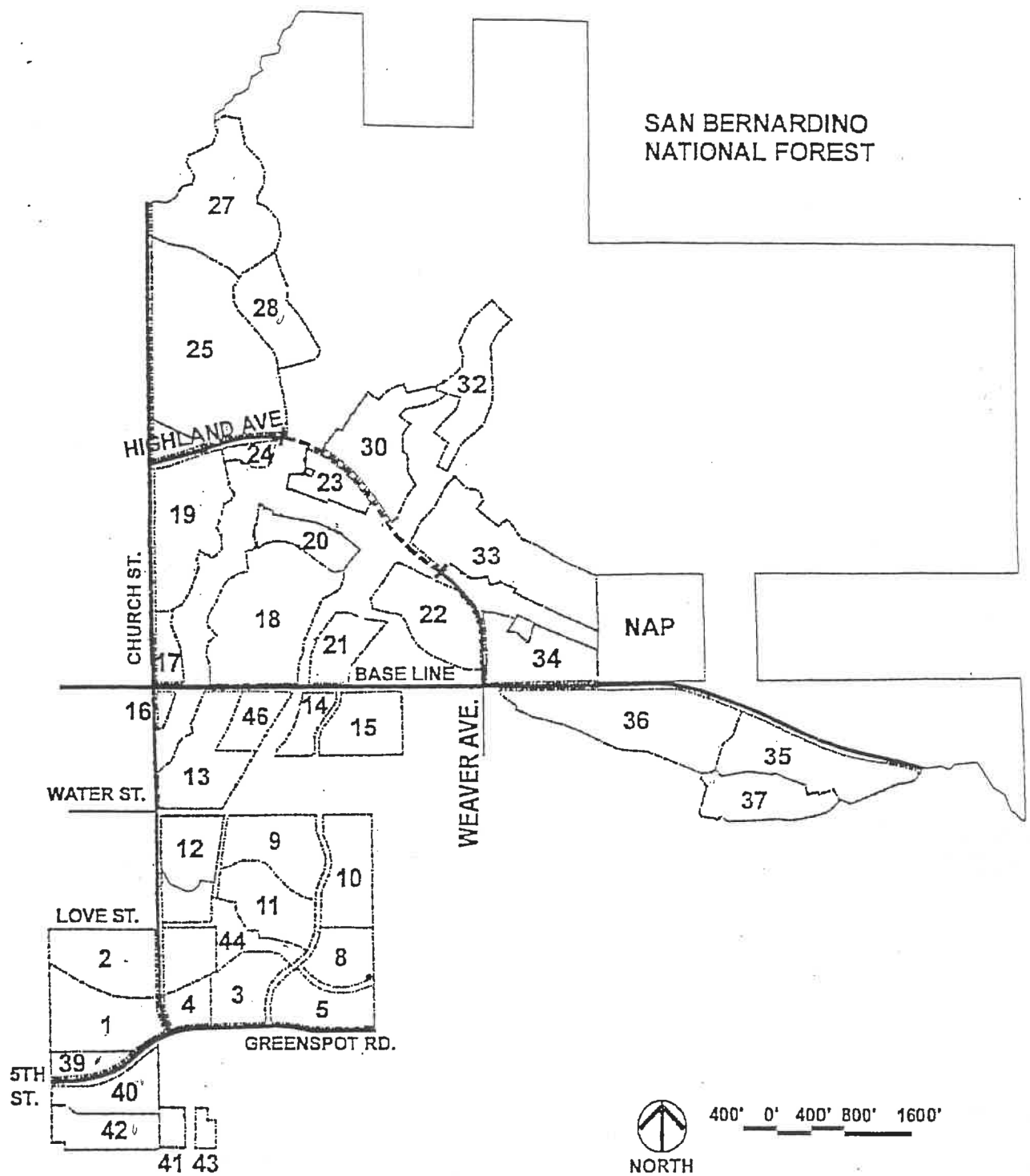


# Planning Area Land Use Summary

<u>PA No.</u>	<u>Land Use</u> <u>Designation</u>	<u>Acreage</u> <u>(Approx.)</u>	<u>Min. Lot</u> <u>Size</u>	<u>General Information</u>
1	SFD-I	23.4	5,500	completed
2	SFD-I	20.8	5,500	completed
3	SFD-II	13.3	4,500	completed
4	NC	6.1	n/a	subject to revised land use standards
5	SFD-II	14.4	4,500	completed
7 & 8	SFD-II	11.2	4,500	completed
9	SFD-II	19.5	4,500	completed
10	SFD-II	17.6	4,500	completed
11	SFD-II	17.1	4,500	completed
12	TH	6.1	n/a	completed
12	SFD-I	13.7	5,500	subject to existing land use standards
13	PATIO	23.2	4,500	completed
14	SFD-I	6.6	5,500	completed
15	SFD-I	16.6	5,500	completed
16	NC	1.5	n/a	completed
17	NC	4.7	n/a	completed
18	SFE-IV	42.2	9,000	completed
19	SFE-V	28.2	7,200	completed
20	SFE-V	13.4	7,200	subject to existing land use standards
21	TH	10.5	n/a	subject to existing land use standards
22	ZLL	21.4	3,600	completed
23	SFE-V	7.7	7,200	subject to existing land use standards
24	OS-II	3.1	n/a	
25	SFE-VR	42.5	8,000	subject to revised land use standards
27	SFE-IIIR	50.8	10,500	subject to revised land use standards
28	SFE-VR	17.8	8,000	subject to revised land use standards
30	SFE-VR	22.3	7,200	subject to revised land use standards
32	SFE-IIIR	14.9	10,500	subject to revised land use standards
33	SFE-IVR	25.3	9,000	subject to revised land use standards
34	SFD-IIR	17	4,500	subject to revised land use standards
35/37	<del>SFE-VR</del> SFE-VR	49.6	7,200	subject to revised land use standards
36	SFE-V	38.8	7,200	completed
39	NC	4.7	n/a	subject to revised land use standards
40	CBC	12.3	n/a	
	Alt. #1 SFE-VR			subject to revised land use standards
41	BP	3.0	n/a	subject to revised land use standards
42	CBC	13.2	n/a	
	Alt. #1 SFE-VR			subject to revised land use standards
43	OS-I	2.7	n/a	
45	OP	2.7	n/a	subject to revised land use standards
46	SFD-I	10.99	5,500	completed
Total	(All)	670.9		
Total	(Residential)	616.9		
Total	(Non-Residential)	48.2		
Total	(Open Space)	5.8		



60. Prior to final map approval, Applicant shall submit and obtain approval of final drainage plans by the City of Highland Public Works Department and the San Bernardino County Flood Control District as appropriate.

Biology Conditions

The following conditions are related to the protection of biologically sensitive areas within the EHR PUD, and to the treatment and/or landscaping of areas adjacent to biologically sensitive areas. Where noted, these conditions of approval are derived from the environmental impact reports prepared for the EHR PUD.

