

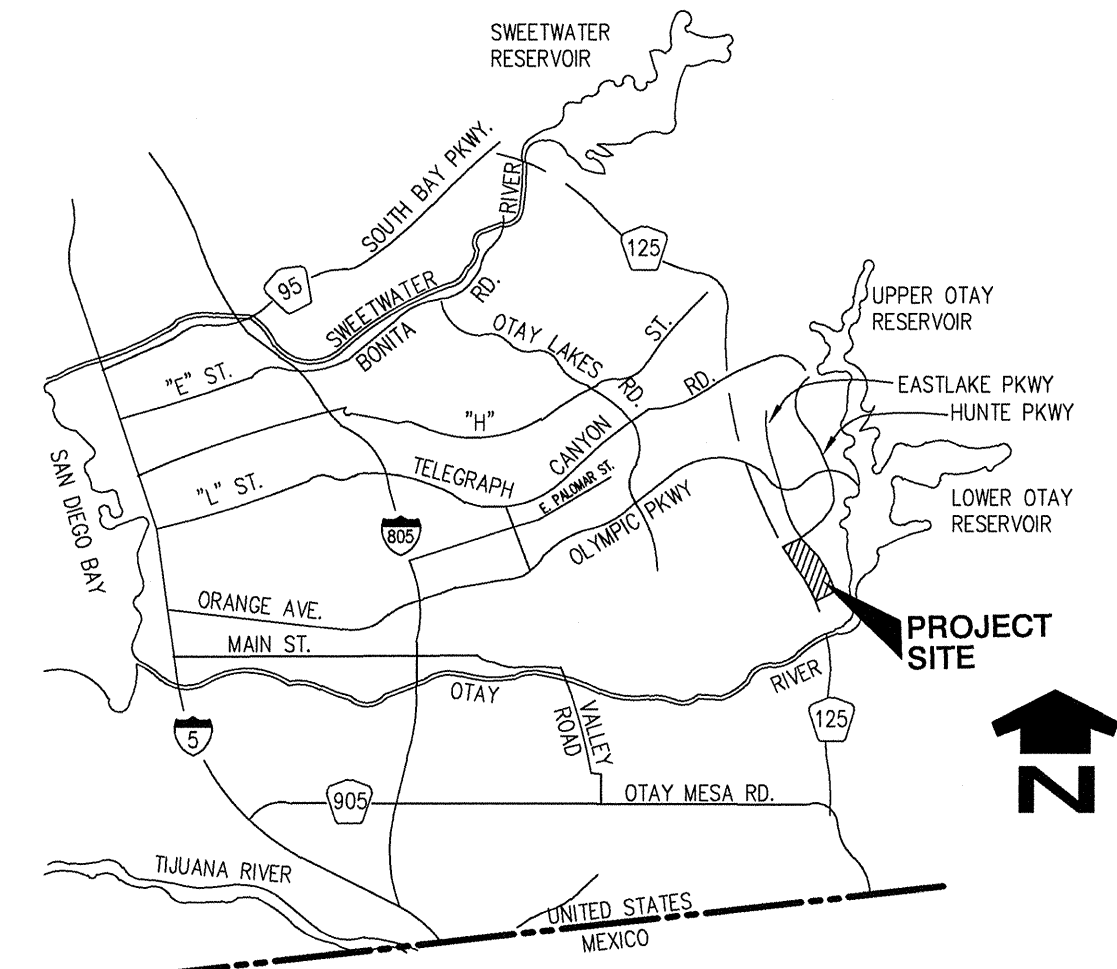
TENTATIVE MAP OTAY RANCH - VILLAGE 9 & PORTION OF VILLAGE 12 CITY OF CHULA VISTA, CALIFORNIA

LOT SUMMARY SINGLE FAMILY RESIDENTIAL

Table with 3 columns: LOT NO., GROSS LOT AREA (SF), and NEIGHBORHOOD DD. Lists lots 1 through 47 with their respective areas.

Table with 3 columns: LOT NO., GROSS LOT AREA (SF), and NEIGHBORHOOD EE. Lists lots 48 through 73 with their respective areas.

Table with 3 columns: LOT NO., GROSS LOT AREA (SF), and NEIGHBORHOOD FF. Lists lots 74 through 105 with their respective areas.



PROJECT SUMMARY

PROJECT SUMMARY table with columns: SF, AC, and % OF SITE. Includes rows for TOTAL GROSS SITE AREA, LOT JJ, TOTAL NET SITE AREA, and various lot area breakdowns.

LOT SUMMARY

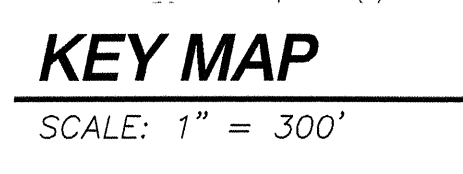
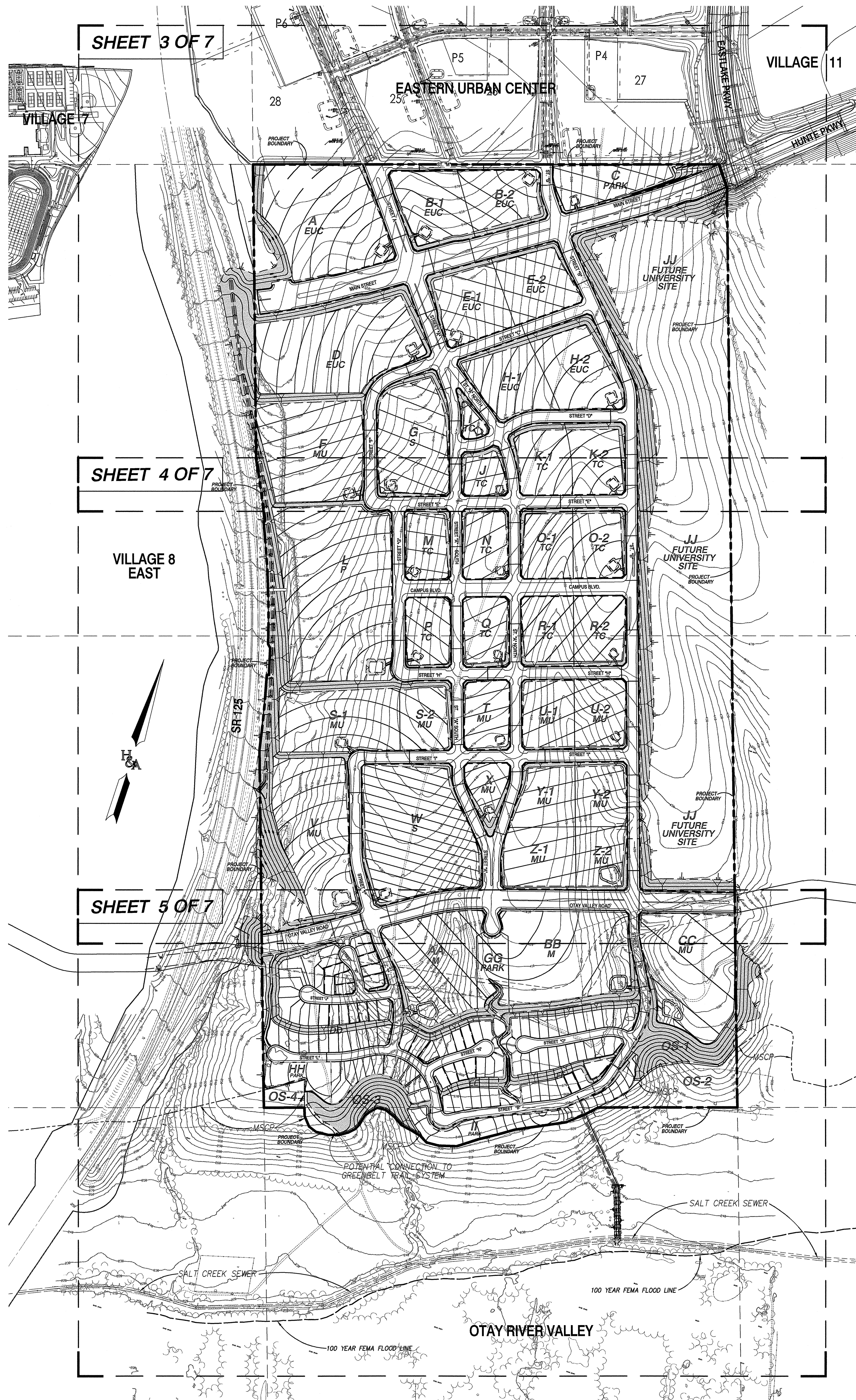
LOT SUMMARY table with columns: LOT, GROSS LOT AREA (AC), NET LOT AREA (AC), NET PAD AREA (AC), and TARGET DENSITY. Lists lots A through CC with their respective metrics.

PARKS/OPEN SPACE LOTTING SUMMARY

PARKS/OS LOT SUMMARY table with columns: PARK LOT, GROSS LOT AREA (AC), NET LOT AREA (AC), NET PAD AREA (AC), and ELIGIBLE ACRES. Lists parks C through II and totals.

CPF/SCHOOL LOTTING SUMMARY

CPF/SCHOOL LOT SUMMARY table with columns: LOT, GROSS LOT AREA (AC), NET LOT AREA (AC), NET PAD AREA (AC). Lists lots J through W and totals.



LEGAL DESCRIPTION

LOTS 16, 17 AND 18 OF OTAY RANCH, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 862, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1900.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 17, CONVEYED BY SAN DIEGO COUNTY COMPANY TO THE SOUTHERN CALIFORNIA MOUNTAIN WATER COMPANY, BY DEED DATED APRIL 11, 1912, AND RECORDED JUNE 24, 1912 IN BOOK 570, PAGE 113 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, THE PARCELS OF LAND SO CONVEYED TO SAID WATER COMPANY BEING THE SOUTH 492.5 FEET OF THE EAST, 508 FEET OF LOT 4 & 8 OF SAID OTAY RANCH AND STRIPS OF LAND VARYING IN WIDTH FROM 100 FEET TO 50 FEET FOLLOWING THE LINE OF THE RIGHT OF WAY OF THE OTAY-SAN DIEGO PIPE LINE AND THE LINE OF THE RIGHT OF WAY OF THE OTAY-CORONADO PIPE LINE, AS DESCRIBED IN SAID DEED AND SHOWN ON THE MAPS WHICH ARE ATTACHED TO AND MADE A PART OF SAID INSTRUMENT, REFERENCE BEING HEREBY MADE TO THE RECORD OF SAID INSTRUMENT FOR A MORE PARTICULAR DESCRIPTION OF SAID PARCELS.

ALSO EXCEPTING THEREFROM THAT PORTION OF LOTS 17 AND 18 CONVEYED TO THE STATE OF CALIFORNIA IN DEED RECORDED SEPTEMBER 1, 2005 AS DOCUMENT NO. 2005-0759298 LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A 2" IRON PIPE WITH DISC STAMPED "R.C.E. 22606" PER RECORD OF SURVEY NO. 16504, RECORDED MARCH 9TH, 2000 IN THE OFFICE OF SAID COUNTY RECORDER, SAID PIPE MARKING THE NORTHEAST CORNER OF LOT 2, 3 OF SAID OTAY RANCH, AND BEARING NORTH 71°51'51" EAST 804.798 METERS FROM A 2" IRON PIPE WITH DISC STAMPED "L.S. 5284" MARKING THE SOUTHWEST CORNER OF LOT 10 OF MAP NO. 14432, RECORDED AUGUST 3 0TH, 2 0 02 IN THE OFFICE OF SAID COUNTY RECORDER, THENCE SOUTH 18°40'36" EAST 324.223 METERS TO A POINT HEREIN REFERRED TO AS POINT "A"; THENCE CONTINUING SOUTH 18°40'36" EAST 178.688 METERS TO THE BEGINNING OF A NON-TANGENT 1629.700 METER RADIUS CURVE CONVEX SOUTHWESTERLY, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 62°20'18" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°48'15" A DISTANCE OF 107.257 METERS, THENCE NON-TANGENT TO SAID CURVE SOUTH 66°04'27" WEST 2.000 METERS TO THE BEGINNING OF A NON-TANGENT 1627.700 METER RADIUS CURVE CONVEX SOUTHWESTERLY, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 60°04'38" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°22'45" A DISTANCE OF 209.633 METERS, THENCE NON-TANGENT TO SAID CURVE SOUTH 46°12'45" EAST 7.041 METERS TO THE BEGINNING OF A NON-TANGENT 1631.200 METER RADIUS CURVE CONVEX SOUTHWESTERLY, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 23°04'11" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°37'25" A DISTANCE OF 46.228 METERS, THENCE SOUTH 75°19'37" WEST 3.500 METERS TO THE BEGINNING OF A 1627.700 METER RADIUS CURVE CONVEX SOUTHWESTERLY, THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°31'29" A DISTANCE OF 128.541 METERS, THENCE NON-TANGENT TO SAID CURVE SOUTH 18°40'36" EAST 87.291 METERS, THENCE SOUTH 08°00'06" EAST 19.092 METERS, THENCE SOUTH 11°41'19" EAST 24.481 METERS, THENCE SOUTH 16°27'43" EAST 24.874 METERS, THENCE SOUTH 20°32'09" EAST 26.118 METERS, THENCE SOUTH 20°53'50" EAST 30.314 METERS, THENCE SOUTH 04°19'10" WEST 29.530 METERS, THENCE SOUTH 06°03'38" WEST 77.800 METERS, THENCE SOUTH 05°49'22" WEST 22.546 METERS, THENCE NORTH 79°53'42" EAST 32.402 METERS, THENCE SOUTH 01°31'37" WEST 25.439 METERS, THENCE SOUTH 08°34'53" WEST 11.000 METERS, THENCE SOUTH 45°00'54" WEST 30.733 METERS, THENCE SOUTH 01°24'21" WEST 77.485 METERS, THENCE SOUTH 11°22'20" WEST 30.117 METERS, THENCE SOUTH 13°45'02" WEST 28.527 METERS, THENCE SOUTH 31°10'10" WEST 29.222 METERS, THENCE SOUTH 16°38'48" WEST 22.808 METERS, THENCE SOUTH 08°41'59" WEST 25.640 METERS, THENCE SOUTH 17°28'45" WEST 27.925 METERS, THENCE SOUTH 25°54'42" WEST 26.053 METERS, THENCE SOUTH 01°51'20" WEST 90.226 METERS, THENCE SOUTH 12°17'55" EAST 34.860 METERS, THENCE SOUTH 03°15'57" WEST 31.934 METERS TO THE BEGINNING OF A NON-TANGENT 63.657 METER RADIUS CURVE CONVEX SOUTHWESTERLY, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 77°41'34" EAST; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°00'21" A DISTANCE OF 84.444 METERS, THENCE NON-TANGENT TO SAID CURVE SOUTH 6°12'02" WEST 157.318 METERS TO THE BEGINNING OF A 1581.800 METER RADIUS CURVE CONVEX EASTERLY, THENCE ALONG THE ARC OF SAID CURVE SOUTHERLY 634.612 METERS THROUGH A CENTRAL ANGLE OF 23°16'42" TO A POINT ON THE SOUTH LINE OF LOT 25 OF SAID OTAY RANCH, SAID POINT BEING THE POINT OF TANGENCY AND BEARING NORTH 71°22'55" EAST 2555.510 METERS FROM A 2" IRON PIPE WITH DISC STAMPED "R.C.E. 22606" PER SAID RECORD OF SURVEY, SAID PIPE MARKING THE SOUTHWEST CORNER OF LOT 3, 6 OF SAID OTAY RANCH.

WAIVERS

2010 CBC REQUIREMENTS OF SECTION 1804.3 IS HEREBY WAIVED.

EARTHWORK/GRADING QUANTITIES

CUT: 6,197,600 C.Y. FILL: 6,197,600 C.Y. IMPORT: 0 C.Y.

LEGEND

- PROJECT BOUNDARY, EXISTING TOPO CONTOUR, NEIGHBORHOOD BOUNDARY, LOT LINE, PAD ELEVATION, RESIDENTIAL LOT, HOMEOWNER'S MAINT. LOT, NEIGHBORHOOD, OPEN SPACE LOT, SLOPE (2:1 MAX), PERCENT OF GRADE, STREET ELEVATION, SEWER MAIN (8"), SEWER INVERT ELEVATION, WATER MAIN (8"), FIRE HYDRANT, RECLAIMED WATER MAIN, STORM DRAIN (18"), RETAINING WALL, TOP OF WALL ELEVATION, FINISHED SURFACE ELEVATION, STREET LIGHT, EASEMENT LINE, EASEMENT NUMBER, GATE, NECKDOWN.

GENERAL NOTES

- 1. GROSS SITE AREA EXISTING: 323.1 ACRES. GROSS SITE AREA OF DEDICATED PORTION OF UNIVERSITY SITE: 50.0 ACRES. GROSS SITE AREA PROPOSED: 273.1 ACRES (GROSS SITE MINUS UNIVERSITY DEDICATION). 2. TOTAL NUMBER OF LOTS: 159. MIXED USE: 18 LOTS. MIXED USE RESIDENTIAL: 2 LOTS. COMMUNITY PURPOSE FACILITY: 105 LOTS. SINGLE-FAMILY RESIDENTIAL: 2 LOTS. SCHOOLS: 2 LOTS. PARKS: 2 LOTS. HOA NEIGHBORHOOD OS LOTS: 7 LOTS. OPEN SPACE LOTS: 4 LOTS. UNIVERSITY LOTS: 1 LOT. 3. ASSESSOR'S PARCEL NUMBERS: 644-070-10 AND 646-010-05(PARTIAL). 4. EXISTING/PROPOSED GENERAL PLAN DESIGNATION: "SF", "MP", AND URBAN VILLAGE CORE. PER OTAY RANCH GGP FOR VILLAGE 9. 5. ZONING: EXISTING: PLANNED COMMUNITY ZONE. PRESENT LAND USE: VACANT. PROPOSED LAND USE: SEE ABOVE LOT SUMMARY FOR PROPOSED LAND USES.

