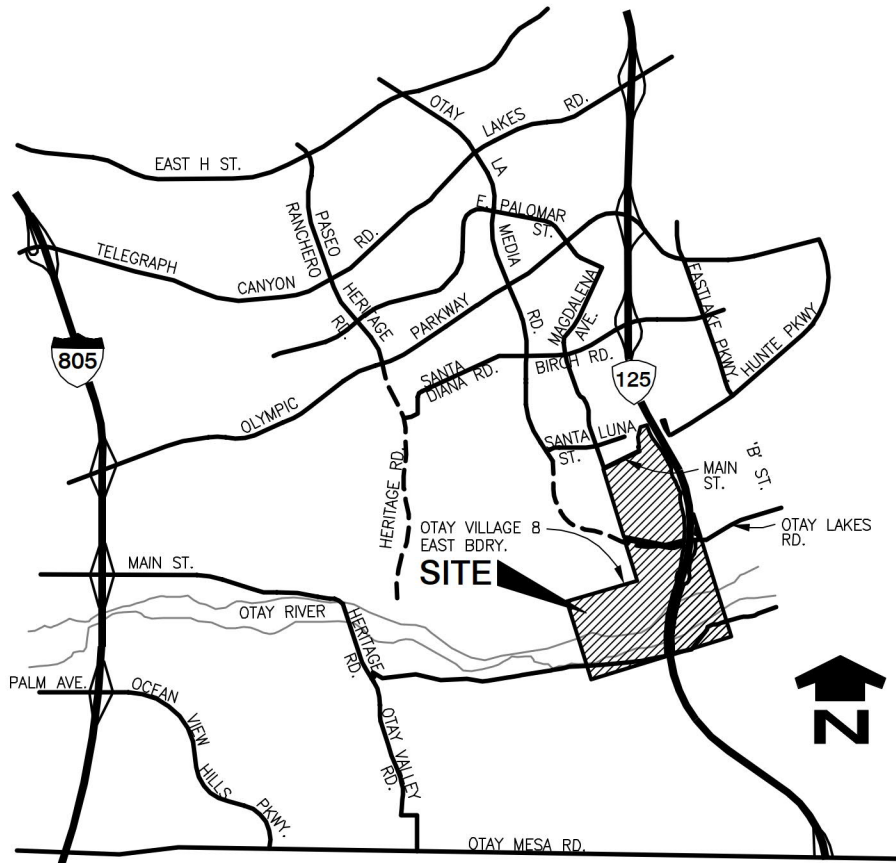


# TENTATIVE MAP CVT-13-03 OTAY RANCH - VILLAGE 8 EAST CITY OF CHULA VISTA, CALIFORNIA



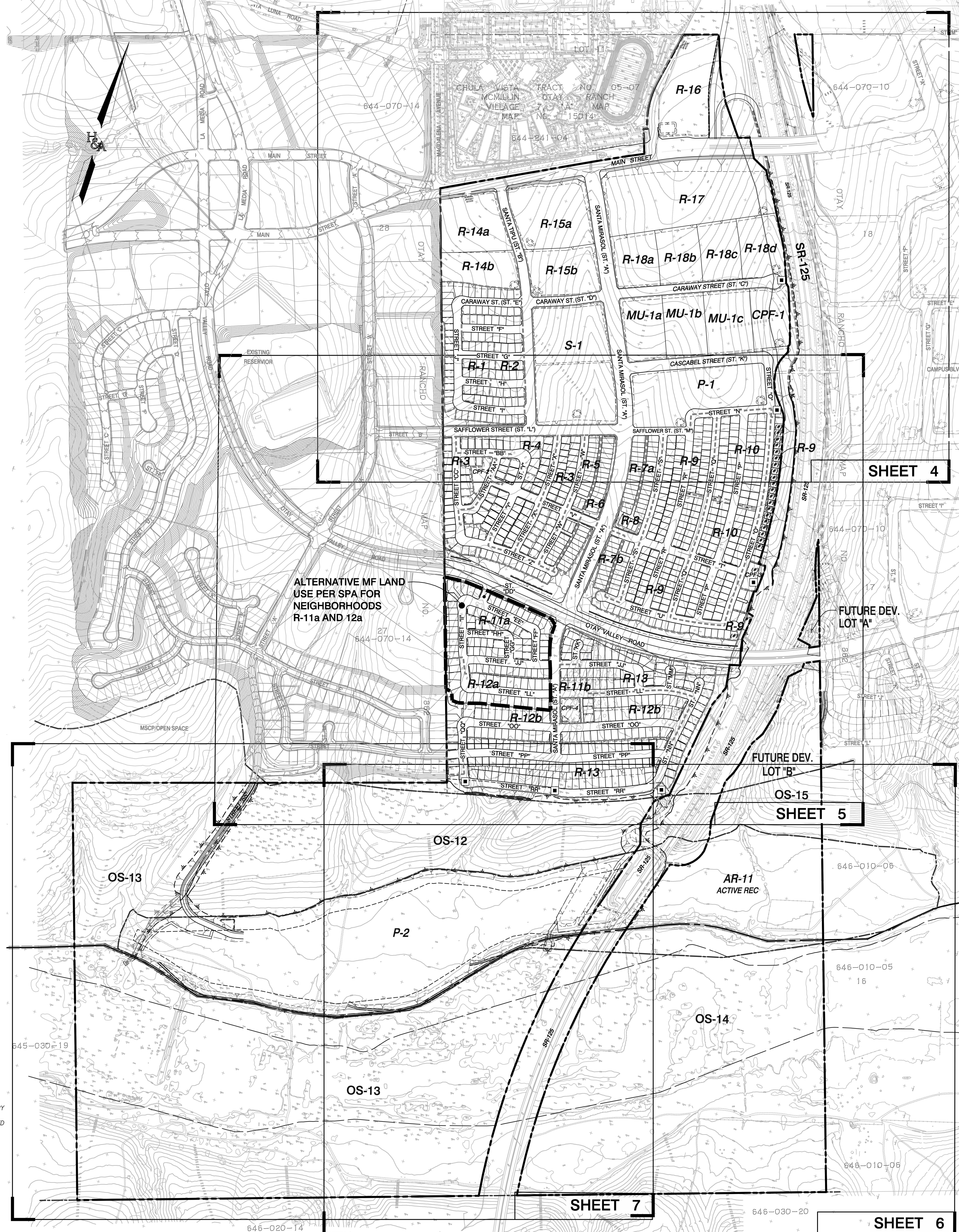
VICINITY MAP  
NOT TO SCALE

### LEGAL DESCRIPTION

PARCEL A: 644-010-04  
LOTS 25 AND 26 IN OTAY RANCHO, IN THE CITY OF CHULA VISTA, 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 25 CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JUNE 21, 2006 AS DOCUMENT NO. 2006-0437364.  
PARCEL B: 644-070-11  
LOTS 23 AND 24 OF OTAY RANCHO, IN THE CITY OF CHULA VISTA, 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 24 CONVEYED BY SAN DIEGO LAND COMPANY TO THE SOUTHERN CALIFORNIA MOUNTAIN WATER COMPANY, BY DEED DATED APRIL 11, 1912 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 506 FEET OF LOT 4 OF SAID OTAY RANCHO 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 MADE TO THE RECORD OF SAID INSTRUMENT FOR A MORE PARTICULAR DESCRIPTION OF SAID PARCELS.  
ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 23 LYING WITHIN CHULA VISTA TRACT NO. 05-07 MC MILLIN OTAY RANCH VILLAGE 7 "A" MAP, ACCORDING TO MAP THEREOF NO. 15014, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MAY 6, 2005.  
FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LOTS 23 AND 24 CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JUNE 21, 2006 AS DOCUMENT NO. 2006-0437364.

### EXISTING EASEMENT/ENCUMBRANCE NOTES

- INDICATES PLOTTED EASEMENTS AS NOTED (TYP.). (SEE SHEET NO. 8)
- THE FOLLOWING EXCEPTIONS ARE FROM TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY ORDER NUMBER 830015568-USD DATED MAY 7, 2014.
- 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 ABOVE MENTIONED.
- ANY RIGHTS IN FAVOR OF THE PUBLIC WHICH MAY EXIST ON SAID LAND IF SAID LAND OR PORTIONS THEREOF ARE OR WERE AT ANY TIME USED BY THE PUBLIC.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, PORTION OF TO BE VACATED.  