61. To minimize potential damage to habitat in the Bledsoe Gulch resulting from use of the canyon as private community open space, all existing trees shall be retained. Removal of vegetation shall be limited to the minimum necessary for maintenance access and fire control.
62. An open space buffer zone with a minimum depth of 50 feet shall be established adjacent to the remaining riparian woodlands in Bledsoe and Elder Gulches. The 50-foot dimension shall be measured from the edge of the woodland area, as determined by a qualified biologist.
63. Where not already prohibited by a government agency, off highway vehicles (OHVs) and use of firearms shall be prohibited by the East Highlands Ranch Master Homeowners' Association in the natural open space areas that are in the northern portion of the project. The use of OHVs and firearms would degrade the biotic value of the remaining open space through the destruction of vegetation and wildlife species and would increase wildlife avoidance of the area.
- ✓ 64. The area north of Planning Area Nos. 27, 28, 32, and 33 in the Planned Unit Development shall be preserved as natural, open space.
65. The potential loss of 0.8 acres of Riparian Woodland and 0.2 acres of Mule-fat Scrub shall require consultation with the Army Corps of Engineers (ACOE) and the California Department of Fish and Game (CDFG). Both agencies require full mitigation for lost resources. Mitigation measures associated with permit processes under Section 404 of the Clean Water Act and Section 1603 of the State Fish and Game Code strongly suggest a no net loss of habitat (wetland or riparian) and may require enhancement of wetland habitat as mitigation. This could involve planting native riparian species in upland areas that are lowered to wetland elevations if they are adjacent to existing wetland habitats.

Such opportunities exist in several of the channels flowing through the site. Any such mitigation plans shall meet the approval of the CDFG for a Section 1603 agreement and the ACOE for a Section 404 permit.

66. Potential loss of 3.3 acres of Alluvial Scrub, as identified in the 1992 Final Supplemental Environmental Impact Report for the EHR PUD, shall be mitigated through consultation with the U.S. Fish and Wildlife Service as part of the mitigation measures recommended for the Santa Ana River Woolly-Star.
67. Upon approval of this amendment to the EHR PUD, areas where the endangered Santa Ana River Woolly-Star is located shall be fenced until development plans for these planning areas have been approved by the City.

Miscellaneous Conditions

The following conditions relate to a variety of issues. Where noted, these conditions of approval are derived from the environmental impact reports prepared for the EHR PUD.

