

2024-0338596

11/07/2024 11:07 AM Fee: \$ 0.00

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Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



RECORDING SENT TO:

Riverside County
Assessor-County Clerk Recorder

RECORDING REQUESTED BY:

San Diego County
Local Agency Formation Commission (LAFCO)

6123

AND WHEN RECORDED MAIL TO:

San Diego LAFCO
2250 Fifth Avenue, Suite 725
San Diego, California 92103
MS: O216

CERTIFICATE OF COMPLETION

“Rainbow Municipal Water District Reorganization: Wholesale Water Services”
Concurrent Annexation to Eastern Municipal Water District and Detachment
From San Diego County Water Authority with Related Actions
LAFCO File No. RO20-04

SAN DIEGO COUNTY
Local Agency Formation Commission
2550 Fifth Avenue, Suite 725
San Diego, California 92103

CERTIFICATE OF COMPLETION
“Rainbow Municipal Water District Reorganization: Wholesale Water Services”
LAFCO File No. RO20-04

Pursuant to Government Code Sections 57200 and 57201, this Certificate is hereby issued with an effective date of November 1, 2024.

The name of each subject agency included in this reorganization and associated action follows:

Subject Agency	Jurisdictional Change
Eastern Municipal Water District	Annexation
San Diego County Water Authority	Detachment

A certified copy of the resolution ordering this reorganization without an election is attached and by reference incorporated herein. This includes a map and geographic description of the affected territory. All terms and conditions referenced in the ordering resolution have been satisfied.

I hereby certify I have examined the above-cited resolution order of the reorganization and have found the document be fully in compliance with the Commission’s actions taken on July 10, 2023.

I further certify a master property tax exchange agreement pertinent to the jurisdictional changes is on file.

Attest,



Keene Simonds
Executive Officer
San Diego Local Agency Formation Commission
Date: November 1, 2024

RESOLUTION NO. 2023-15

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

**ORDERING “RAINBOW MUNICIPAL WATER DISTRICT REORGANIZATION:
WHOLESALE WATER SERVICES” TO PROCEED SUBJECT TO REMAINING TERMS”
CONCURRENT ANNEXATION TO EASTERN MUNICIPAL WATER DISTRICT AND DETACHMENT
FROM SAN DIEGO COUNTY WATER AUTHORITY WITH RELATED ACTIONS
LAFCO FILE NO. RO20-04**

WHEREAS, the Rainbow Municipal Water District (MWD) filed a resolution of application on March 18, 2020 with the San Diego County Local Agency Formation Commission (Commission) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the reorganization proposal filed by the Rainbow MWD was assigned a file number of RO20-04; and

WHEREAS, application seeks approval to reorganize and transfer wholesale water service responsibilities within Rainbow MWD’s jurisdictional boundary – totaling approximately 50,857 acres – from the San Diego County Water Authority (CWA) to Eastern Municipal Water District (MWD); and

WHEREAS, the Commission adopted a resolution to conditionally approve the reorganization without modifications at a noticed public hearing held on July 10, 2023 in a manner provided under law; and

WHEREAS, the Commission’s conditional approval of the reorganization on July 10, 2023 included conforming sphere of influence amendments to the San Diego CWA and Eastern MWD and - subject to the outcome of a protest hearing specific to the annexation of the affected territory to Eastern MWD;

WHEREAS, the Commission provided landowners and registered voters with notice of the protest hearing specific to the annexation of the affected territory to Eastern MWD in a manner provided under law;

WHEREAS, the Commission through the delegation to its Executive Officer opened the submittal period for the protest hearing on July 28, 2023;

WHEREAS, the protest hearing submittal period remained open through the close of the noticed protest hearing date held on August 18, 2023; and

WHEREAS, at the close of the protest hearing held on August 18, 2023, no written objections were filed by either landowners and/or registered voters.

NOW THEREFORE, BE IT RESOLVED, the Commission hereby finds, determines, and orders the following:

1. The August 18, 2023 protest hearing held on the reorganization specific to the annexation of the affected territory to Eastern MWD yielded no written objections or protest from landowners or registered voters.
2. The Commission certifies the results of the protest proceedings as detailed in Paragraph 1 above, and under Government Code Section 57077.4(a), the Commission orders the reorganization without an election specific to the annexation of the affected territory to Eastern MWD subject to the completion of all remaining approval terms.
3. As allowed under Government Code 56107, the Commission authorizes the Executive Officer to make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

**STATE OF CALIFORNIA |
COUNTY OF SAN DIEGO**

I, KEENE SIMONDS, Executive Officer of the Local Agency Formation Commission of the County of San Diego do hereby certify the foregoing ordering resolution is true and correct, and as provided under Government Code 57000(c) is approved with my signature.

Witness my hand on October 2, 2023.



Keene Simonds
Executive Officer
San Diego County Local Agency Formation Commission

RESOLUTION NO. 2023-12

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

MAKING DETERMINATIONS AND APPROVING A REORGANIZATION

**“RAINBOW MUNICIPAL WATER DISTRICT REORGANIZATION:
WHOLESALE WATER SERVICES”**

**CONCURRENT ANNEXATION TO EASTERN MUNICIPAL WATER DISTRICT AND DETACHMENT
FROM SAN DIEGO COUNTY WATER AUTHORITY WITH RELATED ACTIONS
LAFCO FILE NO. RO20-04**

WHEREAS, on March 18, 2020 and March 19, 2020, the Rainbow Municipal Water District (MWD) and Fallbrook Public Utility District (PUD), respectively, filed a resolution of application to initiate proceedings with the San Diego County Local Agency Formation Commission, hereinafter referred to as “Commission,” pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, on April 28, 2020 the Executive Officer administratively combined the proposals for hearing purposes (Combined Proposals); and

WHEREAS, each application seeks approval to reorganize and transfer wholesale water service responsibilities within each applicant’s jurisdictional boundaries – totaling approximately 79,050 acres – from the San Diego County Water Authority (CWA) to Eastern Municipal Water District (MWD); and

WHEREAS, of that total acreage, the jurisdictional boundary of Rainbow MWD totals approximately 50,857 acres; and

WHEREAS, the Combined Proposals necessitate concurrent annexations to Eastern MWD and detachments from San Diego CWA with conforming sphere of influence amendments to accommodate the jurisdictional changes; and

WHEREAS, on October 24, 2019, pursuant to Government Code Section 56124, San Diego LAFCO entered into a memorandum of understanding (MOU) with Riverside LAFCO. The MOU delegates to San Diego LAFCO the responsibility to process the Combined Proposals and prepare related analyses – including, but not limited to – a municipal service review on Eastern MWD to inform a conforming sphere of influence action; and

WHEREAS, on April 2, 2020, pursuant to Government Code Section 56127, CWA applied for “non-district” status for purposes of Part 4 (conducting authority proceedings) of CKH as it relates to the Combined Proposals; and

WHEREAS, on May 4, 2020, pursuant to Government Code Section 56128, San Diego LAFCO determined CWA is not a district or special district for purposes of Part 4 (conducting

authority proceedings) of CKH as it relates to the Combined Proposals, resulting in protest and election proceedings taking place under CWA's principal act should the Commission approve Fallbrook PUD and/or Rainbow MWD's reorganization proposals; and

WHEREAS, on June 1, 2020, San Diego LAFCO approved the establishment of an advisory committee to directly assist the Executive Officer in the administrative review of the Combined Proposals; and

WHEREAS, on February 7 & March 7, 2022, San Diego LAFCO received and approved a final report on a scheduled municipal service review on the Fallbrook region and the local agencies operating therein subject to the Commission's oversight – including Fallbrook PUD and Rainbow MWD; and

WHEREAS, an applicable master property tax transfer agreement, dated December 2, 1982, applies to the Combined Proposals; and

WHEREAS, the Commission's Executive Officer has reviewed the combined proposals and prepared a report with recommendations; and

WHEREAS, the Executive Officer's report and recommendations on the combined proposals have been presented to the Commission in the manner provided by law; and

WHEREAS, staff published an advertisement notice of public hearing regarding combined proposals in the San Diego Tribune and Village News on April 24th and May 4th, respectively; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a noticed public meeting on the combined proposals on June 5, 2023 and July 10, 2023; and

WHEREAS, the Commission considered all the factors required by law under Government Code Sections 56425, subdivision (a), and 56668 and adopted local policies and procedures.

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

1. The Recitals above are incorporated herein by reference.
2. At the hearing, the Commission called for, heard, and considered all public comments by interested parties and read and considered the Executive Officer's report.
3. The Commission serves as responsible and lead agency under the California Environmental Quality Act (CEQA) in considering the two distinct "projects" associated with the proposed reorganization and as detailed in the Executive Officer's report: (a) reorganization and (b) the related conforming sphere of influence action. The Commission's findings follow.

