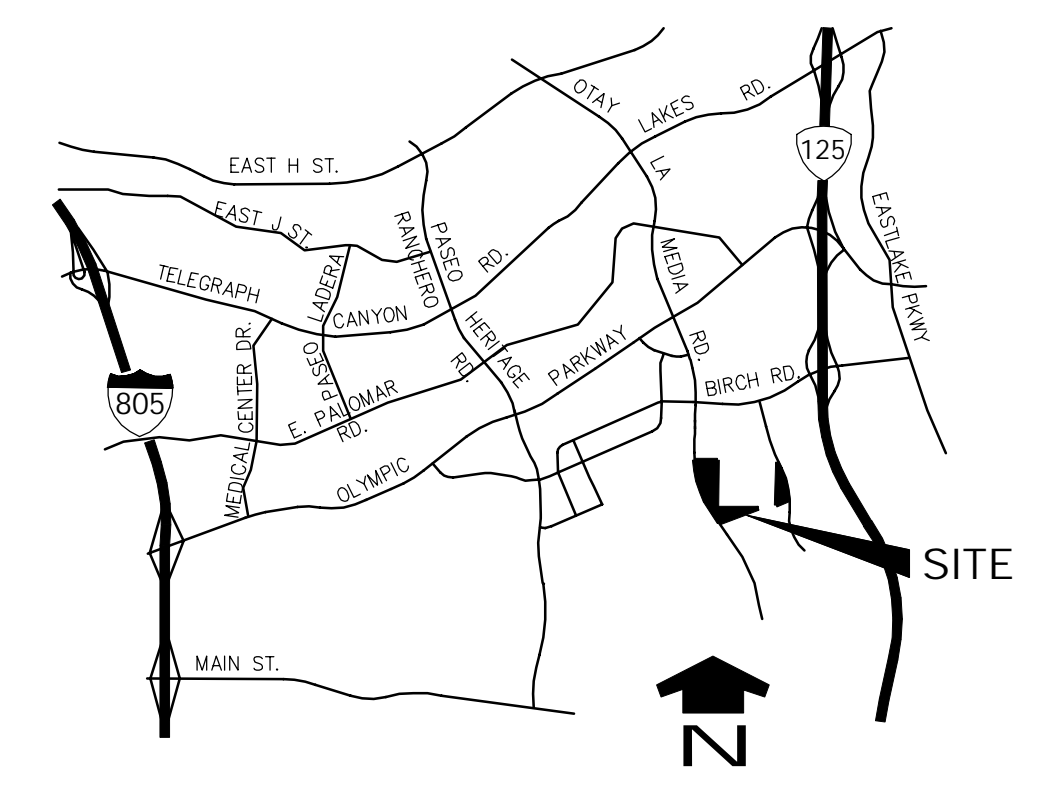


TENTATIVE MAP CVT 23-0001 CONCEPTUAL GRADING PLAN OTAY RANCH VILLAGE 7 R-3, R-4 & R-8 CITY OF CHULA VISTA, CALIFORNIA



EASEMENT LEGEND

- INDICATES PLOTTED EXCEPTIONS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NSHC-6908105 DATED FEBRUARY 21, 2023 AND AMENDED FEBRUARY 28, 2023. SEE SHEET C-2 FOR COMPLETE LEGEND AND EXCEPTION DESCRIPTIONS.
- INDICATES PLOTTED EXCEPTIONS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NSHC-6885319 DATED JUNE 18, 2024. SEE SHEET C-2 FOR COMPLETE LEGEND AND EXCEPTION DESCRIPTIONS.
- INDICATES PLOTTED EXCEPTIONS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NSHC-6884647 DATED MARCH 22, 2023. SEE SHEET C-2 FOR COMPLETE LEGEND AND EXCEPTION DESCRIPTIONS.
- INDICATES PLOTTED EXCEPTIONS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NSHC-7097025 DATED MARCH 6, 2024. SEE SHEET C-2 FOR COMPLETE LEGEND AND EXCEPTION DESCRIPTIONS.

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING TOPO CONTOUR
- LOT LINE
- RESIDENTIAL LOT
- OPEN SPACE LOT
- NEIGHBORHOOD
- BROW DITCH
- SLOPE (2:1 MAX)
- PERCENT OF GRADE
- STREET ELEVATION
- SEWER MAIN
- SEWER INVERT ELEVATION
- SEWER FORCE MAIN
- WATER MAIN
- RECLAIMED WATER MAIN
- STORM DRAIN
- RETAINING WALL
- STREET LIGHT
- EASEMENT LINE

BOUNDARY DATA

LINE #	BEARING	DISTANCE
L1	N73°34'19"E	69.27'
L2	N16°21'44"W	6.62'
L3	N73°38'16"E	15.00'
L4	N16°21'44"W	25.00'
L5	N62°25'00"E	39.00'
L6	N56°50'00"E	51.00'
L7	N65°45'00"E	39.00'
L8	N63°30'00"E	45.15'
L9	N71°22'00"E	70.68'
L10	N89°36'41"W	718.47'
L11	N02°23'19"E	1499.95'
L12	N89°36'41"W	1295.51'
L13	N71°57'57"E	36.39'
L14	N89°36'41"W	972.19'
L15	N55°20'40"E	19.56'
L16	N83°12'20"W	24.06'
L17	N34°39'20"W	471.34'
L18	N11°58'51"E	24.76'
L19	N55°20'40"E	19.56'
L20	N78°19'35"E	49.21'
L21	N89°36'41"W	730.10'
L22	N71°57'57"E	891.19'
L23	N34°39'20"W	212.73'