GENERAL DESIGN NOTES

- 1. WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE OTAY WATER DISTRICT AND TO BE MAINTAINED AND OPERATED BY SAID DISTRICT. 2. SPECIFIC METHODS OF HANDLING STORM DRAINAGE ARE SUBJECT TO DETAILED APPROVAL BY THE CITY ENGINEER AT THE TIME OF SUBMISSION OF IMPROVEMENT AND GRADING PLANS. DESIGN SHALL BE ACCOMPLISHED ON THE BASIS OF THE REQUIREMENTS OF THE SUBDIVISION MANUAL. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED BY THE CITY ENGINEER. 3. SANITARY SEWER TO BE PROVIDED AND CONNECTED TO CITY OF CHULA VISTA SEWERS. SEWER MAINS ARE 8" MINIMUM P.V.C. UNLESS OTHERWISE SHOWN. 4. EVIDENCE SHALL BE PROVIDED OF HAVING OBTAINED GRADING RIGHTS UPON ADJACENT PROPERTY WHERE REQUIRED. 5. STREET TREE DEPOSITS SHALL BE PAID IN ACCORDANCE WITH ORDINANCE NUMBER 1369 AND NO. 1689 OF THE CITY OF CHULA VISTA. 6. UTILITIES SHALL BE UNDERGROUND. EASEMENTS TO BE PROVIDED AS NECESSARY. 7. SUBDIVIDER TO PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE CITY ENGINEER FOR PUBLIC RIGHT-OF-WAY. 8. SOLE PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF CHULA VISTA LANDSCAPE MANUAL, AND/OR THE OTAY RANCH VILLAGE DESIGN PLAN. GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH TITLE 15.04 OF THE MUNICIPAL CODE OF THE CITY OF CHULA VISTA. 9. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND THE DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF CHULA VISTA. 10. FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHULA VISTA DESIGN STANDARD NO. 8. 11. ONE FOOT CONTROL LOTS TO BE GRANTED TO THE CITY OF CHULA VISTA BY SEPARATE DEED WHERE DETERMINED NECESSARY BY THE CITY ENGINEER. 12. GRADING AND MODEL HOMES MAY BE BUILT PRIOR TO FINAL MAP RECORDED. GRADING SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO SUBSTANTIAL CONFORMANCE APPROVAL BY THE CITY. THIS PROJECT IS A MULTIPLE UNIT (NEIGHBORHOOD) SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66458 OF THE SUBDIVISION MAP ACT. 13. STORM DRAIN AND SEWER SHOWN IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN. 14. WORK MAY BE RECORDED FOR THE PURPOSE OF SUBDIVIDING VILLAGES OR PORTIONS THEREOF INTO UNIMPROVED NEIGHBORHOODS WITH LEGAL ACCESS WITH THE INTENT OF TRANSFERRING TITLE TO MERCHANT BUILDERS. 15. TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT. 16. THIS IS A MAP WHICH INCLUDES CONDOMINIUM PROJECTS AS DEFINED IN SECTION 1550 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. 17. THIS TENTATIVE MAP SUBSTANTIALLY CONFORMS TO THE CITY OF CHULA VISTA GENERAL PLAN AND THE OTAY RANCH GENERAL DEVELOPMENT PLAN AS AMENDED. PRELIMINARY GEOTECHNICAL FEASIBILITY REPORT PREPARED BY: PLACED SOILS ENGINEERING, INC., DATED JUNE 3, 2010. CERTIFICATE TO BE AFFIXED ON THE FINAL MAP. 18. ORGANICS WILL BE PREVENTED FROM ENTERING FILL DURING MASS GRADING. 19. UTILITY STUBOUTS PROVIDED ON FINAL IMPROVEMENTS.

AIRPORT NOTIFICATION NOTE

THIS PROJECT FALLS WITHIN THE PART 77 AIRSPACE STUDY AREA. DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE BROWN FIELD AIRPORT LAND USE COMPATIBILITY PLAN AND FEDERAL AVIATION REGULATIONS PART 77. AIRPORT OVERFLIGHT NOTIFICATION WILL BE PROVIDED TO NEW RESIDENTS IN COMPLIANCE WITH THE BROWN FIELD AIRPORT LAND USE COMPATIBILITY PLAN.

SOURCE OF TOPOGRAPHY

ROBERT J. LUNG & ASSOCIATES AERIAL SURVEYS. CONTOUR INTERVALS: 1'. BENCHMARK: BRASS DISK MGR. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI. S.1/4 E. OF INTRA LA MEDIA & BIRCH RD. SO. SIDE OF GRAVEL RD. 225' +/- W. OF GATE TO A.V.R. TRACKING STA. 15 +/- E. OF METAL GATE. I.P.T. # 1344 PER R.O.S. 14841. ELEVATION = 520.425 (NAVD '88). DATUM: NAVD '88.

LOTTING NOTES

- 1. CONSECUTIVE NUMBERING OR LABELING OF NEIGHBORHOODS IS NOT INTENDED TO INDICATE ORDER OF DEVELOPMENT. THE TIMING OF REQUIRED INFRASTRUCTURE ELEMENTS (STREETS, SEWER, WATER, STORM DRAIN, PUBLIC OPEN SPACE, ETC.) WILL BE ESTABLISHED BY THE DEVELOPER WITH THE CONCURRENCE OF THE CITY ENGINEER. 2. DELINEATION OF NEIGHBORHOOD BOUNDARIES IS NOT INTENDED TO BE EXACT. FURTHER REFINEMENT WILL BE ESTABLISHED WITH THE FINAL MAPS. 3. OPEN SPACE LOTS AND HOMEOWNERS MAINTENANCE LOTS SHOWN ON THE TENTATIVE MAP MAY BE SUBDIVIDED INTO ADDITIONAL LOTS TO CORRESPOND WITH PHYSICAL AND LOGICAL EXTENSION OF ELECTRIC AND IRRIGATION SYSTEMS.

PUBLIC UTILITIES

SEWER: CITY OF CHULA VISTA. WATER: OTAY WATER DISTRICT. STORM DRAIN: CITY OF CHULA VISTA. TELEPHONE: AT&T. GAS AND ELECTRIC: SDG&E. CABLE T.V.: COX COMMUNICATIONS. CITY OF CHULA VISTA: CHULA VISTA ELEMENTARY SCHOOL DISTRICT. SWEETWATER UNION HIGH SCHOOL DISTRICT.