- a) Rainbow MWD's initiating action involving the reorganization proposal positions it to serve as lead agency in assessing the potential impacts - and specifically the annexation to Eastern MWD and detachment from County Water Authority - under CEQA. In their role as lead agency, Rainbow MWD has made findings that the proposal qualifies as a project but is exempt from further review under State CEQA Guidelines Section 15320. The Commission independently concurs this exemption appropriately applies given the underlying action involves the transfer of existing municipal service functions within the same area with no additional powers or expansions therein.
 - b) San Diego County LAFCO serves as lead agency under CEQA for the conforming sphere of influence actions associated with accommodating the reorganization. The Commission finds these actions - and specifically establishing a sphere for Eastern MWD covering its wholesale function to include the affected territory and concurrently removing these lands from the County Water Authority sphere - collectively qualify as a project under CEQA but exempt from further review under State Guidelines 15061(b)(3). This exemption appropriately applies given it can be seen with certainty that spheres are planning policies and any associated actions (establishment, update, or amendment) in and of itself does not change the environment or authorize any new uses or services.
4. The Commission **CONDITIONALLY APPROVES** concurrent actions to establish a sphere of influence for Eastern MWD to include all of the affected territory and amend the sphere of influence for County Water Authority to remove all of the affected territory and does so by making the determinative statements covering the factors under Government Code Section 56425 provided in the Executive Officer's report.
 - a) Approval of the sphere of influence actions as described are contingent upon the approval and related issuance of a Certificate of Completion.
5. The Commission **CONDITIONALLY APPROVES** the reorganization without modifications and subject to conditions as provided. Approval involves all of the following.
 - a) Annexation of the affected territory to the Eastern MWD as shown in "Exhibit A-1" and described in "Exhibit A-2" and specific and limited to providing wholesale water class.
 - b) Detachment of the affected territory from the San Diego CWA as shown in "Exhibit A-1" and described in "Exhibit A-2."
6. The Commission **CONDITIONS** all approvals on the following terms being satisfied by July 10, 2024 unless an extension is requested in writing and approved by the Executive Officer:

- a) Completion of the 30-day reconsideration period provided under Government Code Section 56895.
 - b) Completion of applicable conducting authority proceedings specific to the portion of the reorganization involving annexation of the affected territory to Eastern MWD.
 - c) Submittal to the Commission of final map and geographic description of the affected territory as approved by the Commission conforming to the requirements of the State Board of Equalization – Tax Services Division.
 - d) Submittal to the Commission of the following payments:
 - A check made payable to LAFCO in the amount of \$100.00 for the County of San Diego-Clerk Recorder to reimburse for filing a CEQA Notices of Determination for the Sphere of Influence update and the reorganization consistent with the findings in the resolution.
 - A check made payable to the State Board of Equalization for processing fees in the amount of \$300.00.
 - A check made payable to San Diego LAFCO in the amount of \$1,439.96 to reimburse one-half of the cost of the public hearing notice published in the San Diego Union Tribune.
 - A check made payable to San Diego LAFCO in the amount of \$400 to reimburse one-half of the cost of the public hearing notice published in the Village News.
 - e) Within 30 days of the adoption of this Resolution, the execution of an obligation to indemnify and hold harmless, to the fullest extent permitted by law, the Commission, including its officers, agents, employees and volunteers, from and against any and all claims, losses, costs and expenses for any damage or injury arising out of or in connection with the reorganization, and, upon the Commission's request, the deposit of funds for the defense of the Commission. Such costs and expenses shall include reasonable attorneys' fees due to counsel of Commission's choice, expert fees and all other expenses of litigation.
 - f) Pursuant to Government Code Section 56886, subdivision (v), the Commission imposes an exit fee of \$15,798,250.00 to be paid by Rainbow MWD to CWA in five annual installments of \$3,159,650.00. The first payment shall be made to CWA within 30 days of the certification of the election results described below if a majority of the electorate votes in support of Rainbow's proposal.
7. The four remaining annual installments of \$3,159,650.00 for the exit fee described in 6.e above shall each be paid to CWA on the successive yearly anniversaries of the initial payment until completed.

8. The Commission assigns the proposal the following short-term designation:

“Rainbow MWD Reorganization: Wholesale Water Services”
9. The affected territory as designated by the Commission is inhabited as defined in Government Code Section 56046.
10. The Commission delegates to the Executive Officer the performance of all conducting authority proceeding requirements under Government Code Section 57000 for purposes of the Eastern MWD annexation.
11. Pursuant to Water Code Appendix Section 45-11, subdivision (a)(2), the Board of Directors of Rainbow MWD shall submit to its electors at the next available general or special election the proposition of detaching from CWA. The provisions of the County Water Authority Act regarding such elections in effect at the time the Executive Officer issued the Certificate of Filing for the proposal shall govern such election.
12. In the above-referenced election, the voters shall approve the proposition of detaching from CWA.
13. The Eastern MWD is a registered-voter district.
14. The Eastern MWD utilizes the County of Riverside assessment roll.
15. The affected territory will be liable for any existing bonds, contracts, and/or obligations of the Eastern MWD as provided under Government Section 57328, and will be subject to any previously authorized taxes, benefit assessments, fees, or charges of Eastern MWD provided under Government Code Section 57330, which Eastern MWD shall be authorized to assess, levy, and/or collect within its boundaries.
16. Pursuant to Government Code section 57202, the effective date of the approval shall occur only after all terms set forth in Number 6 above have been completed as attested by the Executive Officer.
 - a) The Executive Officer attests the effective date of November 1, 2024.
17. As allowed under Government Code Section 56107, the Commission authorizes the Executive Officer to make non-substantive corrections to this resolution to address any technical defects, errors, irregularities, or omissions.
18. Under Government Code Sections 56880-56882, the Executive Officer is hereby authorized and directed to mail copies of this Resolution.

19. The Executive Officer is further authorized and directed to prepare, execute, and record a Certificate of Completion, make the required filings with the County Assessor, County Auditor, and the State Board of Equalization as required by Section 57200, et seq., of the Government Code.

**

PASSED AND ADOPTED by the Commission on July 10, 2023 by the following vote:

AYES: Desmond, Drake (voting), Willis, White, and Vanderlaan

NOES: Anderson, Becker, and Whitburn

ABSENT: Mackenzie

ABSTAIN: None

**

**STATE OF CALIFORNIA |
COUNTY OF SAN DIEGO**

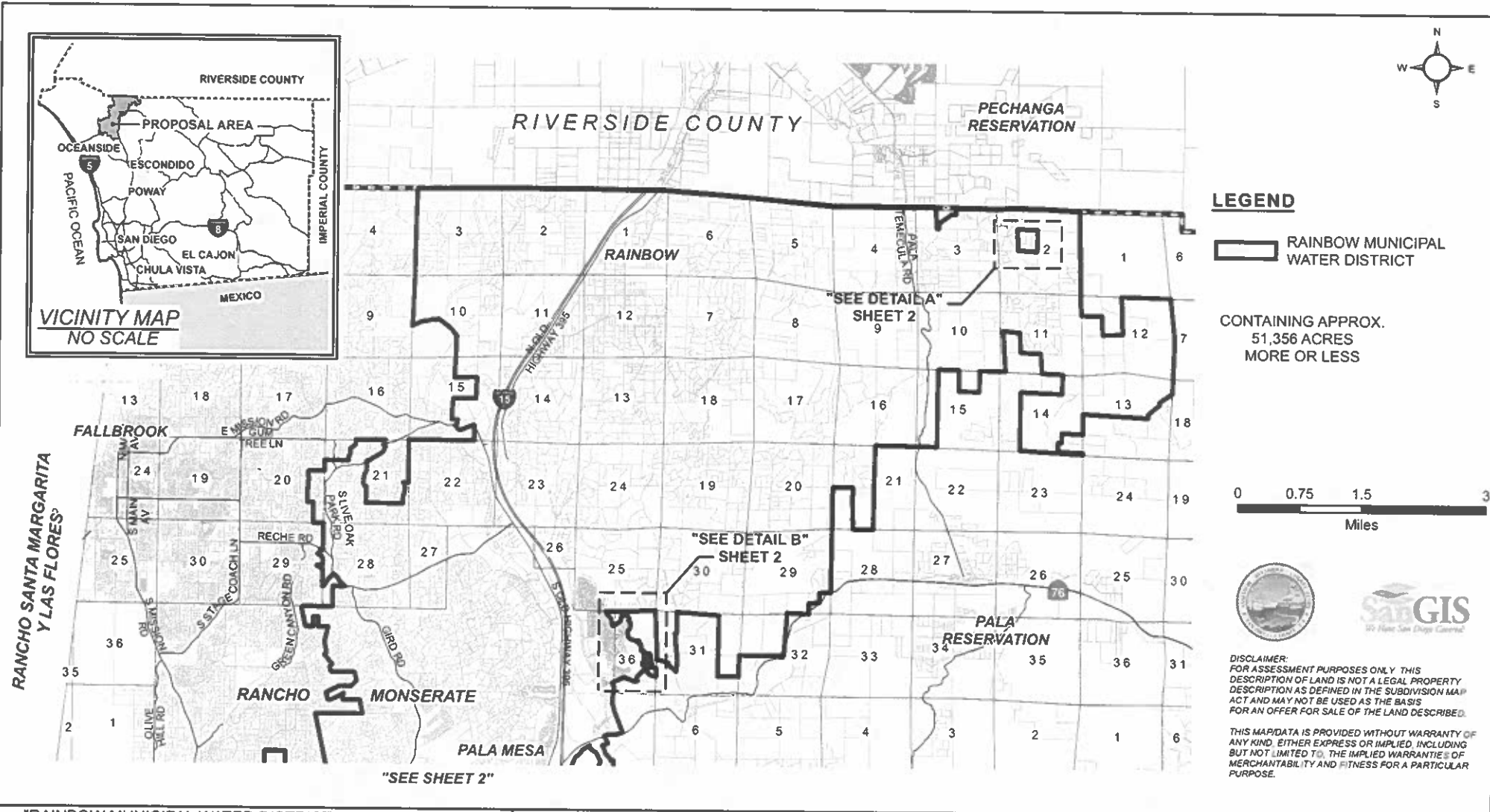
I, KEENE SIMONDS, Executive Officer of the Local Agency Formation Commission of the County of San Diego, State of California, hereby certify that I have compared the foregoing copy with the original resolution adopted by said Commission at its regular meeting on July 10, 2023, which original resolution is now on file in my office; and that same contains a full, true, and correct transcript therefrom and of the whole thereof.

Witness my hand this 1st day of November 2024.