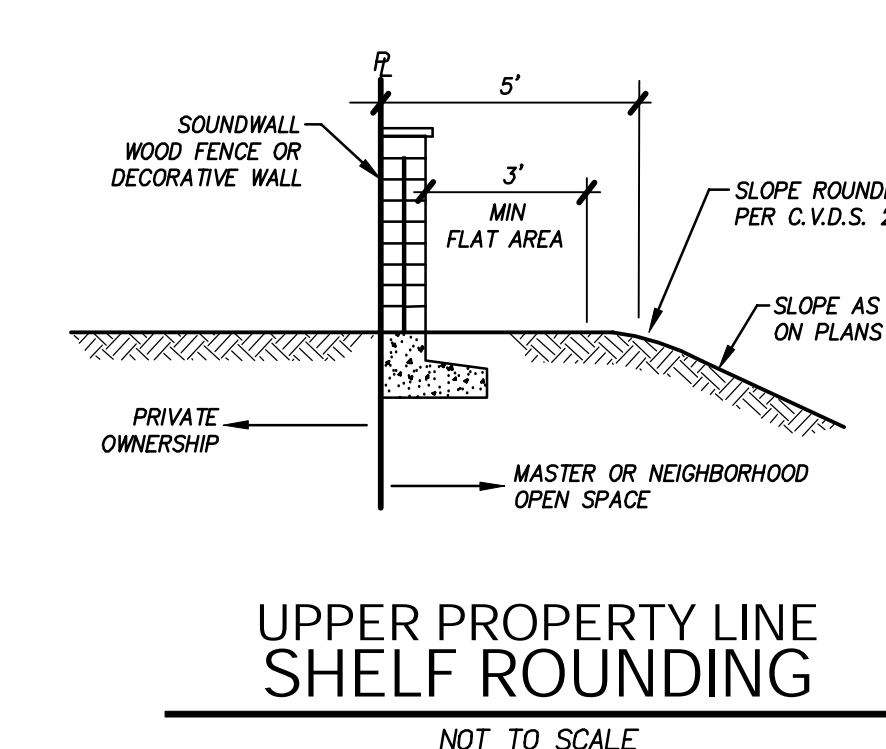
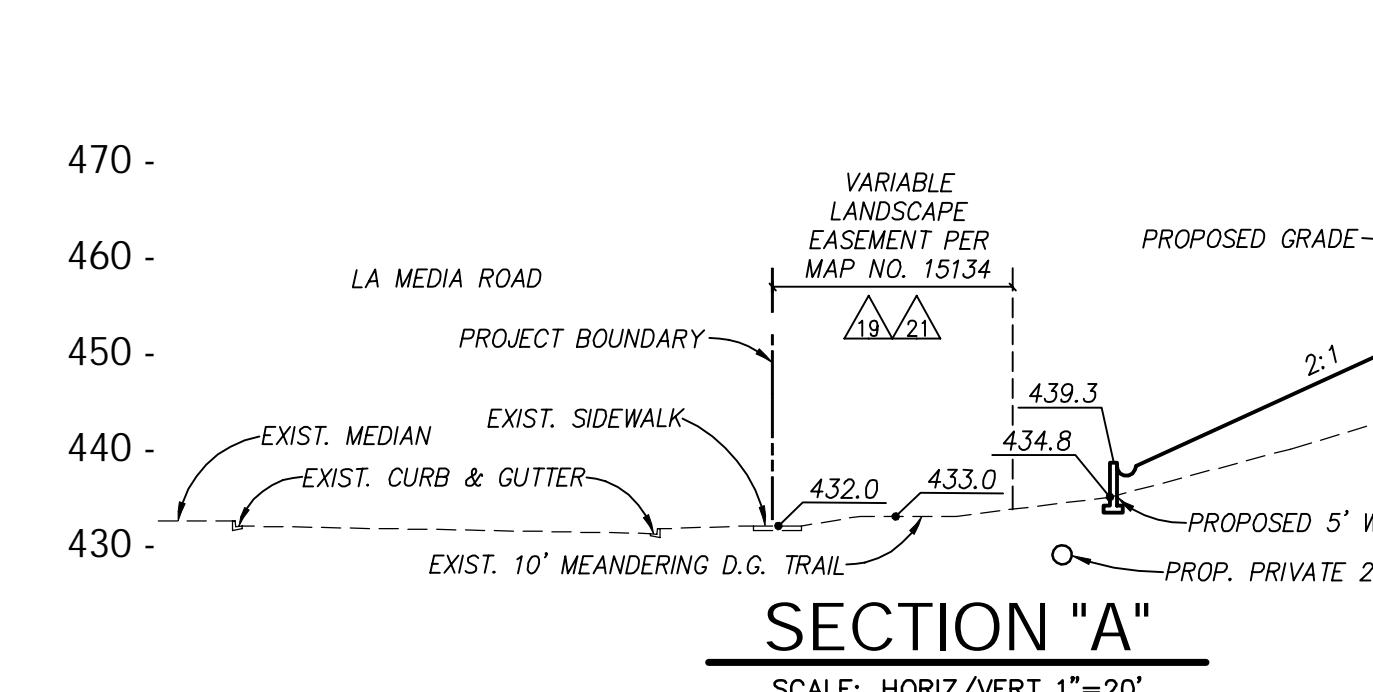
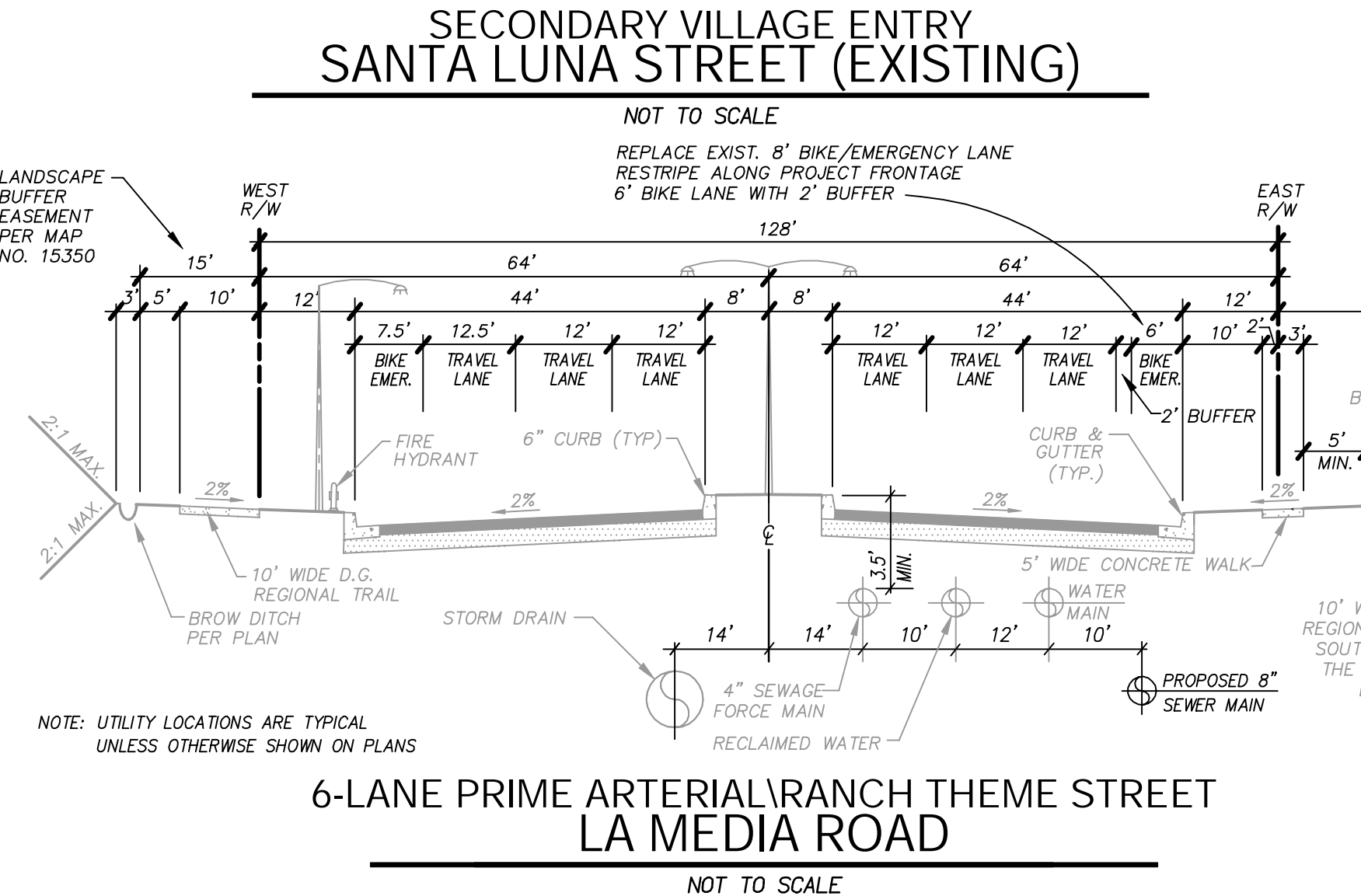