OWNER/SUBDIVIDER

OTAY LAND COMPANY, LLC. 1045 WRIGHT PLACE, SUITE 220 CARLSBAD, CA 92008 (760) 918-8200

CIVIL ENGINEER

HUNSAKER & ASSOCIATES, SAN DIEGO, INC. 9707 WAPLES STREET SAN DIEGO, CA 92121 (858) 558-4500

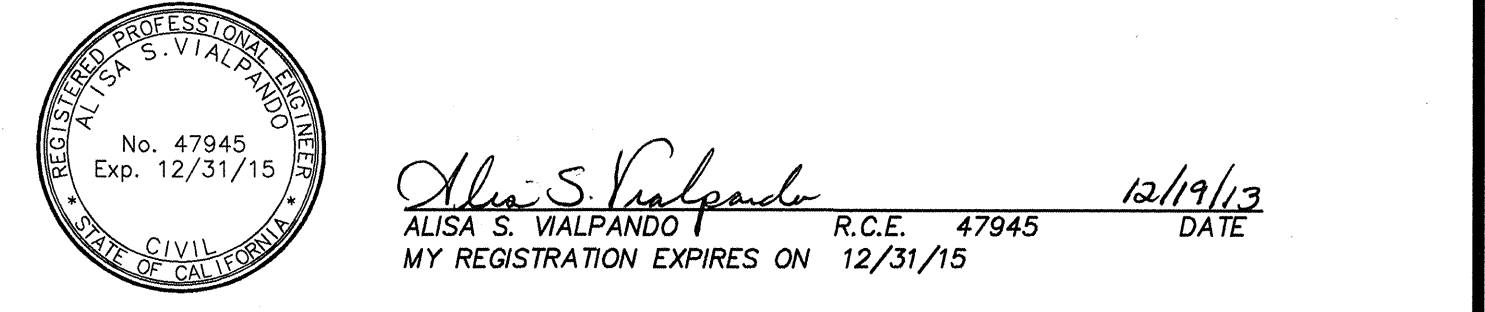
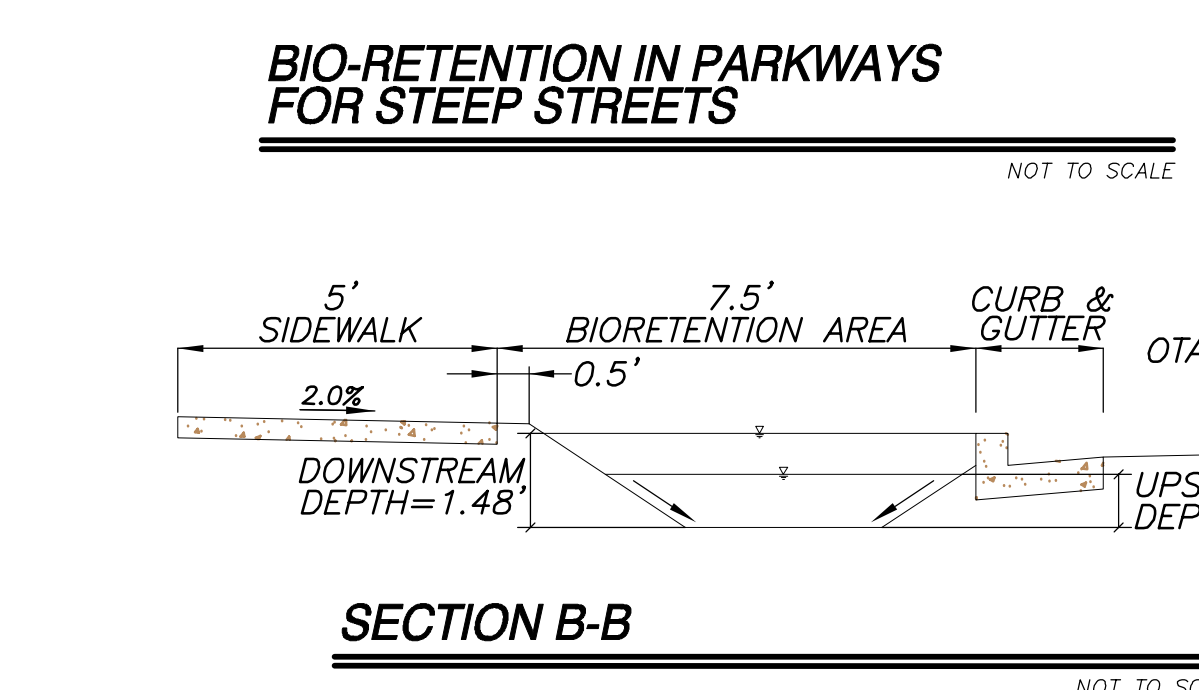
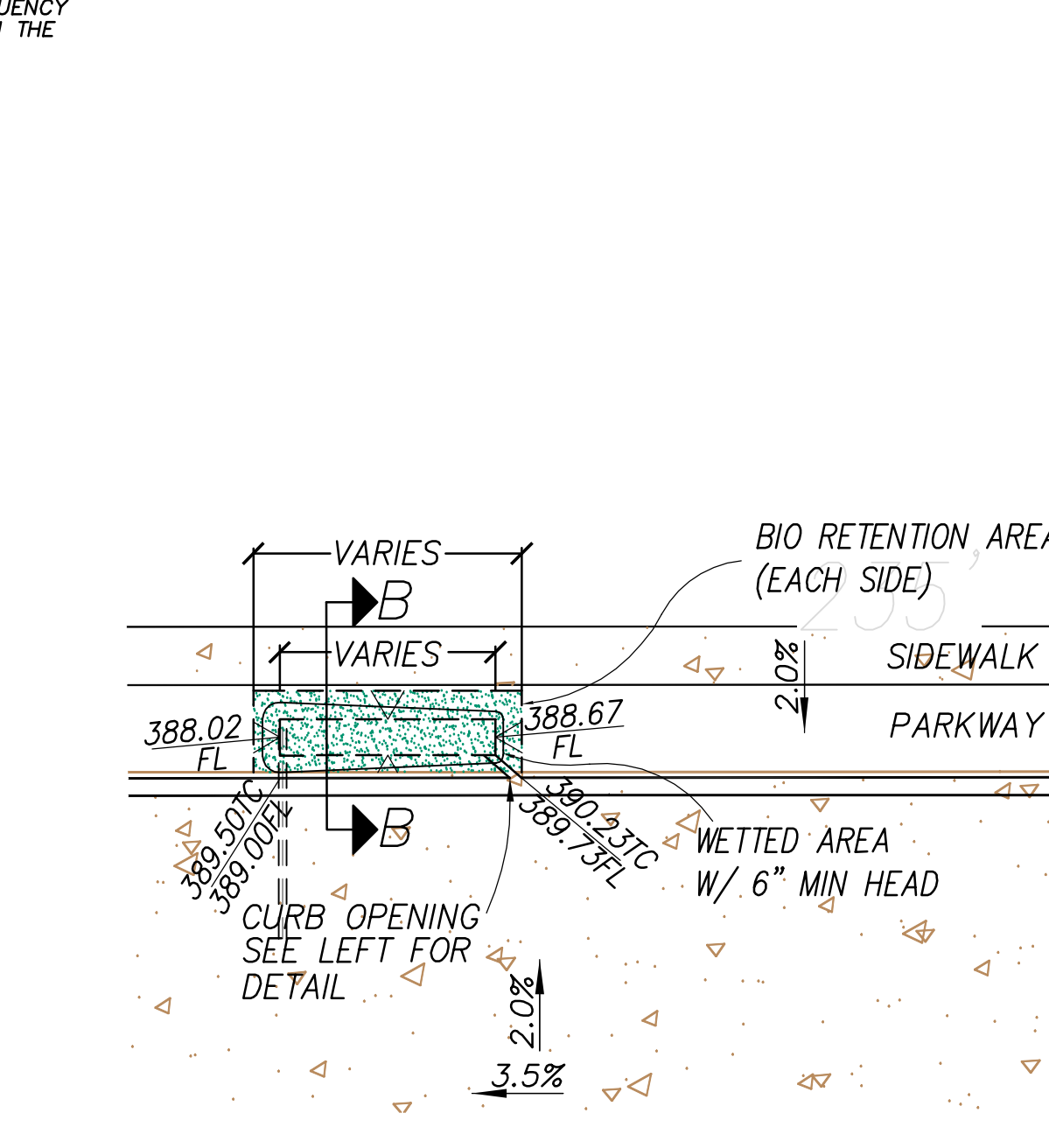
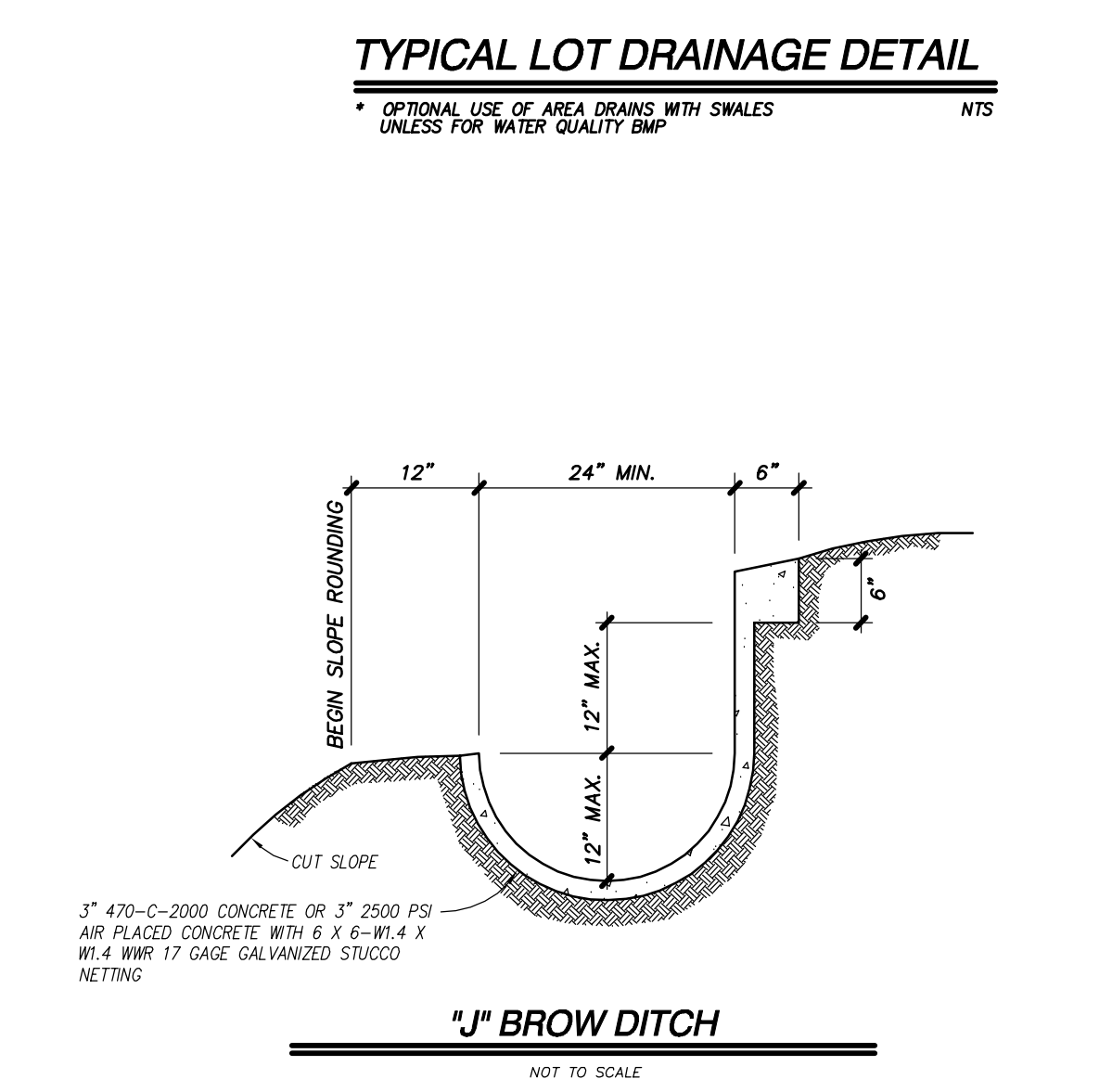
