

LAND USE TABLE

Parcel	Permitted Density		Gross	Net	Estimated
	Range	Units ¹	Acres ²	Acres	Density ³
Medium High Multi-Family Residential					
R-1	11-18 du/ac.	154	9.9	8.7	15.6
R-2	11-18 du/ac.	163	10.7	9.2	15.2
R-3	11-18 du/ac.	162	11.4	9.8	14.2
R-4	11-18 du/ac.	147	10.9	8.9	13.5
R-5	11-18 du/ac.	155	11.0	8.7	14.1
R-6	11-18 du/ac.	143	10.3	8.2	13.9
R-7	11-18 du/ac.	226	15.8	14.8	14.3
R-8	11-18 du/ac.	176	14.0	11.6	12.6
R-9	11-18 du/ac.	196	15.4	15.4	12.7
R-10	11-18 du/ac.	142	11.5	11.5	12.3
Total MH		1,664	120.9	106.8	13.8
Village Core ⁴					
VC-1	18-45 du/ac.	275	7.6	7.4	36.2
VC-2	18-45 du/ac.	430	11.3	9.6	38.1
VC-3A	18-45 du/ac.	161	5.5	4.1	29.3
VC-3B ⁵	18-45 du/ac.	0	5.6	5.4	0.0
VC-4	18-45 du/ac.	192	4.5	4.3	42.7
VC-5 ⁵	18-45 du/ac.	0	5.7	5.5	0.0
VC-6	18-45 du/ac.	142	5.3	4.7	26.8
VC-7 Total VC	18-45 du/ac.	148	6.0	5.5 46.5	24.7
		1,348	51.5	46.5	26.2
Subtotal Residential		3,012	172.4	153.3	
Other					
Community Purpose Facility ⁶					
CPF-1			1.2		
Subtotal CPF			1.2		
Parks					
P-1 ⁷			7.3	6.5	
P-2			W. C.		
Total Parks			43.3	36.3	
Total Parks			50.6	42.8	
School					
S-1 ⁷⁸		264	11.3	10.0	26.4
Open Space					
Preserve (OSP Lots 1-4)			253.6		
Manufactured/Basin (OS Lots 5-8) ⁹			16.4		
Total Open Space			270.0		
Circulation					
Internal			22.5		
External			9.2		
Total Circulation			31.7		
CALTRANS Lots (To Be Dedicated)					
CT-1			1.7		
CT-2			0.1		
CT-3			1.9		
Total CALTRANS Lots			3.7		
Future Development					
Lot A			1.0		
Lot B			8.4		
Total Future Development			9.4		
Subtotal Other			377.9		
10	i	2 276			

parcel to 0.7 acres (gross).

OVERALL TENTATIVE MAP TOTAL¹⁰

Estimated Units are provided for planning purposes only, do not represent the final unit allocation for each parcel and shall not be used to limit or restrict the final units allocated to any parcel. The final unit allocation must remain consistent with the permitted density range applicable to the parcel. The final unit allocation shall be determined during Design Review and shall be documented in the Unit Tracking Table (Village 8 East SPA Plan, Attachment 1). Revisions to the Site Utilization Table shall not be required based on changes to the Estimated Units presented herein.

3,276 550.3

 $|^2$ Final acreage information to be determined during final engineering. Acreage may vary due to rounding. Residential and Village Core gross acreage includes approximately 15.3 of perimeter open space areas. Open space easements shall be recorded over perimeter open space slopes that are to be maintained by the Master HOA or a Sub-Association, as determined during final design.

³ Estimated Density calculated based on gross parcel acreage. Final density to be determined during Design Review.

⁴ 20,000 SF of commercial uses are authorized within Village 8 East. Commercial SF may be developed within a single parcel designated VC or distributed among any parcel designated VC (VC-1 through VC-7). The final distribution of commercial SF to be determined during Design Review. The "Permitted Density Range" is not applicable to VC parcels with no residential units.

 5 VC-3B and VC-5 are anticipated to be developed with non-residential uses only, consistent with the Village Core zoning district. The "Permitted Density Range" is not applicable to VC parcels with no residential units.

