First American Title™



Property Profile

,

Assessor's Parcel Number

264-110-30-00

First American Title San Diego County

1455 Frazee Road Suite 710, San Diego, CA 92108 | 619-231-4607

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Property Detail Report

Via De Las Flores, Rancho Santa Fe, CA 92067

APN: 264-110-30-00

San Diego County Data as of: 09/16/2026

Owner Information

Owner Name:	Honarvar John B		
Vesting:	Married Man / Sole Owner / Member		
Mailing Address:	1621 Mountain Pass Cir, Vista, CA 92081-8825	Occupancy:	Unknown

Location Information

Legal Description:	Sec 10-13-3W Seq Doc10-0289267 In W H Of			County:	San Diego, CA
APN:	264-110-30-00	Alternate APN:		Census Tract / Block:	017106 / 2017
Munic / Twnshp:	Rancho Santa Fe	Twnshp-Rng-Sec:	13-03W-10	Legal Lot / Block:	/ 1
Subdivision:		Tract #:		Legal Book / Page:	264 / 11
Neighborhood:		School District:	Rancho Santa Fe Elementary School District		
Elementary School:	R. Roger Rowe Elem...	Middle School:	R. Roger Rowe Midd...	High School:	Torrey Pines High...
Latitude:	33.05422	Longitude:	-117.17646		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	03/21/2018 / 03/26/2018	Price:		Transfer Doc #:	2018.118142
Buyer Name:	John B Honarvar	Seller Name:	Rahmankhah, Simin	Deed Type:	Quit Claim Deed

Last Market Sale

Sale / Rec Date:	12/18/2017 / 03/01/2018	Sale Price / Type:	$770,000 / Full Value	Deed Type:	Grant Deed
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:	$170,000 /	1st Mtg Rate / Type:	404.0 / Unknown	1st Mtg Doc #:	2018.79640
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2018.79638
Seller Name:	Rancho Santa Fe 6 LLC				
Lender:	Rancho Santa Fe 6 LLC			Title Company:	Stewart Title

Prior Sale Information

Sale / Rec Date:	03/03/2008 / 04/11/2008	Sale Price / Type:	$1,800,000 / Full Value	Prior Deed Type:	Deed
1st Mtg Amt / Type:	$1,550,000 / Conventional	1st Mtg Rate / Type:	622.0 / Fix	Prior Sale Doc #:	2008.194266
Prior Lender:	Virissimo A R & L B Trust				

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F/3Q/H/Q):	0/0/0/0	Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Vacant -Residential Land	Lot Area:	440,827 Sq. Ft.	Zoning:	RR
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	100 - Vacant Res...	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	10.12	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06073C1070G	Flood Map Date:	05/16/2012
Community Name:	San Diego County	Flood Panel #:	1070G	Inside SFHA:	False

Tax Information

Assessed Year:	2026	Assessed Value:	$893,648	Market Total Value:	
Tax Year:	2025	Land Value:	$893,648	Market Land Value:	
Tax Area:	071-142	Improvement Value:		Market Imprv Value:	
Property Tax:	$9,909.62	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

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Sales Comparables

Via De Las Flores, Rancho Santa Fe, CA 92067

APN: 264-110-30-00

San Diego County Data as of: 09/16/2026



Subject Property

Via De Las Flores, Rancho Santa Fe, CA 92067

Sale Price / Type: $770,000 / Full Value

Sale / Rec Date: 12/18/2017 / 03/01/2018

				Sale Doc #:	2018.79638
Year Built / Eff:		Lot Area:	440,827 Sq. Ft.	Bedrooms:	
Assessed Value:	$893,648	Living Area:		Baths (F/3Q/H/Q):	/ / /
Land Use:	Vacant -Residential Land	Pool:		Total Rooms:	
Owner Name:	Honarvar John B				
Mailing Address:	1621 Mountain Pass Cir, Vista, CA 92081-8825				
County:	San Diego	Zoning:	RR	Stories:	
APN:	264-110-30-00	Acres:	10.12	Roof Material:	
Subdivision:		Cooling:		Prior Sale Price:	$1,800,000
Census Tct / Blk:	017111 / 2017	Fireplace:		Prior Sale Date:	03/03/2008
1st Mtg / Type:	$170,000 /	Parking Type:		Prior Rec Date:	04/11/2008
Res / Comm Units:		Flood Zone Code:	X	Prior Sale Doc #:	2008.194266

Search Criteria

# Months Back:	12	Distance From Subject:	2 mi
Living Area Difference:	35.0 + / -	Land Use:	Same As Subject

10 Comparable Properties Found

COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	$770,000	$60,000	$2,668,600	$10,500,000
Living Area				
Price / Sq. Ft.				
Bedrooms				
Baths				
Lot Area	440,827 Sq. Ft.	43,560 Sq. Ft.	171,452 Sq. Ft.	656,014 Sq. Ft.
Stories				
Year Built				
Distance		0.77 mi	1.52 mi	1.98 mi