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY  
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS  
RECORDED: FEBRUARY 13, 1940 IN BOOK 990, PAGE 181 OF OFFICIAL RECORDS  
AFFECTS: PARCEL A AS DESCRIBED IN SAID DOCUMENT
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, TO REMAIN.  
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY  
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS  
RECORDED: JUNE 21, 1986 IN BOOK 6150, PAGE 46 OF OFFICIAL RECORDS  
AFFECTS: PARCEL A AS DESCRIBED IN SAID DOCUMENT
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, TO REMAIN.  
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY  
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS  
RECORDED: FEBRUARY 1, 1982 AS DOCUMENT NO. 18845 OF OFFICIAL RECORDS  
AFFECTS: PARCEL A AS DESCRIBED IN SAID DOCUMENT
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, TO REMAIN.  
GRANTED TO: UNITED STATES OF AMERICA  
PURPOSE: TRANSMISSION OF WATER, PIPELINE, INGRESS AND EGRESS  
RECORDED: AUGUST 2, 1963 AS DOCUMENT NO. 135992 OF OFFICIAL RECORDS  
AFFECTS: PARCEL A AS DESCRIBED IN SAID DOCUMENT
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, TO REMAIN.  
GRANTED TO: CITY OF SAN DIEGO  
PURPOSE: WATER MAIN AND PIPELINES  
RECORDED: NOVEMBER 27, 1963 AS DOCUMENT NO. 211639 OF OFFICIAL RECORDS  
AFFECTS: PARCEL A AS DESCRIBED IN SAID DOCUMENT
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT.  
PURPOSE: INGRESS AND EGRESS  
RECORDED: NOVEMBER 4, 1988 AS DOCUMENT NO. 88-0567316 OF OFFICIAL RECORDS AND DECEMBER 7, 1988 AS DOCUMENT NO. 88-0628985 OF OFFICIAL RECORDS  
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, TO REMAIN.  
GRANTED TO: COUNTY OF SAN DIEGO  
PURPOSE: SEWER AND ACCESS  
RECORDED: JULY 24, 1990 AS DOCUMENT NO. 90-0401409 OF OFFICIAL RECORDS  
AFFECTS: PARCEL A AS DESCRIBED IN SAID DOCUMENT
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, TO REMAIN.  
GRANTED TO: STATE OF CALIFORNIA  
PURPOSE: SEWER  
RECORDED: OCTOBER 1, 1991 AS DOCUMENT NO. 1991-0507857 OF OFFICIAL RECORDS  
AFFECTS: PARCEL A AS DESCRIBED IN SAID DOCUMENT
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, TO BE VACATED.  
GRANTED TO: CITY OF SAN DIEGO  
PURPOSE: WATER FACILITIES, INGRESS, EGRESS  
RECORDED: JULY 10, 2001 AS DOCUMENT NO. 2001-0471015 OF OFFICIAL RECORDS  
AFFECTS: AS DESCRIBED IN SAID DOCUMENT
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, TO REMAIN.  
GRANTED TO: CITY OF CHULA VISTA  
PURPOSE: SEWER  
RECORDED: APRIL 15, 2003 AS DOCUMENT NO. 2003-0433781 OF OFFICIAL RECORDS  
AFFECTS: AS DESCRIBED IN SAID DOCUMENT
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, TO BE VACATED.  
GRANTED TO: CITY OF CHULA VISTA  
PURPOSE: SLOPE  
RECORDED: MAY 18, 2005 AS DOCUMENT NO. 2005-0421126 OF OFFICIAL RECORDS  
AFFECTS: PARCEL B AS DESCRIBED IN SAID DOCUMENT
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, TO REMAIN.  