Keene Simonds
Executive Officer
San Diego County Local Agency Formation Commission

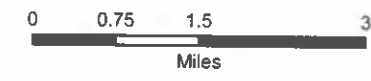
EXHIBIT A-1
MAP OF THE AFFECTED TERRITORY



LEGEND

RAINBOW MUNICIPAL WATER DISTRICT

CONTAINING APPROX.
51,356 ACRES
MORE OR LESS



DISCLAIMER:
FOR ASSESSMENT PURPOSES ONLY THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

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"RAINBOW MUNICIPAL WATER DISTRICT REORGANIZATION:
WHOLESALE WATER SERVICES"
CONCURRENT ANNEX. TO EASTERN MUNICIPAL WATER DISTRICT
AND DETACH. FROM SAN DIEGO COUNTY WATER AUTHORITY
LAFCO REFERENCE NO. RO20-04

COUNTY OF SAN DIEGO
Assessor/Recorder/County Clerk
Assessor's Mapping Division

AREA: 51,356 ACRES

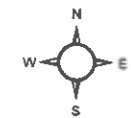
DATE: 9/16/2023

APN: VARIOUS

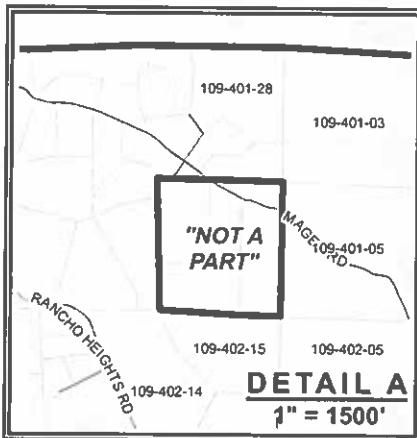
DRAWN BY: J. DELAROSA

SCALE: 1" = 3 MILES

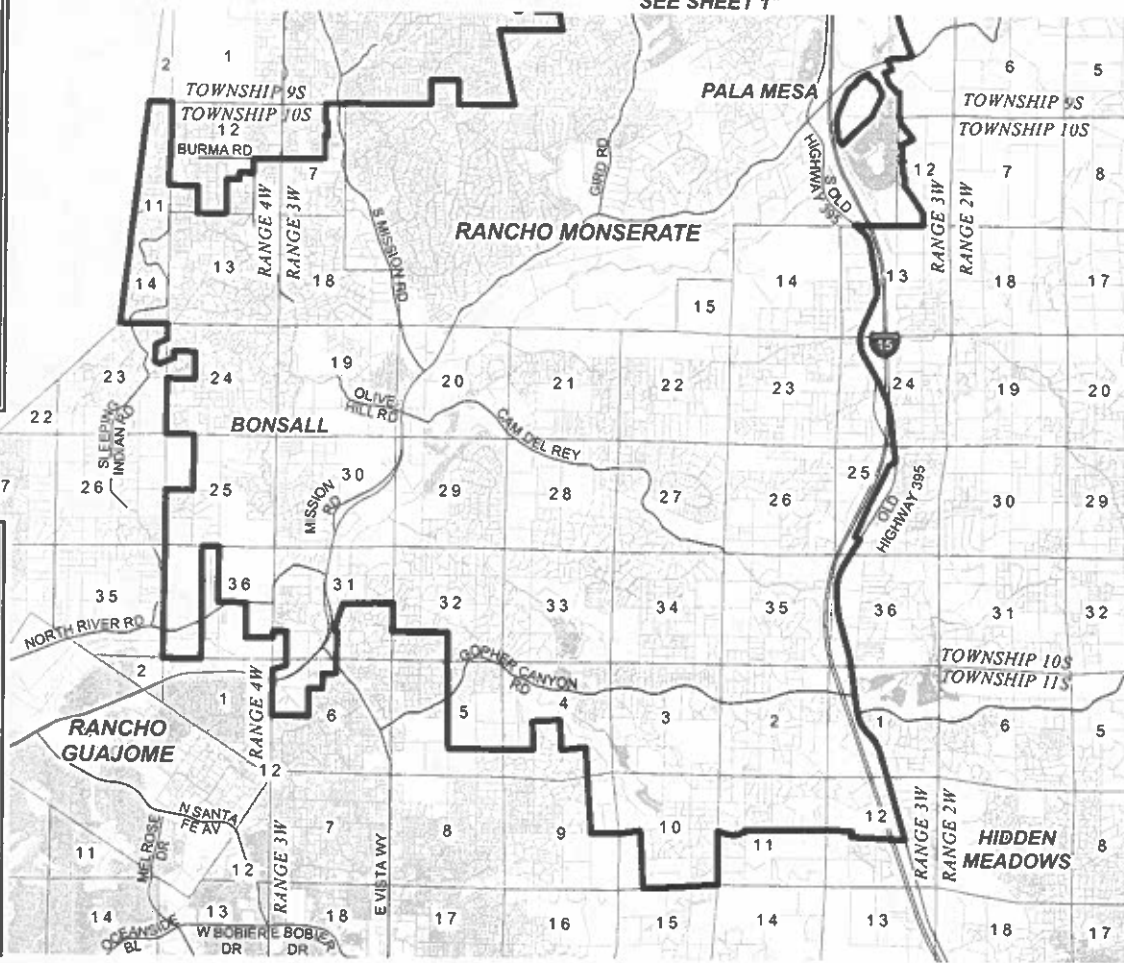
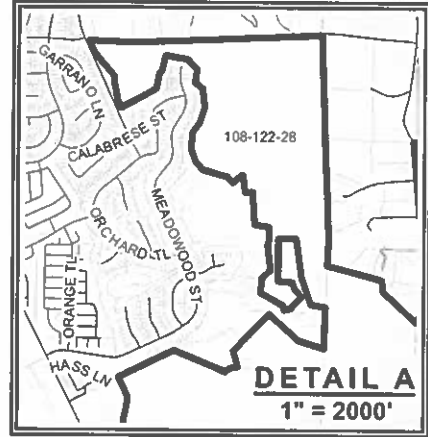
SHEET: 1 OF 2



"SEE SHEET 1"



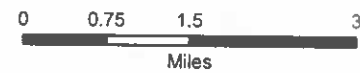
RANCHO SANTA MARGARITA Y LAS FLORES



LEGEND

RAINBOW MUNICIPAL WATER DISTRICT

CONTAINING APPROX.
51,356 ACRES
MORE OR LESS



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"RAINBOW MUNICIPAL WATER DISTRICT REORGANIZATION:
WHOLESALE WATER SERVICES"
CONCURRENT ANNEX. TO EASTERN MUNICIPAL WATER DISTRICT
AND DETACH. FROM SAN DIEGO COUNTY WATER AUTHORITY
LAFCO REFERENCE NO.: RO20-04

COUNTY OF SAN DIEGO
Assessor/Recorder/County Clerk
Assessor's Mapping Division

AREA: 51,356 ACRES
APN: VARIOUS
SCALE: 1" = 3 MILES

DATE: 9/16/2023
DRAWN BY: J. DELAROSA
SHEET: 2 OF 2

EXHIBIT A-2
GEOGRAPHIC DESCRIPTION OF THE AFFECTED TERRITORY

GEOGRAPHIC DESCRIPTION

**“RAINBOW MUNICIPAL WATER DISTRICT REORGANIZATION:
WHOLESALE WATER SERVICES”**

**CONCURRENT ANNEXATION TO EASTERN MUNICIPAL WATER DISTRICT AND
DETACHMENT FROM THE SAN DIEGO COUNTY WATER AUTHORITY
WITH RELATED ACTIONS**

LAFCO REFERENCE NO.: RO20-04

THE TERRITORY TO BE ANNEXED TO THE EASTERN MUNICIPAL WATER DISTRICT AND CONCURRENTLY DETACHED FROM THE SAN DIEGO COUNTY WATER AUTHORITY SHALL BE ALL THE TERRITORY WITHIN THE RAINBOW MUNICIPAL WATER DISTRICT AT THE TIME OF THE SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION'S RESOLUTION ORDERING THE REORGANIZATION.

CONTAINING **51,356 ACRES** OF LAND MORE OR LESS

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

RAINBOW MUNICIPAL WATER DISTRICT BOUNDARY DESCRIPTION

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

BEGINNING AT THE COMMON NORTHERLY CORNER OF SECTION'S 3 AND 4, T9S, R3W, SBB&M, THENCE EASTERLY, ALONG THE NORTH LINE OF SECTION'S 3, 2 AND 1, T9S, R3W, SBB&M, TO THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE ALONG THE RANGE LINE BETWEEN RANGE 3 WEST AND RANGE 2 WEST, SBB&M, TO THE NORTHWEST CORNER OF SECTION 6, T9S, R2W, SBB&M;

THENCE EASTERLY, ALONG THE NORTH LINE OF SECTION'S 6, 5,4 AND 3, T9S, R2W, SBB&M, TO THE NORTH-SOUTH CENTERLINE OF THE NORTHWEST $\frac{1}{4}$, OF SAID SECTION 3;

THENCE SOUTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF THE NORTHWEST $\frac{1}{4}$, OF SECTION 3, TO THE EAST-WEST CENTERLINE OF SAID NORTHWEST $\frac{1}{4}$, OF SECTION 3;

THENCE EASTERLY, ALONG SAID EAST-WEST CENTERLINE OF THE NORTHWEST $\frac{1}{4}$, OF SECTION 3, TO THE SOUTHWEST CORNER OF ASSESSOR PARCEL NO. 109-391-09;

THENCE NORTHERLY AND EASTERLY, ALONG THE SOUTHERLY BOUNDARY OF ASSESSOR PARCEL NO. 109-391-02, TO THE SOUTHWEST CORNER OF ASSESSOR PARCEL NO. 109-391-03;

THENCE EASTERLY, ALONG THE SOUTHERLY BOUNDARY AND NORTHERLY, ALONG THE EASTERLY BOUNDARY OF ASSESSOR PARCEL NO. 109-391-03 TO THE NORTH LINE OF SAID SECTION 3;

THENCE EASTERLY, ALONG THE NORTH LINE OF SAID SECTION 3 AND SECTION 2, T9S, R2W, SBB&M, TO THE NORTHEAST CORNER OF SAID SECTION 2;

THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID SECTION 2 AND SECTION 11, T9S, R2W, SBB&M, TO THE EAST-WEST CENTERLINE OF THE NORTHWEST $\frac{1}{4}$, OF SECTION 12, T9S, R2W, SBB&M;

THENCE EASTERLY, ALONG SAID EAST-WEST CENTERLINE OF SAID NORTHWEST $\frac{1}{4}$, OF SECTION 12, TO THE NORTH-SOUTH CENTERLINE OF SAID NORTHWEST $\frac{1}{4}$, OF SECTION 12;

THENCE SOUTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF THE NORTHWEST $\frac{1}{4}$, OF SECTION 12, TO THE EAST-WEST CENTERLINE OF SAID SECTION 12;

THENCE EASTERLY, ALONG SAID EAST-WEST CENTERLINE OF SECTION 12, TO THE CENTER THEREOF;

THENCE NORTHERLY, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12, TO THE NORTH LINE THEREOF;

THENCE EASTERLY, ALONG SAID NORTH LINE OF SECTION 12, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID SECTION 12 AND SECTION 13, T9S, R2W, SBB&M, TO THE NORTHERLY CORNER OF ASSESSOR PARCEL NO. 109-200-09;

THENCE SOUTHWESTERLY, ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF ASSESSOR PARCEL NO. 109-200-09, TO THE EAST-WEST CENTER LINE OF SAID SECTION 13;

THENCE WESTERLY, ALONG SAID EAST-WEST CENTER LINE OF SECTION 13, TO THE WEST LINE THEREOF;

THENCE SOUTHERLY, ALONG SAID WEST LINE OF SECTION 13, TO THE EAST-WEST CENTER LINE OF THE SOUTHEAST $\frac{1}{4}$, OF SECTION 14, T9S, R2W, SBB&M;

THENCE WESTERLY, ALONG SAID EAST-WEST CENTERLINE OF THE SOUTHEAST $\frac{1}{4}$, OF SECTION 14, TO THE NORTH-SOUTH CENTERLINE OF SAID SOUTHWEST $\frac{1}{4}$, OF SECTION 14;

THENCE SOUTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF THE SOUTHEAST $\frac{1}{4}$, OF SECTION 14, TO THE EAST-WEST CENTER LINE OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$, OF SAID SECTION 14;

THENCE WESTERLY, ALONG SAID EAST-WEST CENTERLINE OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$, OF SECTION 14, TO THE NORTHWEST CORNER OF ASSESSOR PARCEL NO. 109-160-24;

THENCE SOUTHERLY, ALONG THE WESTERLY BOUNDARY AND EASTERLY, ALONG THE SOUTHERLY BOUNDARY OF ASSESSOR PARCEL NO. 109-160-24 , TO SAID NORTH-SOUTH CENTER LINE OF THE SOUTHEAST $\frac{1}{4}$, OF SECTION 14;

THENCE SOUTHERLY, ALONG SAID NORTH-SOUTH CENTER LINE OF THE SOUTHEAST $\frac{1}{4}$, OF SECTION 14, TO THE SOUTH LINE THEREOF;

THENCE WESTERLY, ALONG SAID SOUTH LINE OF SECTION 14, TO THE NORTH-SOUTH CENTER LINE OF THE SOUTHWEST $\frac{1}{4}$, OF SECTION 14;

THENCE NORTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF THE SOUTHWEST $\frac{1}{4}$, AND CONTINUING ALONG THE NORTH-SOUTH CENTERLINE OF THE NORTHWEST $\frac{1}{4}$, OF SAID SECTION 14, TO THE EAST-WEST CENTERLINE OF SAID NORTHWEST $\frac{1}{4}$, OF SECTION 14;

THENCE EASTERLY, ALONG SAID EAST-WEST CENTERLINE OF THE NORTHWEST $\frac{1}{4}$, AND CONTINUING ALONG THE EAST-WEST CENTERLINE OF THE NORTHEAST $\frac{1}{4}$, OF

SAID SECTION 14, TO THE NORTH-SOUTH CENTERLINE OF SAID NORTHEAST ¼, OF SECTION 14;

THENCE NORTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF THE NORTHEAST ¼, OF SECTION 14 TO THE SOUTH LINE OF SECTION 11, T9S, R2W, SBB&M;

THENCE WESTERLY, ALONG SAID SOUTH LINE OF SECTION 11, TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 11;

THENCE NORTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 11, TO THE EAST-WEST CENTERLINE OF THE SOUTHWEST ¼, OF SAID SECTION 11;

THENCE WESTERLY, ALONG SAID EAST-WEST CENTERLINE OF THE SOUTHWEST ¼, OF SECTION 11, TO THE NORTH-SOUTH CENTERLINE OF SAID SOUTHWEST ¼, OF SECTION 11;

THENCE NORTHERLY, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SOUTHWEST ¼, OF SECTION 11, TO THE EAST-WEST CENTERLINE OF SAID SECTION 11;

THENCE WESTERLY, ALONG SAID EAST-WEST CENTERLINE OF SECTION 11, TO THE WEST LINE THEREOF;

THENCE SOUTHERLY, ALONG SAID WEST LINE OF SECTION 11, TO THE SOUTHEAST CORNER OF SECTION 10, T9S, R2W, SBB&M;

THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID SECTION 10, TO THE NORTH-SOUTH CENTERLINE OF THE NORTHEAST ¼, OF SECTION 15, T9S, R2W, SBB&M;

THENCE SOUTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF THE NORTHEAST ¼, OF SECTION 15, TO THE EAST-WEST CENTERLINE OF SAID NORTHEAST ¼, OF SECTION 15;

THENCE WESTERLY, ALONG SAID EAST-WEST CENTERLINE OF THE NORTHEAST ¼, OF SECTION 15, TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 15;

THENCE NORTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 15, TO THE NORTH LINE THEREOF;

THENCE WESTERLY, ALONG SAID NORTH LINE, TO THE NORTH-SOUTH CENTERLINE OF THE NORTHWEST ¼, OF SAID SECTION 15;

THENCE SOUTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF THE NORTHWEST ¼, OF SECTION 15, AND CONTINUING ALONG THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST ¼, OF SECTION 15, TO THE SOUTH LINE THEREOF;

THENCE WESTERLY, ALONG SAID SOUTH LINE OF SECTION 15, AND CONTINUING ALONG THE NORTH LINE OF SECTION 21, T9S, R2W, SBB&M, TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 21;

THENCE SOUTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 21, TO THE SOUTH LINE THEREOF;

THENCE WESTERLY, ALONG SAID SOUTH LINE OF SECTION 21, TO THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST $\frac{1}{4}$, OF SAID SECTION 21;

THENCE NORTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF THE SOUTHWEST $\frac{1}{4}$, OF SECTION 21, TO THE EAST-WEST CENTERLINE OF SAID SECTION 21;

THENCE WESTERLY, ALONG SAID EAST-WEST CENTERLINE OF SECTION 21, TO THE WEST LINE THEREOF;

THENCE SOUTHERLY, ALONG SAID WEST LINE OF SECTION 21, AND CONTINUING ALONG THE EAST LINE OF SECTION 29, T9S, R2W, SBB&M, TO THE EAST-WEST CENTERLINE OF THE SOUTHEAST $\frac{1}{4}$, OF SAID SECTION 29;

THENCE WESTERLY, ALONG SAID EAST-WEST CENTERLINE OF SAID SOUTHEAST $\frac{1}{4}$, OF SECTION 29, TO THE NORTH-SOUTH CENTERLINE OF THE SOUTHEAST $\frac{1}{4}$, OF SAID SOUTHEAST $\frac{1}{4}$, OF SECTION 29;

THENCE SOUTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF THE SOUTHEAST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$, OF SECTION 29, TO THE EAST-WEST CENTERLINE OF SAID SOUTHEAST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$, OF SECTION 29;

THENCE WESTERLY, ALONG SAID EAST-WEST CENTERLINE OF SAID SOUTHEAST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$, OF SECTION 29, TO THE NORTH-SOUTH CENTERLINE OF SAID SOUTHEAST $\frac{1}{4}$, OF SECTION 29;

THENCE SOUTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF THE SOUTHEAST $\frac{1}{4}$, OF SECTION 29, TO THE SOUTH LINE THEREOF;

THENCE WESTERLY, ALONG SAID SOUTH LINE OF SECTION 29, TO THE NORTH-SOUTH CENTERLINE OF SECTION 32, T9S, R2W, SBB&M;

THENCE SOUTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 32, TO THE CENTER THEREOF;

THENCE WESTERLY, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 32, TO THE WEST LINE THEREOF;

THENCE SOUTHERLY, ALONG SAID WEST LINE OF SECTION 32, TO THE EAST-WEST CENTERLINE OF THE SOUTHEAST $\frac{1}{4}$, OF SECTION 31, T9S, R2W, SBB&M;

THENCE WESTERLY, ALONG SAID EAST-WEST CENTERLINE OF THE SOUTHEAST $\frac{1}{4}$, OF SECTION 31, TO THE NORTH-SOUTH CENTERLINE OF SAID SOUTHEAST $\frac{1}{4}$, OF SECTION 31;

THENCE NORTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF THE SOUTHEAST $\frac{1}{4}$, OF SECTION 31, AND CONTINUING ALONG THE NORTH-SOUTH CENTERLINE OF THE NORTHEAST $\frac{1}{4}$, OF SECTION 31, TO THE NORTH LINE THEREOF;

THENCE WESTERLY, ALONG SAID NORTH LINE OF SECTION 31, TO THE NORTH-SOUTH CENTERLINE OF THE NORTHWEST ¼, OF SAID SECTION 31;

THENCE SOUTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF THE NORTHWEST ¼, OF SECTION 31, TO THE EAST-WEST CENTERLINE OF SAID NORTHWEST ¼, OF SECTION 31;

