the end of the pavement on Montana Serena and Bullard Lane to Viewside Lane providing an all-weather access road. John Gibson, Frank Bongiovanni and the Davidson Project (TPM 21172) will improve and maintain the road from Viewside Lane to the already improved road at 14920 Montana Serena.

A road maintenance agreement shall be put into place that contains the following:

1. The name of the organization or entity that is responsible for the ongoing maintenance.
2. The organization responsible for the road maintenance cannot be dissolved or unfunded.
3. The responsibility to participate conveys with the property transfer.

There is an easement for this secondary access (see APPENDIX 'G'). This completed secondary access road may also improve travel times from engines responding from Alpine. The secondary access road shall meet all requirements for a fire access road. These requirements include dimensions, paving, grade, and any other design features outlined in SMG 2007-02 Section 503.1.1 thru 503.6.1. The secondary access road shall have signs stating "NO PARKING FIRE LANE CVC 22500.5". The locations of the signs are to be determined by the SMFPD Fire Marshal. All secondary access improvements will be completed prior to map recordation.



All roads shall be equipped with road and street signs meeting San Diego County standards. All roadways serving the Bongiovanni subdivision shall comply with San Diego County standards and shall be a minimum of 24 feet of unobstructed improved width with an unobstructed vertical clearance of not less than 13 feet and 6 inches. Single-family residential driveways shall have a minimum of 16 feet of improved width. Address

numbers shall be visible from the street and comply with the 2010 California Fire Code. Houses not visible from the street shall have a permanent address sign where the driveway intersects with the street.

All roads within the development and the fire access roads to the Bongiovanni project shall be all-weather paved surfaces capable of supporting fire apparatus weighing up to 75,000 pounds. No new roadways accessing or within the subdivision shall exceed a grade of 20%. Roadways or sections of roadways that are over 15% shall not be permitted without mitigation. Minimal mitigation for roads over 15% must include a Portland cement concrete [PCC] surface with a deep broom finish perpendicular to the direction of travel to enhance traction. The angle of departure and angle of approach of a fire access roadway shall not exceed 7 degrees or 12% or as approved by the Chief of the SMFPD.

All dead end roadways exceeding 150 feet in length shall be provided with approved means for the turning around of emergency apparatus. All roads and streets shall have a minimum 28-foot turning radius measured from the inside edge of the improvement width. The minimum radius width for all cul-de-sacs shall be 36-feet. Roadway design features (speed bumps, humps, dips, etc) that may interfere with emergency apparatus responses shall not be installed on fire access roadways, unless they meet design criteria approved by the Chief of the SMFPD.

The Bongiovanni subdivision exists within an established gated community. Montana Serena, has an existing gate across the road that has an 'Opticom' and 'Knox' Switch approved by the fire district. All roadways within the existing gated community and the proposed subdivision are private roads. Any future gates that may be installed on private driveways, roadways or the secondary access road shall be set back 30 feet from the roadway, automatic, and equipped with an approved emergency traffic control-activating strobe light sensor(s) or other devices approved by the County Fire Marshal, which will activate the gate on the approach of emergency apparatus with a battery back-up or manual mechanical disconnect in case of power failure. All gates shall allow automatic egress without the use of codes or remote devices (e.g. the use of pressure pads, metal detection or infrared sensors).

The project will not unnecessarily expose people or structures to the risk of loss, injury or death involving wildland fires due to the proposed secondary access with 30 fuel modifications along Montana Serena and Bullard Lane.

4.3 Water Supply

The water supply for this proposed project will come from existing and proposed water mains from the Padre Dam Municipal Water District. Domestic and fire flow systems will be designed to San Diego County and San Miguel Consolidated Fire Prevention requirements (2500 GPM @ 20 PSI residual). Placement of hydrants shall be determined by the Fire Marshal. The water supply with existing and additional fire hydrants will serve the project and meet the requirements of the San Miguel Consolidated Fire Protection District and the County of San Diego.

The number of fire hydrants, location and spacing shall comply with the San Miguel Consolidated Fire Protection District Local Ordinance No. 2007-02. Measurements for fire hydrant spacing shall start at the closest existing fire hydrant. Fire hydrants shall be centered on a 3 ft. by 3 ft. concrete pads for weed control. Fire hydrants shall be identified with blue reflective markers in the center of the road. Curbs in front of the fire hydrants shall be painted red and stenciled "NO PARKING FIRE LANE" for thirty feet centered on the fire hydrant.

All fire hydrants shall have at least one 4 inch male port with national standard threads and at least one 2 ½ inch male port with national standard threads. A set plans showing the location, elevation and direction the ports are facing shall be approved by the San Miguel Fire Protection District prior to installation.

4.4 Ignition Resistant Construction and Fire Protection Systems

All structures shall be built to San Diego County Code; including San Diego County ignition resistant construction requirements (see APPENDICES 'D' & 'E') and shall include the following interface features:

1. Roofs will be a Class "A" noncombustible material and shall meet the DPLU standards.
2. Eaves will be of noncombustible material and boxed. Exterior walls will be noncombustible or ignition resistive material.
3. All habitable structures and attached garages will be equipped with automatic fire sprinklers per the County Consolidated Fire Code requirements (NFPA-13D). All sprinkler systems shall be approved by the Fire Department prior to installation.
4. All future outbuildings and other structures must be approved by the San Miguel Consolidated Fire Protection District prior to installation.
5. All structures will comply with the wildland area structural requirements of the County Building Code Chapter 7A in affect at the time of a building permit application.

4.5 Defensible Space and Vegetation Management

4.5.1 Off-site Fire Hazard and Risk Assessment – The Bongiovanni project is located in a Very High Fire Hazard Severity Zone about twenty-six (26) miles inland from the ocean. The proposed subdivision is mostly bordered by developed private land.

A notable wildland fire threat will come from a wildfire burning in the off-site highly flammable native and non-native vegetation north and east of this proposed subdivision. Within these areas are a mix of rural developed and undeveloped land and the greatest threat to this development will be firebrands carried a long distance (one mile or more) by fire drafts or strong winds. An additional wildfire threat is possible from the south and west under typical or extreme prevailing southwest wind conditions. In all directions there is an abundance of exposed rock (in some cases covering up to 50% of the available ground space) that serves to break up the fuel continuity.

4.5.2 On-site Fire Hazard and Risk Assessment - The site has the potential to experience a vegetation fire; this is based on the type of vegetation, Santa Ana winds, high temperatures, low humidity, and drought conditions. Most of the vegetation on and surrounding the project area burned in the 2003 Cedar Fire. The area has re-vegetated and if left undisturbed by natural events or any fire hazard abatement practices most of the on-site project area's vegetation would again become a mature mixed chaparral, coastal sage scrub plant community.

The northern and eastern project boundaries will be of the most concern for the project area during a worst case scenario northeastern wind pattern (Santa Ana) with hot dry wind speeds that could reach 60 MPH. These conditions would be similar to what was experienced for the recent Cedar and Witch Creek Fires. In this vegetation type, a high percentage of the vegetation would have an abundance of dead material. This is due to the effects of the local Mediterranean climate where warm wet winters promote new growth, and long, hot and very dry summer seasons sometimes occur. Occasionally,

multi-year droughts cause significant parts of these plants to die back. All of these plants are adapted to the intense wildfires that they need for species regeneration. The on-site wildland fire threat from this native vegetation can be mitigated within the development with the required fuel modification and utilization of "firewise" landscaping criteria.

In summary, any wind or topography driven wildfire burning under a northeast (*Santa Ana*) wind pattern creates a very high wildland fire hazard, especially for wildland fires starting northeast of the development. Also, a typical fire day with a southwest wind will create a high wildland wildfire hazard. However, the proposed fuel modification treatments, "firewise" landscaping, and the use of ignition resistant building construction standards (which include the use of Class "A" roof and non-combustible fire resistive exterior wall materials) will mitigate the potential loss of structures to less than significant levels due to direct fire impingement, wind driven embers or radiant heat. In addition there is a high percentage of rock (in some cases exceeding 50% of the surface area) that serves to break up the fuel continuity in the area and thus lessen the intensity of any wildfire.

4.6 Vegetative Fuel Assessment

The minute-by-minute movement of a wildland fire will probably never be totally predictable, certainly not from weather conditions forecast many hours before the fire. Nevertheless, practice and experienced judgment in assessing the fire environment coupled with a systematic method of calculating fire behavior yields surprisingly good results (Rothermel 1983).

The BehavePlus Fire Modeling System has been used to predict the wildland fire behavior (rate-of-spread, fireline intensity and flame length) for the vegetative fuels on the northeastern and southwestern boundaries of the project area. The BEHAVE: Fire Behavior Prediction and Fuel Modeling System—Burn Subsystem, Part 1 by Patricia L. Andrews, is one of the best systematic methods for predicting wildland fire behavior. The BEHAVE fire behavior computer modeling system was developed by USDA—Forest Service research scientists at the Intermountain Forest Fire Laboratory, Missoula, Montana, and is utilized by wildland fire experts nationwide. Since the model was designed to predict the spread of a fire, the fire model describes the fire behavior only within the flaming front. The primary driving force in the fire behavior calculations is the dead fuel less than one-fourth inch in diameter; these are the fine fuels that carry the fire. Fuels larger than three (3") inches in diameter are not included in the calculations at all (Andrews 1986)".

BehavePlus, Version 4.0.0, is an updated and enhanced form of the BEHAVE System. The BEHAVE fire model describes a wildfire spreading through surface fuels, which are the burnable materials within six (6') feet of the ground and contiguous to the ground. Regardless of the limitations expressed, experienced wildland fire managers can use the BEHAVE modeling system to project the expected fire intensity, spotting distance, rate-of-spread, safety zones, and flame lengths with a reasonable degree of certainty for use in fire protection planning purposes. Aspects of this program (surface fire spread, flame length and safety zone) have been utilized to assist in determining acceptable fuel modification requirements. The BehavePlus program coupled with onsite and surrounding area vegetation, access, slope and weather conditions are the basis for the following.

Using the following worst case scenarios, the BehavePlus Fire System was run to ascertain the fire behavior assessments and projections for the hazardous vegetative fuels in proximity to the proposed Bongiovanni subdivision:

60 MPH wind, 100-degree ambient air temperature, 2 % dead fuel moisture, 50 % live fuel moisture and 50% max slope with 32 % average slope aspect. The model was run for two fuel model scenarios, as the project contains varying types of fuels.

It should be noted that the BehavePlus Model does not and cannot include all variables associated with a specific site and regime, and adjacent mixed land uses can influence the results.

The BehavePlus Model run results are summarized in Table 1. (See APPENDIX 'C' for actual calculations)

Table 1

Fuel Model 1 [Short Grass (s)]

Wind Speed & Direction	Mid-flame	Rate of Spread	Fire Line Intensity	Flame Length
60 mph N, NE, E	18.0 mph	665.6 Ch/h	1415 Btu/ft/s	12.7
Up-slope spotting distance= 1.1 miles				

Fuel Model sh7 Very High Fuel Load Dry Climate Shrub (S) (147) Mixed Chaparral

Wind Speed & Direction	Mid-flame	Rate of Spread	Fire Line Intensity	Flame Length
60 mph N, NE, E	24 mph	470.7Ch/h	23972 Btu/ft/s	46.5 ft.
Up-slope spotting distance= 2.8 miles				

Fuel model sh7 reduced to height of 18 inches and the removal of all down and dead material will reduce the flame length by more than one half.

The Behave Plus model coupled with the expected offshore Santa Ana wind direction, anticipated down slope fire line aspect, and relatively low fuel vegetation within the urban wildland interface areas, and existing fuel modified areas serves as a basis for formulation of the recommended Fuel Modification Zone locations.

4.7 Required Fuel Modification Zones for Buildings, Structures and Access Roads

Projects located in Hazardous Fire Areas shall include Fuel Management Zones (FMZ) surrounding all structures that are greater than 250 square feet in size. San Diego County Code stipulates that the FMZ be a minimum of 100-foot area surrounding and extending in all directions from all structures, in which flammable vegetation or other combustible growth is cleared away or modified, **except for:**

- Single specimens of trees or other vegetation that are well-pruned and maintained.
- Grass and other vegetation located more than 50 feet from the structure and less than 18 inches in height above the ground.
- All ornamental landscaping that is consistent with County Wildland Interface plant list (See APPENDIX 'A').

The combination of fuel treatment and the use of ignition resistant building materials will provide adequate protection to the structures from the "worst case" projected 46.5 foot flame lengths.

Below are the detailed definitions and required treatments for the Fuel Modification Zones. There are two fuel modification zones required for the Bongiovanni subdivision: an irrigated zone 50 feet in width and a 50% thinning zone 50 feet in width for a total of 100 feet of fuel treatment. In addition, the 30 feet along the edge of new roadways and

driveways must be treated to prevent ignition starts and to provide relatively safe ingress and egress should a wildfire occur. Each of these zones is described below in greater detail. The landscaping within the Fuel Modification Zones must be approved by the San Miguel Fire Protection District and shall include low fuel drought tolerant type vegetation from the list adopted by the County of San Diego (see APPENDIX 'A').

All distances in this report are measured horizontally. These distances are depicted on the Fuel Treatment Map included herein as Exhibit 1. Prior to construction on any building site, all roads (primary and secondary) for this development shall be accepted by the County Fire Marshal.

The responsibility for the maintenance of the fuel modification zones defined below shall remain with the current owners and any subsequent owners, and as such shall run with the land. In the event the project is repossessed or sold, the unit/agency holding title to the Bongiovanni property will be responsible for such maintenance. Maintenance of Fuel Modification Zones will be the responsibility of the individual homeowners on their respective lots on a year round basis. The home owners and those responsible for maintaining the common grounds shall have the property in compliance with local codes and ordinances regarding vegetation management in the Urban Wildland Interface by June 1 of each year or when otherwise directed by the local fire department. Since actual house locations have not been sited as of the date of this FPP, Fuel Modification Zones are shown beginning at the edge of the building pads.

4.7.1 Fuel Modification Zone 1 - Lot Owner Maintained (Shown as **Blue on the Fuel Treatment Map)**

Defined

Zone 1 comprises the first 50 feet around a structure (front, back and side yards) and is commonly called the defensible space zone. It is an irrigated zone and shall be free of all combustible construction and materials.

Zone 1 is shown on the Fuel Treatment Map as beginning at the edge of the pad since the actual house locations have not been sited. This could result in a wider Zone 1 depending on where the house is located from the edge of the pad as Zone 1 will need to extend from what is indicated on the map to the location of the actual structures.

Required Landscaping

Zone 1 will be cleared of all existing native vegetation and replanted with drought tolerant and irrigated fire resistant lawns, ground covers and shrubs. Landscaping shall be irrigated and primarily consist of fire resistant, maintained native or ornamental plantings usually less than 18 inches in height. However, this zone may contain occasional fire resistant trees and single well spaced ornamental shrubs up to 48 inches in height, intermixed with ground covers and lawn. Shrubs and ground covers may be located no closer than 5 feet from the structure provided these plants will not carry fire to the structure. Non-flammable concrete patios, driveways, swimming pools, walkways, boulders, rock, and gravel can be used to break up fuel continuity within Zone 1.

Plants in this zone need to be fire resistant and should not include any pyrophytes that are high in oils and resins such as pines, eucalyptus, cedar, cypress or juniper species. Thick, succulent or leathery leaf species with high moisture content are the most "fire resistant". Refer to APPENDIX 'A' County of

San Diego's desirable plant list and APPENDIX 'B' for Prohibited Plants for plant selection.

Trees must be planted so that when they reach maturity the tips of their branches are at least 10 feet away from any structure and must have a minimum of 6 feet of vertical separation from low growing, irrigated vegetation beneath the canopy of the tree.

Required Maintenance

Fuel modification zones shall be maintained year round by the individual property owner(s) within their property boundary (lot lines) as required by this FPP or the County Fire Marshal. Shrubs and trees are to be annually maintained free of dead material. Trees will be maintained so that their crown cover will be more than ten (10) feet from any structure. All tree crowns will be separated by twenty (20) feet and maintained to keep a separation of 6 feet between the ground fuels (shrubs and ground covers) and the lower limbs. All trees must be maintained to the current ANSI A300 standards [*Tree, Shrub, and Other Woody Plant Maintenance —Standard Practices (Pruning)*] (www.treecareindustry.org/public/gov_standards_a300.htm).

4.7.2 Fuel Modification Zone 2 - Lot Owner Maintained (Shown as **Green on the Fuel Treatment Map)**

Defined

Zone 2 is a non-irrigated thinning zone 50 feet in width, beginning at the outer edge of Zone 1 as shown on the Fire Protection Plan Map. It is a non-irrigated thinning zone and includes all natural and manufactured slopes.



Photo #5 – Treated Zone 2.

Required Landscaping

All flammable native plants (see San Diego County prohibited plant list in APPENDIX 'B') shall be removed with the resulting 50 feet of treated area containing low growing (maximum 18 inches in height) and low fuel volume "ground cover" vegetation or native grasses and occasional well spaced (separated by a minimum of twenty feet (20')), low growing (maximum height 15 feet) fire resistant trees (see APPENDIX 'A'). Photo # 5 is an example of Zone 2.

Required Maintenance

The intent is to achieve and maintain an overall 50 percent reduction of the canopy cover spacing, a 50 percent reduction of the original fuel loading, and the 100 percent removal of all dead and dying plant material. Low growing plants and ground covers are to be maintained to a height of 18 inches or less. Each tree will be limbed to maintain a separation of 6 feet between the ground fuels (shrubs and ground covers) and the lower limbs. Maintenance shall be on-going throughout the year as needed. Native annual and perennial grasses will be allowed to grow and produce seed during the winter and spring. As grasses begin to cure (dry out), they will be cut to 4 inches or less in height. Orchards, groves and vineyards shall be maintained as per sec. 4707.3.2 of the San Diego County Fire Code adopted January 30, 2008.

4.7.3 Streets and Roadways – Lot Owner Maintained (Shown as **Purple** on the Fuel Treatment Map)

Required Maintenance

Clearance of brush or vegetative growth along new and existing on and off-site roadways will comply with the Consolidated Fire Code for the 17 Fire Protection Districts in San Diego County. Thirty (30) feet on each side of new improved width access roads shall be cleared of vegetative growth or maintained to Zone 1 requirements. Individual lot owners will be responsible for maintaining fuel treatments along all roadways and driveways within their individual lots.

4.8 Cumulative Impact Analysis

The combination of San Diego County's weather, fuel, and terrain has often contributed to intense, uncontrolled wildland fires. This was clearly evident in the devastating Cedar, Paradise and Otay fires of October 2003 and the more recent Witch Creek Fire of November 2007.

