TENTATIVE MAP CVT-20-0005
OTAY RANCH
VILLAGE 3 R-6 & R-20
CITY OF CHULA VISTA, CALIFORNIA

LEGEND

- PROJECT BOUNDARY
- EXIST. TOPO CONTOUR — 370
- EXIST. PAD ELEVATION — P=369.3
- NEIGHBORHOOD — **R-6**
- OPEN SPACE LOT — OS-8
- SLOPE (2: 1 MAX) — 2: 1
- PERCENT OF GRADE — 2%
- ST. ELEVATION — 370.0
- PROPOSED SEWER MAIN (8"*)
- PROPOSED SEWER ELEVATIONS — 259.0RIM 244.1IE
- PROPOSED WATER MAIN (8"*) — W
- PROPOSED FIRE HYDRANT
- PROPOSED RECLAIMED WATER MAIN — RW
- PROPOSED STORM DRAIN (18"*)
- EXIST. SEWER MAIN (8"*)
- EXIST. WATER MAIN (8"*) — W
- EXIST. BLOW-OFF
- EXIST. AIRVAC
- EXIST. FIRE HYDRANT
- EXIST. RECLAIMED WATER MAIN — RW
- EXIST. STORM DRAIN (18"*)
- EXIST. STREET LIGHT
- EASEMENT LINE
- FUEL MOD LIMITS

* UNLESS SHOWN OTHERWISE

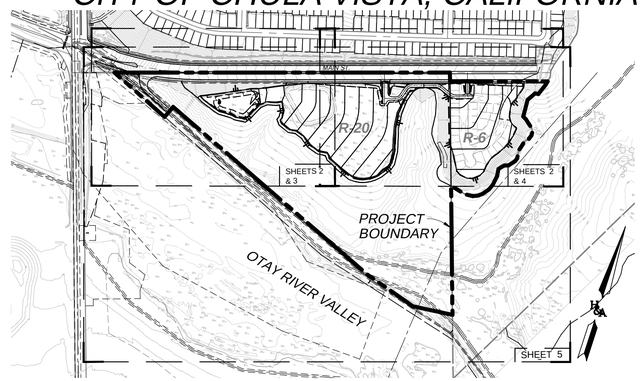
R-6 & R-20 Project Summary

Land Use Summary

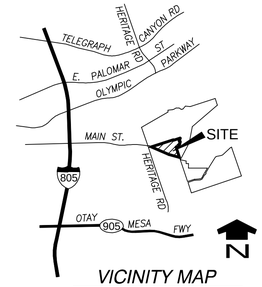
Neighborhood	Land Use	Gross AC	Units	Density	Net Useable Pad
R-6	MF	5.64	78	13.9	5.53
R-20	MF	10.13	116	11.5	7.06
Residential Subtotal		15.77	194	12.3	12.58

Land Use	AC
MSCP Open Space Preserve (OS Lot 1)	29.84
Basin (OS Lot 2)	1.27
Open Space (OS Lot 3)	1.18
Open Space (OS Lot 4)	1.35
Open Space (OS Lot 5)	1.67
Open Space (OS Lot 6)	2.74
Open Space (OS Lot 7)	0.16
Open Space (OS Lot 8)	0.14
Open Space (POS-10)	0.23
Public Streets	2.98
Total Project Area	57.32

Acreages are rounded to the nearest 1/100th acre and may vary slightly from calculated total.



KEY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. GROSS SITE AREA: 57.32 ACRES
2. TOTAL NUMBER OF LOTS: 10 LOTS
   MULTI-FAMILY RESIDENTIAL: 2 LOTS
   OPEN SPACE: 8 LOTS
3. TOTAL NUMBER OF UNITS PROPOSED
   MF RESIDENTIAL: 194 UNITS
4. MAXIMUM NUMBER UNITS PROPOSED: 194 UNITS
5. ASSESSOR'S PARCEL NUMBERS: 644-060-13 AND 644-062-01 THROUGH 644-062-47
6. EXISTING GENERAL PLAN DESIGNATION: R-6 MEDIUM HIGH DENSITY/ R-20 LIMITED INDUSTRIAL; RESIDENTIAL PER OTAY RANCH GDP FOR VILLAGE 3
7. PROPOSED GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL
8. ZONING: EXISTING: SF4/I
   PROPOSED: RM-2
9. PRESENT LAND USE: R-6 MASS GRADED, OPEN SPACE/ R-20 BASIN & OPEN SPACE PRESERVE
   PROPOSED LAND USE: MEDIUM-HIGH RESIDENTIAL

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
POLICE & FIRE	CITY OF CHULA VISTA
SCHOOLS	CHULA VISTA ELEMENTARY SCHOOL DISTRICT SWEETWATER UNION HIGH SCHOOL DISTRICT

BENCHMARK

BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE 1.5 MILES EAST OF INTERSECTION OF MAIN STREET & HERITAGE ROAD ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT # 1359 PER R.O.S. 14841) ELEVATION 628.319' (NAVD '88)

CONDOMINIUM NOTE

THIS IS A MAP OF A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF RESIDENTIAL CONDOMINIUM UNITS FOR LOT R-6 IS 78 UNITS AND LOT R-20 IS 116 UNITS.

SOURCE OF TOPOGRAPHY

THE INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRY MAPPED BY RJ LUNG AND ASSOC. PER FLIGHT OF 7/25/2012 TOGETHER WITH FIELD SURVEY MEASUREMENTS PERFORMED BY HUNSAKER AND ASSOCIATES, AND APPROVED ROUGH GRADING PLANS FOR OTAY RANCH VILLAGE 3, CVT NO. 16-02.

LEGAL DESCRIPTION

SEE SHEET 6

EARTHWORK/GRADING QUANTITIES

CUT: 56,000 C.Y.
FILL: 56,000 C.Y.

GRADING QUANTITIES SHOWN ARE RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT.

EASEMENT & ENCUMBRANCE NOTES

SEE SHEETS 6 & 7

SHEET INDEX

SHEET 1 - TITLE SHEET
ST SECTIONS AND DETAILS
SHEET 2 - PROJECT DESIGN FULL WIDTH MAIN STREET
SHEET 3 - PROJECT DESIGN INTERIM MAIN STREET
SHEET 4 - PROJECT DESIGN INTERIM MAIN STREET
SHEET 5 - PROJECT DESIGN AND PRIVATE STREET SECTIONS
SHEET 6 - BOUNDARY AND ENCUMBRANCE
SHEET 7 - BOUNDARY AND ENCUMBRANCE

OWNER/SUBDIVIDER

HOMEFED VILLAGE III MASTER, LLC
1903 WRIGHT PLACE, SUITE 220
CARLSBAD, CA 92008
(760) 918-8200

TITLE

FLATROCK LAND COMPANY, LLC
1903 WRIGHT PLACE, SUITE 220
CARLSBAD, CA 92008
(760) 918-8200

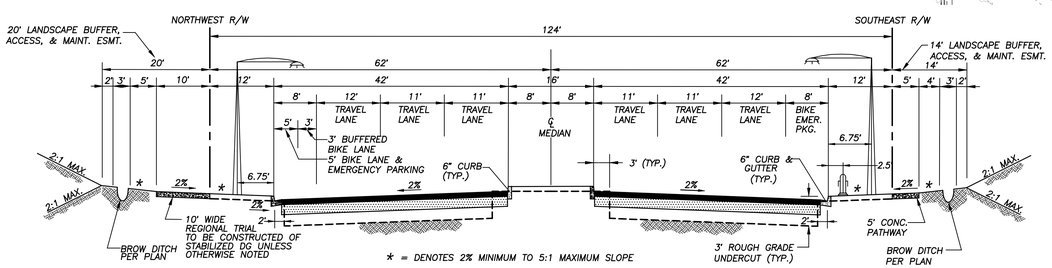
TITLE

CIVIL ENGINEER

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

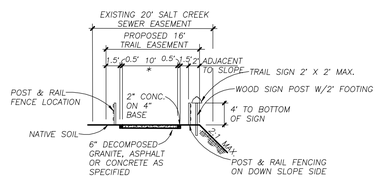
REGISTERED PROFESSIONAL ENGINEER ALISA S. VIALPANDO No. 47945 Exp. 12/31/21 CIVIL STATE OF CALIFORNIA

