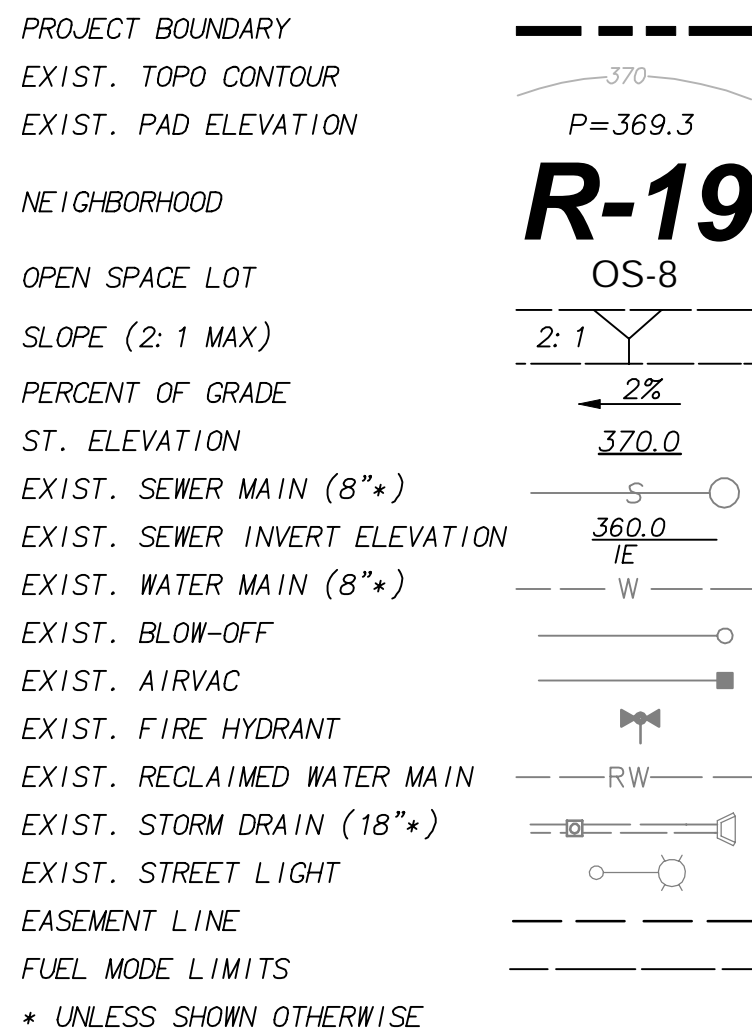
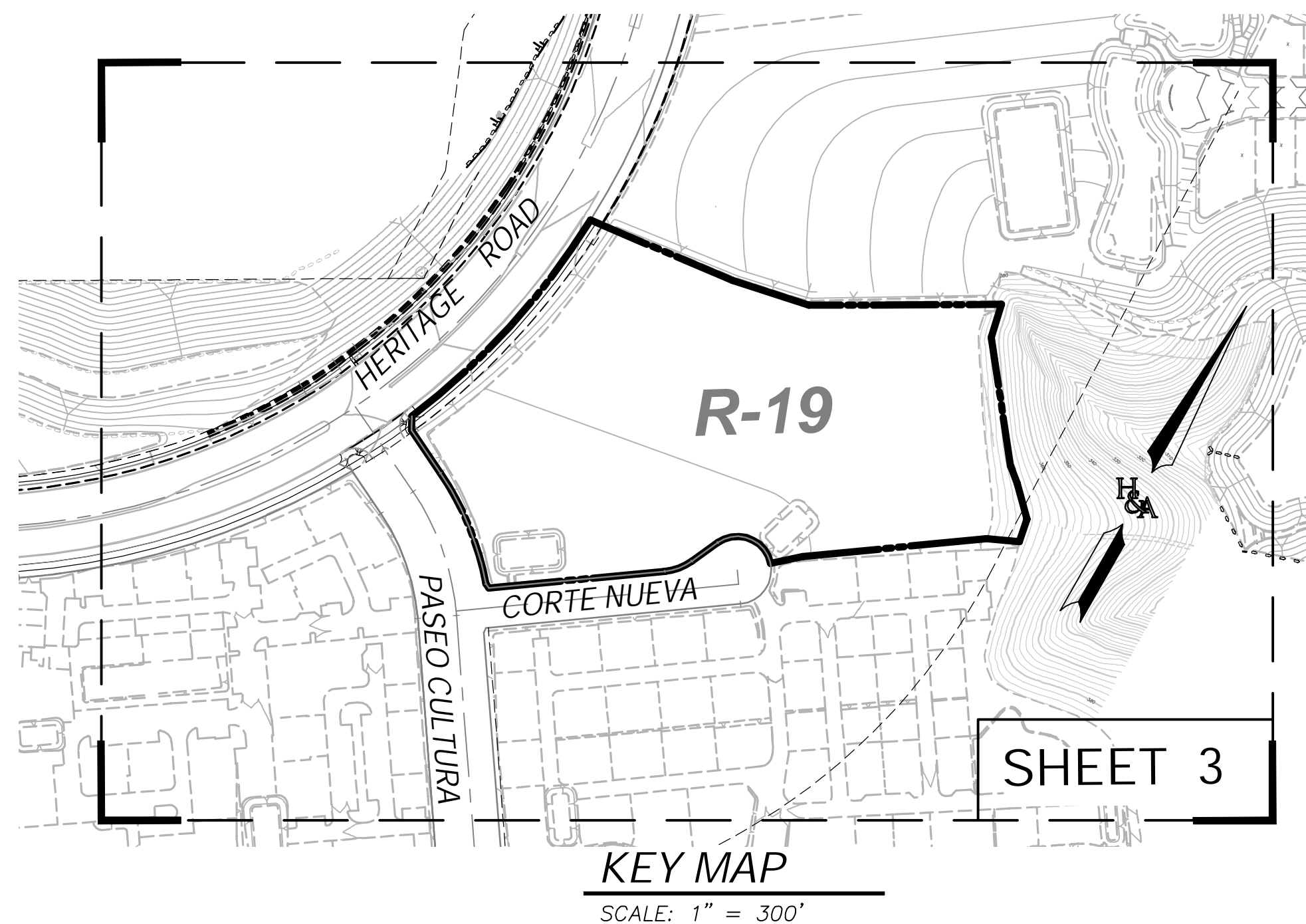


