



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



# For Sale: Volcan Mountain 50 Acres

Located near the top of the Volcan Mountain Range and including majestic pines and abundant wildlife. Near Julian in unincorporated San Diego County. Adjacent to preserved conservation lands.

An additional adjacent parcel of 14.61 acres with cabin also available for \$350,000 (MLS#100047904).

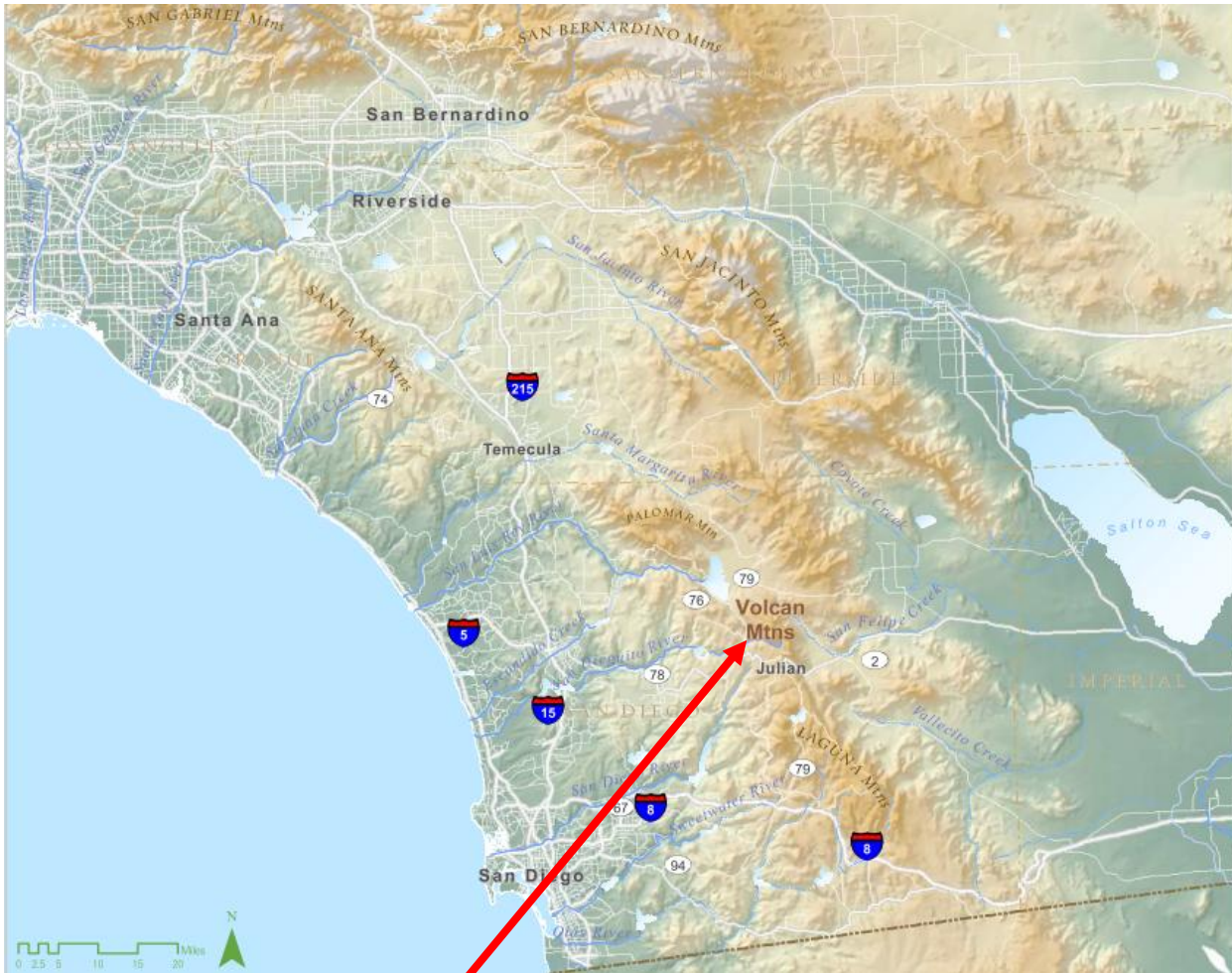
**Land Offered at \$600,000**

Contact: Ann Van Leer, President, DRE #0140249, [ann@landconserve.com](mailto:ann@landconserve.com)