ALISA S. VIALPANDO R.C.E. 47945 DATE
MY REGISTRATION EXPIRES ON 12/31/21



* = DENOTES 2% MINIMUM TO 5:1 MAXIMUM SLOPE

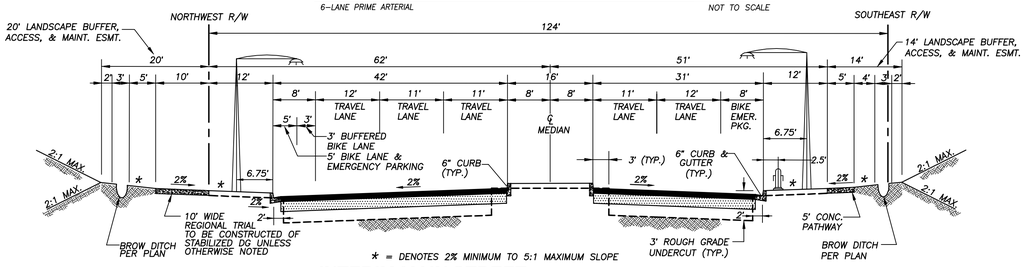
MAIN STREET (FULL WIDTH, PER APPROVED V3 TM C.V.T. 16-02)
6-LANE PRIME ARTERIAL — NOT TO SCALE



*WHEN TRAIL COINCIDES WITH SALT CREEK SEWER EASEMENT, EXISTING SURFACE TO REMAIN.
** LOCATION OF EXISTING ACCESS ROAD VARIES WITHIN 20' EASEMENT

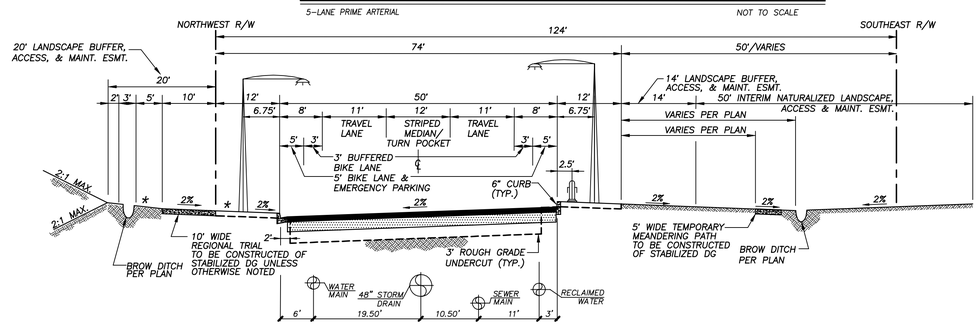
MULTI-PURPOSE/GREENBELT TRAIL
NOT TO SCALE

GREENBELT TRAIL SEGMENT(S) DESIGN STANDARDS WITHIN THE PROJECT BOUNDARY, INCLUDING FENCING AND SIGNAGE, SHALL BE DETERMINED BASED UPON ENVIRONMENTAL AND OTHER CONSTRAINTS AND ARE SUBJECT TO CITY REVIEW AND APPROVAL (CHULA VISTA GREENBELT MASTER PLAN, PAGE 25)



* = DENOTES 2% MINIMUM TO 5:1 MAXIMUM SLOPE

INTERIM MAIN STREET (FROM HERITAGE ROAD TO QUARRY ACCESS)
5-LANE PRIME ARTERIAL — NOT TO SCALE



INTERIM MAIN STREET (FROM QUARRY ACCESS TO CUL-DE-SAC)
2-LANE — NOT TO SCALE

GENERAL DESIGN NOTES

1. WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE OTAY WATER DISTRICT AND SHALL BE MAINTAINED AND OPERATED BY THE DISTRICT.
2. SPECIFIC METHODS OF HANDLING STORM WATER ARE SUBJECT TO DETAILED APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT 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 DEVELOPMENT SERVICES DEPARTMENT.
3. SANITARY SEWER TO BE PROVIDED AND CONNECTED TO CITY OF CHULA VISTA SEWERS. SEWER MAINS ARE 8" MINIMUM P.V.C. UNLESS SHOWN OTHERWISE.
4. EVIDENCE SHALL BE PROVIDED OF HAVING OBTAINED GRADING RIGHTS UPON ADJACENT PROPERTY WHERE REQUIRED DURING FINAL ENGINEERING.
5. STREET TREE DEPOSITS SHALL BE PAID IN ACCORDANCE WITH ORDINANCE NUMBER 1369 AND NO. 1687 OF THE CITY OF CHULA VISTA.
6. UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY.
7. SUBDIVIDER TO PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT FOR PUBLIC RIGHT-OF-WAY.
8. SLOPE PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF CHULA VISTA LANDSCAPE MANUAL, CITY OF CHULA VISTA LANDSCAPE WATER CONSERVATION ORDINANCE AND/OR THE OTAY RANCH VILLAGE DESIGN PLAN.
9. GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH TITLE 15 OF THE CITY OF CHULA VISTA MUNICIPAL CODE.
10. ALL WORK IN 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.
11. FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHULA VISTA DESIGN STANDARD NO. 8. FIRE HYDRANTS AS SHOWN ON THIS MAP SHALL BE USED AS A GUIDE ONLY.
12. ONE FOOT CONTROL LOTS TO BE GRANTED TO THE CITY OF CHULA VISTA BY SEPARATE DEED WHERE DETERMINED NECESSARY BY THE DEVELOPMENT SERVICES DEPARTMENT.
13. GRADING AND MODEL HOMES MAY BE BUILT PRIOR TO FINAL MAP RECORDATION.
14. GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO SUBSTANTIAL CONFORMANCE APPROVAL BY THE CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT.
15. THIS PROJECT IS A MULTIPLE UNIT (NEIGHBORHOOD) SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
16. FINAL MAPS 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.
17. STORM DRAIN AND SEWER SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN.
18. TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
19. PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GEOCON, INC. DATED JUNE 29, 2020.
20. REFER TO THE "DRAINANGE REPORT" DATED OCT. 5, 2020 & "SWQMP" DATED OCT. 12, 2020 PREPARED BY HUNSAKER & ASSOCIATES FOR COMPLIANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD JURISDICTIONAL PERMIT.
21. TEMPORARY TURNAROUNDS SHALL BE PROVIDED AT ALL DEAD END STREETS DURING FINAL ENGINEERING AS REQUESTED BY THE DEVELOPMENT SERVICES DEPARTMENT

PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC

PLANNING 9707 Waples ST.
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

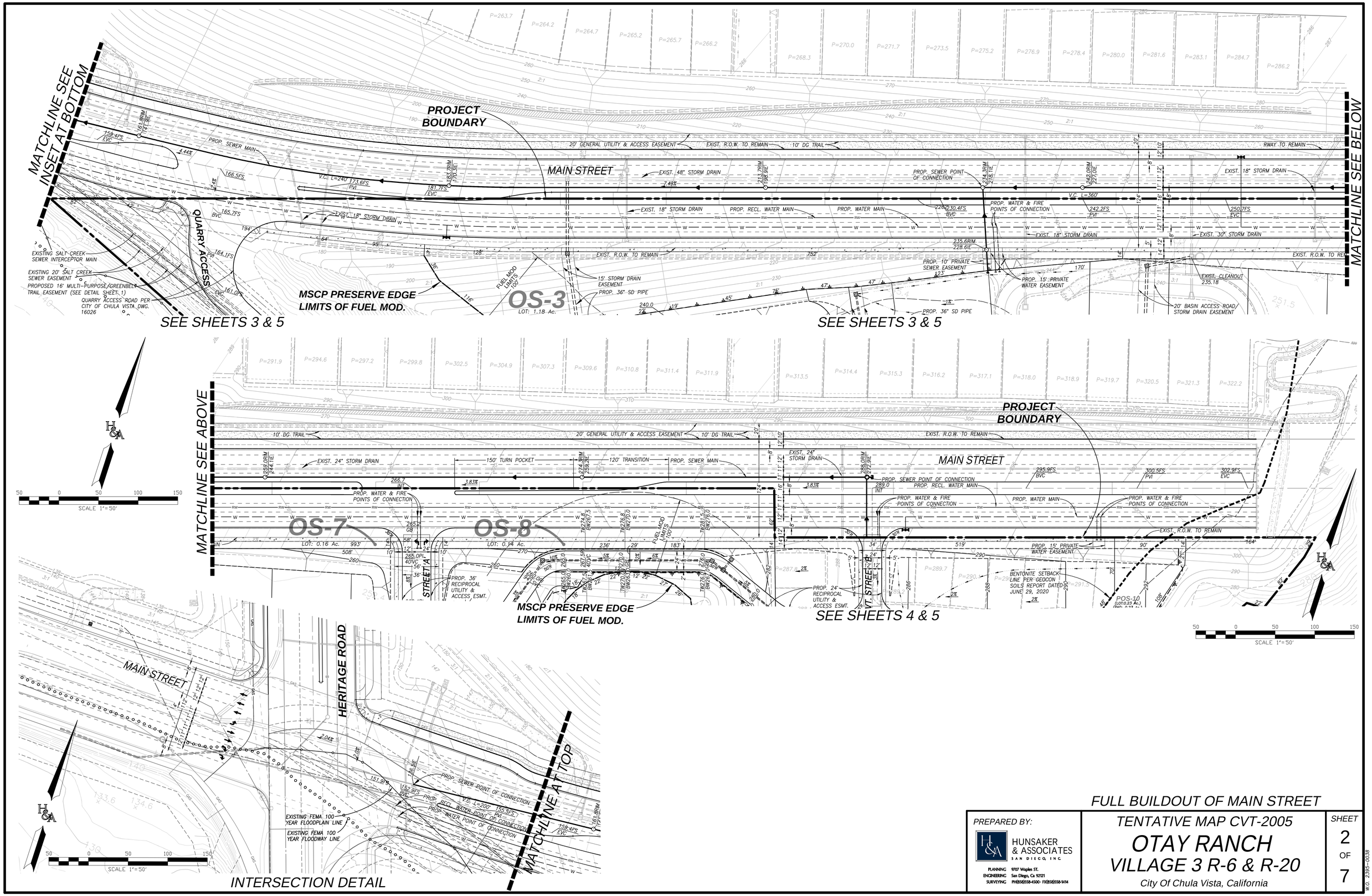
NO.	REVISIONS	DATE	BY
1	FIRST SUBMITTAL	06/11/20	H&A
2	SECOND SUBMITTAL	12/21/20	H&A
3	THIRD SUBMITTAL	02/19/21	H&A
4	FOURTH SUBMITTAL	03/26/21	H&A
5	FIFTH SUBMITTAL	04/26/21	H&A

TENTATIVE MAP CVT-20-0005
OTAY RANCH
VILLAGE 3 R-6 & R-20
City Of Chula Vista, California

SHEET 1 OF 7

W.O. 2395-0038

R:\1610\&Pln\Tentative Map (V3 R-6 & R-20)\TM V3 R-6 & R-20 - Sht 01.dwg[]Apr-26-2021:10:50



FULL BUILDOUT OF MAIN STREET

PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC

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TENTATIVE MAP CVT-2005

OTAY RANCH
VILLAGE 3 R-6 & R-20

City Of Chula Vista, California

SHEET 2 OF 7

W.O. 2305-0038

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MATCHLINE SEE INSET BELOW

PROP. SEWER POINT OF CONNECTION
V.C. L=200'
PROP. RECL. WATER POINT OF CONNECTION
PROP. WATER POINT OF CONNECTION

PROP. SEWER MAIN

PROP. CURB INLET FOR INTERIM

V.C. L=240'

MAIN STREET

STRIPED MEDIAN VARIES

EXIST. 18" STORM DRAIN

PROJECT BOUNDARY

EXISTING SALT CREEK SEWER INTERCEPTOR MAIN

EXISTING 20' SALT CREEK SEWER EASEMENT

PROPOSED 16' MULTI-PURPOSE/GREENBELT TRAIL EASEMENT (SEE DETAIL SHEET 1)

QUARRY ACCESS ROAD PER CITY OF CHULA VISTA DWG. 16026

QUARRY ACCESS

EXISTING FEMA 100 YEAR FLOODWAY LINE

EXISTING FEMA 100 YEAR FLOODPLAIN LINE

14' CITY OF CHULA VISTA GENERAL UTILITY EASEMENT

PORTION OF MAIN STREET DEDICATED PER MAP NO. 16160

PORTION OF MAIN STREET DEDICATED NOV. 18, 2018 AS DOCUMENT NO. 2016-0631466, O.R. & CITY OF CHULA VISTA PUBLIC STREET EASEMENT

20' GENERAL UTILITY & ACCESS EASEMENT

EXIST. R.O.W. TO REMAIN

10' DG TRAIL

PROP. WATER MAIN

EXIST. 48" STORM DRAIN

EXIST. 18" STORM DRAIN

PROP. CURB INLET FOR INTERIM

5' WIDE TEMPORARY MEANDERING STABILIZED DG TRAIL

14' LANDSCAPE BUFFER, ACCESS & MAINT. ESMT.

INTERIM NATURALIZED LANDSCAPE, ACCESS & MAINT. ESMT. (WIDTH VARIES)

945' ROADWAY TRANSITION

15' STORM DRAIN EASEMENT

PROP. 36" SD PIPE

PROP. WATER & FIRE POINTS OF CONNECTION

PROP. SEWER POINT OF CONNECTION

V.C. L=360'

EXIST. 18" STORM DRAIN

PROP. BROW DITCH FOR INTERIM

EXIST. 30" STORM DRAIN

PROP. 10' PRIVATE SEWER EASEMENT

PROP. 15' PRIVATE WATER EASEMENT

EXIST. CLEANOUT

PROP. 20' BASIN ACCESS ROAD/ STORM DRAIN EASEMENT

PROP. 36" SD PIPE

PROP. 16' BASIN ACCESS ROAD STORM DRAIN EASEMENT

15' MODULAR WETLANDS ACCESS W/12' ACCESS ROAD

BASIN BOTTOM ELEVATION= 232.0
AREA= 20,155 SF
DEPTH= 8'

PROP. MODULAR WETLANDS

BASIN BOTTOM ELEVATION= 230.0
AREA= 100 SF
DEPTH= 10'

20' CONSTRUCTION BUFFER

OS-3
LOT: 1.18 Ac.

OS-2
LOT: 1.27 Ac.

OS-1
MSCP
LOT: 29.84 Ac.

OS-4
LOT: 1.35 Ac.

R-20
LOT: 10.9 Ac.
PAD: 9.8 Ac.
NET USEABLE PAD: 7.1 Ac.

MSCP PRESERVE EDGE
LIMITS OF FUEL MOD.

REMAINDER PARCEL

SEE SHEET 4

SCALE 1"=50'

INTERIM MAIN STREET

EXISTING SALT CREEK SEWER INTERCEPTOR MAIN

EXISTING 20' SALT CREEK SEWER EASEMENT

MAIN STREET

HERITAGE ROAD

REMOVE RIGHT TURN POCKET

MATCHLINE SEE ABOVE

PROP. SEWER POINT OF CONNECTION
V.C. L=200'
PROP. RECL. WATER POINT OF CONNECTION
PROP. WATER POINT OF CONNECTION

INTERSECTION DETAIL SCALE: 1"=50'

SEE SHEET 5

PREPARED BY:

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TENTATIVE MAP CVT-20-0005

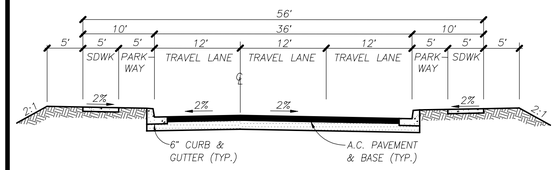
OTAY RANCH
VILLAGE 3 R-6 & R-20

City Of Chula Vista, California

SHEET 3 OF 7

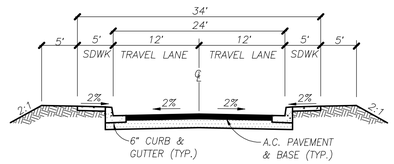
W.O. 2395-0038

R:\1610\&Pln\Tentative Map (V3 R-6 & R-20)\TM V3 R-6 & R-20 - Shts 03-05.dwg[]Apr-12-2021:11:59