THENCE WESTERLY, ALONG SAID EAST-WEST CENTERLINE OF THE NORTHWEST ¼, OF SECTION 31, TO THE NORTHEAST CORNER OF PARCEL MAP NO. 2222, RECORDED JANUARY 4, 1974, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILE NO. 74-002917 OF OFFICIAL RECORDS;

THENCE SOUTHERLY, ALONG THE EAST LINE AND NORTHWESTERLY, ALONG THE SOUTH LINE OF SAID PARCEL MAP NO. 2222, TO THE WEST LINE OF SAID SECTION 31;

THENCE ALONG THE RANGE LINE BETWEEN RANGE 2 WEST AND RANGE 3 WEST, SBB&M, TO THE EAST LINE OF SECTION 36, T9S, R3W, SBB&M;

THENCE NORTHERLY, ALONG SAID EAST LINE OF SECTION 36, TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY, ALONG THE SOUTH LINE OF SECTION 25, T9S, R3W, SBB&M, TO THE NORTHEAST CORNER OF LOT 56, OF TRACT NO. 5354-1, RECORDED SEPTEMBER 16, 2020, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILE NO. 2020-7000306 OF OFFICIAL RECORDS;

THENCE SOUTHEASTERLY, NORTHEASTERLY, AND SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID LOT AND CONTINUING SOUTHEASTERLY TO THE EASTERLY BOUNDARY OF SAID TRACT;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT TO THE SOUTHWESTERLY CORNER THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF TRACT NO. 5338-2, RECORDED MARCH 28, 2017, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILE NO. 2017-7000107 OF OFFICIAL RECORDS;

THENCE SOUTHWESTERLY ALONG SAID TRACT TO ITS INTERSECTION WITH THE EASTERLY LINE OF PARCEL 4, OF PARCEL MAP NO. 13703, RECORDED FEBRUARY 28, 1985, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILE NO. 85-066725 OF OFFICIAL RECORDS;

THENCE SOUTHEASTERLY, SOUTHWESTERLY, AND NORTHWESTERLY ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID PARCEL TO THE NORTH LINE OF MAP NO. 11877, RECORDED AUGUST 11, 1987, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILE NO. 87-452916 OF OFFICIAL RECORDS;

THENCE EASTERLY, ALONG THE NORTH LINE AND SOUTHERLY, ALONG THE EAST LINE OF SAID MAP NO. 11877, TO THE NORTHWEST CORNER OF ASSESSOR PARCEL NO. 125-100-17;

THENCE SOUTHERLY, ALONG THE WESTERLY BOUNDARY OF SAID ASSESSOR PARCEL NO. 125-100-17, TO THE NORTHWEST CORNER OF ASSESSOR PARCEL NO. 125-100-19;

THENCE SOUTHERLY, ALONG THE WESTERLY BOUNDARY OF SAID ASSESSOR PARCEL NO. 125-100-19, TO THE EASTERLY BOUNDARY OF ASSESSOR PARCEL NO. 125-100-08;

THENCE SOUTHERLY, ALONG SAID WESTERLY BOUNDARY OF ASSESSOR PARCEL NO. 125-100-08, TO THE NORTH LINE OF SECTION 13, T10S, R3W, SBB&M;

THENCE WESTERLY, ALONG SAID NORTH LINE OF SECTION 13, TO THE CENTERLINE OF RIGHT-OF-WAY FOR U.S. HIGHWAY 395, AS LOCATED BY THE STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS SURVEY OF ROAD X1-SD-77-G, AS SHOWN ON STATE HIGHWAY MAP NO. 24, CONSISTING OF SHEETS 1-30, INCLUSIVE, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS FILE NO. 141886, IN BOOK 4, PAGE 24 OF HIGHWAY MAPS;

THENCE SOUTHERLY, ALONG SAID CENTERLINE, BEING THE SURVEY LINE LYING WITHIN THE EXTERIOR BOUNDARIES FOR RIGHT-OF-WAY FOR U.S. HIGHWAY 395, AS SO LOCATED BY SAID STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS SURVEY OF ROAD X1-SD-77-G, AS SHOWN ON SAID STATE HIGHWAY MAP NO. 24, SAID SURVEY LINE BEING IDENTIFIED UPON SAID HIGHWAY MAP NO. 24 BY THE DESIGNATION THEREON IN NUMERICAL SEQUENCE OF ENGINEER'S STATIONS 33 + 00-G TO 753, TO THE INTERSECTION WITH THE NORTH-SOUTH CENTERLINE OF SECTION 25, T10S, R3W, SBB&M;

THENCE RADially FROM SAID CENTERLINE, TO THE EASTERLY BOUNDARY OF ASSESSOR PARCEL NO. 127-221-21;

THENCE NORTHEASTERLY, ALONG SAID EASTERLY BOUNDARY OF ASSESSOR PARCEL NO. 127-221-21 AND CONTINUING ALONG THE EASTERLY BOUNDARY OF ASSESSOR PARCEL NO. 127-221-18 AND ASSESSOR PARCEL NO. 127-221-20 TO THE NORTH CORNER OF SAID ASSESSOR PARCEL NO. 127-221-20;

THENCE SOUTHWESTERLY, ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID ASSESSOR PARCEL NO. 127-221-20 AND CONTINUING ALONG THE WESTERLY BOUNDARY OF ASSESSOR PARCEL NO'S. 127-221-21, 127-221-24, 127-221-28 AND 127-221-31 TO THE WESTERLY CORNER OF SAID ASSESSOR PARCEL NO. 127-221-31;

THENCE SOUTHEASTERLY, ALONG THE SOUTHERLY BOUNDARY AND NORTHEASTERLY, ALONG THE EASTERLY BOUNDARY OF SAID ASSESSOR PARCEL NO. 127-221-31 AND CONTINUING NORTHEASTERLY, ALONG THE SOUTHEASTERLY BOUNDARY OF ASSESSOR PARCEL NO. 127-221-28 AND CONTINUING ALONG THE EASTERLY BOUNDARIES OF ASSESSOR PARCEL NO'S. 127-221-06 AND 127-221-25 TO THE NORTHEASTERLY CORNER OF SAID ASSESSOR PARCEL NO. 127-221-25;

THENCE SOUTHEASTERLY, ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF SAID RIGHT-OF-WAY FOR U.S. HIGHWAY 395, AS LOCATED BY THE STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS SURVEY OF ROAD X1-SD-77-G, TO THE INTERSECTION OF SAID CENTERLINE OF RIGHT-OF-WAY FOR U.S. HIGHWAY 395;

THENCE SOUTHERLY, ALONG SAID CENTERLINE OF RIGHT-OF-WAY FOR U.S. HIGHWAY 395, AS SO LOCATED BY SAID STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS SURVEY OF ROAD X1-SD-77-G, AND CONTINUING SOUTHERLY ALONG THE CENTERLINE OF SAID RIGHT-OF-WAY FOR SAID U.S. HIGHWAY 395 AS LOCATED BY STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS SURVEY OF ROAD X1-SD-77-F, AS SHOWN OF STATE HIGHWAY MAP NO. 23, CONSISTING OF SHEETS 1-23, INCLUSIVE, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS FILE NO. 137991, IN BOOK 4, PAGE 23 OF HIGHWAY MAPS, SAID CENTERLINE OF SAID RIGHT-OF-WAY FOR U.S. HIGHWAY 395 BEING THE SURVEY LINE LYING WITHIN THE EXTERIOR BOUNDARIES OF THE RIGHT-OF-WAY FOR SAID U.S. HIGHWAY 395 AS SO LOCATED BY SAID STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS SURVEY OF ROAD X1-SD-77-F AS SHOWN ON SAID STATE HIGHWAY MAP NO. 23, SAID SURVEY LINE BEING IDENTIFIED UPON SAID HIGHWAY MAP NO. 23 BY THE DESIGNATION THEREON IN NUMERICAL SEQUENCE OF ENGINEERS' STATIONS 128 TO 633 + 00-F, INCLUSIVE, TO THE INTERSECTION WITH A LINE THAT IS PARALLEL AND 270.02 FEET SOUTHERLY WITH THE EAST-WEST CENTERLINE OF SECTION 12, T11S, R3W, SBB&M;

THENCE WESTERLY AND PARALLEL WITH SAID EAST-WEST CENTERLINE OF SAID SECTION 12, TO THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 12;

THENCE NORTHERLY, ALONG THE SAID NORTH-SOUTH CENTERLINE OF SAID SOUTHWEST $\frac{1}{4}$ OF SECTION 12, A DISTANCE OF 270.02 FEET TO SAID EAST-WEST CENTERLINE OF SAID SECTION 12;

THENCE WESTERLY, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 12 AND SECTION 11, T11S, R3W, SBB&M, TO THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST $\frac{1}{4}$, OF SAID SECTION 11;

THENCE SOUTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF THE SOUTHWEST $\frac{1}{4}$, OF SECTION 11, TO THE SOUTHEAST CORNER OF PARCEL MAP NO. 12187, RECORDED JUNE 17, 1982, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILE NO. 82-187378 OF OFFICIAL RECORDS;

THENCE WESTERLY, ALONG THE SOUTH BOUNDARY OF SAID PARCEL MAP NO. 12187, TO THE EAST LINE OF SECTION 10, T11S, R3W, SBB&M;

THENCE SOUTHERLY, ALONG SAID EAST LINE OF SAID SECTION 10, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID SECTION 10, TO THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 10;

THENCE NORTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF SAID SOUTHWEST $\frac{1}{4}$ OF SECTION 10, TO THE EAST-WEST CENTERLINE OF SAID SECTION 10;