LEGEND



R-19 Project Summary					
Land Use Summary					
Neighborhood	Land Use	Gross AC	Units	Density	Net Useable Pad
R-19	MF	8.30	224	27.0	7.10
Residential Subtotal		8.30	224	27.0	7.10
Land Use		AC			
Open Space (OS-8)		0.20			
Total Project Area		8.50			



EASEMENT & ENCUMBRANCE NOTES

SEE SHEETS 4 & 5

PUBLIC UTILITIES

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

SOURCE OF TOPOGRAPHY

ROUGH GRADING PLANS FOR OTAY RANCH VILLAGE 3 CVT 16-02
SPLICED INTO TOPO FLOWN BY R.J. LUNG & ASSOCIATES ON 7-25-12.

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)

GENERAL NOTES

1. GROSS SITE AREA: 8.50 ACRES
2. TOTAL NUMBER OF LOTS: 2
MULTI-FAMILY RESIDENTIAL: 1 LOT
OPEN SPACE: 1 LOT
3. TOTAL NUMBER OF UNITS PROPOSED
MF RESIDENTIAL: 224 UNITS
4. MAXIMUM NUMBER UNITS PROPOSED: 224 UNITS
5. ASSESSOR'S PARCEL NUMBERS: 644-061-10-00 & 644-061-11-00
6. EXISTING GENERAL PLAN DESIGNATION: PROFESSIONAL & OFFICE
7. PROPOSED GENERAL PLAN DESIGNATION: HIGH RESIDENTIAL
8. ZONING: EXISTING: 0 (OFFICE)
PROPOSED: RM-2
9. PRESENT LAND USE: MASS GRADED/ VACANT
PROPOSED LAND USE: HIGH RESIDENTIAL

LEGAL DESCRIPTION

PARCEL A: APN 644-061-10 & 11

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: LOTS 826, 827, LETTERED LOT H 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.

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 LAND 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 AND BEATH OF AND BEHIND THE EXTERIOR LIMIT THEREOF, AND TO REDRILL, REEQUIP, REPAIR, MAINTAIN, REPAIR, DETEND AND OPERATE ANY SUCH OIL 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 111, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN GRANT DEED RECORDED APRIL 25, 2016, AS INSTRUMENT NO. 2016-0190316 OF OFFICIAL RECORDS.

EARTHWORK/GRADING QUANTITIES

CUT: NONE
FILL: NONE

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

OWNER/SUBDIVIDER

HOMEFED VILLAGE III MASTER, 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