68. Prior to the issuance of building permits for new commercial or industrial uses on site, the Applicant shall demonstrate to the City that it has complied with all SCAQMD regulations, including Regulation XIII, New Source Review.
69. Prior to the issuance of a grading permit in areas that contain potential historical cultural resources, as determined by the City, Applicant shall retain a qualified archaeologist to document the on-site resources to be removed and relocated. Where appropriate, this archaeologist will archive the resources in the Archaeological Information Center of the San Bernardino County Museum.
70. During grading and surface cutting in the area of the on-site archaeological resources (such as the historic stone walls, the tunnel with rock portal in the northern portion of the study area, and the water trough on Church Street), a qualified archaeologist shall be present. This person shall be empowered to stop grading or other surface cutting if subsurface or other resources are discovered.
71. Vehicles and trailers more than 20 feet in length overall shall not be stored in any residential or commercial area, except in a recreational vehicle lot created specifically for this purpose. "Stored" shall be defined to include parking for a period of more than three (3) days.



## 7.1 Character

The mountain backdrop, natural gulches and the formal planting of citrus and palms give the East Highlands Ranch much of its character and sense of place. In addition to the citrus and palms, eucalyptus and pepper trees were introduced as street trees and windrows along the edges of the groves.

Bledsoe Gulch and Elder Gulch historically served as major drainage courses. They are accented with mature sycamores, poplars and eucalyptus trees. In addition to their water carrying function, the gulches provide a physical separation among the groves and planning areas. The open space character of these areas has been retained.

The northern portion of the property contains approximately 940 acres of foothill terrain that rises to join the San Bernardino National Forest. Most of this area is of metamorphic rock and supports a chaparral plant community, typical of that found in the interior valleys.

## 7.2 Archaeological/ Paleontological Resources

A "Cultural Resources Assessment of the East Highlands Ranch" was completed by the San Bernardino County Museum Association in December 1978. The assessment included a "records search" of ethnographic and historic sources, and site files at the State Regional Center at the Museum. The search found that no cultural resources were recorded for the East Highlands Ranch. Because of this lack of site records, ten days of surface reconnaissance was conducted by a trained archaeologist in October and November of 1978. In walking the site, particular attention was given to ridges, streambeds and flat surfaces that could have been used by Indians for trails, milling stations or campsites. Interviews with long-time residents of the area were also conducted. As a result of the survey, the Association concluded:

*"No archaeological resources were found to exist on the land surface included in this proposed project. Because of past massive disturbance of a significant amount of the land surface it was possible to observe subsurface deposits, and again no cultural resources were found. It is the opinion of the San Bernardino County Museum Association Staff that this proposed project will have no effect on the archaeological resources of San Bernardino County. Some sandstone deposits were observed at certain locations in the northern portion of Section 35. These may contain fossils, but none were found during this investigation."*

In response to the observation of sandstone deposits which potentially could contain fossils,

East Highlands Ranch, Inc. retained the services of Dr. E. Bruce Lander, a paleontologist with Engineering-Science, Inc., to conduct a field survey in conjunction with the Tentative Tract Map process for Planning Area No. 22 (Tract 13469). The survey was conducted in August 1987 and no fossil remains were found on this specific site. The background and details of this investigation were compiled in the report "Paleontologic Resource Assessment Tract 13469, East Highlands Ranch, San Bernardino County, California", August 25, 1987.

### 7.3 Historical Resources

The historic resources of the East Highlands Ranch are, for the most part, visually apparent. They include improvements and artifacts dating back to the late 1800's when the East Highlands ranch was first developed by James Edwards of the East Highlands Orange Company. The most prominent improvements are the extensive system of channels, ditches and flumes built from local stone, and the rock walls which were built to assist with irrigation and provide level terraces for the citrus groves.

These resources were evaluated in the previously mentioned Cultural Resources Assessment, which concluded:

*"No sites exist on the site that have been recorded or that appear on the National Register of Historic Places and there are no known sites being proposed at this time for nomination to the National Register of Historic Places that will be impacted by this proposed project."*

Additionally though the Museum Association notes in its Report: *"Historical resources were found consisting of rock walls (for terraces), flumes, irrigation ditches, drainage channels, buildings and reservoirs. The most significant building located on the property is a large cobble stone house which was built about 1920."*

At the request of the County in conjunction with the processing of Phases III and IV, the developer retained the services of Archaeological Advisory Group to survey and document the walls and irrigation system associated with Planning Area Nos. 19 and 22. The results of this survey were documented in the report "Historical Resources of the East Highlands Ranch: Parcels 19 and 22", September 1987, and all photographs and materials generated have been archived at the Archaeological Information Center, San Bernardino County Museum.

In May 1995, the developer had the Cultural Resources Assessment updated by LSA Associates, Inc. The recommendations of this report note that only the irrigation features (located at Planning Area Nos. 23, 24, 25, 27, 28, 30, 32, 33, 34, 35, and 37) are potentially eligible for the *National Register*.

### 7.4 Positive Protection Measures

The conservation and enhancement of open space within the East Highlands Ranch is important to the "quality of life" for residents in the community. Keeping development to the lower elevations, already modified by citrus operations, means a large portion of the natural hillside can be saved as a "scenic backdrop".