GRANTED TO: STATE OF CALIFORNIA  
PURPOSE: UNDERGROUND ELECTRIC  
RECORDED: JUNE 21, 2006 AS DOCUMENT NO. 2006-0437365, OFFICIAL RECORDS  
AFFECTS: PARCEL A AS DESCRIBED IN SAID DOCUMENT
- A DOCUMENT ENTITLED "IRREVOCABLE OFFER OF DEDICATION OF FEE INTEREST", DATED AUGUST 13, 2010 EXECUTED BY DV THREE TWO, LLC, JUNK INVESTMENTS TWO, LLC, RR QUARRY, LLC, IN FAVOR OF THE CITY OF CHULA VISTA, A MUNICIPAL CORPORATION, SUBJECT TO ALL THE TERMS, PROVISIONS(S) AND CONDITIONS THEREIN CONTAINED, RECORDED AUGUST 16, 2010, AS INSTRUMENT NO. 2010-0421267 OF OFFICIAL RECORDS, TO REMAIN.  
AFFECTS: PARCEL B
- A DOCUMENT ENTITLED "LAND OFFER AGREEMENT", DATED AUGUST 17, 2010, EXECUTED BY JUNK INVESTMENTS TWO, LLC, DV THREE TWO, LLC AND THE CITY OF CHULA VISTA, A MUNICIPAL CORPORATION, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED SEPTEMBER 1, 2010, AS INSTRUMENT NO. 2010-0452863 OF OFFICIAL RECORDS, TO REMAIN.
- A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, TO REMAIN.  
ENTITLED: LAND OFFER AGREEMENT  
RECORDED: OCTOBER 4, 2010 AS FILE NO. 2010-0529081, OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- THE RIGHT OF THE PUBLIC TO USE THAT PORTION OF PARCELS LYING WITHIN ROAD SURVEY NO. 164-A, SECOND ROAD DISTRICT, AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.
- A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.  
ENTITLED: RESTATED AND AMENDED LAND OFFER AGREEMENT  
RECORDED: JULY 29, 2014 AS FILE NO. 2014-0319703, OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.



### LOTING NOTES

- 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.
- DELINEATION OF NEIGHBORHOOD BOUNDARIES IS NOT INTENDED TO BE EXACT. FURTHER REFINEMENT WILL BE ESTABLISHED WITH THE FINAL MAPS.
- OPEN SPACE LOTS AND HOMEOWNERS MAINTENANCE LOTS SHOWN ON THE TENTATIVE MAP MAY BE SUBDIVIDED INTO ADDITIONAL LOTS TO CORRESPOND WITH PHASING 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  
CABLE TV. COX COMMUNICATIONS  
POLICE & FIRE CITY OF CHULA VISTA  
SCHOOLS CHULA VISTA ELEMENTARY SCHOOL DISTRICT SWEETWATER UNION HIGH SCHOOL DISTRICT

### LOT SUMMARY TABLE

NEIGHBORHOOD	LAND USE	DWELLING UNITS	TARGET LOT SIZE	GROSS AREA
R-1	SP	78	4667	359
R-2	SP	34	4667	159
R-3	SP	52	4667	243
R-4	SP	32	3407	109
R-5	SP	23	3407	77
R-6	SP	14	3407	47
R-7	SP	11	3407	37
R-8	SP	33	3407	113
R-9	SP	109	4667	812
R-10	SP	111	4667	835
R-11	SP	109	4667	812
R-12	SP	29	4667	108
R-13	SP	140	4667	205
MF SUBTOTAL		843		1174.4
