### LEGEND SUBDIVISION BOUNDARY \_\_\_\_ PROPOSED LOT LINE EXISTING LOT LINE LOT 1 MAP 105037 EXISTING ASSESSOR'S MAP OR PARCEL NO. MU/R PROPOSED RESIDENTIAL NEIGHBORHOOD PROPOSED RESIDENTIAL LOT (NUMBERED) LOT 1 PROPOSED PRIVATE STREET OR PARK LOT (LETTERED) LOT A

\_\_\_\_\_

———RW———

———RW———

-----GAS-----

Y 2: 1 MAX Y

EXISTING ZONING

PROPOSED EASEMENT LINE

EXISTING EASEMENT LINE

EXISTING SEWER MAIN WITH MANHOLE

PROPOSED PUBLIC WATER MAIN

EXISTING RECLAIMED WATER MAIN

EXISTING STORM DRAIN SYSTEM

EXISTING GAS MAIN

B. HEADWALL

C. CLEANOUT

D. CATCH BASIN

PROPOSED STREET GRADE

STREET LIGHT

CUT/FILL LINE

PROPOSED SLOPE

PROPOSED PUBLIC SEWER MAIN WITH MANHOLE (8" PVC UNLESS OTHERWISE NOTED)

EXISTING WATER MAIN WITH FIRE HYDRANT

(8" PVC UNLESS OTHERWISE NOTED)

PROPOSED PUBLIC RECLAIMED WATER MAIN

(8" PVC UNLESS OTHERWISE NOTED)

PROPOSED PRIVATE STORM DRAIN SYSTEM

A. INLET OR CATCH BASIN

E. MODULAR WETLANDS UNIT

PROPOSED PRIVATE RETAINING WALL

NUMBER OF PARKING STALLS IN A BLOCK

ACCESS RIGHTS RELINQUISHED PER DOC. NO. 2003-0604607 REC. 5/22/2003, O.R.

ACCESS RIGHTS RELINQUISHED PER DOC. NO. 2005-0181417 REC. 3/4/2005, O.R.

ACCESS RIGHTS RELINQUISHED PER DOC. NO. 2005-0181409 REC. 3/4/2005, O.R.

INDICATES FOUND 3/4" IRON PIPE WITH DISC

PER MAP NO. 15037 AND CERTIFICATES OF

ROS 19985, UNLESS OTHERWISE NOTED.

CORRECTION THERETO.

UNLESS OTHERWISE NOTED.

EXISTING METER

DESCRIBED AS FOLLOWS:

BOTH OF OFFICIAL RECORDS.

OF OFFICIAL RECORDS.

OF OFFICIAL RECORDS.

PARCEL A:

PARCEL B:

STAMPED "LS 7696" PER CERTIFICATE OF CORRECTION

FOR MAP NO. 15037 RECORDED 8/10/2009 AS DOC NO.

"LS 7969" PER MAP NO. 15037 AND THE CERTIFICATE

INDICATES FOUND LEAD & DISC STAMPED "LS 7696"

INDICATES FOUND LEAD & DISC STAMPED "LS 6922"

PER CR 43680, 43681 OR 43682, UNLESS OTHERWISE

INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED

"LS 6187" IN STANDARD STREET WELL MONUMENT PER

INDICATES FOUND STANDARD STREET WELL MONUMENT

INDICATES FOUND STANDARD STREET WELL MONUMENT

REAL PROPERTY IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,

LOTS 1 AND 4 OF CHULA VISTA TRACT NO. 05-02, OTAY RANCH FREEWAY COMMERCIAL SECTIONAL PLANNING AREA, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 15037, FILED IN THE OFFICE OF THE COUNTY RECORDER OF

SAN DIEGO COUNTY, JUNE 30, 2005, AND AS CORRECTED BY A CERTIFICATE OF CORRECTION

CERTIFICATE OF CORRECTION RECORDED AUGUST 10, 2009 AS INSTRUMENT NO. 2009-0446488,

EASEMENTS FOR COMMON AREA, UNDERGROUND SUPPORTS AND MINOR ENCROACHMENTS, ACCESS,

SIGNAGE, UTILITIES, DRAINAGE AND INCIDENTAL PURPOSES AS SET FORTH IN INSTRUMENT

SWEETWATER UNION HIGH

SCHOOL DISTRICT

ENTITLED "CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT", EXECUTED BY GGP-OTAY RANCH, L.P., A DELAWARE LIMITED PARTNERSHIP AND MACY'S DEPARTMENT STORES,

INC., AN OHIO CORPORATION, RECORDED NOVEMBER 21, 2008 AS INSTRUMENT NO. 2008-0604340

RECORDED JANUARY 3, 2008 AS INSTRUMENT NO. 2008- 0003099, AND FURTHER CORRECTED BY A

EXCEPTING THEREFROM FROM LOT 1 THAT PORTION OF LAND CONVEYED TO SAN DIEGO ASSOCIATION OF GOVERNMENTS, A CALIFORNIA LEGISLATIVELY-CREATED REGIONAL PLANNING AGENCY, IN GRANT DEED RECORDED DECEMBER 29, 2016 AS INSTRUMENT NO. 2016-0714265 AND 2016-0714266, BOTH

MARKED "L.S. 7322" PER MAP NO. 14780 OR

CERTIFICATE OF CORRECTION THEREOF, UNLESS

MARKED "L.S. 7322" AS SHOWN ON ROS 19985,

EXISTING IRRIGATION LINE TO BE RELOCATED

INDICATES SEARCHED FOR NOTHING FOUND.

EXISTING IRRIGATION LINE TO REMAIN

LEGAL DESCRIPTION:

INDICATES FOUND MONUMENT AS NOTED.

PROPOSED STREET CENTERLINE ELEVATION

TENTATIVE MAP/CVT 22-0002 FOR: OTAY RANCH TOWN CENTER FC-1

CITY OF CHULA VISTA, CALIFORNIA

# PROMENADE STREET MAP NO. 150 KEY MAP

# GENERAL DESIGN NOTES

GENERAL NOTES

ACRES TO REMAIN AS CURRENTLY DEVELOPED)

PARKS/PLAZA: 5 LOTS PRIVATE STREETS: 4 LOTS

PROPOSED ZONING: MIXED-USE

7. PRESENT LAND USE: RETAIL

SERVICES DEPARTMENT.

COMMERCIAL/RETAIL: 1 LOT

MAXIMUM NUMBER UNITS ALLOWED: 840 UNITS

6. EXISTING ZONING: COMMERCIAL RETAIL (FC-1)

2. TOTAL NUMBER OF LOTS: 19, BROKEN DOWN AS FOLLOWS MULTI-FAMILY RESIDENTIAL: 9 LOTS

ASSESSOR'S PARCEL NUMBERS: 643-061-08-00 AND 643-061-04-00

PROPOSED GENERAL PLAN LAND USES: COMMERCIAL RETAIL, URBAN CORE

EXISTING GENERAL PLAN DESIGNATIONS: COMMERCIAL RETAIL

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

1. GROSS SITE AREA EXISTING: 78.291 ACRES (EXCLUDING NAP PARCEL 3 8.955 ACRES) GROSS REDEVELOPMENT SITE AREA PROPOSED: 16.57 ACRES (REMAINDER OF 58.49

. 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, 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. THE STREET SYSTEM SHOWN HEREON SHALL COMPLY WITH CHULA VISTA FIRE DEPARTMENT GUIDELINES, INCLUDING THE AUTOTURN DETAIL. 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

13. GRADING AND MODEL HOMES MAY BE BUILT, AFTER CITY APPROVAL, 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. STORM DRAIN AND SEWER SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN. 16. TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE

INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT. 17. PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GEOCON, INC. DATED FEBRUARY 4, 2022. 18. REFER TO THE "WATER QUALITY TECHNICAL REPORT SWQMP" FEBRUARY 28, 2022

QUALITY CONTROL BOARD JURISDICTIONAL PERMIT. 19. TEMPORARY TURNAROUNDS SHALL BE PROVIDED AT ALL DEAD END STREETS DURING FINAL ENGINEERING AS REQUESTED BY THE DEVELOPMENT SERVICES DEPARTMENT.

PREPARED BY HUNSAKER & ASSOCIATES FOR COMPLIANCE WITH THE REGIONAL WATER

20. A FUEL MODIFICATION ZONE IS NOT PROPOSED AS THE PROJECT IS SURROUNDED BY EXISTING PAVEMENT AND DEVELOPMENT.

21. SPEED BUMPS FOR TRAFFIC CALMING PURPOSES ARE PROHIBITED ON STREETS TO BE BUILT FOR THIS PROJECT.

22. DESIGN WAIVER REQUEST TO ALLOW TYPICAL LOT DRAINAGE TO BE REDUCED FROM 5% AWAY FROM HOUSE (PER BLDG. CODE 1804.4) TO 2% AWAY FROM HOUSE. ALLOW LOT DRAINAGE SWALE GRADE TO BE REDUCED FROM 2% TO 1%

## CONDOMINIUM NOTES

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. PLANNING NEIGHBORHOODS INCLUDED WITHIN THE RESIDENTIAL CONDOMINIUM PROJECT DESIGNATION ARE (R-1, R-2, R-3A, R-3B, R-4, R-5), FOR A MAXIMUM NUMBER OF (840) DWELLING 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. PLANNING NEIGHBORHOOD INCLUDED WITHIN THE COMMERCIAL CONDOMINIUM PROJECT DESIGNATION IS MU/R-3A AND MU/R-3B FOR A MAXIMUM OF 37,200

# SOURCE OF TOPOGRAPHY

THE INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRY FLOWN BY R.J. LUNG AND ASSOCIATES ON AUGUST 5, 2020, TOGETHER WITH FIELD SURVEY MEASUREMENTS PERFORMED BY HUNSAKER & ASSOCIATES SAN DIEGO, INC. ON AUGUST 5, 2016.