Three land use designations are used to described open space areas:

OS-I: Active open space lands that are dedicated to and maintained by the East Highlands Ranch Master Homeowners' Association. Specifically, the OS-I areas include the Ranch Meadows Park, the Recreation Center on Club View Drive, the baseball field at Planning Area No. 43, and the Spring Mountain Lake.

OS-II: Passive open space lands that are dedicated to and maintained by the East Highlands Ranch Master Homeowners' Association. Specifically, the OS-II areas include the Bledsoe and Elder Gulches, and Planning Area No. 24.

OS-III: Natural hillside areas.

The following is a description of protective measures taken:

Bledsoe Gulch was retained as open space. Many trees and shrubs remained in place and landscape maintenance has been restricted to selective weeding for fire protection purposes.

Planning Area No. 43, previously dedicated to the City of Highland, is an open space/park area used as a baseball field.

Elder Gulch Road, south of Baseline Road, was abandoned for automobile traffic purposes and converted to a multi-use trail, providing pedestrian connections from the Community Center and Lake to Greenspot Road.

The East Highlands Reservoir was retained and modified to meet current safety standards. The lake and surrounding area serves as a community park for residents of East Highlands Ranch. Volleyball courts, bike / pedestrian paths, play fields, and fishing amenities are located at the Lake. The rock walls on the south side of the lake were incorporated into the park design.

The former citrus headquarters building, commonly known as the "Stone House", was retained and made a part of the Recreational Center complex. The Stone House is currently occupied by the East Highlands Ranch Master Homeowners' Association.

An area-wide multipurpose trail system was developed under the guidance of the City of Highland. This trail system utilizes historic trails, wherever feasible, and provides a circulation system throughout the East Highland area, connecting the Santa Ana Wash area to the National Forest and Plunge Creek.

An extensive bicycle / pedestrian trail system has been planned throughout the development. Starting in the southern portion of the site a trail system is proposed that will run north-south along Elder Gulch. The eastern section of the property will be serviced by a trail system along the north side of the North Fork Ditch. The trail will provide pedestrian connections to the major parks and amenities in the East Highlands Ranch. Trails are installed when the adjacent planning area is developed.

Stone retaining walls were retained, and will continue to be retained, wherever feasible. The rock channel road ("Wall Street") northwest of the lake will be converted to a multi-use trail in conjunction with the development of Planning Area No. 25.

Wherever feasible, existing native trees are retained in compliance with City ordinances and policies.

The natural hillside in the northern section of the East Highlands Ranch will be preserved as permanent open space. As originally approved, the development rights associated with the East Highlands Ranch were restricted to the lower, more buildable portions of the Ranch. The developer acknowledged that, if and when the hillside open space is subdivided or parcel mapped for the purpose of being conveyed to a public agency or private entity, all or part of this property may be deemed unsuitable for development. Accordingly, any subdivision would likely contain open space easements in favor of the City of Highland. The easements will be for the purpose of retaining the undeveloped nature of all or part of this property. Any such easements will in the form of restrictive covenants and will not confer rights of ingress or egress, or impose maintenance or other obligations on the City of Highland.

In terms of design and engineering, the developer intends to:

Fully coordinate all amenities using like materials, colors, and textures.

In passive open space areas, utilize native California plant materials appropriate for the region's climate and soils. This minimizes water usage.

Maintain minor drainage courses, wherever feasible, in a relatively natural condition. Developer must balance the desire to maintain "natural" drainage courses with its responsibility to comply with fuel modification requirements. (For more detailed information regarding the fuel modification requirements, please refer to the following chapter.)

**BOB DUTTON**

ASSESSOR – RECORDER – CLERK

645 City of Highland

EXEMPT FROM FILING FEE PURSUANT TO  
GOVT CODE § 6103

Doc# 2018-0214476



Titles	1	Pages	8
Fees			0.00
Taxes			0.00
CA SB2 Fee			0.00
Others			0.00
Paid			\$0.00

RECORDING REQUESTED BY  
AND WHEN MAILED TO:

City Clerk  
City of Highland  
27215 Base Line  
Highland, CA 92346

A P N 0288-241-30-0-000 and 0288-261-13-0-000

*Easement Deed***OPEN SPACE EASEMENT**

THIS OPEN SPACE EASEMENT is made this 22<sup>nd</sup> day of May,  
2018 by **S-P EAST HIGHLANDS, LLC**, (“Grantor”), in favor of the **CITY OF  
HIGHLAND**, a California general law city, (“Grantee”) with reference to the following  
facts:

WHEREAS, Grantor owns certain real property in the City of Highland, County of  
San Bernardino, State of California, designated as Assessor’s Parcel Numbers 0288-241-  
30-0-000 and 0288-261-13-0-000, and more fully described on **Exhibit A** attached hereto  
and incorporated herein by this reference (the “Easement Area”), and