Typically, the areas of greatest concern are adjacent to urbanized areas or where residences are intermixed with wildlands. As the population of San Diego County increases and the Wildland Urban Interface (WUI) expands, fire hazards and risks will continue to be encountered. Increased vehicular traffic for this residential subdivision will increase human activities in the immediate area and therefore increase the risk of property loss, injury or death within the WUI. This and other projects may have a cumulative impact on the ability to protect residences from wildfires. Over time with this project and other development in the area the population in rural areas will increase, which may increase the chances of a wildfire and increase the number of people and structures exposed to the risk of loss, injury or death.

The approval of this proposal, the already approved developments in the area, dedicated open space, and future development proposals will increase the concern of wildland fire as the area becomes more urbanized. At present, the density of development in this area of Crest in San Diego County is relatively low and includes properties substantially compliant with the fuel modification and weed abatement requirements of the County of San Diego. Property taxes and other currently applicable fees generated by the project may not adequately fund fire services. This project will be committed to participate in fair-share funding mechanism such as CFD or Mello Roos if proposed by SMFPD.

5.0 - MITIGATION MEASURES AND DESIGN CONSIDERATIONS

- All newly constructed structures will be built with ignition resistant materials (see APPENDIX 'E') which includes the installation of automatic fire sprinkler systems (National Fire Protection Association – NFPA Standard 13D), including residential attics and garages.
- In addition to the ignition resistant building requirements and required fuel treatments, all residences must be equipped with automatic door closers on all exterior doors except garage doors.
- A minimum of 100 feet of fuel treatment shall be placed around all structures that abut flammable native vegetation. The first 50 feet from the structures must be landscaped and irrigated. Beginning at the edge of the irrigated zone, an additional 50 feet of fuel treatment (thinning zone) is required.

- This report and its recommendations shall be incorporated by reference into the final project Conditions of Approval to ensure compliance with codes/regulations and significance standards.

5.1 Additional Requirements

- Fuel treatment shall be completed prior to the delivery of any combustible materials. During construction at least 50 feet around the structures shall be kept free of all flammable vegetation as an interim fuel modification zone during construction of structures.
- If the landowner is aware of any state or federal listed species on their property, the U.S. Fish and Wildlife Service should be notified prior to the abatement.
- Debris and trimmings produced by thinning and pruning will be removed from the site, or, if left, shall be converted into mulch and evenly dispersed to a maximum depth of four inches. Such trimmings will not be within 50 feet of structures.
- Any damaged or replacement window, siding, roof coverings, and specific non-combustible wall will meet or exceed the original intent of the fire protection discussed in this plan.
- This plan and its requirements shall be incorporated by reference into the final project Conditions of Approval.
- The San Miguel Fire Protection District will hold each lot owner within this subdivision accountable for enforcement of all wildland fire protection issues discussed in this plan.
- Each lot owner shall not allow trash dumping or disposal of any yard trimmings in the Fuel Treatment Zones.
- The San Miguel Fire Protection District or its designated representative shall decide any disputes related to individual lot landscaping or fuel treatment, with respect to interpretation of the Fire Protection Plan. Decisions shall be final and binding on the lot owner.
- Should modifications to the Tentative Map Plans occur, any and/or all of the Fire Protection Plan may be revised at the discretion of the San Miguel Consolidated Fire Protection District.
- All exterior boundaries of Zones 1 and 2 shall be permanently marked on the ground for purposes of guiding annual fuel management maintenance and inspection operations. The most reliable markers are steel fence post with a baked on painted finish. The upper half of the above ground portion of the fence post is then painted a bright "day glow" orange to improve visibility. These Fuel Treatment Zone markers must be spaced so that the markers on each side of an installed marker can be seen from that marker.

5.2 Fuel Treatment Map

A pocket folder containing Exhibit 1 - FUEL TREATMENT MAP can be found following this FPP depicting the location of all proposed fuel modification treatment locations and other mitigation measures for the Bongiovanni project.

6.0 - CONCLUSIONS

This FPP evaluated the adverse environmental effects that a proposed residential development may have from wildland fire and to properly mitigate those impacts to ensure that this development does not unnecessarily expose people or structures to a significant risk of loss, injury or death involving wildland fires. The development of this area will reduce the spread of a wildfire by reducing the fuel loading, the addition of water supply (additional hydrants for firefighting @ 2500 gallons per minute at 20 psi residual); improving of roads in and off the project and the clearing of home sites will provide additional fuel breaks in the area.

- The requirements of this FPP provide the fuel modification standards to mitigate the exposure of people or structures to a significant risk of loss, injury or death. Zone 1 is the level building pad and provides the defensible space zone for fire suppression forces and will protect structures from radiant and convective heat. This zone will also be a landscaped zone that is permanently irrigated and consists of fire resistant and maintained plantings. Zone 2 is the next 50 feet and includes all manufactured slopes and provides removal of 50 percent of the native vegetation at a minimum including all prohibited highly combustible native vegetation, but permits plantings with very specific criteria
- The development will have adequate emergency access in terms of access and construction standards for roadways and streets. There will be off-site road improvements to Bullard Lane (Montana Serena) a private road starting at the end of the pavement to the beginning of the pavement near Old Highway 8 to provide a second access. The improvements to Bullard Lane (Montana Serena) that meet the County Fire Code will provide a second means of egress for the residents. The improvements to Bullard Lane will improve the safety for all the residents in and out of the projects. CAL FIRE, the SMFPD, and nearby fire departments will provide fire protection through mutual aid. Response times and the proximity of the development to the Wildland Urban Interface (WUI), and a subdivision in a Very High Fire Hazard Severity Zone require fire sprinklers in all residences including garages and attics.
- Water supplies via pipelines, hydrants, and related requirements will provide adequate water for fire protection.
- The structures will be designed with ignition resistive construction as per the County Building Code and Chapter 7A.

7.0 - LIST OF PREPARERS, PERSONS AND ORGANIZATIONS CONTACTED

7.1 List of Preparers

The principal author and preparer of this Fire Protection Plan is David C. Bacon, President of **FIREWISE 2000, Inc.**, a San Diego County DPLU certified wildland fire consultant. Other **FIREWISE 2000, Inc.** members contributed to this plan with comments and peer review. These members include Mel Johnson, Wildland Fire Associate and Herb Spitzer, Senior Wildland Fire Associate; and, Lamont Landis, Principal Author (a San Diego County approved consultant).

7.2 List of Persons Contacted During the Course of this Project

1. Marsha Larson, Fire Marshal – San Miguel Fire Protection District
2. Richard Saldano Jr., ConTel Project Development, Inc.
3. Bruce Tait, Tait Consulting, Inc.
4. Frank Bongiovanni

8.0 - REFERENCES

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5. General Guidelines for Creating Defensible Space Adopted by The State Board of Forestry and Fire Protection on February 8, 2008
6. National Fire Protection Association - NFPA 1144 *Standard for Reducing Structure Ignition Hazards from Wildland Fire* (2008)
7. National Fire Protection Association NFPA 1142 Water Supplies for Suburban and Rural Firefighting 2008 Edition.
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11. California Code of Regulations, Title 14, section 1280 and Title 24 Part 9
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19. County of San Diego. Plant List and Acceptable Plants for a Defensible Space in Fire Prone Areas. Department of Planning and Land Use, December, 1998.
20. County of San Diego. Guidelines for Determining Significance and Report Format and Content Requirements Wildland Fire and Fire Protection Land Use and Environment Group Department of Planning and Land Use, Department of Public Works, December 19, 2008
21. California Fire Code January, 2010 and Local Amendments
22. Chapter 7A-California Building Code
23. The California State and Local Responsibility Area Fire Hazard Severity Zone Map

APPENDIX 'A'

Recommended Plant List

APPENDIX 'A'

COUNTY OF SAN DIEGO

ACCEPTABLE PLANTS FOR DEFENSIBLE SPACE IN FIRE PRONE AREAS

ALL NATIVE PLANTS ON THE FOLLOWING LIST are considered to be drought-tolerant in the particular climate zone they are found. Those that grow best in riparian areas, as indicated by the "R", are generally the least drought-tolerant plants on the list.

SPECIAL NOTE: When planting, it is necessary to water deeply to encourage the plant roots to seek natural moisture in the soil. This watering should continue for at least three years to allow the plants to naturalize. More water should be provided in summer and less (if any) in the winter. These plants should be weaned off the supplemental irrigation and become less dependent on it over the establishment period.

No plant is totally fire resistant. The plants listed were chosen due to their high water content, minimum amount of flammable resins and/or low fuel volume.

Definitions:

Defensible Space: The area around a structure, where material capable of causing fire has been cleared, reduced or changed, to act as a barrier between an advancing fire and the structure.

Drought-Tolerant Plant Materials: Trees, shrubs, groundcovers, and other vegetation capable of sustained growth and reproduction with only natural moisture. Occasional supplemental irrigation is necessary only in extreme drought situations.

Establishment Period: The time it takes for a plant to become drought-resistant. This is usually a period of three years and is the time when supplemental irrigation is necessary.

Native or Naturalizing Plant Species: Plant species native to the region or introduced which, once established, are capable of sustaining growth and reproduction under local climatic conditions without supplemental irrigation.

FIRE WISE 2000, Inc. Note: The plant list which follows was developed using the plants found on the San Diego County approved plant list. This list was then compared to those plants which are suitable for the climatic zone in which the project is located. Only those plants suitable for the project area listed below. The list is therefore shorter than that provided by the County. By providing this custom list, plants that are likely to be killed or seriously damaged by frost or will not perform in hot dry conditions have been eliminated. **FIRE WISE 2000, Inc.** believes that the planting of species suited to the site is essential to fire management goals and is an environmentally sound practice.

San Diego County
Customized Acceptable Plant List
For The Bongiovanni Project

<u>No.</u>	<u>Type</u>	<u>Genus</u>	<u>Species</u>	<u>Common Name</u>
1	Annual	Lupinus spp.	nanus	Lupine
2	Groundcover	Achillea	millefolium	Yarrow
3	Groundcover	Arctostaphylos spp.		Manzanita
4	Groundcover	Cerastium	tomentosum	Snow-in-Summer
5	Groundcover	Coprosma	kirkii	Creeping Coprosma
6	Groundcover	Cotoneaster spp.		Redberry
7	Groundcover	Drosanthemum	hispidum	Rosea Ice Plant
8	Groundcover	Dudleya	pulverulenta	Chalk Dudleya
9	Groundcover	Dudleya	virens	Island Live-Forever
10	Groundcover	Eschscholzia	californica	California Poppy
11	Groundcover	Ferocactus	viridescens	Coast Barrel Cactus
12	Groundcover	Gaillardia	grandiflora	Blanket Flower
13	Groundcover	Gazania spp.		Gazania
14	Groundcover	Helianthemum spp.		Sunrose
15	Groundcover	Lantana spp.		Lantana
16	Groundcover	Lasthenia	californica	Common Goldfields
17	Groundcover	Lasthenia	glabrata	Coastal Goldfields
18	Groundcover	Lupinus spp.		Lupine
19	Groundcover	Myoporum spp.		Myoporum
20	Groundcover	Pyracantha spp.		Firethorn
21	Groundcover	Rosmarinus	officinalis	Rosemary
22	Groundcover	Santolina	chamaecyparissus	Lavender Cotton
23	Groundcover	Trifolium	frageriferum	O'Connor's Legume
24	Groundcover	Verbena	rigida	Verbena
25	Groundcover	Viguiera	laciniata	San Diego Sunflower
26	Groundcover	Vinca	major	Periwinkle
27	Groundcover	Vinca	minor	Dwarf Periwinkle
28	Perennial	Coreopsis	gigantea	Giant Coreopsis
29	Perennial	Coreopsis	grandiflora	Coreopsis
30	Perennial	Coreopsis	maritima	Sea Dahlia
31	Perennial	Coreopsis	verticillata	Coreopsis
32	Perennial	Heuchera	maxima	Island Coral Bells
33	Perennial	Iris	douglasiana	Douglas Iris
34	Perennial	Kniphofia	uvaria	Red-Hot Poker
35	Perennial	Lavandula spp.		Lavender
36	Perennial	Penstemon spp.		Penstemon
37	Perennial	Satureja	douglasii	Yerba Buena
38	Perennial	Sisyrinchium	bellum	Blue-Eyed Grass
39	Perennial	Sisyrinchium	californicum	Golden-Eyed Grass
40	Perennial	Solanum	xantii	Purple Nightshade
41	Perennial	Zauschneria	'Catalina' ?	Catalina Fuschia
42	Perennial	Zauschneria	californica	California Fuschia
43	Perennial	Zauschneria	cana	Hoary California Fuschia
44	Shrub	Agave	americana	Desert Century Plant
45	Shrub	Agave	Amorpha fruticosa	False Indigobush
46	Shrub	Agave	deserti	Shaw's Century Plant

No.	Type	Genus	Species	Common Name
46	Shrub	Arbutus	menziesii	Madrone
47	Shrub	Arctostaphylos spp.		Manzanita
48	Shrub	Atriplex	canescens	Hoary Saltbush
49	Shrub	Atriplex	lentiformis	Quail Saltbush
50	Shrub	Baccharis	pilularis	Coyote Bush
51	Shrub	Baccharis	salicifolia	Mule Fat "R"
52	Shrub	Carissa	macrocarpa	Natal Plum
53	Shrub	Ceanothus spp.		California Lilac
54	Shrub	Cistus spp.		Rockrose
55	Shrub	Cneoridium	dumosum	Bush rue
56	Shrub	Comarostaphylis	diversifolia	Summer Holly
57	Shrub	Convolvulus	cneorum	Bush Morning Glory
58	Shrub	Elaeagnus	pungens	Silverberry
59	Shrub	Encelia	californica	Coast Sunflower
60	Shrub	Encelia	farinosa	White Brittlebush
61	Shrub	Eriobotrya	deflexa	Bronze Loquat
62	Shrub	Eriophyllum	confertiflorum	Golden Yarrow
63	Shrub	Escallonia spp.		Escallonia
64	Shrub	Feijoa	sellowiana	Pineapple Guava
65	Shrub	Fouquieria	splendens	Ocotillo
66	Shrub	Fremontodendron	californicum	Flannelbush
67	Shrub	Fremontodendron	mexicanum	Southern Flannelbush
68	Shrub	Galvezia	juncea	Baja Bush-Snapdragon
69	Shrub	Galvezia	speciosa	Island Bush-Snapdragon
70	Shrub	Garrya	elliptica	Coast Silktassel
71	Shrub	Garrya	flavescens	Ashy Silktassel
72	Shrub	Heteromeles	arbutifolia	Toyon
73	Shrub	Lantana spp.		Lantana
74	Shrub	Lotus	scoparius	Deerweed
75	Shrub	Mahonia spp.		Barberry
76	Shrub	Malacothamnus	clementinus	San Clemente Island Bush Mallow
77	Shrub	Malacothamnus	fasciculatus	Mesa Bushmallow
78	Shrub	Melaleuca spp.		Melaleuca
79	Shrub	Mimulus spp.		Monkeyflower
80	Shrub	Nolina	parryi	Parry's Nolina
81	Shrub	Photinia spp.		Photinia
82	Shrub	Pittosporum	rhubifolium	Queensland Pittosporum
83	Shrub	Pittosporum	tobira 'Wheeleri'	Wheeler's Dwarf
84	Shrub	Plumbago	auriculata	Cape Plumbago
85	Shrub	Prunus	caroliniana	Carolina Laurel Cherry
86	Shrub	Prunus	ilicifolia	Hollyleaf Cherry
87	Shrub	Prunus	lyonii	Catalina Cherry
88	Shrub	Puncia	granatum	Pomegranate
89	Shrub	Pyracantha spp.		Firethorn
90	Shrub	Rhamus	alaternus	Italian Buckthorn
91	Shrub	Rhamus	californica	Coffeeberry
92	Shrub	Rhaphiolepis spp.		Rhaphiolepis
93	Shrub	Rhus	continus	Smoke Tree
94	Shrub	Rhus	ovata	Sugarbush
95	Shrub	Rhus	trilobata	Squawbush
96	Shrub	Romneya	coulteri	Matilija Poppy

No.	Type	Genus	Species	Common Name
97	Shrub	Rosa	californica	California Wild Rose
98	Shrub	Rosa	minutifolia	Baja California Wild Rose
99	Shrub	Salvia spp.		Sage
100	Shrub	Sambucus spp.		Elderberry
101	Shrub	Symphoricarpos	mollis	Creeping Snowberry
102	Shrub	Syringa	vulgaris	Lilac
103	Shrub	Teucrium	fruticans	Bush Germander
104	Shrub	Verbena	lilacina	Lilac Verbena
105	Shrub	Xylosma	congestum	Shiny Xylosma
106	Shrub	Yucca	schidigera	Mojave Yucca
107	Shrub	Yucca	whipplei	Foothill Yucca
108	Tree	Acer	macrophyllum	Big Leaf Maple
109	Tree	Acer	saccarum	Sugar Maple
110	Tree	Acer	saccharinum	Silver Maple
111	Tree	Alnus	rhombifolia	White Alder "R"
112	Tree	Arbutus	unedo	Strawberry Tree
113	Tree	Brahea	edulis	Guadalupe Palm
114	Tree	Ceratonia	siliqua	Carob
115	Tree	Cercis	occidentalis	Western Redbud
116	Tree	Cerdidium	floridum	Blue Palo Verde
117	Tree	Cornus	nuttallii	Mountain Dogwood
118	Tree	Cornus	stolonifera	Redtwig Dogwood
119	Tree	Elaeagnus	angustifolia	Russian Olive
120	Tree	Eriobotrya	japonica	Loquat
121	Tree	Ginkgo	biloba "Fairmount"	Fairmount Maidenhair Tree
122	Tree	Gleditsia	triacanthos	Honey Locust
123	Tree	Juglans	californica	California Walnut
124	Tree	Juglans	hindsii	California Black Walnut
125	Tree	Lagerstroemia	indica	Crape Myrtle
126	Tree	Ligustrum	lucidum	Glossy Privet
127	Tree	Liquidambar	styraciflua	Sweet Gum
128	Tree	Liriodendron	tulipifera	Tulip Tree
129	Tree	Melaleuca spp.		Melaleuca
130	Tree	Nerium	oleander	Oleander
131	Tree	Parkinsonia	aculeata	Mexican Palo Verde
132	Tree	Pistacia	chinensis	Chinese Pistache
133	Tree	Pistacia	vera	Pistachio Nut
134	Tree	Pittosporum	phillyreoides	Willow Pittosporum
135	Tree	Platanus	acerifolia	London Plane Tree
136	Tree	Platanus	racemosa	California Sycamore "R"
137	Tree	Populus	alba	White Poplar
138	Tree	Populus	fremontii	Western Cottonwood "R"
139	Tree	Populus	trichocarpa	Black Cottonwood "R"
140	Tree	Prunus	caroliniana	Carolina Laurel Cherry
141	Tree	Prunus	cersifera 'Newport'	Newport Purple-Leaf Plum
142	Tree	Prunus	ilicifolia	Hollyleaf Cherry
143	Tree	Prunus	lyonii	Catalina Cherry
144	Tree	Prunus	serrulata 'Kwanzan'	Flowering Cherry
145	Tree	Prunus	xblireiana	Flowering Plum
146	Tree	Prunus	yedoensis 'Akebono'	Akebono Flowering Cherry

<u>No.</u>	<u>Type</u>	<u>Genus</u>	<u>Species</u>	<u>Common Name</u>
147	Tree	Quercus	agrifolia	Coast Live Oak
148	Tree	Quercus	engelmannii	Engelmann Oak
149	Tree	Quercus	suber	Cork Oak
150	Tree	Rhus	lancea	African Sumac
151	Tree	Salix spp.		Willow "R"
152	Tree	Ulmus	parvifolia	Chinese Elm
153	Tree	Ulmus	pumila	Siberian Elm
154	Tree	Umbellularia	californica	California Bay Laurel "R"
155	Vine	Antigonon	leptopus	San Miguel Coral Vine
156	Vine	Distictis	buccinatoria	Blood-Red Trumpet Vine
157	Vine	Keckiella	cordifolia	Heart-Leaved Penstemon
158	Vine	Lonicera	japonica 'Halliana'	Hall's Honeysuckle
159	Vine	Lonicera	subspicata	Chaparral Honeysuckle
160	Vine	Solanum	jasminoides	Potato Vine

APPENDIX 'B'

Prohibited/Invasive Plant List

APPENDIX 'B'

UNDESIRABLE PLANT LIST

The following species are highly flammable and should be avoided when planting within the first 50 feet adjacent to a structure. The plants listed below are more susceptible to burning, due to rough or peeling bark, production of large amounts of litter, vegetation that contains oils, resin, wax, or pitch, large amounts of dead material in the plant, or plantings with a high dead to live fuel ratio. Many of these species, if existing on the property and adequately maintained (pruning, thinning, irrigation, litter removal, and weeding) may remain as long as the potential for spreading a fire has been reduced or eliminated.