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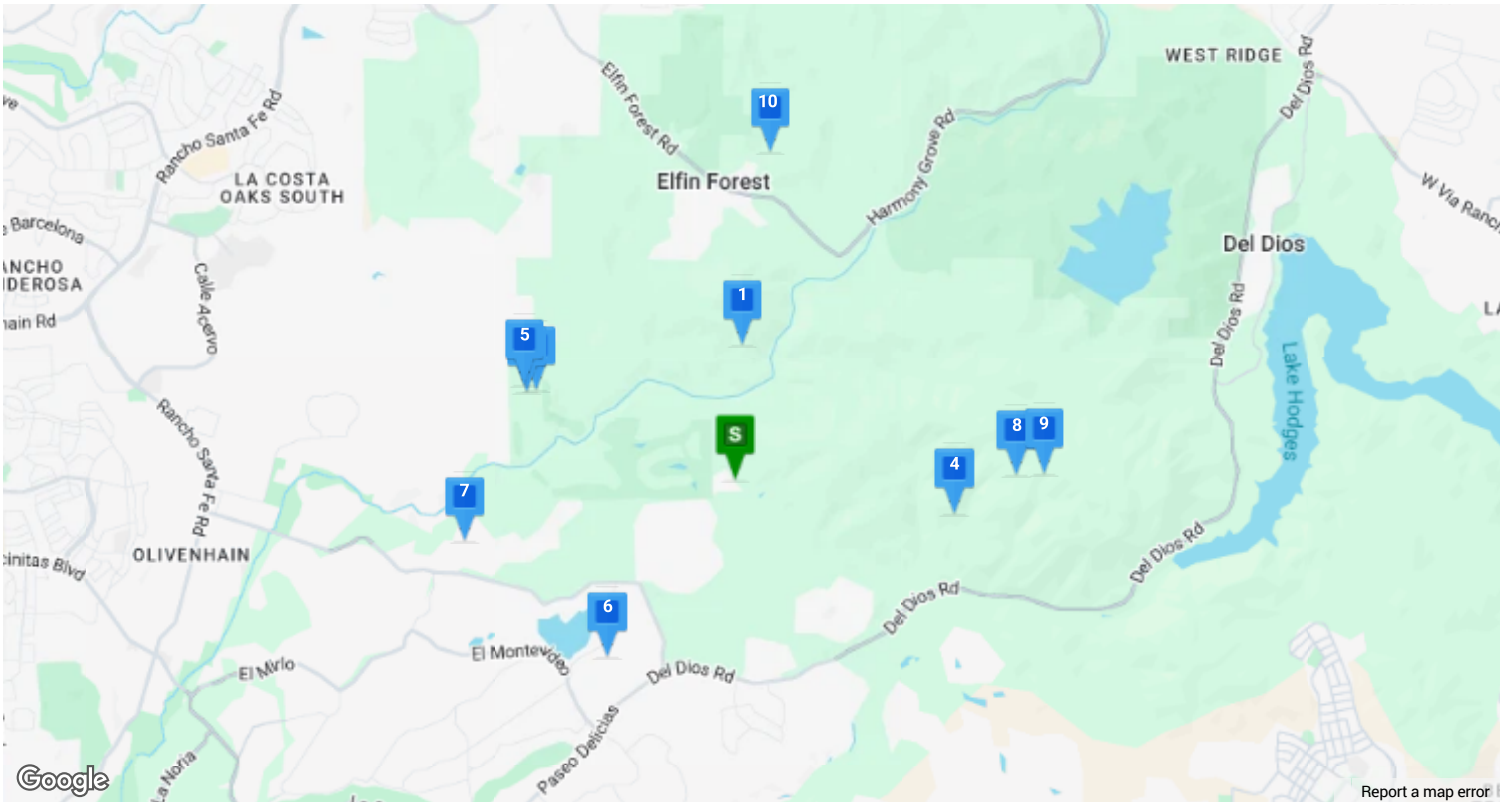
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Sales Comparables

Via De Las Flores, Rancho Santa Fe, CA 92067

APN: 264-110-30-00

San Diego County Data as of: 09/16/2026



Subject Property Comparables

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.77		Caballo Rojo, Rancho Santa Fe, CA 92067	07/21/2025	$60,000						50,094	
2	1.34		6220 Calle Ponte Bella, Rancho Santa Fe, CA 92091-0001	10/03/2025	$3,300,000						43,560	
3	1.39		6219 Calle Ponte Bella, Rancho Santa Fe, CA 92091-0001	12/03/2025	$10,500,000						43,996	
4	1.40		El Brazo, Rancho Santa Fe, CA 92067	10/06/2025	$1,700,000						115,870	
5	1.42		6207 Calle Ponte Bella, Rancho Santa Fe, CA 92091-0001	02/15/2026	$3,500,000						78,844	
6	1.42		Lago Lindo, Rancho Santa Fe, CA 92067	10/14/2025	$4,000,000						130,244	
7	1.76		Via Ascenso, Encinitas, CA 92067	04/02/2026	$1,050,000						64,033	
8	1.76		Cerro Del Sol, Rancho Santa Fe, CA 92067	12/15/2025	$376,000						656,014	
9	1.93		Cerro Del Sol, Rancho Santa Fe, CA 92067	07/07/2026	$1,550,000						130,244	

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10	1.98	20545-47 Aguilera Ln, Escondido, CA 92029	04/08/2026	$650,000		401,623

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

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Comp #1 - 0.77 Miles From Subject
Caballo Rojo, Rancho Santa Fe, CA 92067
Sale Price / Type: $60,000 / Full Value
Sale / Rec Date: 07/21/2025 / 11/21/2025

				Sale Doc #:	2025.331540
Year Built / Eff:		Lot Area:	50,094 Sq. Ft.	Bedrooms:	
Assessed Value:	$60,000	Living Area:		Baths (F/3Q/H/Q):	/ / /
Land Use:	Vacant -Residential Land	Pool:		Total Rooms:	
Owner Name:	Escondido Creek Conservancy				
Mailing Address:	Po Box 460791, Escondido, CA 92046-791 **(Do Not Mail)**				
County:	San Diego	Zoning:	RR	Stories:	
APN:	264-111-07-00	Acres:	1.15	Roof Material:	
Subdivision:		Cooling:		Prior Sale Price:	
Census Tct / Blk:	017112 / 2017	Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	11/06/1992
Res / Comm Units:		Flood Zone Code:	X	Prior Sale Doc #:	1992.714747

Comp #2 - 1.34 Miles From Subject
6220 Calle Ponte Bella, Rancho Santa Fe, CA 92091-0001
Sale Price / Type: $3,300,000 / Full Value
Sale / Rec Date: 10/03/2025 / 10/31/2025

				Sale Doc #:	2025.308384
Year Built / Eff:		Lot Area:	43,560 Sq. Ft.	Bedrooms:	
Assessed Value:	$3,300,000	Living Area:		Baths (F/3Q/H/Q):	/ / /
Land Use:	Vacant -Residential Land	Pool:		Total Rooms:	
Owner Name:	Noel Rose Living Trust / Parness Jeremy L				
Mailing Address:	33 N Stonington Rd, Laguna Beach, CA 92651-6757				
County:	San Diego	Zoning:	RR	Stories:	
APN:	264-690-05-00	Acres:	1.00	Roof Material:	
Subdivision:		Cooling:		Prior Sale Price:	
Census Tct / Blk:	017112 / 4020	Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	
Res / Comm Units:		Flood Zone Code:	X	Prior Sale Doc #:	

Comp #3 - 1.39 Miles From Subject
6219 Calle Ponte Bella, Rancho Santa Fe, CA 92091-0001
Sale Price / Type: $10,500,000 / Full Value
Sale / Rec Date: 12/03/2025 / 03/05/2026

				Sale Doc #:	2026.61490
Year Built / Eff:		Lot Area:	43,996 Sq. Ft.	Bedrooms:	
Assessed Value:	$4,590,000	Living Area:		Baths (F/3Q/H/Q):	/ / /
Land Use:	Vacant -Residential Land	Pool:		Total Rooms:	
Owner Name:	Bam Residential DB LLC				
Mailing Address:	8787 Jourdan Way, Dallas, TX 75225-3108				
County:	San Diego	Zoning:	RR	Stories:	
APN:	264-690-02-00	Acres:	1.01	Roof Material:	
Subdivision:	Santa Fe Tm 5270-1	Cooling:		Prior Sale Price:	$4,500,000
Census Tct / Blk:	017112 / 4020	Fireplace:		Prior Sale Date:	01/07/2025
1st Mtg / Type:		Parking Type:		Prior Rec Date:	02/11/2025
Res / Comm Units:		Flood Zone Code:	X	Prior Sale Doc #:	2025.35581

