

DOC # 2012-0381992



JUN 29, 2012 4:59 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 60.00 TAX: N.D.
DC: INC

22205

PAGES: 6



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OCI
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RECORDING REQUESTED BY:
Chicago Title Company
Order No.: 73711009726

When Recorded Mail Document To:
Leizel DeGuzman
Fallbrook Golf Course, Inc.
2757 Gird Road
Fallbrook, CA 92028

APN/Parcel ID(s): 107-240-51
107-420-16
107-420-17
124-182-01
124-182-02
124-330-04
124-330-14
124-330-15
124-330-20

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$ ND and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in the County of San Diego

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Fallbrook Golf Club, LLC, a Delaware limited liability company,

hereby GRANT(S) to Fallbrook Golf Course, Inc., a California corporation,

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

to address

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 107-240-51
107-420-16
107-420-17
124-182-01
124-182-02
124-330-04
124-330-14
124-330-15
124-330-20

Dated: April 4, 2012

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

State of Colorado

County of Jefferson

On April 5, 2012 before me,
LYUDMILA A. SAPRON, personally appeared

Fallbrook Golf Club, LLC, a Delaware limited liability company

BY: [Signature]
Stacey A. Hart

STACEY A. HART as Manager of Golf Club, LLC, ^{Fallbrook} LLC's: Manager

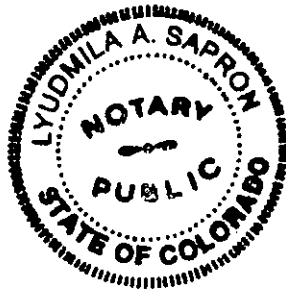
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 Colorado that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LYUDMILA A. SAPRON (Seal)
Signature

My Commission expires on:
01/29/2015



MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT A

Order No.: 73711009726

For APN/Parcel ID(s): 107-240-51, 107-420-16, 107-420-17, 124-182-01, 124-182-02, 124-330-04,
124-330-14, 124-330-15 and 124-330-20

PARCEL 1:

LOT 48 AND 49 OF LAKETREE ESTATES, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 5480, FILED IN THE OFFICE OF THE COUNTY RECORDER, OCTOBER 21, 1964, AND THAT PORTION OF THE TRACT OF LAND IN THE MONSERATE RANCHO IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, RECORDED IN BOOK 1, PAGE 108 OF PATENTS, COMMONLY KNOWN AS TRACT "B" OF THE MONSERATE RANCHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO KATIE GIRD SHIPLEY BY DEED, RECORDED IN BOOK 444, PAGE 9 OF DEEDS, RECORDS OF SAID COUNTY, WHICH SAID POINT IS SOUTH 88° 59' 30" EAST (RECORD SOUTH 88° 30' EAST) 5113.00 FEET FROM THE SOUTHWEST CORNER OF SAID LAND CONVEYED TO SAID SHIPLEY, SAID SOUTHWEST CORNER BEING ALSO THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN; THENCE FOLLOWING THE COUNTY ROAD, AS SHOWN ON RECORD OF SURVEY MAP NO. 3073, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NORTH 27° 43' EAST 1199.50 FEET; THENCE NORTH 1° 47' EAST 407.60 FEET; THENCE NORTH 10° 41' EAST 224.70 FEET; THENCE NORTH 4° 06' WEST 382.50 FEET; THENCE NORTH 19° 03' EAST 337.80 FEET; THENCE NORTH 11° 46' EAST 266.93 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING, NORTH 11° 46' EAST 315.07 FEET; THENCE NORTH 5° 00' WEST 618.00 FEET; THENCE NORTH 22° 22' WEST 415.30 FEET; THENCE SOUTH 85° 00' WEST 15.62 FEET TO A POINT IN THE CENTER LINE OF ROAD SURVEY NO. 820, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY, SAID POINT BEING ALSO THE MOST EASTERLY CORNER OF THE TRACT OF LAND CONVEYED TO ELMER R. EGGERS, ET UX, BY DEED RECORDED MAY 15, 1958 IN BOOK 7082, PAGE 148 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING POINT "A" OF THIS DESCRIPTION; THENCE ALONG SAID CENTER LINE, NORTH 22° 43' 20" WEST 146.16 FEET (RECORD NORTH 22° 44' WEST 145.93 FEET) TO THE BEGINNING OF A TANGENT 1000.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 15° 52' 20" A DISTANCE OF 277.02 FEET; THENCE TANGENT TO SAID CURVE, NORTH 6° 51' WEST 71.91 FEET; THENCE LEAVING SAID CENTER LINE, NORTH 83° 09' EAST 32.07 FEET TO THE NORTHWESTERLY CORNER OF LAND DESCRIBED IN DEED TO T.L. DAMMANN, ET UX, RECORDED JULY 25, 1951 IN BOOK 4179, PAGE 66 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND AS FOLLOWS; SOUTH 63° 34' EAST 531.73 FEET (RECORD SOUTH 63° 36' 30" EAST 531.60 FEET); THENCE SOUTH 11° 11' EAST 125.90 FEET (RECORD SOUTH 11° 12' EAST 126.10 FEET); THENCE SOUTH 34° 24' 40" EAST 354.08 FEET (RECORD SOUTH 34° 35' 30" EAST 354.20 FEET) TO THE MOST SOUTHERLY CORNER OF SAID LOT 48; THENCE ALONG THE BOUNDARY OF SAID LOT, NORTH 85° 02' 40" EAST 97.75 FEET TO AN ANGLE POINT IN THE NORTHERLY BOUNDARY OF SAID LAND TO T.L. DAMMANN; THENCE ALONG SAID BOUNDARY, NORTH 47° 39' 30" EAST (RECORD NORTH 47° 38' EAST) 1223.73 FEET; THENCE SOUTH 11° 55' EAST 117.87 FEET; THENCE SOUTH 6° 28' 30" WEST 240.09 FEET; THENCE SOUTH 32° 16' 40" EAST 98.84 FEET; THENCE SOUTH 30° 08' 40" WEST 349.60 FEET; THENCE SOUTH 43° 59' WEST 258.23 FEET; THENCE SOUTH 48° 18' 20" WEST 822.58 FEET; THENCE SOUTH 4° 49' 10" EAST 267.22 FEET; THENCE NORTH 44° 04' 20" EAST 504.13 FEET; THENCE NORTH 56° 54' EAST 569.20 FEET; THENCE SOUTH 79° 05' 50" EAST 143.19 FEET; THENCE SOUTH 20° 39' 20" EAST 228.60 FEET;

EXHIBIT A

(continued)