# BENCHMARK:

VERTICAL RELIEF SHOWN HEREON WAS PRODUCED BY FIELD METHODS COMBINED WITH AERIAL TOPOGRAPHY BY R.J. LUNG AND ASSOCIATES FLOWN ON AUGUST 5, 2020. VERTICAL DATUM BASED ON CITY OF CHULA VISTA BENCHMARK NO. NUMBER 2375 (4057)

ELEV. 639.072.

# EARTHWORK/GRADING QUANTITIES

CUT: 19,490 C.Y. FILL: 8,405 C.Y. EXPORT: 11,085 C.Y.

GRADING QUANTITIES SHOWN ARE RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT. A TRANSPORTATION PERMIT AND A LETTER FROM THE SITE ACCEPTING EXPORTED

# EASEMENT & ENCUMBRANCE NOTES

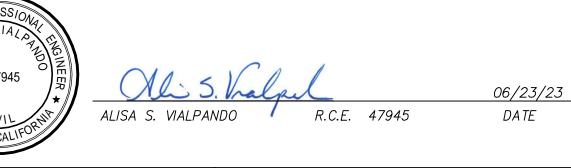
SEE SHEETS 7 & 8

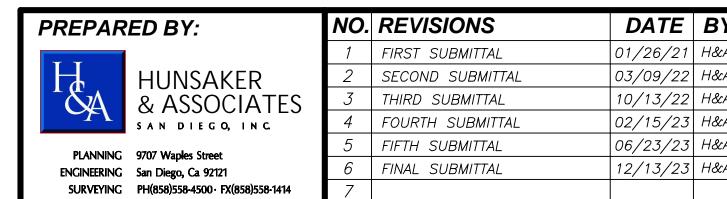
# APPLICANT/OWNER

GGP-OTAY RANCH L.P. 350 N. ORLEANS ST. SUITE 300, CHICAGO, IL 60654

MATERIAL IS REQUIRED PRIOR TO ISSUANCE OF PERMIT







TENTATIVE MAP/CVT 22-0002 OTAY RANCH TOWN CENTER FC-1

City Of Chula Vista, California

PUBLIC UTILITIES

CITY OF CHULA VISTA OTAY WATER DISTRICT WATER STORM DRAIN CITY OF CHULA VISTA TELEPHONE AT&T SDG**&**E GAS AND ELECTRIC CABLE T.V. COX COMMUNICATIONS CITY OF CHULA VISTA POLICE & FIRE *SCHOOLS* CHULA VISTA ELEMENTARY SCHOOL DISTRICT

# **ABBREVIATIONS**

FP FLOOD PLAIN FIRE PROTECTION PLAN LSVC LIGHTED SAG VERTICAL CURVE MANHOLE NSF NET SQ. FT. NTS NOT TO SCALE POINT OF INTERSECTION (V.C.) PROPERTY LINE REINFORCED CONCRETE PIPE RECLAIMED WATER R/W RIGHT OF WAY SEWER STORM DRAIN

GROSS SQ. FT.

WATER

# APN(S): 643-061-08-00 (AFFECTS: LOT 1) AND 643-061-04-00 (AFFECTS: LOT 4) LAND USE SUMMARY A. PROPOSED LAND USE

LOT	LAND USE	AREA AC	COMMERCIAL	UNITS
MU/R LOT 1	Urban Core	1.65	-	-
MU/R LOT 2	Urban Core	1.23	-	-
MU/R LOT 3	Urban Core	1.88	-	-
MU/R LOT 4	Urban Core	1.86	*37,200 SF	-
MU/R LOT 5	Urban Core	0.73	-	1
MU/R LOT 6	Urban Core	0.73	-	-
MU/R LOT 7	Urban Core	1.19	-	-
MU/R LOT 8	Urban Core	1.17	-	1
MU/R LOT 9	Urban Core	0.47	-	•
SUBTOTAL MU/R		10.91	-	840
PS LOT A	Private St.	1.50	-	-
PS LOT B	Private St.	0.80	-	-
PS LOT C	Private St.	0.26	-	-
PS LOT D	Private St.	0.37	-	-
SUBTOTAL PS		2.93	-	-
P LOT E	Park/Plaza	0.72	-	-
P LOT F	Park	*** 0.87	-	1
P LOT G	Park	0.38	-	1
P LOT H	Park	0.76	-	1
SUBTOTAL PARK		**** 2.73	-	-
SUBTOTAL REDEVELOPMENT		16.57	-	-
LOT 10	Commercial Retail	41.93	-	-
TOTAL		58.49	*37,200	840

Note: Acreages rounded to the nearest hundredth of an acre \* 37,200 sf of existing commercial to be replaced with 37,200 sf of new commercial \*\*\* Usable Area of P Lot F is 0.70 ac. \*\*\*\* See Conceptual Landscape Plan Otay Ranch Town Center FC-1 by Rios 10-23-23

**B. EXISTING LOTS** LAND USE AREA AC \*\* LOT 1 **\*\*** 50.791 Commercial Retail

LOT 4 Commercial Retail 7.699 58.490

\*\* THE BOUNDARY AND ACREAGE OF LOT 1 OF FINAL MAP 15037 WAS CORRECTED PURSUANT TO CERTIFICATE OF CORRECTION REC. 1/03/2008 AS INST. NO. 2008-0003099 AND CERTIFICATE OF CORRECTION REC. 8/10/2009 AS INST. NO. 2009-0446488. THE ACREAGE REFLECTED HEREON IS ACCORDANCE WITH THESE CORRECTIONS.

# SHEET INDEX

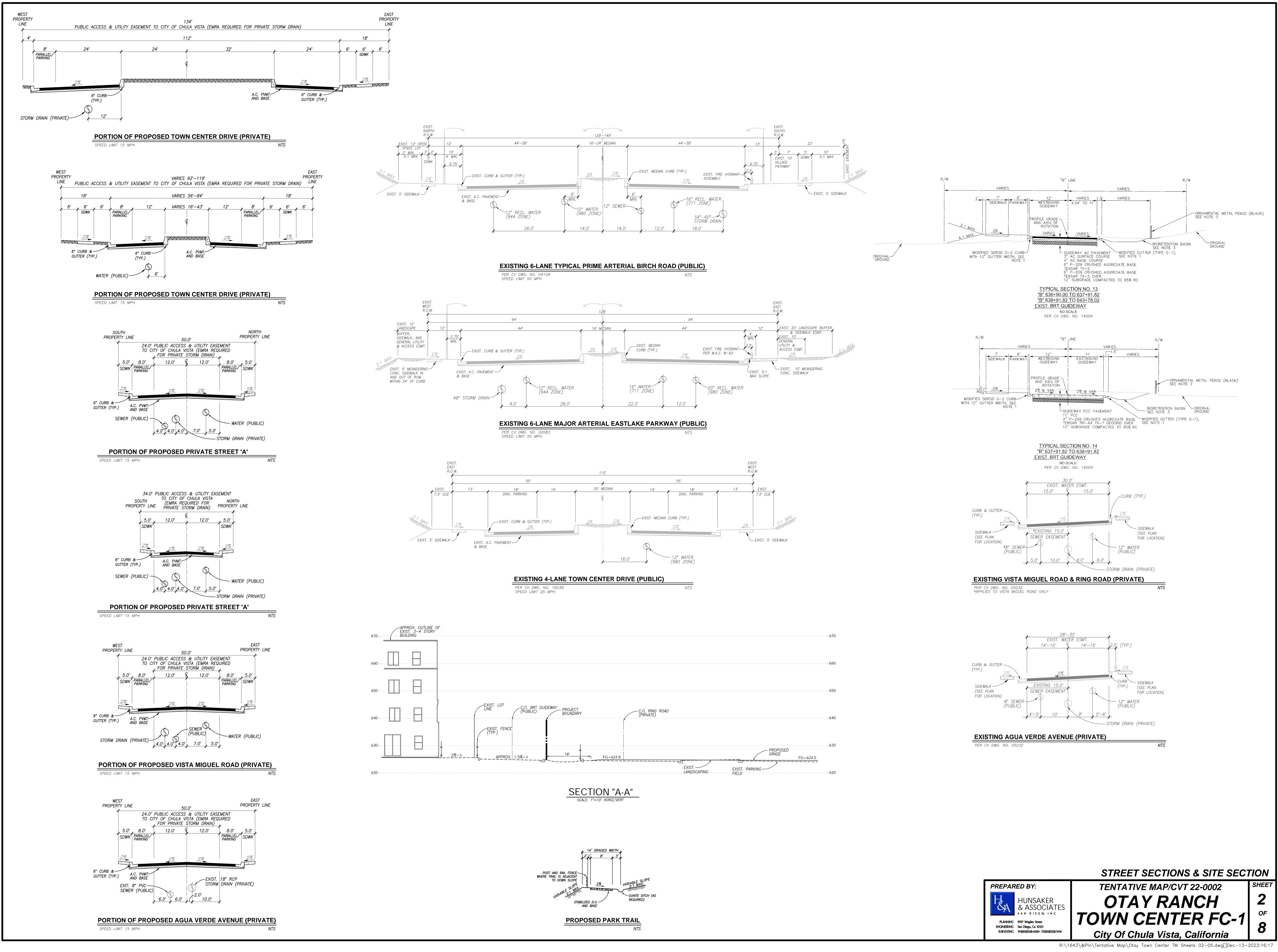
SHEET 1 - TITLE SHEET/TABLES SHEET 2 - STREET SECTIONS & SITE SECTION SHEET 3 - PROJECT DESIGN SHEET 4 - PROJECT DESIGN SHEET 5 - PROJECT DESIGN