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Comp #4 - 1.40 Miles From Subject
El Brazo, Rancho Santa Fe, CA 92067
Sale Price / Type: $1,700,000 / Full Value
Sale / Rec Date: 10/06/2025 / 10/07/2025

				Sale Doc #:	2025.279410
Year Built / Eff:		Lot Area:	115,870 Sq. Ft.	Bedrooms:	
Assessed Value:	$1,700,000	Living Area:		Baths (F/3Q/H/Q):	/ / /
Land Use:	Vacant -Residential Land	Pool:		Total Rooms:	
Owner Name:	Mahir And Zina Namou Family Trust / Namou Mahir				
Mailing Address:	741 Costa Del Sur, San Marcos, CA 92078-2828				
County:	San Diego	Zoning:	RR	Stories:	
APN:	265-490-57-00	Acres:	2.66	Roof Material:	
Subdivision:	Rancho Santa Fe 4227-2	Cooling:		Prior Sale Price:	$1,000,000
Census Tct / Blk:	017111 / 2017	Fireplace:		Prior Sale Date:	03/24/2021
1st Mtg / Type:		Parking Type:		Prior Rec Date:	03/29/2021
Res / Comm Units:		Flood Zone Code:	X	Prior Sale Doc #:	2021.243041

Comp #5 - 1.42 Miles From Subject
6207 Calle Ponte Bella, Rancho Santa Fe, CA 92091-0001
Sale Price / Type: $3,500,000 / Full Value
Sale / Rec Date: 02/15/2026 / 03/06/2026

				Sale Doc #:	2026.62362
Year Built / Eff:		Lot Area:	78,844 Sq. Ft.	Bedrooms:	
Assessed Value:	$1,623,648	Living Area:		Baths (F/3Q/H/Q):	/ / /
Land Use:	Vacant -Residential Land	Pool:		Total Rooms:	
Owner Name:	Meinert Family Trust / Meinert Kevin Clark				
Mailing Address:	7986 Doug Hl, San Diego, CA 92127-2510				
County:	San Diego	Zoning:	RR	Stories:	
APN:	264-690-03-00	Acres:	1.81	Roof Material:	
Subdivision:		Cooling:		Prior Sale Price:	
Census Tct / Blk:	017112 / 4020	Fireplace:		Prior Sale Date:	
1st Mtg / Type:	$2,275,000 / Conventional	Parking Type:		Prior Rec Date:	
Res / Comm Units:		Flood Zone Code:	X	Prior Sale Doc #:	



Comp #6 - 1.42 Miles From Subject
Lago Lindo, Rancho Santa Fe, CA 92067
Sale Price / Type: $4,000,000 / Full Value
Sale / Rec Date: 10/14/2025 / 11/21/2025

				Sale Doc #:	2025.331186
Year Built / Eff:		Lot Area:	130,244 Sq. Ft.	Bedrooms:	
Assessed Value:	$4,000,000	Living Area:		Baths (F/3Q/H/Q):	/ / /
Land Use:	Vacant -Residential Land	Pool:		Total Rooms:	
Owner Name:	Venue At Orange LLC				
Mailing Address:	2358 University Ave, San Diego, CA 92104-2720				
County:	San Diego	Zoning:	RR	Stories:	
APN:	265-220-32-00	Acres:	2.99	Roof Material:	
Subdivision:	Rancho Santa Fe	Cooling:		Prior Sale Price:	$3,000,000
Census Tct / Blk:	017106 / 2017	Fireplace:		Prior Sale Date:	09/03/2025
1st Mtg / Type:	$3,000,000 /	Parking Type:		Prior Rec Date:	09/08/2025
Res / Comm Units:		Flood Zone Code:	X	Prior Sale Doc #:	2025.248003

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Comp #7 - 1.76 Miles From Subject
Via Ascenso, Encinitas, CA 92067
Sale Price / Type: $1,050,000 / Full Value
Sale / Rec Date: 04/02/2026 / 04/09/2026

				Sale Doc #:	2026.99137
Year Built / Eff:		Lot Area:	64,033 Sq. Ft.	Bedrooms:	
Assessed Value:	$638,157	Living Area:		Baths (F/3Q/H/Q):	/ / /
Land Use:	Vacant -Residential Land	Pool:		Total Rooms:	
Owner Name:	Chavez Guillermo Ocejo / Mejia Gloria Angela Bertha Lavara				
Mailing Address:	6 New Light Pl, Spring, TX 77382-1786 **(Do Not Mail)**				
County:	San Diego	Zoning:	RR	Stories:	
APN:	265-441-04-00	Acres:	1.47	Roof Material:	
Subdivision:	County/San Diego #4558	Cooling:		Prior Sale Price:	$578,000
Census Tct / Blk:	017111 / 2017	Fireplace:		Prior Sale Date:	01/27/2021
1st Mtg / Type:		Parking Type:		Prior Rec Date:	02/23/2021
Res / Comm Units:		Flood Zone Code:	X	Prior Sale Doc #:	2021.140584



Comp #8 - 1.76 Miles From Subject
Cerro Del Sol, Rancho Santa Fe, CA 92067
Sale Price / Type: $376,000 / Full Value
Sale / Rec Date: 12/15/2025 / 12/22/2025

				Sale Doc #:	2025.360455
Year Built / Eff:		Lot Area:	656,014 Sq. Ft.	Bedrooms:	
Assessed Value:	$196,117	Living Area:		Baths (F/3Q/H/Q):	/ / /
Land Use:	Vacant -Residential Land	Pool:		Total Rooms:	
Owner Name:	Darren D Chocholek Living Trust / Chocholek Darren D				
Mailing Address:	Po Box 8317, Rancho Santa Fe, CA 92067-8317				
County:	San Diego	Zoning:	RR	Stories:	
APN:	264-384-02-00	Acres:	15.06	Roof Material:	
Subdivision:	County Of San Diego Tract #4229-2	Cooling:		Prior Sale Price:	$43,600,000
Census Tct / Blk:	017111 / 2017	Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	09/21/1998
Res / Comm Units:		Flood Zone Code:	X	Prior Sale Doc #:	1998.600856



Comp #9 - 1.93 Miles From Subject
Cerro Del Sol, Rancho Santa Fe, CA 92067
Sale Price / Type: $1,550,000 / Full Value
Sale / Rec Date: 07/07/2026 / 07/24/2026