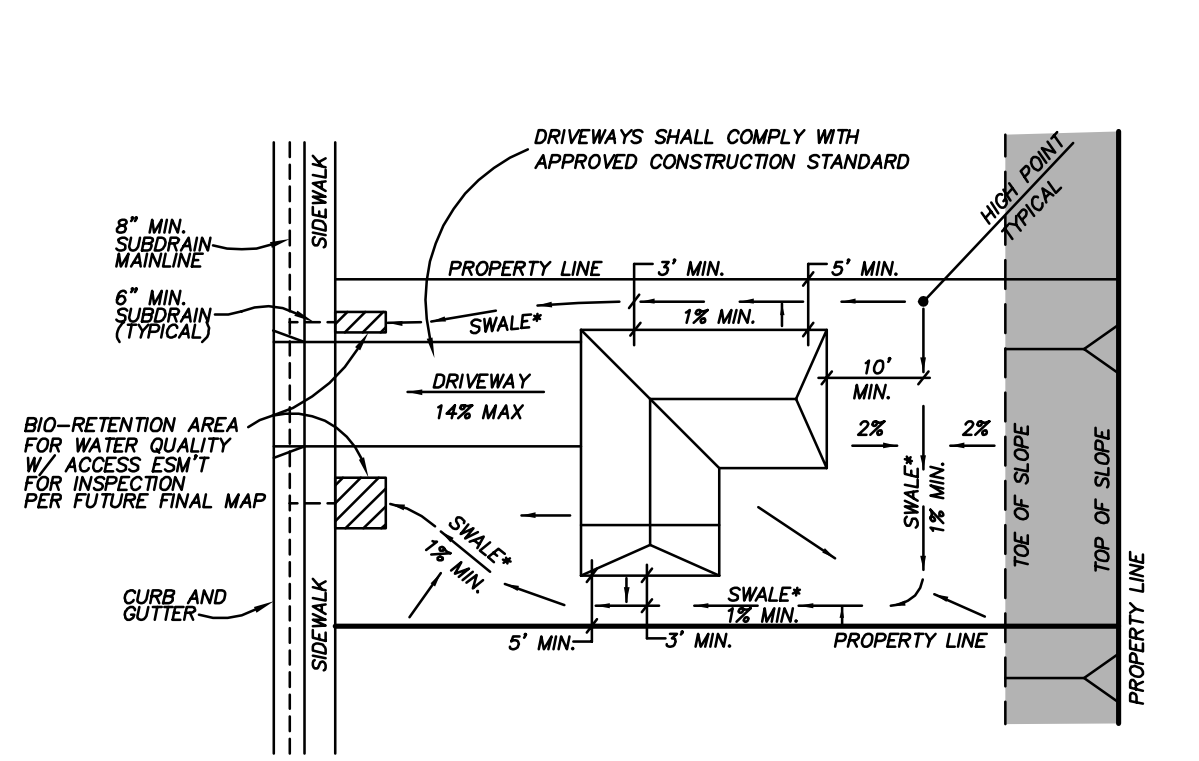
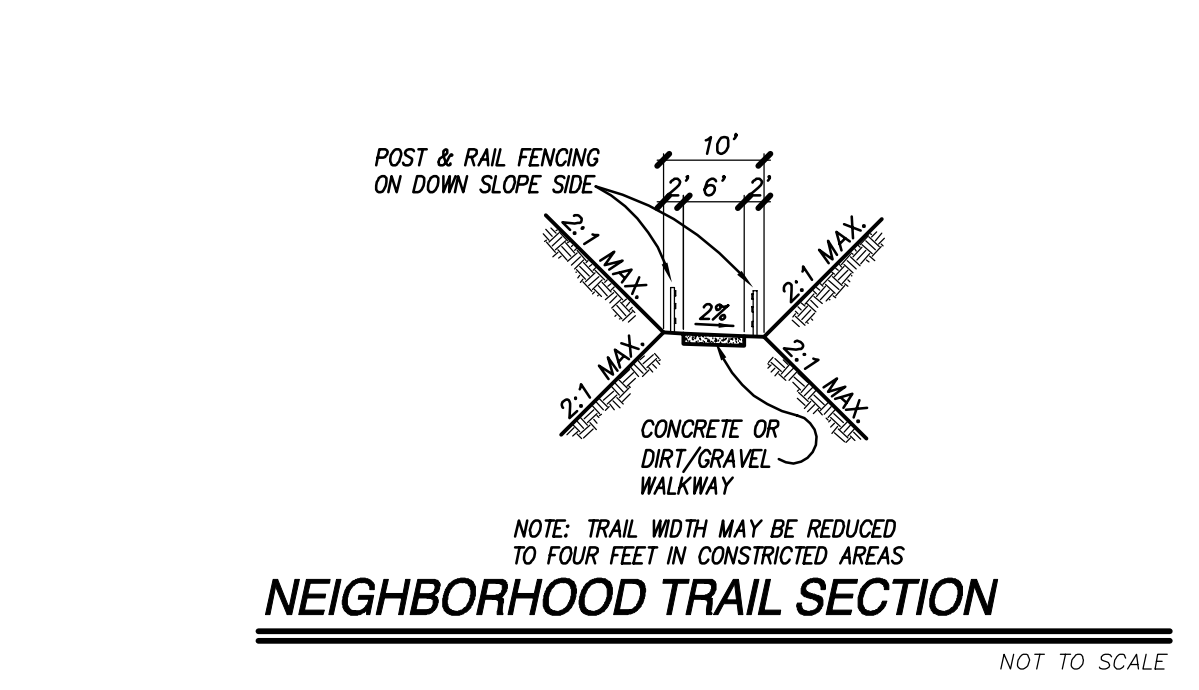
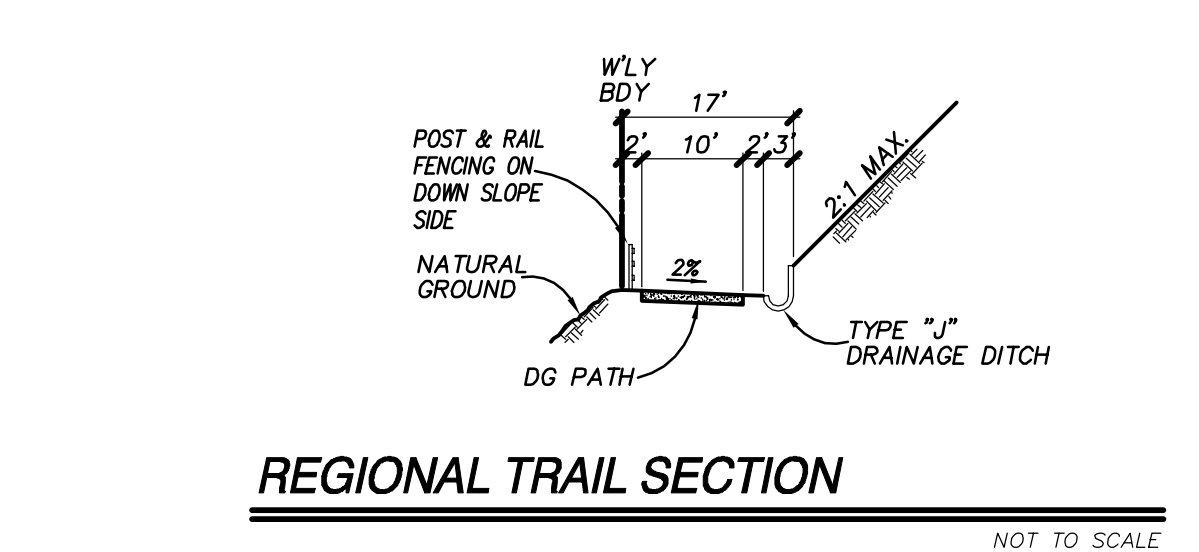
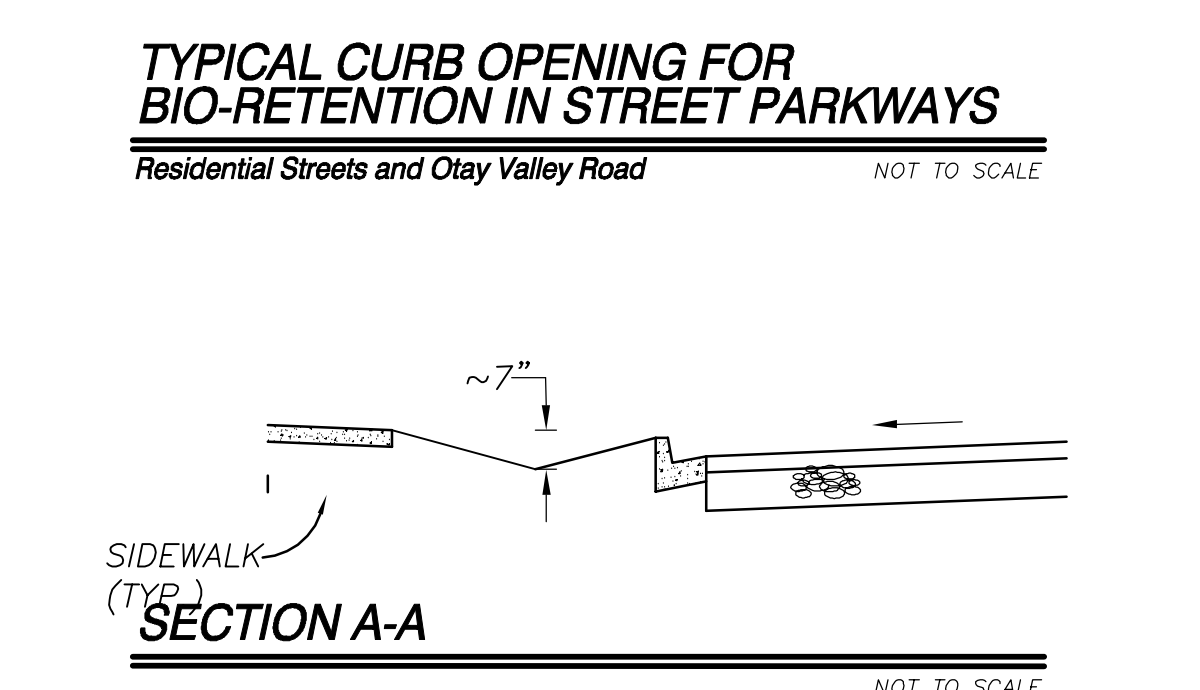
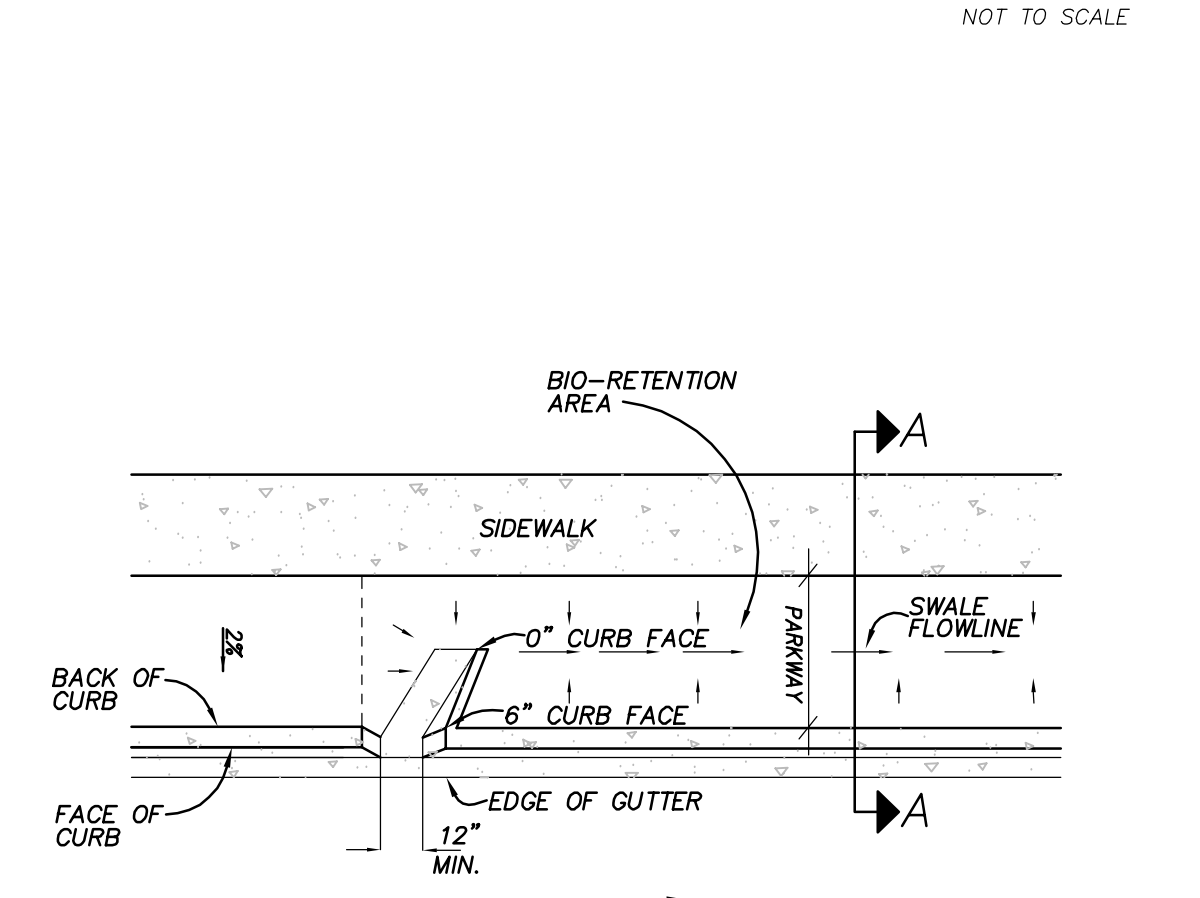
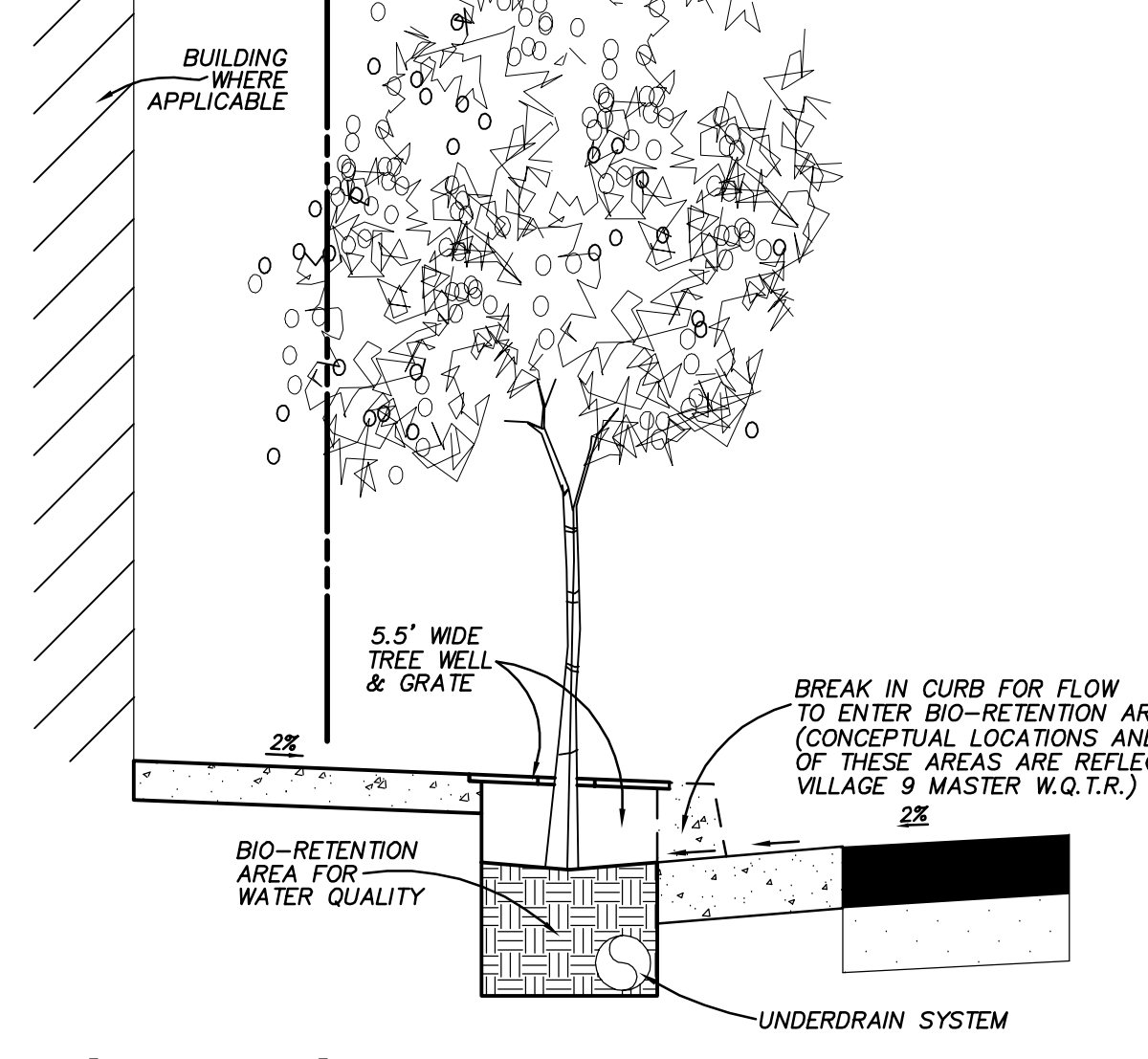
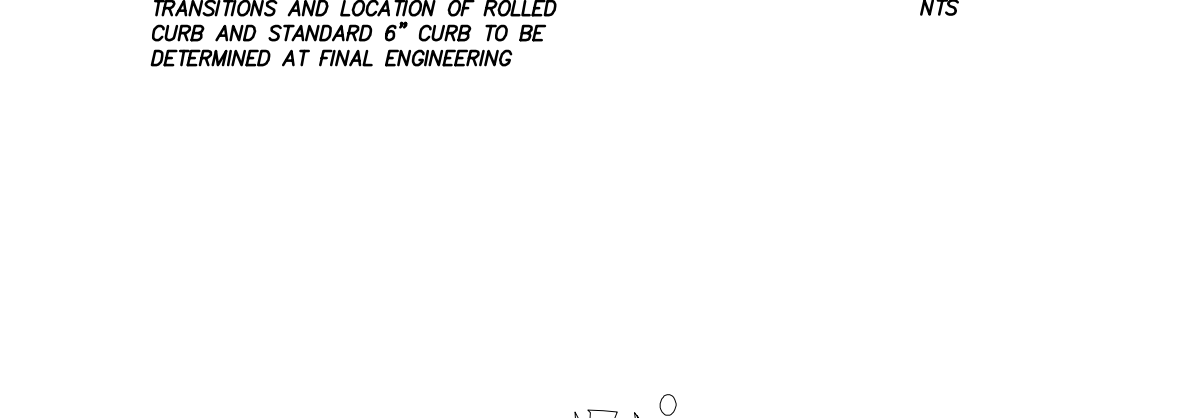
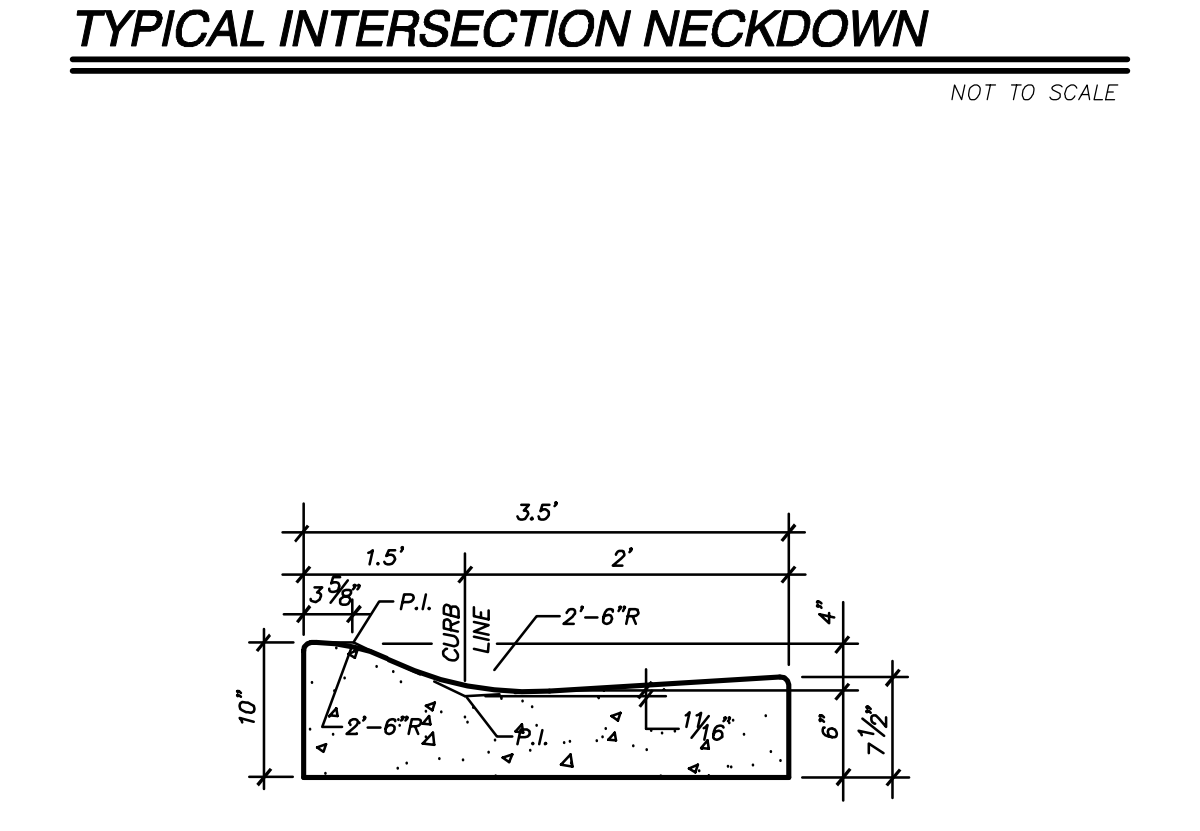
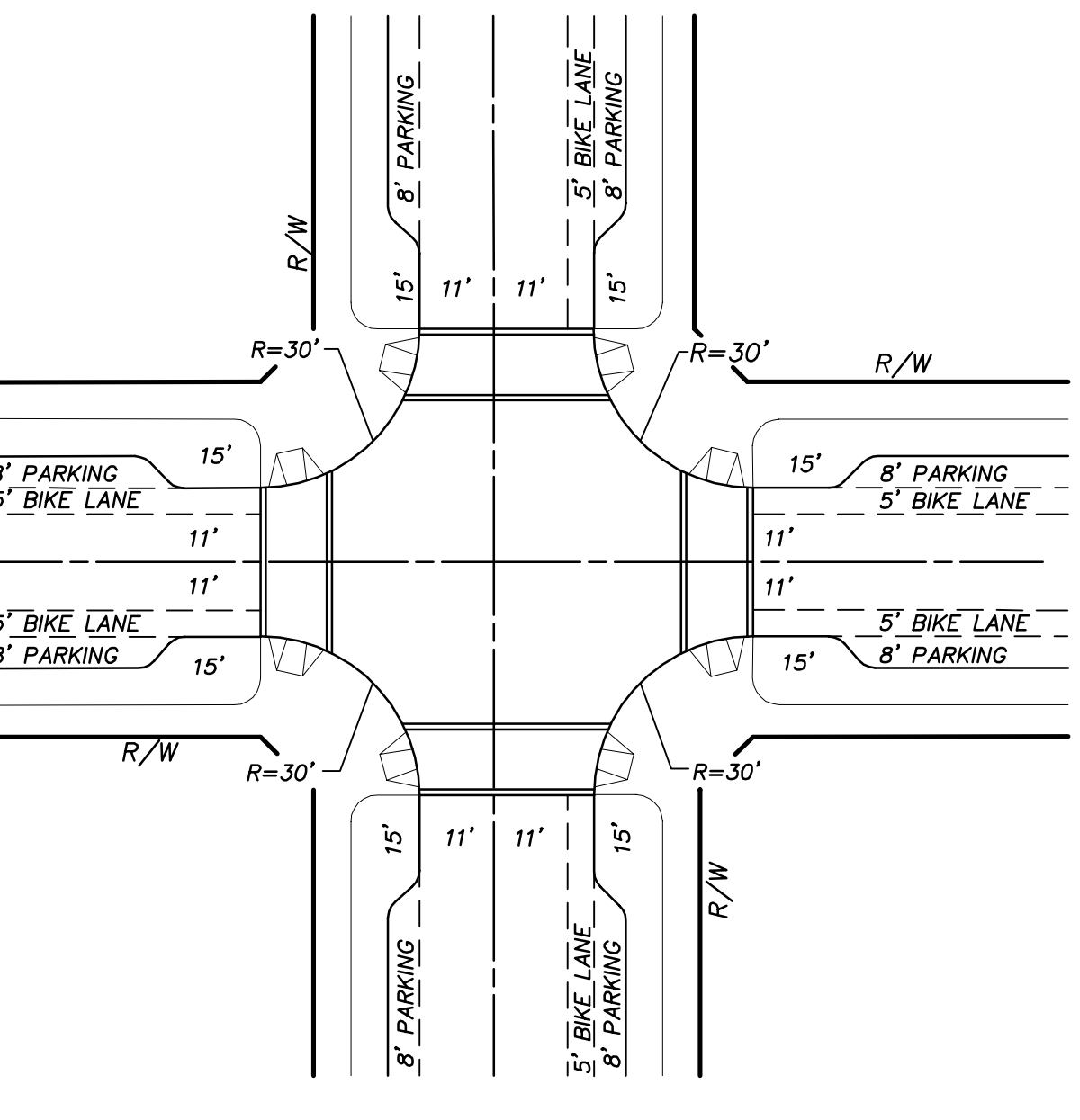