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<u>Abies species</u>	Fir Trees
<u>Acacia species</u>	Acacia (trees, shrubs, groundcovers)
<u>Adenostoma sparsifolium**</u>	Red Shanks
<u>Adenostoma fasciculatum**</u>	Chamise
<u>Agonis juniperina</u>	Juniper Myrtle
<u>Araucaria species</u>	Monkey Puzzle, Norfolk Island Pine
<u>Artemisia californica**</u>	California Sagebrush
<u>Bambusa species</u>	Bamboo
<u>Cedrus species</u>	Cedar
<u>Chamaecyparis species</u>	False Cypress
<u>Coprosma pumila</u>	Prostrate Coprosma
<u>Cryptomeria japonica</u>	Japanese Cryptomeria
<u>Cupressocyparis leylandii</u>	Leylandii Cypress
<u>Cupressus forbesii**</u>	Tecate Cypress
<u>Cupressus glabra</u>	Arizona Cypress
<u>Cupressus sempervirens</u>	Italian Cypress
<u>Dodonea viscosa</u>	Hopseed Bush
<u>Eriogonum fasciculatum**</u>	Common Buckwheat
<u>Eucalyptus species</u>	Eucalyptus
<u>Heterotheca grandiflora**</u>	Telegraph Plant
<u>Juniperus species</u>	Junipers
<u>Larix species</u>	Larch
<u>Lonicera japonica</u>	Japanese Honeysuckle
<u>Miscanthus species</u>	Eulalia Grass
<u>Muehlenbergia species**</u>	Deer Grass
<u>Palmae species</u>	Palms
<u>Picea species</u>	Spruce Trees
<u>Pickeringia Montana**</u>	Chaparral Pea
<u>Pinus species</u>	Pines
<u>Podocarpus species</u>	Fern Pine
<u>Pseudotsuga menziesii</u>	Douglas Fir
<u>Rosmarinus species</u>	Rosemary
<u>Salvia mellifera**</u>	Black Sage
<u>Taxodium species</u>	Cypress
<u>Taxus species</u>	Yew
<u>Thuja species</u>	Arborvitae
<u>Tsuga species</u>	Hemlock
<u>Urtica urens**</u>	Burning Nettle

** San Diego County native species

APPENDIX 'B' References:

Gordon, H. White, T.C. 1994. Ecological Guide to Southern California Chaparral Plant Series. Cleveland National Forest.

Willis, E. 1997. San Diego County Fire Chief's Association. Wildland/Urban Interface Development Standards

City of Oceanside, California. 1995. Vegetation Management. Landscape Development Manual. Community Services Department, Engineering Division.

City of Vista, California 1997. Undesirable Plants. Section 18.56.999. Landscaping Design, Development and Maintenance Standards.

www.bewaterwise.com. 2004. Fire-resistant California Friendly Plants.

www.ucfpl.ucop.edu. 2004. University of California, Berkeley, Forest Products Laboratory, College of Natural Resources. Defensible Space Landscaping in the Urban/Wildland Interface. A Compilation of Fire Performance Ratings of Residential Landscape Plants.

County of Los Angeles Fire Department. 1998. Fuel Modification Plan Guidelines. Appendix I, Undesirable Plant List, and Appendix II, Undesirable Plant List.

APPENDIX 'C'

Fire Behavior Calculations

(by Lamont Landis-Fire Consultant)

Inputs: SURFACE, SPOT, IGNITE

Description		Bongiovanni
Fuel/Vegetation, Surface/Understory		
Fuel Model		1
Fuel/Vegetation, Overstory		
Canopy Height	ft	1
Fuel Moisture		
1-h Moisture	%	2
10-h Moisture	%	
100-h Moisture	%	
Live Herbaceous Moisture	%	
Live Woody Moisture	%	
Weather		
20-ft Wind Speed (upslope)	mi/h	60
Wind Adjustment Factor		.4
Air Temperature	oF	100
Fuel Shading from the Sun	%	0
Terrain		
Slope Steepness	%	50
Ridge-to-Valley Elevation Difference	ft	150
Ridge-to-Valley Horizontal Distance	mi	.125
Spotting Source Location		VB

Run Option Notes

- Maximum reliable effective wind speed limit IS imposed [SURFACE].
- Calculations are only for the direction of maximum spread [SURFACE].
- Fireline intensity, flame length, and spread distance are always for the direction of the spread calculations [SURFACE].
- Wind is blowing upslope [SURFACE].

Output Variables

- Surface Rate of Spread (maximum) (ch/h) [SURFACE]
- Heat per Unit Area (Btu/ft²) [SURFACE]
- Fireline Intensity (Btu/ft/s) [SURFACE]
- Flame Length (ft) [SURFACE]

(continued on next page)

Input Worksheet (continued)

Midflame Wind Speed (upslope) (mi/h) [SURFACE]

Wind Adjustment Factor [SURFACE]

Spot Dist from a Wind Driven Surface Fire (mi) [SPOT]

Probability of Ignition from a Firebrand (%) [IGNITE]

Notes

Bongiovanni

Surface Rate of Spread (maximum)	665.6	ch/h
Heat per Unit Area	116	Btu/ft ²
Fireline Intensity	1415	Btu/ft/s
Flame Length	12.7	ft
Midflame Wind Speed (upslope)	24.0	mi/h
Wind Adjustment Factor	0.40	
Spot Dist from a Wind Driven Surface Fire	1.1	mi
Probability of Ignition from a Firebrand	100	%

Discrete Variable Codes Used
Bongiovanni

Fuel Model

1 Short grass (S)

Spotting Source Location

VB Valley Bottom

Inputs: SURFACE, SPOT, IGNITE

Description		Bondiovanni
Fuel/Vegetation, Surface/Understory		
Fuel Model		sh7
Fuel/Vegetation, Overstory		
Canopy Height	ft	5
Fuel Moisture		
1-h Moisture	%	2
10-h Moisture	%	3
100-h Moisture	%	5
Live Herbaceous Moisture	%	
Live Woody Moisture	%	50
Weather		
20-ft Wind Speed (upslope)	mi/h	60
Wind Adjustment Factor		.4
Air Temperature	oF	100
Fuel Shading from the Sun	%	0
Terrain		
Slope Steepness	%	50
Ridge-to-Valley Elevation Difference	ft	150
Ridge-to-Valley Horizontal Distance	mi	.125
Spotting Source Location		vd

Run Option Notes

Maximum reliable effective wind speed limit IS imposed [SURFACE].
 Calculations are only for the direction of maximum spread [SURFACE].
 Fireline intensity, flame length, and spread distance are always
 for the direction of the spread calculations [SURFACE].
 Wind is blowing upslope [SURFACE].

Output Variables

Surface Rate of Spread (maximum) (ch/h) [SURFACE]
 Heat per Unit Area (Btu/ft²) [SURFACE]
 Fireline Intensity (Btu/ft/s) [SURFACE]
 Flame Length (ft) [SURFACE]
 (continued on next page)

Input Worksheet (continued)

Midflame Wind Speed (upslope) (mi/h) [SURFACE]

Wind Adjustment Factor [SURFACE]

Spot Dist from a Wind Driven Surface Fire (mi) [SPOT]

Probability of Ignition from a Firebrand (%) [IGNITE]

Notes

Bongiovanni

Surface Rate of Spread (maximum)	470.7	ch/h
Heat per Unit Area	2778	Btu/ft ²
Fireline Intensity	23972	Btu/ft/s
Flame Length	46.5	ft
Midflame Wind Speed (upslope)	24.0	mi/h
Wind Adjustment Factor	0.40	
Spot Dist from a Wind Driven Surface Fire	2.8	mi
Probability of Ignition from a Firebrand	100	%

Discrete Variable Codes Used Bongiovanni

Fuel Model

sh7 Very high load, dry climate shrub (S) (147)

Spotting Source Location

VB Valley Bottom

APPENDIX 'D'

Non-combustible & Ignition Resistant Building Materials

APPENDIX 'D'

Non-Combustible & Ignition Resistant Building Materials For Balconies, Carports, Decks, Patio Covers and Floors

Examples of non-combustible & fire resistant building materials for balconies, carports decks, patio covers and floors are as follow:

I. NON-COMBUSTIBLE HEAVY GAGE ALUMINUM MATERIALS - Metals USA Building Products Group - Ultra-Lattice



Ultra-Lattice Stand Alone Patio Cover



Ultra-Lattice Attached Patio Cover



Ultra-Lattice Solid Patio Cover



Ultra-Lattice Vs. Wood

II. FRX Exterior Fire-Retardant Treated Wood

Exterior Fire Retardant Treated (FRT) Wood

FRX® fire retardant treated wood may be used in exterior applications permitted by the codes where: public safety is critical, other materials would transfer heat or allow fires to spread, sprinkler systems cannot easily be installed, corrosive atmospheres necessitate excessive maintenance of other materials, or fire protection is inadequate or not readily available. The International Building, Residential and Urban-Wildland Interface Codes and regulations permit the use of fire retardant treated wood in specific instances. See below for typical exterior uses and typical residential uses.

Typical Exterior Uses

- Balconies
- Decks



Homeowners
and
Residential
Architects:
See this 2-
minute video
and the
diagram
below.



For information on fire retardant treated wood for exterior uses, visit www.frxwood.com.

Decking (SFM Standard 12-7A-4)

III. **TREX COMPANY, INC** –“Trex Accents®: Fire Defense™” wood and polyethylene composite deck board, nominal 5/4” thick x 5-1/2” width, nominal density of 0.036 lb/in³.

Trex Accents®: Fire Defense™

The perfect blend of beauty and brawn.

Trex's #1 selling platform, Trex Accents®, exceeds the strict fire regulations set by the State of California and San Diego County.



- Offers superior safety performance:
 - Exceeds ASTM E84 Class B Flame Spread.
 - Exceeds 12-7A-4 Part A (underflame) and Part B (Burning Brand).
- Self-extinguishing even under extreme fire exposure.
- Approved for use by the California State Fire Marshal's Office and San Diego County. Read the California Department of Forestry and Fire Protection, Office of the State Fire Marshal [WILDLAND URBAN INTERFACE \(WUI\)PRODUCTS Report. \(PDF\)](#)

IV. SOLID "WOOD" DECKING

◇ Company Name: Various Manufacturers

Product Description: Solid "Wood" decking: "Redwood", "Western Red Cedar", "Incense Cedar", "Port Orford Cedar", and "Alaska Yellow Cedar".

Sizes: Minimum nominal 2" thickness (American Softwood Lumber Standard PS 20).

Lumber grades: Construction Common and better grades for Redwood, 3 Common and better grades for Cedars, and commercial decking or better grades for both Redwood and Cedars.

Special instructions: Solid wood decking shall be installed over solid wood joists spacing 24" or less on center.

APPENDIX 'E'

Ignition Resistant Construction Requirements

APPENDIX 'E'

As of the date of this FPP, the following are the San Diego County requirements for ignition resistive construction requirements which include requirements under the California Building Code Chapter 7A. In addition, exterior building construction including roofs, eaves, exterior walls, doors, windows, decks, and other attachments must meet the CBC Chapter 7A ignition resistance requirements at the time of building permit application.

1. All structures will be built with a Class A Roof Assembly, including a Class A roof covering. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.
2. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of No. 72 ASTM cap sheet installed over the combustible decking.
3. When provided, exposed valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.
4. All rain gutters, down spouts and gutter hardware shall be constructed from metal or other noncombustible material to prevent wildfire ignition along eave assemblies .
5. Gutters shall be provided with the means to prevent the accumulation of leaf litter and debris that contribute to roof edge ignition.
6. All chimney, flue or stovepipe openings will have an approved spark arrester. An approved spark arrester is defined as a device constructed of nonflammable materials, 12 gauge minimum thicknesses or other material found satisfactory by the Fire Protection District, having ½-inch perforations for arresting burning carbon or sparks. It shall be installed to be visible for the purposes of inspection and maintenance.
7. The exterior walls surface materials shall be non-combustible or ignition resistant. In all construction, exterior walls shall extend from the top of the foundation to the roof and terminate at 2-inch nominal solid blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.
8. All eaves, fascias and soffits will be enclosed (boxed) with non-combustible materials. This shall apply to the entire perimeter of each structure. Eaves of heavy timber construction are not required to be enclosed as long as attic venting is not installed in the eaves. For the purposes of this section heavy timber construction shall consist of a minimum of 4x6 rafter ties and 2x decking.
9. Paper-faced insulation shall be prohibited in attics or ventilated spaces.
10. All residential structures will have automatic interior fire sprinklers installed according to the National Fire Protection Association (NFPA) 13D - Standard for the Installation of Sprinkler Systems in One and Two-family Homes and Manufactured Homes. Fire sprinklers are not required in unattached non-habitable structures greater than 50 feet from the residence.
11. Roof vents, dormer vents, gable vents, foundation ventilation openings, ventilation openings in vertical walls, or other similar ventilation openings shall be louvered and covered with 1/8-inch, noncombustible, corrosion-resistant metal mesh or other approved material that offers

equivalent protection. Turbine attic vents shall be equipped to allow, one-way direction rotation only; they shall not free spin in both directions.

12. Attic or foundation ventilation louvers or ventilation openings in vertical walls shall not exceed 144 square inches per opening and shall be covered with 1/8-inch mesh corrosion-resistant metal screening or other approved material that offers equivalent protection. Attic ventilation shall also comply with the requirements of the Uniform Building Code (U.B.C.). Ventilation louvers and openings may be incorporated as part of access assemblies.
13. No attic ventilation openings or ventilation louvers shall be permitted in soffits, in eave overhangs, between rafters at eaves, or in other overhanging areas.
14. All side yard fence and gate assemblies (fences, gate and gate posts) when attached to the home shall be of non-combustible material. The first five feet of fences and other items attached to a structure shall be of non-combustible material.
15. All projections (exterior balconies, decks, patio covers, unenclosed roofs and floors, and similar architectural appendages and projections) or structures less than five feet from a building shall be of non-combustible material, one-hour fire resistive construction on the underside, heavy timber construction or pressure-treated exterior fire-retardant wood. When such appendages and projections are attached to exterior fire-resistive walls, they shall be constructed to maintain same fire-resistant standards as the exterior walls of the structure.
16. Accessory structures attached to buildings with habitable spaces and projections shall be in accordance with the Building Code. When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas and exterior wall construction in accordance with Chapter 7A of the Building Code.
17. Detached accessory structures located less than 50 feet from a building containing habitable space shall be constructed in accordance with Chapter 7A of the Building Code.
18. Exterior doors shall be approved non-combustible construction, solid core wood and shall conform to the performance requirements of standard SFM 12-7A-1 or shall be of approved noncombustible construction, or solid core wood having stiles and rails not less than 1¾ inches thick with interior field panel thickness no less than 1¼ inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E2074.
19. All glass or other transparent, translucent or opaque glazing materials including skylights shall be constructed multi-layered glazed panels one layer of which must be tempered glass.
20. Vinyl window assemblies are deemed acceptable if the windows have the following characteristics:
 - Frame and sash are comprised of vinyl material with welded corners
 - Metal reinforcements in the interlock area
 - Glazed with insulating glass, annealed or tempered (one layer of which must be tempered glass).
 - Frame and sash profiles are certified in AAMA Lineal Certification Program
 - Certified and labeled to ANSI/AAMA/NWDA 101/LS2-97 for Structural Requirements
21. All windows shall be provided with 1/8 inch mesh metal or similar non-combustible screens to prevent embers from entering the structure during high wind conditions.

The following additional construction features are required for all structures:

1. All exterior doors shall have automatic door closers.
2. Fire Sprinklers shall be installed in the attics and garages.

APPENDIX 'F'

Project Availability Form - Fire

and

Project Availability Form - Water

TPM 21080



COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1505
(619) 555-2901 (619) 267-6770

PROJECT FACILITY AVAILABILITY FORM

FIRE

Please type or use pen

Frank Bongiovanni (619) 913-5804
Owner's Name Phone

15030 Montana Serena
Owner's Mailing Address Street

El Cajon CA 92021
City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

TO BE COMPLETED BY APPLICANT

SECTION 1. PROJECT DESCRIPTION

- A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
 Minor Subdivision (TPM) Certificate of Compliance
 Boundary Adjustment
 Rezone (Reclassification) from _____ to _____ zone
 Major Use Permit (MUP), purpose _____
 Time Extension, Case No. _____
 Expired Map, Case No. _____
 Other _____
- B. Residential Total number of dwelling units 4
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____
- C. Total Project acreage 16.84 Total lots 4 Smallest proposed lot 2.84

Assessor's Parcel Number(s)
(Add extra if necessary)

399	130	45

Thomas Bros Page _____ Grid _____
 15030 Montana Serena
Project address Street
 Crest-Dehesa 92021
Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature _____ Date 7-22-10
 Address 15030 Montana Serena El Cajon 92021 Phone 619/913-5804
 (On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

- District name San Miguel Fire District
- Indicate the location and distance of the primary fire station that will serve the proposed project 1811 Suncrest Blvd El Cajon Approx 2 1/2 miles
- A. Project is in the District and eligible for service.
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the District and not within its Sphere of Influence boundary.
 Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
- B. Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is _____ minutes.
- C. Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years
 District conditions are attached. Number of sheets attached 3
 District will submit conditions at a later date.