## Property Details

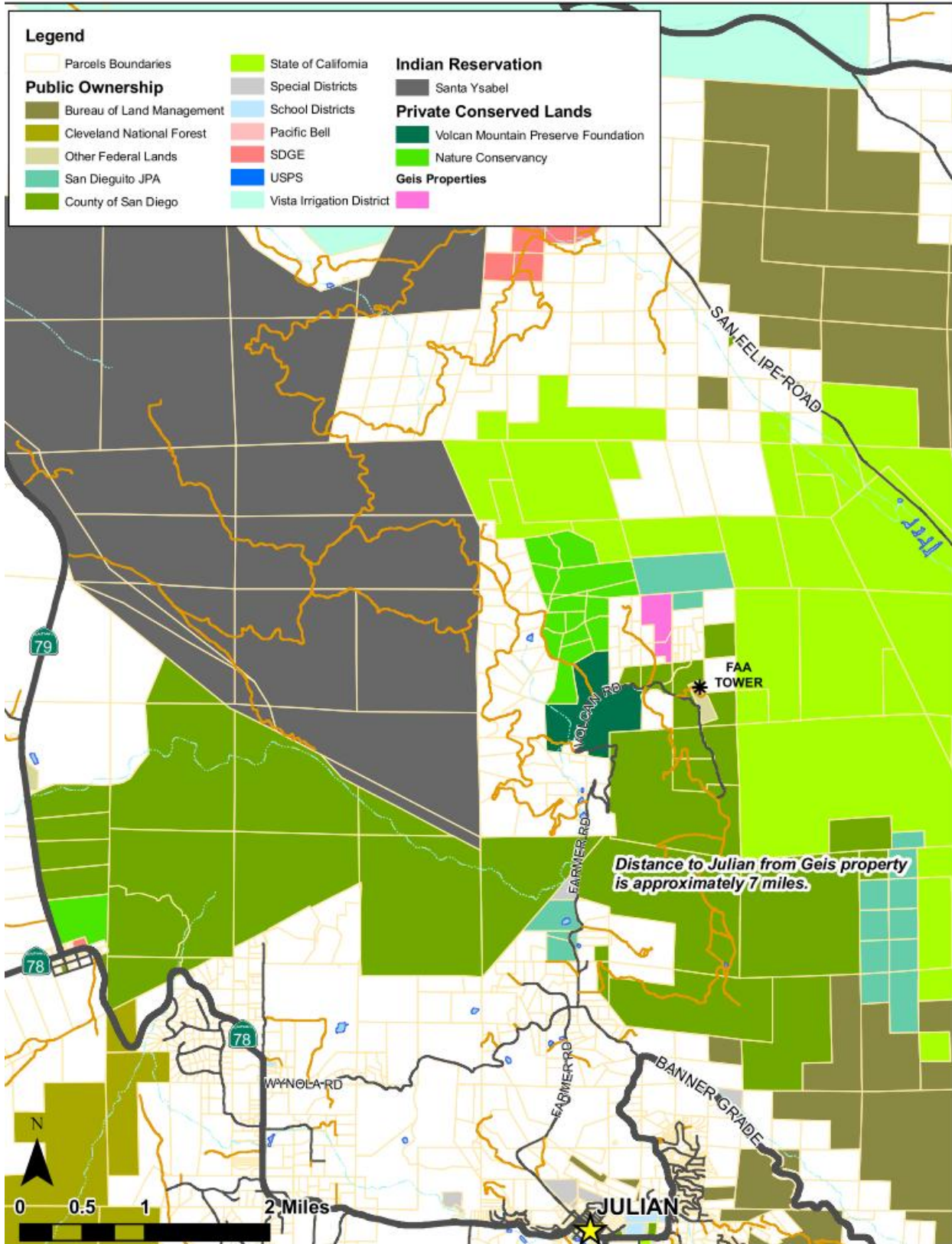
<b>Location</b>	Near the top of the Volcan Mountain range, 7 +/- miles from Julian, California via paved Volcan Mountain Road (which provides access to the FAA tower) and a shorter unpaved road.
<b>Municipality</b>	San Diego County unincorporated area.
<b>Assessor Parcel Numbers</b>	50.06 acres of land (APN 249-232-27 and MLS #100048172) is included in this opportunity. An additional parcel of 14.61 acres plus cabin (MLS #100047904) is also available; contact agent for details. <b>Please note:</b> Seller will retain road access easement to parcel 249-232-27 unless parcels are sold together to one buyer.
<b>Ownership</b>	John E. Geis, Sr. and Geis Family Trust
<b>Natural Features</b>	<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 (<a href="http://www.volcanmt.org">www.volcanmt.org</a>) 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 <a href="http://www.volcanmt.org/pdf/vm_report.pdf">http://www.volcanmt.org/pdf/vm_report.pdf</a>. While most of the mountain is or will eventually be preserved, there are a limited number of parcels on the mountain that pre-date the conservation effort and continue in private use. Parts of Volcan Mountain burned in recent fires but the area is recovering (see page 7).</p>
<b>Comments</b>	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 8-9. Current assessor map available from the county and provided here on page 10.