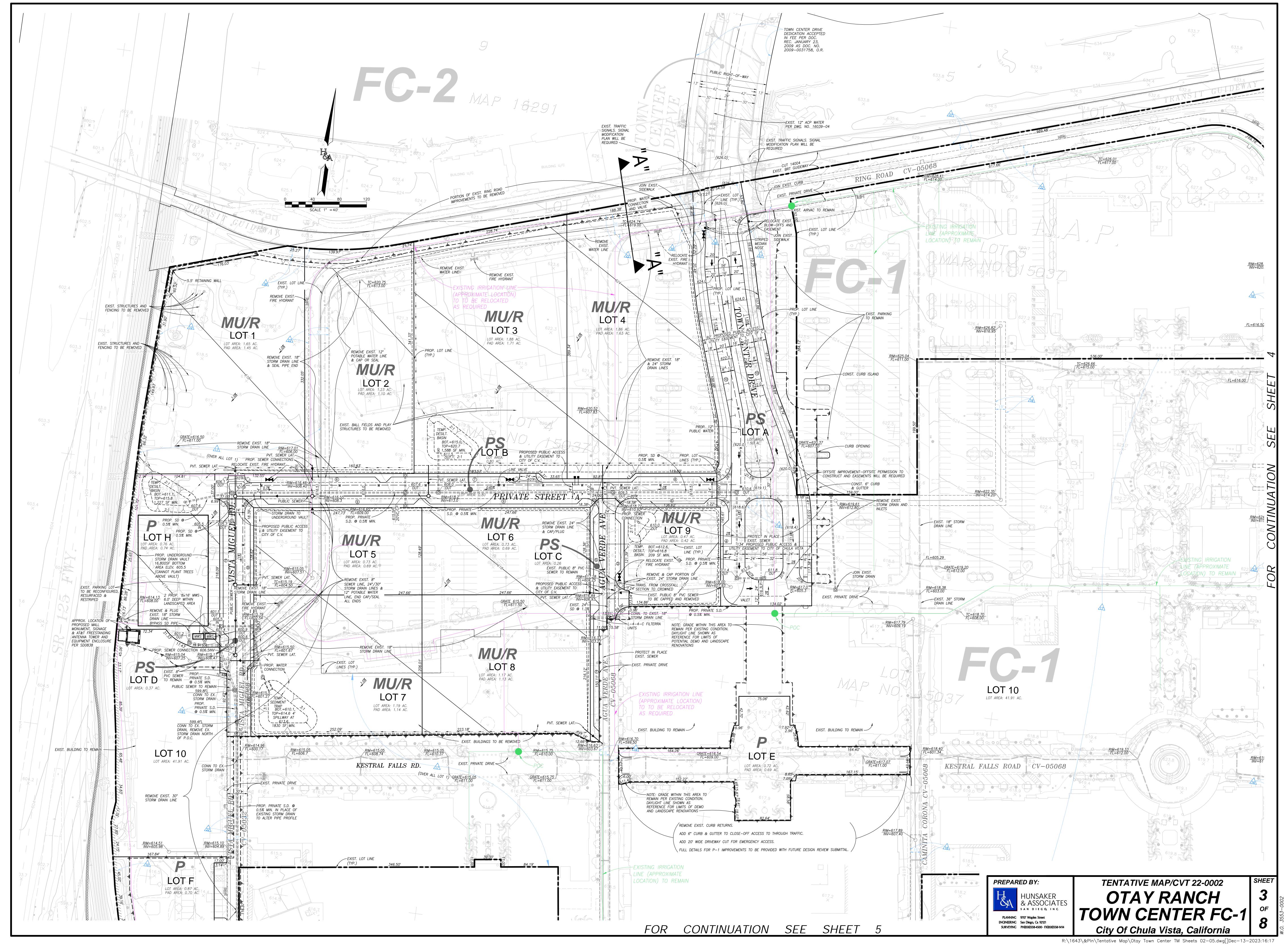
SHEET 6 - PROPOSED LOTTING, EASEMENTS & EASEMENTS OR PORTIONS OF EASEMENTS TO BE VACATED

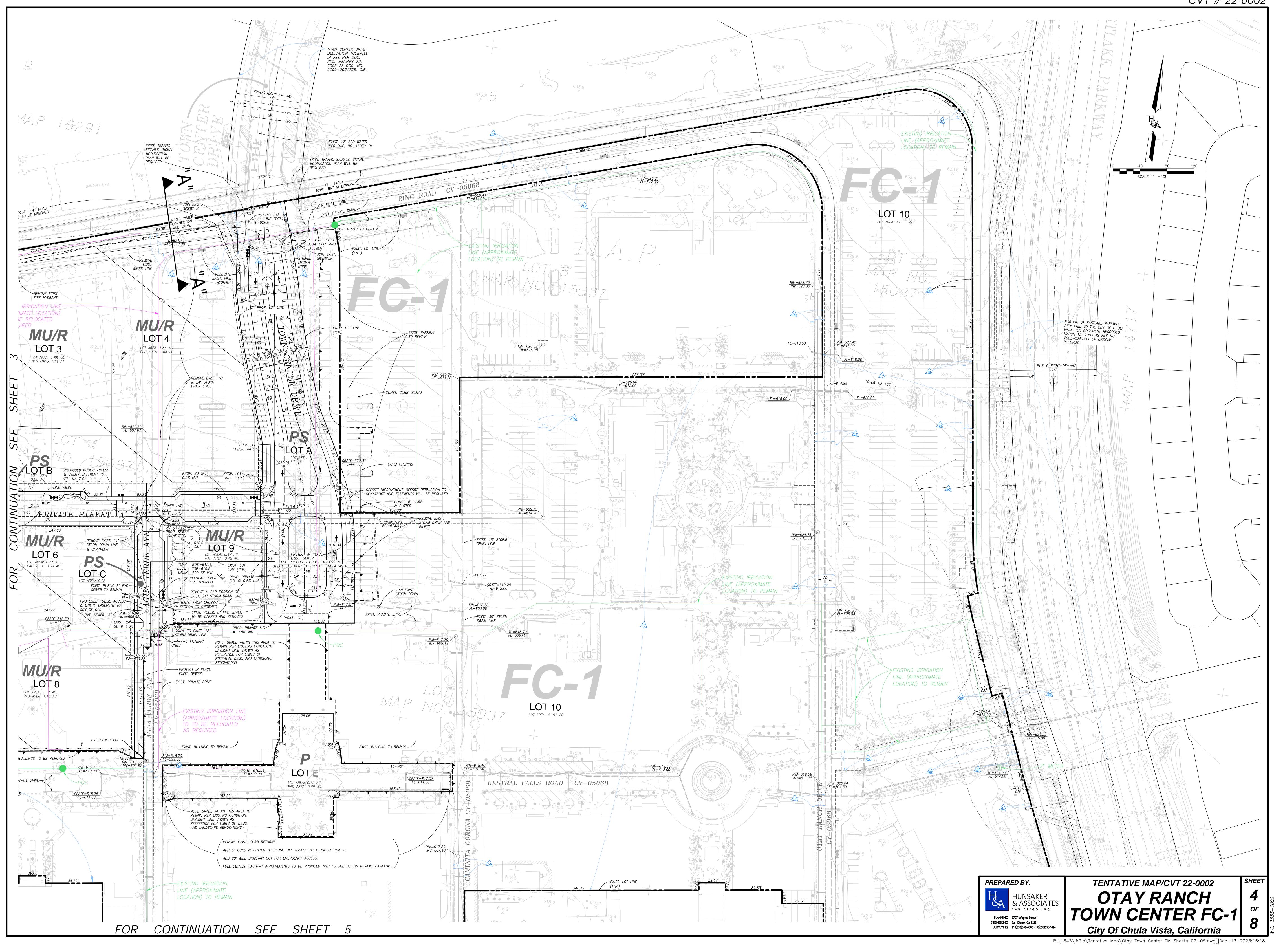
SHEET 7 - BOUNDARY, EASEMENTS & ENCUMBRANCES SHEET 8 - BOUNDARY, EASEMENTS & ENCUMBRANCES