				Sale Doc #:	2026.212811
Year Built / Eff:		Lot Area:	130,244 Sq. Ft.	Bedrooms:	
Assessed Value:	$1,508,580	Living Area:		Baths (F/3Q/H/Q):	/ / /
Land Use:	Vacant -Residential Land	Pool:		Total Rooms:	
Owner Name:	Bruck Michael Edward & Michele Adrianne / Bruck Michele Adrianne				
Mailing Address:	16156 Palomino Valley Rd, San Diego, CA 92127-4442				
County:	San Diego	Zoning:	RR	Stories:	
APN:	264-670-07-00	Acres:	2.99	Roof Material:	
Subdivision:	San Diego #5093-1	Cooling:		Prior Sale Price:	$1,450,000
Census Tct / Blk:	017111 / 2017	Fireplace:		Prior Sale Date:	04/08/2024
1st Mtg / Type:	$1,007,500 / Conventional	Parking Type:		Prior Rec Date:	04/15/2024
Res / Comm Units:		Flood Zone Code:	X	Prior Sale Doc #:	2024.92813

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Comp #10 - 1.98 Miles From Subject
20545-47 Aguilera Ln, Escondido, CA 92029
Sale Price / Type: $650,000 / Full Value
Sale / Rec Date: 04/08/2026 / 04/16/2026

				Sale Doc #:	2026.106447
Year Built / Eff:		Lot Area:	401,623 Sq. Ft.	Bedrooms:	
Assessed Value:	$717,098	Living Area:		Baths (F/3Q/H/Q):	/ / /
Land Use:	Vacant -Residential Land	Pool:		Total Rooms:	
Owner Name:	Falernum Holdings LLC				
Mailing Address:	1934 Kellogg Ave, Carlsbad, CA 92008-6581				
County:	San Diego	Zoning:	RR	Stories:	
APN:	679-070-09-00	Acres:	9.22	Roof Material:	
Subdivision:		Cooling:		Prior Sale Price:	$649,500
Census Tct / Blk:	017112 / 3000	Fireplace:		Prior Sale Date:	04/25/2021
1st Mtg / Type:		Parking Type:		Prior Rec Date:	05/03/2021
Res / Comm Units:		Flood Zone Code:	X	Prior Sale Doc #:	2021.336846

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Schools Report

Via De Las Flores, Rancho Santa Fe, CA 92067

APN: 264-110-30-00

San Diego County Data as of: 09/16/2026

Public School Assignment

Rancho Santa Fe Elementary School District	Elementary School:	R. Roger Rowe Elementary School
Rancho Santa Fe Elementary School District	Middle School:	R. Roger Rowe Middle School
San Dieguito Union High School District	High School:	Torrey Pines High School

R. Roger Rowe Elementary School

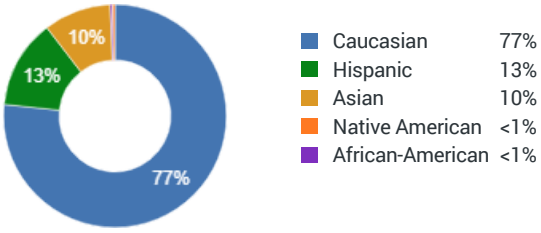
5927 La Granada, Rancho Santa Fe, CA 92067 - 2.88 Miles

Grades	Students	Students:Teachers	State Percentile
K-5	316	13:1	100

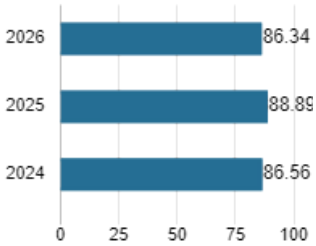
State Rank:	76
Blue Ribbon School:	No
Int'l Baccalaureate:	No
Advanced Placement:	No

Free Lunch:	5%
Reduced Lunch:	5%
Title 1:	No

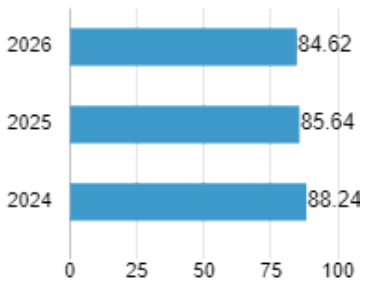
Student Ethnicity



Math Proficient (%)



Reading Proficient (%)



R. Roger Rowe Middle School

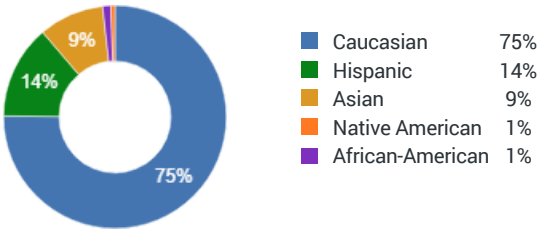
5927 La Granada, Rancho Santa Fe, CA 92067 - 2.88 Miles

Grades	Students	Students:Teachers	State Percentile
6-8	189	11:1	100

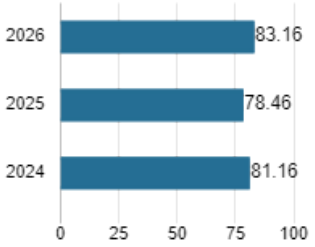
State Rank:	29
Blue Ribbon School:	No
Int'l Baccalaureate:	No
Advanced Placement:	No

Free Lunch:	6%
Reduced Lunch:	6%
Title 1:	No

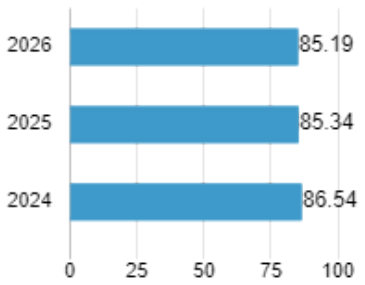
Student Ethnicity



Math Proficient (%)



Reading Proficient (%)



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Torrey Pines High School

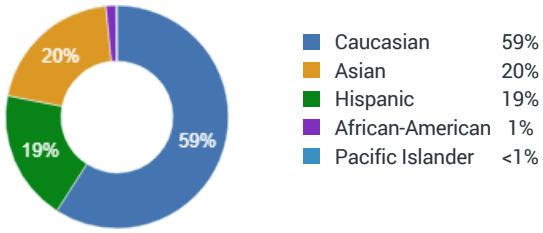
3710 Del Mar Heights Road, San Diego, CA 92130 - 7.21 Miles

Grades	Students	Students:Teachers	State Percentile
9-12	2,536	25:1	100

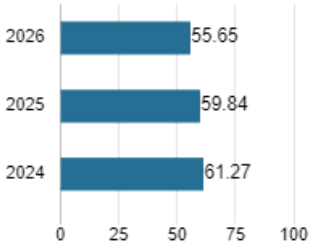
State Rank:	56
Blue Ribbon School:	Yes
Int'l Baccalaureate:	No
Advanced Placement:	Yes