THENCE WESTERLY, ALONG THE SAID EAST-WEST CENTERLINE OF SAID SECTION 10, AND CONTINUING ALONG THE EAST-WEST CENTERLINE OF SECTION 9, T11S, R3W, SBB&M TO THE NORTH-SOUTH CENTERLINE OF THE NORTHEAST ¼ OF SAID SECTION 9;

THENCE NORTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF SAID NORTHEAST ¼ OF SECTION 9, AND CONTINUING ALONG THE NORTH-SOUTH CENTERLINE OF THE SOUTHEAST ¼ OF SECTION 4, T11S, R3W, SBB&M, TO THE EAST-WEST CENTERLINE OF SAID SOUTHEAST ¼ OF SECTION 4;

THENCE WESTERLY, ALONG SAID EAST-WEST CENTERLINE OF SAID SOUTHEAST ¼ OF SECTION 4, TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 4;

THENCE NORTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 4, TO THE CENTER THEREOF;

THENCE WESTERLY, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 4, TO THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST ¼ OF SAID SECTION 4;

THENCE SOUTHERLY, ALONG THE SAID NORTH-SOUTH CENTERLINE OF SAID SOUTHWEST ¼ OF SECTION 4, TO THE EAST-WEST CENTERLINE OF SAID SOUTHWEST ¼ OF SECTION 4;

THENCE WESTERLY, ALONG SAID EAST-WEST CENTERLINE OF SAID SOUTHWEST ¼ OF SECTION 4, AND CONTINUING ALONG THE EAST-WEST CENTERLINE OF THE SOUTHEAST ¼ OF SECTION 5, T11S, R3W, SBB&M, TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 5;

THENCE NORTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 5, TO THE NORTH LINE THEREOF;

THENCE ALONG THE TOWNSHIP LINE BETWEEN TOWNSHIP 11 SOUTH AND TOWNSHIP 10 SOUTH, SBB&M, TO THE NORTH-SOUTH CENTERLINE OF SECTION 32, T10S, R3W, SBB&M;

THENCE NORTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 32, TO THE EAST-WEST CENTERLINE OF THE SOUTHWEST ¼ OF SAID SECTION 32;

THENCE WESTERLY, ALONG SAID EAST-WEST CENTERLINE OF SAID SOUTHWEST ¼ OF SECTION 32, TO THE WEST LINE THEREOF;

THENCE NORTHERLY, ALONG SAID WEST LINE OF SECTION 32, TO THE EAST-WEST CENTERLINE OF SECTION 31, T10S, R3W, SBB&M;

THENCE WESTERLY, ALONG THE SAID EAST-WEST CENTERLINE OF SECTION 31, TO THE NORTHWEST CORNER OF MAP NO. 14585, RECORDED MAY 8, 2003, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILE NO. 2003-0540540 OF OFFICIAL RECORDS;

THENCE SOUTHERLY, ALONG THE WESTERLY BOUNDARY OF SAID MAP NO. 14585, TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID MAP NO. 14585, TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 31;

THENCE SOUTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE, OF SECTION 31, TO THE SOUTH LINE THEREOF;

THENCE ALONG THE TOWNSHIP LINE BETWEEN TOWNSHIP 10 SOUTH AND TOWNSHIP 11 SOUTH, SBB&M, TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 6, T11S, R3W, SBB&M;

THENCE SOUTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 6, TO THE EAST-WEST CENTERLINE OF THE NORTHEAST $\frac{1}{4}$, OF THE NORTHWEST $\frac{1}{4}$, OF SECTION 6;

THENCE WESTERLY, ALONG SAID EAST-WEST CENTERLINE OF THE NORTHEAST $\frac{1}{4}$, OF THE NORTHWEST $\frac{1}{4}$, OF SECTION 6, TO THE NORTH-SOUTH CENTERLINE OF SAID NORTHEAST $\frac{1}{4}$, OF THE NORTHWEST $\frac{1}{4}$, OF SECTION 6;

THENCE SOUTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF THE NORTHEAST $\frac{1}{4}$, OF THE NORTHWEST $\frac{1}{4}$, OF SECTION 6, TO THE EAST-WEST CENTERLINE OF THE NORTHWEST $\frac{1}{4}$, OF SAID SECTION 6;

THENCE WESTERLY, ALONG SAID EAST-WEST CENTERLINE OF THE NORTHWEST $\frac{1}{4}$, OF SECTION 6, TO THE NORTH-SOUTH CENTERLINE OF SAID NORTHWEST $\frac{1}{4}$, OF SECTION 6;

THENCE SOUTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF THE NORTHWEST $\frac{1}{4}$, OF SECTION 6, TO THE EAST-WEST CENTERLINE OF SAID SECTION 6;

THENCE WESTERLY, ALONG THE SAID EAST-WEST CENTERLINE OF SECTION 6, TO THE WEST LINE THEREOF;

THENCE NORTHERLY, ALONG SAID WEST LINE OF SECTION 6, TO THE SOUTHWEST CORNER OF ASSESSOR PARCEL NO. 170-020-40;

THENCE NORTHEASTERLY, ALONG THE SOUTHERLY BOUNDARY AND NORTHERLY, ALONG THE EAST BOUNDARY, OF SAID ASSESSOR PARCEL NO. 170-020-40, TO THE NORTH LINE OF SAID SECTION 6;

THENCE ALONG THE TOWNSHIP LINE BETWEEN TOWNSHIP 11 SOUTH AND TOWNSHIP 10 SOUTH, SBB&M, TO THE SOUTHWEST CORNER OF ASSESSOR PARCEL NO. 126-260-18;

THENCE NORTHERLY, ALONG THE WEST BOUNDARY OF SAID ASSESSOR PARCEL NO. 126-260-18, TO THE EAST-WEST CENTERLINE OF THE SOUTHWEST $\frac{1}{4}$, OF SECTION 31, T10S, R3W, SBB&M;

THENCE WESTERLY, ALONG SAID EAST-WEST CENTERLINE OF THE SOUTHWEST $\frac{1}{4}$, OF SECTION 31, TO THE WEST LINE THEREOF;

THENCE ALONG THE RANGE LINE BETWEEN RANGE 3 WEST AND RANGE 4 WEST, SBB&M, TO THE EAST LINE OF SECTION 36, T10S, R4W, SBB&M;

THENCE SOUTHERLY, ALONG SAID EAST LINE OF SECTION 36, TO THE SOUTHEAST CORNER OF ASSESSOR PARCEL NO. 122-130-03;

THENCE WESTERLY, ALONG THE SOUTHERLY BOUNDARY OF SAID ASSESSOR PARCEL NO. 122-130-03, TO THE NORTH-SOUTH CENTERLINE OF THE SOUTHEAST $\frac{1}{4}$, OF SAID SECTION 36;

THENCE NORTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF THE SOUTHEAST $\frac{1}{4}$, OF SECTION 36, TO THE EAST-WEST CENTERLINE OF SAID SECTION 36;

THENCE WESTERLY, ALONG SAID EAST-WEST CENTERLINE OF SECTION 36, TO THE CENTER THEREOF;

THENCE NORTHERLY, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 36, TO THE NORTH LINE THEREOF;

THENCE WESTERLY, ALONG SAID NORTH LINE OF SECTION 36, TO THE NORTHEAST CORNER OF ASSESSOR PARCEL NO. 122-130-32;

THENCE SOUTHERLY, ALONG THE EAST BOUNDARY OF SAID ASSESSOR PARCEL NO. 122-130-32 AND CONTINUING SOUTHERLY, ALONG THE EAST BOUNDARY OF ASSESSOR PARCEL NO. 122-130-33 AND ASSESSOR PARCEL NO. 122-130-37, TO THE SOUTH LINE OF SAID SECTION 36;

THENCE WESTERLY, ALONG SAID SOUTH LINE OF SECTION 36, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY, ALONG THE WEST LINE OF SAID SECTION 36 AND SECTION 25, T10S, R4W, SBB&M, TO THE EAST-WEST CENTERLINE OF SAID SECTION 25;

THENCE EASTERLY, ALONG SAID EAST-WEST CENTERLINE OF SECTION 25, TO THE NORTH-SOUTH CENTERLINE OF THE NORTHWEST $\frac{1}{4}$, OF SAID SECTION 25;

THENCE NORTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF THE NORTHWEST $\frac{1}{4}$, OF SECTION 25, TO THE NORTH LINE THEREOF;

THENCE WESTERLY, ALONG SAID NORTH LINE OF SECTION 25, TO THE NORTHWEST CORNER THEREOF;

THENCE NORTHERLY, ALONG THE WEST LINE OF SECTION 24, T10S, R4W, SBB&M, TO THE EAST-WEST CENTERLINE OF SAID SECTION 24;

THENCE EASTERLY, ALONG SAID EAST-WEST CENTERLINE OF SECTION 24, TO THE NORTH-SOUTH CENTERLINE OF THE NORTHWEST $\frac{1}{4}$, OF SAID SECTION 24;

THENCE NORTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF THE NORTHWEST $\frac{1}{4}$, OF SECTION 24, TO THE EAST-WEST CENTERLINE OF SAID NORTHWEST $\frac{1}{4}$, OF SECTION 24;

THENCE WESTERLY, ALONG SAID EAST-WEST CENTERLINE OF THE NORTHWEST ¼, OF SECTION 24, TO THE NORTHWEST CORNER OF LOT 7, OF MAP NO. 8997, RECORDED OCTOBER 6, 1978, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILE NO. 78-427458 OF OFFICIAL RECORDS;

THENCE SOUTHERLY AND SOUTHWESTERLY, ALONG THE NORTHWEST BOUNDARY OF SAID MAP NO. 8997, TO THE SOUTHEAST CORNER OF ASSESSOR PARCEL NO. 121-201-12;

THENCE SOUTHWESTERLY, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY, ALONG THE BOUNDARY OF SAID ASSESSOR PARCEL NO. 121-201-12, TO THE WEST LINE OF SAID SECTION 24;