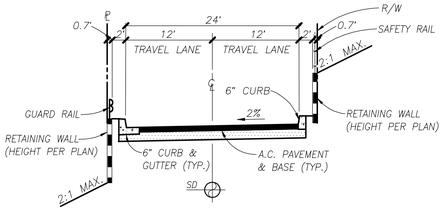
PROPOSED PRIVATE STREET 'A'

NOT TO SCALE



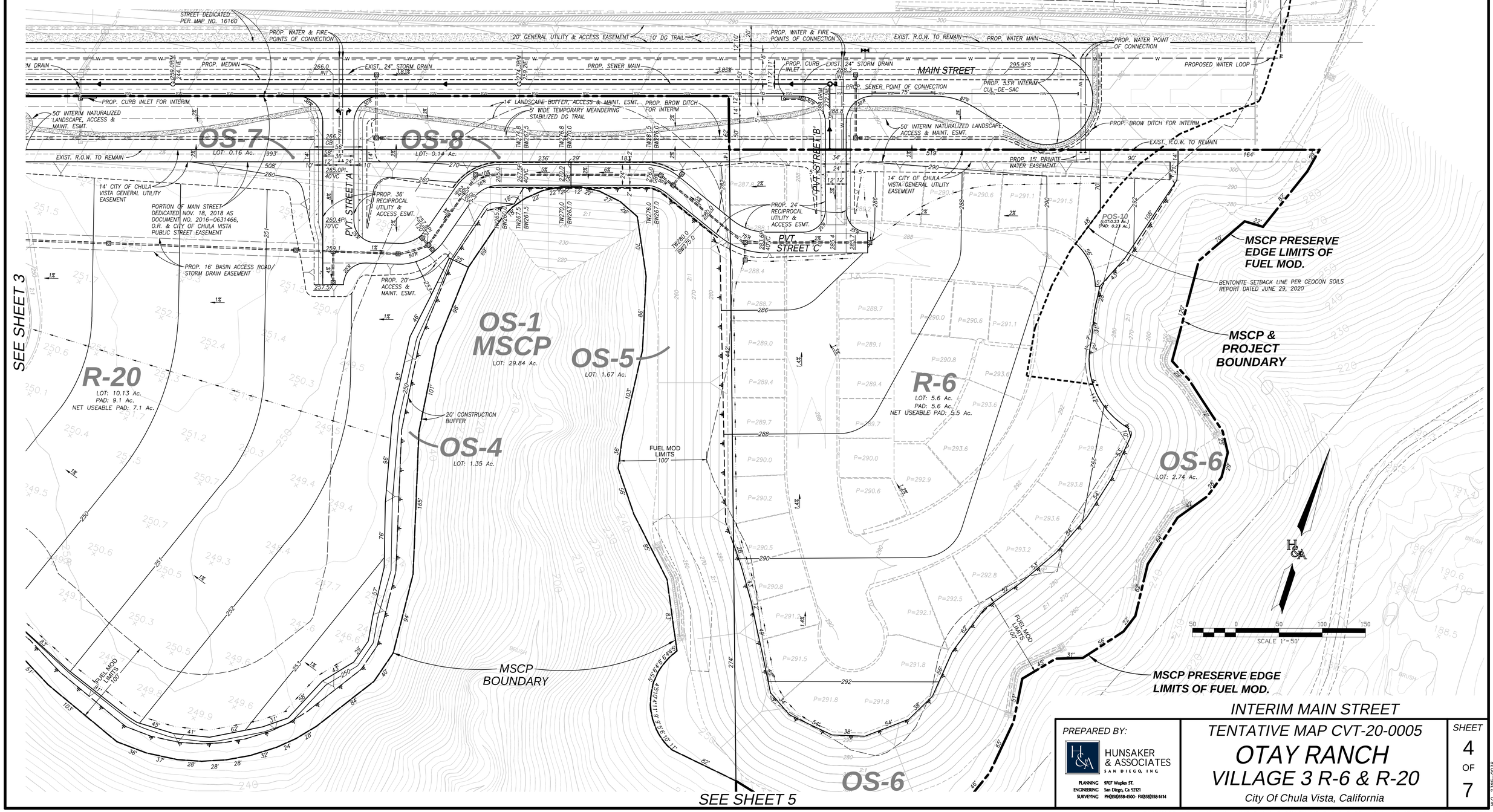
PROPOSED PRIVATE STREET 'B'

NOT TO SCALE



PROPOSED PRIVATE STREET 'C'

NOT TO SCALE



INTERIM MAIN STREET

PREPARED BY:

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TENTATIVE MAP CVT-20-0005

OTAY RANCH VILLAGE 3 R-6 & R-20

City Of Chula Vista, California

SHEET 4 OF 7

W.O. 2305-0038

R:\1610\&Pln\Tentative Map (V3 R-6 & R-20)\TM V3 R-6 & R-20 - Shts 03-05.dwg[]Apr-27-2021:08:38

SEE SHEETS 2, 3 & 4 FOR 50 SCALE PLANS

PROJECT BOUNDARY

REMAINDER PARCEL

OTAY RIVER VALLEY

OS-1 MSCP LOT: 29.84 Ac.

OS-2 LOT: 1.27 Ac.

OS-3 LOT: 1.19 Ac.

OS-4 LOT: 1.35 Ac.

OS-5 LOT: 1.67 Ac.

OS-6 LOT: 2.74 Ac.

OS-7

OS-8 LOT: 0.13 Ac.

R-20 LOT: 10.13 Ac. PAD: 9.1 Ac. NET USEABLE PAD: 7.1 Ac.

R-6 LOT: 5.6 Ac. PAD: 5.6 Ac. NET USEABLE PAD: 5.5 Ac.

MSCP PRESERVE EDGE LIMITS OF FUEL MOD.

MSCP & PROJECT BOUNDARY

MSCP BOUNDARY

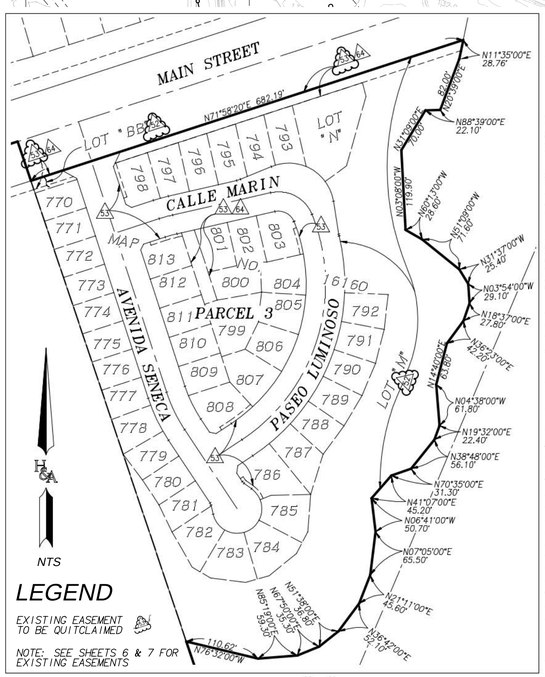
EXISTING FEMA 100 YEAR FLOODWAY LINE

EXISTING 20' SALT CREEK SEWER EASEMENT

EXISTING SALT CREEK SEWER INTERCEPTOR MAIN

PROPOSED 16' MULTI-PURPOSE/GREENBELT TRAIL EASEMENT (SEE DETAIL SHEET 1)

SCALE 1"=100'



LEGEND

EXISTING EASEMENT TO BE QUITCLAIMED

NOTE: SEE SHEETS 6 & 7 FOR EXISTING EASEMENTS

PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC

PLANNING 9707 Waples St.
ENGINEERING San Diego, Ca 92121
SURVEYING PH:(858)558-4500 · FX:(858)558-1414

TENTATIVE MAP CVT-20-0005

OTAY RANCH VILLAGE 3 R-6 & R-20

City Of Chula Vista, California

SHEET 5 OF 7

W.O. 2395-0038

R:\1610\&Pln\Tentative Map (V3 R-6 & R-20)\TM V3 R-6 & R-20 - Shts 03-05.dwg[]Apr-12-2021:12:02

TITLE REPORT

THIS SURVEY IS BASED ON THE PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. 00121773-996-SD1-RT4 DATED OCTOBER 29, 2020.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHULA VISTA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: 644-060-13

PARCEL A OF LOT LINE ADJUSTMENT DEED RECORDED DECEMBER 9, 2004 AS INSTRUMENT NO. 2004-1159742, OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 44 IN THE OTAY RANCHO IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 862, FILED FEBRUARY 7, 1900 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 44; THENCE ALONG THE EASTERLY LINE OF SAD LOT 44, SOUTH 18°37'56" EAST, A DISTANCE OF 1868.17 FEET; THENCE LEAVING SAID EASTERLY LINE, NORTH 75°14'35" WEST, A DISTANCE OF 1093.04 FEET; THENCE NORTH 66°35'10" WEST, A DISTANCE OF 1928.12 FEET TO THE NORTHERLY LINE OF SAID LOT 44; THENCE ALONG SAID NORTHERLY LINE, NORTH 71°58'14" EAST, A DISTANCE OF 2344.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2: 644-060-14 & 645-030-18 INTENTIONALLY OMITTED

PARCEL 3: (APN: 644-062-01 THROUGH 644-062-47, INCLUSIVE)

LOTS 770 THROUGH 813, INCLUSIVE, AND LETTERED LOTS M, N AND BB OF CHULA VISTA TRACT NO. 16-02, OTAY RANCH VILLAGE 3 NORTH, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16160, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 21, 2016.