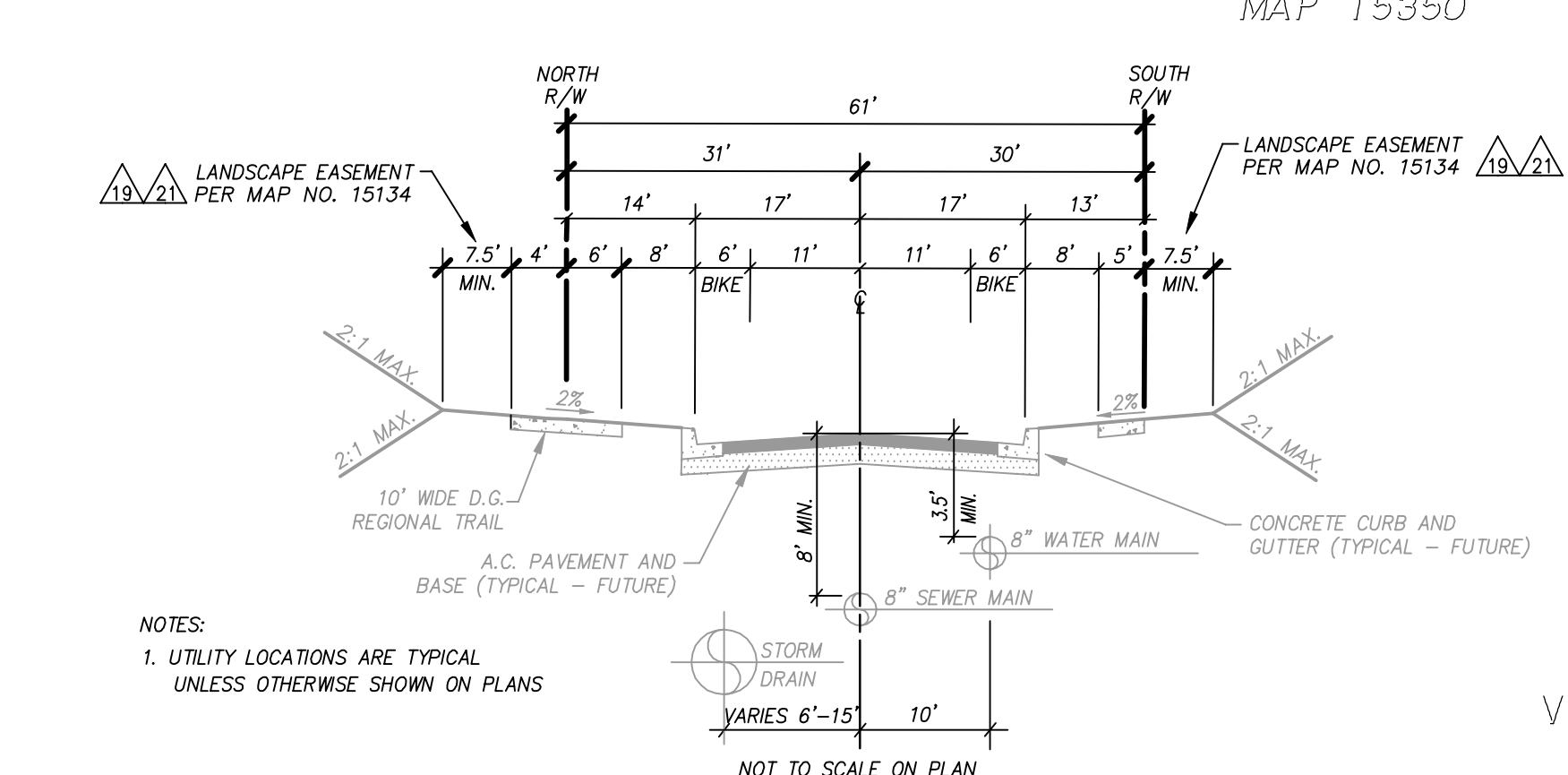
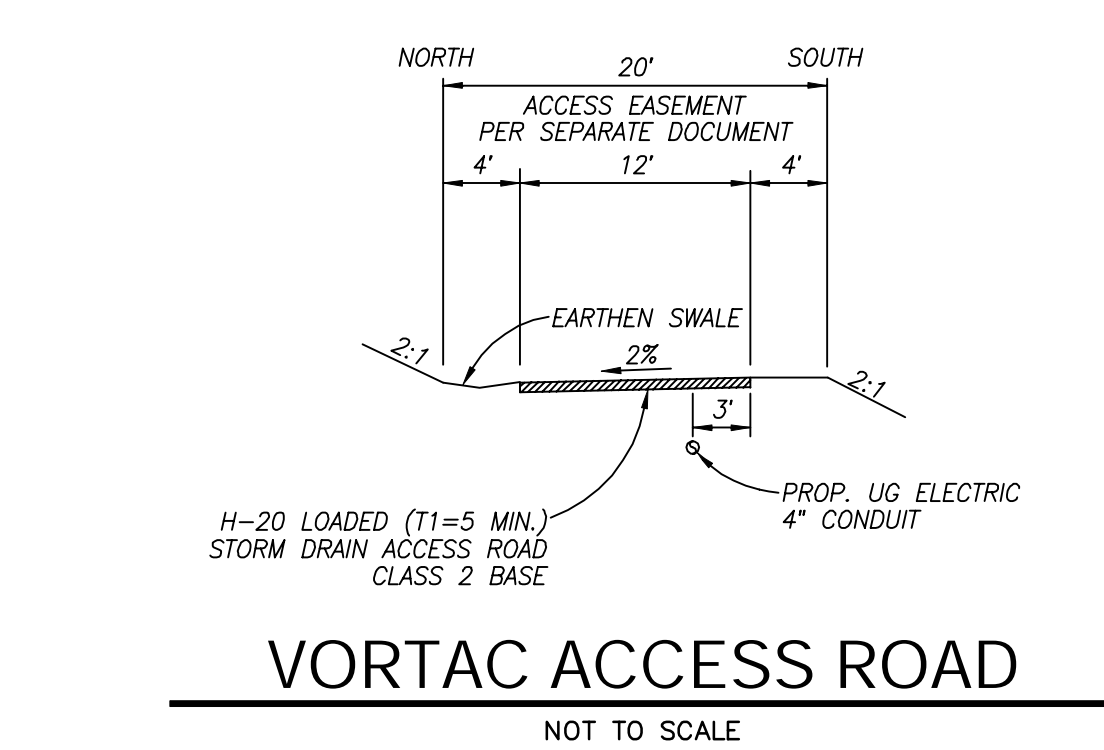
SUMMARY TABLE