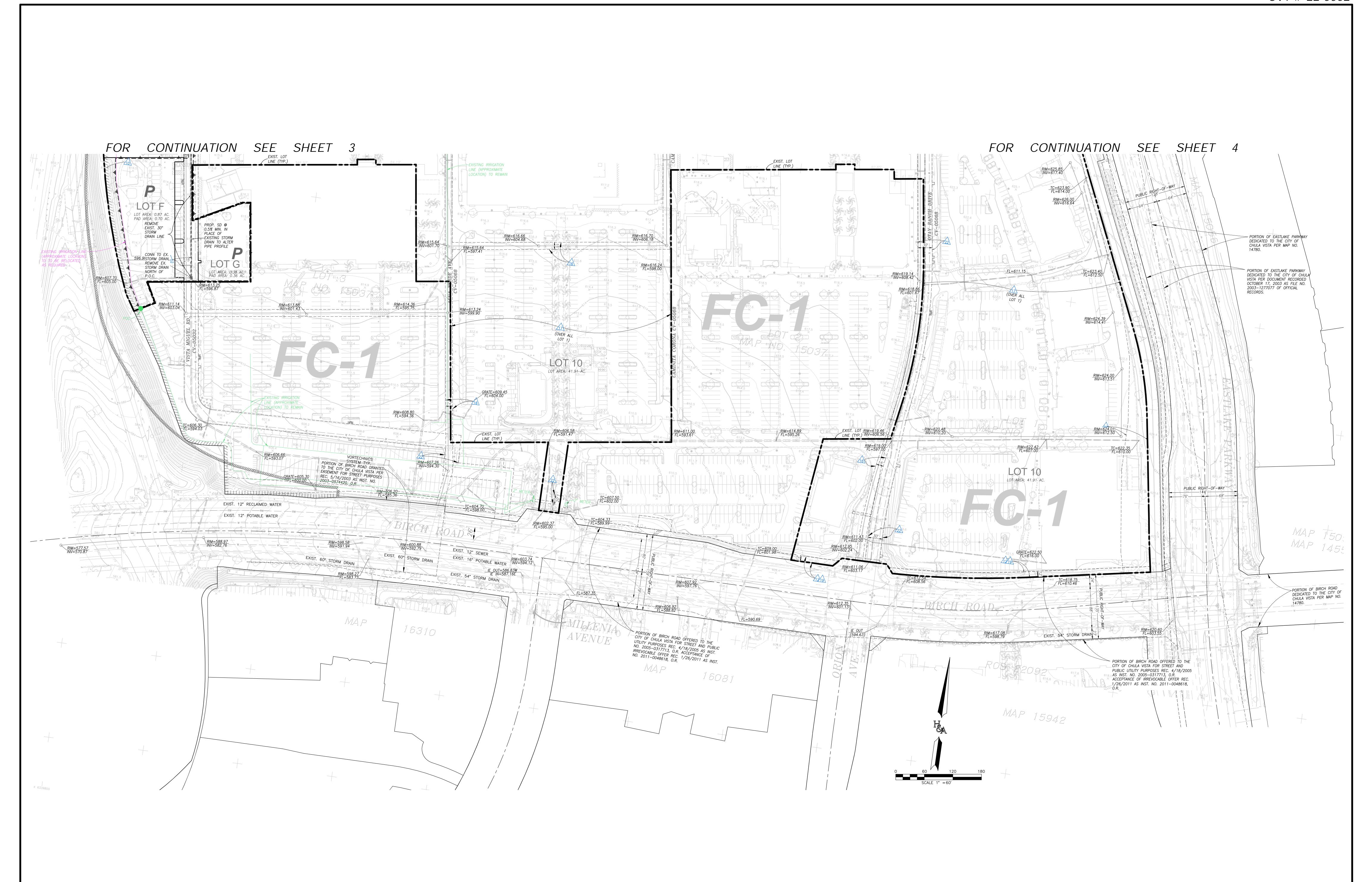
TYPICAL LOT & DRAINAGE DETAIL

SHEET 1 - CONCEPTUAL LANDSCAPE PLAN BY RIOS SHEET 2 - CONCEPTUAL LANDSCAPE PLAN BY RIOS









PREPARED BY:

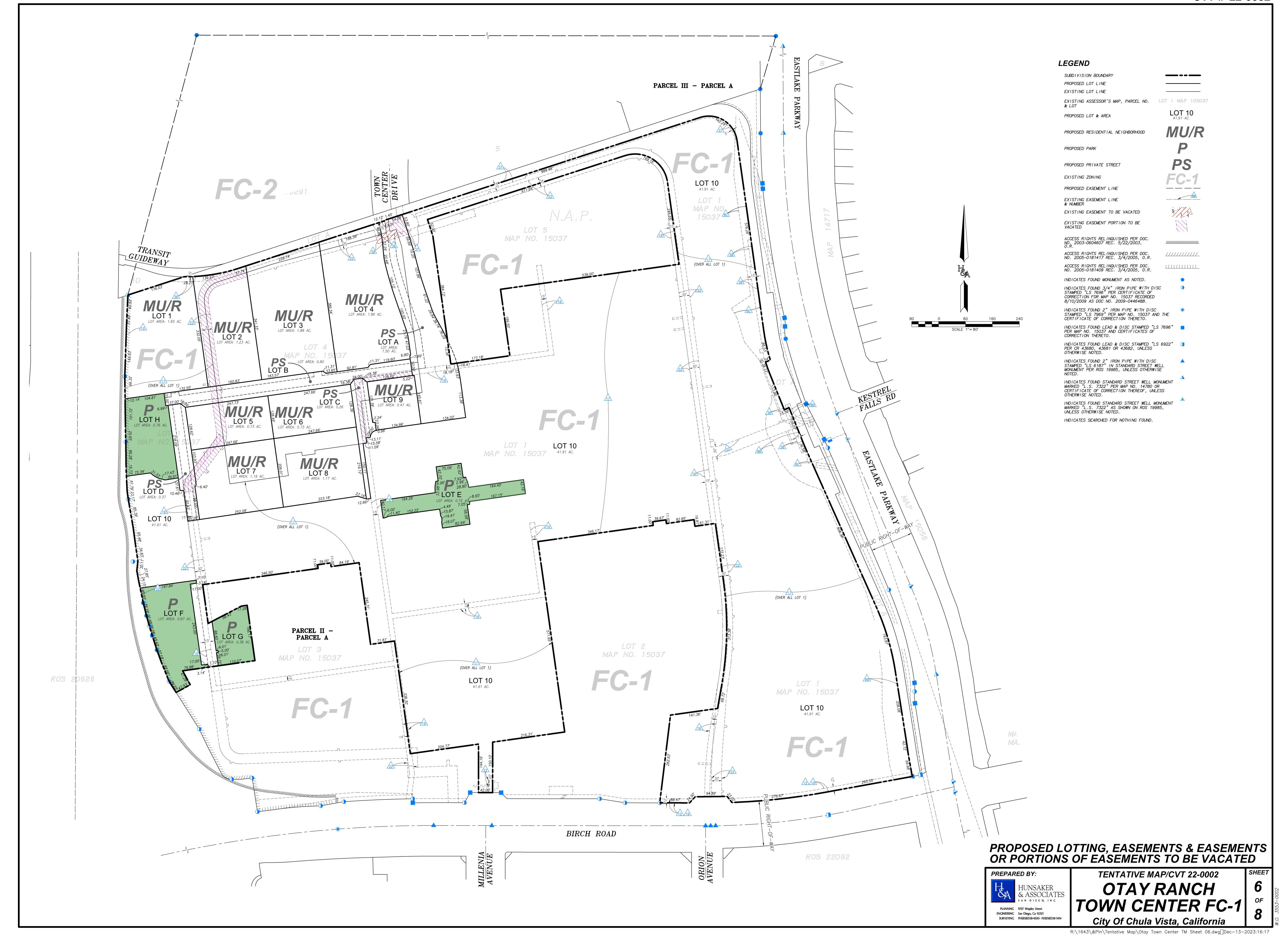
HUNSAKER
& ASSOCIATES
S A N D I E G O, I N C

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

TENTATIVE MAP/CVT 22-0002

OTAY RANCH
TOWN CENTER FC-1

City Of Chula Vista, California



### LEGAL DESCRIPTION

THE FOLLOWING LEGAL DESCRIPTION AND EXCEPTIONS ARE BASED ON A PRELIMINARY REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NUMBER NHSC-6899604 (JD) DATED SEPTEMBER 26, 2022 AND AMENDED 10/20/2022.

### TITLE REPORT

Real property in the City of Chula Vista, County of San Diego, State of California, described as follows:

LOTS 1 AND 4 OF CHULA VISTA TRACT NO. 05-02, OTAY RANCH FREEWAY COMMERCIAL SECTIONAL PLANNING AREA, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 15037, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 30, 2005, AND AS CORRECTED BY A CERTIFICATE OF CORRECTION RECORDED JANUARY 3, 2008 AS INSTRUMENT NO. 2008-0003099, AND FURTHER CORRECTED BY A CERTIFICATE OF CORRECTION RECORDED AUGUST 10, 2009 AS INSTRUMENT NO. 2009-0446488, BOTH OF OFFICIAL RECORDS.

EXCEPTING THEREFROM FROM LOT 1 THAT PORTION OF LAND CONVEYED TO SAN DIEGO ASSOCIATION OF GOVERNMENTS, A CALIFORNIA LEGISLATIVELY—CREATED REGIONAL PLANNING AGENCY, IN GRANT DEED RECORDED DECEMBER 29, 2016 AS INSTRUMENT NO. 2016—0714265 AND 2016—0714266, BOTH OF OFFICIAL RECORDS.

PARCEL B:

EASEMENTS FOR COMMON AREA, UNDERGROUND SUPPORTS AND MINOR ENCROACHMENTS, ACCESS, SIGNAGE, UTILITIES, DRAINAGE AND INCIDENTAL PURPOSES AS SET FORTH IN INSTRUMENT ENTITLED "CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT", EXECUTED BY GGP—OTAY RANCH, L.P., A DELAWARE LIMITED PARTNERSHIP AND MACY'S DEPARTMENT STORES, INC., AN OHIO CORPORATION, RECORDED NOVEMBER 21, 2008 AS INSTRUMENT NO. 2008—0604340 OF OFFICIAL RECORDS.

APN(s): 643-061-08-00 (AFFECTS: LOT 1) AND 643-061-04-00 (AFFECTS: LOT 4)

### EXCEPTIONS

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2022-2023.

FIRST INSTALLMENT: \$26,819.28, OPEN
PENALTY: \$0.00
SECOND INSTALLMENT: \$26,819.28, OPEN
PENALTY: \$0.00
TAX RATE AREA: 01299
A. P. NO.: 643-061-04-00

(AFFECTS LOT 4)

1A. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2022-2023.

FIRST INSTALLMENT: \$584,898.10, OPEN
PENALTY: \$0.00
SECOND INSTALLMENT: \$584,898.10, OPEN
PENALTY: \$0.00
TAX RATE AREA: 01299
A. P. NO.: 643-061-08-00

(AFFECTS LOT 1)

- 2. ASSESSMENT LIENS, IF APPLICABLE, COLLECTED WITH THE GENERAL AND SPECIAL TAXES, INCLUDING BUT NOT LIMITED TO THOSE DISCLOSED BY THE REFLECTION OF THE FOLLOWING ON THE TAX ROLL:

  COMMUNITY FACILITIES DISTRICT CFD 97-2 OTAY RANCH PRESERVE.
- 3. THE FACT THAT SAID LAND LIES WITHIN THE PROPOSED BOUNDARY MAP COMMUNITY FACILITIES DISTRICT NO. 98-2 INTERIM OPEN SPACE MAINTENANCE DISTRICT OVP-SPA ONE VILLAGES (6&7), AS DISCLOSED
- BY INSTRUMENT RECORDED AUGUST 18, 1998 AS INSTRUMENT NO. 1998-0523070 OF OFFICIAL RECORDS.