TOGETHER WITH AVENIDA SENECA, CALLE MARIN, AND PASEO LUMINOSO AS SHOWN ON SAID MAP.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING, AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER FIVE HUNDRED (500) FEET OF THE SUBSURFACE OF THE PROPERTY, AS RESERVED BY HOMEFED VILLAGE III, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN GRANT DEED RECORDED APRIL 25, 2016, AS INSTRUMENT NO. 2016- 0190316 OF OFFICIAL RECORDS.

TITLE REPORT EXCEPTIONS

A. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2020 - 2021 THAT ARE A LIEN DUE AND PAYABLE.

2020-2021 TAXES LINKED

B. A NOTICE OF SPECIAL TAX LIEN PURSUANT TO SECTIONS 3114.5 OF THE STREETS AND HIGHWAY CODE AND SECTION 53328.3 OF THE GOVERNMENT CODE IMPOSING A CONTINUING LIEN NOT YET DUE AND PAYABLE

AS DISCLOSED BY:. AMENDMENT TO NOTICE OF SPECIAL TAX LIEN - COMMUNITY FACILITIES DISTRICT NO. 97-2
RECORDED:. AUGUST 2, 2016 AS INSTRUMENT NO. 2016-0391349 OFFICIAL RECORDS

C. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD) AS FOLLOWS:

CFD NO: COMMUNITY FACILITIES DISTRICT NO. 18M (OTAY RANCH VILLAGE 3)
FOR: CITY OF CHULA VISTA
DISCLOSED BY: NOTICE OF SPECIAL TAX LIEN
RECORDING DATE: NOVEMBER 18, 2016
RECORDING NO.: 2016-0631709 OF OFFICIAL RECORDS

THIS PROPERTY, ALONG WITH ALL OTHER PARCELS IN THE CFD, IS LIABLE FOR AN ANNUAL SPECIAL TAX. THIS SPECIAL TAX IS INCLUDED WITH AND PAYABLE WITH THE GENERAL PROPERTY TAXES OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO. THE TAX MAY NOT BE PREPAID.

FURTHER INFORMATION MAY BE OBTAINED BY CONTACTING:
CITY CLERK
CITY OF CHULA VISTA
276 FOURTH AVENUE
CHULA VISTA, CA 91910

D. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD) AS FOLLOWS:

CFD NO: COMMUNITY FACILITIES DISTRICT NO. 20
FOR: CITY OF CHULA VISTA SWEETWATER UNION HIGH SCHOOL DISTRICT
DISCLOSED BY: PROPOSED BOUNDARY MAP
RECORDING DATE: MARCH 16, 2017
RECORDING NO.: 2017-7000089 OF OFFICIAL RECORDS

THIS PROPERTY, ALONG WITH ALL OTHER PARCELS IN THE CFD, IS LIABLE FOR AN ANNUAL SPECIAL TAX. THIS SPECIAL TAX IS INCLUDED WITH AND PAYABLE WITH THE GENERAL PROPERTY TAXES OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO.

THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT ("CFD"), AS FOLLOWS:

CFD NO.:. COMMUNITY FACILITIES DISTRICT NO. 20
RECORDED:. APRIL 28, 2017 AS INSTRUMENT NO. 2017-0192726 OFFICIAL RECORDS

THIS PROPERTY ALONG WITH ALL OTHER PARCELS IN THE CFD, IS LIABLE FOR AN ANNUAL SPECIAL TAX, AND IS PAYABLE WITH THE GENERAL AND SPECIAL TAXES.

TITLE REPORT EXCEPTIONS CONT.

E. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD) AS FOLLOWS:

CFD NO: COMMUNITY FACILITIES DISTRICT NO. 20
FOR: CITY OF CHULA VISTA ELEMENTARY SCHOOL DISTRICT
DISCLOSED BY: PROPOSED BOUNDARY MAP
RECORDING DATE: MARCH 20, 2017
RECORDING NO.: 2017-7000090 OF OFFICIAL RECORDS

THIS PROPERTY, ALONG WITH ALL OTHER PARCELS IN THE CFD, IS LIABLE FOR AN ANNUAL SPECIAL TAX. THIS SPECIAL TAX IS INCLUDED WITH AND PAYABLE WITH THE GENERAL PROPERTY TAXES OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO.

THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT ("CFD"), AS FOLLOWS:

CFD NO.:. COMMUNITY FACILITIES DISTRICT NO. 20
RECORDED:. MAY 17, 2017 AS INSTRUMENT NO. 2017-0221563 OFFICIAL RECORDS

THIS PROPERTY ALONG WITH ALL OTHER PARCELS IN THE CFD, IS LIABLE FOR AN ANNUAL SPECIAL TAX, AND IS PAYABLE WITH THE GENERAL AND SPECIAL TAXES.

F. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

THE FOLLOWING MATTERS AFFECT PARCEL 1:

2. SUCH RIGHTS AND EASEMENTS FOR COMMERCE, NAVIGATION AND FISHERY, WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATERS OF THE OTAY RIVER.

3. INTENTIONALLY OMITTED

4. INTENTIONALLY OMITTED

5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO:. SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE:. PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED:. AUGUST 12, 1936 IN BOOK 538, PAGE 374, OF OFFICIAL RECORDS

AFFECTS:. THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

6. INTENTIONALLY OMITTED

7. INTENTIONALLY OMITTED

8. INTENTIONALLY OMITTED

9. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO:. THE UNITED STATES OF AMERICA
PURPOSE:. A ROADWAY AND UTILITY LINES, TOGETHER WITH THE RIGHT TO TRIM, CUT, FELL AND REMOVE THEREFROM ALL TREES, UNDERBRUSH, OBSTRUCTION AND OTHER VEGETATION, STRUCTURES OR OBSTACLES WITHIN THE LIMITS OF THE RIGHT OF WAY AND INCIDENTAL PURPOSES
RECORDED:. APRIL 23, 1980 AS INSTRUMENT NO. 80-137651, OF OFFICIAL RECORDS

AFFECTS:. THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

10. INTENTIONALLY OMITTED

11. INTENTIONALLY OMITTED

12. INTENTIONALLY OMITTED

13. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO:. THE COUNTY OF SAN DIEGO FLOOD CONTROL DISTRICT
PURPOSE:. THE FLOWAGE OF WATERS AND INCIDENTAL PURPOSES
RECORDED:. OCTOBER 3, 1985 AS INSTRUMENT NO. 85-0367480, OF OFFICIAL RECORDS

AFFECTS:. THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

14. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO:. SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE:. PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED:. AUGUST 20, 1991 AS INSTRUMENT NO. 1991-0426811, OF OFFICIAL RECORDS

AFFECTS:. THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

15. INTENTIONALLY OMITTED

16. AN AGREEMENT, AND THE TERMS AND CONDITIONS AS CONTAINED THEREIN
BY AND BETWEEN:. CITY OF CHULA VISTA, A CHARTERED MUNICIPAL CORPORATION OF STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, AND OTAY VISTA ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP
RECORDED:. FEBRUARY 7, 1994 AS INSTRUMENT NO. 1994-0084743, OF OFFICIAL RECORDS
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.