NEIGHBORHOOD	LAND USE	DWELLING UNITS	TARGET LOT SIZE	GROSS AREA
R-14a	MF	122	4.2	4.2
R-14b	MF	107	4.2	4.2
R-15a	MF	107	4.2	4.2
R-15b	MF	120	4.2	4.2
R-16	MF	102	4.2	4.2
R-17	MF	102	4.2	4.2
R-18a	MF	102	4.2	4.2
R-18b	MF	102	4.2	4.2
R-18c	MF	102	4.2	4.2
R-18d	MF	102	4.2	4.2
R-19	MF	102	4.2	4.2
R-20	MF	102	4.2	4.2
R-21	MF	102	4.2	4.2
R-22	MF	102	4.2	4.2
R-23	MF	102	4.2	4.2
R-24	MF	102	4.2	4.2
R-25	MF	102	4.2	4.2
R-26	MF	102	4.2	4.2
R-27	MF	102	4.2	4.2
R-28	MF	102	4.2	4.2
R-29	MF	102	4.2	4.2
R-30	MF	102	4.2	4.2
R-31	MF	102	4.2	4.2
R-32	MF	102	4.2	4.2
R-33	MF	102	4.2	4.2
R-34	MF	102	4.2	4.2
R-35	MF	102	4.2	4.2
R-36	MF	102	4.2	4.2
R-37	MF	102	4.2	4.2
R-38	MF	102	4.2	4.2
R-39	MF	102	4.2	4.2
R-40	MF	102	4.2	4.2
R-41	MF	102	4.2	4.2
R-42	MF	102	4.2	4.2
R-43	MF	102	4.2	4.2
R-44	MF	102	4.2	4.2
R-45	MF	102	4.2	4.2
R-46	MF	102	4.2	4.2
R-47	MF	102	4.2	4.2
R-48	MF	102	4.2	4.2
R-49	MF	102	4.2	4.2
R-50	MF	102	4.2	4.2
R-51	MF	102	4.2	4.2
R-52	MF	102	4.2	4.2
R-53	MF	102	4.2	4.2
R-54	MF	102	4.2	4.2
R-55	MF	102	4.2	4.2
R-56	MF	102	4.2	4.2
R-57	MF	102	4.2	4.2
R-58	MF	102	4.2	4.2
R-59	MF	102	4.2	4.2
R-60	MF	102	4.2	4.2
R-61	MF	102	4.2	4.2
R-62	MF	102	4.2	4.2
R-63	MF	102	4.2	4.2
R-64	MF	102	4.2	4.2
R-65	MF	102	4.2	4.2
R-66	MF	102	4.2	4.2
R-67	MF	102	4.2	4.2
R-68	MF	102	4.2	4.2
R-69	MF	102	4.2	4.2
R-70	MF	102	4.2	4.2
R-71	MF	102	4.2	4.2
R-72	MF	102	4.2	4.2
R-73	MF	102	4.2	4.2
R-74	MF	102	4.2	4.2
R-75	MF	102	4.2	4.2
R-76	MF	102	4.2	4.2
R-77	MF	102	4.2	4.2
R-78	MF	102	4.2	4.2
R-79	MF	102	4.2	4.2
R-80	MF	102	4.2	4.2
R-81	MF	102	4.2	4.2
R-82	MF	102	4.2	4.2
R-83	MF	102	4.2	4.2
R-84	MF	102	4.2	4.2
R-85	MF	102	4.2	4.2
R-86	MF	102	4.2	4.2
R-87	MF	102	4.2	4.2
R-88	MF	102	4.2	4.2
R-89	MF	102	4.2	4.2
R-90	MF	102	4.2	4.2
R-91	MF	102	4.2	4.2
R-92	MF	102	4.2	4.2
R-93	MF	102	4.2	4.2
R-94	MF	102	4.2	4.2
R-95	MF	102	4.2	4.2
R-96	MF	102	4.2	4.2
R-97	MF	102	4.2	4.2
R-98	MF	102	4.2	4.2
R-99	MF	102	4.2	4.2
R-100	MF	102	4.2	4.2
OS SUBTOTAL		264		264
OS-1	Comm. Purpose Facility	-	-	-
OS-2	Comm. Purpose Facility	-	-	-
OS-3	Comm. Purpose Facility	-	-	-
OS-4	Comm. Purpose Facility	-	-	-
OS-5	Comm. Purpose Facility	-	-	-
OS-6	Comm. Purpose Facility	-	-	-
OS-7	Comm. Purpose Facility	-	-	-
OS-8	Comm. Purpose Facility	-	-	-
OS-9	Comm. Purpose Facility	-	-	-
OS-10	Comm. Purpose Facility	-	-	-
OS-11	Comm. Purpose Facility	-	-	-
OS-12	Comm. Purpose Facility	-	-	-
OS-13	Comm. Purpose Facility	-	-	-
OS-14	Comm. Purpose Facility	-	-	-
OS-15	Comm. Purpose Facility	-	-	-
OS SUBTOTAL		264		264