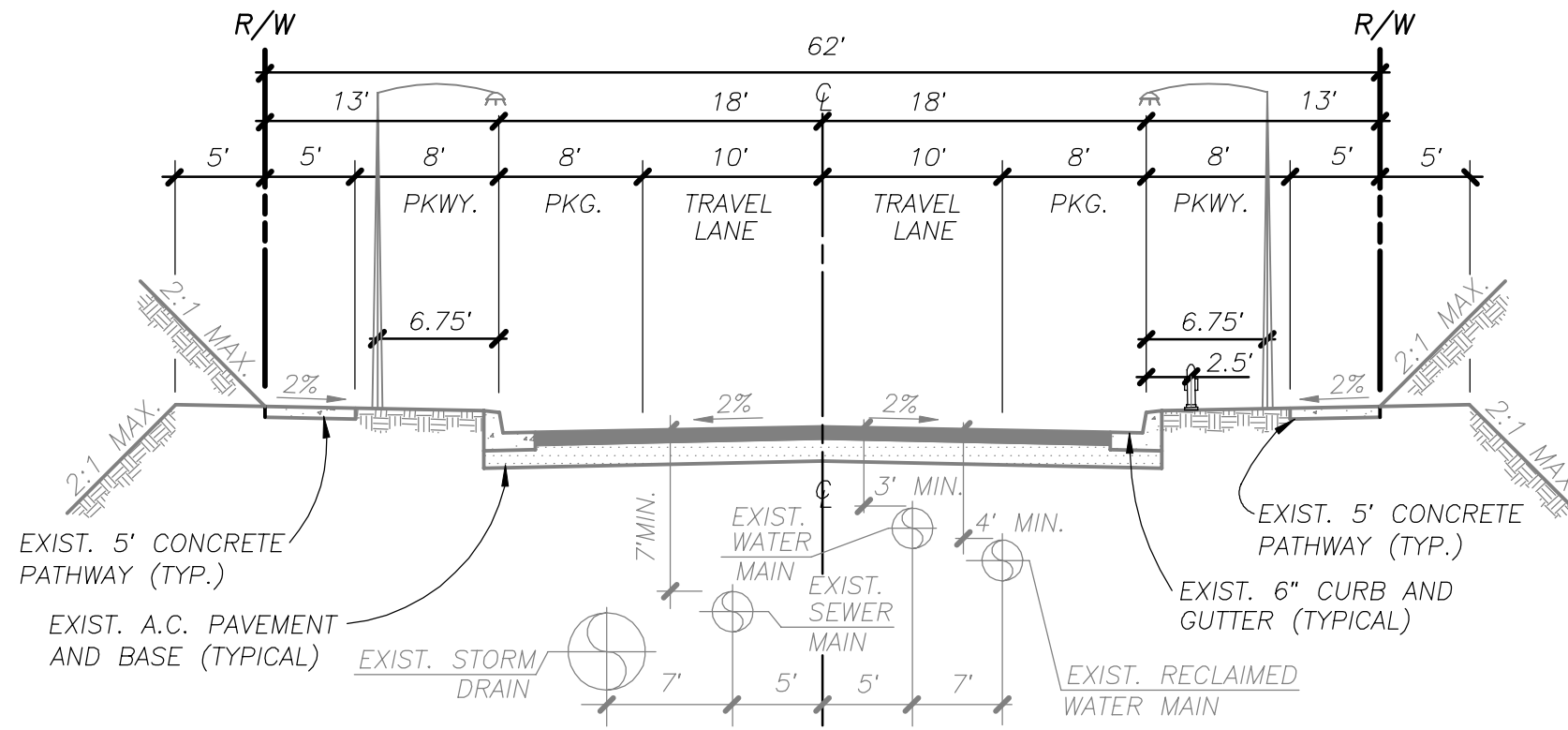
ALISA S. VIALPANDO R.C.E. 47945 DATE
MY REGISTRATION EXPIRES ON 12/31/21

PREPARED BY:		NO.	REVISIONS	DATE	BY
 HUNSAKER & ASSOCIATES SAN DIEGO, INC.	9707 Waples ST. SAN DIEGO, CA 92121 PH(858)558-4500 - FX(858)558-1414	1	FIRST SUBMITTAL	06/11/20	H&A
		2	SECOND SUBMITTAL	12/17/20	H&A
		3	THIRD SUBMITTAL	02/19/21	H&A
		4	FOURTH SUBMITTAL	03/26/21	H&A
		5	REMOVE CONDO NOTE	04/07/21	H&A
		6	FIFTH SUBMITTAL	04/26/21	H&A

TENTATIVE MAP CVT/RZ/GPA-20-2004

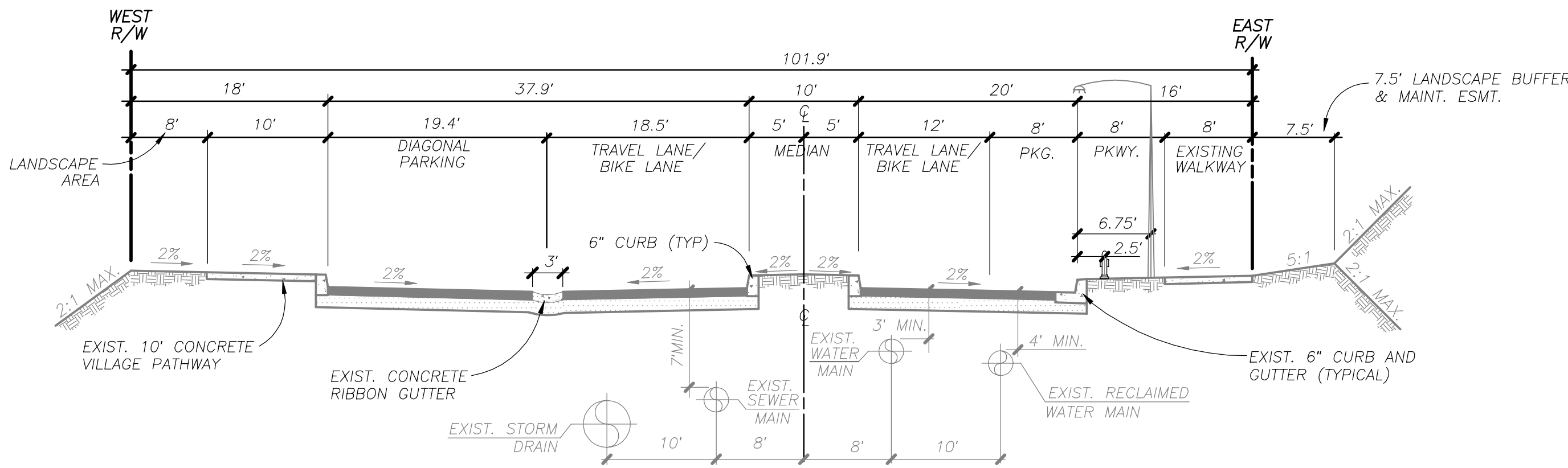
*OTAY RANCH
VILLAGE 3 R-19
City Of Chula Vista, California*