Free Lunch:	18%
Reduced Lunch:	18%
Title 1:	No

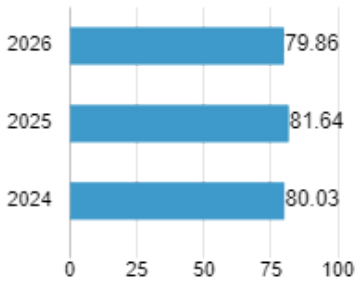
Student Ethnicity



Math Proficient (%)



Reading Proficient (%)



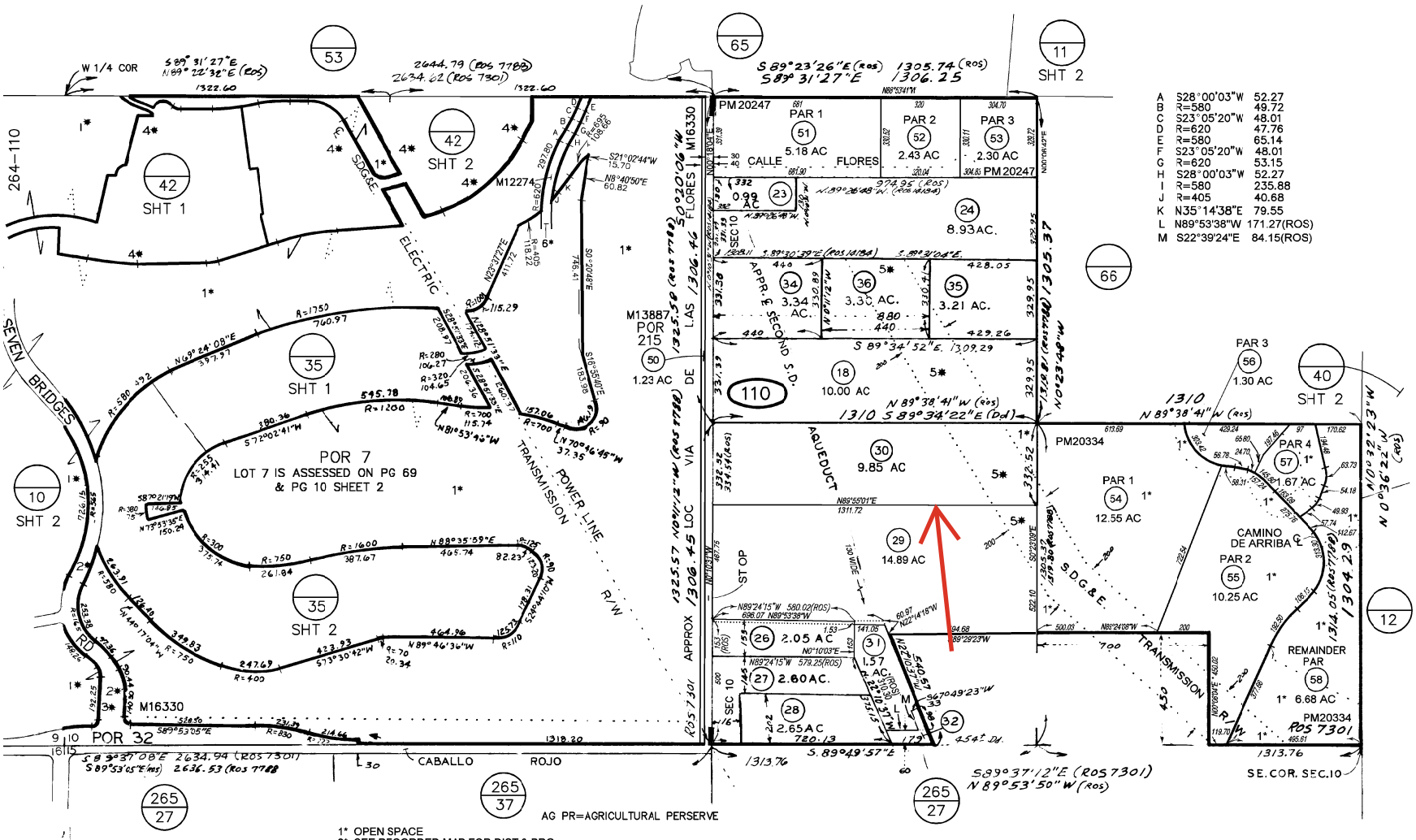
Nearby Private Schools

School	Address	Distance
Maranatha Christian School	9050 Maranatha Drive San Diego, CA 92127	3.10 miles
The Rhoades School	141 South Rancho Santa Fe Road Encinitas, CA 92024	3.77 miles
Three Angels Academy	8131 Run Of The Knolls San Diego, CA 92127	4.07 miles
Horizon Prep	6233 El Apajo Rancho Santa Fe, CA 92067	4.08 miles
The Nativity School	6309 El Apajo Rancho Santa Fe, CA 92067	4.08 miles
New World Leadership Children's Academy	4134 Manchester Avenue Encinitas, CA 92024	4.13 miles
Lifetime Montessori School	14727 Camino De La Luna San Diego, CA 92127	4.35 miles
Calvary Preparatory Academy	1740 La Costa Meadows Dr. Ste 105 San Marcos, CA 92078	4.43 miles
Community Christian School	1645 South Rancho Santa Fe Road San Marcos, CA 92078	4.50 miles
Discovery Isle La Costa	1655 South Rancho Santa Fe Road San Marcos, CA 92078	4.52 miles

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Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

School information is copyrighted and provided by GreatSchools.org.