SECTION 3. FUEL BREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.

Within the proposed project 100 feet of clearing will be required around all structures.
 The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

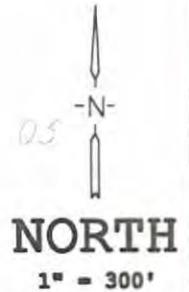
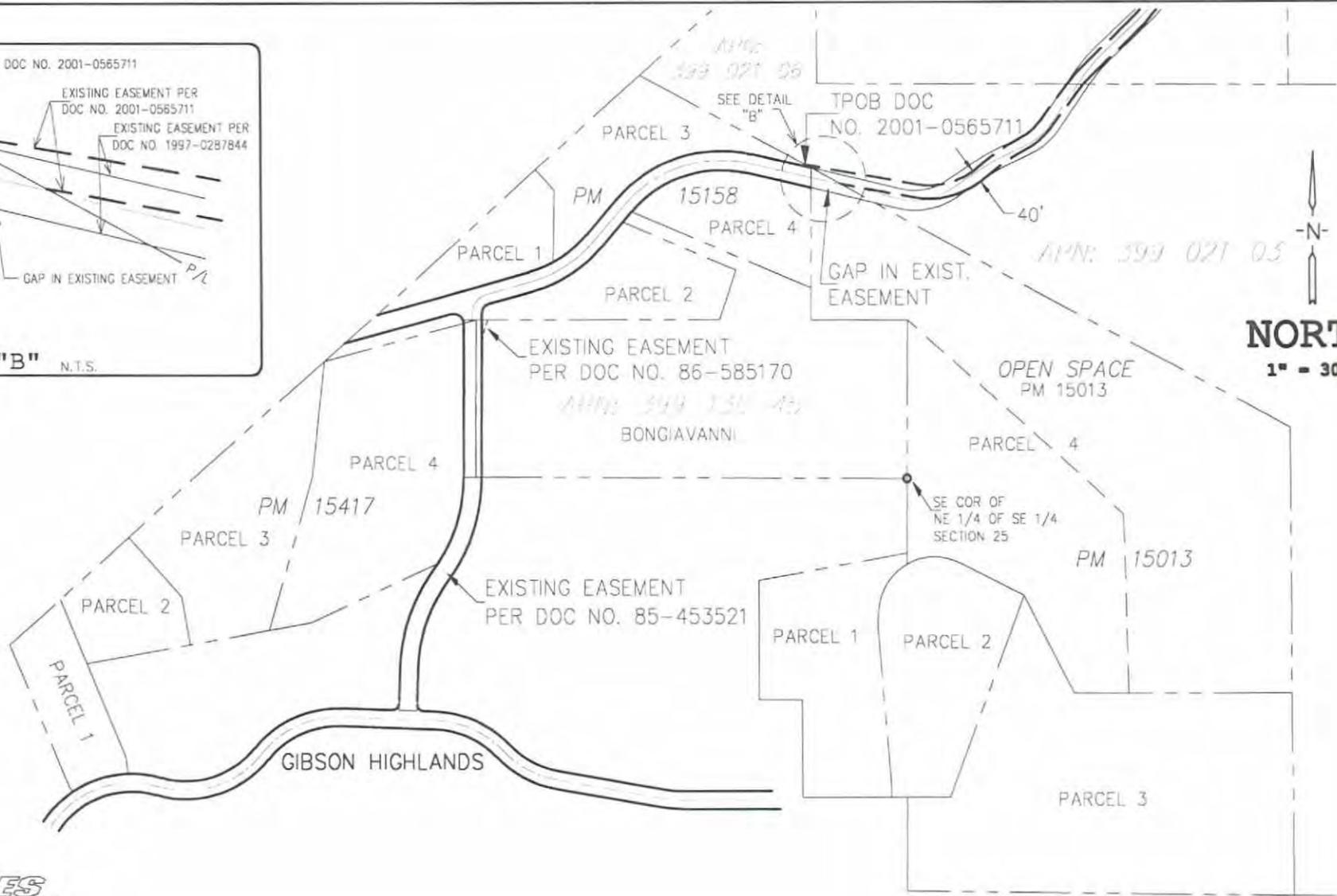
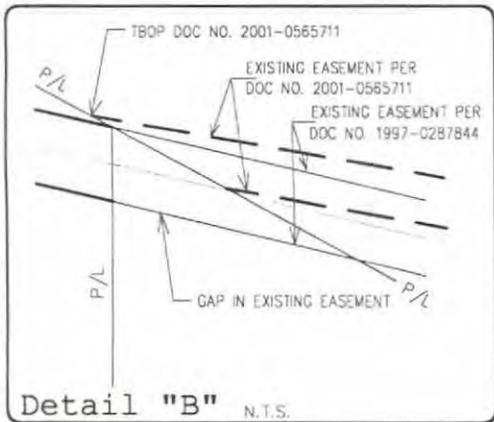
This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Marsha Larsen Marsha Larsen 619 660 5256 7-23-10
Authorized signature Print name and title Phone Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123

APPENDIX 'G'

**Secondary Access Easement Information
(to be provided by the Applicant)**



JONES
ENGINEERS, INCORPORATED

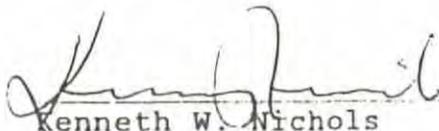
535 NORTH HIGHWAY 101
SUITE "J"

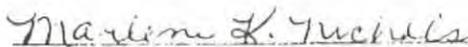
(858) 847-0011

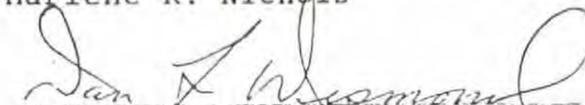
Easement Exhibit
Detail "A"

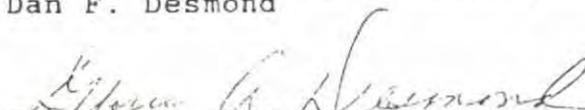
DEED OF EASEMENT

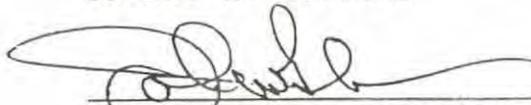
Additional Signatures


Kenneth W. Nichols

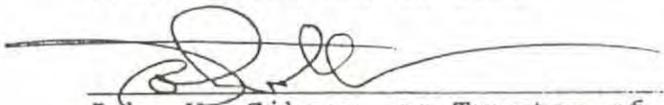

Marlene K. Nichols


Dan F. Desmond


Gloria A. Desmond



John W. Gibson, as Trustee under
The John Warren Gibson and Julie
Jeannine Gibson Declaration of
Trust dated May 4, 1982



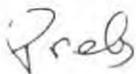
John W. Gibson, as Trustee of
The John Ryan Gibson Trust dated
January 19, 1983



John W. Gibson, as Trustee of
The Luke Nathan Gibson Trust
dated January 19, 1983



John W. Gibson, as Trustee
under Declaration of Trust
dated December 14, 1987, for
the benefit of Eric James Gibson



An easement for road and utility purposes, with the right to grant to others, in portions of Sections 25 and 26, Township 15 South, Range 1 East, San Bernardino Base and Meridian in the Unincorporated area of the County of San Diego, State of California, over, under, across and along a strip of land 60 feet wide, 30 feet each side of the following described centerline:

PARCEL 1

Commencing at the Easterly terminus of the centerline of the road offered and rejected on Parcel Map No. 15158, being South $0^{\circ}37'05''$ West (Record South $0^{\circ}19'39''$ West PM 15158), 30.74 feet from the most Easterly corner of said Parcel Map No. 15158; thence North $0^{\circ}37'05''$ East to said most Easterly corner; thence North $61^{\circ}11'59''$ West along the Northeasterly boundary of said Parcel Map No. 15158 to the Southeasterly boundary of Rancho El Cajon; thence North $48^{\circ}23'23''$ East along said Rancho boundary 4171 feet more or less to the Northwest closing corner of Lot 1 of said Section 25; thence South $88^{\circ}51'08''$ East along the Northerly line of said Section 25, 243.09 feet to the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 25; thence South $0^{\circ}12'43''$ West along the West line of said Quarter, Quarter, 613.18 feet; thence leaving said West line, North $48^{\circ}56'03''$ East, 522.50 feet to the TRUE POINT OF BEGINNING; thence South $48^{\circ}56'03''$ West, 699.97 feet to the beginning of a tangent curve concave Southeasterly having a radius of 400.00 feet; thence Southerly along said curve through a central angle of $13^{\circ}50'29''$ a distance of 96.63 feet; thence South $35^{\circ}05'34''$ West, 156.32 feet to the beginning of a tangent curve concave Easterly having a radius of 400.00 feet; thence Southerly along said curve through a central angle of $34^{\circ}08'54''$ a distance of 238.40 feet; thence South $0^{\circ}56'40''$ West, 460.49 feet to the beginning of a tangent curve concave Easterly having a radius of 200.00 feet; thence Southerly along said curve through a central angle of $27^{\circ}54'19''$ a distance of 97.41 feet; thence South $26^{\circ}57'38''$ East, 78.63 feet to the beginning of a tangent curve concave Westerly having a radius of 200.00 feet; thence Southerly along said curve through a central angle of $17^{\circ}34'12''$ a distance of 61.33 feet; thence South $9^{\circ}23'27''$ East, 255.80 feet to the beginning of a tangent curve concave Northwesterly having a radius of 200.00 feet; thence Southerly and Westerly along said curve through a central angle of $88^{\circ}25'21''$ a distance of 308.65 feet; thence South $79^{\circ}01'54''$ West, 129.70 feet to the beginning of a tangent curve concave Northerly having a radius of 200.00 feet; thence Westerly along said curve through a central angle of $41^{\circ}22'40''$ a distance of 144.44 feet; thence North $59^{\circ}35'26''$ West, 232.35 feet to the beginning of a tangent curve concave Southerly having a radius of 400.00 feet; thence Westerly along said curve through a central

559

~~2133~~

angle of $56^{\circ}28'02''$ a distance of 394.22 feet; thence South $63^{\circ}56'32''$ West, 219.38 feet to the beginning of a tangent curve concave Southeasterly having a radius of 200.00 feet; thence Westerly along said curve through a central angle of $25^{\circ}10'48''$ a distance of 87.89 feet; thence South $38^{\circ}45'45''$ West, 209.51 feet to the beginning of a tangent curve concave Northwesterly having a radius of 400.00 feet; thence Westerly along said curve through a central angle of $7^{\circ}47'50''$ a distance of 54.43 feet; thence South $46^{\circ}33'34''$ West, 167.47 feet to the beginning of a tangent curve concave Southeasterly having a radius of 400.00 feet; thence Westerly along said curve through a central angle of $12^{\circ}15'46''$ a distance of 85.61 feet; thence South $34^{\circ}17'48''$ West, 186.69 feet to the beginning of a tangent curve concave Northwesterly having a radius of 200.00 feet; thence Westerly along said curve through a central angle of $29^{\circ}46'03''$ a distance of 103.91 feet; thence South $64^{\circ}03'51''$ West, 82.72 feet to the beginning of a tangent curve concave Southeasterly having a radius of 600.00 feet; thence Westerly along said curve through a central angle of $7^{\circ}49'40''$ a distance of 81.97 feet; thence South $56^{\circ}14'12''$ West, 205 feet more or less to the beginning of a tangent curve concave Northerly having a radius of 200.00, feet also being tangent to a line bearing South $76^{\circ}46'23''$ East from the point of commencement; thence Westerly along said curve through a central angle of $46^{\circ}59'26''$ a distance of 164.03 feet; thence North $76^{\circ}46'23''$ West, 314.60 feet more or less to the point of commencement.

Excepting that portion within the Northwest Quarter of the Northeast Quarter of said Section 25.

PARCEL 2

Those road easements shown as Montana Serena on Parcel Map No. 15158 and Parcel Map No. 15417 filed in the Office of the County Recorder of said County and the Easement described in deed Recorded December 3, 1985 as Doc. 85-453521.

Exhibit "2"

LEGAL DESCRIPTION

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

PARCEL 1:

Lot 3 and the Southeast Quarter of the Southeast Quarter of Section 24, and the Northeast Quarter of the Northeast Quarter of Section 25 all being in Township 15 South, Range 1 East, San Bernardino Meridian; and Lot 4 in Section 19, and Lot 1 in Section 30 all being in Township 15 South, Range 2 East, San Bernardino Meridian, all being in the County of San Diego, State of California, according to the Official Plat thereof.

PARCEL 2:

Lot 4 in Section 24, Township 15 South, Range 1 East, San Bernardino Meridian, in the County of San Diego, State of California, according to the Official Plat thereof.

PARCEL 3:

Lot 3 in Section 19, Township 15 South, Range 2 East, San Bernardino Meridian, in the County of San Diego, State of California, according to the Official Plat thereof.

PARCEL 4:

All of Lot 2 in Section 19, Township 15 South, Range 2 East, San Bernardino Meridian, in the County of San Diego, State of California, according to the Official Plat thereof.

EXCEPT THEREFROM that portion described as follows:

Commencing at the Northwest corner of said Lot 2; thence along the Westerly line of said Section 19, South 00 17'00" East, 564.62 feet; thence South 88 17'00" East, 226.19 feet to the TRUE POINT OF BEGINNING; thence retracing North 88 17'00" West, 226.19 feet to the Westerly line of said Section 19; thence along said Westerly line North 00 17'00" West, 564.62 feet to the Northwest corner of said Lot 2; thence along the Northerly line of said Lot 2, North 86 55'50" East, 642.85 feet; thence South 22 55'50" West, 161.65 feet; thence Southwesterly along a straight line 575.64 feet to the TRUE POINT OF BEGINNING.

PARCEL 5:

That portion of the Southerly 156.00 feet of Lot 1 in Section 19, Township 15 South, Range 2 East, San Bernardino Meridian, in the County of San Diego, State of California, according to the Official Plat thereof.

Commencing at the intersection of the Westerly line of the East 4 Acres of said Lot 1 with the Southwesterly boundary of the California State Highway as shown on Record of Survey Map No. 4770, filed in the Office of the County Recorder of San Diego County, September 18, 1958; thence along said Southwesterly boundary as follows: North 66 00'30" West 22.01 feet to the beginning of a tangent 1950 foot radius curve, concave Southwesterly; and Northwesterly along the arc of said curve through a central angle of 08 37'54" a distance of 293.77 feet to a point herein designated as Point "X"; thence parallel with the Westerly line of the East 4 Acres of said Lot 1 and being the TRUE POINT OF BEGINNING; thence along said Southerly line South 86 55'50" West, 208.90 feet to the Southwest corner of land described in deed to Frank W. Aids, et al, recorded October 1, 1936, in Book 572, Page 266 of Official Records; thence parallel with the Westerly line of the East 4 Acres of said Lot 1, North 00 51'00" West, 156.12 feet to the Northerly line of the Southerly 156 feet of said Lot 1; thence along said Northerly line North 86 55'50" East, 208.90 feet to a line which bears South 00 51'00" East parallel with the Westerly line of the East 4 Acres of said Lot 1, from said Point "X"; thence along said parallel line South 00 51'00" East, 156.12 feet to the TRUE POINT OF BEGINNING.

PARCEL 6:

That portion of Lot 1 in Section 19, Township 15 South, Range 2 East, San Bernardino Meridian, in the County of San Diego, State of California, according to the Official Plat thereof, described as follows:

Commencing at the Southeasterly corner of said Lot 1 as shown on Record of Survey Map No. 4770, filed in the Office of the County Recorder of San Diego County, September 18, 1958; thence along the Southerly line of said Lot 1, South 86 35'50" West, 635.95 feet to the Southwest corner of land described in deed to Frank W. Aids, et ux, recorded October 1, 1936 in Book 572, Page 266, of Official Records and being the TRUE POINT OF BEGINNING; thence continuing along said Southerly line South 86 55'50" West, 409.46 feet to the center line of that traveled road as said road existed on May 18, 1942 being the date of the deed to George O. Smith, et ux, recorded July 6, 1942 in Book 1364, Page 376 of Official Records, and as shown on said Record of Survey Map No. 4770; thence along said center line North 32 02'00" East 104.21 feet to the most Westerly corner of that portion of California State Highway XI-SD-12C as described in deed to the State of California, recorded November 12, 1963, Recorder's File No. 201744 of Official Records; thence along the boundary of said State Highway as follows: South 56 36'12" East 15 feet; North 40 31'10" East, 80.62 feet; North 35 18'13" East, 150.08 feet; North 46 53'28" East, 89.20 feet; South 49 43'35" East, 61.03 feet; and North 88 14'22" East to the Westerly line of said Aids' land; thence along said Westerly line South 00 51'00" East to the TRUE POINT OF BEGINNING.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On June 10, 1997 before me, Catherine A. Brooks, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Robert D. Davison, Jr. and Susan L. Davison
Name(s) of Signer(s)

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



WITNESS my hand and official seal.

Catherine A. Brooks
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Deed of Easement

Document Date: June 10, 1997 Number of Pages: 6

Signer(s) Other Than Named Above: Nichols, Desmond, Gibson

Capacity(ies) Claimed by Signer(s)

Signer's Name: Robert D. Davison Jr.

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

Signer's Name: Susan L. Davison

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

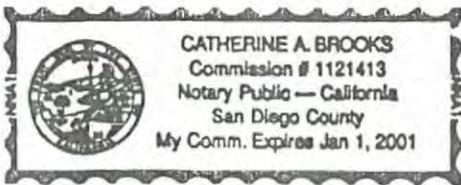
State of California

County of San Diego

On June 16, 1997 before me, Catherine A. Brooks, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Kenneth W. Nichols and Marlene K. Nichols
Name(s) of Signer(s)

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



WITNESS my hand and official seal.

Catherine A. Brooks
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Deed of Easement

Document Date: June 10, 1997 Number of Pages: 6

Signer(s) Other Than Named Above: Davison, Desmond, Gibson

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kenneth W. Nichols

- Individual
 Corporate Officer
Title(s): _____
 Partner — Limited General
 Attorney-in-Fact
 Trustee
 Guardian or Conservator
 Other: _____

**RIGHT THUMBPRINT
OF SIGNER**

Top of thumb here

Signer Is Representing:

Signer's Name: Marlene K. Nichols

- Individual
 Corporate Officer
Title(s): _____
 Partner — Limited General
 Attorney-in-Fact
 Trustee
 Guardian or Conservator
 Other: _____

**RIGHT THUMBPRINT
OF SIGNER**

Top of thumb here

Signer Is Representing:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

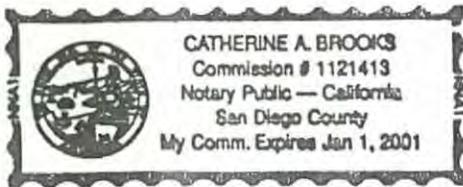
State of California

County of San Diego

On June 16, 1997 before me, Catherine A. Brooks, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared John W. Gibson
Name(s) of Signer(s)

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



WITNESS my hand and official seal.