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

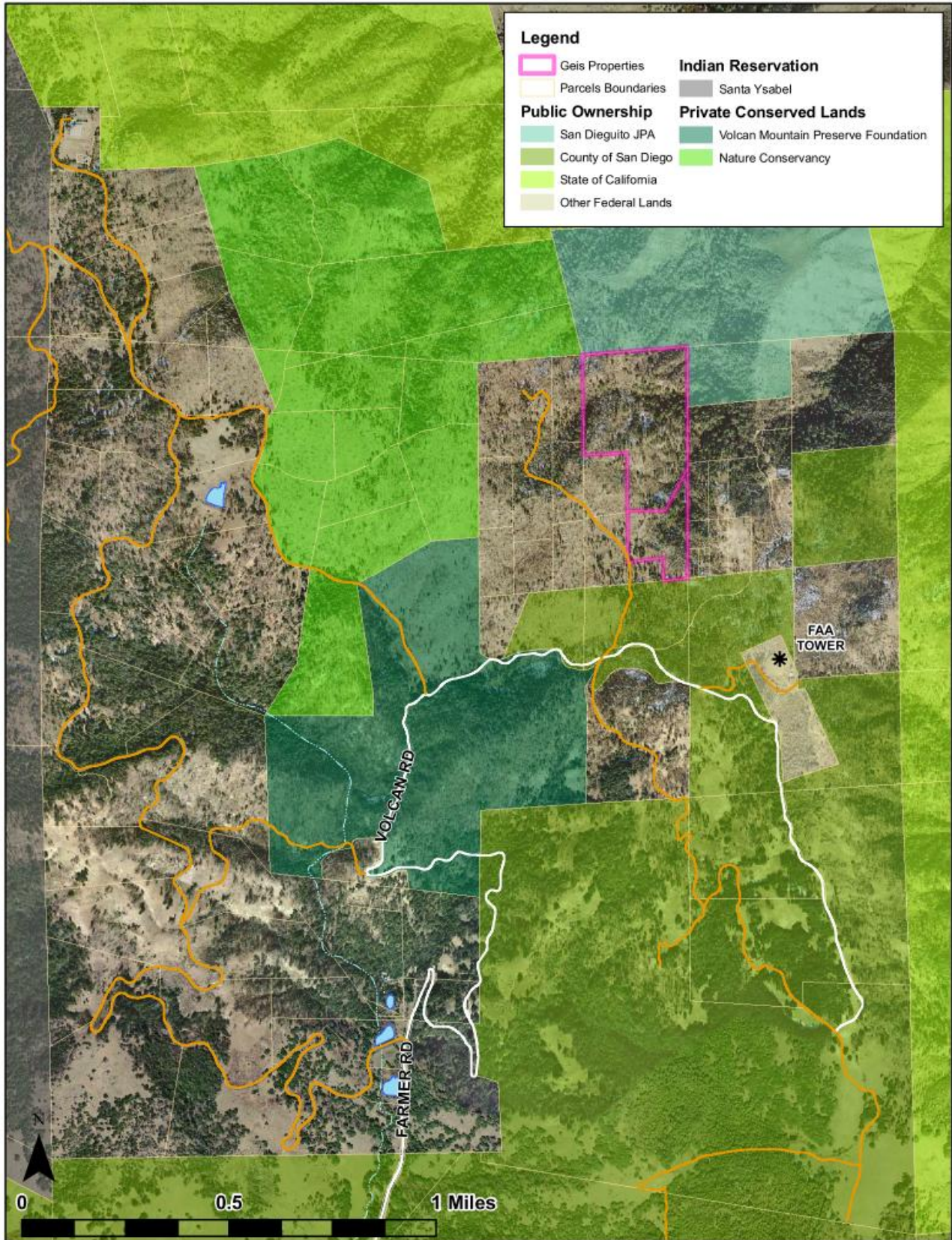


Volcan Mountain

**Volcan Mountain Land 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.**



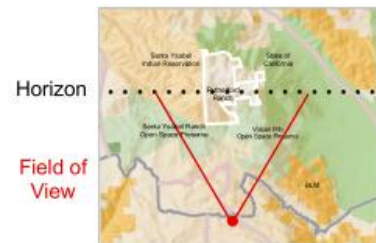
**Volcan Mountain Land Focused View: Adjacent Public, Tribal and other Ownership, APNs 249-232-28 (14.61 acres) and 249-232-27 (50.06 acres) shown in pink.**



## Volcan Mountain Land: 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 Land: California native plant ceanothus blooms in lavender all over the property in late winter; pine trees are recovering from wildfires.**



**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		



*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.

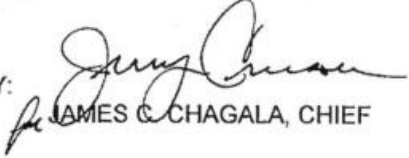
