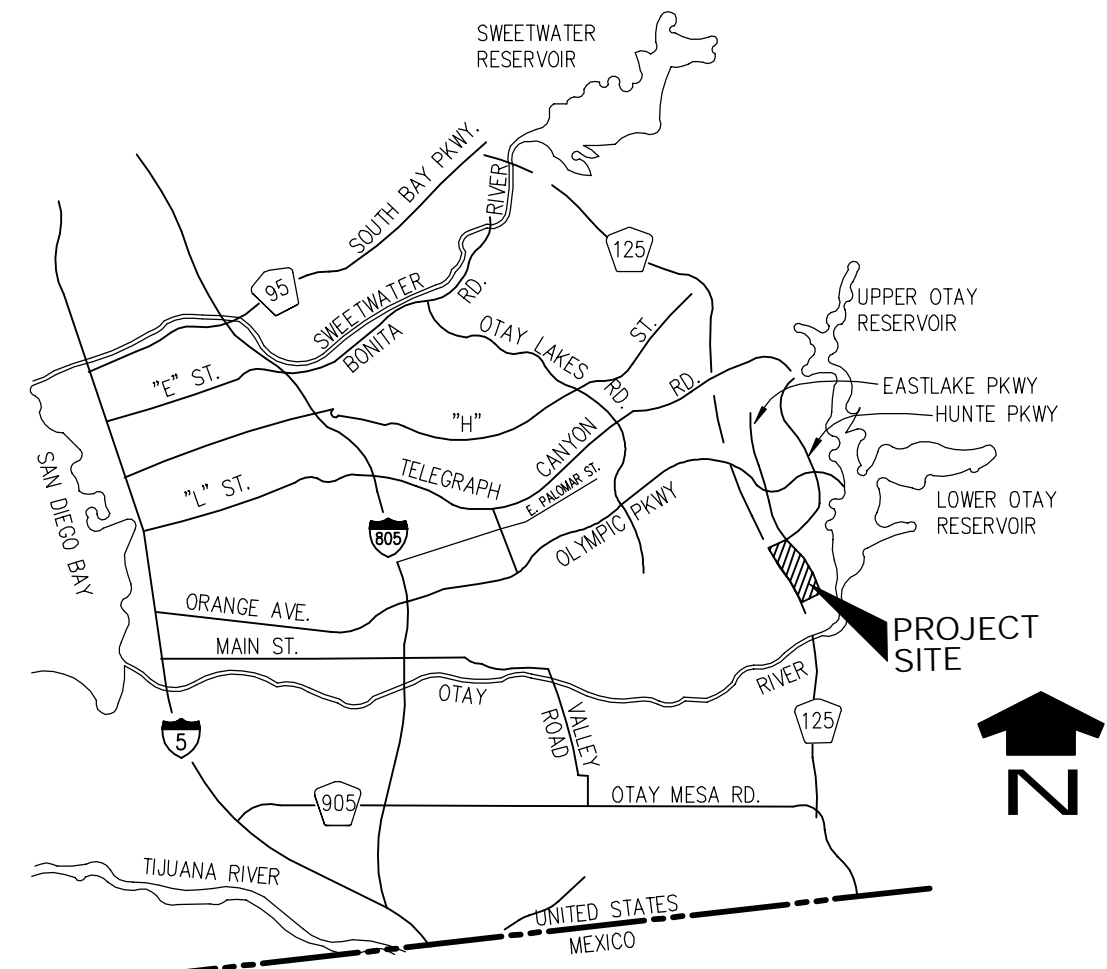


AMENDED TENTATIVE MAP
OTAY RANCH - VILLAGE 9
& PORTION OF PLANNING AREA 12
CITY OF CHULA VISTA, CALIFORNIA



VICINITY MAP
NOT TO SCALE

PROJECT SUMMARY

PROJECT SUMMARY			
	SF	AC	% OF SITE
TOTAL GROSS SITE AREA	14,072,717	323.1	--
LOT JJ (DEDICATION AREA FOR FUTURE PORTION OF UNIVERSITY SITE)	2,178,650	50.0	--
TOTAL NET SITE AREA (EXCLUDING UNIVERSITY PORTION)	11,894,067	273.1	100.0%
MAJOR ROAD RIGHT-OF-WAY	777,478	17.85	6.5%
FREEWAY RIGHT-OF-WAY	357,919	8.22	3.0%
GROSS LOT AREA	6,837,685	156.97	57.5%
GROSS PARK AREAS SUBTOTAL	1,197,483	27.49	10.1%
GROSS SCHOOL LOT AREA (G+W)	862,403	19.80	7.3%
GROSS CPF LOT AREA (J+K)	216,807	4.98	1.8%
REMAINING OPEN SPACE LOTS (OS-1 THRU OS-4)	418,061	9.60	3.5%
SINGLE FAMILY RES NEL DD SUBTOTAL	531,828	12.21	4.6%
SINGLE FAMILY RES NEL EE SUBTOTAL	309,451	7.10	2.6%
SINGLE FAMILY RES NEL FF SUBTOTAL	385,822	8.86	3.2%