THENCE NORTHERLY, ALONG SAID WEST LINE OF SECTION 24, TO THE NORTHEAST CORNER OF SECTION 23, T10S, R4W, SBB&M;

THENCE WESTERLY, ALONG THE NORTH LINE OF SAID SECTION 23, TO THE EASTERLY LINE OF THE RANCHO SANTA MARGARITA Y LAS FLORES, AS DELINEATED ON MAP IN BOOK 7, PAGE 39, OF PATENTS, RECORDS OF SAN DIEGO COUNTY;

THENCE NORTHERLY, ALONG SAID EASTERLY LINE OF SAID RANCHO SANTA MARGARITA Y LAS FLORES, TO THE SOUTH LINE OF SECTION 2, T10S, R4W, SBB&M;

THENCE EASTERLY, ALONG SAID SOUTH LINE OF SECTION 2, TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTHERLY, ALONG THE WEST LINE OF SECTION 12, T10S, R4W, SBB&M, TO THE SOUTHWEST CORNER OF THE NORTHWEST ¼, OF THE SOUTHWEST ¼, OF SAID SECTION 12;

THENCE EASTERLY, ALONG THE NORTHERLY LINE OF THE SOUTHWEST ¼, OF THE SOUTHWEST ¼ OF SAID SECTION 12, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID SOUTHWEST ¼, OF THE SOUTHWEST ¼ OF SECTION 12, TO THE SOUTHEAST CORNER THEREOF;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 12, TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12;

THENCE NORTHERLY, ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 12, TO THE SOUTHWEST CORNER OF PARCEL 4, OF PARCEL MAP NO. 9588, RECORDED JANUARY 18, 1980, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILE NO. 80-020414 OF OFFICIAL RECORDS;

THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL 3 OF SAID PARCEL MAP;

THENCE EASTERLY, ALONG THE NORTH LINE OF SAID PARCEL, TO THE NORTHEAST CORNER THEREOF;

THENCE NORTHERLY TO THE NORTHEAST CORNER OF THE NORTHWEST ¼, OF THE SOUTHEAST ¼ OF SAID SECTION 12;

THENCE EASTERLY, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 12 TO THE WEST LINE OF SECTION 7, T9S, R3W, SBB&M;

THENCE EASTERLY, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 7, TO THE EAST LINE OF THE WESTERLY 20 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 7;

THENCE NORTHERLY ALONG SAID EAST LINE TO THE SOUTHERLY LINE OF PARCEL 1 OF PARCEL MAP NO. 7797;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE NORTHERLY ALONG THE EAST LINE THEREOF TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TO THE EAST LINE OF THE WESTERLY 20 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 7;

THENCE NORTHERLY ALONG SAID EAST LINE TO A LINE SOUTH OF AND PARALLEL TO THE NORTH SECTION LINE OF SAID SECTION 7;

THENCE EASTERLY ALONG SAID SOUTH LINE TO THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 7;

THENCE NORTH ALONG SAID NORTH AND SOUTH CENTERLINE OF SAID SECTION 7 A DISTANCE OF 10 FEET TO THE SOUTH LINE OF LOT 55 OF THE SUBDIVISION OF TRACT "D" OF THE PARTITION OF MONSERATE RANCHO, ACCORDING TO MAP THEREOF, NO. 821, FILED IN THE OFFICE OF COUNTY RECORDER OF THE COUNTY OF SAN DIEGO ON SEPTEMBER 25, 1896;

THENCE EASTERLY ALONG THE SOUTH LINE OF LOTS 55, 56 AND 57 OF SAID SUBDIVISION OF TRACT "D" TO THE EAST LINE OF LOT 57;

THENCE NORTHERLY ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 47 OF SAID SUBDIVISION OF TRACT "D";

THENCE EASTERLY ALONG SAID SOUTH LINE OF LOT 47 TO THE WEST LINE OF LOT 59 OF SAID SUBDIVISION OF TRACT "D";

THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 59;

THENCE EASTERLY ALONG THE SOUTH LINES OF LOTS 59 AND 60 OF SAID SUBDIVISION OF TRACT "D" TO THE EASTERLY LINE OF SAID SUBDIVISION OF TRACT "D" OF THE PARTITION OF MONSERATE RANCHO;

THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE OF SAID SUBDIVISION OF TRACT "D" TO THE SOUTH LINE OF RAY GIRD PETERS LAND AS PER BOOK 1019, PAGE 261 OF DEEDS;

THENCE EASTERLY, ALONG SAID SOUTH LINE OF RAY GIRD PETERS LAND TO A LINE WHICH IS DISTANT 3,000 FEET EASTERLY AT RIGHT ANGLES FROM SAID EASTERLY LINE OF SAID SUBDIVISION OF TRACT "D";

THENCE ALONG SAID LINE DISTANT 3,000 FEET EASTERLY AT RIGHT ANGLES FROM SAID EASTERLY LINE OF SAID SUBDIVISION OF TRACT "D", NORTH 12°33'06" WEST 902.02 FEET;

THENCE SOUTH 89°34'34" WEST 1,123.93 FEET;

THENCE NORTH 15°20'00" WEST 84.61 TO THE BEGINNING OF A TANGENT 150.00 FOOT RADIUS CURVE CONCAVE EASTERLY;

THENCE NORTHERLY ALONG SAID CURVE 80.85 FEET;

THENCE ON A TANGENT FROM SAID CURVE NORTH 15°33'00" EAST, 212.86 FEET TO THE BEGINNING OF A TANGENT 360.00 FOOT RADIUS CURVE CONCAVE WESTERLY;

THENCE NORTHERLY ALONG SAID CURVE 46.32 FEET TO THE END THEREOF;

THENCE SOUTH 62°01'00" WEST 889.50 FEET;

THENCE SOUTH 89°34'34" WEST 204.77 FEET TO A LINE WHICH IS DISTANT 1,000 FEET EASTERLY AT RIGHT ANGLES FROM SAID EASTERLY LINE OF SUBDIVISION OF TRACT "D";

THENCE NORTH 12°33'06" WEST 484.64 FEET;

THENCE NORTH 61°35'40" EAST 884.64 FEET;

THENCE NORTH 89°50'11" EAST 783.66 FEET;

THENCE NORTH 42°10'00" EAST 469.66 FEET TO A LINE WHICH IS DISTANT 3,000 FEET EASTERLY AT RIGHT ANGLES FROM SAID EASTERLY LINE OF SUBDIVISION TRACT "D";

THENCE PARALLEL WITH SAID EASTERLY LINE OF THE SUBDIVISION OF TRACT "D", NORTH 12°33'06" WEST 554.10 FEET TO THE NORTH LINE OF RAY GIRD PETERS LAND AS PER BOOK 1019, PAGE 261 OF DEEDS;

THENCE WESTERLY ALONG SAID NORTH LINE TO A LINE WHICH IS DISTANT 1,500 FEET EASTERLY AT RIGHT ANGLES FROM SAID EASTERLY LINE OF SUBDIVISION TRACT "D";

THENCE NORTHERLY ALONG THE WESTERLY LINE OF PARCEL 4 AS SHOWN ON A PARCEL MAP FILED IN BOOK OF PARCEL MAPS AT PAGE 7314 IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY 25, 1978 AND PARALLEL WITH SAID EASTERLY LINE OF THE SUBDIVISION OF TRACT "D" NORTH 12°34'07" WEST 248.83 FEET TO THE BEGINNING OF A TANGENT 200 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°02'44" A DISTANCE OF 213.09 FEET TO A TANGENT LINE;

THENCE TANGENT TO SAID CURVE, NORTH 48°28'37" EAST 100.00 FEET;

THENCE NORTH 40°40'14" WEST 776.33 FEET TO THE NORTHERLY LINE OF PARCEL 3 OF SAID PARCEL MAP NO. 7314;

THENCE ALONG THE NORTHWESTERLY LINE THEREOF NORTH 48°28'37" EAST 200.00 FEET TO A LINE WHICH IS DISTANT 1,500 FEET EASTERLY AT RIGHT ANGLES FROM SAID EASTERLY LINE OF SUBDIVISION OF TRACT "D";

THENCE NORTHERLY AND PARALLEL WITH SAID EASTERLY LINE OF THE SUBDIVISION OF TRACT "D" TO THE EASTERLY LINE OF RECORD OF SURVEY NO. 3832;

THENCE ALONG THE EASTERLY LINE THEREOF, NORTH 13°10'22" EAST 955.78 FEET TO A LINE WHICH IS PARALLEL WITH THE NORTH LINE OF TRACT "B", OF THE PARTITION OF THE MONSERATE RANCHO, SAID LINE TO HAVE AS A POINT OF BEGINNING, SOUTH 12°33'06" EAST 1,320 FEET FROM THE NORTHWEST CORNER OF SAID TRACT "B";

THENCE WESTERLY ALONG SAID PARALLEL LINE, NORTH 89°47'45" WEST 644.27 FEET;

THENCE NORTH 00°10'44" EAST, 644.26 FEET;

THENCE NORTH 89°47'45" EAST, 310.70 FEET;

THENCE SOUTH 00°10'44" WEST, 644.39 FEET TO SAID PARALLEL LINE;

THENCE WESTERLY ALONG SAID PARALLEL LINE NORTH 89°49'16" WEST TO A LINE PARALLEL WITH SAID EASTERLY LINE OF THE SUBDIVISION OF TRACT "D";

THENCE NORTHERLY, ALONG SAID PARALLEL LINE TO A POINT 100 FEET SOUTHERLY FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, T9S, R3W, SBB&M;

THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE SOUTH LINE OF SAID SECTION 29, 100 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29;

THENCE EASTERLY, ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SECTION 29 AND CONTINUING EASTERLY ALONG THE SOUTH LINE OF SECTION 28, T9S, R3W, SB B&M, TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE NORTHERLY, ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE EASTERLY, ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28 TO THE WESTERLY BOUNDARY OF LIVE OAK PARK, AS PER BOOK 1088, PAGE 15 OF DEEDS;

