



4079 Governor Drive, #330 • San Diego, CA 92122



For Sale: Volcan Mountain 14.61 Acres and Cabin

Charming cabin located in a meadow under majestic pines near the top of Volcan Mountain: Only minutes from Julian in unincorporated San Diego County. Adjacent to preserved conservation lands.

An additional parcel of 50 acres (MLS# 100048172) is in escrow.

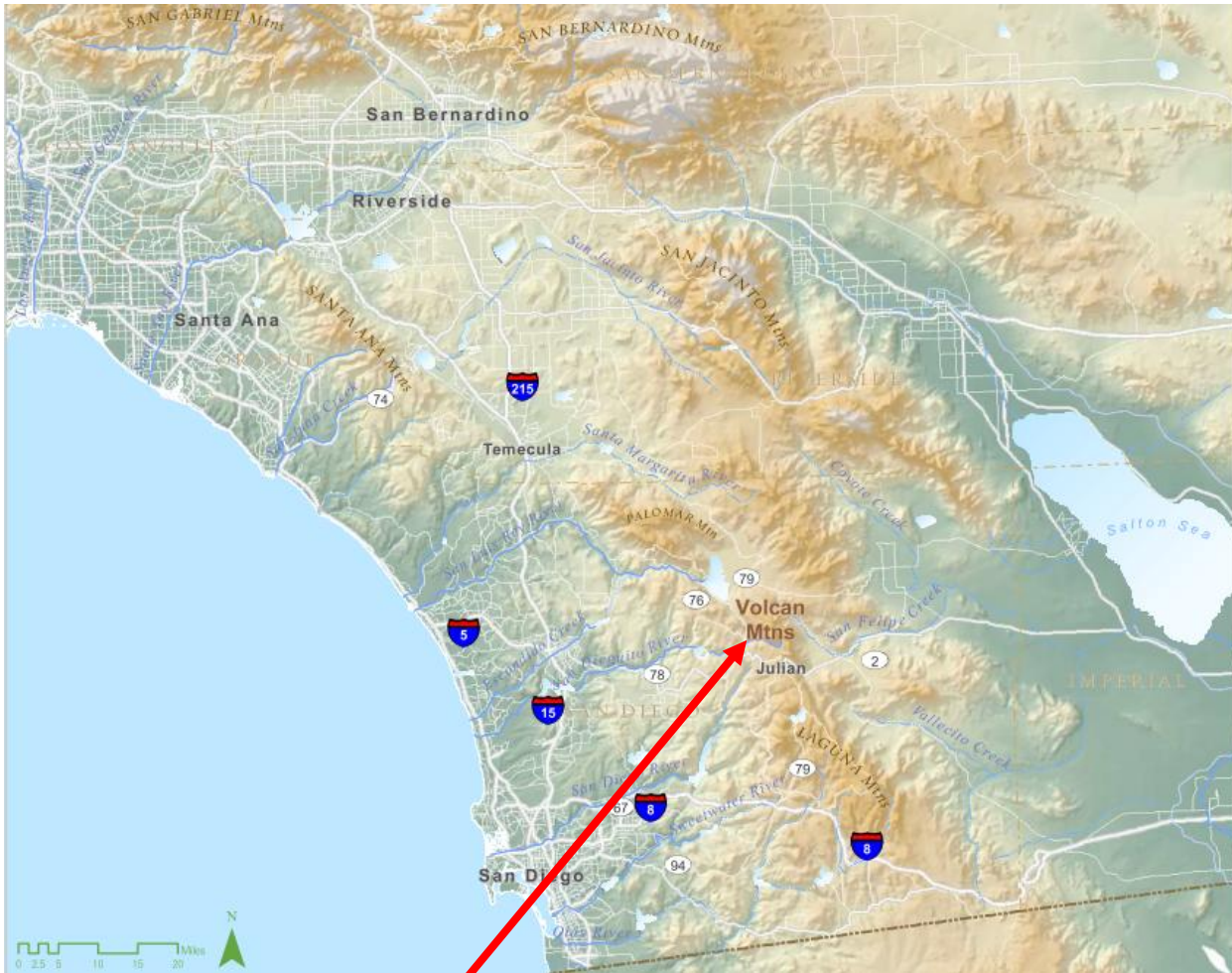
Reduced to \$299,000

Contact: Ann Van Leer, President, DRE #0140249, ann@landconserve.com

Property Details

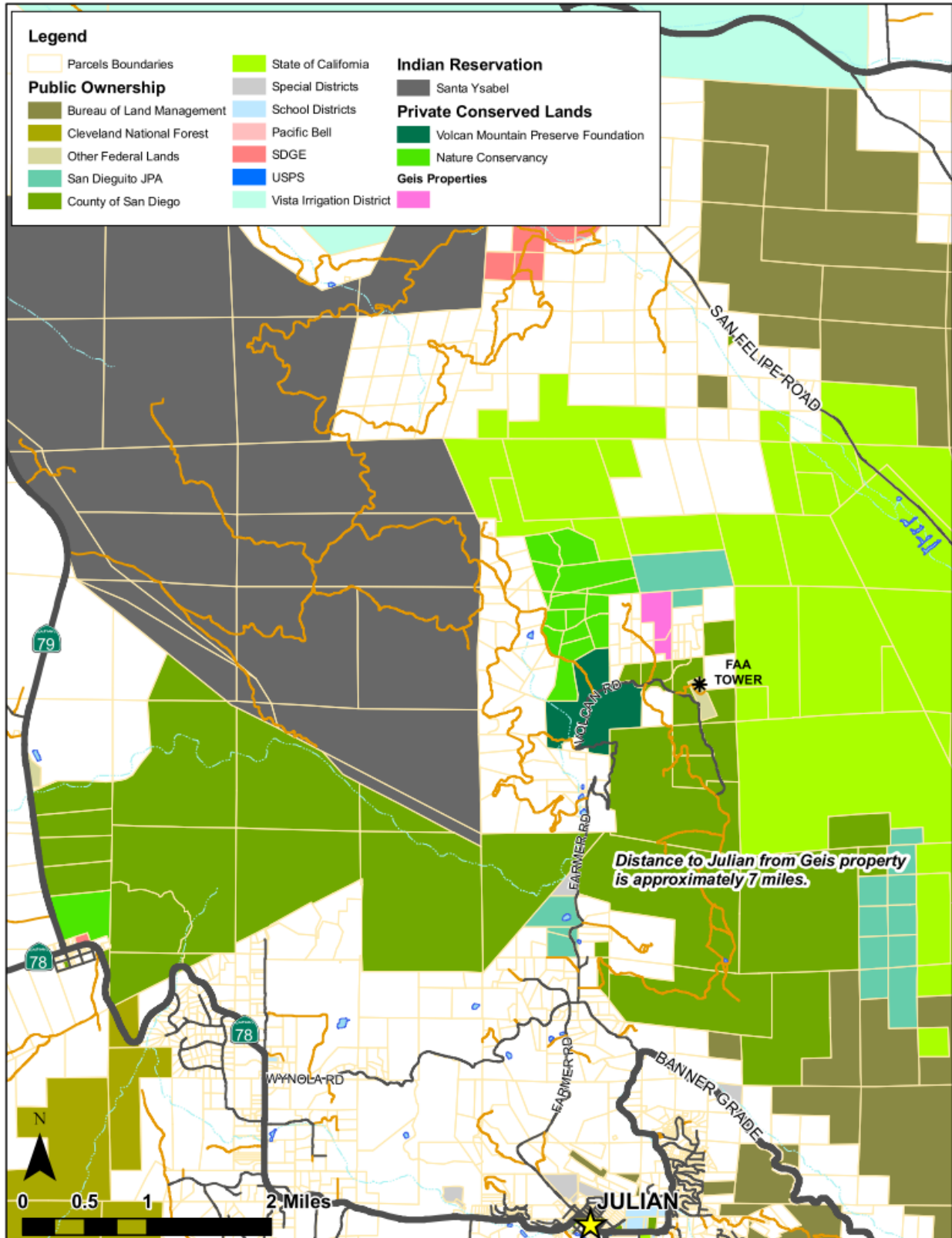
Location	Near the top of the Volcan Mountain range, 7 +/- miles from Julian, California
Municipality	San Diego County unincorporated area.
Assessor Parcel Numbers	APN 249-232-28 (Cabin and 14.61 acres of land). An additional 50.06 acres of land (APN 249-232-27) is also for sale (MLS #100048172); contact agent for details. Please note: Seller will retain road access easement to parcel 249-232-27 unless parcels are sold together to one buyer.
Ownership	John E. Geis, Sr. and Geis Family Trust
Cabin	<p>Per County records, the cabin was constructed in 1950 and is approximately 627 square feet; it was remodeled in 1983. The cabin and property has been lovingly maintained by one owner for the past 33 years. Cabin includes a main room with a stone