DESC.	LAND USE	EXISTING ZONE	PROPOSED ZONE	GROSS LOT AREA	NET PAD AREA	NUMBER OF UNITS
LOT 1	MULTI-FAMILY	SF3	RM1	7.63 AC.	7.61 AC.	123
LOT 2	MULTI-FAMILY	SF3	RM1	0.62 AC.	0.58 AC.	0
LOT 3	MULTI-FAMILY	SF4	RM2	3.11 AC.	2.89 AC.	121
LOT 4	MULTI-FAMILY	SF3	RM1	2.35 AC.	-	43
A	OPEN SPACE	SF3	RM1	3.78 AC.	-	-
B	OPEN SPACE	SF3	RM1	0.59 AC.	-	-
ROW	OPEN SPACE	-	-	0.74 AC.	-	-
TOTAL	-	-	-	18.80 AC.	-	287

NO GRADING PROPOSED FOR LOT 4

CURVE TABLE

#	DELTA	RADIUS	LENGTH
C1	06°38'34"	297.00'	34.43'
C2	47°38'50"	141.00'	117.26'
C3	04°04'04"	1860.00'	132.05'
C4	22°44'41"	115.00'	45.65'
C5	13°19'14"	214.05'	49.76'
C6	21°43'17"	437.00'	165.67'
C7	18°04'51"	2936.00'	926.52'
C8	22°58'55"	364.00'	146.00'
C9	12°03'44"	170.00'	35.79'



CIVIL ENGINEER
HUNSAKER & ASSOCIATES, SAN DIEGO, INC
9707 MAPLES STREET
SAN DIEGO, CA 92121
(858) 558-4500

Alisa S. Vialpando 9/27/24
ALISA S. VIALPANDO R.C.E. 47945 DATE

GENERAL NOTES

- GROSS PROJECT AREA: 18.8 AC
- TOTAL NUMBER OF EXISTING LOTS: 3
- TOTAL NUMBER OF PROPOSED LOTS: 6 (4 MULTI-FAMILY RESIDENTIAL, 2 OPEN SPACE)
- TOTAL NUMBER OF UNITS: 287 (123 UNITS ON LOT 1, 121 UNITS ON LOT 3 & 43 UNITS ON LOT 4)
- ASSESSOR PARCEL NUMBERS: 644-241-07, 644-241-08 & 644-241-10
- EXISTING ZONING: SF3/SF4 (R-3 SF3, R-4 SF4, R-8 SF3)
- PROPOSED ZONING: RM1/RM2 (R-3 RM1, R-4 RM2 & R-8 RM1)
- EXISTING GP DESIGNATION LM (R-3, R-4 & R-8)
- PROPOSED GP DESIGNATION M, MH & TC (R-3 MH, R-4 TC & R-8 MH)
- DENSITY: R-3 17.9 DU/AC, R-4 38.9 DU/AC & R-8 15.0 DU/AC
- PRESENT LAND USE: VACANT
- PROPOSED LAND USE: MULTI-FAMILY, OPEN SPACE
- SPECIFIC METHODS OF HANDLING STORM WATER ARE SUBJECT TO DETAILED APPROVAL BY THE CITY ENGINEER 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 ENGINEER.
- ALL SEWER MAINS ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF CHULA VISTA. PUBLIC SEWER EASEMENTS SHALL BE DEDICATED ON THE FINAL MAP.
- STREET TREE DEPOSITS SHALL BE PAID IN ACCORDANCE WITH ORDINANCE NUMBER 1369 AND NO. 1687 OF THE CITY OF CHULA VISTA.
- UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY. GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ORDINANCE NO. 1797 (AS AMENDED BY ORDINANCE NO. 1877) OF THE CITY OF CHULA VISTA.
- 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.
- 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.
- GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO SUBSTANTIAL CONFORMANCE APPROVAL BY THE CITY OF CHULA VISTA ENGINEERING DEPARTMENT.
- STORM DRAIN, WATER AND SEWER SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN.
- PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GECON INCORPORATED
- SOURCE OF TOPOGRAPHY: R.J. LUNG & ROUGH GRADING PLANS BY HUNSAKER & ASSOCIATES
- TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
- REFER TO THE "WATER QUALITY TECHNICAL REPORT" PREPARED BY HUNSAKER & ASSOCIATES FOR COMPLIANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD JURISDICTIONAL PERMIT.
- EARTHWORK QUANTITIES: CUT 307,700 C.Y., FILL 102,278 C.Y.