  4. THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 53311 OF THE CALIFORNIA GOVERNMENT CODE FOR COMMUNITY FACILITIES DISTRICT NO. 97-1, AS DISCLOSED BY
- NOTICE OF SPECIAL TAX LIEN RECORDED AUGUST 8, 2001 AS INSTRUMENT NO. 2001—0559643 OF OFFICIAL RECORDS.

  5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSESSMENT DISTRICT BOUNDARY"
- MAP OF PROPOSED COMMUNITY FACILITIES DISTRICT NO. 087 CITY OF CHULA VISTA" RECORDED SEPTEMBER 4, 2002 AS INSTRUMENT NO. 2002-0751574 OF OFFICIAL RECORDS.
- 6. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- 7. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC ROAD PURPOSES OVER AND ACROSS OLD SURVEY NO.
  113 ACCORDING TO MAP ON FILE IN THE OFFICE OF THE COUNTRY SURVEYOR.

  THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

  AFFECTS: LOT 1
- 8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING 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" RECORDED FEBRUARY 7, 1994 AS INSTRUMENT NO. 1994—0084743 OF OFFICIAL RECORDS.
- 8A. INTENTIONALLY DELETED

(AFFECTS LOT 1)

- AN EASEMENT FOR STREET, UTILITY, LANDSCAPE, DRAINAGE AND INCIDENTAL PURPOSES, RECORDED MARCH 13, 2003 AS INSTRUMENT NO. 2003—0284414 OF OFFICIAL RECORDS.

  IN FAVOR OF: CITY OF CHULA VISTA, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT FOR SLOPES AND DRAINAGE AND INCIDENTAL PURPOSES, RECORDED MARCH 13, 2003 AS INSTRUMENT NO. 2003—0284415 OF OFFICIAL RECORDS.

  IN FAVOR OF: CITY OF CHULA VISTA, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN
  - (AFFECTS LOT 1)
- 9. INTENTIONALLY DELETED
- 9A. INTENTIONALLY DELETED
- AN EASEMENT FOR STREET, UTILITY, LANDSCAPE, DRAINAGE, SLOPES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 17, 2003 AS INSTRUMENT NO. 2003—1277081 OF OFFICIAL RECORDS.

  IN FAVOR OF: CITY OF CHULA VISTA, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN

  (AFFECTS LOT 1)
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY ADJACENT THERETO HAVE 10 BEEN RELINQUISHED IN THE DOCUMENT RECORDED MARCH 04, 2005 AS INSTRUMENT NO. 05-0181417 //// OF OFFICIAL RECORDS.
- SAID DOCUMENT FURTHER RECITES:

  THE GRANTOR FURTHER UNDERSTANDS THAT THE PRESENT INTENTION OF THE GRANTEE IS TO CONSTRUCT AND MAINTAIN A PUBLIC HIGHWAY ON THE LANDS HEREBY CONVEYED IN FEE AND THE GRANTOR, FOR THE GRANTOR AND THE GRANTOR'S SUCCESSORS AND ASSIGNS, HEREBY WAIVES ANY CLAIMS FOR ANY AND ALL DAMAGES TO GRANTOR'S REMAINING PROPERTY CONTIGUOUS TO THE PROPERTY HEREBY CONVEYED BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING, OR MAINTENANCE OF SAID HIGHWAY.
- AFFECTS: LOT 1

  11. INTENTIONALLY DELETED
- AN EASEMENT FOR GENERAL UTILITY AND ACCESS PURPOSES AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 2005 AS INSTRUMENT NO. 2005-0317714 OF OFFICIAL RECORDS.
  IN FAVOR OF: CITY OF CHULA VISTA AFFECTS: LOT 1
- 13. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED APRIL 28, 2005 AS INSTRUMENT NO. 2005—0357773 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS. 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.
- A DOCUMENT ENTITLED "QUITCLAIM DEED AND TERMINATION OF REPURCHASE RIGHT" RECORDED DECEMBER 20, 2005 AS INSTRUMENT NO. 2005—1089880 OF OFFICIAL RECORDS.
- 14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUPPLEMENTAL SUBDIVISION IMPROVEMENT AGREEMENT FOR THE FINAL MAP OF THE OTAY RANCH FREEWAY COMMERCIAL SECTIONAL PLANNING AREA PLAN—CHULA VISTA TRACT NO. 05—02" RECORDED JUNE 30, 2005 AS INSTRUMENT NO. 2005—0556209 OF OFFICIAL RECORDS.
- 15. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBDIVISION IMPROVEMENT AGREEMENT" RECORDED JUNE 30, 2005 AS INSTRUMENT NO. 2005—0556210 OF OFFICIAL RECORDS.
- AGREEMENT RECORDED JUNE 30, 2003 AS INSTRUMENT NO. 2003-0536210 OF OFFICIAL RECORDS

  AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION

  FOR: SEWER AND INCIDENTAL PURPOSES. PORTION TO BE VACATED
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: FUTURE RECIPROCAL PRIVATE ACCESS EASEMENT AND INCIDENTAL PURPOSES.

  AFFECTS: LOT 1
- 18. THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP NO. 15037
  REFERRED TO IN THE LEGAL DESCRIPTION:FUTURE RECIPROCAL PRIVATE ACCESS EASEMENT OVER LOT 1
  TO BE CONVEYED TO SUBSEQUENT OWNERS OF LOT 4 OF THIS MAP PURSUANT TO SECTION 18.20.150
  OF THE CHULA VISTA MUNICIPAL CODE. TO BE VACATED
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 8, 2005 AS
  INSTRUMENT NO. 2005—1057092 OF OFFICIAL RECORDS.
  IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION
  AFFECTS: LOT 1
- 20. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 30, 2005 AS INSTRUMENT NO. 2005-1119126 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

21. AN UNRECORDED LEASE DATED DECEMBER 20, 2005, EXECUTED BY GGP—OTAY RANCH, L.P., A DELAWARE LIMITED PARTNERSHIP AS LESSOR AND THE CHEESECAKE FACTORY RESTAURANTS, INC., A CALIFORNIA CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JANUARY 10, 2006 AS INSTRUMENT NO. 2006—0018799 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR

AN EASEMENT FOR WATER PIPELINES, FACILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 27, 2006

AS INSTRUMENT NO. 2006—0452908 OF OFFICIAL RECORDS.
IN FAVOR OF: OTAY WATER DISTRICT. A MUNICIPAL WATER DISTRICT

NOT SHOWN BY THE PUBLIC RECORDS.

AFFECTS: AS DESCRIBED THEREIN — PORTION TO BE VACATED

- 23. AN UNRECORDED LEASE DATED JUNE 14, 2006, EXECUTED BY GGP—OTAY RANCH, L.P., A DELAWARE LIMITED PARTNERSHIP AS LESSOR AND RECREATIONAL EQUIPMENT, INC., A WASHINGTON CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JULY 24, 2006 AS INSTRUMENT NO. 2006—0519852 OF OFFICIAL RECORDS.
- DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

### EXCEPTIONS (CONTINUED)

NOT SHOWN BY THE PUBLIC RECORDS.

2009 AS NO. 20626 OF RECORD OF SURVEYS.

NOT SHOWN BY THE PUBLIC RECORDS.

AFFECTS: LOT 1

AFFECTS: LOT 1

- 24. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLEDAUTHORIZATION FOR ENCROACHMENT IN CITY RIGHT OF WAY, EXECUTED BY AND BETWEEN GENERAL GROWTH PROPERTIES, A.K.A. GGP—OTAY RANCH, L.P. AND THE CITY OF CHULA VISTA, RECORDED AUGUST 1, 2006 AS INSTRUMENT NO. 2006—0543041 OF OFFICIAL RECORDS.
- 25. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 2006–257 RESOLUTION OF THE CITY OF COUNCIL OF THE CITY OF CHULA VISTA AUTHORIZING THE CITY ENGINEER TO ISSUE ENCROACHMENT PERMIT NO. PE-704 FOR THE INSTALLATION OF A MONUMENT SIGN AND A RETAINING WALL PROPOSED TO BE CONSTRUCTED WITHIN THE EXISTING BIRCH ROAD GENERAL UTILITY EASEMENT" RECORDED SEPTEMBER 7, 2006 AS INSTRUMENT NO. 2006–0637026 OF OFFICIAL

### THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

- 26. AN UNRECORDED LEASE DATED SEPTEMBER 22, 2006, EXECUTED BY GGP-OTAY RANCH, L.P., A DELAWARE LIMITED PARTNERSHIP AS LESSOR AND BARNES & NOBLE BOOKSELLERS, INC., A DELAWARE CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED OCTOBER 13, 2006 AS INSTRUMENT NO. 2006-0729233 OF OFFICIAL RECORDS.

  DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR
- 27. NOTICE OF PENDENCY OF ACTION RECORDED DECEMBER 14, 2006 AS INSTRUMENT NO. 2006—0888518 OF OFFICIAL RECORDS.

  COURT: SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO SOUTH COUNTY DIVISION CASE NO.: GIS 27118
  PLAINTIFF: WEYERHAEUSER COMPANY, A CORPORATION DEFENDANT: ITX CONSTRUCTION CONSULTANTS, INC., A CORPORATION; P.F. CHANG'S CHINA BISTRO, INC., A CORPORATION; AND JOHN DOES 1 TO 100, INCLUSIVE PURPOSE: AFFECTS TITLE TO REAL PROPERTY
- 28. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENTS AND MAINTENANCE AGREEMENT CHULA VISTA TRACT NO. 05–02 (DEDICATED EASEMENTS)" RECORDED JANUARY 24, 2007 AS INSTRUMENT NO. 2007–0050769 OF OFFICIAL RECORDS.

  THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- 29. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED NOVEMBER 30, 2007 AS NO. 19985 OF RECORD OF SURVEYS.
- 30. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT" RECORDED NOVEMBER 21, 2008 AS INSTRUMENT NO. 2008—0604340 OF OFFICIAL RECORDS.

  THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

  THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT CORRECTING SCRIVENER'S ERROR IN RECORDED DOCUMENT" RECORDED JANUARY 9, 2009 AS INSTRUMENT NO. 2009—0010110 OF OFFICIAL RECORDS.
- 31. TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED NOVEMBER 8, 2007, BY AND BETWEEN GGP-OTAY RANCH, L.P., A DELAWARE LIMITED PARTNERSHIP AS LESSOR AND BEST BUY STORES, L.P., A VIRGINIA LIMITED PARTNERSHIP AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE AGREEMENT RECORDED AUGUST 17, 2009 AS INSTRUMENT NO. 2009-0459559 OF OFFICIAL RECORDS.

  AFFECTS: LOT 1
- NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

  32. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED NOVEMBER 20,

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR

- 33. AN UNRECORDED LEASE DATED NOVEMBER 04, 2013, EXECUTED BY GGP—OTAY RANCH, L.P., A DELAWARE LIMITED PARTNERSHIP AS LESSOR AND BLAZIN WINGS, INC., A MINNESOTA CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED DECEMBER 04, 2013 AS INSTRUMENT NO. 2013—0705939 OF OFFICIAL RECORDS.
- NOT SHOWN BY THE PUBLIC RECORDS.

  34. AN UNRECORDED LEASE DATED FEBRUARY 15, 2015, EXECUTED BY GGP—OTAY RANCH, L.P., A DELAWARE LIMITED PARTNERSHIP AS LESSOR AND ULTA SALON, COSMETICS & FRAGRANCE, INC., A DELAWARE CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED MARCH 06, 2015

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR

- AS INSTRUMENT NO. 2015—0104392 OF OFFICIAL RECORDS.

  DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 35. AN UNRECORDED LEASE DATED OCTOBER 17, 2014, EXECUTED BY GGP-OTAY RANCH, L.P., A DELAWARE LIMITED PARTNERSHIP AS LESSOR AND JACK IN THE BOX INC., A DELAWARE CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED SEPTEMBER 15, 2015 AS INSTRUMENT NO. 2015-0486152 OF OFFICIAL RECORDS.

  DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR
- AN EASEMENT FOR PUBLIC RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 29, 2016
  AS INSTRUMENT NO. 2016-0714269 OF OFFICIAL RECORDS.
  IN FAVOR OF: SAN DIEGO ASSOCIATION OF GOVERNMENTS, A CALIFORNIA LEGISLATIVELY-CREATED REGIONAL PLANNING AGENCY
  AFFECTS: LOT 1 TO REMAIN
- AN EASEMENT FOR PUBLIC RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 29, 2016

  AS INSTRUMENT NO. 2016-0714270 OF OFFICIAL RECORDS.

  IN FAVOR OF: SAN DIEGO ASSOCIATION OF GOVERNMENTS, A CALIFORNIA LEGISLATIVELY-CREATED REGIONAL PLANNING AGENCY

  AFFECTS: LOT 1 PORTION TO BE VACATED
- AN EASEMENT FOR PUBLIC RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 29, 2016

  AS INSTRUMENT NO. 2016-0714271 OF OFFICIAL RECORDS.
  IN FAVOR OF: SAN DIEGO ASSOCIATION OF GOVERNMENTS, A CALIFORNIA LEGISLATIVELY-CREATED REGIONAL PLANNING AGENCY
  AFFECTS: LOT 1
- AN EASEMENT FOR PUBLIC RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 29, 2016

  AS INSTRUMENT NO. 2016-0714272 OF OFFICIAL RECORDS.

  IN FAVOR OF: SAN DIEGO ASSOCIATION OF GOVERNMENTS, A CALIFORNIA LEGISLATIVELY-CREATED REGIONAL PLANNING AGENCY

  AFFECTS: LOT 4 TO BE VACATED
- 40. AN EASEMENT FOR UNDERGROUND ELECTRICAL FACILITIES, TOGETHER WITH ABOVEGROUND STRUCTURES CONSISTING OF, BUT NOT LIMITED TO, PAD-MOUNTED ELECTRICAL EQUIPMENT, AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND COMMUNICATION FACILITIES, AND APPURTENANCES USED SOLELY AND EXCLUSIVELY FOR SDG&E INTERNAL COMMUNICATIONS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 26, 2019 AS INSTRUMENT NO. 2019-0551016 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION AFFECTS: LOT 4
- THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

  A NOTICE OF NONRESPONSIBILITY, EXECUTED BY GGP— LIMITED PARTNERSHIP, RECORDED NOVEMBER 19
- 41. A NOTICE OF NONRESPONSIBILITY, EXECUTED BY GGP— LIMITED PARTNERSHIP, RECORDED NOVEMBER 19, 2021 AS INSTRUMENT NO. 2021—0798786 OF OFFICIAL RECORDS.

  AFFECTS: LOT 1
- 42. A NOTICE OF NONRESPONSIBILITY, EXECUTED BY GGP— LIMITED PARTNERSHIP, RECORDED NOVEMBER 19, 2021 AS INSTRUMENT NO. 2021—0798787 OF OFFICIAL RECORDS.

  AFFECTS: LOT 1
- 43. A NOTICE OF NONRESPONSIBILITY, EXECUTED BY GGP— LIMITED PARTNERSHIP, RECORDED FEBRUARY 09, 2022 AS INSTRUMENT NO. 2022—0061018 OF OFFICIAL RECORDS.

  AFFECTS: LOT 1
- 44. A NOTICE OF NONRESPONSIBILITY, EXECUTED BY GGP— LIMITED PARTNERSHIP, RECORDED FEBRUARY 09, 2022 AS INSTRUMENT NO. 2022—0061019 OF OFFICIAL RECORDS.
- 45. A NOTICE OF NONRESPONSIBILITY, EXECUTED BY GGP— LIMITED PARTNERSHIP, RECORDED FEBRUARY 09, 2022 AS INSTRUMENT NO. 2022—0061020 OF OFFICIAL RECORDS.

  AFFECTS: LOT 1
- 46. A NOTICE OF NONRESPONSIBILITY, EXECUTED BY GGP— LIMITED PARTNERSHIP, RECORDED APRIL 08, 2022 AS INSTRUMENT NO. 2022—0155407 OF OFFICIAL RECORDS.

  AFFECTS: LOT 1
- 47. A NOTICE OF NONRESPONSIBILITY, EXECUTED BY GGP— LIMITED PARTNERSHIP, RECORDED MAY 23, 2022 AS INSTRUMENT NO. 2022—0219481 OF OFFICIAL RECORDS.

  AFFECTS: LOT 1
- 48. A NOTICE OF NONRESPONSIBILITY, EXECUTED BY GGP— LIMITED PARTNERSHIP, RECORDED MAY 23, 2022 AS INSTRUMENT NO. 2022—0219482 OF OFFICIAL RECORDS.

  AFFECTS: LOT 1
- 49. A NOTICE OF NONRESPONSIBILITY, EXECUTED BY GGP— LIMITED PARTNERSHIP, RECORDED JULY 20, 2022 AS INSTRUMENT NO. 2022—0298354 OF OFFICIAL RECORDS.

  AFFECTS: LOT 1
- 50. A NOTICE OF NONRESPONSIBILITY, EXECUTED BY GGP— LIMITED PARTNERSHIP, RECORDED JULY 20, 2022 AS INSTRUMENT NO. 2022—0298355 OF OFFICIAL RECORDS.

  AFFECTS: LOT 1
- AFFECTS: LOT 1

  52. ANY STATUTORY LIEN FOR LABOR OR MATERIALS ARISING BY REASON OF A WORK OF IMPROVEMENT, AS DISCLOSED BY A DOCUMENT RECORDED JULY 20, 2022 AS INSTRUMENT NO. 2022—0298356 OF

51. A NOTICE OF NONRESPONSIBILITY, EXECUTED BY GGP- LIMITED PARTNERSHIP, RECORDED JULY 20, 2022

AFFECTS: LOT 1

53. ANY EASEMENTS AND/OR SERVITUDES AFFECTING EASEMENT PARCEL(S) B HEREIN DESCRIBED.

54. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.

AS INSTRUMENT NO. 2022-0298356 OF OFFICIAL RECORDS.

- AFFECTS: LOT 1
  55. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 56. RIGHTS OF PARTIES IN POSSESSION.