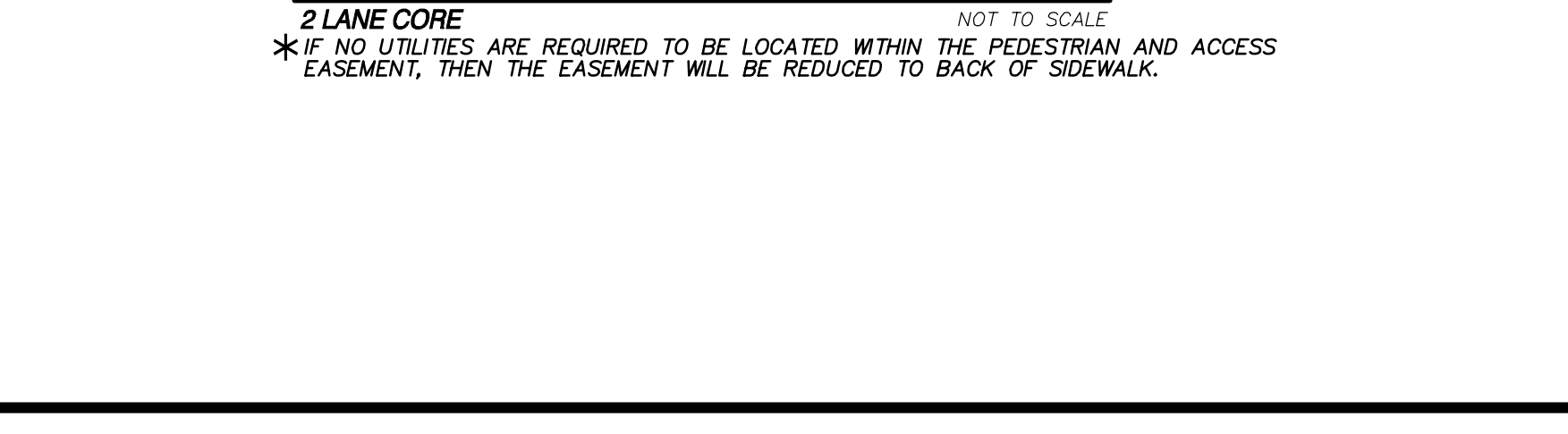
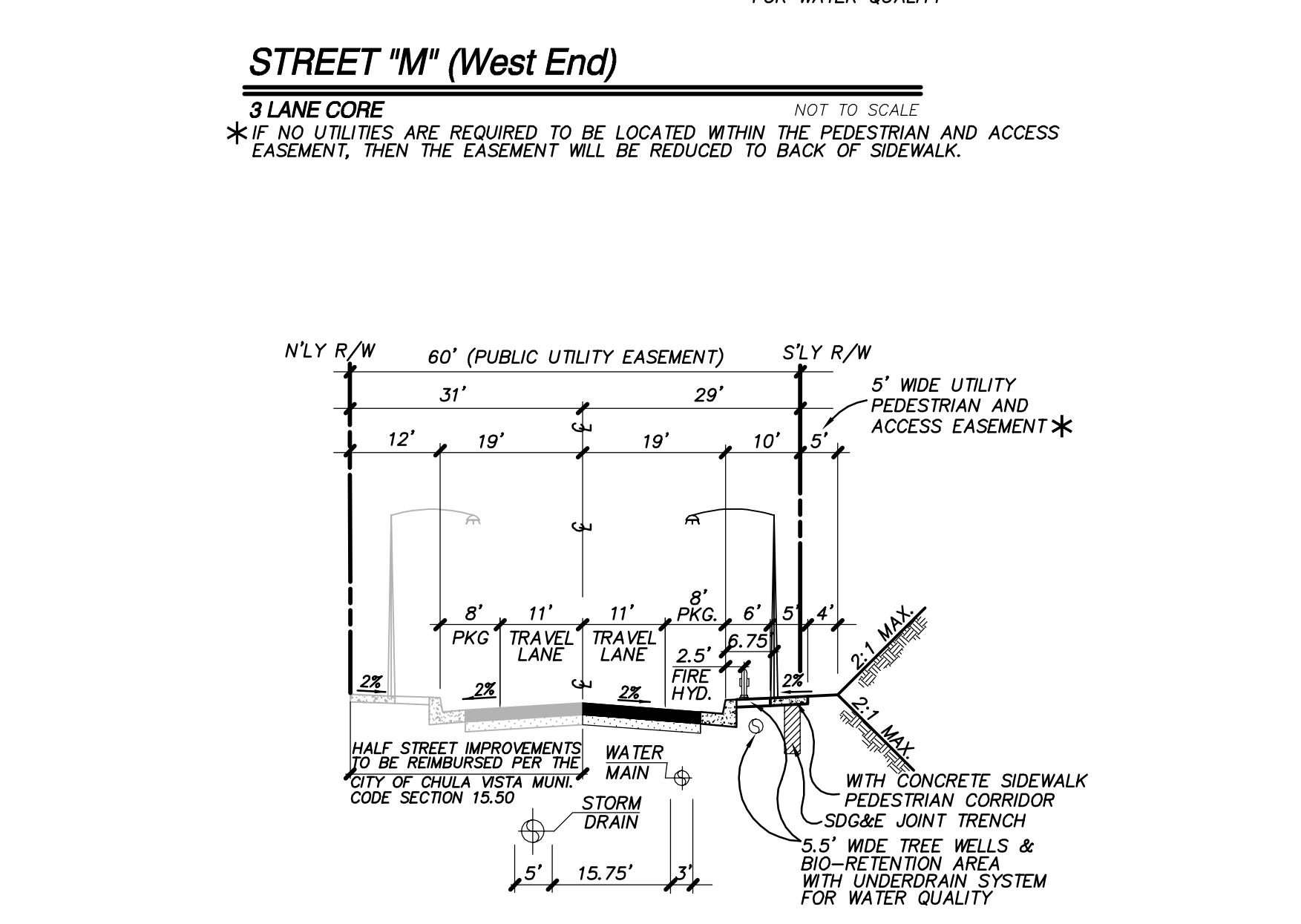
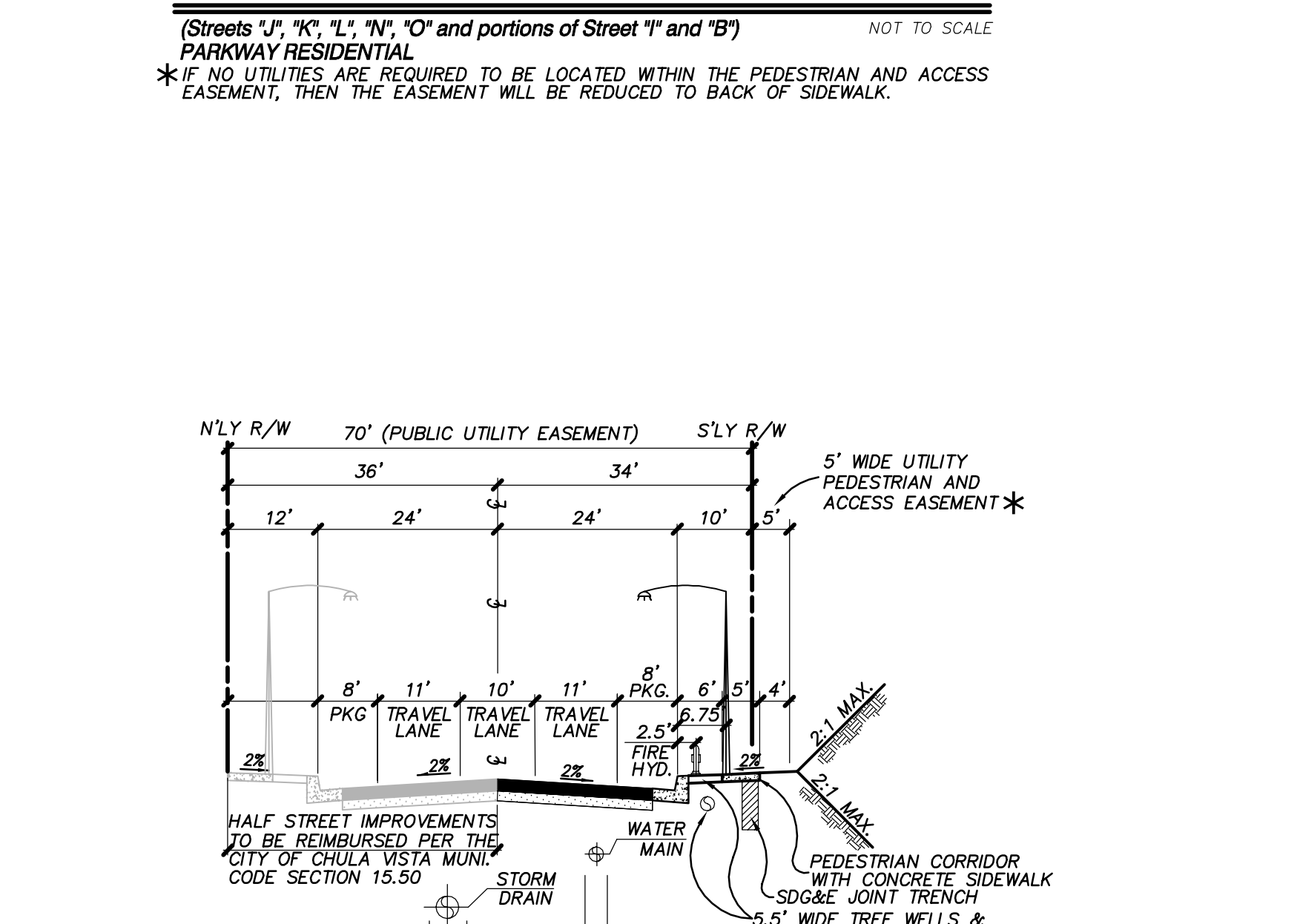
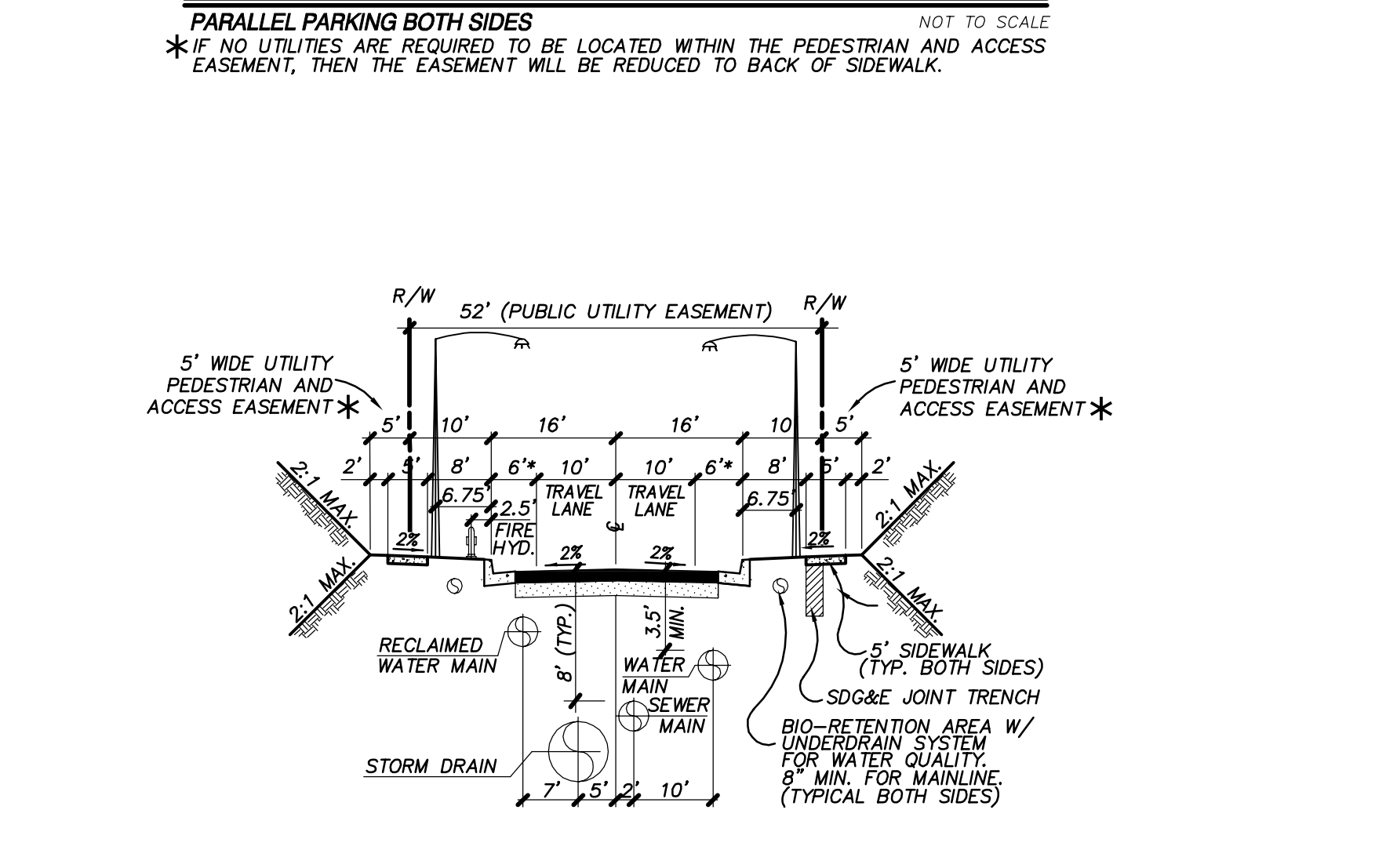
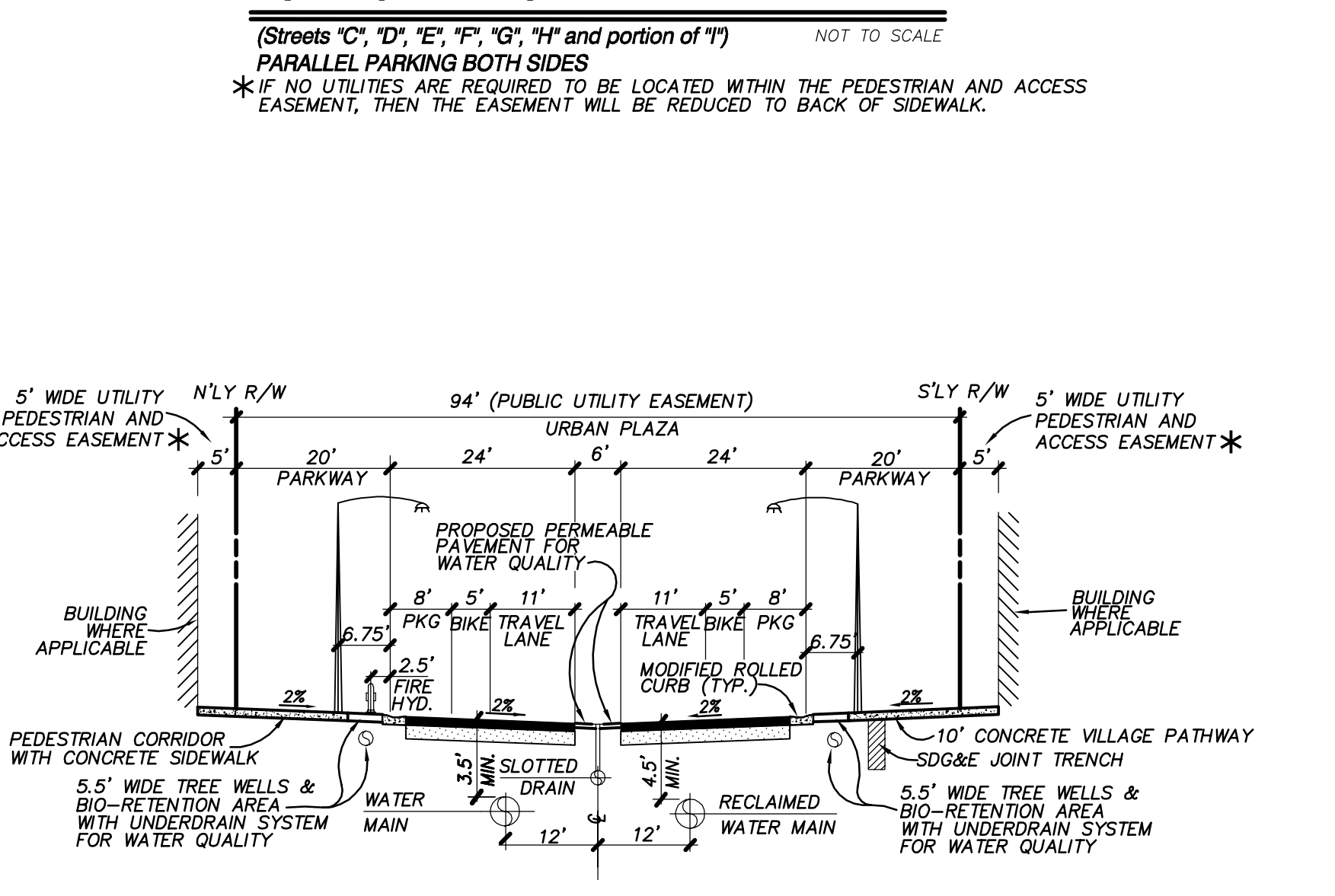
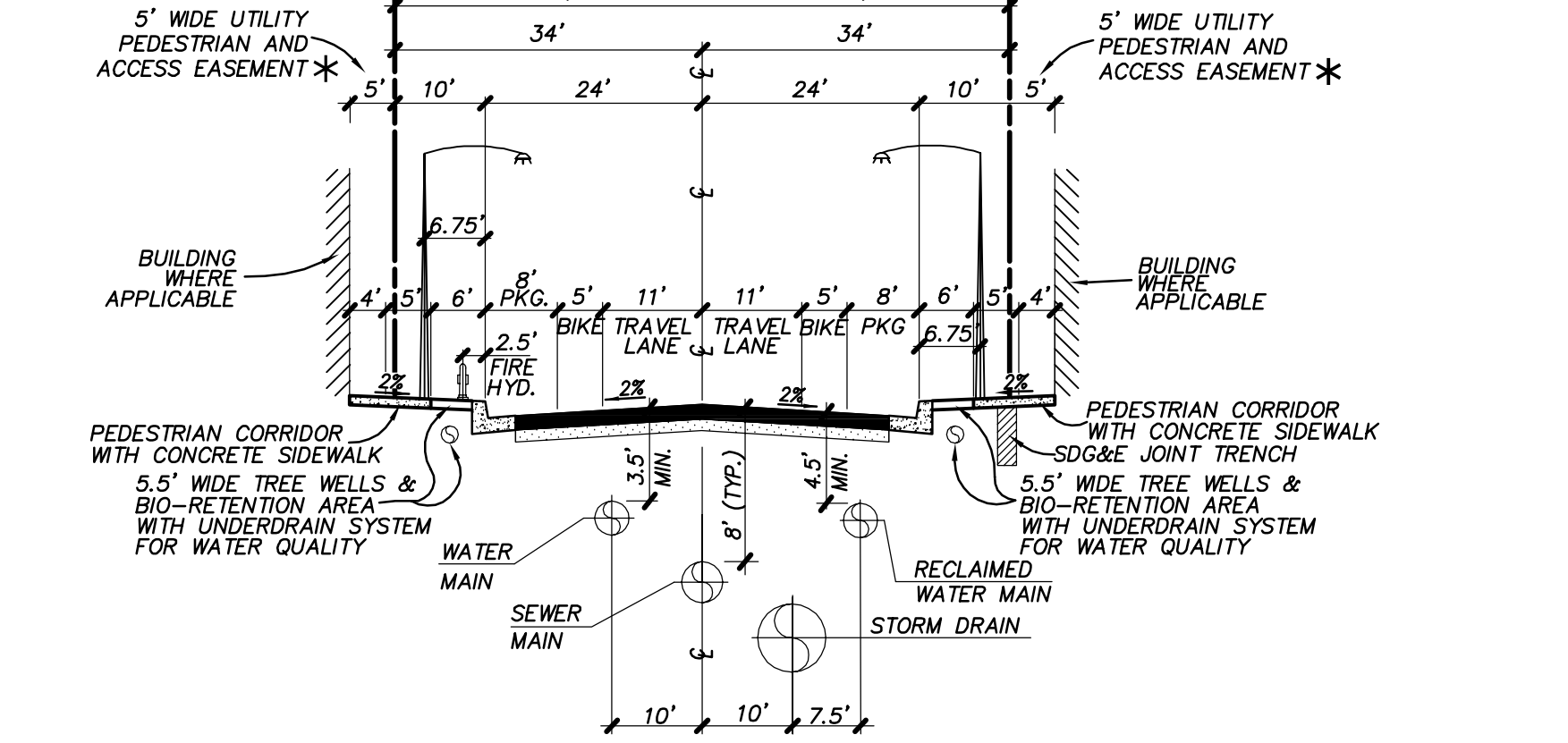
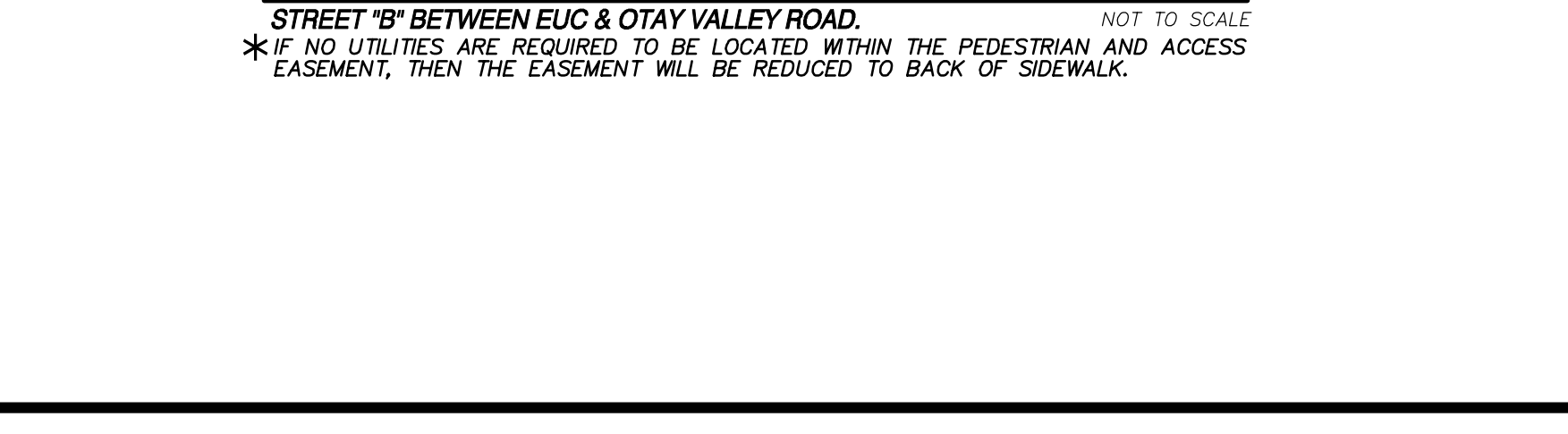
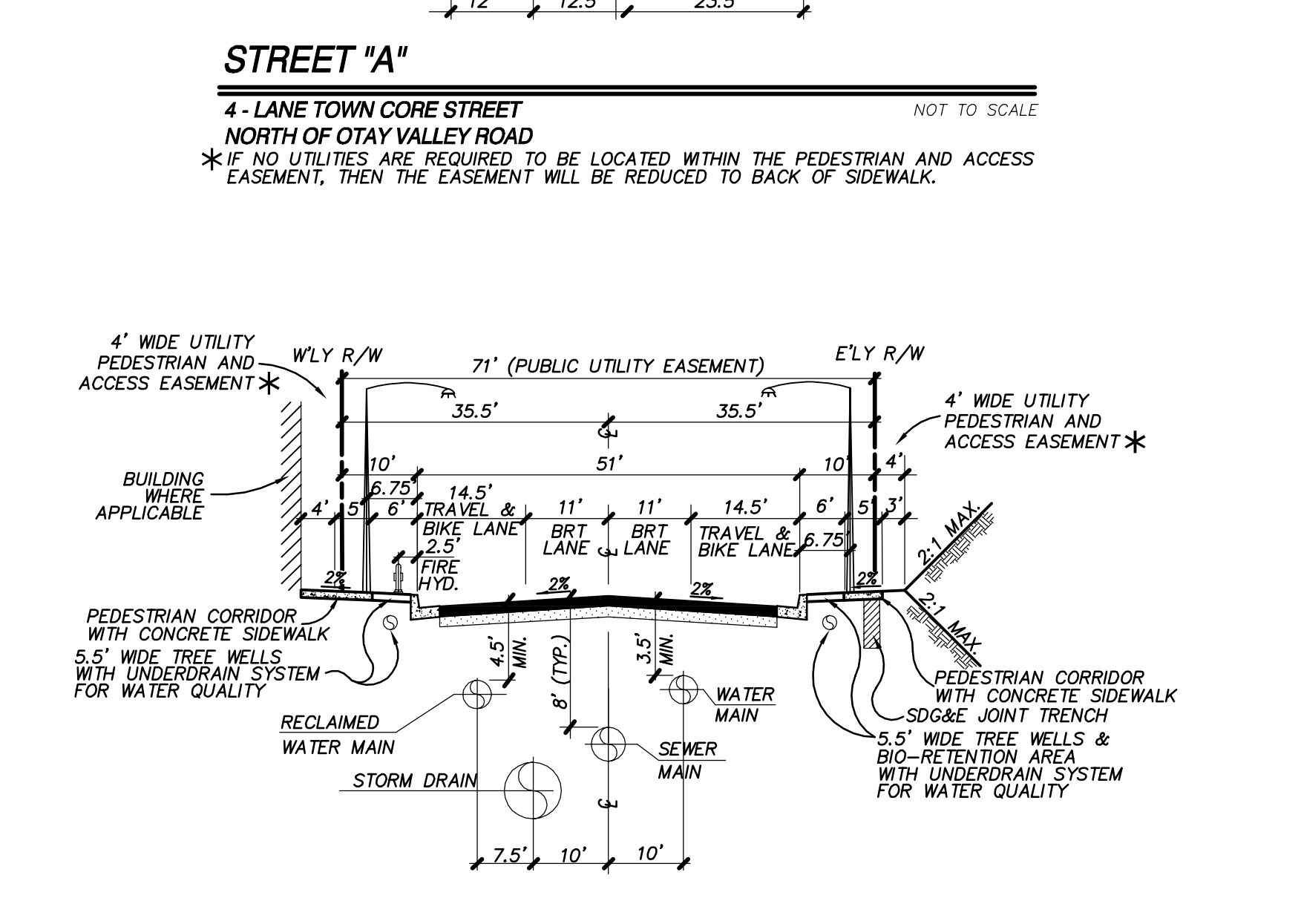
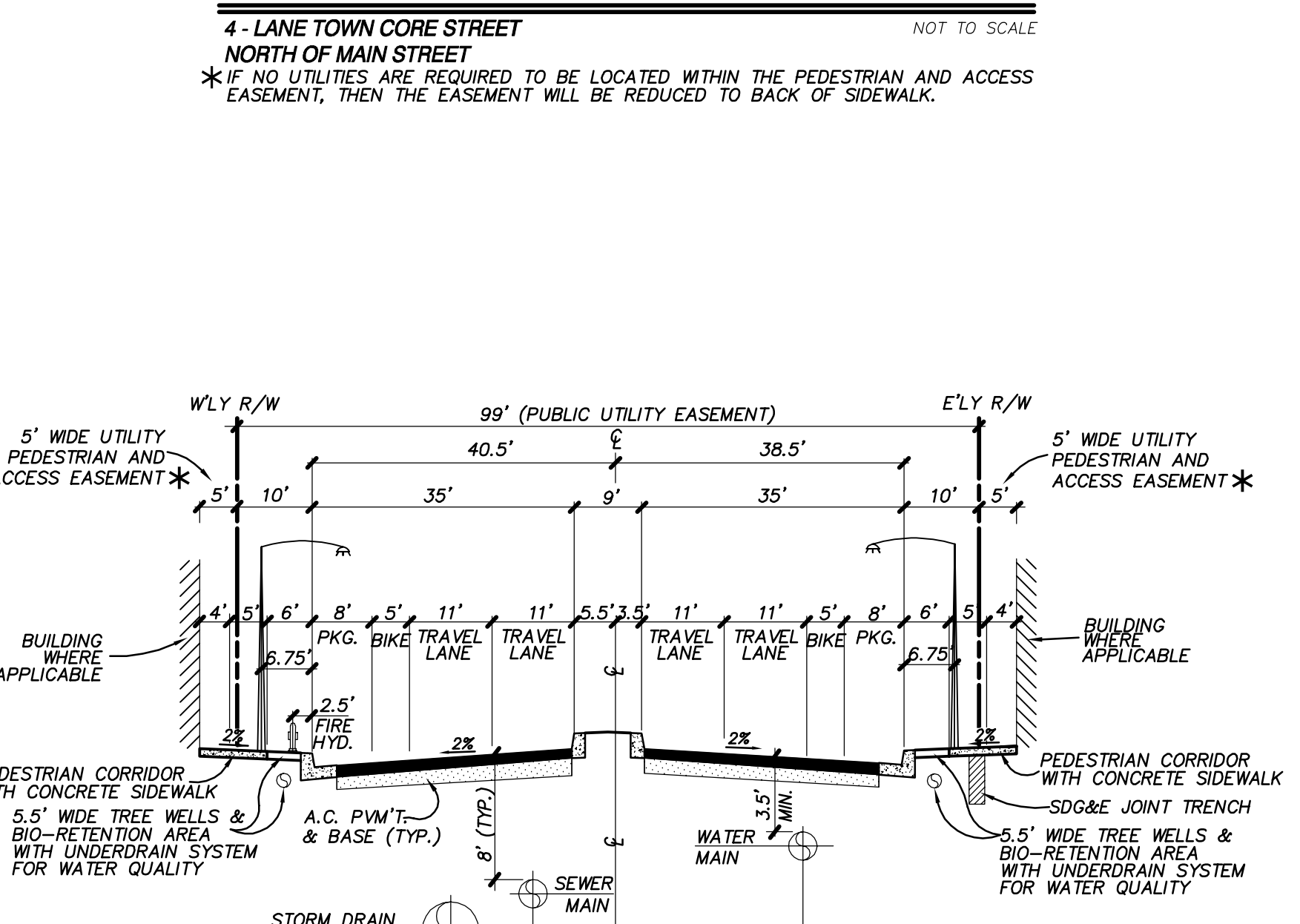