NOTE: The description in Exhibit "A", attached, has been provided by the owner of the property and neither the County of San Diego nor any of its officers or employees assume responsibility for the accuracy of said description.

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

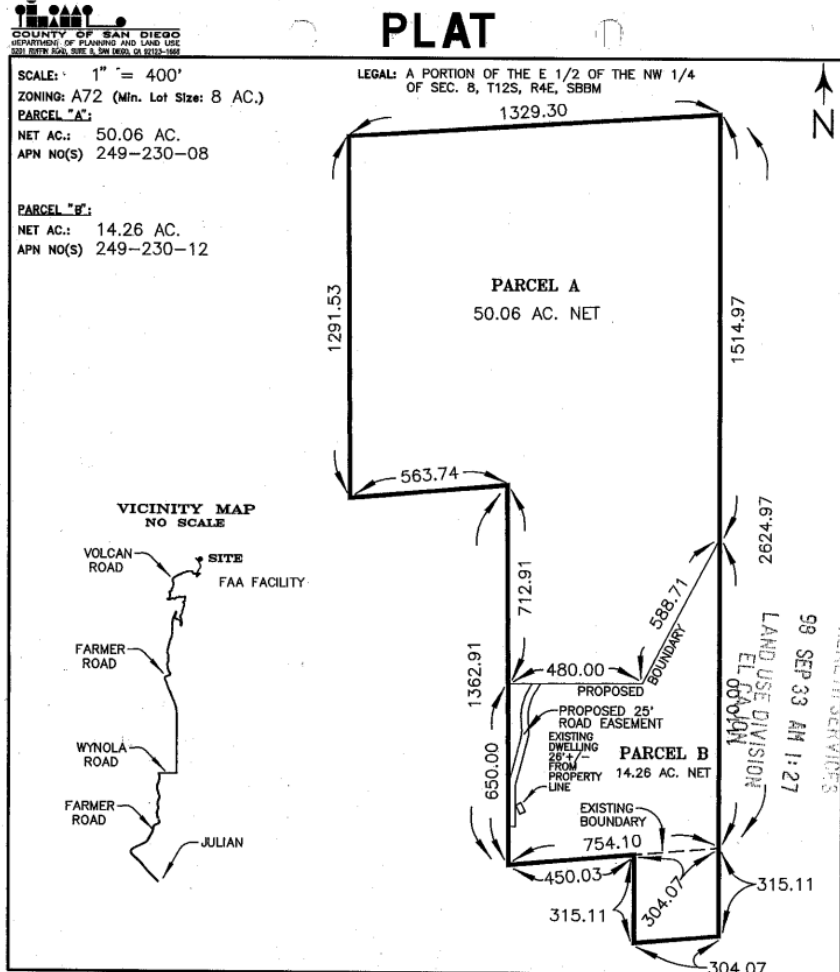
JCC:JOT:jcr

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 (type, scale, local description, label)  
 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) set 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

OPTIONAL USE AREA-Vicinity map, details, License Seal Stamp, etc.

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: (Owner's name here) John E. Geis THIS PLAT WAS PREPARED WITH MY/OUR KNOWLEDGE AND CONSENT: (Owner's name here) John E. Geis as Trustee  
 TRUSTEE  
 PARCEL C: OWNER(S) (if Applicable) MAP PREPARED BY: (SIGN) Patrick L. Brown 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.