OWNERS/APPLICANTS

- LOT "D"
OTAY PROJECT, L.P.
A CALIFORNIA LIMITED PARTNERSHIP
20 CORPORATE PLAZA DR
NEWPORT BEACH, CA 92660
(949) 640-8300
BY: ORYLE MANAGEMENT, LLC
A DELAWARE LIMITED LIABILITY CO.
ITS: GENERAL PARTNER
- LOT "C" & "K"
BALDWIN & SONS LLC
A CALIFORNIA LIMITED LIABILITY CO.
20 CORPORATE PLAZA DR
NEWPORT BEACH, CA 92660
(949) 640-8300

CONDOMINIUM NOTE

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 TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 287 (123 UNITS ON LOT 1, 121 UNITS ON LOT 3 & 43 UNITS ON LOT 4).

LEGAL DESCRIPTION

SEE SHEET C2

EASEMENTS

SEE SHEET C2

PUBLIC UTILITIES

- SEWER: CITY OF CHULA VISTA
- STORM DRAIN: OTAY WATER DISTRICT
- TELEPHONE: CITY OF CHULA VISTA
- CAS AND ELECTRIC: ATRT
- CABLE T.V.: SDC&C
- POLICE & FIRE: COX COMMUNICATIONS
- SCHOOLS: CITY OF CHULA VISTA
- SWEETWATER UNION HIGH SCHOOL DIST.

SHEET INDEX

- SHEET C1 TENTATIVE MAP/ CONCEPTUAL GRADING PLAN
- SHEET C2 BOUNDARY & ENCUMBRANCES
- SHEET C3 BOUNDARY & ENCUMBRANCES

PREPARED BY:	NO.	REVISIONS	DATE	BY
HUNSAKER & ASSOCIATES SAN DIEGO, INC PLANNING: 9707 Maples Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH080588-4000; PH080588-1414	1	ORIGINAL	4-07-23	HKA
	2	REVISED FOR 2ND SUB	12-07-23	HKA
	3	REVISED FOR 3RD SUB	05-24-24	HKA
	4	REVISED FOR 4TH SUB	07-30-24	HKA
	5	REVISED FOR 5TH SUB	08-27-24	HKA
	6	REV. LA MEDIA RD. SECTION	09-12-24	HKA
	7	REV. LA MEDIA RD. SECTION	09-27-24	HKA
	8			

TENTATIVE MAP
CONCEPTUAL GRADING PLAN
VILLAGE 7
R-3, R-4 & R-8
CITY OF CHULA VISTA, CALIFORNIA

SHEET **C1**

ON SITE

OWNERS: BALDWIN & SONS AS TO LOT C OTAY PROJECT AS TO LOT D
APNS: 644-241-07-00 (LOT C) AND 644-241-08-00 (LOT D)

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOTS C AND D OF CHULA VISTA TRACT NO. 05-09, OTAY BRANCH VILLAGE 7 "A" MAP NO. 1, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 15134, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 27, 2005, AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED JUNE 6, 2008 AS INSTRUMENT NO. 2008-005167 OF OFFICIAL RECORDS.

TITLE REFERENCE

THE INFORMATION SHOWN HEREON IS BASED ON THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NHC5-6908105 (JD) DATED FEBRUARY 21, 2023 AND AMENDED FEBRUARY 28, 2023.

ASSESSOR'S PARCEL NUMBERS

644-241-07-00 (LOT C) AND 644-241-08-00 (LOT D)

TITLE EXCEPTIONS

- 1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024, A LIEN NOT YET DUE OR PAYABLE.
2. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2022-2023. FIRST INSTALLMENT: \$1,327.12, PAID PENALTY: \$0.00 SECOND INSTALLMENT: \$1,327.12, OPEN PENALTY: \$0.00 TAX RATE AREA: 01265 A. P. NO.: 644-241-07-00 (AFFECTS LOT C)
3. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2022-2023. FIRST INSTALLMENT: \$334.08, PAID PENALTY: \$0.00 SECOND INSTALLMENT: \$334.08, OPEN PENALTY: \$0.00 TAX RATE AREA: 01265 A. P. NO.: 644-241-08-00 (AFFECTS LOT D)
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. 6 OF THE CHULA VISTA ELEMENTARY SCHOOL, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED SEPTEMBER 15, 1998 AS INSTRUMENT NO. 1998-0584273 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MARCH 7, 2001 AS INSTRUMENT NO. 2001-0130147 OF OFFICIAL RECORDS.
5. 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. CHULA VISTA ELEMENTARY SCHOOL DISTRICT COMMUNITY FACILITIES DISTRICT NO. 11, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED OCTOBER 29, 1998 AS INSTRUMENT NO. 1998-0703797 OF OFFICIAL RECORDS.
6. 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. 11, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED DECEMBER 29, 1998 AS INSTRUMENT NO. 1998-0854904 OF OFFICIAL RECORDS.
7. 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. 6 SWEETWATER UNION HIGH SCHOOL DISTRICT, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED DECEMBER 29, 1998 AS INSTRUMENT NO. 1998-0854905 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MARCH 13, 2001 AS INSTRUMENT NO. 2001-0144243 OF OFFICIAL RECORDS. (AFFECTS LOT D)
8. 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. 97-2 (PRESERVE MAINTENANCE DISTRICT), AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED AUGUST 21, 2001 AS INSTRUMENT NO. 2001-0594092 OF OFFICIAL RECORDS. (AFFECTS LOT D)
9. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
AN EASEMENT FOR ROADWAY AND UTILITY LINES AND INCIDENTAL PURPOSES, RECORDED APRIL 23, 1980 AS INSTRUMENT NO. 80-137651 OF OFFICIAL RECORDS. IN FAVOR OF: UNITED STATES OF AMERICA TO BE QUITCLAIMED AFFECTS: LOT C
AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JUNE 14, 1982 AS INSTRUMENT NO. 82-181896 OF OFFICIAL RECORDS. IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY AFFECTS: LOT C TO BE QUITCLAIMED
12. AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 4, 1988 AS INSTRUMENT NO. 88-567316 OF OFFICIAL RECORDS. IN FAVOR OF: UNITED ENTERPRISES, LTD., A CALIFORNIA LIMITED PARTNERSHIP AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT 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.
14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTATED AND AMENDED PRE-ANNEXATION DEVELOPMENT AGREEMENT WITH OTAY RANCH, L.P." RECORDED MAY 12, 1997 AS INSTRUMENT NO. 1997-0219970 OF OFFICIAL RECORDS. (AFFECTS LOT D)
15. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DETENTION BASIN AND SILTATION AGREEMENT" RECORDED SEPTEMBER 26, 1997 AS INSTRUMENT NO. 1997-0477304 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED FEBRUARY 17, 1998 AS INSTRUMENT NO. 1998-0079314 OF OFFICIAL RECORDS.
16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DESILTATION AND MAINTENANCE AGREEMENT WITH OTAY PROJECT, L.P. (POGGI CANYON DRAINAGE IMPROVEMENTS)" RECORDED JUNE 28, 2000 AS INSTRUMENT NO. 2000-0341829 OF OFFICIAL RECORDS. (AFFECTS LOT D)
17. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DRAINAGE MAINTENANCE AND INDEMNIFICATION AGREEMENT (OTAY RANCH VILLAGE 7 MASS GRADING)", RECORDED FEBRUARY 2, 2005 AS INSTRUMENT NO. 2005-0089011 OF OFFICIAL RECORDS.