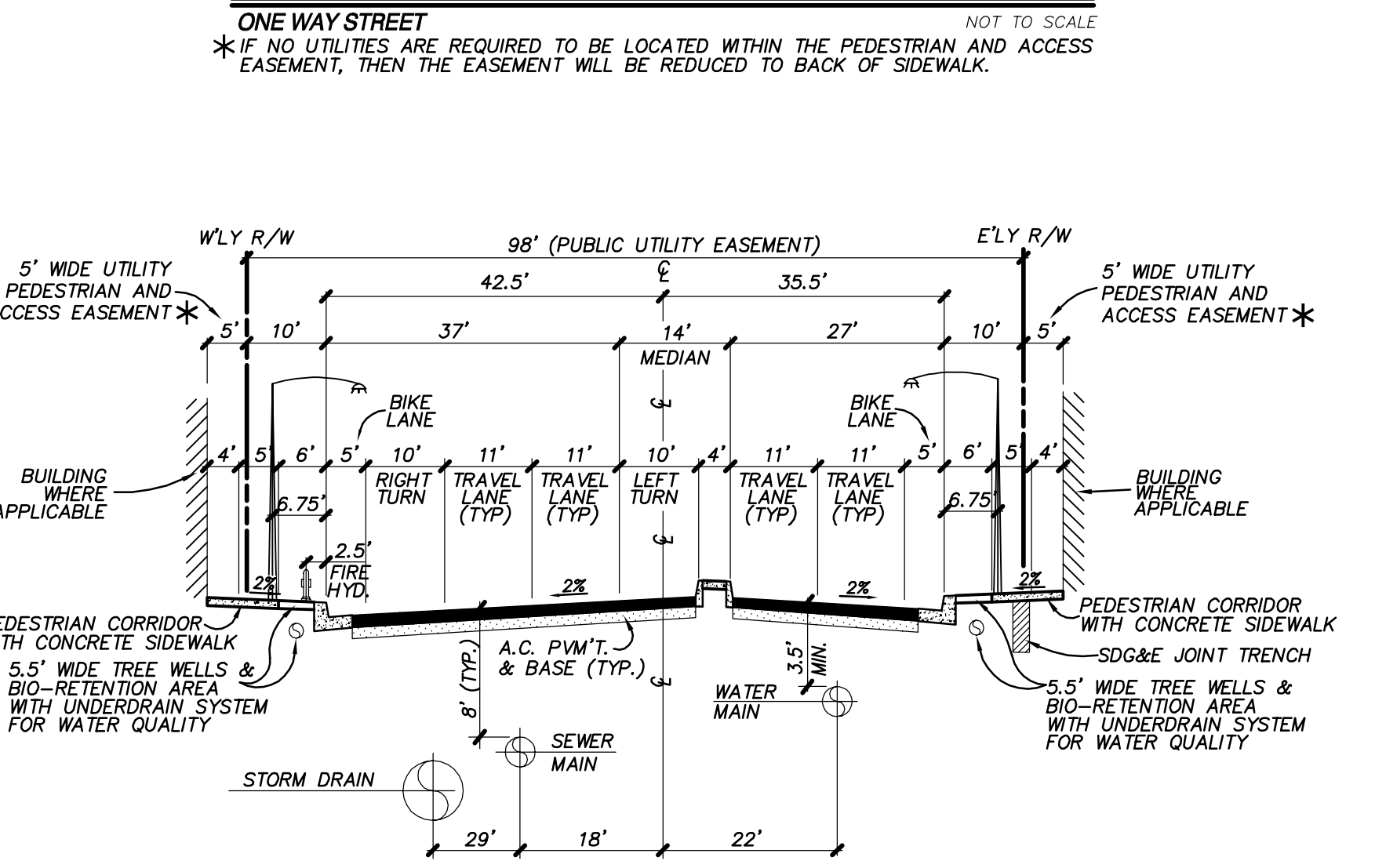
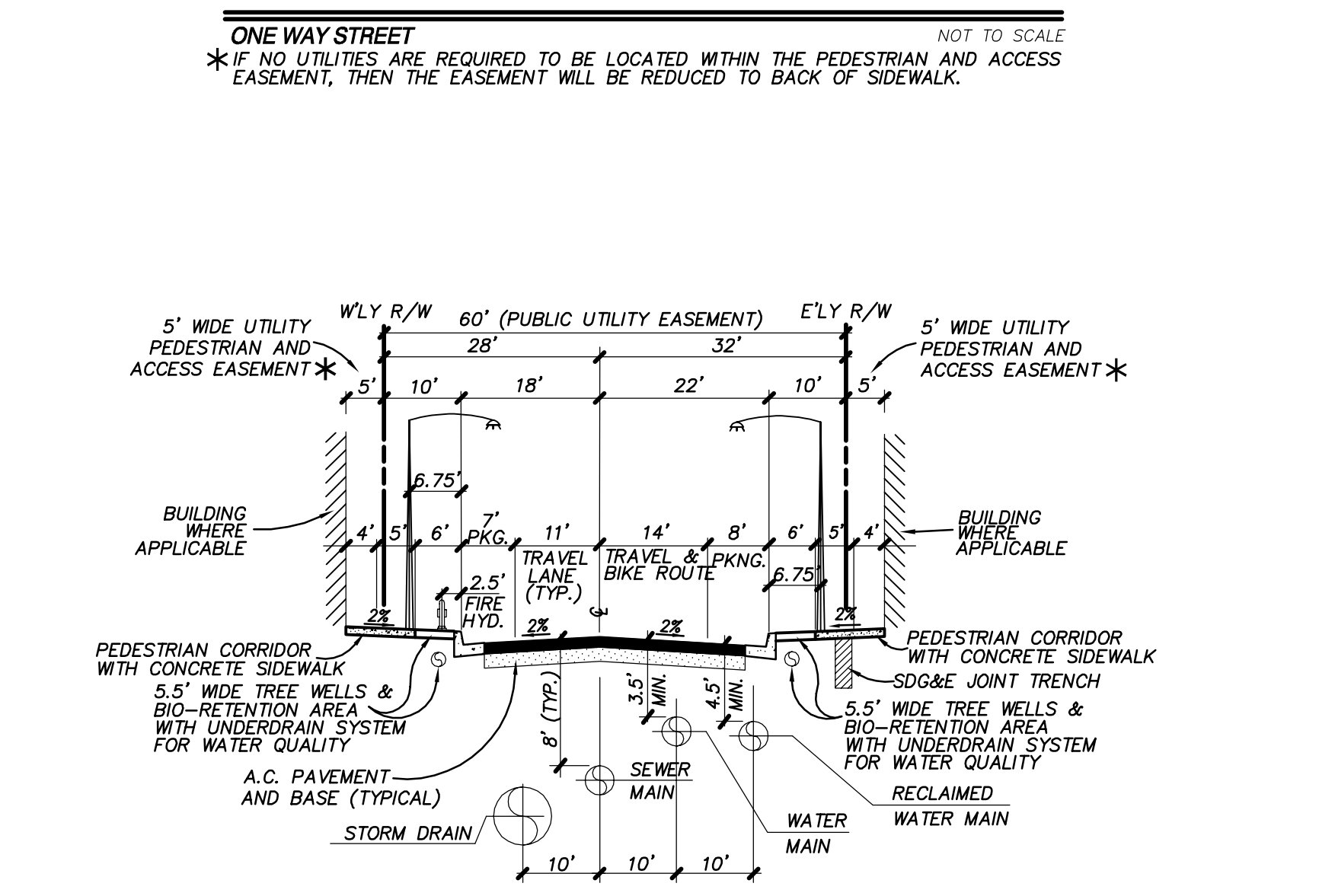
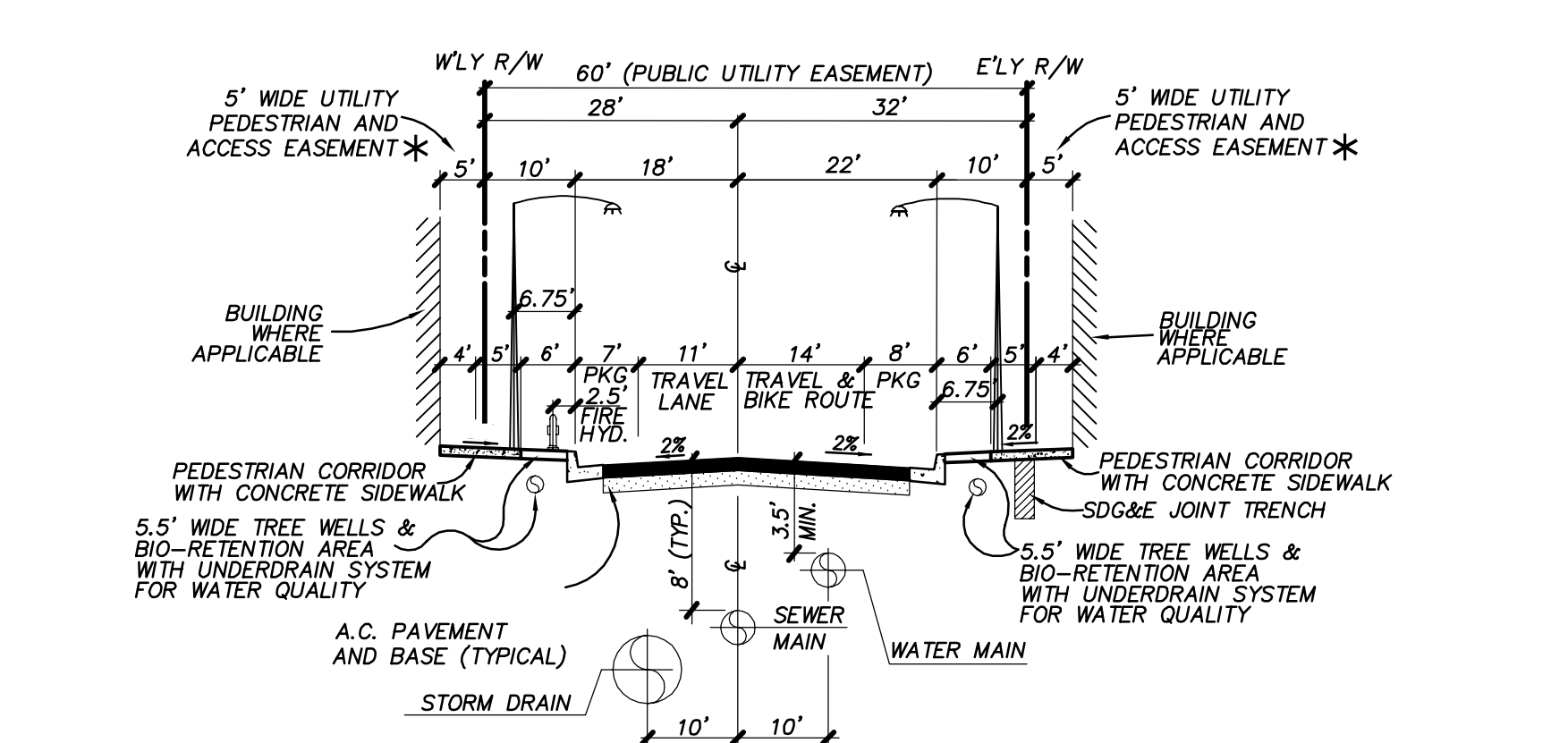
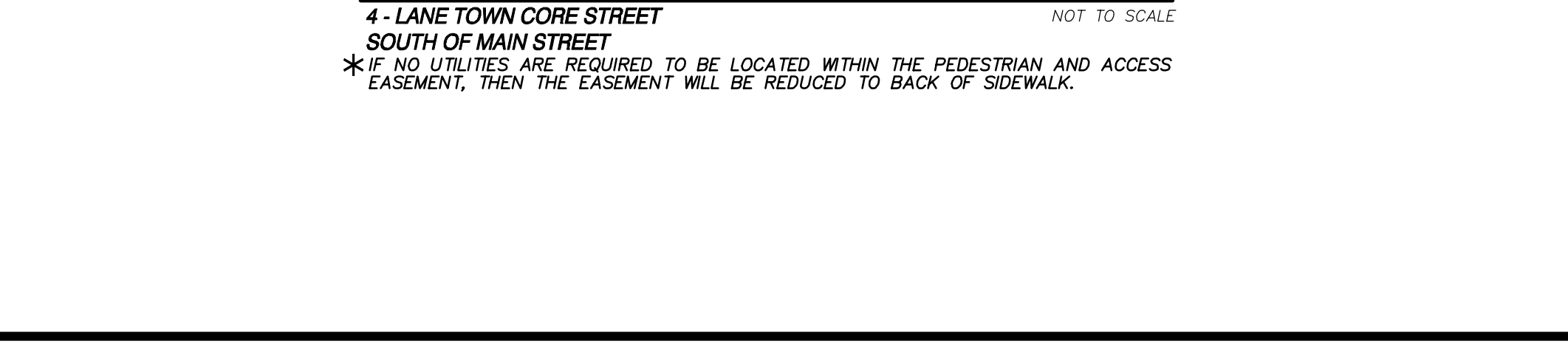
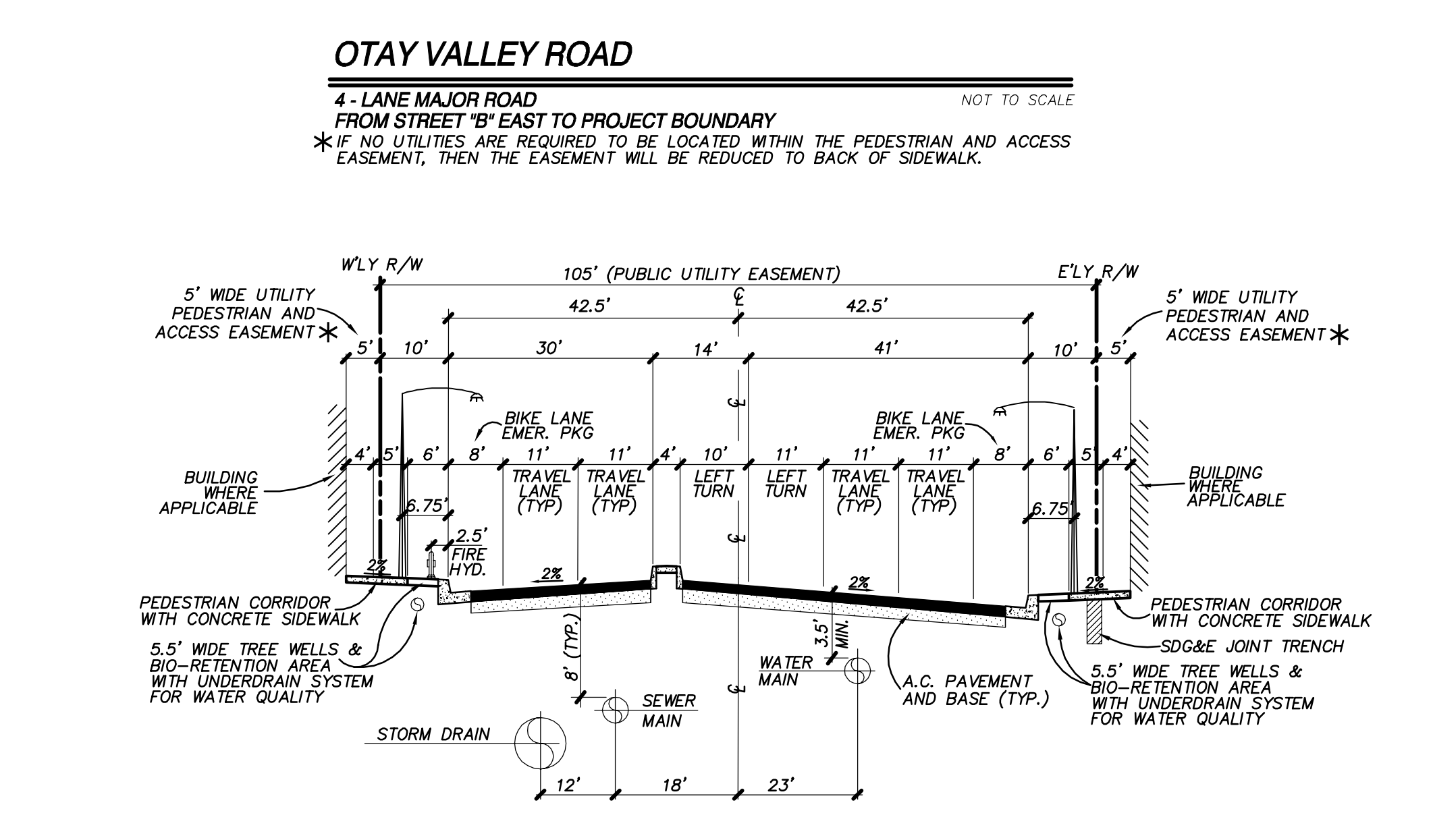
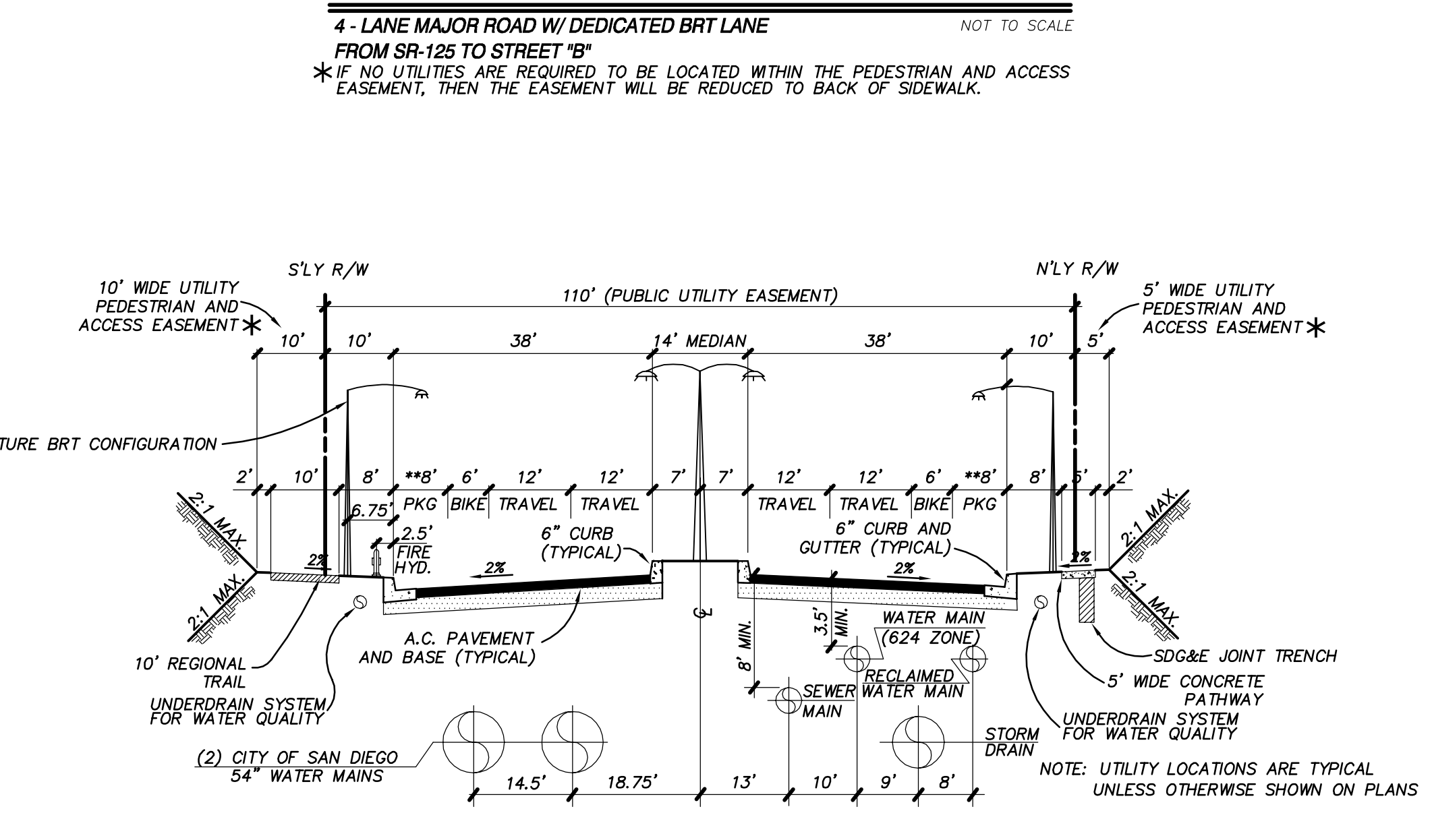
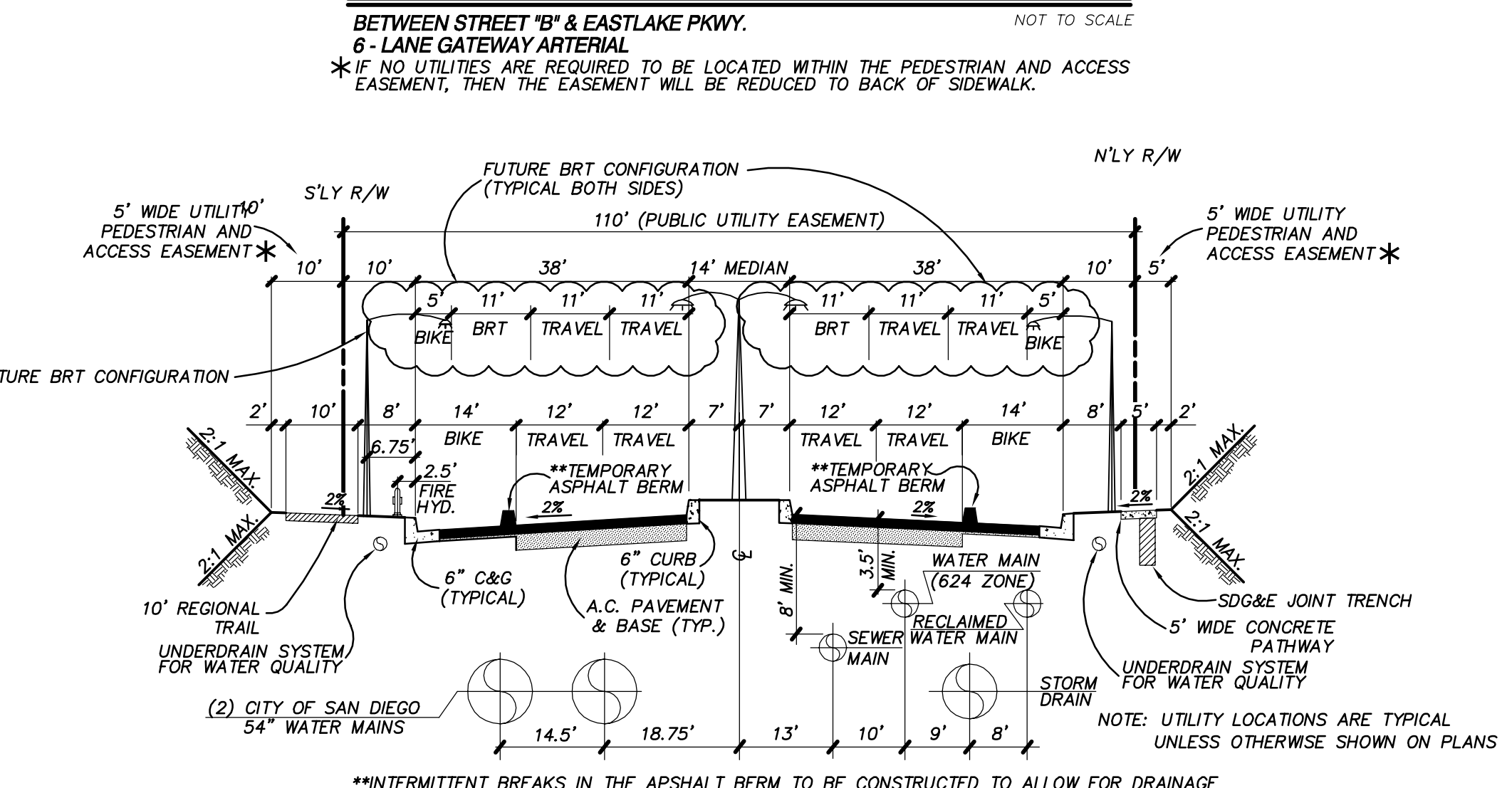
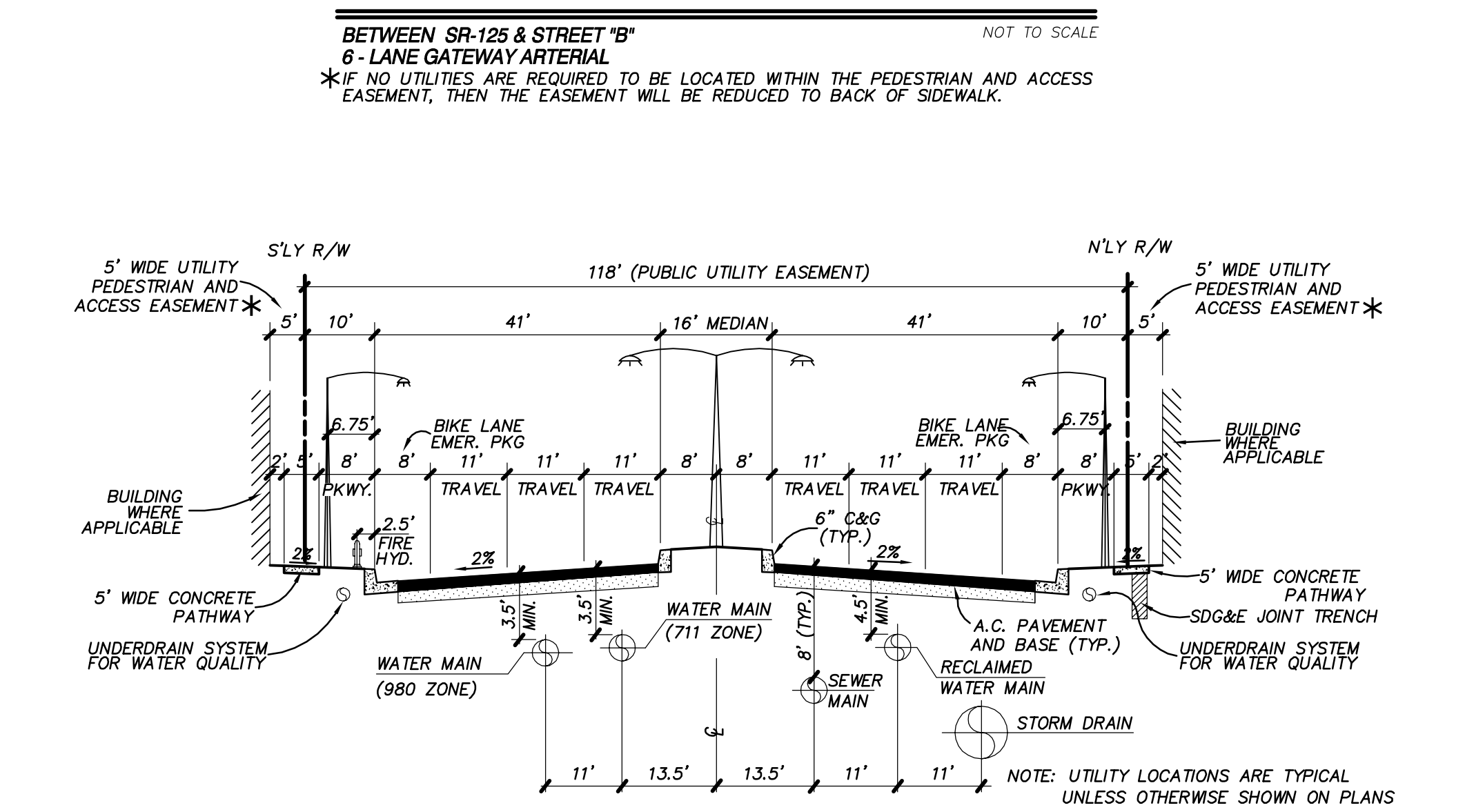
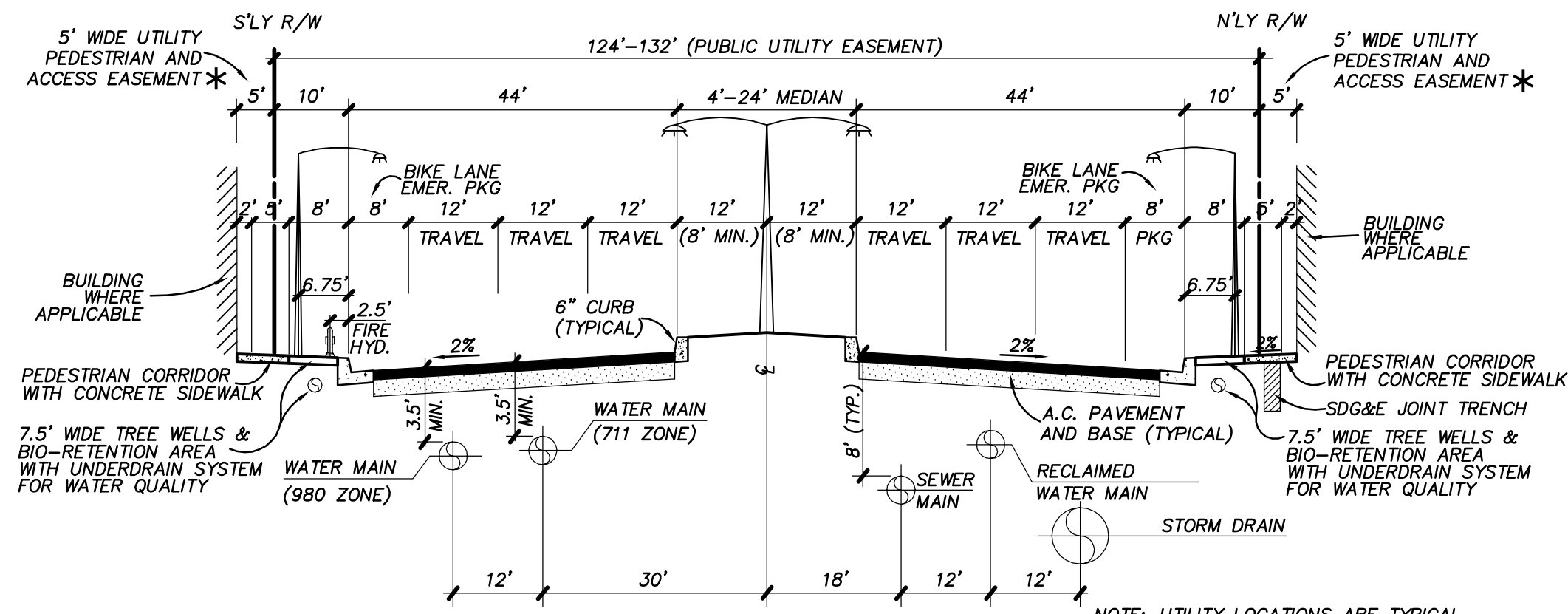