WHEREAS, Grantor has received or will receive approvals from the City of  
Highland and various other governmental agencies for the development of East Highlands  
Ranch Planning PUD (the “Project”);

WHEREAS, the East Highlands Ranch Planning PUD Condition of Approval No  
24 & 64 requires that certain portions of the Project shall be preserved in perpetuity as  
natural open space,

WHEREAS, the purpose of this Easement is to ensure that the Easement Area, as  
more fully described on **Exhibit A** attached hereto and incorporated by this reference, is  
preserved in perpetuity as open space pursuant to the terms and limitations of this  
Easement,

NOW, THEREFORE, Grantor declares that the Easement Area is and will be held,  
conveyed, hypothecated, mortgaged, encumbered, leased, rented, use, occupied and  
improved subject to the limitations, restrictions and covenants contained in this Easement

1 In consideration of the above recitals and the mutual covenants, terms,  
conditions, and restrictions contained herein, Grantor hereby voluntarily grants and

DE 18-10-909

conveys to Grantee an open space easement in perpetuity over the Easement Area (**Exhibit A**) of the nature and character and to the extent hereinafter set forth (**"Easement"**) The Easement Area shall be maintained in perpetuity as natural open space This Easement shall run with the land and be binding on Grantor's heirs, successors, administrators, assigns, lessees, and other occupiers or owners of the Easement Area

2 Without limiting the foregoing, the uses of the Easement Area shall be perpetually restricted as follows

- A. No buildings, structures, or improvements, shall be constructed.
- B. No grading or landform alterations shall occur..
- C. No farming or agricultural uses shall be permitted, except for grazing
- D. No vehicular access except for the purpose of public safety, inspection, maintenance and repair.
- E. No planting of ornamental or other vegetation, use of pesticides or herbicides, or application of fertilizers shall be allowed.

3 Except as so restricted, Grantor reserves the right to use the Easement Area in any manner consistent with the purposes of this Easement and with the applicable laws, rules, and regulations of the State of California and the City of Highland, including but not limited to, the following:

- A. Installation of subsurface utilities in connection with the development of the Development Project (defined hereinbelow)
- B. Maintenance or replacement of any such improvements
- C. Fuel modification required by law or order of fire agencies.
- D. Remediation, maintenance and repair activities conducted by a Geological Hazard Abatement District (GHAD) or any successor public entity.
- E. Access for governmental and quasi-governmental agencies, or the general public, along established roads and trails, or as reasonably relocated by Grantee
- F. Establishment of conservation/mitigation banks

4 This Easement is intended to maintain, conserve, preserve, and protect the natural and scenic character of the Easement Area.

5. Nothing in this Easement is intended to affect Grantor's rights to develop the portion of the Project that is not within the Easement Area (the "**Development Project**") in any way, and there is no express or implied restriction on any use, development, or occupancy of the Development Project created by this Easement.

6 Grantor hereby grants to the Grantee the right to enjoin any action that is contrary to the purposes of this Easement and shall be enforceable pursuant to Civil Code §815.7

7. This Easement is not intended to create a right in the public generally or in any member of the public to enter upon or across or to use all or any portion of the Easement Area. Notwithstanding any other provision of this Easement, nothing herein is intended to (i) limit existing rights in the public generally to utilize existing trails that may predate this Easement, or (ii) shall limit Grantee's rights to establish and maintain any existing or future trails for public use, fire roads, or other improvements within the Easement Area, so long as such maintenance is at no cost or liability to Grantor

8 The purposes, terms, conditions, restrictions and covenants contained in this Easement, and each and all of them, may be specifically enforced or enjoined by proceedings in the Superior Court of the State of California for the County of San Bernardino

9 The terms and conditions of this Easement shall constitute a covenant running with and binding the land in accordance with the provisions of California Civil Code §§ 815-816 & 1468. Accordingly, the Easement Area shall be held, sold, conveyed, mortgaged, encumbered, leased, rented, used, occupied and improved in perpetuity subject to this Easement, which shall run with the Easement Area and shall be binding on all parties having any right, title or interest in the Easement Area or any part thereof, their heirs, successors and assigns

10. This Easement shall not be amended in any manner or terminated without the prior written approval of the Grantee, which Grantee may withhold in its sole and absolute discretion, and which instrument must be recorded with the Grantee's written approval to be valid

11. This Easement may be assigned by Grantee to an entity qualified to hold a conservation easement pursuant to state law so long as the assignee executes a written acceptance of the terms and conditions hereof and such assumption is recorded as part of or concurrently with the assignment.

[SIGNATURES ON NEXT PAGE]

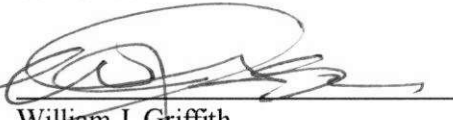
IN WITNESS WHEREOF, Grantor has executed this Easement as of the date first written above.