Catherine A. Brooks
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Deed of Easement

Document Date: June 10, 1997 Number of Pages: 6

Signer(s) Other Than Named Above: Davison, Nichols, Desmond

Capacity(ies) Claimed by Signer(s)

Signer's Name: John W. Gibson

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:
John Ryan Gibson Trust dated 1/19/83;
Mike Nathan Gibson Trust dated 1/19/83;
Eric James Gibson Trust dated 12/14/87;
John Warren Gibson and Julie Jeannine Gibson Trust dated May 4, 1982.

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On June 16, 1997 before me, Catherine A. Brooks, Notary Public,
Date Name and Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared Dan F. Desmond and Gloria A. Desmond,
Name(s) of Signer(s)

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



WITNESS my hand and official seal.

Catherine A. Brooks
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Deed of Easement

Document Date: June 10, 1997 Number of Pages: 6

Signer(s) Other Than Named Above: Davison, Nichols, Gibson

Capacity(ies) Claimed by Signer(s)

Signer's Name: Dan F. Desmond

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:

Signer's Name: Gloria A. Desmond

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:

RECORDING REQUESTED BY:

John W. Gibson

When Recorded Mail Document
and Tax Statement To:

John W. Gibson
14907 Montana Serena
El Cajon, CA 92021-2756

7069

DOC # 2000-0661074

Dec 05, 2000 2:28 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER

FEES: 20.00
OC: 00

Escrow No.

Title Order No.

APN: 399-020-17-00



2000-0661074

BE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The undersigned grantor(s) declare(s) Inter-Family Transfer

Documentary transfer tax is \$ -0- City tax \$ Gift

- 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 _____

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

John W. Gibson, Trustee for The Eric James Gibson Declaration of Trust
Dated December 14, 1987, as to an undivided 1/2 interest
hereby remises, releases and quitclaims to

John W. Gibson, Trustee for The John Warren Gibson and Julie Jeannine
Gibson Declaration of Trust Dated May 4, 1982
the following described real property in the ~~City of~~ Unincorporated area of El Cajon
County of San Diego State of California:

PARCEL A:

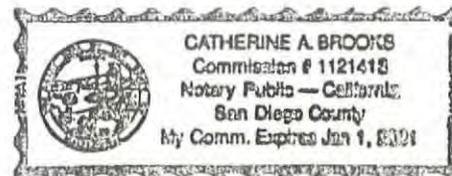
PORTIONS OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 1 EAST, SAN BERNARDINO
BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,
ACCORDING TO THE OFFICIAL PLAT THEREOF, AND AS MORE PARTICULARLY DESCRIBED
IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

DATED: December 1, 2000

STATE OF CALIFORNIA
COUNTY OF San Diego
ON December 2, 2000 before me,
Catherine A. Brooks personally appeared
John W. Gibson

[Handwritten Signature]
John W. Gibson, Trustee for the
Eric James Gibson Declaration of
Trust Dated December 14, 1987

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



Witness my hand and official seal.

Signature Catie A. Brooks

MAIL TAX STATEMENT AS DIRECTED ABOVE

7070

GOVERNMENT CODE 27361.7

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

Name of the Notary: Catherine A. Brooks

Commission Number: 1121413 Date Commission Expires: Jan 1, 01

County Where Bond is Filed: San Diego

Manufacturer or Vendor Number: NNAI
(Located on both sides of the notary seal border)

Signature: Cari Hendrix
Firm Name (if applicable)

Place of Execution: San Diego Date: 12/5/00

DESCRIPTION 7071

1

Exhibit #A

PARCEL A:

PORTIONS OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF PARCEL MAP NO. 15158 FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH $61^{\circ} 11' 59''$ WEST ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL MAP NO. 15158 TO THE SOUTHEASTERLY BOUNDARY OF RANCHO EL CAJON; THENCE NORTH $48^{\circ} 23' 23''$ EAST ALONG SAID RANCHO BOUNDARY 2161.46 FEET TO POINT 'A'; THENCE LEAVING SAID RANCHO BOUNDARY SOUTH $55^{\circ} 06' 12''$ EAST, 334.84 FEET; THENCE SOUTH $0^{\circ} 11' 25''$ WEST, 559.14 FEET; THENCE SOUTH $55^{\circ} 15' 59''$ EAST, 216.78 FEET MORE OR LESS TO THE CENTER LINE OF A ROAD EASEMENT BEARING NORTH $63^{\circ} 56' 32''$ EAST FROM THAT CERTAIN TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF $25^{\circ} 19' 48''$ BEING THE POINT OF BEGINNING; THENCE RETRACTING TO POINT 'A'; THENCE CONTINUING NORTH $48^{\circ} 23' 23''$ EAST ALONG THE RANCHO BOUNDARY TO THE NORTHWEST CLOSING CORNER OF LOT 1 OF SAID SECTION 25; THENCE SOUTH $88^{\circ} 51' 08''$ EAST ALONG THE NORTHERLY LINE OF SAID SECTION 25 TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 25, SOUTH $88^{\circ} 51' 08''$ EAST 397.00 FEET; THENCE SOUTH $01^{\circ} 08' 52''$ WEST, 262.04 FEET TO A POINT WHICH IS SOUTH $00^{\circ} 12' 43''$ WEST 613.18 FEET AND NORTH $48^{\circ} 56' 03''$ WEST, 522.50 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE SOUTH $48^{\circ} 56' 03''$ WEST, 699.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $13^{\circ} 50' 29''$ A DISTANCE OF 96.63 FEET; THENCE SOUTH $35^{\circ} 05' 34''$ WEST, 156.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $34^{\circ} 08' 54''$ A DISTANCE OF 238.40 FEET; THENCE SOUTH $0^{\circ} 56' 40''$ WEST, 460.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $27^{\circ} 54' 19''$ A DISTANCE OF 97.41 FEET; THENCE SOUTH $26^{\circ} 57' 28''$ EAST, 78.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $17^{\circ} 34' 12''$ A DISTANCE OF 61.33 FEET; THENCE SOUTH $9^{\circ} 23' 27''$ EAST, 255.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $88^{\circ} 25' 21''$ A DISTANCE OF 308.65 FEET; THENCE SOUTH $79^{\circ} 01' 54''$ WEST, 129.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $41^{\circ} 22' 40''$ A DISTANCE OF 144.44 FEET; THENCE NORTH $59^{\circ} 35' 26''$ WEST, 232.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 400.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $56^{\circ} 28' 02''$ A DISTANCE OF 394.22 FEET; THENCE SOUTH $63^{\circ} 56' 32''$ WEST, 41.87 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL B:

AN EASEMENT FOR ROAD AND UTILITY PURPOSES, WITH THE RIGHT TO GRANT TO OTHERS, IN PORTIONS OF SECTIONS 25 AND 26, TOWNSHIP 15 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, State

7072
DESCRIPTION

2

of California, OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 60 FEET WIDE, 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE EASTERLY TERMINUS OF THE CENTERLINE OF THE ROAD OFFERED AND REJECTED ON PARCEL MAP NO. 15158, BEING SOUTH 0° 37' 05" WEST (RECORD SOUTH 0° 19' 39" WEST PM 15158), 30.74 FEET FROM THE MOST EASTERLY CORNER OF SAID PARCEL MAP NO. 15158; THENCE NORTH 0° 37' 05" EAST TO SAID MOST EASTERLY CORNER; THENCE NORTH 61° 11' 59" WEST ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL MAP NO. 15158 TO THE SOUTHEASTERLY BOUNDARY OF RANCHO EL CAJON; THENCE NORTH 48° 23' 23" EAST ALONG SAID RANCHO BOUNDARY 4171 FEET MORE OR LESS TO THE NORTHWEST CLOSING CORNER OF LOT 1 OF SAID SECTION 25; THENCE SOUTH 88° 51' 08" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 25, 243.09 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 0° 12' 43" WEST ALONG THE WEST LINE OF SAID QUARTER, QUARTER, 613.18 FEET; THENCE LEAVING SAID WEST LINE, NORTH 48° 56' 03" EAST, 522.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 48° 56' 03" WEST, 699.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 50' 29" A DISTANCE OF 96.63 FEET; THENCE SOUTH 35° 05' 34" WEST, 156.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34° 08' 54" A DISTANCE OF 238.40 FEET; THENCE SOUTH 0° 56' 40" WEST, 460.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 54' 19" A DISTANCE OF 97.41 FEET; THENCE SOUTH 26° 57' 28" EAST, 78.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 34' 12" A DISTANCE OF 61.33 FEET; THENCE SOUTH 9° 23' 27" EAST, 255.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 25' 21" A DISTANCE OF 308.65 FEET; THENCE SOUTH 79° 01' 54" WEST, 129.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 22' 40" A DISTANCE OF 144.44 FEET; THENCE NORTH 59° 35' 26" WEST, 232.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 400.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56° 28' 02" A DISTANCE OF 394.22 FEET; THENCE SOUTH 63° 56' 32" WEST, 219.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 10' 48" A DISTANCE OF 87.89 FEET; THENCE SOUTH 38° 45' 45" WEST, 209.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 400.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7° 47' 50" A DISTANCE OF 54.43 FEET; THENCE SOUTH 46° 33' 34" WEST, 167.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 15' 46" A DISTANCE OF 85.61 FEET; THENCE SOUTH 34° 17' 48" WEST, 186.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 46' 03" A DISTANCE OF 103.91 FEET; THENCE SOUTH 64° 03' 51" WEST, 82.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 600.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7° 49' 40" A DISTANCE OF 81.97 FEET; THENCE SOUTH 56° 14' 12" WEST, 205 FEET MORE OR LESS TO THE BEGINNING OF A TANGENT CURVE CONCAVE

DESCRIPTION

NORTHERLY HAVING A RADIUS OF 200.00 FEET ALSO BEING TANGENT TO A LINE BEARING SOUTH 76° 46' 23" EAST FROM THE POINT OF COMMENCEMENT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46° 59' 26" A DISTANCE OF 164.03 FEET; THENCE NORTH 76° 46' 23" WEST, 314.60 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT.

EXCEPTING THAT PORTION WITHIN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL A ABOVE.

PARCEL C:

AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THOSE ROAD EASEMENT SHOWN AS MONTANA SERENA ON PARCEL MAP NO. 15158 AND PARCEL MAP NO. 15417 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND THE EASEMENT DESCRIBED IN DEED RECORDED DECEMBER 3, 1985 AS DOCUMENT NO. 85-453521 OFFICIAL RECORDS.

PARCEL D:

AN EASEMENT FOR ROAD AND UTILITY PURPOSES IN PORTIONS OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN AND PORTIONS OF SECTION 24, TOWNSHIP 15 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, OVER, UNDER, ACROSS AND ALONG A STRIP OF LAND 60 FEET WIDE, 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE EASTERLY TERMINUS OF THE CENTER LINE OF THE ROAD OFFERED AND REJECTED ON PARCEL MAP NO. 15158, BEING SOUTH 00°37'05" WEST (RECORD SOUTH 00°19'39" WEST PM 15158), 30.74 FEET FROM THE MOST EASTERLY CORNER OF SAID PARCEL MAP NO. 15158; THENCE NORTH 00°37'05" EAST TO SAID MOST EASTERLY CORNER; THENCE NORTH 61°11'59" WEST ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL MAP NO. 15158 TO THE SOUTHEASTERLY BOUNDARY OF RANCHO EL CAJON; THENCE NORTH 48°23'23" EAST ALONG SAID RANCHO BOUNDARY 4171 FEET MORE OR LESS OF THE NORTHWEST CLOSING CORNER OF LOT 1 OF SAID SECTION 25; THENCE SOUTH 88°51'08" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 25, 243.09 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 88°51'08" EAST 397.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY LINE NORTH 48°23'23" EAST, 3618.03 FEET; THENCE NORTH 10°57'53" EAST, 1713.66 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF VIEWSIDE LANE.

RECORDING REQUESTED BY:

John W. Gibson

When Recorded Mail Document
and Tax Statement To:

John W. Gibson
14907 Montana Serena
El Cajon, CA 92021-2756

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON DEC 05, 2000
DOCUMENT NUMBER 2000-0661074
GREGORY J. SMITH, COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 2:28 PM

Escrow No.
Title Order No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 399-020-17-00

QUITCLAIM DEED

The undersigned grantor(s) declare(s) Inter-Family Transfer

Documentary transfer tax is \$ -0- City tax \$

- 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 _____

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

John W. Gibson, Trustee for The Eric James Gibson Declaration of Trust
Dated December 14, 1987, as to an undivided 1/2 interest
hereby remises, releases and quitclaims to

John W. Gibson, Trustee for The John Warren Gibson and Julie Jeannine
Gibson Declaration of Trust Dated May 4, 1982

the following described real property in the ~~City of~~ Unincorporated area of El Cajon
County of San Diego State of California:

PARCEL A:

PORTIONS OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 1 EAST, SAN BERNARDINO
BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,
ACCORDING TO THE OFFICIAL PLAT THEREOF, AND AS MORE PARTICULARLY DESCRIBED
IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

DATED: December 1, 2000

John W. Gibson, Trustee for the
Eric James Gibson Declaration of
Trust Dated December 14, 1987

STATE OF CALIFORNIA
COUNTY OF San Diego
ON December 2, 2000 before me,
Catherine A. Brooks personally appeared
John W. Gibson

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



Witness my hand and official seal.

Signature Catie A. Brooks

DESCRIPTION

PARCEL A:

PORTIONS OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF PARCEL MAP NO. 15158 FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 61° 11' 59" WEST ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL MAP NO. 15158 TO THE SOUTHEASTERLY BOUNDARY OF RANCHO EL CAJON; THENCE NORTH 48° 23' 23" EAST ALONG SAID RANCHO BOUNDARY 2161.46 FEET TO POINT 'A'; THENCE LEAVING SAID RANCHO BOUNDARY SOUTH 55° 06' 12" EAST, 334.84 FEET; THENCE SOUTH 0° 11' 25" WEST, 559.14 FEET; THENCE SOUTH 55° 15' 59" EAST, 216.78 FEET MORE OR LESS TO THE CENTER LINE OF A ROAD EASEMENT BEARING NORTH 63°56'32" EAST FROM THAT CERTAIN TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 25°19'48" BEING THE POINT OF BEGINNING; THENCE RETRACTING TO POINT 'A'; THENCE CONTINUING NORTH 48°23'23" EAST ALONG THE RANCHO BOUNDARY TO THE NORTHWEST CLOSING CORNER OF LOT 1 OF SAID SECTION 25; THENCE SOUTH 88°51'08" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 25 TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 25, SOUTH 88°51'08" EAST 397.00 FEET; THENCE SOUTH 01°08'52" WEST, 262.04 FEET TO A POINT WHICH IS SOUTH 00°12'43" WEST 613.18 FEET AND NORTH 48°56'03" WEST, 522.50 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE SOUTH 48°56'03" WEST, 699.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 50' 29" A DISTANCE OF 96.63 FEET; THENCE SOUTH 35° 05' 34" WEST, 156.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34° 08' 54" A DISTANCE OF 238.40 FEET; THENCE SOUTH 0° 56' 40" WEST, 460.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 54' 19" A DISTANCE OF 97.41 FEET; THENCE SOUTH 26° 57' 28" EAST, 78.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 34' 12" A DISTANCE OF 61.33 FEET; THENCE SOUTH 9° 23' 27" EAST, 255.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 25' 21" A DISTANCE OF 308.65 FEET; THENCE SOUTH 79° 01' 54" WEST, 129.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 22' 40" A DISTANCE OF 144.44 FEET; THENCE NORTH 59° 35' 26" WEST, 232.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 400.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56° 28' 02" A DISTANCE OF 394.22 FEET; THENCE SOUTH 63° 56' 32" WEST, 41.87 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL B:

AN EASEMENT FOR ROAD AND UTILITY PURPOSES, WITH THE RIGHT TO GRANT TO OTHERS, IN PORTIONS OF SECTIONS 25 AND 26, TOWNSHIP 15 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, State

DESCRIPTION

of California, OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 60 FEET WIDE, 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE EASTERLY TERMINUS OF THE CENTERLINE OF THE ROAD OFFERED AND REJECTED ON PARCEL MAP NO. 15158, BEING SOUTH 0° 37' 05" WEST (RECORD SOUTH 0° 19' 39" WEST PM 15158), 30.74 FEET FROM THE MOST EASTERLY CORNER OF SAID PARCEL MAP NO. 15158; THENCE NORTH 0° 37' 05" EAST TO SAID MOST EASTERLY CORNER; THENCE NORTH 61° 11' 59" WEST ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL MAP NO. 15158 TO THE SOUTHEASTERLY BOUNDARY OF RANCHO EL CAJON; THENCE NORTH 48° 23' 23" EAST ALONG SAID RANCHO BOUNDARY 4171 FEET MORE OR LESS TO THE NORTHWEST CLOSING CORNER OF LOT 1 OF SAID SECTION 25; THENCE SOUTH 88° 51' 08" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 25, 243.09 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 0° 12' 43" WEST ALONG THE WEST LINE OF SAID QUARTER, QUARTER, 613.18 FEET; THENCE LEAVING SAID WEST LINE, NORTH 48° 56' 03" EAST, 522.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 48° 56' 03" WEST, 699.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 50' 29" A DISTANCE OF 96.63 FEET; THENCE SOUTH 35° 05' 34" WEST, 156.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34° 08' 54" A DISTANCE OF 238.40 FEET; THENCE SOUTH 0° 56' 40" WEST, 460.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 54' 19" A DISTANCE OF 97.41 FEET; THENCE SOUTH 26° 57' 28" EAST, 78.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 34' 12" A DISTANCE OF 61.33 FEET; THENCE SOUTH 9° 23' 27" EAST, 255.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 25' 21" A DISTANCE OF 308.65 FEET; THENCE SOUTH 79° 01' 54" WEST, 129.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 22' 40" A DISTANCE OF 144.44 FEET; THENCE NORTH 59° 35' 26" WEST, 232.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 400.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56° 28' 02" A DISTANCE OF 394.22 FEET; THENCE SOUTH 63° 56' 32" WEST, 219.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 10' 48" A DISTANCE OF 87.89 FEET; THENCE SOUTH 38° 45' 45" WEST, 209.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 400.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7° 47' 50" A DISTANCE OF 54.43 FEET; THENCE SOUTH 46° 33' 34" WEST, 167.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 15' 46" A DISTANCE OF 85.61 FEET; THENCE SOUTH 34° 17' 48" WEST, 186.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 46' 03" A DISTANCE OF 103.91 FEET; THENCE SOUTH 64° 03' 51" WEST, 82.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 600.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7° 49' 40" A DISTANCE OF 81.97 FEET; THENCE SOUTH 56° 14' 12" WEST, 205 FEET MORE OR LESS TO THE BEGINNING OF A TANGENT CURVE CONCAVE

DESCRIPTION

NORTHERLY HAVING A RADIUS OF 200.00 FEET ALSO BEING TANGENT TO A LINE BEARING SOUTH 76° 46' 23" EAST FROM THE POINT OF COMMENCEMENT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46° 59' 26" A DISTANCE OF 164.03 FEET; THENCE NORTH 76° 46' 23" WEST, 314.60 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT.