Table with columns: NO., REVISIONS, DATE, BY. Lists revisions 1 through 12 with dates and initials.

TENTATIVE MAP (C.V.T. # 09-05) OTAY RANCH VILLAGE 9 & PORTION OF VILLAGE 12 City of Chula Vista, California. SHEET 1 OF 7.




PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, CA PLANNING: 9700 Village Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH058558-6200; PH058558-1414	TENTATIVE MAP (C.V.T. # 09-05) OTAY RANCH VILLAGE 9 & PORTION OF VILLAGE 12 City of Chula Vista, California	SHEET 2 OF 7
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FOR CONTINUATION SEE SHEET 4

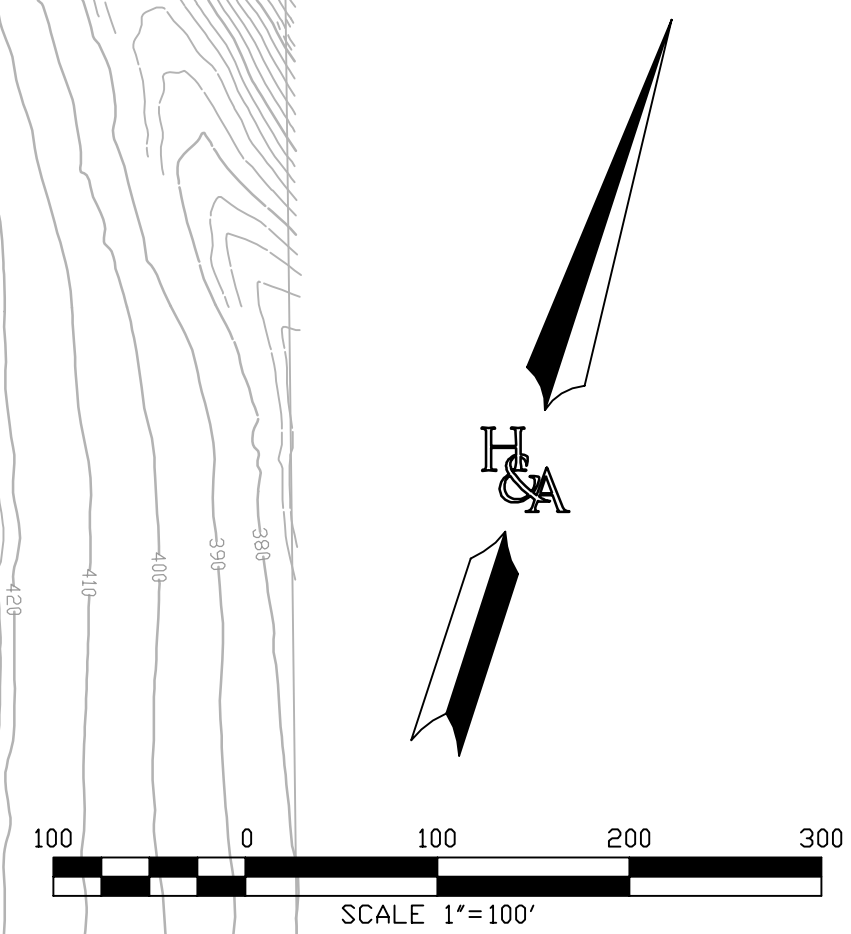
VILLAGE 8

PREPARED BY:  HUNSAKER & ASSOCIATES SAN DIEGO, INC. <small>PLANNING 9070 Wight Street ENGINEERING San Diego, CA 92123 SURVEYING PH652058-4500 FAX652058-1414</small>	TENTATIVE MAP (C.V.T. # 09-05) OTAY RANCH VILLAGE 9 & PORTION OF VILLAGE 12 City Of Chula Vista, California	SHEET 3 OF 7
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FOR CONTINUATION SEE SHEET 3



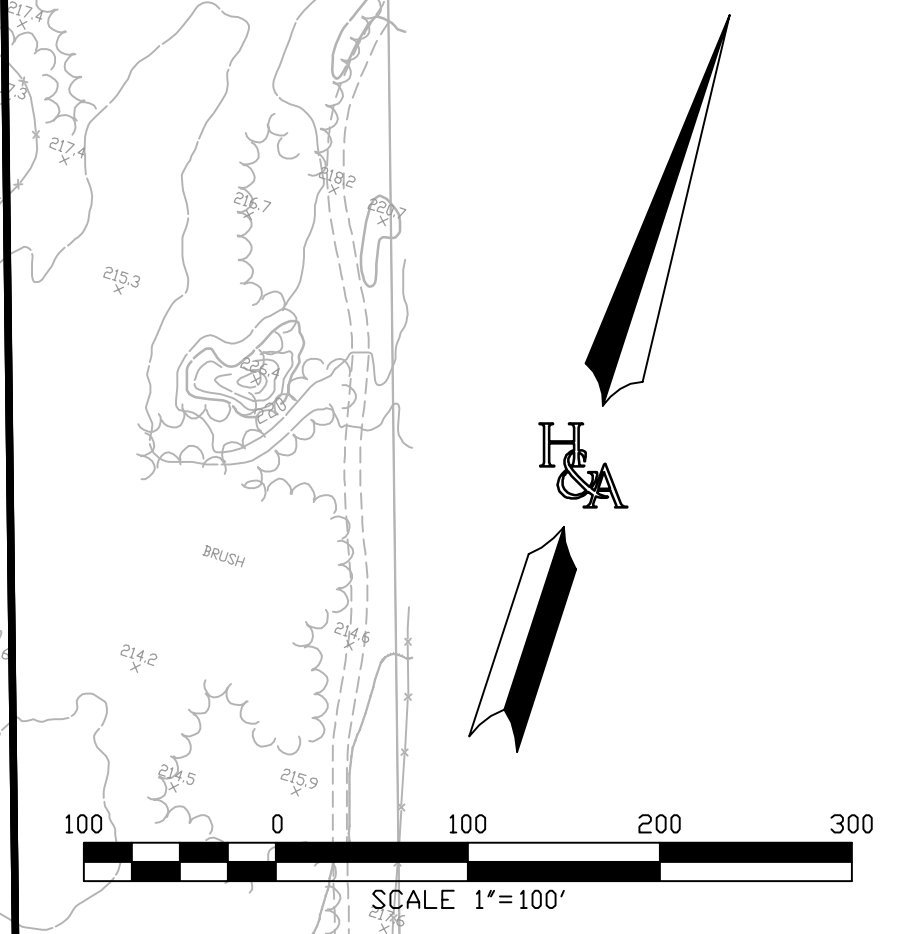
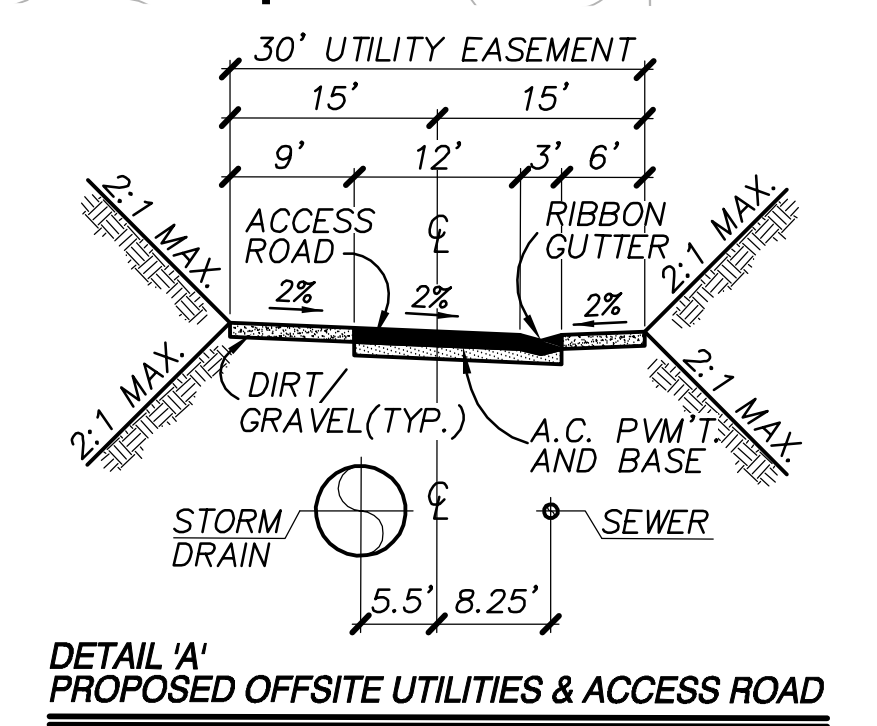
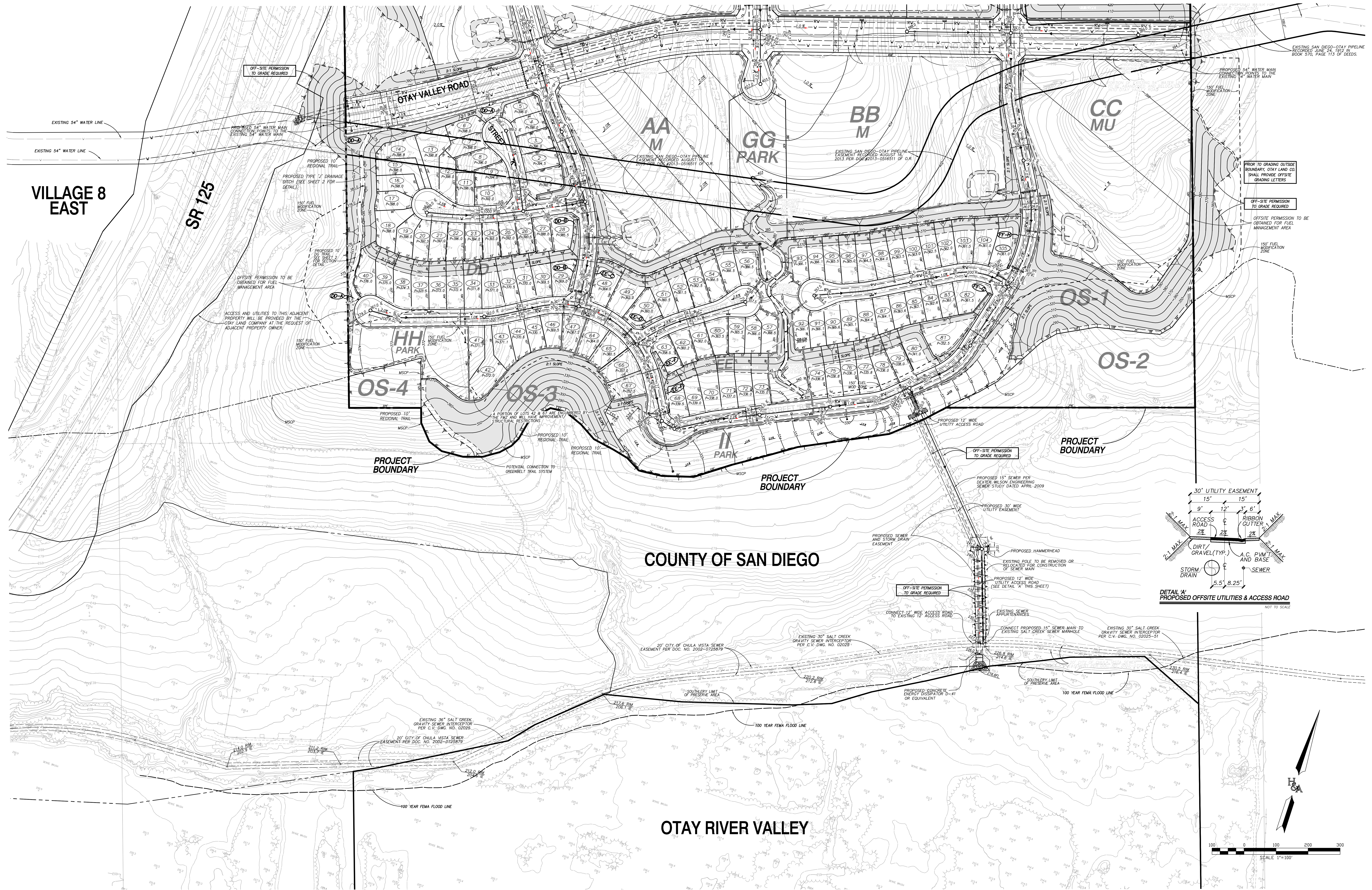
VILLAGE 8 EAST