THENCE SOUTH 37° 55' EAST 379.32 FEET; THENCE SOUTH 49° 44' 10" WEST 356.07 FEET; THENCE SOUTH 56° 33' 10" WEST 680.52 FEET; THENCE SOUTH 69° 01' 40" WEST 164.32 FEET; THENCE SOUTH 82° 05' WEST 204.02 FEET; THENCE NORTH 13° 40' 40" WEST 311.13 FEET TO A POINT WHICH BEARS SOUTH 69° 41' EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 69° 41' WEST 91.77 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THAT PORTION DESCRIBED IN DEED TO RAINBOW MUNICIPAL WATER DISTRICT, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTER LINE OF ROAD SURVEY NO. 820, KNOWN AS GIRD ROAD, SAID POINT BEING STATION 87 PLUS 76.50 AS SHOWN ON SHEET 3 OF SAID ROAD SURVEY NO. 820; THENCE ALONG SAID CENTER LINE OF ROAD SURVEY NO. 820, NORTH 20° 19' 50" EAST 363.53 FEET; THENCE SOUTH 69° 41' EAST A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING, SOUTH 69° 41' EAST 42.40 FEET; THENCE SOUTH 13° 40' 40" EAST 143.00 FEET; THENCE SOUTH 81° 49' 23" WEST 139.85 FEET TO A POINT, SAID POINT BEING 50.00 FEET MEASURED AT RIGHT ANGLES FROM SAID CENTER LINE OF ROAD SURVEY NO. 820; THENCE PARALLEL TO SAID CENTER LINE, NORTH 20° 19' 50" EAST A DISTANCE OF 185.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF A TRACT OF LAND IN THE MONSERATE RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF THE RECORDER OF SAID COUNTY, RECORDED IN BOOK 1, PAGE 108 OF PATENTS, COMMONLY KNOWN AS TRACT "B" OF THE MONSERATE RANCHO, DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "A" DESIGNATED IN PARCEL 1 ABOVE, SAID POINT BEING IN THE BOUNDARY OF THAT LAND DESCRIBED IN DEED TO FALLBROOK GOLF CLUB, INC., RECORDED APRIL 11, 1968 AS DOCUMENT NO. 60705; THENCE ALONG SAID BOUNDARY, SOUTH 85° 00' WEST 190.54 FEET; THENCE SOUTH 9° 51' 30" WEST 192.45 FEET; THENCE SOUTH 89° 19' 10" WEST 395.47 FEET; THENCE NORTH 17° 53' 50" WEST (RECORD NORTH 17° 53' 59" WEST) 543.40 FEET; THENCE SOUTH 84° 13' 30" WEST 138.47 FEET; THENCE NORTH 54° 13' 20" WEST 97.39 FEET; THENCE NORTH 9° 59' 20" EAST 905.47 FEET; THENCE NORTH 5° 25' 50" EAST 314.95 FEET; THENCE NORTH 42° 03' 20" WEST 70.24 FEET; THENCE LEAVING SAID BOUNDARY, NORTH 42° 03' 20" WEST 60.83 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID LAND, SAID POINT ALSO BEING POINT "B" OF THIS DESCRIPTION; THENCE ALONG SAID BOUNDARY, SOUTH 57° 25' WEST 9.47 FEET TO THE BEGINNING OF A TANGENT 470.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 10° 00' 00" A DISTANCE OF 82.03 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 67° 25' WEST 83.23 FEET TO THE BEGINNING OF A TANGENT 530.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 9° 54' 10" A DISTANCE OF 91.60 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 57° 30' 50" WEST 217.37 FEET; THENCE NORTH 31° 19' WEST 318.70 FEET; THENCE NORTH 22° 58' 30" WEST 278.07 FEET; THENCE NORTH 39° 34' 40" WEST 626.04 FEET; THENCE NORTH 2° 55' 50" WEST (RECORD NORTH 2° 57' 30" WEST) 152.63 FEET; THENCE NORTH 31° 17' 20" EAST (RECORD NORTH 31° 15' 40" EAST) 128.99 FEET; THENCE NORTH 32° 07' 20" WEST (RECORD NORTH 32° 09' WEST) 315.31 FEET; THENCE NORTH 30° 17' WEST (RECORD NORTH 30° 18' 40" WEST) 407.68 FEET; THENCE NORTH 4° 30' 40" WEST (RECORD NORTH 4° 32' 20" WEST) 139.56 FEET; THENCE NORTH 50° 36' 30" WEST 542.24 FEET (RECORD NORTH 50° 38' 10" WEST 540.54 FEET); THENCE NORTH 49° 29' 55" EAST 41.94 FEET; THENCE NORTH 71° 36' 35" WEST 59.28 FEET (RECORD 59.11 FEET); THENCE NORTH 10° 52' 30" WEST 77.43 FEET (RECORD 79.43 FEET); THENCE NORTH 41° 08' 30" EAST 115.94 FEET; THENCE

EXHIBIT A

(continued)