EXCEPTING THAT PORTION WITHIN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL A ABOVE.

PARCEL C:

AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THOSE ROAD EASEMENT SHOWN AS MONTANA SERENA ON PARCEL MAP NO. 15158 AND PARCEL MAP NO. 15417 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND THE EASEMENT DESCRIBED IN DEED RECORDED DECEMBER 3, 1985 AS DOCUMENT NO. 85-453521 OFFICIAL RECORDS.

PARCEL D:

AN EASEMENT FOR ROAD AND UTILITY PURPOSES IN PORTIONS OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN AND PORTIONS OF SECTION 24, TOWNSHIP 15 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, OVER, UNDER, ACROSS AND ALONG A STRIP OF LAND 60 FEET WIDE, 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE EASTERLY TERMINUS OF THE CENTER LINE OF THE ROAD OFFERED AND REJECTED ON PARCEL MAP NO. 15158, BEING SOUTH 00°37'05" WEST (RECORD SOUTH 00°19'39" WEST PM 15158), 30.74 FEET FROM THE MOST EASTERLY CORNER OF SAID PARCEL MAP NO. 15158; THENCE NORTH 00°37'05" EAST TO SAID MOST EASTERLY CORNER; THENCE NORTH 61°11'59" WEST ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL MAP NO. 15158 TO THE SOUTHEASTERLY BOUNDARY OF RANCHO EL CAJON; THENCE NORTH 48°23'23" EAST ALONG SAID RANCHO BOUNDARY 4171 FEET MORE OR LESS OF THE NORTHWEST CLOSING CORNER OF LOT 1 OF SAID SECTION 25; THENCE SOUTH 88°51'08" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 25, 243.09 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 88°51'08" EAST 397.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY LINE NORTH 48°23'23" EAST, 3618.03 FEET; THENCE NORTH 10°57'53" EAST, 1713.66 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF VIEWSIDE LANE.

GREGORY J. SMITH, ASSESSOR
COUNTY OF SAN DIEGO
 1600 PACIFIC HIGHWAY, ROOM 103
 SAN DIEGO, CALIFORNIA 92101-2480
 TELEPHONE (619) 531-5848

**PRELIMINARY
 CHANGE OF OWNERSHIP REPORT**

(To be completed by transferee (buyer) prior to transfer of subject property in accordance with Section 480.3 of the Revenue and Taxation Code.) This report is not a public document.

SELLER/TRANSFEROR: John W. Gibson, Trustee
 BUYER/TRANSFEEE: John W. Gibson, Trustee
 ASSESSOR'S PARCEL NUMBER(S): 399-020-17-00
 PROPERTY ADDRESS OR LOCATION: 14907 Montana Serena, El Cajon

Mail Tax Information To: (Name) John W. Gibson
 (Address) 14907 Montana Serena
El Cajon, CA 92021-2756

A Preliminary Change in Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located. This particular form may be used in all 58 counties of California.	
FOR RECORDER'S USE	
NV-O	NV-T
CSH	PP
AREA	

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the San Diego County Assessor. For further information on your supplemental roll obligation, please call the Assessor Realty Division at (619) 531-5761. For information about this form, please call the Change in Ownership Section at (619) 531-5848.

PART I: TRANSFER INFORMATION *Please answer all questions*

- Yes No A. Is this transfer solely between husband and wife? (Addition of a spouse, death of a spouse, divorce settlement, etc.)
- Yes No B. Is this transaction only a correction of the name(s) of the person(s) holding title to the property? (For example, a name change upon marriage.)
- Yes No C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property?
- Yes No D. Is this transaction recorded only to create, terminate, or reconvey a security interest (e.g., cosigner)?
- Yes No E. Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document?
- Yes No F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants?
- Yes No G. Does this transfer return property to the person who created the joint tenancy (original transferor)?
- Yes No H. Is this transfer of property:
 - 1. to a trust for the benefit of the grantor, or grantor's spouse?
 - 2. to a trust revocable by the transferor?
 - 3. to a trust from which the property reverts to the grantor within 12 years?
- Yes No I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options?
- Yes No J. Is this a transfer from parents to children or from children to parents?
- Yes No K. Is this transaction to replace a principal residence by a person 55 years of age or older?

If you checked yes to item J or K, a claim form must be filed with the County Assessor.
 Please provide any other information that would help the Assessor to understand the nature of the transfer:

IF YOU HAVE ANSWERED 'YES' TO ANY OF THE ABOVE QUESTIONS EXCEPT ITEMS J OR K, PLEASE SIGN AND DATE ON THE REVERSE SIDE, OTHERWISE COMPLETE BALANCE OF THE FORM.

PART II: OTHER TRANSFER INFORMATION

Date of transfer if other than recording date: _____
 Type of transfer. Please check appropriate box:
 Purchase Foreclosure Gift Trade or Exchange
 Contract of Sale - Date of Contract _____
 Inheritance - Date of Death _____ Other (please explain): Family Transfer
 Creation of a Lease: Assignment of a Lease: Termination of a Lease: Date Lease Began _____
 Original term in years (including written options) _____
 Remaining term in years (including written options) _____

GREGORY J. SMITH, ASSESSOR
 COUNTY OF SAN DIEGO
 1600 PACIFIC HIGHWAY, ROOM 103
 SAN DIEGO, CALIFORNIA 92101-2480
 TELEPHONE (619) 531-5848

PRELIMINARY
 CHANGE OF OWNERSHIP REPORT

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BUYER/TRANSFeree: John W. Gibson, Trustee

ASSESSOR'S PARCEL NUMBER(S): 399-020-17-00

PROPERTY ADDRESS OR LOCATION: 14907 Montana Serena, El Cajon

Mail Tax Information To: (Name): John W. Gibson

(Address): 14907 Montana Serena

El Cajon, CA 92021-2756

A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located. This particular form may be used in all 58 counties of California.

FOR RECORDER'S USE	
NV-O	NV-T
CSH	FP
AREA	

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the San Diego County Assessor. For further information on your supplemental roll obligation, please call the Assessor Realty Division at (619) 531-5761. For information about this form, please call the Change in Ownership Section at (619) 531-5848.

PART I: TRANSFER INFORMATION

Please answer all questions

- Yes No A. Is this transfer solely between husband and wife? (Addition of a spouse, death of a spouse, divorce settlement, etc.)
- Yes No B. Is this transaction only a correction of the name(s) of the person(s) holding title to the property? (For example, a name change upon marriage.)
- Yes No C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property?
- Yes No D. Is this transaction recorded only to create, terminate, or reconvey a security interest (e.g., cosigner)?
- Yes No E. Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document?
- Yes No F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants?
- Yes No G. Does this transfer return property to the person who created the joint tenancy (original transferor)?
- Yes No H. Is this transfer of property:
 - 1. to a trust for the benefit of the grantor, or grantor's spouse?
 - 2. to a trust revocable by the transferor?
 - 3. to a trust from which the property reverts to the grantor within 12 years?
- Yes No I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options?
- Yes No J. Is this a transfer from parents to children or from children to parents?
- Yes No K. Is this transaction to replace a principal residence by a person 55 years of age or older?

If you checked yes to item J or K, a claim form must be filed with the County Assessor.

Please provide any other information that would help the Assessor to understand the nature of the transfer

IF YOU HAVE ANSWERED 'YES' TO ANY OF THE ABOVE QUESTIONS EXCEPT ITEMS J OR K, PLEASE SIGN AND DATE ON THE REVERSE SIDE, OTHERWISE COMPLETE BALANCE OF THE FORM.

PART II: OTHER TRANSFER INFORMATION

- A. Date of transfer if other than recording date: _____
- B. Type of transfer. Please check appropriate box:
 - Purchase Foreclosure Gift Trade or Exchange
 - Contract of Sale - Date of Contract: _____
 - Inheritance - Date of Death: _____ Other (please explain) Family Transfer
 - Creation of a Lease: Assignment of a Lease: Termination of a Lease: _____ Date Lease Began: _____
 - Original term in years (including written options): _____
 - Remaining term in years (including written options): _____
- C. Was only a partial interest in the property transferred? Yes No
 If "Yes" indicate the percentage transferred: _____ %

Recording Requested by
And When Recorded Mail to:

John W. Gibson, Trustee
14907 Montana Serena
El Cajon, CA 92021-2756

DOC # 2001-0565711

Aug 09, 2001 3:01 PM

Mail Tax Statements to:

Same

10769

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER

FEES: 40.00
OC: NA

Abol



A.P.N.: 399-130-28; 399-021-03; 399-021-06;
399-020-13, 399-020-15, 399-020-16;
399-020-17; 399-020-04; 396-130-02;
399-130-03; 396-130-04; 399-130-28;
402-202-39; 402-202-45; 402-210-19

GRANT DEED EASEMENT

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$.00 (Easement)

computed on full value of property conveyed, or

computed on full value less value of liens and
encumbrances remaining at time of sale.

Unincorporated area: City of _____, and

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOHN W. GIBSON, TRUSTEE FOR THE JOHN WARREN GIBSON AND JULIE JEANNINE GIBSON TRUST DATED MAY 4, 1982; AND JOHN W. GIBSON, TRUSTEE FOR THE JOHN RYAN GIBSON TRUST DATED JANUARY 19, 1983; AND JOHN W. GIBSON, TRUSTEE FOR THE LUKE NATHAN GIBSON TRUST DATED JANUARY 19, 1983; AND JOHN W. GIBSON, TRUSTEE FOR THE ERIC JAMES GIBSON TRUST DATED DECEMBER 14, 1987; AND ROBERT D. DAVISON JR. AND SUSAN L. DAVISON, HUSBAND AND WIFE; AND KENNETH W. NICHOLS, TRUSTEE AND MARLENE KAY NICHOLS, TRUSTEE FOR THE NICHOLS FAMILY TRUST DATED JANUARY 6, 1999; AND DAN F. DESMOND AND GLORIA A. DESMOND, HUSBAND AND WIFE, AS THEIR RESPECTIVE INTERESTS APPEAR,

hereby GRANTS to

JOHN W. GIBSON, TRUSTEE, FOR THE JOHN WARREN GIBSON AND JULIE JEANNINE GIBSON TRUST DATED MAY 4, 1982; AND JOHN W. GIBSON, TRUSTEE FOR THE JOHN RYAN GIBSON TRUST DATED JANUARY 19, 1983; AND JOHN W. GIBSON, TRUSTEE FOR THE LUKE NATHAN GIBSON TRUST DATED JANUARY 19, 1983; AND JOHN W. GIBSON, TRUSTEE FOR THE ERIC JAMES GIBSON TRUST DATED DECEMBER 14, 1987; AND ROBERT D. DAVISON JR. AND SUSAN L. DAVISON, HUSBAND AND WIFE; AND KENNETH W. NICHOLS, TRUSTEE AND MARLENE KAY NICHOLS, TRUSTEE FOR THE NICHOLS FAMILY TRUST DATED JANUARY 6, 1999; AND CONRAD PREBYS, AS TRUSTEE OF THE CONRAD PREBYS TRUST UNDER TRUST AGREEMENT DATED DECEMBER 17, 1982; AND DAN F. DESMOND AND GLORIA A. DESMOND, HUSBAND AND WIFE, AS THEIR RESPECTIVE INTERESTS APPEAR,

File
12/20/01
06/11/01

the following described real property in the City of El Cajon, County of San Diego, State of California:

DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

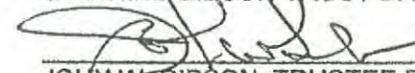
This Grant Deed is made and given SUBJECT TO:

- (a) Nondelinquent taxes and assessments; and
- (b) All other covenants, conditions, restrictions, reservations, rights, rights of way, easements, encumbrances, liens and title matters of record or visible from an inspection of the Property and/or which would be disclosed by an accurate survey of the Property.

IN WITNESS WHEREOF, Grantor has caused this Grant Deed to be executed as of July 13, 2001.



 JOHN W. GIBSON, TRUSTEE
 FOR THE JOHN WARREN GIBSON AND JULIE
 JEANNINE GIBSON TRUST DATED 5/4/82



 JOHN W. GIBSON, TRUSTEE FOR THE
 JOHN RYAN GIBSON TRUST DATED 1/19/83



 JOHN W. GIBSON, TRUSTEE FOR THE
 LUKE NATHAN GIBSON TRUST DATED 1/19/83



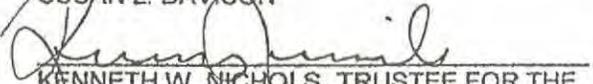
 JOHN W. GIBSON, TRUSTEE FOR THE
 ERIC JAMES GIBSON TRUST DATED 12/14/87



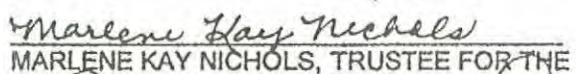
 ROBERT D. DAVISON, JR.



 SUSAN L. DAVISON



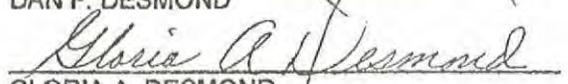
 KENNETH W. NICHOLS, TRUSTEE FOR THE
 NICHOLS FAMILY TRUST DATED 1/6/99



 MARLENE KAY NICHOLS, TRUSTEE FOR THE
 NICHOLS FAMILY TRUST DATED 1/6/99



 DAN F. DESMOND



 GLORIA A. DESMOND

10771

EXHIBIT "A"

40 FOOT ROAD & UTILITY EASEMENT

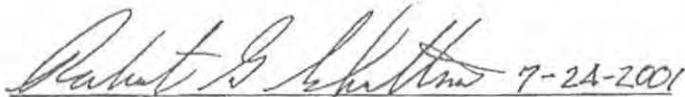
An easement for Road and Utility Purposes, with the right to grant to others, in portions of Sections 25 and 26, Township 15 South, Range 1 East, San Bernardino Base and Meridian, in the unincorporated area of the County of San Diego, State of California, over, under, along and across a strip of land 40.00 feet wide, 20.00 feet each side of the following described centerline:

Beginning at the Northeast corner of Parcel 4 of Parcel Map 15158; thence Southeasterly along the Northeasterly line of Parcel Map 15013 South $61^{\circ}12'05''$ East (record South $61^{\circ}29'25''$ East) 42.80 feet to the TRUE POINT OF BEGINNING of the herein described centerline; thence leaving said Northeasterly line South $79^{\circ}54'37''$ East 292.59 feet to the beginning of a tangent 250.00 foot radius curve concave Northwesterly; thence Northeasterly along the arc of said curve through a central angle of $51^{\circ}49'34''$ a distance of 226.13 feet to the beginning of a reverse 600.00 foot radius curve concave Southeasterly; thence Northeasterly along the arc of said curve through a central angle of $14^{\circ}15'53''$ a distance of 149.38 feet; thence North $62^{\circ}31'42''$ East 151.26 feet to the beginning of a tangent 200.00 foot radius curve concave Northwesterly; thence Northeasterly along the arc of said curve through a central angle of $26^{\circ}00'14''$ a distance of 90.77 feet; thence North $36^{\circ}31'28''$ East 149.69 feet to the beginning of a tangent 400.00 foot radius curve concave Southeasterly; thence Northeasterly along the arc of said curve through a central angle of $09^{\circ}15'42''$ a distance of 64.66 feet; thence North $45^{\circ}47'10''$ East 206.73 feet to the beginning of a tangent 400.00 foot radius curve concave Northwesterly; thence Northeasterly along the arc of said curve through a central angle of $09^{\circ}06'18''$ a distance of 63.56 feet; thence North $36^{\circ}40'52''$ East 169.57 feet to the beginning of a tangent 200.00 foot radius curve concave Southeasterly; thence Northeasterly along the arc of said curve through a central angle of $28^{\circ}02'57''$ a distance of 97.91 feet; thence North $64^{\circ}43'49''$ East 268.74 feet to the beginning of a tangent 350.00 foot radius curve concave Southerly; thence Easterly along the arc of said curve through a central angle of $56^{\circ}37'32''$ a distance of 345.91 feet; thence South $58^{\circ}38'39''$ East 238.05 feet to the beginning of a tangent 200.00 foot radius curve concave Northerly; thence Easterly along the arc of said curve through a central angle of $51^{\circ}21'10''$ a distance of 179.26 feet; thence North $70^{\circ}00'11''$ East 147.39 feet to the beginning of a tangent 200.00 foot radius concave Northwesterly; thence Northeasterly along the arc of said curve through a central angle of $79^{\circ}18'58''$ a distance of 276.87 feet; thence North $09^{\circ}18'47''$ West 123.34 feet to the beginning of a tangent 400.00 foot radius curve concave Southwesterly; thence Northwesterly along the arc of said curve through a central angle of $09^{\circ}46'23''$ a distance of 68.23 feet; thence North $19^{\circ}05'10''$ West 140.53 feet to the beginning of a tangent 600.00 foot radius curve concave Easterly; thence Northerly along the arc of said curve through a central angle of

23°56'26" a distance of 250.71 feet; thence North 04°51'16" East 414.99 feet to the beginning of a tangent 250.00 foot radius curve concave Southeasterly; thence Northeasterly along the arc of said curve through a central angle of 29°10'53" a distance of 127.33 feet; thence North 34°02'09" East 268.15 feet to the beginning of a tangent 400.00 foot radius curve concave Southeasterly; thence Northeasterly along the arc of said curve through a central angle of 18°23'18" a distance of 128.37 feet; thence North 52°25'27" East 463.31 feet to the beginning of a tangent 300.00 foot radius curve concave Southeasterly ; thence Northeasterly along the arc of said curve through a central angle of 12°10'58" a distance of 63.79 feet; thence North 64°36'25" East 124.00 feet to the beginning of a tangent 200.00 foot radius curve concave Northwesterly; thence Northeasterly along the arc of said curve through a central angle of 17°46'53" a distance of 62.07 feet; thence North 46°49'32" East 65.77 feet to the beginning of a tangent 120.00 foot radius curve concave Southeasterly; thence Northeasterly along the arc of said curve through a central angle of 50°38'10" a distance of 106.05 feet; thence South 82°32'18" East 251.79 feet to the beginning of a tangent 200.00 foot radius curve concave Northerly; thence Easterly along the arc of said curve through a central angle of 27°06'02" a distance of 94.60 feet to the beginning of a reverse 300.00 foot radius curve concave Southerly; thence Easterly along the arc of said curve through a central angle of 52°58'17" a distance of 277.36 feet; thence South 56°40'03" East 37.05 feet to a point on the Easterly line of the Northwest Quarter of the Northeast Quarter of said Section 25, said point being 226.89 feet Southerly along said Easterly line from the Northeast corner of said Northwest Quarter, said point being the terminus of the herein described centerline.