fireplace, living room and kitchen. There is a separate bathroom (with shower) and separate bedroom. The cabin also has a deck to enjoy the beautiful views of the mountain area and meadows. The property is located approximately 5 miles from Julian via paved Volcan Mountain Road and a shorter unpaved road.</p> <p>There is a separate pump house with generator constructed in 1983. The pumping rate is approximately 12 gallons/minute with a range of 10-15/gals/minute; well depth at 365 ft and water level at 80 ft per most recent review; buyer to verify all details before COE including securing well test certification.</p>
Natural Features	<p>The new owner of this property is purchasing something truly special and rare in Southern California: a private retreat in the midst of thousands of acres of preserved lands, far from urban life but close to the nearby town of Julian that includes good restaurants and other public amenities and services. A map showing the ownership and public lands surrounding this property is provided on page 4.</p> <p>The Volcan Mountain Preserve Foundation (www.volcanmt.org) says it best "Volcan Mountain is an extraordinary treasure. Rising over 5,000 feet and covering more than 25,000 acres, this majestic 15 mile ridge lies in the heart of San Diego County's backcountry, stretching from Lake Henshaw to the Anza Borrego Desert with the historic town of Julian at its feet. Volcan Mountain is a vital link in a chain of protected land. It supports a unique ecosystem reflecting a great diversity of vegetation and wildlife, which has remained virtually undisturbed." The mountain has many habitats to enjoy "from the mixed evergreen forests on its highest ridges, to the southern oak woodlands found on the western slopes; to the mixed desert chaparral slopes which sweep east to Anza Borrego State Park." The conservation significance of Volcan Mountain is described in a report by the Conservation Biology Institute and the Nature Conservancy http://www.volcanmt.org/pdf/vm_report.pdf. While most of the mountain is or will eventually be preserved, there are a limited number of homes on the mountain that predate the conservation effort and continue in private use. Parts of Volcan Mountain burned in recent fires but the area is recovering (see page 10).</p>
Comments	The property was boundary adjusted in 1998 but proper recording didn't occur at that time. Oversight has since been corrected but not yet reflected in outside data services. Approved certificate of compliance is on pages 11-12. Current assessor map available from the county and provided here on page 13.