 6 Per the Land Offer Agreement (7/8/2014), the Village 8 East SPA Plan shall designate 4.0 acres of CPF land. The Applicant is proposing to meet a portion of the Village 8 East CPF obligation by designating the 1.2-acre CPF-1 site as a private recreation facility. The remaining 2.8 acre CPF obligation shall be addressed in a seperate agreement between the Applicant and the City of Chula Vista.

¹ Both the Village 8 East SPA Plan and Tentative Map include the "Proposed" and "Alternative" configuration and acreage for the S-1 School Site and P-1 Neighborhood Park. Either the Proposed or Alternative may be implemented without the need for an amendment to the SPA Plan or TM. If Proposed configuration is implemented, the S-1 site would be 10.0 acre (net) and the P-1 park site would be 6.5 acre (net); however, if the Alternative configuration is implemented, the S-1 site would be 12.0 acre (net) and the P-1 park site would be 4.6 acre(net). The final neighborhood park acreage shall be addressed in the future Village 8 East Parks Construction Agreement.

⁸ The S-1 school site has an underlying residential land use designation of High Residential. If the site is not developed as a school site, then it shall be developed as residential; however, if the site is developed as an elementary school, then the 264 units may be reallocated to another Village 8 East parcel or transferred to another village, as permitted in the Village 8 East PC District Regulations, Chapter 10, Implementation.

⁹ A portion of the Edge Trail and associated overlook features (approximately 1.76 aces) are included within the 8.2-acre OS-7 parcel. The Edge Trail area shall be secured with a public access easement and the 1.76 acres shall satisfy a portion of the Village 8 East park obligation. The 1.76-acre Edge Trail area is not counted toward meeting the Village 8 East open space requirements. ¹⁰ Village 8 East acreage adjusted from approved 2014 development area to reflect changes in SR-125 ROW and to facilitate the future SR-