COMMUNITY PARK SUBTOTAL	COMMUNITY PARK	-	-	-
ACTIVE REC LOT SUBTOTAL	NAP	-	-	-
SCHOOL SUBTOTAL	School	-	-	-
OS SUBTOTAL		264		264
OS-1	OS (Present)	-	-	-
OS-2	OS (Present)	-	-	-
OS-3	OS (Present)	-	-	-
OS-4	OS (Present)	-	-	-
OS-5	OS (Present)	-	-	-
OS-6	OS (Present)	-	-	-
OS-7	OS (Present)	-	-	-
OS-8	OS (Present)	-	-	-
OS-9	OS (Present)	-	-	-
OS-10	OS (Present)	-	-	-
OS-11	OS (Present)	-	-	-
OS-12	OS (Present)	-	-	-
OS-13	OS (Present)	-	-	-
OS-14	OS (Present)	-	-	-
OS-15	OS (Present)	-	-	-
OS SUBTOTAL		264		264
OS-1	OS (Present)	-	-	-
OS-2	OS (Present)	-	-	-
OS-3	OS (Present)	-	-	-
OS-4	OS (Present)	-	-	-
OS-5	OS (Present)	-	-	-
OS-6	OS (Present)	-	-	-
OS-7	OS (Present)	-	-	-
OS-8	OS (Present)	-	-	-
OS-9	OS (Present)	-	-	-
OS-10	OS (Present)	-	-	-
OS-11	OS (Present)	-	-	-
OS-12	OS (Present)	-	-	-
OS-13	OS (Present)	-	-	-
OS-14	OS (Present)	-	-	-
OS-15	OS (Present)	-	-	-
OS SUBTOTAL		264		264
OS-1	OS (Present)	-	-	-
OS-2	OS (Present)	-	-	-
OS-3	OS (Present)	-	-	-
OS-4	OS (Present)	-	-	-
OS-5	OS (Present)	-	-	-
OS-6	OS (Present)	-	-	-
OS-7	OS (Present)	-	-	-
OS-8	OS (Present)	-	-	-
OS-9	OS (Present)	-	-	-
OS-10	OS (Present)	-	-	-
OS-11	OS (Present)	-	-	-
OS-12	OS (Present)	-	-	-
OS-13	OS (Present)	-	-	-
OS-14	OS (Present)	-	-	-
OS-15	OS (Present)	-	-	-
OS SUBTOTAL		264		264
OS-1	OS (Present)	-	-	-
OS-2	OS (Present)	-	-	-
OS-3	OS (Present)	-	-	-
OS-4	OS (Present)	-	-	-
OS-5	OS (Present)	-	-	-
OS-6	OS (Present)	-	-	-
OS-7	OS (Present)	-	-	-
OS-8	OS (Present)	-	-	-
OS-9	OS (Present)	-	-	-
OS-10	OS (Present)	-	-	-
OS-11	OS (Present)	-	-	-
OS-12	OS (Present)	-	-	-
OS-13	OS (Present)	-	-	-
OS-14	OS (Present)	-	-	-
OS-15	OS (Present)	-	-	-
OS SUBTOTAL		264		264
OS-1	OS (Present)	-	-	-
OS-2	OS (Present)	-	-	-
OS-3	OS (Present)	-	-	-
OS-4	OS (Present)	-	-	-
OS-5	OS (Present)	-	-	-
OS-6	OS (Present)	-	-	-
OS-7	OS (Present)	-	-	-
OS-8	OS (Present)	-	-	-
OS-9	OS (Present)	-	-	-
OS-10	OS (Present)	-	-	-
OS-11	OS (Present)	-	-	-
OS-12	OS (Present)	-	-	-
OS-13	OS (Present)	-	-	-
OS-14	OS (Present)	-	-	-
OS-15	OS (Present)	-	-	-
OS SUBTOTAL		264		264
OS-1	OS (Present)	-	-	-
OS-2	OS (Present)	-	-	-
OS-3	OS (Present)	-	-	-
OS-4	OS (Present)	-	-	-
OS-5	OS (Present)	-	-	-
OS-6	OS (Present)	-	-	-
OS-7	OS (Present)	-	-	-
OS-8	OS (Present)	-	-	-
OS-9	OS (Present)	-	-	-
OS-10	OS (Present)	-	-	-
OS-11	OS (Present)	-	-	-
OS-12	OS (Present)	-	-	-
OS-13	OS (Present)	-	-	-
OS-14	OS (Present)	-	-	-
OS-15	OS (Present)	-	-	-
OS SUBTOTAL				