**GRANTOR**

S-P EAST HIGHLANDS, LLC,  
a California limited liability company

By Underhill Properties, LLC,  
a California limited liability company,  
its Member

By Rivendell Land Company, Inc ,  
a California corporation,  
its Member

By:   
William J Griffith,  
President



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 Orange )

On June 6, 2018,

M. Conroy Berry,

before me,

(insert name and title of the officer)

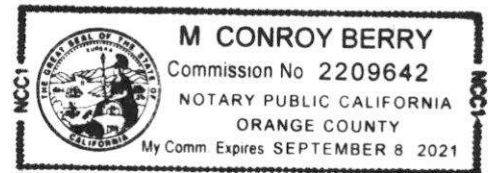
Notary Public, personally appeared William J. Griffith,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed  
the same in his/~~her~~/~~their~~ authorized capacity(ies), 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. Conroy Berry

(Seal)



# EXHIBIT "A"

## LEGAL DESCRIPTION

Real property in the City of Highland, County of San Bernardino, State of California, described as follows

THAT CERTAIN PARCEL SHOWN ON CERTIFICATE OF COMPLIANCE NO 006-003 RECORDED SEPTEMBER 25, 2007 AS INSTRUMENT NO. 2007-0547587 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTH 1/2 OF THE SOUTHEAST 1/4 AND ALL THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY, LYING EASTERLY OF TRACT NO. 16014-2, AS PER MAP RECORDED IN BOOK 308, PAGES 49 THROUGH 54, INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY, AND ALSO LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE.

BEGINNING AT THE NORTHERLY MOST CORNER OF SAID TRACT NO 16014-2 AND ALSO BEING ON THE BROW OF THE SOUTHEASTERLY BLUFF OF COOK'S CANYON PER BOOK 122, PAGE 144 OF DEEDS, THENCE, ALONG SAID BROW AS SHOWN ON RECORD OF SURVEY AS RECORDED IN BOOK 42, PAGES 5 THROUGH 20, RECORDS OF SAID COUNTY, TO AN ENDING POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 26, SAID ENDING POINT LYING NORTH 87° 48' 09" WEST, A DISTANCE OF 756.88 FEET FROM THE CENTER OF SAID SECTION 26.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO ARTHUR J ANDERSON, BY TAX DEED RECORDED JUNE 28, 2016, AS DOCUMENT NO. 2016-0253984, RECORDS OF SAID COUNTY.

THAT PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY, LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED PROPERTIES.

TRACT NO, 16014-2, AS PER MAP RECORDED IN BOOK 308, PAGES 49 THROUGH 54, TRACT NO. 16014-1, AS PER MAP RECORDED IN BOOK 306, PAGES 78 THROUGH 80, TRACT NO 16014, AS PER MAP RECORDED IN BOOK 306, PAGES 81 THROUGH 86, TRACT NO. 15954, AS PER MAP RECORDED IN BOOK 288, PAGES 11, 12 AND 13, TRACT NO. 15985-1, AS PER MAP RECORDED IN BOOK 284, PAGES 37 THROUGH 43, TRACT NO 15985-2, AS PER MAP RECORDED IN BOOK 289, PAGES 53 THROUGH 58, TRACT NO 15985-3, AS PER MAP RECORDED IN BOOK 291, PAGES 27 THROUGH 31, AND TRACT NO. 15985-4, AS PER MAP RECORDED IN BOOK 292, PAGES 38 THROUGH 42, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE EAST VALLEY WATER DISTRICT, BY DEED RECORDED DECEMBER 31, 1992, AS DOCUMENT NO. 92-543649, RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE EAST VALLEY WATER DISTRICT, BY DEED RECORDED JULY 3, 2002, AS DOCUMENT NO. 2002-0343336, RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF HIGHLAND, BY DEED RECORDED DECEMBER 10, 2003, AS DOCUMENT NO 2003-0914482, RECORDS OF SAID COUNTY

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF HIGHLAND, BY GRANT DEED RECORDED APRIL 09, 2009 AS DOCUMENT NO. 2009-149709, RECORDS OF SAID COUNTY.

THE NORTH 1/2, THE NORTH 1/2 OF THE SOUTHEAST 1/4, THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL TOWNSHIP PLAT THEREOF.

THAT PORTION OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING NORTHERLY OF TRACT NO. 13739, AS PER MAP RECORDED IN BOOK 235, PAGES 30 THROUGH 35, AND TRACT NO 16003, AS PER MAP RECORDED IN BOOK 299, PAGES 96 THROUGH 101, RECORDS OF SAID COUNTY, AND ALSO LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE EASTERLY MOST CORNER OF SAID TRACT NO, 16003, SAID POINT ALSO BEING ON THE CENTER LINE OF THE NORTH FORK DITCH, AS SHOWN ON RECORD OF SURVEY AS RECORDED IN BOOK 42, PAGES 5 THROUGH 20, RECORDS OF SAID COUNTY, THENCE, ALONG SAID CENTER LINE TO AN ENDING POINT ON THE EASTERLY LINE OF SAID SECTION 1, SAID ENDING POINT LYING SOUTH 01° 02' 10" EAST, A DISTANCE OF 1697.19 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 1.