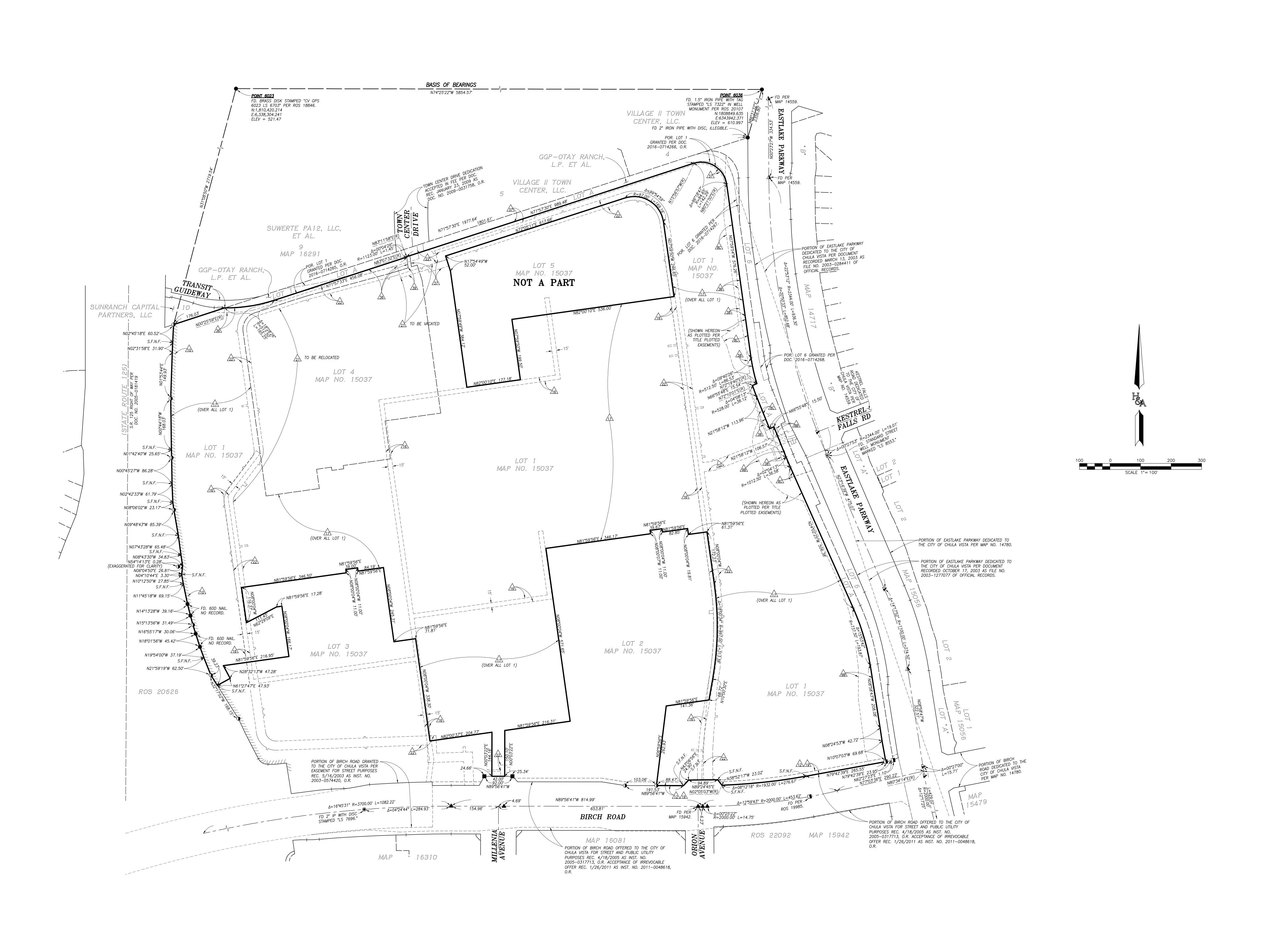
OFFICIAL RECORDS.



TENTATIVE MAP/CVT 22-0002

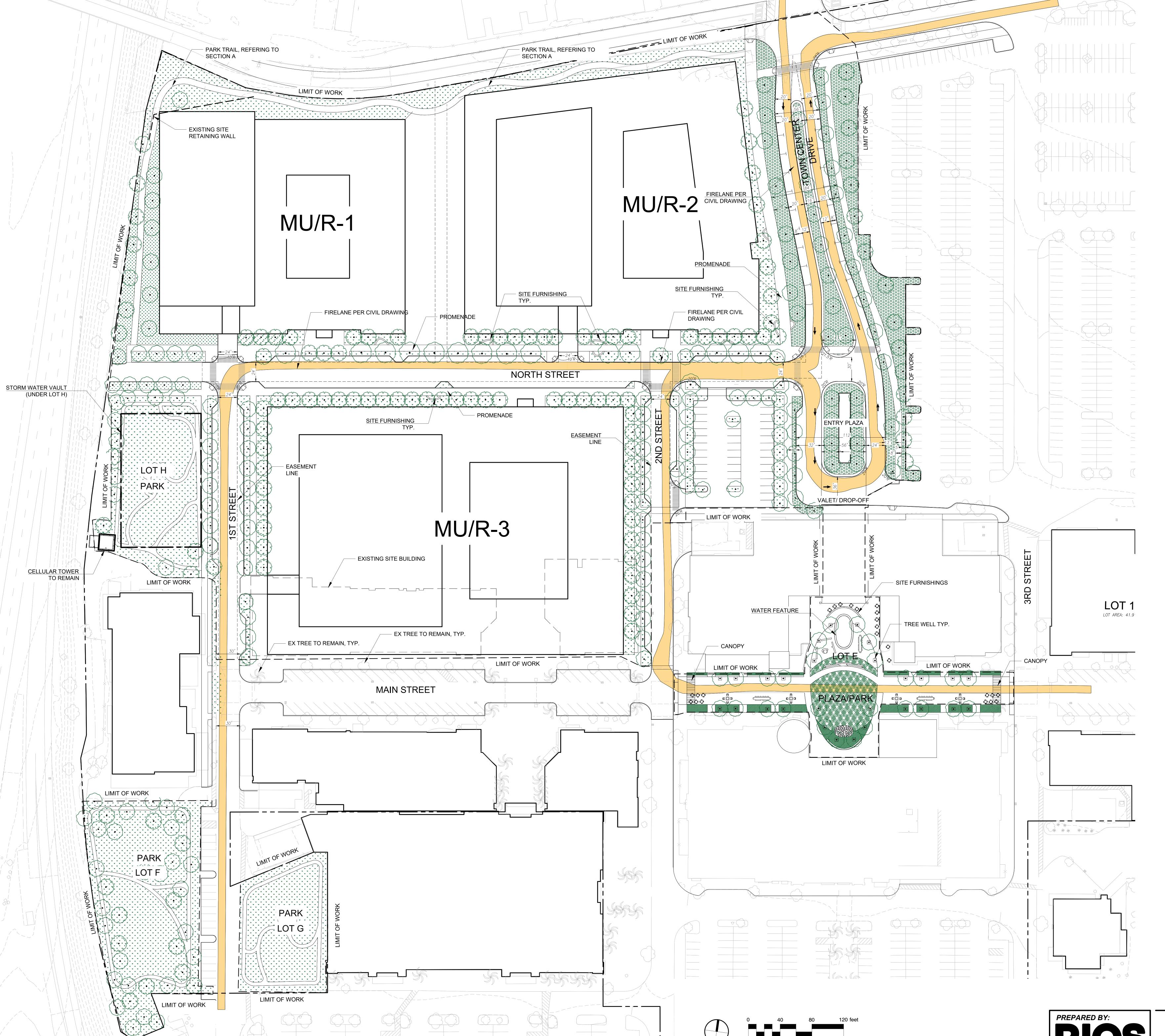
OTAY RANCH
TOWN CENTER FC-1

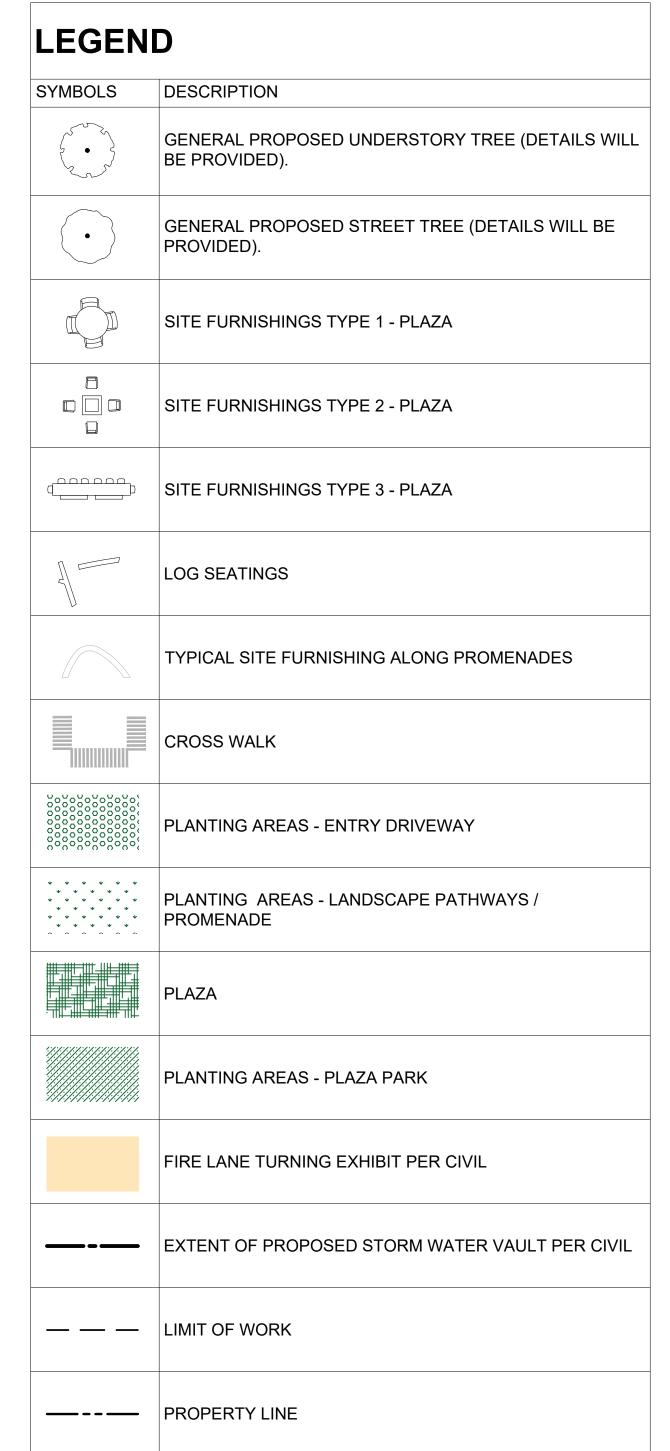
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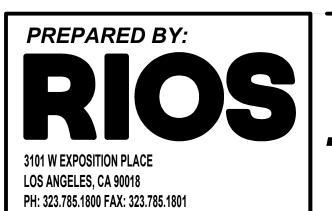