1
OF
5



**MODIFIED PARKWAY RESIDENTIAL
EXISTING CORTE NUEVA**

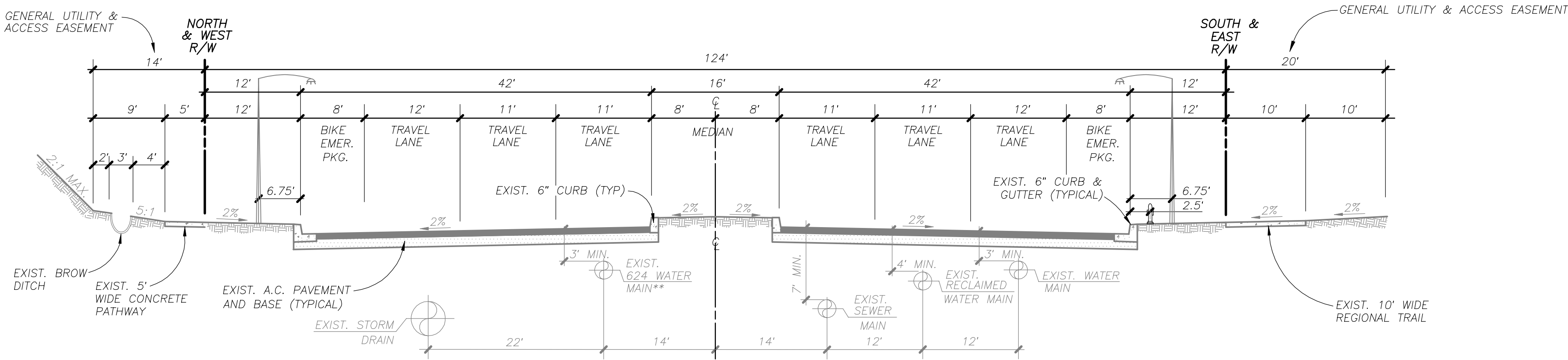
NOT TO SCALE



STREET MODIFICATIONS PROPOSED

**MODIFIED TWO LANE SECONDARY VILLAGE ENTRY W/MEDIAN & VILLAGE PATHWAY
EXISTING PORTION OF PASEO CULTURA FROM HERITAGE RD. TO CAMINO ALDEA**

NOT TO SCALE



** 624 WATER MAIN TURNS INTO VILLAGE AT PASEO CULTURA

**SIX LANE PRIME ARTERIAL
EXISTING HERITAGE ROAD**

NOT TO SCALE

PREPARED BY:

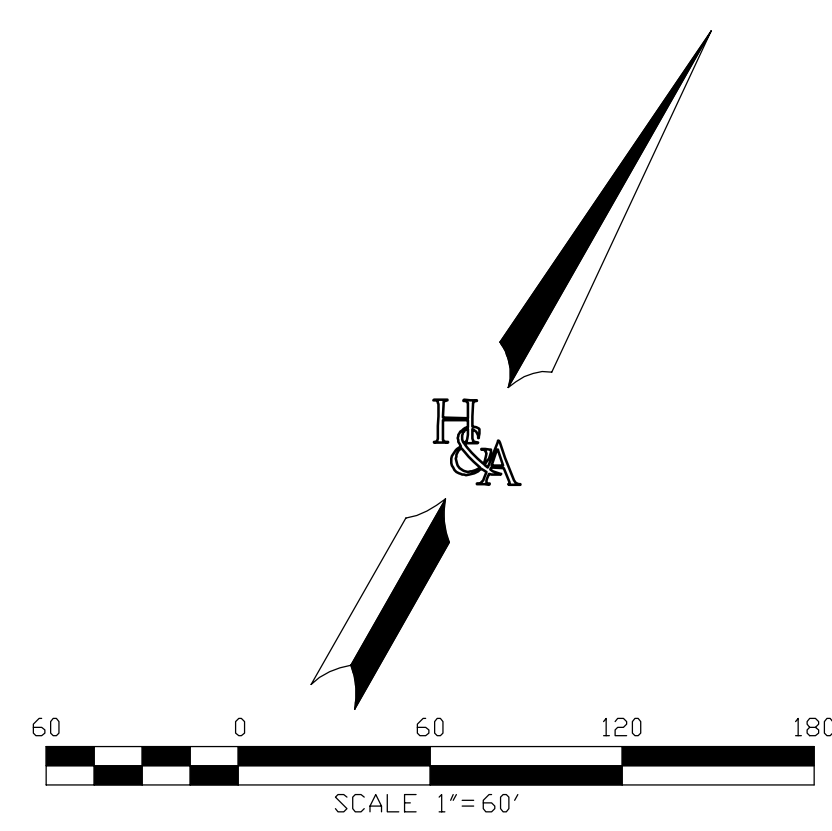
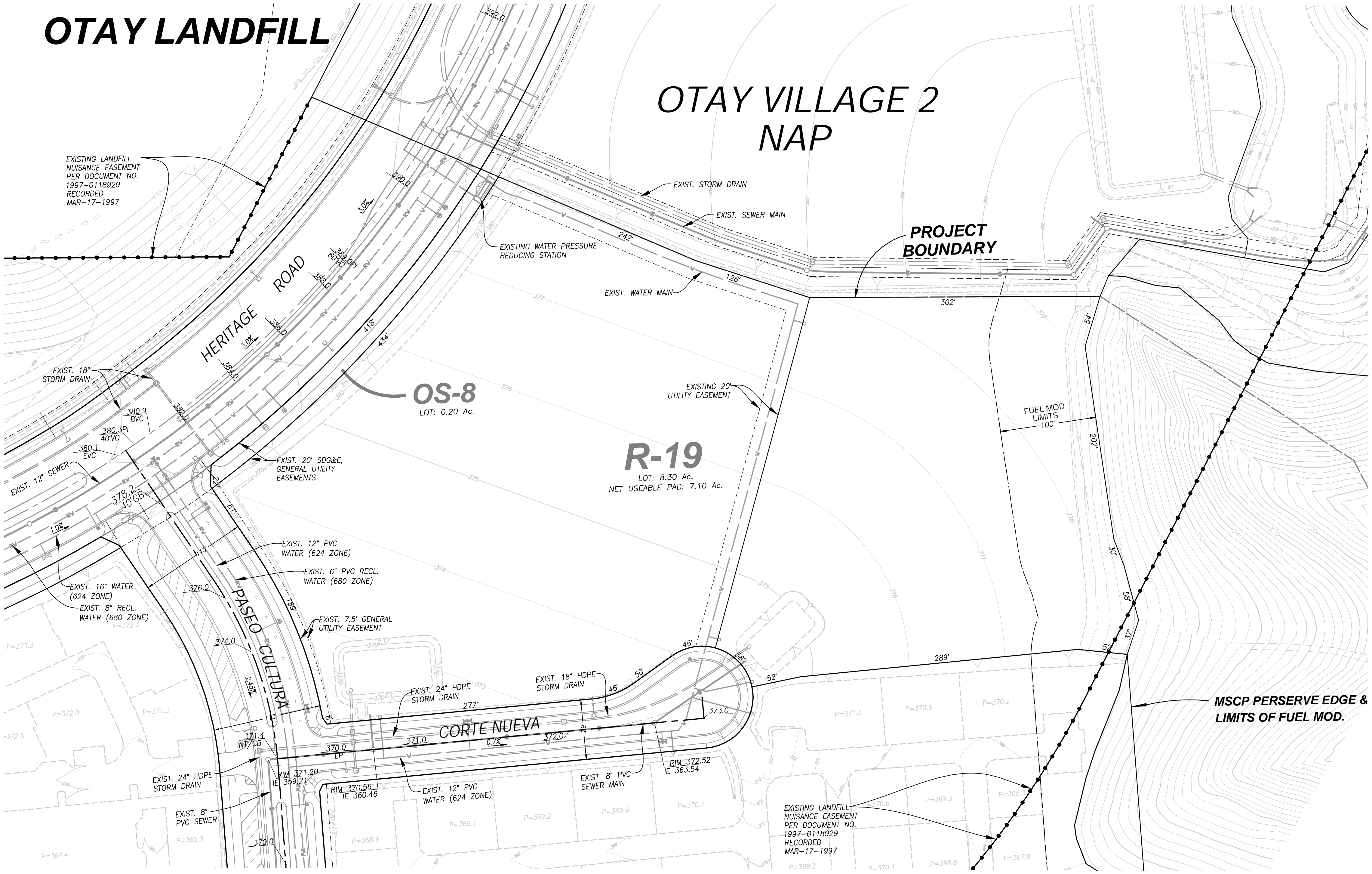



PLANNING: 9707 Waples St.
ENGINEERING: San Diego, Ca 92121
SURVEYING: PH(858)558-4500 FX(858)558-1414