NORTH 67° 47' 30" EAST 139.28 FEET; THENCE SOUTH 70° 41' 20" EAST 267.13 FEET; THENCE SOUTH 66° 08' 10" EAST 218.70 FEET TO THE BEGINNING OF A TANGENT 225.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE EASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 47° 22' 20" A DISTANCE OF 186.03 FEET; THENCE TANGENT TO SAID CURVE, NORTH 66° 29' 30" EAST 45.65 FEET, MORE OR LESS, TO THE CENTER LINE OF THAT COUNTY ROAD, ROAD SURVEY NO. 820, COMMONLY KNOWN AS GIRD ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A PARCEL OF LAND IN THE MONSERATE RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, RECORDED IN BOOK 1, PAGE 108 OF PATENTS, COMMONLY KNOWN AS TRACT "B" OF THE MONSERATE RANCHO, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER LINE OF STATION 105 PLUS 09.40 OF ROAD SURVEY NO. 820, FILED IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY; THENCE SOUTH 85° WEST, 52.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 85° 00' WEST, 138.05 FEET; THENCE NORTH 50° 35' 30" WEST, 82.84 FEET; THENCE SOUTH 73° 35' 30" WEST, 153.30 FEET; THENCE SOUTH 84° 40' 30" WEST, 275.99 FEET; THENCE NORTH 17° 53' 50" WEST, 20.49 FEET; THENCE NORTH 84° 40' 30" EAST, 278.51 FEET; THENCE NORTH 73° 35' 30" EAST, 151.36 FEET; THENCE SOUTH 87° 46' 40" EAST, 146.55 FEET TO A POINT WHICH BEARS NORTH 22° 43' 20" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 22° 43' 20" EAST, 61.25 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL X:

AN EASEMENT FOR THE PURPOSES OF GOLF COURSE FAIRWAYS AND GREENS OVER A PARCEL OF LAND IN THE MONSERATE RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, RECORDED IN BOOK I, PAGE 108 OF PATENTS, COMMONLY KNOWN AS TRACT "B" OF THE MONSERATE RANCHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER LINE OF STATION 105 PLUS 09.40 OF ROAD SURVEY NO. 820, FILED IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY; THENCE SOUTH 85° WEST, 52.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 85° 00' WEST, 138.05 FEET; THENCE NORTH 50° 35' 30" WEST, 82.84 FEET; THENCE SOUTH 73° 35' 30" WEST, 153.30 FEET; THENCE SOUTH 84° 40' 30" WEST, 275.99 FEET; THENCE NORTH 17° 53' 50" WEST, 20.49 FEET; THENCE NORTH 84° 40' 30" EAST, 278.51 FEET; THENCE NORTH 73° 35' 30" EAST, 151.36 FEET; THENCE SOUTH 87° 46' 40" EAST, 146.55 FEET TO A POINT WHICH BEARS NORTH 22° 43' 20" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 22° 43' 20" EAST, 61.25 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3: INTENTIONALLY OMITTED.

PARCEL 4: INTENTIONALLY OMITTED

PARCEL 5:

AN EASEMENT FOR WATERLINE PURPOSES AS RESERVED IN DEED TO STENWAR INC. RECORDED JUNE 19, 2002 AS FILE NO. 2002-0517171 OVER THE FOLLOWING DESCRIBED LAND:

LOT 1 OF COUNTY OF SAN DIEGO TRACT 3540, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 9761, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 19, 1980.

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EXHIBIT A

(continued)

NOTE: SAID EASEMENT BEING OVER, UNDER, ALONG AND ACROSS THAT PORTION OF SAID LOT 1 LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 OF MAP 9761; THENCE ALONG THE EAST LINE OF SAID LOT 1 NORTH 9°54'41" EAST, A DISTANCE OF 133.33 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE NORTH 57 ° 38'34° WEST, A DISTANCE OF 64.17 FEET TO THE WEST LINE OF SAID LOT 1 OF MAP 9761 AND THE POINT OF TERMINUS OF THIS DESCRIPTION.