ONSITE

OWNER: BALDWIN & SONS, LOT "K" MAP NO. 15134
APN: 644-241-10-00

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT K OF CHULA VISTA TRACT NO. 05-09, OTAY BRANCH VILLAGE 7 "A" MAP NO. 1, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 15134, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 27, 2005.

TITLE REFERENCE

THE INFORMATION SHOWN HEREON IS BASED ON THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NHC5-6985319 DATED JUNE 18, 2024.

ASSESSOR'S PARCEL NUMBER

644-241-10-00

TITLE EXCEPTIONS

- 1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2024-2025, A LIEN NOT YET DUE OR PAYABLE.
2. 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. 6 OF THE CHULA VISTA ELEMENTARY SCHOOL, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED SEPTEMBER 15, 1998 AS INSTRUMENT NO. 1998-0584273 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MARCH 7, 2001 AS INSTRUMENT NO. 2001-0130147 OF OFFICIAL RECORDS.
3. 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. 11, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED OCTOBER 29, 1998 AS INSTRUMENT NO. 1998-0703797 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. 11, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED DECEMBER 29, 1998 AS INSTRUMENT NO. 1998-0854904 OF OFFICIAL RECORDS.
5. 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. 6 SWEETWATER UNION HIGH SCHOOL DISTRICT, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED DECEMBER 29, 1998 AS INSTRUMENT NO. 1998-0854905 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MARCH 13, 2001 AS INSTRUMENT NO. 2001-0144243 OF OFFICIAL RECORDS.
6. 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. 97-2 (PRESERVE MAINTENANCE DISTRICT), AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED AUGUST 21, 2001 AS INSTRUMENT NO. 2001-0594092 OF OFFICIAL RECORDS.
7. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
8. INTENTIONALLY DELETED
9. INTENTIONALLY DELETED
10. INTENTIONALLY DELETED
11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT 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.
12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTATED AND AMENDED PRE-ANNEXATION DEVELOPMENT AGREEMENT WITH OTAY RANCH, L.P." RECORDED MAY 12, 1997 AS INSTRUMENT NO. 1997-0219970 OF OFFICIAL RECORDS.
13. INTENTIONALLY DELETED
14. INTENTIONALLY DELETED
15. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DRAINAGE MAINTENANCE AND INDEMNIFICATION AGREEMENT (OTAY RANCH VILLAGE 7 MASS GRADING)" RECORDED FEBRUARY 2, 2005 AS INSTRUMENT NO. 2005-0089011 OF OFFICIAL RECORDS.
(16) AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: ROAD AND INCIDENTAL PURPOSES.
17. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUPPLEMENTAL SUBDIVISION IMPROVEMENT AGREEMENT FOR THE OTAY RANCH VILLAGE SEVEN "A" MAP" RECORDED SEPTEMBER 27, 2005 AS INSTRUMENT NO. 2005-0835113 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED FEBRUARY 13, 2007 AS INSTRUMENT NO. 2007-0099449 OF OFFICIAL RECORDS.
18. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED OCTOBER 4, 2005 AS INSTRUMENT NO. 2005-0856104 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, DISABILITY, HANDICAP, FAMILY STATUS, NATIONAL ORIGIN OR SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE §12955(P)), TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. §3604(C) OR CALIFORNIA GOVERNMENT CODE §12955. 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: YOU MAY WISH TO CONTACT THE HOMEOWNERS ASSOCIATION REFERRED TO IN THE ABOVE DOCUMENT FOR INFORMATION REGARDING ASSESSMENTS, TRANSFER REQUIREMENTS OR OTHER MATTERS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JUNE 1, 2006 AS INSTRUMENT NO. 2006-0389164 OF OFFICIAL RECORDS.
DOCUMENT RE-RECORDED JULY 11, 2006 AS INSTRUMENT NO. 2006-0487654 OF OFFICIAL RECORDS.
A DECLARATION OF ANNEXATION RECORDED JUNE 20, 2007 AS INSTRUMENT NO. 2007-0415537 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 30, 2006 AS INSTRUMENT NO. 2006-0619008 OF OFFICIAL RECORDS.
A DECLARATION OF ANNEXATION RECORDED JUNE 20, 2007 AS INSTRUMENT NO. 2007-0415537 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MARCH 02, 2023 AS INSTRUMENT NO. 2023-0053648 OF OFFICIAL RECORDS.
A DECLARATION OF ANNEXATION RECORDED MARCH 02, 2023 AS INSTRUMENT NO. 2023-0053648 OF OFFICIAL RECORDS.