02/04/2025 IER

CHANGES

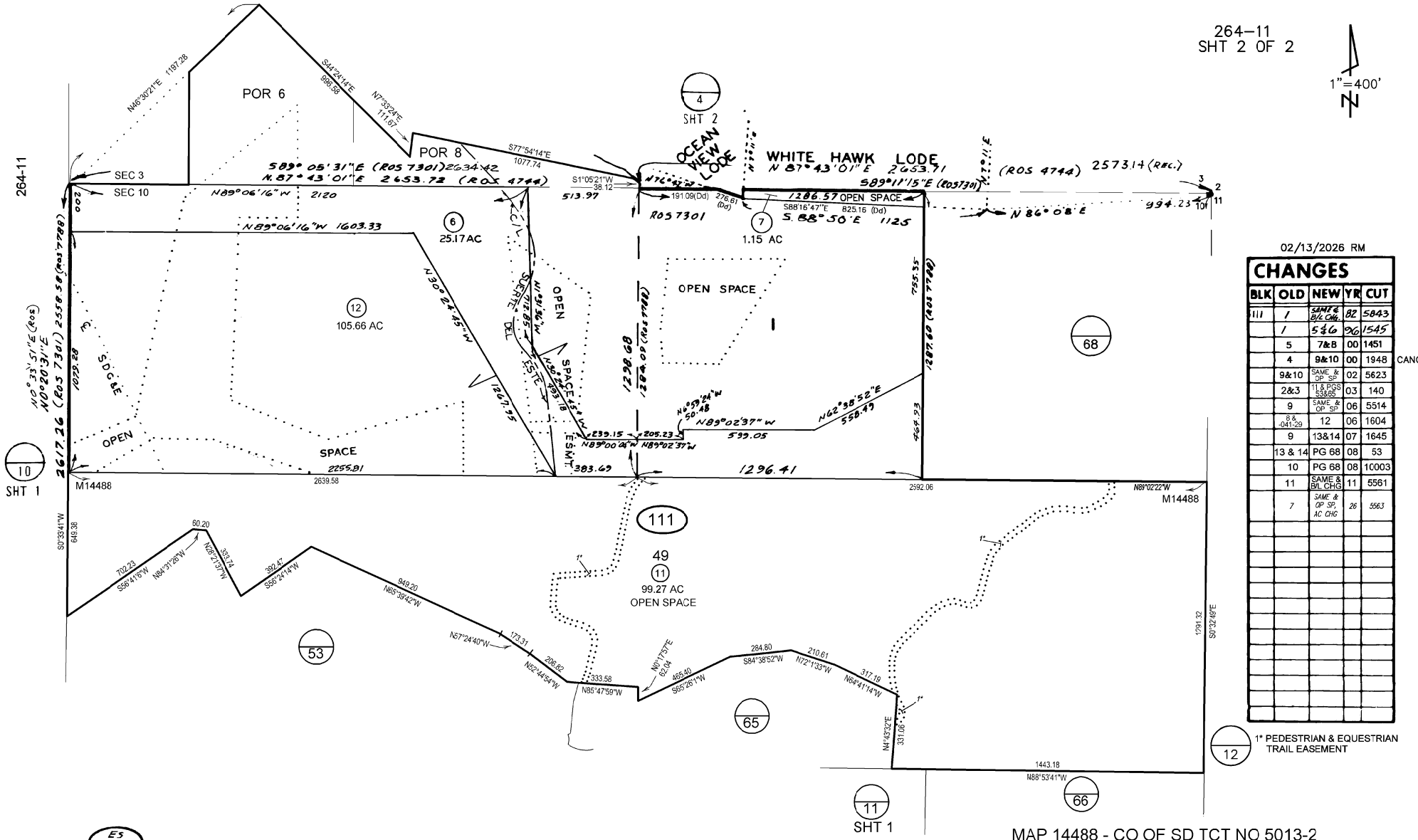
BLK	OLD	NEW	YR	CUT	
110	21	29-30	72	7466	
	25	31&32	73	5516	CANC
	17	33&34	77	1221	CC
	33	35&36	78	912	
	23	SAME	79	5566	
	32	BLACK TO RED	79	5818	
	6	SAME & ST OP	82	4499	
		37-46	/	860	
	6	SAME & B/L CHG	88	5600	
	6	47 & PG 30	89	82	
	47	48 & PG 35	89	247	
	15&30	SAME & AC CHG	90	5555	
	26,29 & 31	SAME & B/L CHG	90	5580	
	48	(ADJ TO 49 UNIT)	94	2	
	24&38	SAME & AC CHG	94	5515	
	49	POR PGS 10 SHT 2			
		R. 42 SHTS 1&2	00	157	
	POR -103-7	50	02	1465	
	3	PG 66	03	142	
	50	SAME & ST OP	07	4603	
	15	51-53	08	1265	
	19	54-58	08	1805	
	29	SAME & B/L CHG	11	5565	
	30	SAME & OP SP	25	5551	

ES 11-3-72

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 264 PAGE 11 SHT 1 OF 2

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

MAP 16330-CO OF SD TCT NO TM 5270-1
MAP 13887 - CO OF SD TCT NO 4569-6
MAP 12274 - CO OF SD TCT NO 4569-3
SEC 10 - T13S - R3W - POR S H
ROS 4744, 7301, 7788, 8780, 8880, 9293, 10661, 11069, 11651, 12265 12522, 13380, 14184, 14237, 16387, 16618, 17820, 18976, 20638 23160,25011



02/13/2026 RM

CHANGES

BLK	OLD	NEW	YR	CUT	
111	1	SAME & B/L CHG.	82	5843	
	1	5&6	96	1545	
	5	7&8	00	1451	
	4	9&10	00	1948	CANC
	9&10	SAME & OP SP	02	5623	
	2&3	11 & PGS 53&65	03	140	
	9	SAME & OP SP	06	5514	
	8 & -041-29	12	06	1604	
	9	13&14	07	1645	
	13 & 14	PG 68	08	53	
	10	PG 68	08	10003	
	11	SAME & B/L CHG	11	5561	
	7	SAME & OP SP, AC CHG	26	5563	

ES 11-3-72

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 264 PAGE 11 SHT 2 OF 2

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

MAP 14488 - CO OF SD TCT NO 5013-2
SEC 3 - T13S - R3W - POR
SEC 10 – T13S–R3W – POR N 1/2
ROS 4744, 7301, 7788, 16617, 16680

PAYMENTS AS OF 09/04/2026
SEARCH PARAMETERS

ENTERED APN: 264-110-30-00

APN: 264-110-30-00

TRA: 71142 - UNINCORPORATED **ACQ DATE:** 03/26/2018 **DOC#:** 2018-118141
LEGAL: DOC10-0289267 IN W H OF SEQ SEC 10-13-3W
SITUS: VIA DE LAS FLORES RANCHO SANTA FE CA 92067
MAIL: 1621 MOUNTAIN PASS CIR VISTA CA 92081

ASSESSED OWNER(S)		2025-26 ASSESSED VALUES
HONARVAR JOHN B	LAND	876,126
	TAXABLE	**876,126**

2025-26 TAXES	1ST INST	2ND INST	TOTAL TAX
STATUS	PAID	PAID	
PAYMENT DATE	12/05/2025	04/03/2026	
DELINQUENT DATE	12/10/2025	04/10/2026	
INSTALLMENT	4,954.81	4,954.81	9,909.62
PENALTY	495.48	505.48	1,000.96
BALANCE DUE	0.00	0.00	**0.00**

WARNINGS AND/OR COMMENTS

** SEE BONDS; NO PRIOR YEAR DELQ TAXES **

ASSESSMENT DETAIL

FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
3123-01	FIRE	200.00	RANCHO SANTA FE FIRE SPECIAL TAX
6650-08	1915 BOND	134.02	ASMNT DIST 96-1
6727-64	WATER	116.48	MWD WATER STANDBY CHARGE
6754-64	WATER	101.20	CWA WATER AVAILABILITY
5119-14	VECTOR	3.08	MOSQUITO/DISEASE CTR
5119-11	VECTOR	3.00	CO MOSQUITO SURVEILLANCE
		557.78	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