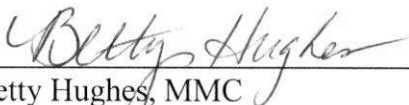
EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF HIGHLAND, BY GRANT DEED RECORDED MARCH 26, 2009 AS DOCUMENT NO. 2009-0128162 AND CORRECTED BY DOCUMENT RECORDED APRIL 09, 2009 AS DOCUMENT NO 2009-0149672, RECORDS OF SAID COUNTY

APN: 0288-241-30-0-000 and 0288-261-13-0-000

**CERTIFICATE OF ACCEPTANCE**  
(California Government Code Section 27281)

This is to certify that the interest in real property conveyed by that certain Open Space Easement dated May 22, 2018, from S-P East Highlands, LLC to the City of Highland (the "City"), is hereby accepted by the undersigned officer on behalf of the City pursuant to the authority conferred by Resolution Number 1987-014 adopted by the City Council on December 8, 1987, and the City consents to recordation thereof by its duly authorized officer.

Dated: June 7, 2018

  
\_\_\_\_\_  
Betty Hughes, MMC  
City Clerk for the City of Highland

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## ZINING VERIFICATION LETTERS

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**Travis Trejo** <TTREJO@cityofhighland.org>  
To: darshan patil <darshanpatil305@gmail.com>

Tue, Sep 5, 2023 at 4:42 PM

Hello,

Was able to talk through this with our Assistant Director and I compiled documentation pertaining to the parcels in question. Theses parcels were under ownership of East Highlands as part of their open space and are still within the PD Area, as detailed in the attachments.

If you have questions do not hesitate to contact us.

Thank You,



**Travis Trejo**

Assistant Planner  
(909) 864-6861, ext. 259  
27215 Base Line  
Highland, CA 92346

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**Sent:** Tuesday, September 5, 2023 8:35 AM  
**To:** Travis Trejo <TTREJO@cityofhighland.org>  
**Subject:** ZINING VERIFICATION LETTERS

**From:** darshan patil <darshanpatil305@gmail.com>

**EXTERNAL EMAIL: Do not click on links or open attachments unless you know the content is safe.**

[Quoted text hidden]

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## ZINING VERIFICATION LETTERS

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**Travis Trejo** <TTREJO@cityofhighland.org>  
To: darshan patil <darshanpatil305@gmail.com>

Tue, Sep 5, 2023 at 4:44 PM

Apologies, here are the attachments.

Thank You,



**Travis Trejo**

Assistant Planner  
(909) 864-6861, ext. 259  
27215 Base Line  
Highland, CA 92346

---

**From:** darshan patil <darshanpatil305@gmail.com>

**Sent:** Tuesday, September 5, 2023 8:35 AM  
**To:** Travis Trejo <TTREJO@cityofhighland.org>  
**Subject:** ZINING VERIFICATION LETTERS

**EXTERNAL EMAIL: Do not click on links or open attachments unless you know the content is safe.**

Travis,

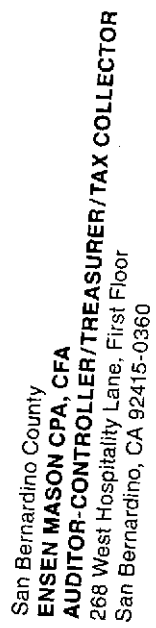
[Quoted text hidden]

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### 2 attachments

 **EHROpenSpace.pdf**  
458K

 **S-P East Highlands (2).pdf**  
2078K



San Bernardino County  
**ENSEN MASON CPA, CFA**  
**AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR**  
 268 West Hospitality Lane, First Floor  
 San Bernardino, CA 92415-0360

Darshan Patil  
871, n.e. 207 Lane, Bldg 15, Apt 201,  
North Miami Beach, Fl 33179

62-100-348-149





**Treasurer-Tax Collector  
Unified Tax Sale System**

**RECEIPT**

**TAX SALE NO. 373  
Aug 26 - 31, 2023**

**Bidder # 21**

**Receipt # 136**

**Purchaser: DARSHAN PATIL**

**Receipt Date: 8/29/2023 12:51:28 PM**

**Beginning Balance**

Bid Deposit: \$5,000.00

Money In Trust: \$312,443.75

**Cashier #2**

**Additional Funds Received**

**Deposit Type Amount**

**Deposit Amount Applied: \$0.00**

**Auction Items Paid**

<u>Item #</u>	<u>APN</u>	<u>Bid Amount</u>	<u>Document Tax</u>	<u>Total Amount Paid</u>
381	0288261130000	312,100.00	343.75	312,443.75
		<b>\$312,100.00</b>	<b>\$343.75</b>	<b>\$312,443.75</b>

Ending Deposit: \$5,000.00

Ending Trust Balance: \$0.00

**RECEIPT FOR PROPERTY PURCHASED AT TAX SALE**

Receipt is hereby acknowledged for the sum of \$312,443.75 as total purchase price for the above referenced parcel(s) of real property which was sold at public auction for delinquent property taxes on Aug 26 - 31, 2023, in accordance with Chapter 7, Part 6, Division 1 of the Revenue and Taxation Code.