The sidelines of said easement to be lengthened or shortened so as to intersect the Northeasterly line of Parcel Map 15013 at the TRUE POINT OF BEGINNING and the Easterly line of the Northwest Quarter of the Northeast Quarter of Section 25 at the Point of Terminus.

Said easement is appurtenant to and for the benefit of the present and future owners of the land in the County of San Diego, State of California, described above.


 Robert G. Schoettmer L.S. 4324

13943a.001



10773

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Diego

} ss.

On 7-17-01

Date

before me, Catherine A. Brooks, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

John W. Gibson

Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

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



WITNESS my hand and official seal.

Catherine A. Brooks

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Grant Deed Easement

Document Date:

7-13-01

Number of Pages:

4

Signer(s) Other Than Named Above:

Nichols, Desmond & Davison

Capacity(ies) Claimed by Signer

Signer's Name:

John W. Gibson

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing:

John Warren Gibson &

Julie Jeannine Gibson Trust Dated 5/4/82

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Diego } ss.

On 7-17-01, before me, Catherine A. Brooks, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared John W. Gibson
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

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



WITNESS my hand and official seal.

Catherine A. Brooks
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed Easement

Document Date: 7-13-01 Number of Pages: 4

Signer(s) Other Than Named Above: Nichols, Desmond & Davison

Capacity(ies) Claimed by Signer

Signer's Name: John W. Gibson

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: John Ryan Gibson
Trust Dated 1/19/83

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Diego } ss.

On 7-17-01, before me, Catherine A. Brooks, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared John W. Gibson
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



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

WITNESS my hand and official seal.

Catherine A. Brooks
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed Easement

Document Date: 7-13-01 Number of Pages: 4

Signer(s) Other Than Named Above: Nichols, Desmond & Davison

Capacity(ies) Claimed by Signer

Signer's Name: John W. Gibson

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: Luke Nathan Gibson
Trust Dated 1/19/83

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego } ss.

On 7-17-01, before me, Catherine A. Brooks, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared John W. Gibson
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



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

WITNESS my hand and official seal.

Catherine A. Brooks
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed Easement

Document Date: 7-13-01 Number of Pages: 4

Signer(s) Other Than Named Above: Nichols, Desmond & Davison

Capacity(ies) Claimed by Signer

Signer's Name: John W. Gibson

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: Eric James Gibson
Trust Dated 12/14/87

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Diego

} ss.

On 7-17-01, before me, Catherine A. Brooks, Notary Public

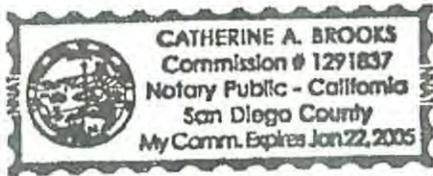
Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Kenneth W. Nichols and Marlene Kay Nichols

Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



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

WITNESS my hand and official seal.

Catherine A. Brooks

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed Easement

Document Date: 7-13-01 Number of Pages: 4

Signer(s) Other Than Named Above: Gibson, Davison & Desmond

Capacity(ies) Claimed by Signer

Signer's Name: Kenneth W. Nichols & Marlene Kay Nichols

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: Nichols Family Trust
Dated 1-6-99

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego } ss.

On 7-18-01, before me, Catherine A. Brooks, Notary Public

personally appeared Dan F. Desmond and Gloria A. Desmond

- personally known to me
- proved to me on the basis of satisfactory evidence



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

WITNESS my hand and official seal.

Catherine A. Brooks
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed Easement

Document Date: 7-13-01 Number of Pages: 4

Signer(s) Other Than Named Above: Gibson, Davison & Nichols

Capacity(ies) Claimed by Signer

Signer's Name: Dan F. Desmond & Gloria A. Desmond

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

10779

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego } ss.

On 7-30-2001, before me, Holly Carroll, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Susan Davison
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

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



Place Notary Seal Above

WITNESS my hand and official seal.

Holly Carroll
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed Easement

Document Date: 7-13-2001 Number of Pages: Four

Signer(s) Other Than Named Above: Robert Davison

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Diego } ss.

On 7-30-2001, before me, Holly Carroll Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Robert Dawson
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

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



Place Notary Seal Above

WITNESS my hand and official seal.

Holly Carroll
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed Easement

Document Date: 7-13-2001 Number of Pages: Four

Signer(s) Other Than Named Above: Susan Dawson

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



RECORDING REQUESTED BY:

John W. Gibson, Trustee

When Recorded Mail Document
and Tax Statement To:

John W. Gibson, Trustee
14907 Montana Serena
El Cajon, CA 92021-2756

7064 DOC # 2000-0661073

Dec 05, 2000 2:28 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER

FEES: 20.00
DC: 00

Escrow No.

Title Order No.

SPACE ABOVE THIS

APN: 399-020-15-00 1/4
399-021-03-00



QUITCLAIM DEED

The undersigned grantor(s) declare(s) Inter-Family Transfer
Documentary transfer tax is \$ -0- City tax \$ GIFT

- 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 _____

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

John W. Gibson, Trustee for the John Warren Gibson and Julie Jeannine
Gibson Declaration of Trust Dated May 4, 1982, as to an undivided 1/3
hereby remises, releases and quitclaims to _____ interest

John W. Gibson, Trustee for the Eric James Gibson Declaration of Trust
Dated December 14, 1987, as to an undivided 1/3 interest

the following described real property in the City of Unincorporated area of El Cajon
County of San Diego State of California:

PARCEL A:

PORTIONS OF SECTIONS 25 and 26, TOWNSHIP 15 SOUTH, RANGE 1 EAST,
SAN BERNARDINO BASE AND MERIDIAN IN THE UNINCORPORATED AREA OF
THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE
UNITED STATES SURVEY THEREOF APPROVED MAY 20, 1881, AND AS MORE
PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A

DATED: December 1, 2000

PART HEREOF BY THIS REFERENCE.

STATE OF CALIFORNIA

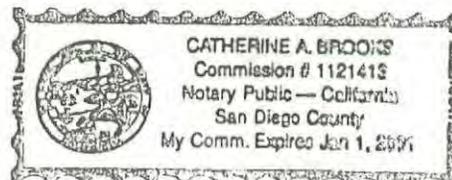
COUNTY OF San Diego

ON December 2, 2000 before me,

Catherine A. Brooks personally appeared
John W. Gibson

John W. Gibson, Trustee for the
John Warren Gibson and Julie Jeannine
Gibson Declaration of Trust Dated
May 4, 1982

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



Witness my hand and official seal.

Signature Catherine A. Brooks

MAIL TAX STATEMENT AS DIRECTED ABOVE

PARCEL 'A'

B95-0125

Portions of Sections 25 and 26, Township 15 South, Range 1 East, San Bernardino Base and Meridian in the Unincorporated area of the County of San Diego, State of California, according to the United States survey thereof approved May 20, 1881, more particularly described as follows:

Commencing at a point on the South line of said Section 25, 1200.00 feet Easterly of the Southwest corner of said Section 25; thence Northerly along a line $1^{\circ}00'00''$ West of Perpendicular 1450.00 feet to the POINT OF BEGINNING; thence retracing to the South line of said Section 25; thence Easterly along said line to the Southeast corner of said Section 25; thence Northerly to the East Quarter corner of said Section 25; thence Westerly along the East-West center line to the Center Section corner of said Section 25; thence Northerly along the North-South centerline of said Section 25 to a point 613.18 feet from the North Quarter corner of said Section 25; thence South $48^{\circ}56'03''$ West, 177.47 feet to the beginning of a tangent curve concave Southeasterly having a radius of 400.00 feet; thence Southerly along said curve through a central angle of $13^{\circ}50'29''$ a distance of 96.63 feet; thence South $35^{\circ}05'34''$ West, 156.32 feet to the beginning of a tangent curve concave Easterly having a radius of 400.00 feet; thence Southerly along said curve through a central angle of $34^{\circ}08'54''$ a distance of 238.40 feet; thence South $0^{\circ}56'40''$ West, 460.49 feet to the beginning of a tangent curve concave Easterly having a radius of 200.00 feet; thence Southerly along said curve through a central angle of $27^{\circ}54'19''$ a distance of 97.41 feet; thence South $26^{\circ}57'38''$ East, 78.63 feet to the beginning of a tangent curve concave Westerly having a radius of 200.00 feet; thence Southerly along said curve through a central angle of $17^{\circ}34'12''$ a distance of 61.33 feet; thence South $9^{\circ}23'27''$ East, 255.80 feet to the beginning of a tangent curve concave Northwesterly having a radius of 200.00 feet; thence Southerly and Westerly along said curve through a central angle of $88^{\circ}25'21''$ a distance of 308.65 feet; thence South $79^{\circ}01'54''$ West, 129.70 feet to the beginning of a tangent curve concave Northerly having a radius of 200.00 feet; thence Westerly along said curve through a central angle of $41^{\circ}22'40''$ a distance of 144.44 feet; thence North $59^{\circ}35'26''$ West, 232.35 feet to the beginning of a tangent curve concave Southerly having a radius of 400.00 feet; thence Westerly along said curve through a central angle of $56^{\circ}28'02''$ a distance of 394.22 feet; thence South $63^{\circ}56'32''$ West, 219.38 feet to the beginning of a tangent curve concave Southeasterly having a radius of 200.00 feet; thence Westerly along said curve through a central angle of $25^{\circ}10'48''$ a distance of 87.89 feet; thence South $38^{\circ}45'45''$ West, 209.51 to the beginning of a tangent curve concave Northwesterly having a radius of 400.00 feet; thence Westerly along said curve through a central angle of $7^{\circ}47'50''$ a distance of 54.43 feet; thence South $46^{\circ}33'34''$ West, 167.47 feet to the beginning of a tangent curve Southeasterly having a radius of 400 feet; thence Westerly along said curve through a central angle of $12^{\circ}15'46''$ a distance of 85.61 feet; thence South $34^{\circ}17'48''$ West, 186.69 feet to the beginning of a tangent curve concave Northwesterly having a radius of 200.00 feet; thence Westerly along said curve through a central angle of $29^{\circ}46'03''$ a distance of 103.91 feet; thence South $64^{\circ}03'51''$ West, 82.72 feet to the beginning of a tangent curve concave Southeasterly having a radius of 600.00 feet; thence Westerly along said curve through a central angle of $7^{\circ}49'40''$ a distance of 81.97 feet; thence South $56^{\circ}14'12''$ West, 205 feet more or less to the beginning of a tangent curve concave Northerly having a radius of 200.00 feet, also being tangent to the Southeasterly prolongation of the centerline of the road offered and shown on Parcel Map No.15158; thence Westerly and Northwesterly along said curve and Northwesterly

032296

7066

EXHIBIT "A"

B95-0125

along said Southeasterly prolongation to the Northeasterly boundary of Parcel Map No. 15013 filed in the Office of the Recorder of said County; thence Southeasterly along said boundary and it's prolongation to the POINT OF BEGINNING.

DESCRIPTION

PARCEL B:

7067

AN EASEMENT FOR ROAD AND UTILITY PURPOSES, WITH THE RIGHT TO GRANT TO OTHERS, IN PORTIONS OF SECTIONS 25 AND 26, TOWNSHIP 15 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, State of California. OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 60 FEET WIDE, 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE EASTERLY TERMINUS OF THE CENTERLINE OF THE ROAD OFFERED AND REJECTED ON PARCEL MAP NO. 15158, BEING SOUTH 0° 37' 05" WEST (RECORD SOUTH 0° 19' 39" WEST TM 15158), 30.74 FEET FROM THE MOST EASTERLY CORNER OF SAID PARCEL MAP NO. 15158; THENCE NORTH 0° 37' 05" EAST TO SAID MOST EASTERLY CORNER; THENCE NORTH 61° 11' 59" WEST ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL MAP NO. 15158 TO THE SOUTHEASTERLY BOUNDARY OF RANCHO EL CAJON; THENCE NORTH 48° 23' 23" EAST ALONG SAID RANCHO BOUNDARY 4171 FEET MORE OR LESS TO THE NORTHWEST CLOSING CORNER OF LOT 1 OF SAID SECTION 25; THENCE SOUTH 88° 51' 08" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 25, 243.09 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 0° 12' 43" WEST ALONG THE WEST LINE OF SAID QUARTER, QUARTER, 613.18 FEET; THENCE LEAVING SAID WEST LINE, NORTH 48° 56' 03" EAST, 522.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 48° 56' 03" WEST, 699.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 50' 29" A DISTANCE OF 96.63 FEET; THENCE SOUTH 35° 05' 34" WEST, 356.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34° 08' 54" A DISTANCE OF 238.40 FEET; THENCE SOUTH 0° 56' 40" WEST, 460.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 54' 19" A DISTANCE OF 97.41 FEET; THENCE SOUTH 26° 57' 28" EAST, 78.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 34' 12" A DISTANCE OF 61.33 FEET; THENCE SOUTH 9° 23' 27" EAST, 255.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 25' 21" A DISTANCE OF 308.65 FEET; THENCE SOUTH 79° 01' 54" WEST, 129.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 22' 40" A DISTANCE OF 144.44 FEET; THENCE NORTH 59° 35' 26" WEST, 232.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 400.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56° 26' 02" A DISTANCE OF 394.22 FEET; THENCE SOUTH 63° 56' 32" WEST, 219.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 10' 46" A DISTANCE OF 87.89 FEET; THENCE SOUTH 38° 45' 45" WEST, 209.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 400.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7° 47' 50" A DISTANCE OF 54.43 FEET; THENCE SOUTH 46° 33' 34" WEST, 167.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 15' 46" A DISTANCE OF 85.61 FEET; THENCE SOUTH 34° 17' 48" WEST, 186.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 46' 03" A DISTANCE OF 103.91 FEET; THENCE SOUTH 64° 03' 51" WEST, 82.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 600.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7° 49' 40" A DISTANCE OF 81.97 FEET; THENCE SOUTH 56° 14' 12" WEST, 305 FEET MORE OR LESS TO THE BEGINNING OF A TANGENT CURVE CONCAVE

DESCRIPTION 7068

NORTHERLY HAVING A RADIUS OF 200.00 FEET ALSO BEING TANGENT TO A LINE BEARING SOUTH 76° 46' 23" EAST FROM THE POINT OF COMMENCEMENT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46° 59' 26" A DISTANCE OF 164.03 FEET; THENCE NORTH 76° 46' 23" WEST, 314.60 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT.

EXCEPTING THAT PORTION WITHIN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL A ABOVE.

PARCEL C:

AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THOSE ROAD EASEMENT SHOWN AS MONTANA SERENA ON PARCEL MAP NO. 15158 AND PARCEL MAP NO. 15417 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND THE EASEMENT DESCRIBED IN DEED RECORDED DECEMBER 3, 1985 AS DOCUMENT NO. 85-453521 OFFICIAL RECORDS.

PARCEL D:

AN EASEMENT FOR ROAD AND UTILITY PURPOSES IN PORTIONS OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN AND PORTIONS OF SECTION 24, TOWNSHIP 15 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, OVER, UNDER, ACROSS AND ALONG A STRIP OF LAND 60 FEET WIDE, 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE EASTERLY TERMINUS OF THE CENTER LINE OF THE ROAD OFFERED AND REJECTED ON PARCEL MAP NO. 15158, BEING SOUTH 00°37'05" WEST (RECORD SOUTH 00°19'39" WEST PM 15158), 30.74 FEET FROM THE MOST EASTERLY CORNER OF SAID PARCEL MAP NO. 15158; THENCE NORTH 00°37'05" EAST TO SAID MOST EASTERLY CORNER; THENCE NORTH 61°11'59" WEST ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL MAP NO. 15158 TO THE SOUTHEASTERLY BOUNDARY OF RANCHO EL CAJON; THENCE NORTH 48°23'23" EAST ALONG SAID RANCHO BOUNDARY 4171 FEET MORE OR LESS OF THE NORTHWEST CLOSING CORNER OF LOT 1 OF SAID SECTION 25; THENCE SOUTH 88°51'08" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 25, 243.09 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 88°51'08" EAST 397.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY LINE NORTH 48°23'23" EAST, 3618.03 FEET; THENCE NORTH 10°57'53" EAST, 1713.66 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF VIEWSIDE LANE.

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

John W. Gibson Trustee
14907 Montana Serena
El Cajon, CA 92021-2756

41832

DOC # 2001-0628989

AUG 31, 2001 4:59 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER

FEES: 44.00
OC: NA

Mail Tax Statements To:

Same



2001-0628989

APN: 399-130-28; 399-021-03; 399-021-06;
399-020-13; 399-020-15; 399-020-16;
399-020-17; 399-020-04; 396-130-02;
396-130-03; 396-130-04; 399-130-28
402-202-39; 402-202-45; 402-210-19

Above Space for Recorder's Use

Documentary Transfer Tax: .00 (Easement)

Easement Elimination

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CONRAD PREBYS, AS TRUSTEE OF THE CONRAD PREBYS TRUST UNDER TRUST AGREEMENT DATED DECEMBER 17, 1982; AND JOHN W. GIBSON, AS TRUSTEE UNDER THE JOHN WARREN GIBSON AND JULIE JEANNINE GIBSON DECLARATION OF TRUST DATED MAY 4, 1982; AND JOHN W. GIBSON, AS TRUSTEE OF THE JOHN RYAN GIBSON TRUST DATED JANUARY 19, 1983; AND JOHN W. GIBSON, AS TRUSTEE OF THE LUKE NATHAN GIBSON TRUST DATED JANUARY 19, 1983; AND JOHN W. GIBSON, AS TRUSTEE UNDER DECLARATION OF TRUST DATED DECEMBER 14, 1987, FOR THE BENEFIT OF ERIC JAMES GIBSON; AND ROBERT D. DAVISON JR. AND SUSAN L. DAVISON, HUSBAND AND WIFE; AND DAN F. DESMOND AND GLORIA A. DESMOND, HUSBAND AND WIFE; AND KENNETH W. NICHOLS AND MARLENE K. NICHOLS, HUSBAND AND WIFE,

does hereby REMISE, RELEASE AND QUITCLAIM that certain easement reservation referenced as Document No. 1997-0287844, recorded on June 20, 1997, in the unincorporated area of EL CAJON, County of San Diego, State of California, as described below: *in exhibit 11 attached hereto.*

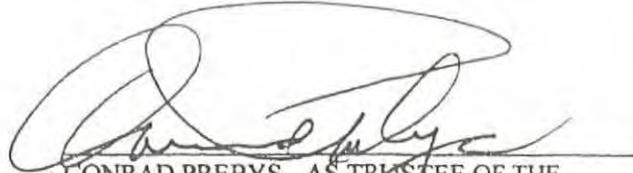
NOTE: IT IS THE INTENT OF ALL PARTIES TO REMOVE THIS EASEMENT AND REPLACE IT WITH THAT EASEMENT RECORDED August 9, 2001, AS FILE NO. 2001-0565711.