THENCE NORTHERLY, ALONG SAID WESTERLY BOUNDARY AND CONTINUING NORTHERLY ALONG THE CENTERLINE OF COUNTY ROAD SURVEY NO. 820 TO A POINT THAT BEARS SOUTH 57°34'00" EAST FROM THE NORTHERLY CORNER OF PARCEL 1 AS SHOWN ON A PARCEL MAP FILED IN BOOK OF PARCEL MAPS AT PAGE 12476 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 16, 1982;

THENCE NORTH 57°34'00" WEST TO SAID NORTHERLY CORNER OF PARCEL 1;

THENCE SOUTH 41°53'40" WEST, 204.45 FEET;

THENCE SOUTH 42°25'00" WEST, 326.59 FEET;

THENCE SOUTH 34°03'40" WEST, 450.02 FEET TO SAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE WESTERLY, ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, T9S, R3W, SBB&M;

THENCE NORTHERLY, ALONG EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 TO A POINT DISTANT 237.70 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 29;

THENCE NORTH 64°37'22" WEST, 329.88 FEET;

THENCE NORTH 55°32'55" WEST, 108.45 FEET;

THENCE NORTH 24°56'23" EAST, 41.65 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29;

THENCE EASTERLY, ALONG SAID NORTH LINE SOUTH 89°34'00" EAST 369.55 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29;

THENCE NORTHERLY, ALONG THE EAST LINE OF SAID SECTION 29 NORTH 00°05'30" EAST 401.00 FEET;

THENCE NORTH 25°01'30" WEST 149.44 FEET;

THENCE NORTH 58°48'00" WEST 333.50 FEET;

THENCE NORTH 50°27'20" EAST 201.40 FEET;

THENCE NORTH 07°27'40" EAST 187.20 FEET TO A POINT ON A 500 FOOT RADIUS CURVE CONCAVE NORTHERLY;

THENCE SOUTHEASTERLY ALONG SAID CURVE 59.27 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 69°09'30"EAST 123.90 FEET TO THE EAST LINE OF SAID SECTION 29;

THENCE ALONG THE EAST LINE OF SAID SECTION 29, NORTH 00°05'30" EAST, 1,708.15 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29;

THENCE WEST ALONG THE SOUTH LINE OF SECTION 20, T9S, R3W, SBB&M TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;

THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;

THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST QUARTER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 20;

THENCE ALONG SAID EAST LINE OF THE QUARTER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 20 TO THE NORTHWEST CORNER OF ASSESSOR PARCEL NUMBER 105-650-34;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID ASSESSOR PARCEL NUMBER 105-650-34 TO THE SOUTHWEST CORNER OF ASSESSOR PARCEL NUMBER 105-690-44;

THENCE NORTH 00°10'00" EAST 291.58 FEET;

THENCE NORTH 78°58'30" WEST 114.68 FEET;

THENCE NORTH 13°33'40" EAST 369.96 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, 423.63 FEET EASTERLY OF THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF SECTION 21, T9S, R3W, SBB&M;

THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF ASSESSOR PARCEL NUMBER 105-190-27;

THENCE NORTH 00°01'10" WEST 265.00 FEET;

THENCE NORTH 32°29'45" EAST 176.29 FEET TO THE NORTH LINE OF THE SOUTH 413 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE NORTH 00°01'10" WEST 335.26 FEET;

THENCE NORTH 51°44'40" EAST 461.45 FEET;

THENCE NORTH 00°01'10" WEST 316.82 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 21, DISTANT EASTERLY 647.3 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF PARCEL 1 AS SHOWN ON A PARCEL MAP FILED IN BOOK OF PARCEL MAPS AT PAGE 15361 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 8, 1988;

THENCE SOUTH 21°12'48" WEST 334.62 FEET;

THENCE SOUTH 21°01'50" EAST 72.11 FEET;

THENCE SOUTH 73°09'20" EAST 126.49 FEET;

THENCE SOUTH 21°57'00" WEST 312.18 FEET TO THE BEGINNING OF A TANGENT 300 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°13'00" A DISTANCE OF 163.76 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 53°09'54" WEST 241.28 FEET;

THENCE SOUTH 60°17'00" EAST 486.22 FEET;

THENCE SOUTH 55°52'30" WEST 272.51 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°24'26" WEST 143.56 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 21, SOUTH 00°03'44" EAST TO THE CENTERLINE OF A ROAD KNOWN AS RIDGE DRIVE, BEING 676.01 FEET FROM THE CENTER OF SAID SECTION 21;

THENCE SOUTH 30°45'50" WEST 103.77 FEET TO THE BEGINNING OF A TANGENT 500 FOOT RADIUS CURVE CONCAVE EASTERLY;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°53'34" A DISTANCE OF 208.50 FEET;

THENCE RADIAL TO SAID CURVE, NORTH 83°07'44" WEST 30.00 FEET TO THE WESTERLY LINE OF SAID ROAD KNOWN AS RIDGE DRIVE;

THENCE ALONG SAID WESTERLY LINE, SOUTH 06°52'16" WEST 398.50 TO A POINT ON THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID SOUTHERLY LINE NORTH 89°39'59" EAST 30.24 FEET TO THE CENTERLINE OF SAID RIDGE DRIVE;

THENCE SOUTH 06°52'16" WEST 42.28 FEET TO THE BEGINNING OF A TANGENT 224.77 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°01'25" A DISTANCE OF 329.62 FEET TO THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 21;

THENCE SOUTH ALONG SAID NORTH AND SOUTH CENTERLINE OF SAID SECTION 21 TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 21 TO A POINT THAT IS SOUTH 89°58'10" WEST 384.00 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE NORTH 02°26'08" EAST 430.64 FEET;

THENCE NORTH 15°31'27" EAST 373.63 FEET;

THENCE NORTH 05°28'39" EAST 298.93 FEET;

THENCE NORTH 23°52'34" WEST 298.45 FEET TO SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°44'39" EAST 340.27 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 21 AND THE EAST LINE OF SECTION 16, T9S, R3W, S.B.B.&M., TO THE SOUTHWEST CORNER OF SECTION 15, T9S, R3W, S.B.B.&M.;

THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 15, TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15;

THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15 TO THE INTERSECTION WITH THE SURVEY LINE FOR ROUTE 3, MISSION ROAD, 1-C AS LOCATED BY THE SAN DIEGO COUNTY HIGHWAY COMMISSION, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS FILE NO. 115928, MAP NO. 356, OF MISCELLANEOUS MAPS;

THENCE WESTERLY ALONG SAID SURVEY LINE TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF LAND DESCRIBED IN DEED TO MAX W. ANDERSON RECORDED IN BOOK 5012, PAGE 470 OF SAN DIEGO COUNTY OFFICIAL RECORDS OCTOBER 9, 1953;

THENCE NORTH 47°47'40" EAST 160.06 FEET TO A POINT AS DESCRIBED IN SAID DEED;

THENCE NORTH 08°15'40" EAST 307.26 FEET TO A POINT AS DESCRIBED IN SAID DEED;

THENCE SOUTH 89°30'50" WEST 398.21 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15;

THENCE NORTHERLY ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 15 TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST NORTH 89°01'00" EAST 1,463.18 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, NORTH 02°11'00" EAST 1,354.51 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15 TO THE NORTHWEST CORNER THEREOF;

THENCE NORTHERLY ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15, NORTH 02°50'40" EAST TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, T9S, R4W, S.B.B.&M.;

THENCE NORTHERLY ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;

THENCE NORTH 40°01'12" WEST 588.02 FEET;

THENCE NORTH 52°21'29" WEST 992.60 FEET;

THENCE SOUTH 43°04'26" WEST 144.10 FEET;

THENCE NORTH 68°56'22" WEST 209.22 FEET;

THENCE SOUTH 73°41'15" WEST 211.53 FEET;

THENCE SOUTH 75°13'39" WEST 247.35 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 150 FEET;

THENCE WESTERLY 51.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°51'02";

THENCE NORTH 84°55'20" WEST 22.73 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 450 FEET;

THENCE WESTERLY 103.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°13'09";

THENCE SOUTH 81°51'31" WEST 16.76 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 700 FEET;

THENCE WESTERLY 212.69 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°24'32";

THENCE SOUTH 64°26'59" WEST 609.48 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 10 THAT IS NORTH 05°02'09" EAST 2,080.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 10;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 10 AND THE EAST LINE OF SECTION 9, T9S, R3W, S.B.B.&M. AND THE EAST LINE OF SECTION 4, T9S, R3W, S.B.B.&M. TO THE COMMON NORTHERLY CORNER OF SECTION 3, T9S, R3W, S.B.B.&M. AND SAID SECTION 4, BEING THE POINT OF BEGINNING.

EXCEPTING AND EXCLUDING FROM THE FORGOING TERRITORY THE FOLLOWING DESCRIBED TERRITORY:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, T 9 S, R 4 W, S.B.B.&M.

EXCEPTING THE EASTERLY 330.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, T 8 S, R 4 W, S.B.B.&M. IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 28, 1885.

EXCEPTING THEREFROM THE NORTHERLY 330.00 FEET.

EXCEPTING THEREFROM THAT PORTION LYING EASTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED BOUNDARY LINES:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SOUTH 01°30'24" WEST 330.07 FEET TO THE SOUTHEAST CORNER OF THE NORTHERLY 330.00 FEET OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHERLY 330.00 FEET NORTH 87°20'12" WEST 174.28 FEET TO THE MOST WESTERLY CORNER OF LAND DESCRIBED IN DEED TO BERNARD H. FRY, JR., ET UX, RECORDED AUGUST 24, 1966 AS FILE NO. 138233 AND THE **TRUE POINT OF BEGINNING**;