LOTTING SUMMARY

LOT SUMMARY				
LOT	GROSS LOT AREA (AC)	NET LOT AREA (AC)	NET PAD AREA (AC)	TARGET UNITS
A	9.48	8.81	8.19	380
B-1	4.61	3.71	3.17	183
B-2	3.89	3.32	2.78	136
D	11.18	10.26	8.61	407
E-1	4.59	3.77	3.20	183
E-2	4.23	3.53	3.04	168
F	8.22	7.76	6.91	336
H-1	4.73	3.69	3.14	188
H-2	5.57	4.50	3.59	226
K-1	3.68	2.86	2.40	148
K-2	3.75	2.89	2.35	152
M	3.61	2.36	1.88	80
N	3.52	2.38	1.97	57
O-1	3.62	2.69	2.27	80
O-2	3.61	2.69	2.27	80
P	3.60	2.36	2.06	80
Q	3.52	2.38	1.93	57
R-1	3.62	2.69	2.36	80
R-2	3.59	2.68	2.35	80
S-1	6.36	6.10	5.19	104
S-2	3.47	2.64	2.08	58
T	3.42	2.37	2.06	34
U-1	3.51	2.68	2.41	58
U-2	3.47	2.66	2.38	58
V	8.64	7.94	7.13	142
Y-1	3.26	2.71	2.32	54
Y-2	2.96	2.44	2.17	50
Z-1	3.65	3.31	3.01	61
Z-2	2.66	2.39	2.02	45
AA	6.83	6.41	5.95	128
BB	8.43	8.05	7.63	89
CC	7.72	7.44	7.12	128
Parcel DD	12.21	8.02	8.02	47
Parcel EE	7.10	4.70	4.70	26
Parcel FF	8.86	5.85	5.85	32
TOTALS	185.14	151.02	134.50	3,959

PARKS/OPEN SPACE LOTTING SUMMARY

PARKS/OS LOT SUMMARY				
PARK LOT	GROSS LOT AREA (AC)	NET LOT AREA (AC)	NET PAD AREA (AC)	ELIGIBLE ACRES
C	3.64	3.39	2.55	2.80
I	1.45	0.66	0.41	0.60
L	14.82	13.90	13.29	13.40
GG	2.90	2.84	-	1.60
HH	1.33	1.33	1.22	1.30
H	3.35	3.35	2.70	3.30
PARK SUBTOTAL	27.49	25.47	20.17	23.00
PARK TOTALS*	27.49	25.47	20.17	23.00
OS-1	2.85	-	-	-
OS-2	3.29	-	-	-
OS-3	2.80	-	-	-
OS-4	0.65	-	-	-
TOTAL OS	9.60	-	-	-
OVERALL OS/PARK TOTAL	37.09	-	-	-

CPF/SCHOOL LOTTING SUMMARY

CPF/SCHOOL LOT SUMMARY			
LOT	GROSS LOT AREA (AC)	NET LOT AREA (AC)	NET PAD AREA (AC)
J	2.33	1.47	1.11
X	2.65	1.66	1.22
SUBTOTAL-CPF	4.98	3.14	2.33