VORTAC - OFFSITE

OWNER: UNITED STATES OF AMERICA
APN:644-241-06-00

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PORTIONS OF LOTS 22, 28 AND 29 OF OTAY RANCH, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 862, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1980, BEING A 1500-FOOT BY 1500-FOOT SQUARE PARCEL, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SAN DIEGO CITY HORIZONTAL AND VERTICAL CONTROL POINT "38F948" HAVING ZONE VI LAMBERT COORDINATES OF 156973.960 NORTH, 1774867.290 EAST; THENCE NORTH 91°51'16.4" EAST A DISTANCE OF 5,283.79 FEET TO A POINT ABOUT THE COORDINATE LATITUDE 32°56'37.008" NORTH, LONGITUDE 116°58'41.568" WEST, SAID POINT HEREIN AFTER REFERRED TO AS POINT "A"; THENCE SOUTH 00°24'00.6" WEST A DISTANCE OF 750.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°35'58.4" WEST A DISTANCE OF 750.00 FEET; THENCE NORTH 00°24'00.6" EAST A DISTANCE OF 1500.00 FEET; THENCE SOUTH 89°35'59.4" EAST A DISTANCE OF 1500.00 FEET; THENCE SOUTH 00°24'00.6" WEST A DISTANCE OF 1500.00 FEET; THENCE NORTH 89°35'59.4" WEST A DISTANCE OF 750.00 FEET TO THE TRUE POINT OF BEGINNING.

TITLE REFERENCE

THE INFORMATION SHOWN HEREON IS BASED ON THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NHC5-6968467 (JD) DATED MARCH 22, 2023.

ASSESSOR'S PARCEL NUMBER

644-241-06-00

TITLE EXCEPTIONS

- 1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024, A LIEN NOT YET DUE OR PAYABLE.
2. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2022-2023. FIRST INSTALLMENT: \$0.00, NO TAX DUE PENALTY: \$0.00 SECOND INSTALLMENT: \$0.00, NO TAX DUE PENALTY: \$0.00 TAX RATE AREA: 01298 A. P. NO.: 644-241-05-00
THE COUNTY TAX COLLECTOR COULD NOT VERIFY THE AMOUNTS SHOWN ABOVE AT THIS TIME. PLEASE VERIFY THE AMOUNTS WITH THE COUNTY TAX COLLECTOR PRIOR TO THE CLOSE OF THE CONTEMPLATED TRANSACTION.
3. THE FACT THAT SAID LAND LIES WITHIN THE COMMUNITY FACILITIES DISTRICT NO. 98-2 INTERM OPEN SPACE MAINTENANCE DISTRICT (OWP-SPA ONE VILLAGES (6 & 7)), AS DISCLOSED BY INSTRUMENT RECORDED AUGUST 18, 1998 AS INSTRUMENT NO. 98-0523070 OF OFFICIAL RECORDS.
THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN SECTION 10 WAS ANNEXED TO THE ABOVE DISTRICT AS EVIDENCED BY DIAGRAM RECORDED NOVEMBER 14, 2000 AS INSTRUMENT NO. 00-0617270 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. 11 (LOMAS VERDE), SWEETWATER UNION HIGH SCHOOL DISTRICT, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED OCTOBER 29, 1998 AS INSTRUMENT NO. 98-0703797 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MARCH 13, 2001 AS INSTRUMENT NO. 01-0144246 OF OFFICIAL RECORDS.
5. 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. 97-2 (PRESERVE MAINTENANCE DISTRICT) CITY OF CHULA VISTA, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED AUGUST 21, 2001 AS INSTRUMENT NO. 01-0594092 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JULY 28, 2005 AS INSTRUMENT NO. 05-0501204 OF OFFICIAL RECORDS.
7. THE FACT THAT SAID LAND LIES WITHIN THE COMMUNITY FACILITIES DISTRICT NO. 12M (VILLAGE 7), AS DISCLOSED BY INSTRUMENT RECORDED JUNE 15, 2005 AS INSTRUMENT NO. 05-0501204 OF OFFICIAL RECORDS.
8. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
AN EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, RECORDED AUGUST 21, 1980 AS INSTRUMENT NO. 80-267891 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN
9. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN SURVEY MAP NO. 8273 OF RECORD OF SURVEYS.
10. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN SURVEY MAP NO. 12371 OF RECORD OF SURVEYS.
11. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN SURVEY MAP NO. 94-0084743 OF OFFICIAL RECORDS.
12. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN SURVEY MAP NO. 82-181896 OF OFFICIAL RECORDS.
13. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN SURVEY MAP NO. 12371 OF RECORD OF SURVEYS.
14. RIGHTS OF PARTIES IN POSSESSION.
NOTE: A WRITTEN CONSENT OR WAIVER MAY BE NECESSARY FROM THE PUBLIC AGENCY FOR ANY SALE OR REFINANCE.
15. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
16. RIGHTS OF PARTIES IN POSSESSION.
17. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NPS/S SURVEY.
PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE:
18. WITH RESPECT TO MCMILLIN ROLLING HILLS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY:
A. A COPY OF ITS OPERATING AGREEMENT OR SIMILAR DOCUMENT AND ANY AMENDMENTS THERETO;
B. A OFFICIAL COPY OF ITS ARTICLES OF ORGANIZATION OR SIMILAR INCORPORATION DOCUMENT AND ANY CORRECTIONS, AMENDMENTS OR RESTATEMENTS THERETO;
C. EVIDENCE THAT THE LIMITED LIABILITY COMPANY IS PROPERLY FORMED AND IS IN GOOD STANDING IN THE STATE OF ITS DOMICILE;
D. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.
19. WITH RESPECT TO MCMILLIN ROLLING HILLS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, A CERTIFICATE OF REVIVOR AND A CERTIFICATE OF RELIEF FROM CONTRACT VIOLABILITY ISSUED BY THE FRANCHISE TAX BOARD OF THE STATE OF CALIFORNIA.
20. AN ALTA/NPS/S SURVEY OF RECENT DATE WHICH COMPLIES WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS/S LAND TITLE SURVEYS.

LOT 12 MAP NO. 15014 - OFFSITE

OWNER: MCMILLIN ROLLING HILLS RANCH, LLC
APN: 644-241-05-00

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 12 OF CHULA VISTA TRACT NO. 05-07, MCMILLIN OTAY RANCH VILLAGE 7, "A" MAP, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15014, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 6, 2005.

TITLE REFERENCE

THE INFORMATION SHOWN HEREON IS BASED ON THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NHC5-7097025 (MK) DATED MARCH 6, 2024.