TENTATIVE MAP CVT/RZ/GPA-20-0004

OTAY RANCH
VILLAGE 3 R-19
City Of Chula Vista, California

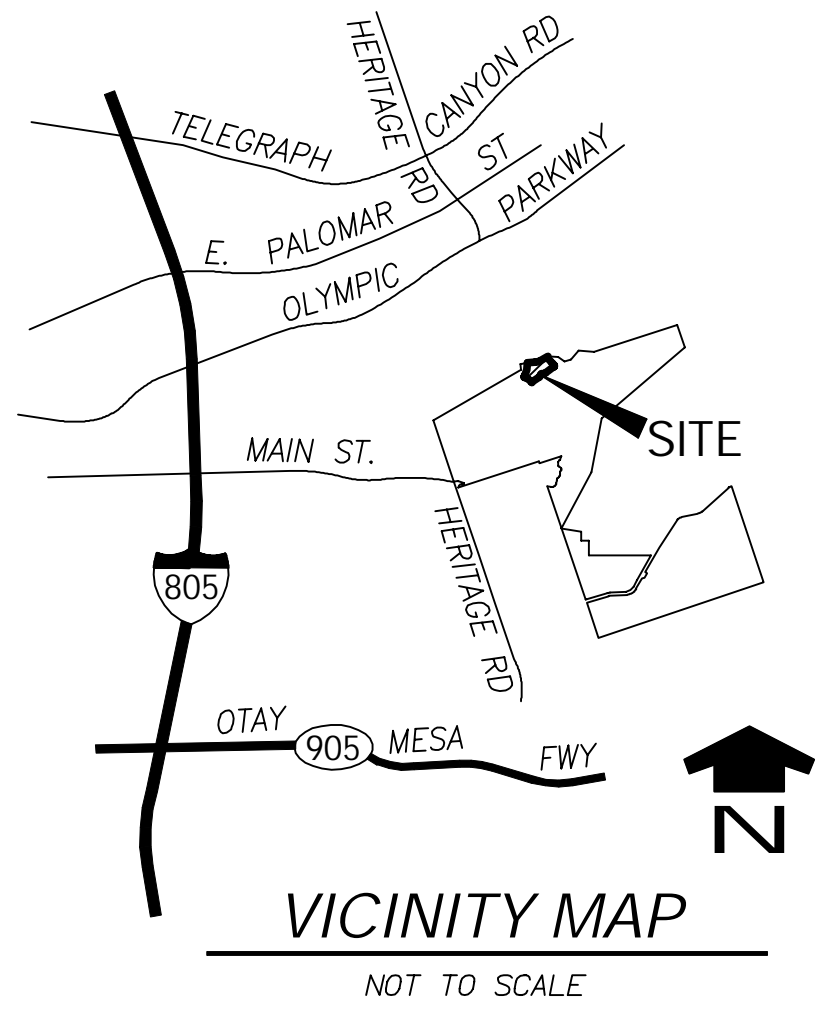
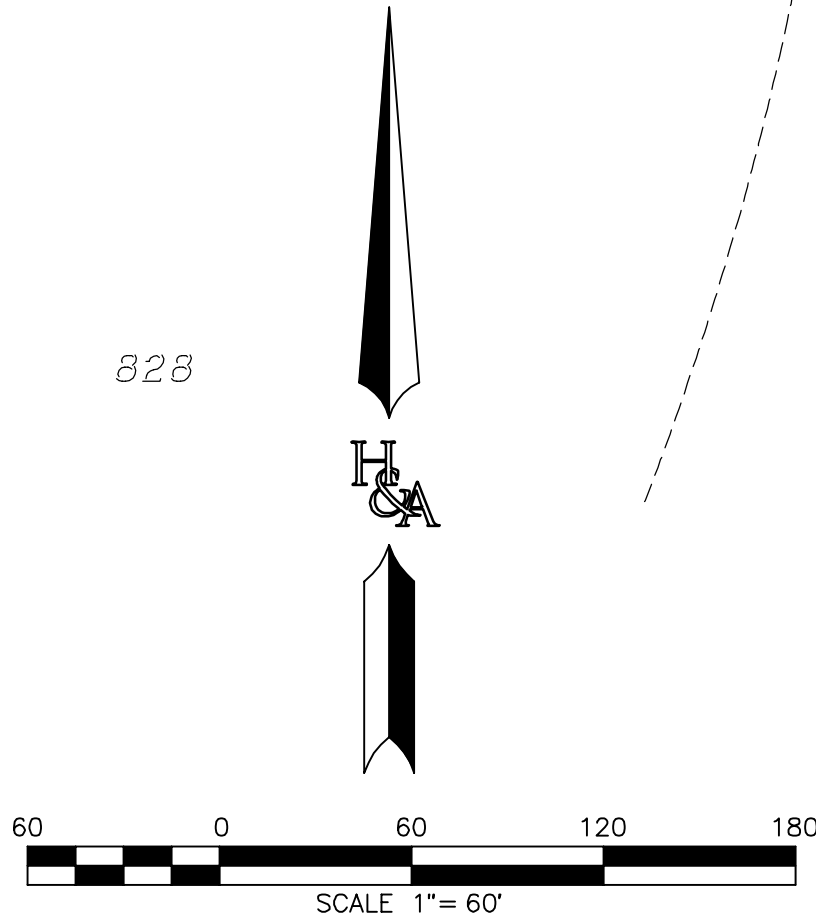
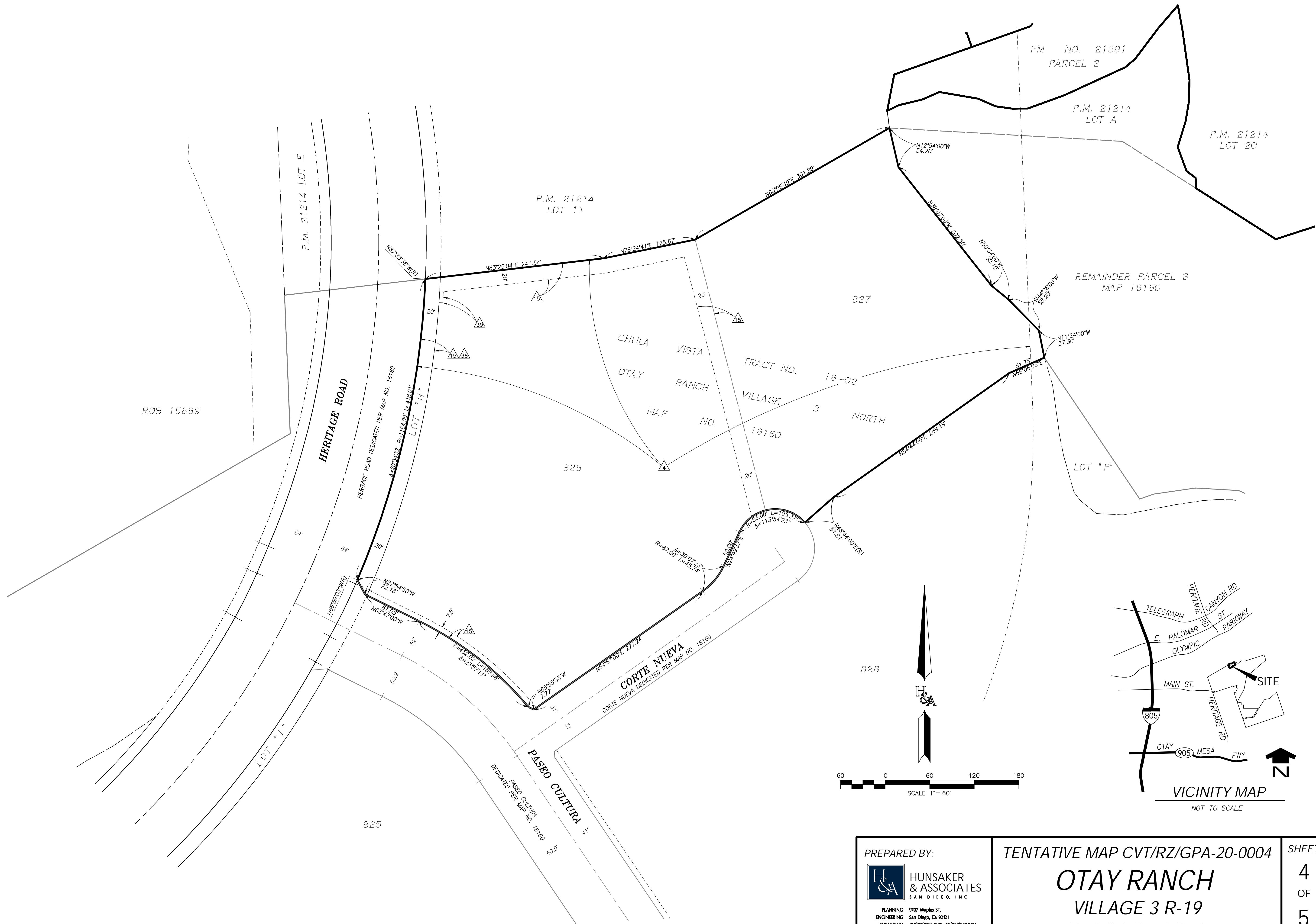
SHEET
2
OF
5