17. INTENTIONALLY OMITTED

18. AN AGREEMENT, AND THE TERMS AND CONDITIONS AS CONTAINED THEREIN
BY AND BETWEEN:. BALDWIN BUILDERS, INC., AND OTAY RANCH, L. P., AND SAN DIEGO GAS AND ELECTRIC COMPANY
RECORDED:. MAY 10, 1996 AS INSTRUMENT NO. 1996-0239926, OF OFFICIAL RECORDS
REGARDING:. AGREEMENT FOR ENTRY ON PROPERTY

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

TITLE REPORT EXCEPTIONS CONT.

19. AN AGREEMENT, AND THE TERMS AND CONDITIONS AS CONTAINED THEREIN
BY AND BETWEEN:. OTAY RANCH, L. P., AND THE CITY OF CHULA VISTA, A MUNICIPAL CORPORATION
RECORDED:. MAY 12, 1997 AS INSTRUMENT NO. 1997-0219970, OF OFFICIAL RECORDS
REGARDING:. RESTATED AND AMENDED PRE-ANNEXATION DEVELOPMENT AGREEMENT WITH OTAY RANCH, L. P.

A FIRST AMENDMENT TO RESTATED AND AMENDED PRE-ANNEXATION DEVELOPMENT AGREEMENT RECORDED OCTOBER 15, 2014 AS INSTRUMENT NO. 2014-0446474 OFFICIAL RECORDS.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

20. INTENTIONALLY OMITTED

21. INTENTIONALLY OMITTED

22. INTENTIONALLY OMITTED

23. INTENTIONALLY OMITTED

24. INTENTIONALLY OMITTED

25. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO:. CITY OF CHULA VISTA
PURPOSE:. SANITARY SEWERS AND APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT TO ENTER UPON
RECORDED:. AUGUST 27, 2002 AS INSTRUMENT NO. 2002-0725875, OF OFFICIAL RECORDS

AFFECTS:. THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

26. AN AGREEMENT, AND THE TERMS AND CONDITIONS AS CONTAINED THEREIN
DATED:. AUGUST 27, 2002
BY AND BETWEEN:. OTAY LAND COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE CITY OF CHULA VISTA, A CALIFORNIA MUNICIPAL CORPORATION
RECORDED:. SEPTEMBER 5, 2002 AS INSTRUMENT NO. 2002-0756563, OF OFFICIAL RECORDS
REGARDING:. CONVEYANCE SETTLEMENT AGREEMENT BY THE CITY OF CHULA VISTA, OTAY PROJECT, AND OTAY LAND COMPANY

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

27. A DOCUMENT ENTITLED "AGREEMENT FOR THE ACQUISITION OF EASEMENT AND FUTURE RELOCATION OF EASEMENT AND OTHER INTERESTS", DATED, AUGUST 8, 2003, EXECUTED BY THE CITY OF SAN DIEGO AND OTAY LAND COMPANY, LLC, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED AUGUST 8, 2003 AS INSTRUMENT NO. 2003-0956405, OF OFFICIAL RECORDS.

28. INTENTIONALLY OMITTED

29. INTENTIONALLY OMITTED

30. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A SECTION PLANNING ARE (SPA) PLAN INCLUDING PLANNED COMMUNITY DISTRICT REGULATIONS, VILLAGE DESIGN PLAN, BUSINESS PARK, DESIGN PLAN, PUBLIC FACILITIES FINANCE PLAN, AFFORDABLE HOUSING PROGRAM AND OTHER REGULATORY DOCUMENTS ON 1,187.3 ACRES OF LAND IN VILLAGES TWO, THREE AND A PORTION OF FOUR OF THE OTAY RANCH RECORDED JUNE 28, 2006 AS INSTRUMENT NO. 2006-0458125, OF OFFICIAL RECORDS.

31. INTENTIONALLY OMITTED

32. INTENTIONALLY OMITTED

33. INTENTIONALLY OMITTED

34. INTENTIONALLY OMITTED

35. INTENTIONALLY OMITTED

36. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF CHULA VISTA, A MUNICIPAL CORPORATION
PURPOSE: DRAINS, SEWERS, WATER FACILITIES, PUBLIC ACCESS WAY, GENERAL UTILITIES AND APPURTENANCE STRUCTURES
RECORDING DATE: NOVEMBER 18, 2016
RECORDING NO: 2016-0631463, OFFICIAL RECORDS

AFFECTS: AS DESCRIBED THEREIN

37. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF CHULA VISTA
PURPOSE: PUBLIC STREET
RECORDING DATE: NOVEMBER 18, 2016
RECORDING NO: 2016-0631466, OFFICIAL RECORDS

AFFECTS: AS DESCRIBED THEREIN

38. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: APRIL 21, 2017
RECORDING NO: 2017-0179101, OFFICIAL RECORDS

AFFECTS: AS DESCRIBED THEREIN

39. INTENTIONALLY OMITTED

40. INTENTIONALLY OMITTED

41. INTENTIONALLY OMITTED.

THE FOLLOWING MATTERS AFFECT PARCEL 3:

42. A DOCUMENT ENTITLED "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", EXECUTED BY CITY OF CHULA VISTA, COUNTY OF SAN DIEGO AND OTAY VISTA ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED FEBRUARY 7, 1994 AS DOCUMENT NO. 1994-0084743 OF OFFICIAL RECORDS.

43. A DOCUMENT ENTITLED "AGREEMENT BETWEEN THE CITY OF CHULA VISTA AND OTAY RANCH, L.P., VILLAGE DEVELOPMENT TIGER DEVELOPMENT TWO", EXECUTED BY THE OTAY RANCH, L.P., A CALIFORNIA LIMITED PARTNERSHIP; VILLAGE DEVELOPMENT, A CALIFORNIA GENERAL PARTNERSHIP; TIGER DEVELOPMENT TWO, A CALIFORNIA LIMITED PARTNERSHIP, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED AUGUST 1, 1996 AS DOCUMENT NO. 1996-0389036 OF OFFICIAL RECORDS.

TITLE REPORT EXCEPTIONS CONT.

44. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN
EXECUTED BY:. OTAY PROJECT L.P. AND FLATROCK LAND COMPANY, LLC
IN FAVOR OF:. CITY OF CHULA VISTA
RECORDED:. JUNE 28, 2006 AS DOCUMENT NO. 2006-0458125 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

45. A DOCUMENT ENTITLED "RESTATED AND AMENDED LAND OFFER AGREEMENT BY AND BY AND BETWEEN SSBT LCRE V, LLC, A LIMITED LIABILITY COMPANY AND THE CITY OF CHULA VISTA RECORDED JULY 29, 2014 AS INSTRUMENT NO. 2014-0319703 OF OFFICIAL RECORDS.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

46. AN UNRECORDED AMENDED AND RESTATED PRE-ANNEXATION DEVELOPMENT AGREEMENT DATED MARCH 18, 1997 EXECUTED BY AND BETWEEN THE CITY OF CHULA VISTA AND SNMB, LTD., SUBJECT TO THE TERMS AND PROVISIONS THEREIN, AS DISCLOSED BY:

A DOCUMENT ENTITLED "FIRST AMENDMENT TO RESTATED AND AMENDED PRE-ANNEXATION DEVELOPMENT AGREEMENT" BY AND BETWEEN SSBT LCRE V, LLC, A LIMITED LIABILITY COMPANY AND THE CITY OF CHULA VISTA, SUBJECT TO THE TERMS AND PROVISIONS THEREIN, RECORDED JANUARY 14, 2015 AS INSTRUMENT NO.2015- 0015682 OFFICIAL RECORDS.

A DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF RESTATED AND AMENDED PRE-ANNEXATION DEVELOPMENT AGREEMENT" BY AND BETWEEN SSBT LCRE V, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND HOMEFED OTAY LAND II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUBJECT TO THE TERMS AND PROVISIONS THEREIN, RECORDED JULY 2, 2015, AS INSTRUMENT NO. 2015-0346792 OF OFFICIAL RECORDS.

A DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF RESTATED AND AMENDED PRE-ANNEXATION DEVELOPMENT AGREEMENT" BY AND BETWEEN HOMEFED OTAY LAND 11, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND HOMEFED VILLAGE III, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUBJECT TO THE TERMS AND PROVISIONS THEREIN, RECORDED APRIL 25, 2016, AS INSTRUMENT NO. 2016-0190315 OF OFFICIAL RECORDS.

A DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF RESTATED AND AMENDED PRE-ANNEXATION DEVELOPMENT AGREEMENT" BY AND BETWEEN HOMEFED VILLAGE III, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND HOMEFED VILLAGE M MASTER, LLC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUBJECT TO THE TERMS AND PROVISIONS THEREIN, RECORDED APRIL 27, 2016, AS INSTRUMENT NO. 2016-194855 OF OFFICIAL RECORDS.

47. INTENTIONALLY OMITTED

48. RESOLUTION NO. 2014-234 OF THE CITY COUNSEL OF THE CITY OF CHULA VISTA RECORDED APRIL 20, 2016 AS INSTRUMENT NO. 2016-0184002 OFFICIAL RECORDS.

49. RESOLUTION NO. 2014-237 OF THE CITY COUNSEL OF THE CITY OF CHULA VISTA RECORDED APRIL 20, 2016 AS INSTRUMENT NO. 2016-0184003 OFFICIAL RECORDS.

50. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT.
PURPOSE:. UTILITIES
RECORDED:. APRIL 25, 2016 AS INSTRUMENT NO. 2016-0190316 OFFICIAL RECORDS

AFFECTS:. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

51. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN A DOCUMENT:
PURPOSE: PERPETUAL AIR OR FLIGHT EASEMENT, ALSO REFERRED TO AS "AVIGATION RIGHTS."
RECORDING DATE: NOVEMBER 30, 2016
RECORDING NO: 2016-0655904 OF OFFICIAL RECORDS

AFFECTS: ALL THE AIR SPACE ABOVE SAID LAND.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

52. AN IRREVOCABLE OFFER TO DEDICATE A FEE INTEREST OVER A PORTION OF SAID LAND AS DEDICATED ON MAP NO. 16160

PURPOSE(S): OPEN SPACE IN FEE
AFFECTS: LOTS M AND BB

SAID IRREVOCABLE OFFER OF DEDICATION WAS REJECTED ON SAID MAP, BUT CAN BE ACCEPTED IN THE FUTURE BY RESOLUTION OF THE CITY COUNCIL.

53. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT;

MAP NO.: 16160
PURPOSE: GENERAL UTILITY AND ACCESS
AFFECTS: LOTS M AND BB AS SHOWN ON SAID MAP

PURPOSE: PROPOSED PRIVATE MAINTENANCE
AFFECTS: LOTS 786, 798, 803, 808 AND 813, AS SHOWN ON SAID MAP

PURPOSE: 20' WIDE PRIVATE ACCESS EASEMENT TO BE CONVEYED TO SUBSEQUENT OWNERS OF LOT 800 PURSUANT O SECTION 18.16.260 OF THE CITY OF CHULA VISTA MUNICIPAL CODE
AFFECTS: LOT 799 AS SHOWN ON SAID MAP

54. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED:
AGREEMENT REGARDING CONSTRUCTION OF NEIGHBORHOOD PARK P-1 IN OTAY RANCH VILLAGE 3 AND A PORTION OF COMMUNITY PARK P-2 IN OTAY RANCH VILLAGE 4
DATED: DECEMBER 6, 2016
EXECUTED BY: CITY OF CHULA VISTA, A CALIFORNIA MUNICIPAL CORPORATION AND CHARTER CITY AND HOMEFED VILLAGE III MASTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDING DATE: DECEMBER 21, 2016
RECORDING NO: 2016-0700044 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

FIRST AMENDMENT TO AGREEMENT REGARDING CONSTRUCTION OF NEIGHBORHOOD PARK P-1 IN OTAY RANCH VILLAGE 3 AND A PORTION OF COMMUNITY PARK P-2 IN OTAY RANCH VILLAGE 4 RECORDED OCTOBER 5, 2018 AS INSTRUMENT NO. 2018-0416193 OFFICIAL RECORDS.

55. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: GRANT OF EASEMENTS, LICENSE AND MAINTENANCE AGREEMENT CHULA VISTA TRACT NO. 16-02 VILLAGE 3 NORTH (DEDICATED EASEMENTS)
DATED: DECEMBER 6, 2016
EXECUTED BY: CITY OF CHULA VISTA, A CALIFORNIA MUNICIPAL CORPORATION AND CHARTER CITY AND HOMEFED VILLAGE III MASTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: DECEMBER 21, 2016
RECORDING NO: 2016-0700045 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

TITLE REPORT EXCEPTIONS CONT.

56. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: BALANCED COMMUNITIES AFFORDABLE HOUSING AGREEMENT (OTAY RANCH VILLAGE THREE)
DATED: DECEMBER 6, 2016
EXECUTED BY: HOMEFED VILLAGE III MASTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE CITY OF CHULA VISTA, A CALIFORNIA MUNICIPAL CORPORATION
RECORDING DATE: DECEMBER 21, 2016
RECORDING NO: 2016-0700046 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

57. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: SUBDIVISION IMPROVEMENT AGREEMENT
DATED: DECEMBER 13, 2016
EXECUTED BY: THE CITY OF CHULA VISTA, A MUNICIPAL CORPORATION, AND HOMEFED VILLAGE III MASTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: DECEMBER 21, 2016
RECORDING NO: 2016-0701431 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

58. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: SUPPLEMENTAL SUBDIVISION IMPROVEMENT AGREEMENT FOR CHULA VISTA TRACT NO. 16-02 OTAY RANCH VILLAGE 3 NORTH
DATED: DECEMBER 13, 2016
EXECUTED BY: THE CITY OF CHULA VISTA, AND HOMEFED VILLAGE III MASTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: DECEMBER 21, 2016
RECORDING NO: 2016-0701432 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

59. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: STORM WATER MANAGEMENT FACILITIES MAINTENANCE AGREEMENT WITH GRANT OF ACCESS AND COVENANTS OTAY RANCH VILLAGE 3 ROUGH GRADING/DRAWING NO. 16026/WORK ORDER NO. OR-3001G
DATED: NOVEMBER 28, 2016
EXECUTED BY: HOMEFED OTAY LAND III, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE CITY OF CHULA VISTA, A MUNICIPAL CORPORATION
RECORDING DATE: DECEMBER 21, 2016
RECORDING NO: 2016-0701433 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

60. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: BASIN MAINTENANCE AGREEMENT FOR OTAY RANCH VILLAGE 3
DATED: DECEMBER 6, 2016
EXECUTED BY: HOMEFED VILLAGE III MASTER, LLC, AND HOMEFED OTAY LAND II, LLC, AND THE CITY OF CHULA VISTA, A CALIFORNIA MUNICIPAL CORPORATION
RECORDING DATE: DECEMBER 21, 2016
RECORDING NO: 2016-0701434 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

61. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: COMMUNITY PURPOSE FACILITIES AGREEMENT (OTAY RANCH VILLAGE THREE)
DATED: DECEMBER 6, 2016
EXECUTED BY: HOMEFED VILLAGE III MASTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE CITY OF CHULA VISTA, A CALIFORNIA MUNICIPAL CORPORATION
RECORDING DATE: DECEMBER 21, 2016
RECORDING NO: 2016-0701435 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

62. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 2016-255" RECORDED JANUARY 20, 2017 AS INSTRUMENT NO. 2017-0032051 OFFICIAL RECORDS.

63. AN AGREEMENT, AND THE TERMS AND CONDITIONS AS CONTAINED THEREIN
DATED:. MARCH 13, 2017
BY AND BETWEEN:. SWEETWATER UNION HIGH SCHOOL DISTRICT AND HOMEFED VILLAGE III MASTER, LLC, ET AL
RECORDED:. JUNE 19, 2017 AS INSTRUMENT NO. 2017-0274269 OFFICIAL RECORDS
REGARDING:. SCHOOL FACILITIES FUNDING AND MITIGATION AGREEMENT

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

64. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO:. SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
PURPOSE:. RIGHT OF WAY
RECORDED:. SEPTEMBER 01, 2017 AS INSTRUMENT NO. 2017-0403617 OF OFFICIAL RECORDS

AFFECTS:. A PORTION OF SAID LAND

TITLE REPORT EXCEPTIONS CONT.