Volcan Mountain Cabin: Regional Map of Volcan Mountain Range (Map from Conservation Significance report referenced on page 2 above)

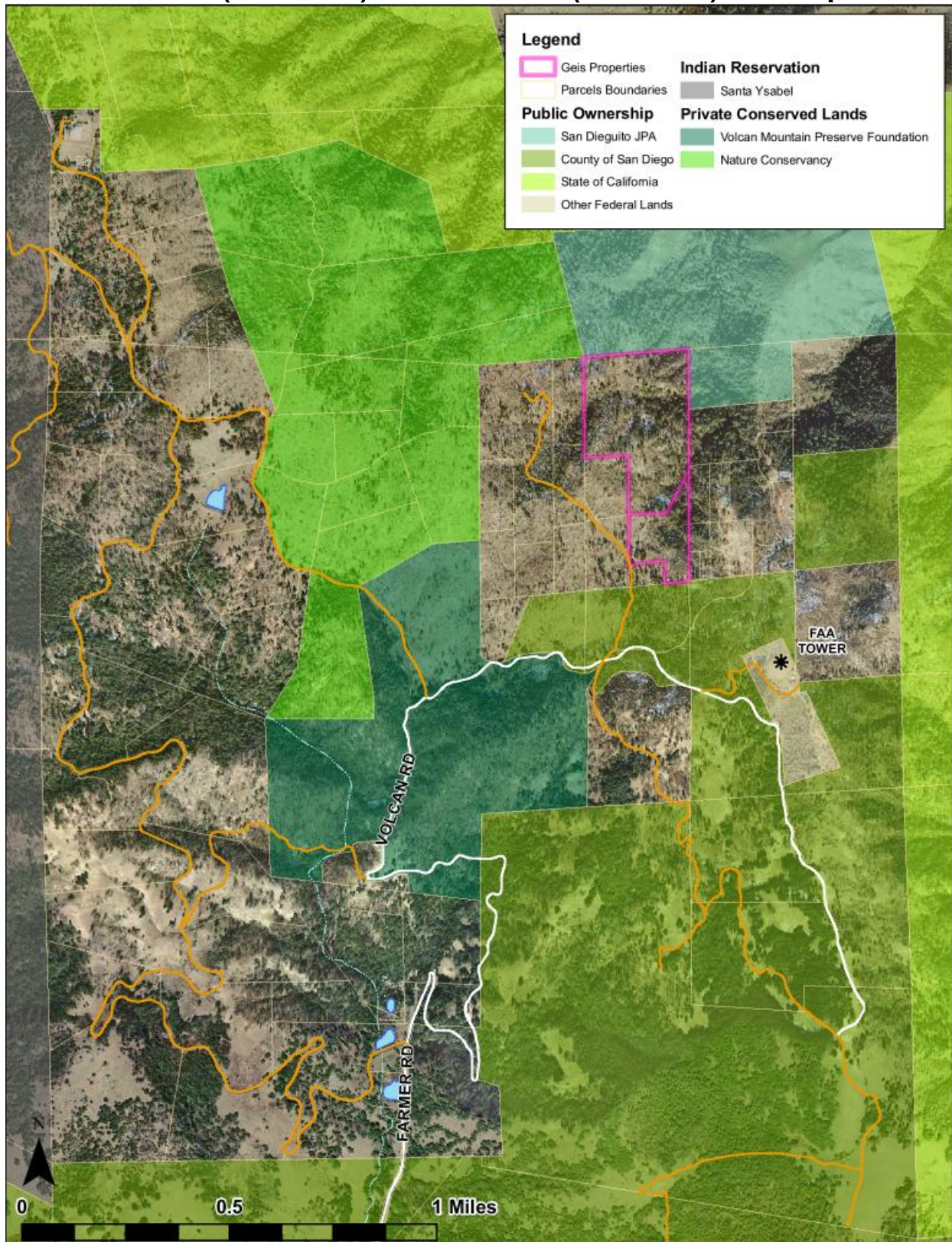


Volcan Mountain

Volcan Mountain Cabin Regional Overview: Adjacent Public, Tribal and other Ownership, APNs 249-232-28 (14.61 acres) and 249-232-27 (50.06 acres) shown in pink.



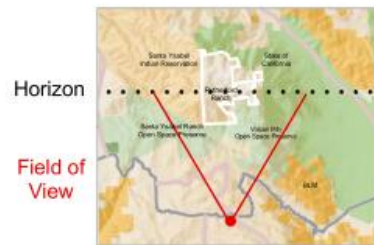
Volcan Mountain Cabin Focused View: Adjacent Public, Tribal and other Ownership, APNs 249-232-28 (14.61 acres) and 249-232-27 (50.06 acres) shown in pink.



