

Recording Request by:  
Stewart Title SD  
01180-182126

When recorded mail to:

Mail tax statements to:  
State of California  
Wildlife Conservation Board  
Attention: Executive Director  
1416 Ninth Street, Ste. 1266  
Sacramento, CA 95814

DOC# 2016-0234148



May 16, 2016 08:00 AM

OFFICIAL RECORDS  
Ernest J. Dronenburg, Jr.,  
SAN DIEGO COUNTY RECORDER

FEES: \$0.00

PCOR: N/A

PAGES: 8

GRANT DEED

Agency: Department of Fish and Wildlife  
Wildlife Conservation Board

Project: Hollenbeck Canyon Wildlife Area  
Expansion 5

APN: 599-090-27, 599-170-03

Exempt from Recording Fees - Gov. Code Section 27383

T.O. 01180-182126

Documentary Transfer tax is: \$0.00  
no consideration

Luce Creek, LP, a California limited partnership, hereby GRANTS to the STATE OF CALIFORNIA (Grantee), acting by and through its Department of Fish and Wildlife, the following described real property in the County of San Diego, State of California:

See Exhibit A attached hereto and  
made a part hereof.

Dated: 10 SEPT 2015

Luce Creek, LP

By:

  
Kelly Tyler AKA Kelly Den Tyler  
Managing Member of  
Tyler Management Ltd.  
General Partner of Luce Creek, LP

# NOTARY SEAL CERTIFICATION

(Government Code 27361.7)


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

Name of the Notary: M. Ghio - Courtney

Commission Number: 2063406 Date Commission Expires: Apr 5, 2018

County Where Bond is Filed: San Diego

Manufacturer or Vendor Number: NNA1  
(Located on both sides of the notary seal border)

Signature:   
Firm Name (if applicable)

Place of Execution: San Diego Date: 5 / 14 / 14

## ACKNOWLEDGMENT

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 Sept. 10, 2015 before me, M. Ghio-Courtney, Notary Public  
(insert name and title of the officer)

personally appeared Kelly Dell Tyler,  
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

M. Ghio-Courtney

(Seal)



Hollenbeck Canyon Wildlife Area  
Expansion 5  
San Diego County

Project ID: 2013149

**CERTIFICATE OF ACCEPTANCE**

THIS IS TO CERTIFY that the interest in real property conveyed by the deed or grant, dated September 10, 2015 from Luce Creek, L.P., a California limited partnership to the STATE OF CALIFORNIA, is hereby accepted by the undersigned officer on behalf of the State of California, pursuant to authority conferred by authorization of the Wildlife Conservation Board, Department of Fish and Wildlife, Natural Resources Agency, State of California, adopted on September 3, 2015 and the grantee consents to the recordation thereof by its duly authorized officer.

**APPROVED**

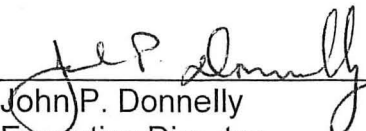
**STATE OF CALIFORNIA**

DEPARTMENT OF GENERAL SERVICES

BY:   
Dated: 12/15/15

MICHAEL P. BUTLER, CHIEF  
REAL PROPERTY SERVICES SECTION

STATE OF CALIFORNIA  
Natural Resources Agency  
Department of Fish and Wildlife

By:   
John P. Donnelly  
Executive Director  
Wildlife Conservation Board

Date: 9/29/15



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

Parcel D-1:

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

Parcel 1:

Lot 2 and the Southeast Quarter of the Northwest Quarter of Section 7, Township 17 South, Range 2 East, San Bernardino Meridian, in the County of San Diego, State of California, according to the Official Plat thereof.

Parcel 2:

The South one-half of the Northeast Quarter of Section 12, Township 17 South, Range 1 East, San Bernardino Meridian, in the County of San Diego, State of California, according to the Official Plat thereof.

Parcel 3:

The West one-half of the Southeast Quarter of Section 7, Township 17 South, Range 2 East, San Bernardino Meridian, in the County of San Diego, State of California, according to the Official Plat thereof.

Parcel 4:

The East one-half of the Southwest Quarter of Section 7, Township 17 South, Range 2 East, San Bernardino Meridian, in the County of San Diego, State of California, according to the Official Plat thereof.