ASSESSOR'S PARCEL NUMBER

644-241-05-00

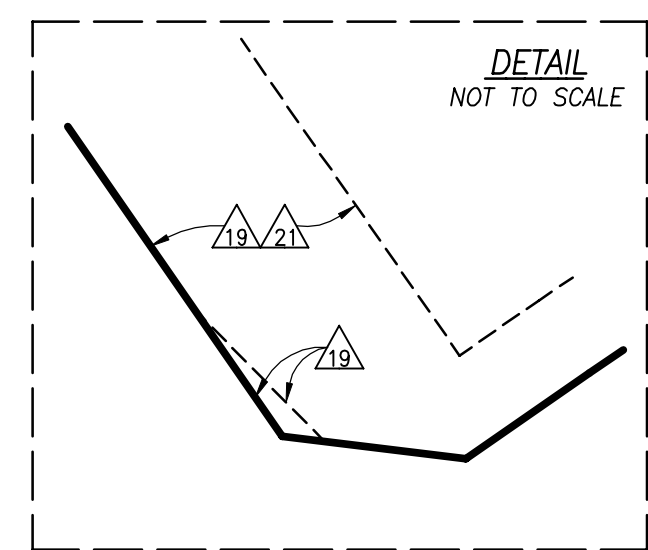
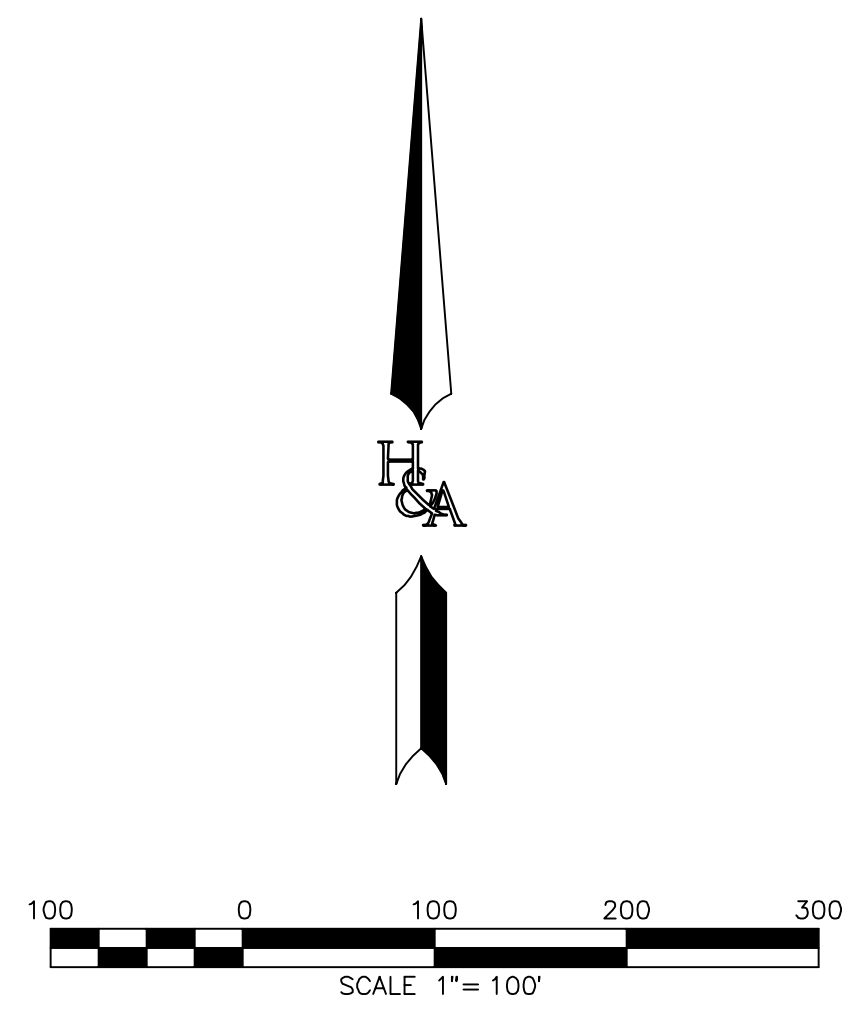
TITLE EXCEPTIONS

- 1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2024-2025, A LIEN NOT YET DUE OR PAYABLE.
2. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024. FIRST INSTALLMENT: \$0.00, NO TAX DUE PENALTY: \$0.00 SECOND INSTALLMENT: \$0.00, NO TAX DUE PENALTY: \$0.00 TAX RATE AREA: 01298 A. P. NO.: 644-241-05-00
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C. EVIDENCE THAT THE LIMITED LIABILITY COMPANY IS PROPERLY FORMED AND IS IN GOOD STANDING IN THE STATE OF ITS DOMICILE;
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20. AN ALTA/NPS/S SURVEY OF RECENT DATE WHICH COMPLIES WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS/S LAND TITLE SURVEYS.

PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, INC. 9707 Waples Street San Diego, CA 92121 PH(605)558-4500 FX(605)558-1144

BOUNDARY & ENCUMBRANCES VILLAGE 7 R-3, R-4 & R-8 CITY OF CHULA VISTA, CALIFORNIA SHEET C2

- △ INDICATES PLOTTED EXCEPTIONS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NHSC-5908105 DATED FEBRUARY 21, 2023 AND AMENDED FEBRUARY 28, 2023. SEE SHEET C-2 FOR COMPLETE LEGEND AND EXCEPTION DESCRIPTIONS.
- ① INDICATES PLOTTED EXCEPTIONS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NHSC-6985319 DATED JUNE 18, 2024. SEE SHEET C-2 FOR COMPLETE LEGEND AND EXCEPTION DESCRIPTIONS.
- ② INDICATES PLOTTED EXCEPTIONS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NHSC-5968467 DATED MARCH 22, 2023. SEE SHEET C-2 FOR COMPLETE LEGEND AND EXCEPTION DESCRIPTIONS.
- ③ INDICATES PLOTTED EXCEPTIONS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NHSC-7097025 DATED MARCH 6, 2024. SEE SHEET C-2 FOR COMPLETE LEGEND AND EXCEPTION DESCRIPTIONS.



MAP NO. 16428
 PARCEL D CERT. OF COMP.
 2022-0473499
 APN 644-071-33

PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, INC. <small>PLANNING 9707 Waples Street ENGINEERING San Diego, CA 92123 SURVEYING PH(619)558-4500 FX(619)558-1414</small>	BOUNDARY & ENCUMBRANCES <h1 style="margin: 0;">VILLAGE 7</h1> <h2 style="margin: 0;">R-3, R-4 & R-8</h2> <p style="margin: 0;">CITY OF CHULA VISTA, CALIFORNIA</p>	SHEET <h1 style="margin: 0;">C3</h1>
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