COUNTY USE CODE: 110
STANDARD LAND USE: RESIDENTIAL LOT

BONDS AND ASSESSMENTS

UPDATED AS OF 10/14/2003

ENTITY #: 000200013 **APN #:** 264-110-30-00
LOT: **BLOCK:** **TRACT:** **FUND:** 6650-08
CITY/DISTRICT: OLIVENHAIN MUNICIPAL WATER DISTRICT **SER/DIST:** 96-1
TREAS BK/PG: **BOND #:** **ASMT #:** 0000
IMPROVEMENT OF: OLIVENHAIN WATER STORAGE PROJECT
IMPROVEMENT TYPE: LEVY & DRAINAGE MAINTENANCE
DATE RECORDED: 10/04/1996 **INTEREST RATE:** 12.000
YEARS: 30 YRS **ACT:** 1915
ORIGINAL AMOUNT: 2,815.95 **PRINCIPAL BALANCE:** 2,735.97
1ST PAYMENT DUE:
LAST PAYMENT MADE:
AMOUNT TO PAY CURRENT: **AMOUNT TO PAY IN FULL:**
VALID THROUGH: **VALID THROUGH:**

*** AGENCY CHARGES $35.00 FOR OBTAINING PAYOFF AMOUNTS ***

ALL CURRENT/DELQ TAXES MUST BE PAID BEFORE AGENCY WILL ACCEPT PAYOFF

MAKE CHECK PAYABLE TO: OLIVENHAIN MUNICIPAL WATER DISTRICT
ADDRESS: 1966 OLIVENHAIN ROAD
ENCINITAS, CA 92024
ATTENTION: NBS 1-800-676-7516

CURRENT OPEN ORDERS

TOF	COMPANY	ORDER	DATE
0	FA	0000000	11/22/2017
11	FA	0000011	09/27/2018
09	FA	4586507	02/25/2014

CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:
Stewart Title of California, Inc.

AND WHEN RECORDED
MAIL TO:

John B. Honarvar
10446 Whitcomb Way #154
San Diego, CA 92127

CA0410-17008085-42

DOC# 2018-0118141

Mar 26, 2018 02:15 PM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: $39.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 6

THIS SPACE FOR RECORDER'S USE

Correction Grant Deed
(Please fill in document title(s) on this line)

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on March 1, 2018 (date) as document number 2018-0079638 of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date) as document number(s) _____ of Official Records, or

5 ☐ Exempt from fee per GC27388.1; document transfers real property that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

7 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____(date) as document number(s) _____, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☑ Exempt from fee under GC27388.1 for the following reasons: _____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY:

Stewart Title

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

John B. Honarvar
10446 Whitcomb Way # 154
San Diego, CA 92127

Order No.: CA0410-17008085-42

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Correction of Grant Deed

APN: 264-110-30-00

This Correction of Grant Deed is being recorded to correct the legal description of that certain Grant Deed recorded on March 1, 2018 as Document No. 2018-0079638 which incorrectly referenced a Certificate of Compliance recorded June 9, 2010 as Instrument No. 10-289267. The legal description should have referenced the Certificate of Compliance recorded August 28, 2015, as Instrument No. 2015-0458260, as shown on the Exhibit "A" Legal Description attached here to and made a part of.

This page was added to provide adequate space for recording information.

RECORDING REQUESTED BY
Stewart Title

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO:

John B. Honarvar
10446 Whitcomb Way #154
San Diego, CA 92117

Title No.: CA0410-17008085-42

Space Above This Line for Recorder's Use Only

A.P.N.: 264-110-30-00

CORRECTION GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX $0.00

[ ] computed on the consideration or full value of property conveyed, OR
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[ ] unincorporated area [X] City of San Diego, and

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

Rancho Santa Fe 6, LLC, a California limited liability company

Hereby GRANTS to John B. Honarvar, a Married Man as His Sole and Separate Property

All that real property situated in the County of San Diego, State of California, as described in Exhibit "A" attached here to and made a part of.

Date: March 21, 2018

Rancho Santa Fe 6, LLC, a California limited liability company

By: _____
Jeanne Virissimo, Manager

Mail Tax Statements To: **SAME AS ABOVE**

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

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO)

On March 21, 2018, before me L. Berkheimer, Notary Public, personally appeared Jeanne Virissimo, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

ANP1 L. BERKHEIMER
Commission No. 2187301
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires April 8, 2021 ANP1

This area for official notarial seal

EXHIBIT "A" LEGAL DESCRIPTION

Parcel 1:

All that portion of the West half of the Southeast quarter of Section 10, Township 13 South, Range 3 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, described as follows:

Commencing at the Southwest Corner of said Southeast quarter of Section 10; thence North 00°20'06" East along the West Line of said Southeast quarter, 967.75 feet to the Northwest Corner of Land described in Deed to Luckyjack Farm, LLC recorded June 18, 2008 as Document No. 2008-0329018 of Official Records in the Office of the San Diego County Recorder, said point being the TRUE POINT OF BEGINNING; thence continuing along said West Line North 00°20'06" East 357.68 feet to the North Line of the Southwest Quarter of the Southeast Quarter of Section 10; thence leaving said West Line along said North Line South 89°07' 22" East 1,310.02 feet to the East Line of said West Half of the Southeast Quarter; thence leaving said North Line South 00°07'47" West along said East line, 347.35 feet to the Northerly Line of said Luckyjack Farm, LLC land; thence leaving said East Line along said Northerly Line South 89°34'22" West 1,311.78 feet to the TRUE POINT OF BEGINNING.

This legal description is made pursuant to that certain Certificate of Compliance recorded August 28, 2015, as Instrument No.2015-0458260, of Official Records.

Parcel 1A:

A non-exclusive easement for road purposes over and across the Southwesterly 50 feet of that portion of the Southwest quarter of the Southeast quarter of Section 10, Township 13 South, Range 3 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, described as follows:

Beginning at a point in the Easterly line of said Southwest quarter of the Southeast quarter distant thereon 450.00 feet Northerly from the South Line of said section; thence Southerly along said Easterly line 450.00 feet to said South line; thence North 89°49' 57" West 454 feet more or less to the Westerly line of the 50.00 foot strip of land as described under Parcel 1 in Easement Deed to the San Diego County Water Authority, recorded February 9, 1960 as Instrument No. 25440 of Official Records; thence North 22°10' 37" West along said Westerly Line to a line which bears West from the point of beginning; thence East 654 feet more or less to the point of beginning. Said easement will terminate in the Northerly and Southerly Boundary Line of the above described land.