Volcan Mountain Cabin: View of Volcan Mountain from Julian. (Map from Conservation Significance report referenced on page 2)



IMAGE FROM KEYHOLE PLUS 2, 2005



Confidentiality, Conditions and Disclaimer

The information in this brochure is for informational purposes only. Nothing herein is deemed to constitute an offer of sale of any parcel of property. No representation or warranty, expressed or implied, is made regarding the information set forth herein, the factual accuracy, or completeness of such information or other materials contained herein. Any party that may enter into written agreement to purchase the subject property shall make its own independent investigation regarding all aspects of the subject property. Please be advised that Land Conservation Brokerage, Inc may (1) act as the agent for more than one perspective Buyer on the subject property and/or (2) act as the agent for the Buyer and Seller on the subject property. Any prospective Buyer requesting Land Conservation Brokerage, Inc to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers. **NOTICE: This communication could be considered an advertisement under federal law.**

Volcan Mountain Cabin: Interior Views



Volcan Mountain Cabin: Interior Views




Volcan Mountain Cabin: Pump house and Porch



Volcan Mountain Cabin: Views of fire recovery



Volcan Mountain: Certificate of Compliance (Reflects Boundary Adjustment approved in 1998)

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO: Director of Planning and Land Use (Attn: Chief, Current Planning) 5201 Ruffin Road San Diego, CA 92123-1666 Mail Station 0650	1579	DOC # 1998-0709167 OCT 30, 1998 2:57 PM OFFICIAL RECORDS SAN DIEGO COUNTY RECORDER'S OFFICE GREGORY J. SMITH, COUNTY RECORDER FEES: 13.00
SPACE ABOVE THIS LINE FOR RECORDING OFFICE USE		
 1998-0709167		

RB
JP

CERTIFICATE OF COMPLIANCE
(Section 66499.35 of the Government Code)

The Director of Planning and Land Use has determined that the two (2) parcels of real property described below have been divided or have resulted from a division in compliance with the Subdivision Map Act and with provisions of the San Diego County Code adopted pursuant hereto.

Owner: JOHN E. GEIS, SR.

Description: See Exhibit "A", attached.

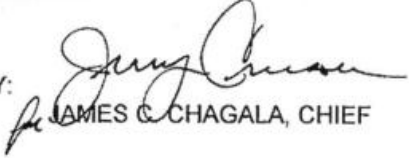
NOTE: The description in Exhibit "A", attached, has been provided by the owner of the property and neither the County of San Diego nor any of its officers or employees assume responsibility for the accuracy of said description.

This Certificate of Compliance shall in no way affect the requirements of any other County, State, Federal, or local agency that regulates development of real property.