FOR CONTINUATION SEE SHEET 5

PREPARED BY:  HUNSAKER & ASSOCIATES SAN DIEGO, CA	TENTATIVE MAP (C.V.T. # 09-05) OTAY RANCH VILLAGE 9 & PORTION OF VILLAGE 12 City Of Chula Vista, California		SHEET 4 OF 7
	<small>PLANNING: 9000 Wagon Street, San Diego, CA 92123 ENGINEERING: 9400 Camino San Diego, San Diego, CA 92123 SURVEYING: 9400 Camino San Diego, San Diego, CA 92123</small>		

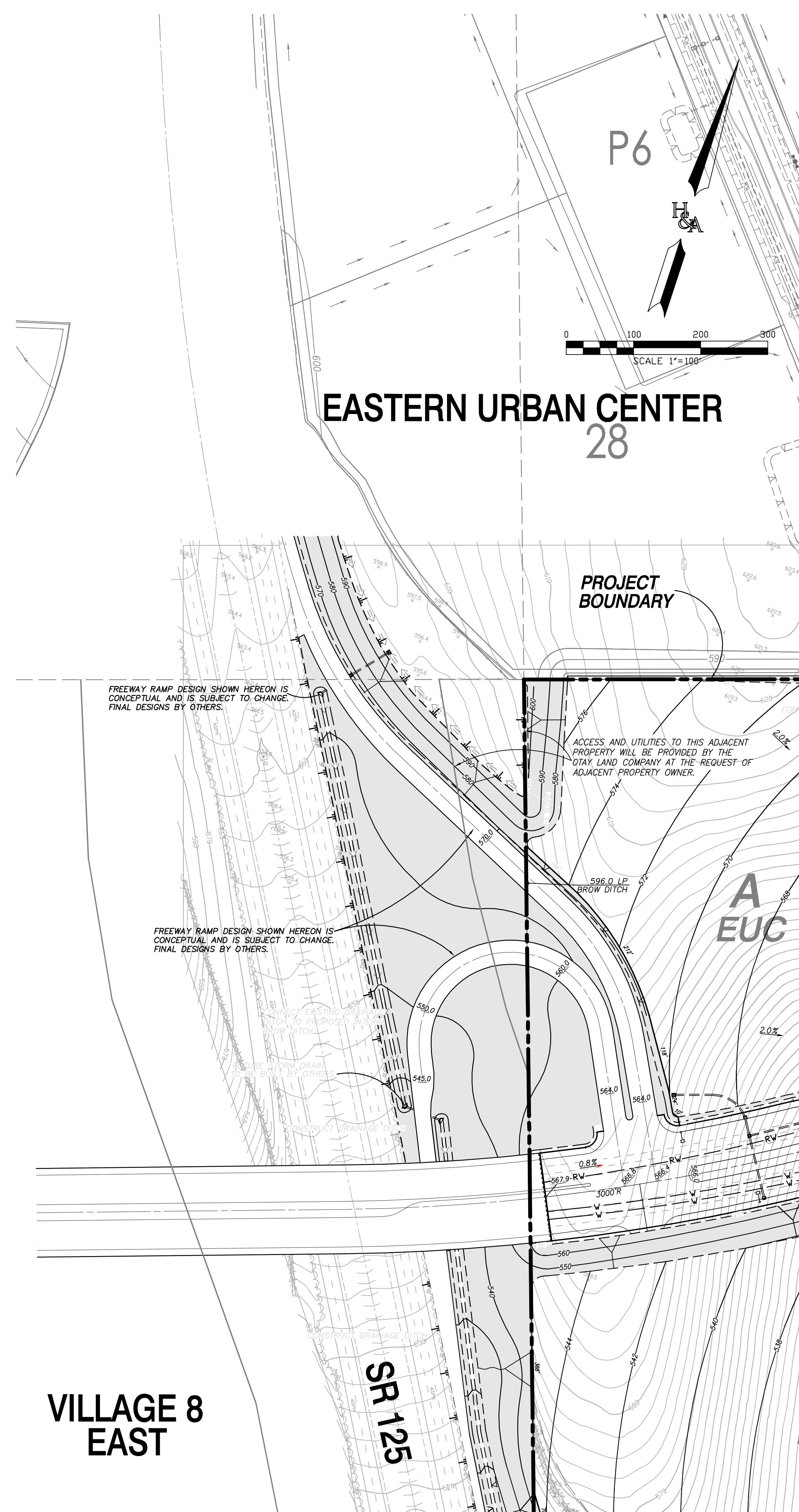
FOR CONTINUATION SEE SHEET 4



PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, CA	TENTATIVE MAP (C.V.T. # 09-05)	SHEET 5
	OTAY RANCH VILLAGE 9 & PORTION OF VILLAGE 12 City Of Chula Vista, California	OF 7

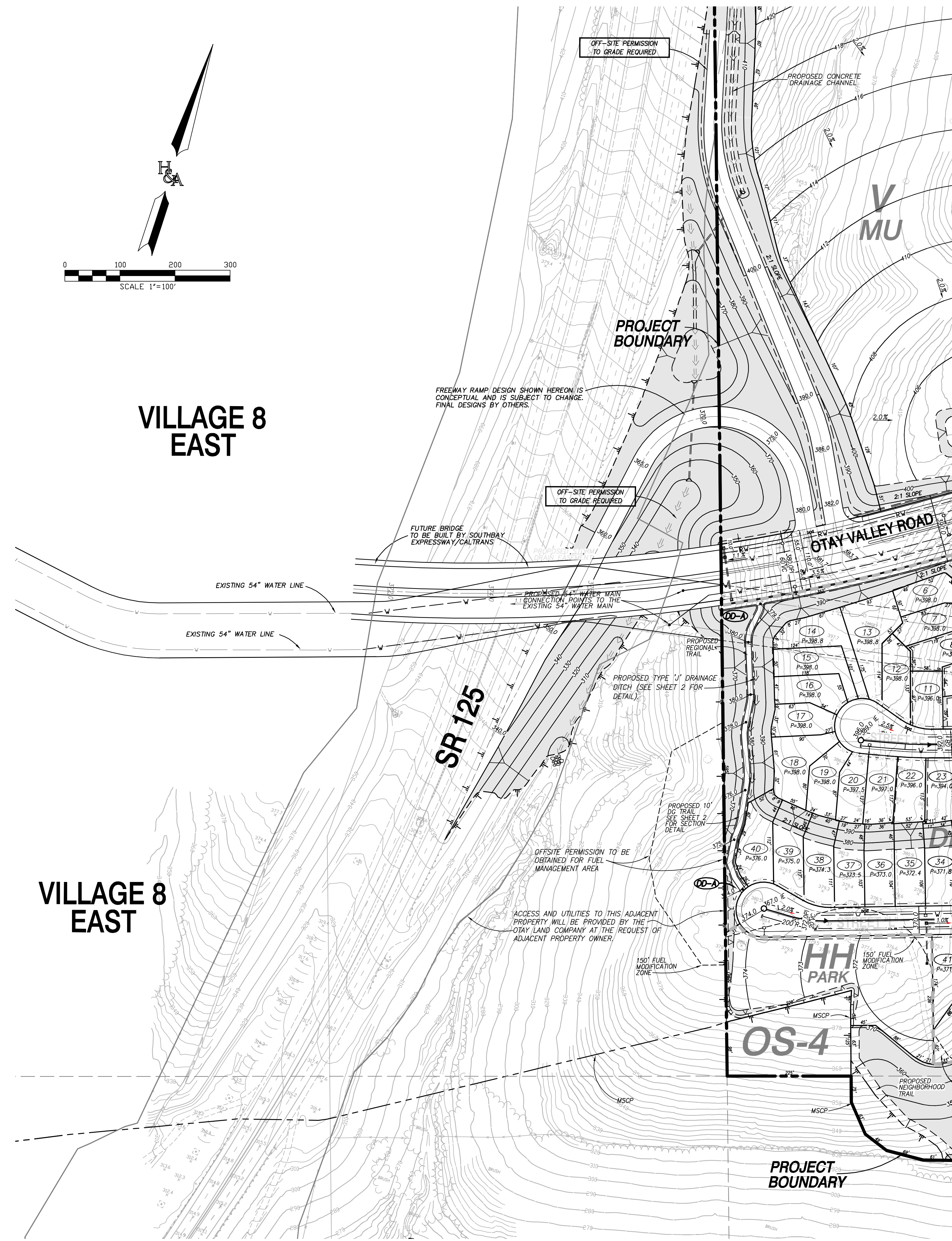
PLANNING: 9107 Maple Street, San Diego, CA 92108
 ENGINEERING: 3410 Camino del Rio South, San Diego, CA 92108
 SURVEYING: 11400 La Jolla Village Drive, San Diego, CA 92037

R:\0917\Map\Otay V9 TM - Smt 05.dwg\Dec-23-2013\09-43




CONCEPTUAL VIEW OF MAIN STREET BRIDGE OVER SR-125 & ASSOCIATED FREEWAY RAMPS

(BASED ON CALTRANS DESIGN PROVIDED TO H&A ON JAN-03-11) SCALE: 1"=100'



CONCEPTUAL VIEW OF OTAY VALLEY ROAD BRIDGE OVER SR-125 & ASSOCIATED FREEWAY RAMPS

(BASED ON CALTRANS DESIGN PROVIDED TO H&A ON JAN-03-11) SCALE: 1"=100'

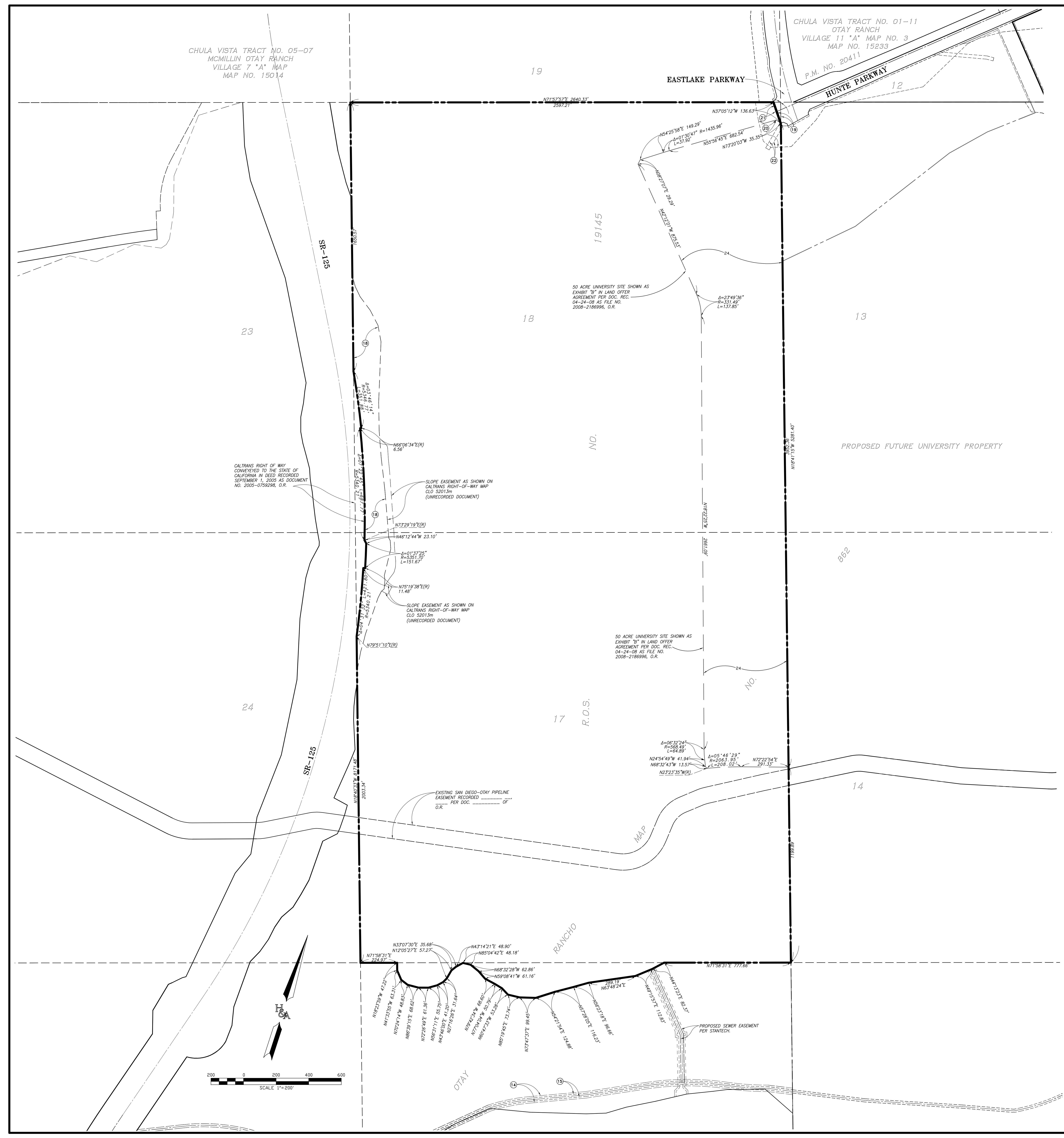
PREPARED BY:  HUNSAKER & ASSOCIATES SAN DIEGO, CA	TENTATIVE MAP (C.V.T. # 09-05)		SHEET 6 OF 7
	OTAY RANCH VILLAGE 9 & PORTION OF VILLAGE 12 City Of Chula Vista, California		
PLANNING: 900 W. 16th Street ENGINEERING: San Diego, CA 92103 SURVEYING: PH808058-4500; PH808058-4114	©1997 H&A/Pln/Otay V9 TM - Sht 06.dwg/Dec-20-2013/16-32		

CHULA VISTA TRACT NO. 05-07
MCMILLIN OTAY RANCH
VILLAGE 7 'A' MAP NO. 15014

CHULA VISTA TRACT NO. 01-11
OTAY RANCH
VILLAGE 11 'A' MAP NO. 3
MAP NO. 15233
P.M. NO. 20411

EASTLAKE PARKWAY

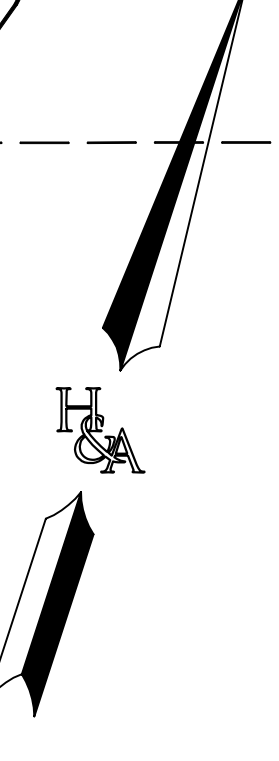
HUNTE PARKWAY




PARCEL "C" ENCUMBRANCES:

THE FOLLOWING EXCEPTIONS ARE FROM TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY ORDER NUMBER 830014185-USO DATED JUNE 13, 2011.

- (X) ITEMS CIRCLED INDICATE PLOTTED EASEMENTS AS NOTED (SEE SHEET NO. 2 FOR PLOTTED LOCATIONS)
- 1. Property taxes, including any assessments collected with taxes, for the fiscal year 2011-2012 that are a lien not yet due.
- 2. Property taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2010-2011
1st installment: \$19,195.70 Paid
2nd installment: \$19,195.70 Unpaid
Code Area: 01262
Assessors Parcel Number: 644-070-10
- 3. Property taxes, including any assessments collected with taxes, for the fiscal year 2007 - 2008
1st installment: \$11,075.25 Paid
2nd installment: \$11,075.25 Unpaid
Code Area: 01262
Assessors Parcel Number: 646-010-05
- 4. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California
- 5. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted To: Kimball Brothers Water Company
Purpose: Flumes, canals, or conduits and rights incidental thereto
Recorded: In Book 7, Page 124 of Deeds
Affects: The exact location and extent of said easement is not disclosed of record
- 6. An Agreement, and the terms and conditions as contained therein
Dated: September 28, 1951
By and Between: Otay Agricultural Corporation, a Delaware corporation and California Water and Telephone Co., a California corporation
Recorded: October 19, 1951 in Book 4268, Page 32 of Official Records
Regarding: Grant of easement and agreement to grant additional easement
Reference is hereby made to said document for full particulars.
- 7. Intentionally omitted.
- 8. Intentionally omitted.
- 9. Intentionally omitted.
- 10. An Agreement, and the terms and conditions as contained therein
By and Between: City of Chula Vista, County of San Diego and Otay Vista Associates, a California limited partnership
Recorded: February 7, 1994 as Document No. 1994-0084743
Regarding: Agreement for indemnification, implementation of mitigation measures, and payment of certain fees in connection with the approval of the general plan amendment, general and other development plans for the Otay Ranch
Reference is hereby made to said document for full particulars.
- 11. An Agreement, and the terms and conditions as contained therein
By and Between: Restated and Amended Pre-Annexation Development Agreement with Otay Ranch, L.P. and the City of Chula Vista, a municipal corporation
Recorded: May 12, 1997 as Document No. 1997-0219970
Regarding: Restated and Amended Pre-Annexation Development Agreement with Otay Ranch, L.P.
- 12. Rights and easements for navigation and fishery which may exist over that portion of said land lying beneath the waters of the river or stream hereinafter mentioned.
River/stream: Otay River
- 13. Intentionally omitted.
- 14. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted To: City of Chula Vista
Purpose: Temporary Construction and Access
Recorded: August 22, 2002 as Document No. 2002-0725878
Affects: As described in said document
- 15. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted To: City of Chula Vista
Purpose: Sewer
Recorded: August 22, 2002 as Document No. 2002-0725879
Affects: As described in said document
- 16. Intentionally omitted.
- 17. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been severed from said land by the document.
Recorded: September 1, 2005 as Document No. 2005-0759298
Affects: State Highway 125
- 18. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted To: State of California
Purpose: Highway slopes
Recorded: September 1, 2005 as Document No. 2005-0759298
Affects: As described in said document.
- 19. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted To: City of Chula Vista
Purpose: Public street
Recorded: December 28, 2005 as file no. 2005-1108993
Affects: As described in said document.
- 20. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted To: City of Chula Vista
Purpose: Slope and drainage
Recorded: December 28, 2005 as Document No. 2005-1108994
Affects: As described in said document.
- 21. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted To: City of Chula Vista
Purpose: General utility and access
Recorded: December 28, 2005 as Document No. 2005-1108995
Affects: As described in said document.
- 22. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted To: City of Chula Vista
Purpose: Storm drain
Recorded: December 28, 2005 as Document No. 2005-1108996
Affects: As described in said document.
- 23. The effect, if any, of Record of Survey Map No. 19145, recorded January 27, 2006 as file no. 2006-0061528 of Official records
- 24. A document entitled "Land Offer Agreement", dated April 17, 2008, executed by and between Otay Land Company, LLC, a Delaware limited liability company and the City of Chula Vista, subject to all the terms, provisions and conditions therein contained, recorded April 24, 2008 as File No. 2008-0218696, Official Records.
- 25. A Tax Lien for the amount shown and any other amounts due, in favor of the United States of America, assessed by the District Director of Internal Revenue.
Federal Serial No. 509850709
Taxpayer: Otay Land LLC
Amount: \$1,500.00
Recorded: February 3, 2009 as File No. 2009-0051309, Official Records.



BOUNDARY AND ENCUMBRANCE

PREPARED BY:  HUNSAKER & ASSOCIATES AN DITKA INC. PLANNING 900 North Street ENGINEERING San Diego, CA 92101 SURVEYING PH65058-4500 FAX65058-5114	TENTATIVE MAP (C.V.T. # 09-05) OTAY RANCH VILLAGE 9 & PORTION OF VILLAGE 12 City Of Chula Vista, California	SHEET 7
		OF 7