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10-23-23



# PROPOSED UNDERSTORY TREES

TREES	DESCRIPTION	SIZE	WUCOLS
	GENERAL PROPOSED UNDERSTORY TREE (DETAILS WILL BE PROVIDED).	36" BOX	LOW

## PROPOSED STREET TREES

PROPOSED STREET TREES					
TREES	CODE	SIZE	WUCOLS		
(	GENERAL PROPOSED STREET TREE (DETAILS WILL BE PROVIDED).	36" BOX - 48" BOX	LOW		

# PROPOSED SHRUB AREAS - PLAZA PARK

	<b>U</b>				
SHRUB AREA	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGA DES	AGAVE DESERTI	DESERT AGAVE	5 GAL	LOW
	ALO ACT	ALOE ACUTISSIMA	BLUE ALOE	5 GAL	LOW
	BUL FRU	BULBINE FRUTESCENS	STALKED BULBINE	5 GAL	LOW
	BUX BO2	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	5 GAL	MEDIUM
	CEA CRD	CEANOTHUS CORDULATUS	MOUNTAIN WHITETHORN	5 GAL	MEDIUM
	DIA XYX	DIANELLA ATRAXIS	FLAX LILY	1 GAL	SLA
	FES RED	FESTUCA RUBRA	RED FESCUE	1 GAL	MEDIUM
	HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	VERY LOW
	IRI GER	IRIS X GERMANICA	GERMAN IRIS	1 GAL	MEDIUM
	KNI UVA	KNIPHOFIA UVARIA	RED HOT POKER	1 GAL	LOW
	PEN SEG	PENSTEMON RYDBERGII OREOCHARIS	MEADOW PENSTEMON	1 GAL	MEDIUM
	ROS WOO	ROSA WOODSII	MOUNTAIN ROSE	5 GAL	LOW
	SEN SER	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW
	SES AUT	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	MEDIUM
	VER LIL	VERBENA LILACINA 'DE LA MINA'	DE LA MINA LILAC VERBENA	1 GAL	LOW
	YUC PAR	YUCCA PARVIFLORA	RED YUCCA	1 GAL	LOW
	1	· ·		1	1

# PROPOSED SHRUB AREAS - LANDSCAPED PATHWAYS

SHRUB AREA	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	LOW
	ART CAL	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	5 GAL	VERY LOW
	BAC PIL	BACCHARIS PILULARIS	COYOTE BRUSH	5 GAL	LOW
	BUX BO2	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	5 GAL	MEDIUM
	CAL ACF	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	1 GAL	MEDIUM
	DES TUF	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	LOW
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	VERY LOW
	FES RED	FESTUCA RUBRA	RED FESCUE	1 GAL	MEDIUM
	LAV ANG	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	5 GAL	LOW
	LEY CAN	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	5 GAL	LOW
	PEN SEG	PENSTEMON RYDBERGII OREOCHARIS	MEADOW PENSTEMON	1 GAL	MEDIUM
	ROS OFF	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL	LOW
	SAL DA2	SALVIA DARCYI	MEXICAN SAGE	1 GAL	LOW
	TRA JAS	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	5 GAL	MEDIUM

# PROPOSED SHRUB AREAS - PROMENADE

AREA	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
*	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	LOW
Ψ Ψ Ψ	BOU SPE	BOUGAINVILLEA SPECTABILIS	GREAT BOUGAINVILLEA	5 GAL	LOW
	BUX BO2	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	5 GAL	MEDIUM
	CAL ACF	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	1 GAL	MEDIUM
	CAL LJN	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	LOW
	CEA CRD	CEANOTHUS CORDULATUS	MOUNTAIN WHITETHORN	5 GAL	MEDIUM
	DES TUF	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	LOW
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	VERY LOW
	HEL SEM	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	LOW
	KNI UVA	KNIPHOFIA UVARIA	RED HOT POKER	1 GAL	LOW
	LEY CAN	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	5 GAL	LOW
	MUH LNC	MUHLENBERGIA CAPILLARIS 'LENCA' TM	REGAL MIST PINK MUHLY GRASS	5 GAL	LOW
	PEN SEG	PENSTEMON RYDBERGII OREOCHARIS	MEADOW PENSTEMON	1 GAL	MEDIUM
	RHA CAL	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	5 GAL	VERY LOW
	SAL DOR	SALVIA DORRII	DESERT SAGE	1 GAL	LOW
	SES AUT	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	MEDIUM

# PROPOSED SHRUB AREAS - ENTRY DRIVEWAY

3	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGA DES	AGAVE DESERTI	DESERT AGAVE	5 GAL	LOW
	ART CAL	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	5 GAL	VERY LOW
	CAR DI2	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL	LOW
	DES TUF	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	LOW
	FES RED	FESTUCA RUBRA	RED FESCUE	1 GAL	MEDIUM
	HEL SEM	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	LOW
	IRI GER	IRIS X GERMANICA	GERMAN IRIS	1 GAL	MEDIUM
	MUH LNC	MUHLENBERGIA CAPILLARIS 'LENCA' TM	REGAL MIST PINK MUHLY GRASS	5 GAL	LOW
	ROS WOO	ROSA WOODSII	MOUNTAIN ROSE	5 GAL	LOW
	SEN SER	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW
	TRA JAS	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	5 GAL	MEDIUM
	YUC PAR	YUCCA PARVIFLORA	RED YUCCA	1 GAL	LOW

# **NOTES**

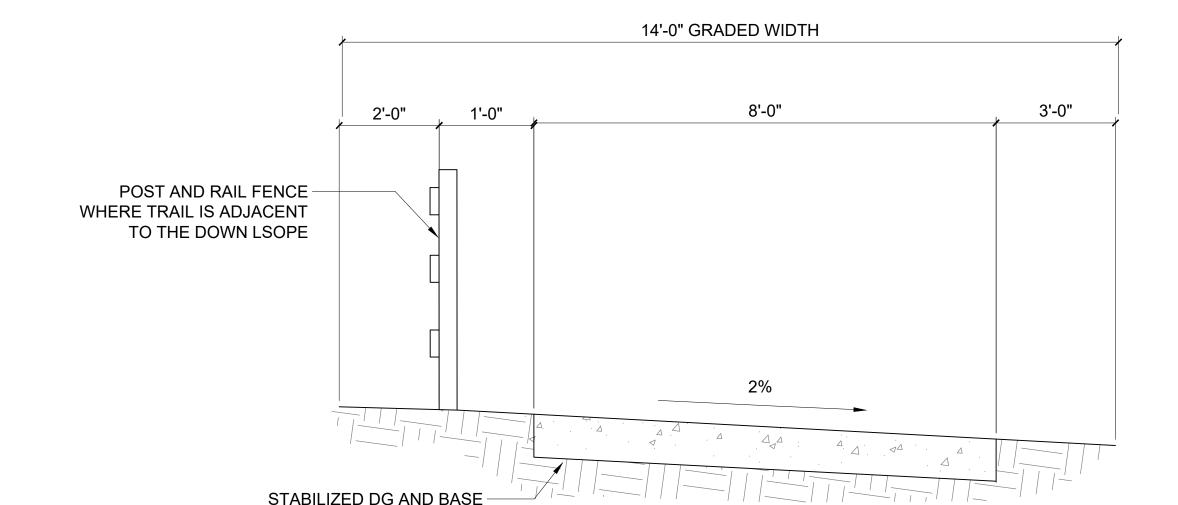
1) FUTURE PARKING LOTS ARE SUBJECT TO THE CITY'S SHADE TREE POLICY.

AND/OR FOR THE DESIGN REVIEW.

- 2) PLEASE REFER TO CIVIL ENGINEER'S SHEET PRELIMINARY FIRE TRUCK TURNING EXHIBIT FOR FIRE LANE DESIGNATION.
- 3) FIRE ACCESS THROUGH THE PLAZA WILL BE ADDRESSED DURING THE PARK PLAN AND DESIGN REVIEW PROCESSES.
- 4) PLEASE REFER TO THE FREEWAY COMMERCIAL SPA MASTER PLAN, PC REGULATIONS, AND THE MASTER PRECISE PLAN FOR ADDITIONAL DETAILS, INCLUDING LANDSCAPE PALETTE, MULCH, STREET FURNISHINGS, AND LIGHTING.
- 6) FINAL LANDSCAPE AMENITIES AND PROGRAMMING ELEMENTS WILL BE DETERMINED DURING THE DESIGN REVIEW AND PARK PLANNING

5) PLEASE REFER TO SHEET 10F THE TENTATIVE MAP, SPA, PARKS, MASTER PLAN, AND MASTERPIECE PLAN FOR AREA ACREAGE.

- PROCESSES WHICH MAY ALTER THE CONCEPTS PORTRAYED ON THIS LANDSCAPE CONCEPT PLAN 7) A TREE REMOVAL PLAN AS PART OF THE BUILDING/GRADING LANDSCAPE WILL BE SUBMITTED FOR THE CONSTRUCTION PERMITS
- 8) ALL HARDSCAPE ELEMENTS SUCH AS SIDEWALKS AND SPECIALIZED PAVING WILL BE SHOWN ON THE BUILDING/ GRADING/ LANDSCAPE PLANS SUBMITTED FOR CONSTRUCTION PERMITS AND/ OR DESIGN REVIEW.



NOT TO SCALE

10-23-23