Date: DEPT. OF PLANNING AND LAND USE
GARY L. PRYOR, DIRECTOR

DPL Case No.: C98-0199BA(C)1

Assessor's Parcel No.: 249-230-08 & 12

BY: 
JAMES C. CHAGALA, CHIEF

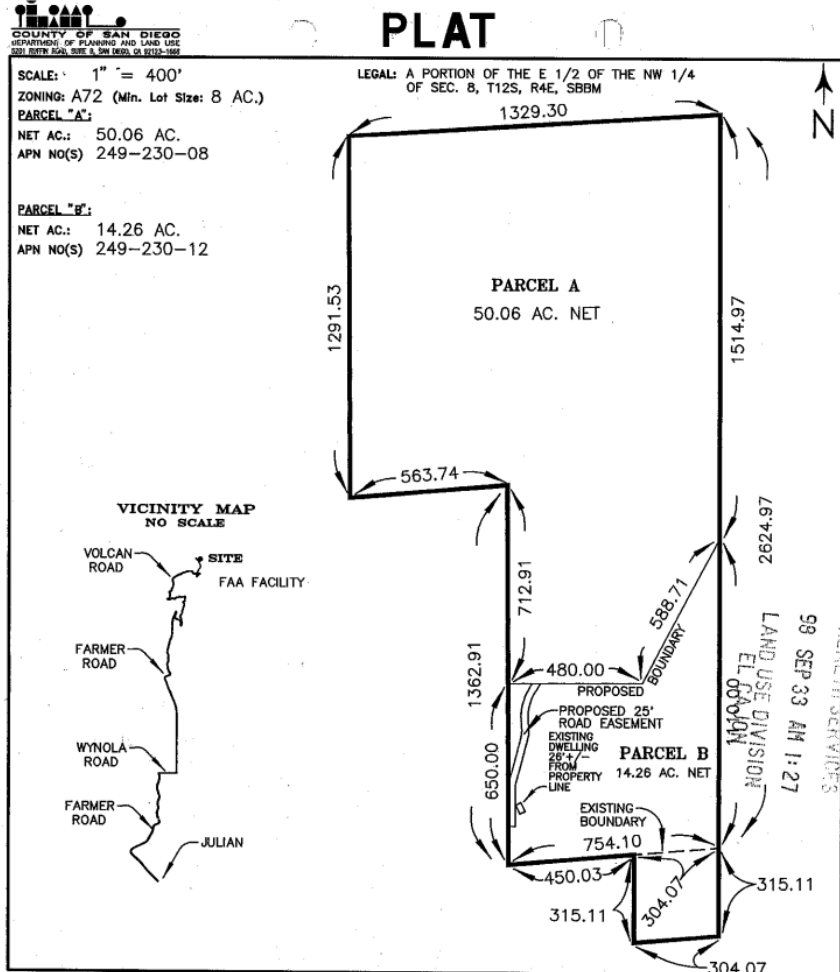
JCC:JOT:jcr

Attachment

TPMOCT/980199-1098

DPLU# 344 (Rev. 3/97)

Volcan Mountain: Certificate of Compliance (continued) Reflects Boundary Adjustment approved in 1998. New parcel numbers have since been assigned by the county: 249-232-28 (for cabin plus 14.61 acres) and 249-232-27 (land parcel with 50.07 acres). See new parcel map next page.



HEALTH DEPARTMENT CERTIFICATION (if nec.)
 Parcel A - 530' of beach line
 +100% Reserve for a 3-BR SFD.
 Parcel B - 420' of beach line
 +100% Reserve for a 3-BR SFD.
 -See perc lease in the name of John E. Geis by Patrick L. Brown RCE
 18067 Dated
 Water Source: Wells
 10-7-98

NOTE:
 Proposed Boundary:
 Existing Boundary:
 Different Zones: *

CHECKLIST
 [] Fill in all items above.
 [] Vicinity map (Expt. scale)
 [] Local Description (Lottery)
 [] Label Parcel A, etc.
 [] Assessor's Parcel No.
 [] Label Existing line
 [] Label Proposed line
 [] All owners must sign
 [] Sign on lines if flat
 [] Parcel(s) net area only
 [] Parcel(s) dimensions
 [] Existing structures
 [] Structure setbacks
 [] (if less than 100')
 [] Structure(s) Use
 [] Street name & width
 [] Dedicated Open Space
 [] No utility easements
 [] No bearings/curve data

PARCEL OWNER(S) JOHN E. GEIS, SR. BANK OF COMMERCE AS IRA
 ROLLOVER FBO JOHN E. GEIS, SR.
 ADDRESS P. O. BOX 1112 ADDRESS P. O. BOX 1112
 CITY JULIAN, CA ZIP 92036 PHONE (760) 765-2100 CITY JULIAN, CA ZIP 92036 PHONE (760) 765-2100
 THIS PLAT WAS PREPARED WITH MY/OUR KNOWLEDGE AND CONSENT: *John E. Geis* (Owner's sign here) JOHN E. GEIS THIS PLAT WAS PREPARED WITH MY/OUR KNOWLEDGE AND CONSENT: *John E. Geis as Trustee* (Owner's sign here) JOHN E. GEIS, TRUSTEE
 PARCEL C: OWNER(S) (if Applicable) MAP PREPARED BY: *Patrick L. Brown* (760) 18067
 ADDRESS P. O. BOX 442 ADDRESS P. O. BOX 442
 CITY JULIAN, CA ZIP 92036 PHONE (760) 765-1343
 DPLM239 (1/98)

DATE FILED: 10-15-98
 REC'D BY: K. Baller
 PRELIMINARY ACTION DATE: _____
 SIGNED BY: _____
 FINAL ACTION DATE: _____
 SIGNED BY: _____
 PLAT NO. Be 980199
 ENGINEER COPY

Volcan Mountain: Assessor Parcel Map

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.