<div>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</div>	TENTATIVE MAP CVT/RZ/GPA-20-0004	SHEET
<div>OTAY RANCH VILLAGE 3 R-19 City Of Chula Vista, California</div>		3 OF 5

LEGEND

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



PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING 9707 Waples St.
ENGINEERING San Diego, Ca 92121
SURVEYING PH(619)558-4500 FX(619)558-1414

TENTATIVE MAP CVT/RZ/GPA-20-0004

OTAY RANCH
VILLAGE 3 R-19
City Of Chula Vista, California

SHEET
4
OF
5

TITLE REPORT EXCEPTIONS

EXCEPTIONS TO TITLE LISTED BELOW ARE PER PRELIMINARY TITLE REPORT DATED NOVEMBER 26, 2019 BY CHICAGO TITLE COMPANY, ORDER NO. 00121769-996-SD1-R14.

- A. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS
TAX IDENTIFICATION NO.: 644-061-10-00
FISCAL YEAR: 2019-2020
1ST INSTALLMENT: \$14,500.90, PAID.
2ND INSTALLMENT: \$14,500.90, OPEN (DELINQUENT AFTER APRIL 10)
PENALTY AND COST: \$1460.09
HOMOWNERS EXEMPTION: \$0.00
CODE AREA: 01299
- B. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS
TAX IDENTIFICATION NO.: 644-061-11-00
FISCAL YEAR: 2019-2020
1ST INSTALLMENT: \$9,290.33, PAID.
2ND INSTALLMENT: \$9,290.33, OPEN (DELINQUENT AFTER APRIL 10)
PENALTY AND COST: \$939.03
HOMOWNERS EXEMPTION: \$0.00
CODE AREA: 01299
- C. 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. 20
RECORDED: AUGUST 2, 2016 AS INSTRUMENT NO. 2016-0391349 OFFICIAL RECORDS
- 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. 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
- 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 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 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 GENERAL AND SPECIAL TAXES.
- F. 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 ANNUAL SPECIAL TAX, AND IS PAYABLE WITH GENERAL AND SPECIAL TAXES.
- G. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF PART 2, CHAPTER 3, ARTICLES 3 & 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.
2. 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.
3. 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.
4. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: LANDFILL, NUISANCE
RECORDED: MARCH 17, 1997 AS DOCUMENT NO. 1997-0118929 OF OFFICIAL RECORDS
AFFECTS: SAID LAND.
5. 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.
6. A DOCUMENT ENTITLED "RESTATED AND AMENDED LAND OFFER AGREEMENT BY AND BY AND BETWEEN SSBT LORE 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.
7. 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 LORE 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 LORE 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 II, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND HOMEFED VILLAGE III MASTER, 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 IV 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.

TITLE REPORT EXCEPTIONS CONT.

8. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. ENTITLED: AGREEMENT TO SATISFY PARKLAND ACQUISITION REQUIREMENT
RECORDED: APRIL 11, 2013 AS INSTRUMENT NO. 2013-0227419 O.R.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
9. RESOLUTION NO. 2014-234 OF THE CITY COUNSEL OF THE CITY OF CHULA VISTA RECORDED APRIL 20, 2016 AS INSTRUMENT NO. 2016-0184002 O.R.
10. RESOLUTION NO. 2014-237 OF THE CITY COUNSEL OF THE CITY OF CHULA VISTA RECORDED APRIL 20, 2016 AS INSTRUMENT NO. 2016-0184003 O.R.
11. 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 O.R.
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD
12. 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 "NAVIGATION 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.
13. RECITALS AS SHOWN ON THAT CERTAIN MAP NO.:
THIS IS A MAP OF A 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 823 IS 54 UNITS, LOT 824 IS 33 UNITS, LOT 825 IS 245 UNITS, AND LOT 828 IS 125 UNITS. LOT 823 IS APPROVED FOR 5 DEVELOPMENT CONDOMINIUM UNITS. LOT 828 IS APPROVED FOR 5 DEVELOPMENT CONDOMINIUM UNITS. THIS IS ALSO A MAP OF A COMMERCIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 6531 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. LOTS INCLUDED WITHIN THE COMMERCIAL CONDOMINIUM PROJECT DESIGNATION ARE 814, 815, 816, 817, 818, 819, 824, 825, 826 AND 827. A COMMERCIAL CONDOMINIUM UNIT FOR CPF PURPOSES WILL BE CONTAINED WITHIN LOT 825. THE MAXIMUM NUMBER OF COMMERCIAL CONDOMINIUM UNITS IS 1,000.
14. 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: LOT H
SAID IRREVOCABLE OFFER OF DEDICATION WAS REJECTED ON SAID MAP, BUT CAN BE ACCEPTED IN THE FUTURE BY RESOLUTION OF THE CITY COUNCIL.
15. 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: LOT H
PURPOSE: WATER
AFFECTS: LOT 826 AS SHOWN ON SAID MAP
PURPOSE: GENERAL ACCESS
AFFECTS: LOTS T, U, Z, AA, 815 AND 818 AS SHOWN ON SAID MAP
PURPOSE: PROPOSED PRIVATE MAINTENANCE
AFFECTS: LOT 826
16. 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 HOMEFED VILLAGE III MASTER, LLC, A DELAWARE LLC
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.
17. 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 LLC
RECORDING DATE: DECEMBER 21, 2016
RECORDING NO.: 2016-0700045 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
18. 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.
19. 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 LLC
RECORDING DATE: DECEMBER 21, 2016
RECORDING NO.: 2016-0701431 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
20. 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 LLC
RECORDING DATE: DECEMBER 21, 2016
RECORDING NO.: 2016-0701432 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
21. 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
NOVEMBER 28, 2016
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.
22. 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.
23. 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.
32. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 2016-255" RECORDED JANUARY 20, 2017 AS INSTRUMENT NO. 2017-0032051 OFFICIAL RECORDS.

TITLE REPORT EXCEPTIONS CONT.

35. AN AGREEMENT, AND THE TERMS AND CONDITIONS AS CONTAINED THEREIN
DATED: MARCH 13, 2017
BY & BETWEEN: SWEETWATER UNION HIGH SCHOOL DISTRICT AND HOMEFED VILLAGE III MASTER, LLC,
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
36. 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
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
37. 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.
38. 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.
39. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: OTAY WATER DISTRICT
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: MARCH 20, 2018 AS INSTRUMENT NO. 2018-0108749, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
41. EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED PARCEL MAP 21636.
PURPOSE: GENERAL UTILITY AND ACCESS
AFFECTS: AS SHOWN ON SAID MAP
PURPOSE: PROPOSED PRIVATE ACCESS
AFFECTS: AS SHOWN ON SAID MAP
42. 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: PUBLIC UTILITIES AND INGRESS AND EGRESS
RECORDED: DECEMBER 21, 2018 AS INSTRUMENT NO. 2018-523181 OFFICIAL RECORDS
AFFECTS: PARCEL MAP NO. 21636, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD
43. COVENANTS, CONDITIONS AND RESTRICTIONS ("BUT OMITTING, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS CONTROLLED OR PERMITTED BY ANY APPLICABLE FEDERAL OR STATE LAW, ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, MEDICAL CONDITION, NATIONAL ORIGIN, SOURCE OF INCOME, OR ANCESTRY" AS SET FORTH IN THE DOCUMENT
RECORDED: SEPTEMBER 25, 2019 AS INSTRUMENT NO. 2019-0423693 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.
44. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: PERMIT FOR ENCROACHMENT IN CITY GENERAL UTILITY EASEMENT (PE19-0073)
RECORDED: SEPTEMBER 26, 2019 AS INSTRUMENT NO. 2019-0426583 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
45. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: PERMIT FOR ENCROACHMENT IN CITY RIGHT-OF-WAY AND GENERAL UTILITY AND ACCESS EASEMENT (PE19-0074)
RECORDED: SEPTEMBER 26, 2019 AS INSTRUMENT NO. 2019-0426584 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

PREPARED BY:



HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

PLANNING 9707 Waples St.
ENGINEERING San Diego, Ca 92121
SURVEYING PH:608/938-4500 - FX:608/558-1414

TENTATIVE MAP CVT/RZ/GPA-20-0004

OTAY RANCH
VILLAGE 3 R-19
City of Chula Vista, California

SHEET
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OF
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