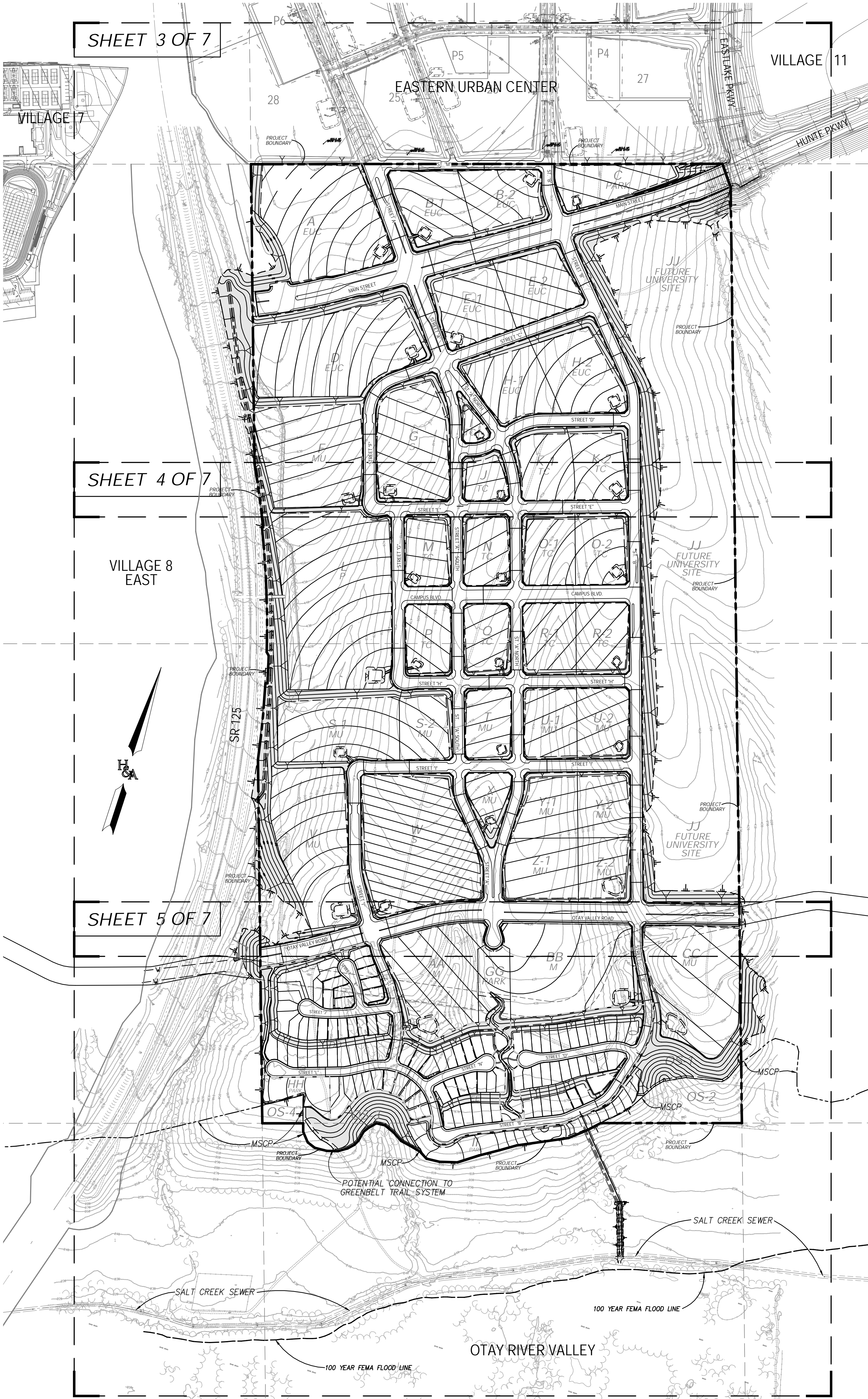
CPF/SCHOOL LOT SUMMARY			
LOT	GROSS LOT AREA (AC)	NET LOT AREA (AC)	NET PAD AREA (AC)
G	1.86	1.10	0.17
W	11.94	10.20	9.23
SUBTOTAL-SCH	19.80	16.30	14.41

LOT SUMMARY
SINGLE FAMILY
RESIDENTIAL

NEIGHBORHOOD DD		
LOT NO.	GROSS LOT AREA (SF)	
1	8,643	
2	8,288	
3	8,601	
4	5,374	
5	6,083	
6	5,851	
7	6,054	
8	7,388	
9	6,784	
10	7,226	
11	6,046	
12	7,001	
13	11,623	
14	9,173	
15	7,579	
16	7,022	
17	6,135	
18	9,662	
19	6,772	
20	5,875	
21	6,604	
22	6,400	
23	6,516	
24	6,003	
25	6,809	
26	5,716	
27	6,078	
28	7,850	
29	9,760	
30	8,283	
31	7,699	
32	7,797	
33	9,161	
34	8,307	
35	8,203	
36	8,252	
37	8,259	
38	8,206	
39	9,013	
40	9,707	
41	7,803	
42	12,085	
43	7,638	
44	5,883	
45	5,415	
46	6,279	
47	7,644	
NET SQ. FT. (SINGLE FAMILY RES. SUBTOTAL)	349,243	
NET AC. (SINGLE FAMILY RES. SUBTOTAL)	8.0	
DD-A	64,229	
DD-B	3,762	
SINGLE FAMILY HOA OS LOT SUBTOTAL	67,981	
SINGLE FAMILY INTERNAL STREET SUBTOTAL	114,604	
GROSS OVERALL NEIGHBORHOOD TOTAL SQ. FT.	531,828	
GROSS OVERALL NEIGHBORHOOD TOTAL ACRES	12.21	