Excepting therefrom that portion thereof described as follows:

Exception No. 1:

That portion of the West half of the Southeast Quarter of Section 7, T17S, R2E, S.B.M., in the County of San Diego, State of California, according to Official Plat thereof described as follows:

Beginning at a point in the East line of said West half distant thereon South 0° 19' 50" West 577.26 feet from the Northeast corner thereof; thence Westerly along the centerline of existing Travelled Road known as Luce Creek Road 850.00 feet; thence South 930.00 feet in a straight line to a point which lies 800.00 feet West of the East line of said West half; thence East 800.00 feet to a point in said East line distant thereon South 0° 19' 50" West 830.00 feet from the true point of beginning.

Exception No. 2:

That portion of the West half of the Southeast Quarter of Section 7, 17S, R2E, S.B.M., in the County of San Diego, State of California, according to Official Plat thereof described as follows:

Beginning at a point in the East line of said West half distant thereon South 0° 19' 50" West 577.26' from the Northeast corner thereof; thence Westerly along the centerline of existing Travelled Road known as

Luce Creek Road 850.00 feet; thence Northerly in a straight line 530' to a point in the North line of said West half distant thereon North 89° 34' 49" West 840.00' from the Northeast corner thereof; thence South 89° 34' 49" East 840.00' to the true point of beginning.

Exception No. 3:

All that portion of the Southeast Quarter of the Northwest Quarter of Section 7, T17S, R2E, S.B.M., described as follows:

All that portion of said Southeast Quarter of the Northwest Quarter lying Easterly of the centerline of existing Travelled Road known as Daley Truck Trail as shown on Record of Survey No. K 16759 filed in the Office of the County Recorder of said County.

Together with that portion of said Southeast Quarter of the Northwest Quarter lying Easterly of a line between the Northwest terminus of Curve No. 6 and the center of Curve No. 12 on said Record of Survey No. 16759 & West of the centerline Daley Truck Trail.

Excepting therefrom that portion of said Southeast Quarter of the Northwest Quarter lying Easterly and Southerly of the following described line:

Beginning at a point in the East line of said Southeast Quarter of the Northwest Quarter distant thereon South 0° 33' 01" West 250.00 feet from the Northeast corner thereof; thence West 420.00 feet; thence South 240.00 feet; thence Southwester in a straight line 450 feet more or less to a point in the centerline of said Daley Truck Trail; said point being the Southerly terminus of that course designated South 60°57' 47" East 121.07' on said Record of Survey No. 16759.

Said property is described as Parcel D-1 in Certificate of Compliance recorded May 10, 2006 as Instrument No. 2006-0330443 of Official Records.

Parcel D-2:

An easement for ingress and egress and utilities over, under, along and across that portion of the West half of the Southeast Quarter and East half of the Southwest Quarter and the South half of the Northwest Quarter of Section 7, T17S, R2E, S.B.M., lying within a 60.00 foot wide strip of land. The centerline of said strip being described as follows:

The centerline of existing Travelled Road known as Daley Truck Trail as shown of Record of Survey No. 16759, filed in the office of the County Recorder of San Diego County, California.

Excepting therefrom that portion thereof lying within Parcel D-1.

Parcel D-3:

An easement for ingress and egress and utilities over, under, along and across that portion of the East half of the Southwest Quarter and the West half of the Southeast Quarter of Section 7, T17S, R2E, S.B.M., in the County of San Diego, State of California, lying within a 60.00' wide strip of land. The centerline of said strip being described as follows:

The centerline of existing Travelled Road known as Luce Creek Road as shown on Record of Survey No. 10924 filed in the Office of the County Recorder.

Said easement shall terminate in the Easterly sideline of Parcel D-2.

Excepting therefrom that portion thereof lying within Parcel D-1.

Parcel D-4:



An easement and right of way for road and utility purposes over, under, along and across a strip of land 60.00 feet in width lying within the North Half of the Southwest Quarter of Section 8, Township 17 South, Range 2 East, San Bernardino Meridian, in the County of San Diego, State of California, according to Official Plat thereof, the center line of said 60.00 foot strip being described as follows:

Beginning at a point in the South line of said North half of the Southwest Quarter, distant thereon North 89° 31' 17" W East, 964.41 feet from the Southwest corner thereof; thence North 14° 11' 15" East, 15.02 feet to the beginning of a tangent 300.00 foot radius curve concave Southeasterly; thence Northeasterly along said curve through a central angle of 28° 48' 45", a distance of 150.86 feet to a 390.82 foot radius tangent reverse curve; thence Northeasterly along said curve through a central angle of 46° 30' 00", a distance of 251.44 feet; thence tangent to said curve North 3° 30' 00" West, 7.55 feet to the beginning of a tangent 300.00 foot radius curve concave Easterly; thence Northerly along said curve through a central angle of 14° 29' 16", a distance of 75.86 feet to a 461.68 foot radius tangent reverse curve; thence Northerly along said curve through a central angle of 21° 30' 25", a distance of 173.30 feet to the True Point of beginning of the herein described center line, being also Point "X" of this description; thence continuing Northerly along said curve through a central angle of 7° 49' 52", a distance of 63.10 feet to a 300.00 radius tangent reverse curve; thence Northeasterly along said curve through a central angle of 100° 00' 00", a distance of 523.60 feet to a 300.00 foot radius tangent reverse curve; thence Northerly and Northeasterly along said curve through a central angle of 67° 08' 12" a distance of 351.53 feet to a point in the center line of Lyons Valley Road, according to Road Survey No. 1265 on file in the Office of the County Engineer Of said San Diego County.

The sidelines of said 60.00 foot easement shall be prolonged or shortened so as to terminate in the North in the Southerly sidelines of said Lyons Valley Road.

Excepting therefrom that that portion thereof lying within Parcel D-1.

Parcel D-5:

An easement and right of way for road and utility purposes over, under, along and across strip of land 60.00 feet in width lying within the North Half of the Southwest Quarter of Section 8 and the Northeast Quarter of the Southeast Quarter of Section 7, all in Township 17 South, Range 2 East, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to Official Plat thereof, the center line of said 60.00 foot strip being described as follows:

Beginning at Point "X" described in Parcel 5 above, being a point being the arc of a 329.00 foot radius curve concave Northerly, a radial to said point bears South 37° 41' 41" East; thence Southwesterly and Westerly along said curve through a central angle of 50° 46' 13", a distance of 291.33 feet; thence tangent to said curve North 76° 55' 28" West, 130.00 feet to the beginning of a tangent 300.00 foot radius curve concave Northeasterly; thence Northwesterly along said curve through a central angle of 34° 46' 31", a distance of 182.26 feet (recital 21° 43' 27", a distance of 113.75 feet) to a tangent reverse 300.00 foot radius curve; thence Northwesterly along said curve through a central angle of 21° 43' 27", a distance of 113.75 feet (read 34° 48' 31", a distance of 182.26 feet); thence tangent to said curve North 63° 50' 24" West, 531.12 feet to a point on the West line of said North Half of the Southwest Quarter, said point being distant thereon South 0° 11' 54" West, 286.20 feet from the Northwest corner of said North Half of the Southwest Quarter; thence continuing North 65° 50' 24" West, 133.68 feet to the beginning of a tangent 300.00 foot radius curve concave Southerly; thence Westerly along said curve through a central angle of 40° 49' 21", a distance of 213.75 feet to a tangent reverse 300.00 foot radius curve; thence Westerly along said curve through a central angle of 34° 59' 45", a distance of 183.24 feet to a tangent reverse 300.00 foot radius curve; thence Southwesterly along said curve through a central angle of 82° 53' 29", a distance of 454.02 feet to a tangent reverse 300.00 foot radius curve; thence Southwesterly along said curve through a central angle of 59° 58' 14", a distance of 334.94 feet to a tangent reverse 300.00 foot radius curve; thence Southwesterly along arc through a central angle of 31° 56' 34", a distance of 167.26 feet to a point on the west line of said Northeast Quarter or the Southeast Quarter of Section 7, said point being distant thereon South 0° 21' 03" West, 577.26 feet from the Northwest corner of said Northeast

Quarter of the Southeast Quarter.

The sidelines of said 60.00 foot easement shall be prolonged or shortened so as to terminate in the West with the West line of said Northeast Quarter and the Southeast Quarter of Section 7 and in the East with the location and Southerly prolongation of the East line of Parcel 5 described above.

Excepting therefrom that that portion thereof lying within Parcel D-4.

Parcel E:

The West half of the Northeast Quarter of Section 18, Township 17 South, Range 2 East, San Bernardino Meridian, in the County of San Diego, State of California, according to the Official Plat thereof.

APN: 599-090-27-00 and 599-170-03-00

(End of Legal Description)