Parcel 1B:

An easement and right of way for road, sewer, water, gas, power and telephone lines and appurtenances thereto over, under, along and across the Southerly 60 feet of that portion of the Southwest quarter of the Southeast quarter of Section 10, Township 13 South, Range 3 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, which lies Westerly of the following described line:

Beginning at the Southwest corner of said Southeast quarter; thence along the Southerly line of said Southeast quarter, South 89°49' 57" East 899.13 feet to the Southwesterly line of Parcel 1 of the land described in Easement Deed to the San Diego County Water Authority, recorded February 9, 1960 as Instrument No. 25440 of Official Records, said point being the true point of beginning of the herein described line; thence North 22°10' 37" West along said Southwesterly line of the Northerly line of said Southerly 60 feet.

Parcel 1C:

An easement and right of way access, ingress and egress and private road purposes over and across the Easterly 30 feet of the Southwest quarter of Section 10, Township 13 South, Range 3 West, San Bernardino Base and Meridian, in the County of San Diego, State of California.

APN: 264-110-30-00

RECORDING REQUESTED BY:
Stewart Title of California, Inc.

AND WHEN RECORDED
MAIL TO:
John B. Honarvar
10446 Whitcomb Way #154
San Diego, CA 92127

CA0410-17008085-42

DOC# 2018-0118142

Mar 26, 2018 02:15 PM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: $39.00 (SB2 Atkins: $0.00)
PCOR: N/A
PAGES: 6

THIS SPACE FOR RECORDER'S USE

Correction of Interspousal Grant Deed
(Please fill in document title(s) on this line)

1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

2 ☑ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on March 1, 2018 (date) as document number 2018-0079638 of Official Records, or,

3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date) as document number(s) _____ of Official Records, or

5 ☐ Exempt from fee per GC27388.1; document transfers real property that is a residential dwelling to an owner-occupier, or,

6 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

7 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____(date) as document number(s) _____, or,

8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

9 ☑ Exempt from fee under GC27388.1 for the following reasons: _____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY:

Stewart Title

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

John B. Honarvar
10446 Whitcomb Way # 154
San Diego, CA 92127

Order No.: CA0410-17008085-42

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Correction of Intersposual Grant Deed

APN: 264-110-30-00

This Correction of Interspousal Grant Deed is being recorded to correct the legal description of that certain Interspousal Grant Deed recorded on March 1, 2018 as Document No. 2018-0079639 which incorrectly referenced a Certificate of Compliance recorded June 9, 2010 as Instrument No. 10-289267. The legal description should have referenced the Certificate of Compliance recorded August 28, 2015, as Instrument No. 2015-0458260, as shown on the Exhibit "A" Legal Description attached here to and made a part of.

This page was added to provide adequate space for recording information.

RECORDING REQUESTED BY
Stewart Title

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO:

John B. Honarvar
10446 Whitcomb Way #154
San Diego, CA 92117

Title No.: CA0410-17008085-42

Space Above This Line for Recorder's Use Only

A.P.N.: 264-110-30-00

CORRECTION INTERSPOUSAL GRANT DEED

(Excluded from reappraisal under California Constitution Article 13A Section 1 et seq.)

The Undersigned Grantor(s) Declare(s) that the DOCUMENTARY TRANSFER TAX is $0.00
This conveyance establishes the sole and separate property of a spouse, and the Grantor received nothing in return, R&T 11911.
This an interspousal transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code

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

Simin Rahmankhah, spouse of Grantee

Hereby GRANTS to John B. Honarvar, a Married Man as His Sole and Separate Property

All that real property situated in the County of San Diego, State of California, as described in

Exhibit "A" attached here to and made a part of.

Date: March 21, 2018

Simin Rahmankhah

Mail Tax Statements To: **SAME AS ABOVE**

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

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO)

On 3.21.2018 before me Judith J Perron, Notary Public, personally appeared Simin Rahmankhah, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

JUDITH J. PERRON
COMM. #2103905
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires April. 16, 2019

This area for official notarial seal

EXHIBIT "A" LEGAL DESCRIPTION

Parcel 1:

All that portion of the West half of the Southeast quarter of Section 10, Township 13 South, Range 3 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, described as follows:

Commencing at the Southwest Corner of said Southeast quarter of Section 10; thence North 00°20'06" East along the West Line of said Southeast quarter, 967.75 feet to the Northwest Corner of Land described in Deed to Luckyjack Farm, LLC recorded June 18, 2008 as Document No. 2008-0329018 of Official Records in the Office of the San Diego County Recorder, said point being the TRUE POINT OF BEGINNING; thence continuing along said West Line North 00°20'06" East 357.68 feet to the North Line of the Southwest Quarter of the Southeast Quarter of Section 10; thence leaving said West Line along said North Line South 89°07' 22" East 1,310.02 feet to the East Line of said West Half of the Southeast Quarter; thence leaving said North Line South 00°07'47" West along said East line, 347.35 feet to the Northerly Line of said Luckyjack Farm, LLC land; thence leaving said East Line along said Northerly Line South 89°34'22" West 1,311.78 feet to the TRUE POINT OF BEGINNING.

This legal description is made pursuant to that certain Certificate of Compliance recorded August 28, 2015, as Instrument No.2015-0458260, of Official Records.

Parcel 1A:

A non-exclusive easement for road purposes over and across the Southwesterly 50 feet of that portion of the Southwest quarter of the Southeast quarter of Section 10, Township 13 South, Range 3 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, described as follows:

Beginning at a point in the Easterly line of said Southwest quarter of the Southeast quarter distant thereon 450.00 feet Northerly from the South Line of said section; thence Southerly along said Easterly line 450.00 feet to said South line; thence North 89°49' 57" West 454 feet more or less to the Westerly line of the 50.00 foot strip of land as described under Parcel 1 in Easement Deed to the San Diego County Water Authority, recorded February 9, 1960 as Instrument No. 25440 of Official Records; thence North 22°10' 37" West along said Westerly Line to a line which bears West from the point of beginning; thence East 654 feet more or less to the point of beginning. Said easement will terminate in the Northerly and Southerly Boundary Line of the above described land.

Parcel 1B:

An easement and right of way for road, sewer, water, gas, power and telephone lines and appurtenances thereto over, under, along and across the Southerly 60 feet of that portion of the Southwest quarter of the Southeast quarter of Section 10, Township 13 South, Range 3 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, which lies Westerly of the following described line:

Beginning at the Southwest corner of said Southeast quarter; thence along the Southerly line of said Southeast quarter, South 89°49' 57" East 899.13 feet to the Southwesterly line of Parcel 1 of the land described in Easement Deed to the San Diego County Water Authority, recorded February 9, 1960 as Instrument No. 25440 of Official Records, said point being the true point of beginning of the herein described line; thence North 22°10' 37" West along said Southwesterly line of the Northerly line of said Southerly 60 feet.

Parcel 1C:

An easement and right of way access, ingress and egress and private road purposes over and across the Easterly 30 feet of the Southwest quarter of Section 10, Township 13 South, Range 3 West, San Bernardino Base and Meridian, in the County of San Diego, State of California.

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