65. THE MATTERS SET FORTH IN THE DOCUMENT SHOWN BELOW WHICH, AMONG OTHER THINGS, CONTAINS OR PROVIDES FOR: CERTAIN EASEMENTS; LIENS AND THE SUBORDINATION THEREOF; PROVISIONS RELATING TO PARTITION; RESTRICTIONS ON SEVERABILITY OF COMPONENT PARTS; AND COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY COVENANT OR RESTRICTIONS, IF ANY, BASED UPON ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW).

RECORDED: OCTOBER 11, 2017 AS INSTRUMENT NO. 2017-0470953 OF OFFICIAL RECORDS

NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: "IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.2 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS."

NOTE: IF YOU SHOULD REQUEST A COPY OF THE DOCUMENT REFERRED TO ABOVE, CALIFORNIA LAW REQUIRES THAT A COUNTY RECORDER, TITLE INSURANCE COMPANY, ESCROW COMPANY, REAL ESTATE BROKER, REAL ESTATE AGENT, OR ASSOCIATION THAT PROVIDES A COPY OF A DECLARATION, GOVERNING DOCUMENT, OR DEED TO ANY PERSON SHALL PLACE A COVER PAGE OVER, OR STAMP ON THE FIRST PAGE OF THE PREVIOUSLY RECORDED DOCUMENT OR DOCUMENTS A STATEMENT, IN AT LEAST 14-POINT BOLDFACE TYPE, RELATING TO UNLAWFUL RESTRICTIONS.

66. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: DECLARATION ESTABLISHING MAINTENANCE AND COST SHARING OBLIGATIONS
RECORDING DATE: OCTOBER 23, 2017
RECORDING NO: 2017-0492102 OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

67. INTENTIONALLY OMITTED

68. INTENTIONALLY OMITTED

69. INTENTIONALLY OMITTED

70. INTENTIONALLY OMITTED

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING 9707 Waples ST.
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

TENTATIVE MAP CVT-20-0005

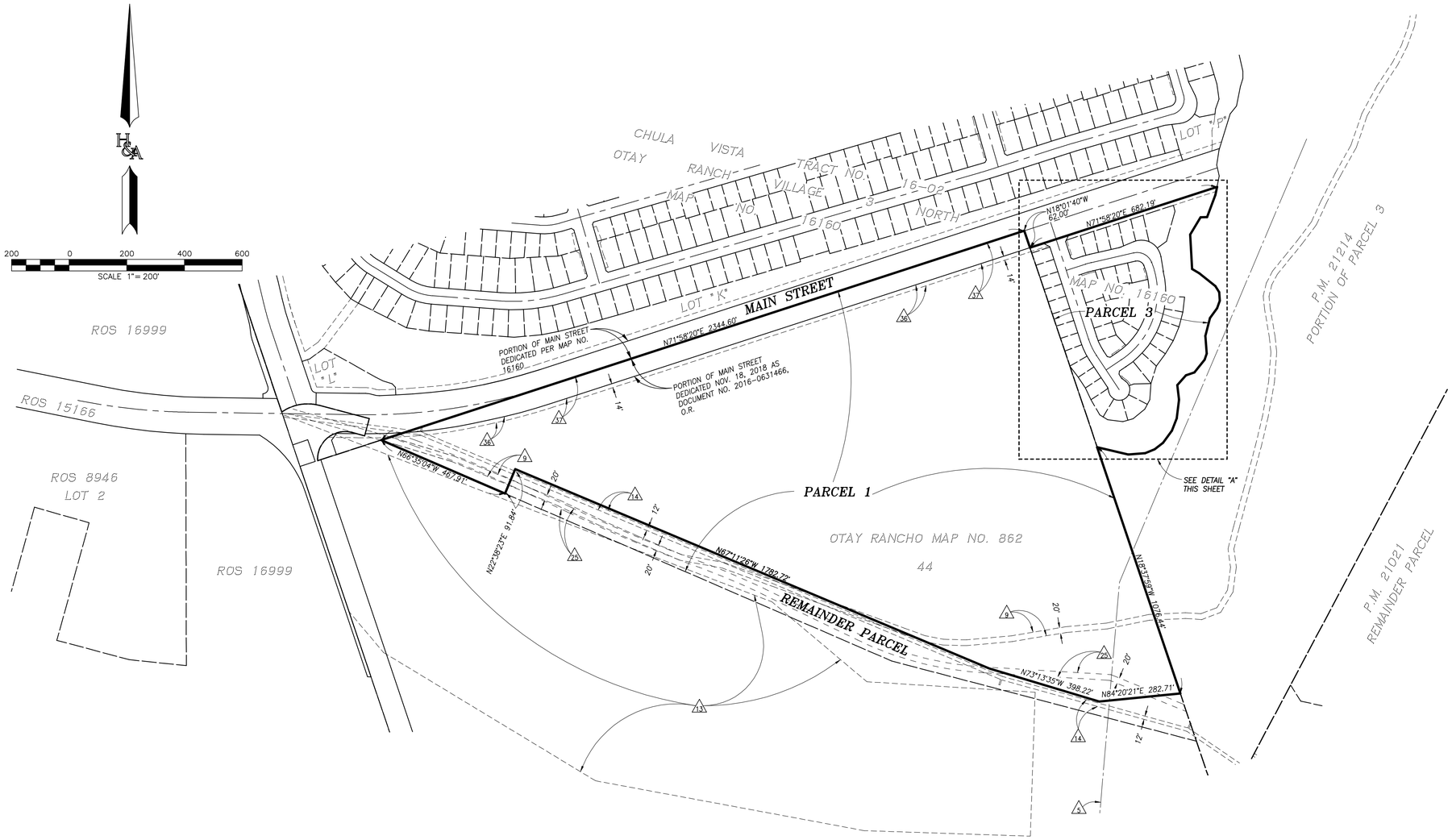
OTAY RANCH VILLAGE 3 R-6 & R-20

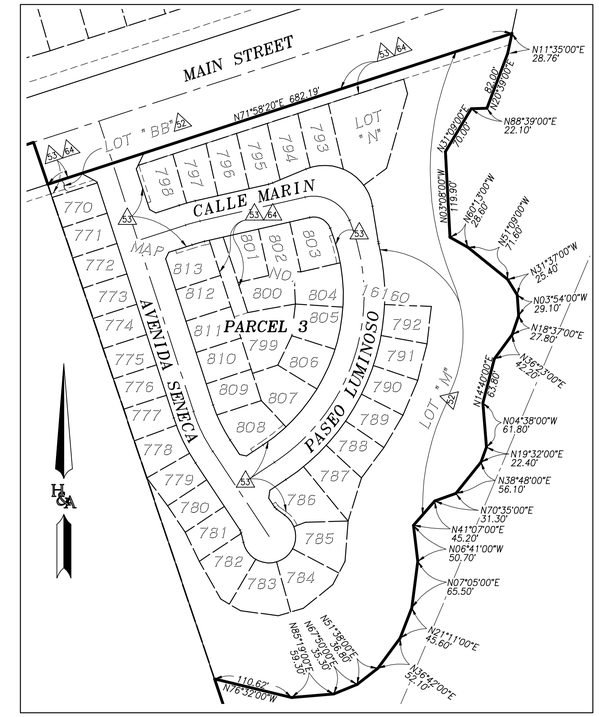
City Of Chula Vista, California

W.O. 2395-0038

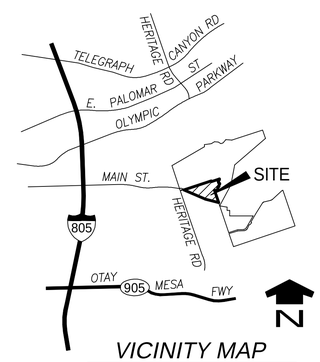
LEGEND

△ INDICATES PLOTTABLE EXCEPTION REFLECTED ON TITLE REPORT REFERENCED ON SHEET 5.





DETAIL "A"
SCALE: 1"=100'



VICINITY MAP
NOT TO SCALE

PREPARED BY:

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SAN DIEGO, INC

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TENTATIVE MAP CVT-20-0005

OTAY RANCH
VILLAGE 3 R-6 & R-20

City Of Chula Vista, California

SHEET 7 OF 7

W.O. 2395-0038

R:\1610\&Pln\Tentative Map (V3 R-6 & R-20)\TM V3 R-6 & R-20 – Sht 07.dwg[]Apr-12-2021:11:49