NEIGHBORHOOD EE		
LOT NO.	GROSS LOT AREA (SF)	
48	10,001	
49	10,313	
50	8,541	
51	8,491	
52	7,799	
53	6,210	
54	8,308	
55	7,588	
56	9,248	
57	6,682	
58	5,713	
59	5,867	
60	8,846	
61	5,726	
62	6,298	
63	6,476	
64	7,394	
65	7,446	
66	7,381	
67	7,598	
68	7,962	
69	6,210	
70	10,008	
71	8,136	
72	8,629	
73	8,562	
NET SQ. FT. (SINGLE FAMILY RES. SUBTOTAL)	204,734	
NET AC. (SINGLE FAMILY RES. SUBTOTAL)	4.7	
EE-C	23,271	
EE-D	875	
EE-F	2,967	
SINGLE FAMILY HOA OS LOT SUBTOTAL	26,713	
SINGLE FAMILY INTERNAL STREET SUBTOTAL	78,004	
GROSS OVERALL NEIGHBORHOOD TOTAL SQ. FT.	309,451	
GROSS OVERALL NEIGHBORHOOD TOTAL ACRES	7.10	

NEIGHBORHOOD FF		
LOT NO.	GROSS LOT AREA (SF)	
74	9,244	
75	8,248	
76	8,462	
77	8,738	
78	8,858	
79	9,020	
80	11,370	
81	18,061	
82	9,186	
83	5,383	
84	5,334	
85	5,336	
86	5,449	
87	5,807	
88	6,788	
89	6,776	
90	6,238	
91	5,605	
92	6,482	
93	9,563	
94	6,607	
95	7,524	
96	7,897	
97	7,930	
98	7,836	
99	7,816	
100	7,460	
101	7,367	
102	7,205	
103	8,671	
104	9,462	
105	11,080	
NET SQ. FT. (SINGLE FAMILY RES. SUBTOTAL)	254,831	
NET AC. (SINGLE FAMILY RES. SUBTOTAL)	5.9	
FF-G	1,389	
FF-H	37,106	
SINGLE FAMILY HOA OS LOT SUBTOTAL	38,495	
SINGLE FAMILY INTERNAL STREET SUBTOTAL	92,496	
GROSS OVERALL NEIGHBORHOOD TOTAL SQ. FT.	385,822	
GROSS OVERALL NEIGHBORHOOD TOTAL ACRES	8.86	



KEY MAP

SCALE: 1" = 300'

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 LAND 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, 506 FEET OF LOT 4 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 11, 2005 AS DOCUMENT NO. 2005-075928 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°57'57" 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 178.899 METERS TO THE BEGINNING OF A NON-TANGENT 1627.700 METER RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 62°20'18" EAST, THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°46'15" 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 CONCAVE SOUTHWESTERLY, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 66°06'33" EAST, THENCE SOUTHEASTERLY 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 1621.200 METER RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 73°42'11" EAST, THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°57'25" 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 CONCAVE SOUTHWESTERLY, THENCE SOUTHEASTERLY 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 68°00'06" EAST 19.092 METERS, THENCE SOUTH 11°41'19" EAST 24.481 METERS, THENCE SOUTH 16°22'43" 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°18'10" WEST 29.530 METERS, THENCE SOUTH 06°03'58" 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 06°34'53" WEST 11.008 METERS, THENCE SOUTH 45°00'54" WEST 30.733 METERS, THENCE SOUTH 01°24'21" WEST 77.458 METERS, THENCE SOUTH 01°51'20" WEST 30.117 METERS, THENCE SOUTH 13°45'02" WEST 28.527 METERS, THENCE SOUTH 31°10'10" WEST 28.222 METERS, THENCE SOUTH 16°38'48" WEST 22.806 METERS, THENCE SOUTH 08°41'59" WEST 25.640 METERS, THENCE SOUTH 20°53'50" WEST 30.314 METERS, THENCE SOUTH 04°18'10" WEST 29.530 METERS, THENCE SOUTH 06°03'58" 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 06°34'53" WEST 11.008 METERS, THENCE SOUTH 45°00'54" WEST 30.733 METERS, THENCE SOUTH 01°24'21" WEST 77.458 METERS, THENCE SOUTH 01°51'20" WEST 30.117 METERS, THENCE SOUTH 13°45'02" 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