\* Receipt of Bid Deposit money is contingent upon the purchaser completing all sales. If for any reason the purchaser does not complete all sales then the Bid Deposit money will be forfeited\*to the County.

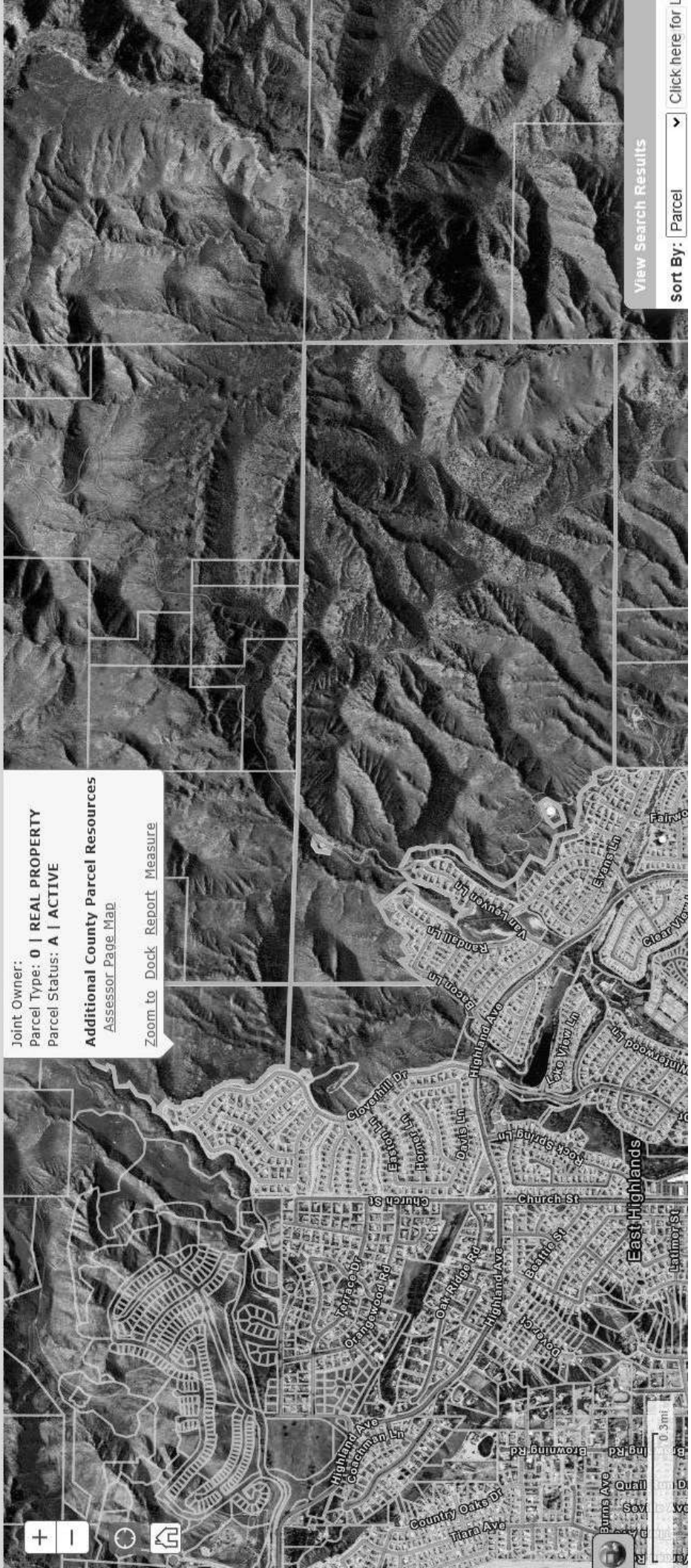
**THE TAX DEED SHALL BE RECORDED WITHIN 90 DAYS**





# San Bernardino County Assessor - Recorder - County Clerk

## Office of Chris Wilhite





# Check Out the Fall Parks and Recreation Activity Guide!



**Click Here to See What's Going On  
This Fall at the Parks,  
Community Centers, Senior Centers,  
and So Much More!**

Para ver en español, ir a:

<https://www.theprintery.com/san-bernardino-september-through-december-season-2023-spanish/>



- Homeless
- Council Agendas
- Community
- Labor
- Development
- Government