*File
138
E.P. N.F.*

41833

QUITCLAIM SIGNATURE PAGE

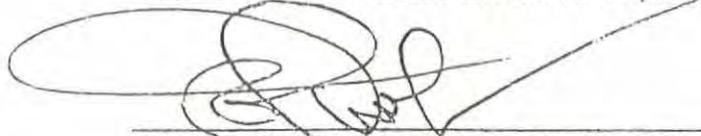
Dated: JULY 13, 2001



CONRAD PREBYS, AS TRUSTEE OF THE
CONRAD PREBYS TRUST UNDER TRUST
AGREEMENT DATED DECEMBER 17, 1982



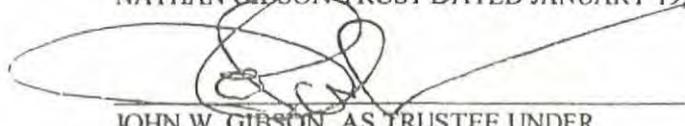
JOHN W. GIBSON, AS TRUSTEE UNDER THE JOHN
WARREN GIBSON AND JULIE JEANNINE GIBSON
DECLARATION OF TRUST DATED MAY 4, 1982



JOHN W. GIBSON, AS TRUSTEE OF THE JOHN
RYAN GIBSON TRUST DATED JANUARY 19, 1983



JOHN W. GIBSON, AS TRUSTEE OF THE LUKE
NATHAN GIBSON TRUST DATED JANUARY 19, 1983



JOHN W. GIBSON, AS TRUSTEE UNDER
DECLARATION OF TRUST DATED
DECEMBER 14, 1987, FOR THE BENEFIT OF
ERIC JAMES GIBSON



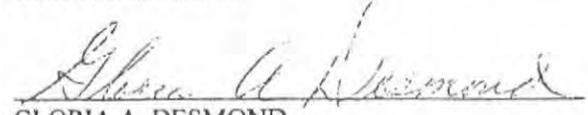
ROBERT D. DAVISON JR.



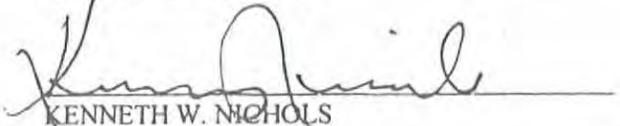
SUSAN L. DAVISON



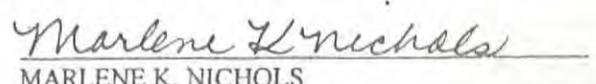
DAN F. DESMOND



GLORIA A. DESMOND



KENNETH W. NICHOLS



MARLENE K. NICHOLS

41834

EXHIBIT "A"

LEGAL DESCRIPTION

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

AN EASEMENT FOR ROAD AND UTILITY PURPOSES, WITH THE RIGHT TO GRANT TO OTHERS, IN PORTIONS OF SECTIONS 25 AND 26, TOWNSHIP 15 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA OVER, UNDER, ACROSS AND ALONG A STRIP OF LAND 60 FEET WIDE, 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

PARCEL 1:

COMMENCING AT THE EASTERLY TERMINUS OF THE CENTERLINE OF THE ROAD OFFERED AND REJECTED AN PARCEL MAP NO. 15158, BEING SOUTH $0^{\circ}37'05''$ WEST (RECORD SOUTH $0^{\circ}19'39''$ WEST PM 15158), 30.74 FEET FROM THE MOST EASTERLY CORNER OF SAID PARCEL MAP NO. 15158; THENCE NORTH $0^{\circ}37'05''$ EAST TO SAID MOST EASTERLY CORNER; THENCE NORTH $61^{\circ}11'59''$ WEST ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL MAP NO. 15158 TO THE SOUTHEASTERLY BOUNDARY OF RANCHO EL CAJON; THENCE NORTH $48^{\circ}23'23''$ EAST ALONG SAID RANCHO BOUNDARY 4171 FEET MORE OR LESS TO THE NORTHWEST CLOSING CORNER OF LOT 1 OF SAID SECTION 25; THENCE SOUTH $88^{\circ}51'08''$ EAST ALONG THE NORTHERLY LINE OF SAID SECTION 25, 243.09 FEET TO THE NORTHWEST CORNER OR THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH $0^{\circ}12'43''$ WEST ALONG THE WEST LINE OF SAID QUARTER, QUARTER, 613.18 FEET; THENCE LEAVING SAID WEST LINE, NORTH $48^{\circ}56'03''$ EAST, 522.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH $48^{\circ}56'03''$ WEST, 699.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $13^{\circ}50'29''$ A DISTANCE OF 96.63 FEET; THENCE SOUTH $35^{\circ}05'34''$ WEST, 156.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $34^{\circ}08'54''$ A DISTANCE OF 238.40 FEET; THENCE SOUTH $0^{\circ}56'40''$ WEST, 460.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $27^{\circ}54'19''$ A DISTANCE OF 97.41 FEET; THENCE SOUTH $26^{\circ}57'38''$ EAST, 78.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $17^{\circ}34'12''$ A DISTANCE OF 61.33 FEET; THENCE SOUTH $9^{\circ}23'27''$ EAST, 255.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $88^{\circ}25'21''$ A DISTANCE OF 308.65 FEET; THENCE SOUTH $79^{\circ}01'54''$ WEST, 129.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $41^{\circ}22'40''$ A DISTANCE OF 144.44 FEET, THENCE NORTH $59^{\circ}35'26''$ WEST, 232.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 400.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $56^{\circ}28'02''$ A DISTANCE OF 394.22 FEET; THENCE SOUTH $63^{\circ}56'32''$ WEST, 219.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $25^{\circ}10'48''$ A DISTANCE OF 87.89 FEET; THENCE SOUTH $38^{\circ}45'45''$ WEST, 209.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OR 400.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $7^{\circ}47'50''$ A DISTANCE OF 54.43 FEET; THENCE SOUTH

41335

46°33'34" WEST, 167.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°15'46" DISTANCE OF 85.61 FEET; THENCE SOUTH 34°17'48" WEST, 186.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°46'03" A DISTANCE OF 103.91 FEET; THENCE SOUTH 64°03'51" WEST, 82.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 600.00 FEET, THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°49'40" A DISTANCE OF 81.97 FEET; THENCE SOUTH 56°14'12" WEST, 205 FEET MORE OR LESS TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 200.00, FEET ALSO BEING TANGENT TO A LINE BEARING SOUTH 76°46'23" EAST FROM THE POINT OF COMMENCEMENT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°59'26" A DISTANCE OF 164.03 FEET; THENCE NORTH 76°46'23" WEST, 314.60 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT.

EXCEPTING THAT PORTION WITHIN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25.

PARCEL 2

THOSE ROAD EASEMENTS SHOWN AS MONTANA SERENA ON PARCEL MAP NO. 15158 AND PARCEL MAP NO. 15417 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THE EASEMENT DESCRIBED IN DEED RECORDED DECEMBER 3, 1985 AS DOC. 85-453521.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

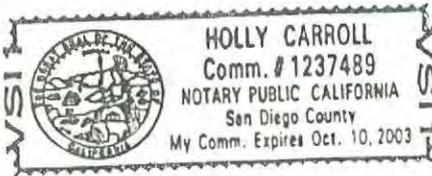
State of California
County of San Diego } ss.

On 7-30-2001, before me, Holly Carroll, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Susan Davison
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

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



Place Notary Seal Above

WITNESS my hand and official seal.

Holly Carroll
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 7-13-2001 Number of Pages: TWO

Signer(s) Other Than Named Above: Robert Davison

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

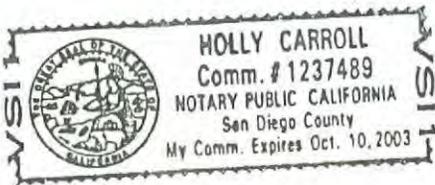
State of California
County of San Diego } ss.

On 7-30-2001, before me, Holly Carroll, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Robert Dawson
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

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



Place Notary Seal Above

WITNESS my hand and official seal.

Holly Carroll
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 7-13-2001 Number of Pages: Two

Signer(s) Other Than Named Above: Susan Dawson

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here



41338

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego } ss.

On 07/18/01, before me, Catherine A. Brooks, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Dan Desmond & Gloria A. Desmond
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



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

WITNESS my hand and official seal.

Catherine A. Brooks
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 07/13/01 Number of Pages: _____

Signer(s) Other Than Named Above: Nichols, Gibson, Preby's

Capacity(ies) Claimed by Signer

Signer's Name: Dan Desmond & Gloria A. Desmond

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

41339

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego } ss.

On 07/17/01, before me, Catherine A. Brooks, Notary Public

personally appeared Kenneth W. Nichols & Marlene K. Nichols

- personally known to me
proved to me on the basis of satisfactory evidence



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

WITNESS my hand and official seal.

Catherine A. Brooks
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 07/13/01 Number of Pages:

Signer(s) Other Than Named Above: Desmond, Gibson, Preby's

Capacity(ies) Claimed by Signer

Signer's Name: Kenneth W. Nichols & Marlene K. Nichols

- Individual
Corporate Officer - Title(s):
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:

Signer Is Representing:



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego } ss.

On 07/17/01, before me, Catherine A. Brooks, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared John W. Gibson
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



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

WITNESS my hand and official seal.

Catherine A. Brooks
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 07/13/01 Number of Pages: _____

Signer(s) Other Than Named Above: Desmond, Nichols, Preby's

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer Is Representing: Luke Nathan Gibson
Trust Dated 01/19/83

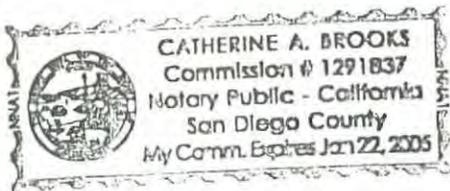
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Diego } ss.

On 07/17/01, before me, Catherine A. Brooks, Notary Public
Date Name and Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared John W. Gibson
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



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

WITNESS my hand and official seal.

Catherine A. Brooks
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 07/13/01 Number of Pages: _____

Signer(s) Other Than Named Above: Desmond, Nichols, Preby's

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer Is Representing: Eric James Gibson
TRUST DATED 12/14/87

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego } ss.

On 07/17/01, before me, Catherine A. Brooks, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared John W. Gibson
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

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



WITNESS my hand and official seal.

Catherine A. Brooks
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

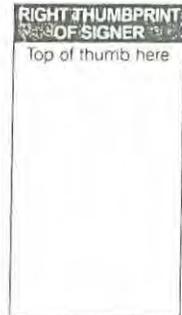
Description of Attached Document
Title or Type of Document: Quitclaim Deed

Document Date: 07/13/01 Number of Pages: _____

Signer(s) Other Than Named Above: Desmond, Nichols, Preby's

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer Is Representing: John Ryan Gibson
Trust Dated 01/19/83

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Diego } ss.

On 07/17/01, before me, Catherine A. Brooks, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared John W. Gibson
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



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

WITNESS my hand and official seal.

Catie A. Brooks
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 07/13/01 Number of Pages: _____

Signer(s) Other Than Named Above: Desmond, Nichols, Preby's

Capacity(ies) Claimed by Signer

Signer's Name: John W. Gibson

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: John Warren Gibson & Julie Seannine Gibson Trust Dated 5/4/82

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SAN DIEGO

} ss.

On 8-28-2001, before me, LAURIE ANNE VICTORIA, NOTARY PUBLIC

Date Name and Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared CONRAD PREBUS

Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

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



WITNESS my hand and official seal.

Laurie Anne Victoria

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



PRELIMINARY GRADING PLAN BONGIOVANNI PROJECT

APN'S 399-130-02 AND 45

FUEL TREATMENT MAP LEGEND Bongiovanni Subdivision Crest, San Diego County

Symbol



ZONE 1 (LOT OWNER MAINTAINED) - The area within 50 feet from each structure maintained to Zone 1 criteria. Zone 1 will be cleared of all existing native vegetation and replanted with drought tolerant and irrigated fire resistant lawns, ground covers and shrubs. Only plants from the approved San Diego County plant list are to be installed. No combustible structures, which include the house, can be built within this zone. Combustible decks, patio covers and gazebos will be prohibited in this zone. (see written Fire Protection Plan for further information)

ZONE 2 (LOT OWNER MAINTAINED) - Zone 2 is a non-irrigated thinning zone 50 feet in width beginning at the outer edge of Zone 1 and includes of natural and manufactured slopes. The intent is to achieve and maintain an overall 50 percent reduction of the canopy cover spacing, a 50 percent reduction of the original fuel loading and the 100 percent removal of all dead and dying plant material. Low growing plants and ground covers are to be maintained to a height of 18 inches or less. Each tree will be limbed to maintain a separation of 6 feet between the ground fuels (shrubs and ground covers) and the lower limbs. (see written Fire Protection Plan for further information)

STREETS AND ROADWAYS (LOT OWNER MAINTAINED) - Thirty (30) feet on each side of new improved with access roads and driveways and twenty (20) on each side of existing access roads and driveways shall be cleared of vegetative growth or maintained to Zone 1 requirements

Prepared For:
Frank Bongiovanni
16030 Montana Serena
El Cajon, CA 92021

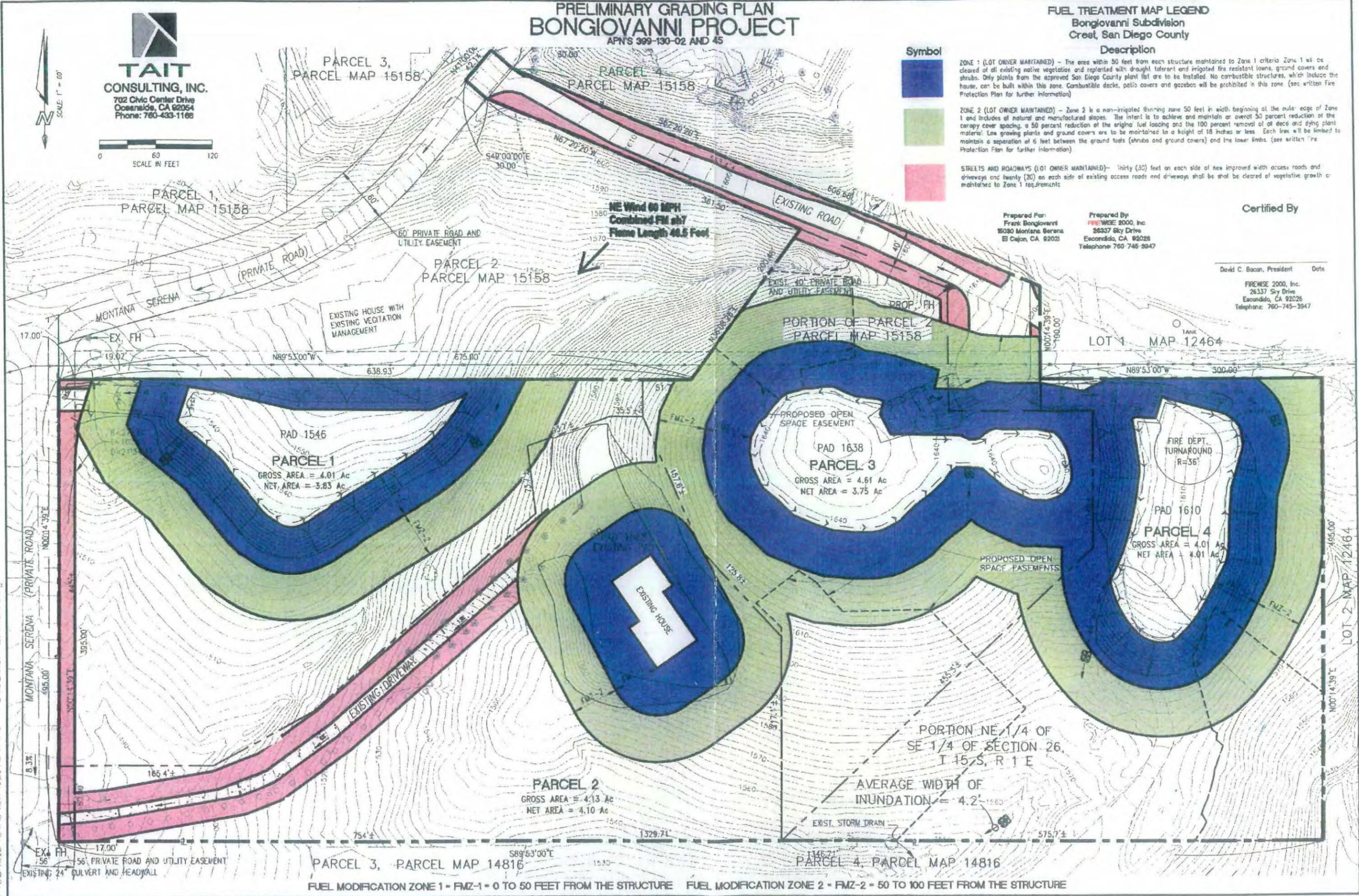
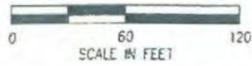
Prepared By:
FIREWISE 2000, Inc.
26337 Sky Drive
Escondido, CA 92026
Telephone 760-745-9947

Certified By

David C. Bacon, President Date

FIREWISE 2000, Inc.
26337 Sky Drive
Escondido, CA 92026
Telephone: 760-745-3947

TAIT
CONSULTING, INC.
702 Civic Center Drive
Oceanside, CA 92054
Phone: 760-433-1168



PARCEL 3,
PARCEL MAP 15158

PARCEL 4
PARCEL MAP 15158

PARCEL 1,
PARCEL MAP 15158

PARCEL 2
PARCEL MAP 15158

PARCEL 1
GROSS AREA = 4.01 Ac
NET AREA = 3.83 Ac

PARCEL 3
GROSS AREA = 4.61 Ac
NET AREA = 3.75 Ac

PARCEL 4
GROSS AREA = 4.01 Ac
NET AREA = 4.01 Ac

PARCEL 2
GROSS AREA = 4.13 Ac
NET AREA = 4.10 Ac

PARCEL 3, PARCEL MAP 14816

PARCEL 4, PARCEL MAP 14816

FUEL MODIFICATION ZONE 1 - FMZ-1 = 0 TO 50 FEET FROM THE STRUCTURE
FUEL MODIFICATION ZONE 2 - FMZ-2 = 50 TO 100 FEET FROM THE STRUCTURE

LA BONGIOVANNI-IBITIS-Fire Protection Exhibit.dwg