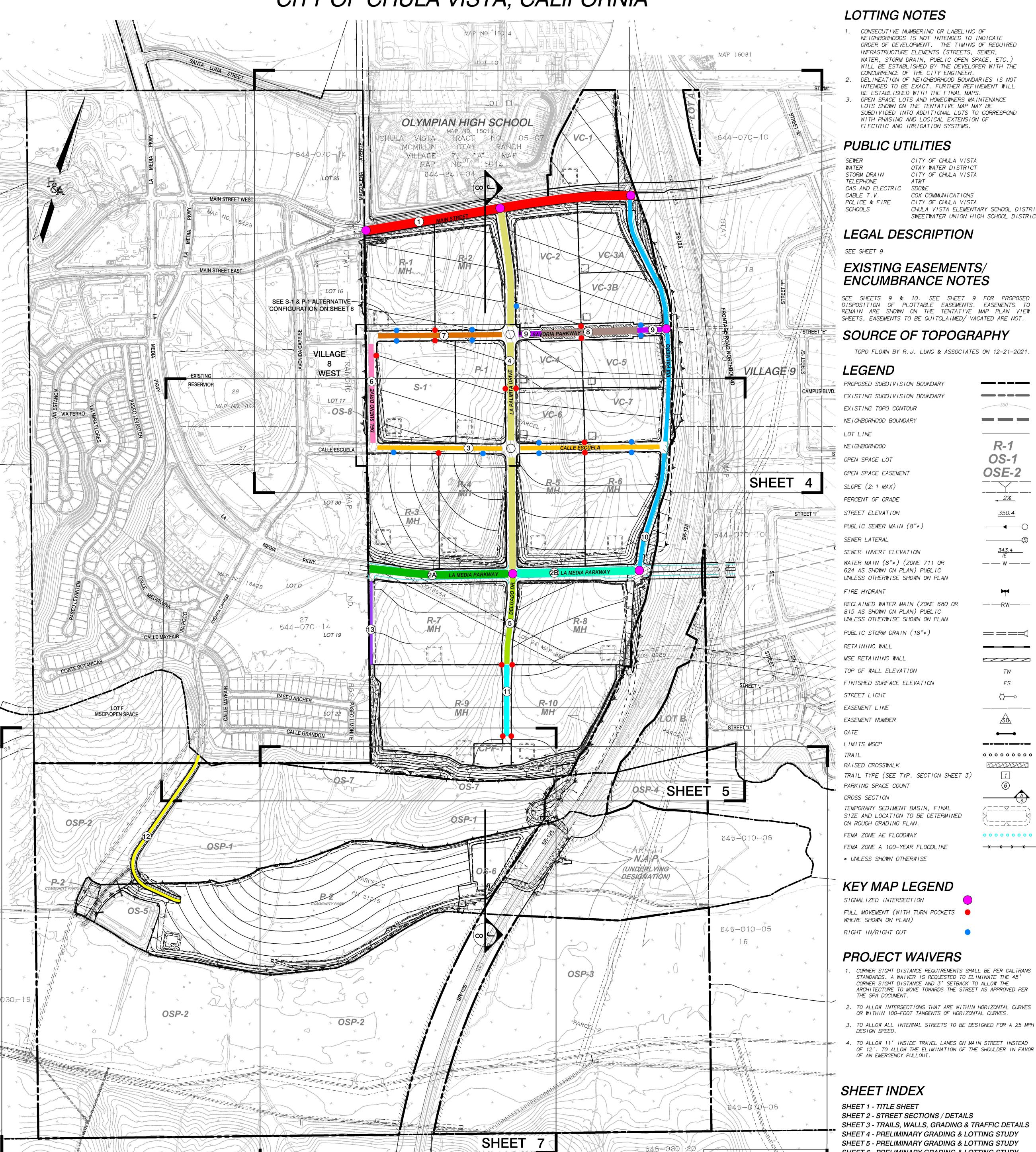
125 ROW Decertification process. ¹¹ The P-2 Community Park / OS-6 alternative would be implemented only upon City approval of the Alternative Compliance Program ("ACP") and Rough Grading Storm Water Quality Management Plan ("SWQMP") (See TM Sheet 6 for additional details). This would increase the P-2 Community Park parcel to 47.4 acres (gross) and 39.0 acres (net) and correspondingly decrease the OS-6

THE SPECIFIC PLAN INCLUDES THE 22.6 ACRE AR-11 PARCEL, WHICH IS CURRENTLY OWNED BY THE CITY OF CHULA VISTA. THE SPECIFIC PLAN IS COMPRISED OF THE 550.3 ACRES PER THIS TENTATIVE MAP + 22.6 ACRES FOR THE AR-11,

TOTALING 572.9 ACRES.

TENTATIVE MAP CVT-22-0005 OTAY RANCH - VILLAGE 8 EAST

CITY OF CHULA VISTA, CALIFORNIA



KEY MAP

1" = 300'

LOTTING NOTES

CONSECUTIVE NUMBERING OR LABELING OF ORDER OF DEVELOPMENT. THE TIMING OF REQUIRED INFRASTRUCTURE ELEMENTS (STREETS, SEWER, WATER, STORM DRAIN, PUBLIC OPEN SPACE, ETC.,

DELINEATION OF NEIGHBORHOOD BOUNDARIES IS NOT NTENDED TO BE EXACT. FURTHER REFINEMENT WILL BE ESTABLISHED WITH THE FINAL MAPS OPEN SPACE LOTS AND HOMEOWNERS MAINTENANCE LOTS SHOWN ON THE TENTATIVE MAP MAY BE SUBDIVIDED INTO ADDITIONAL LOTS TO CORRESPOND WITH PHASING AND LOGICAL EXTENSION OF

PUBLIC UTILITIES

OTAY WATER DISTRICT CITY OF CHULA VISTA TELEPHONE GAS AND ELECTRIC CITY OF CHULA VISTA CHULA VISTA ELEMENTARY SCHOOL DISTRICT

LEGAL DESCRIPTION

EXISTING EASEMENTS/ **ENCUMBRANCE NOTES**

DISPOSITION OF PLOTTABLE EASEMENTS. EASEMENTS TO REMAIN ARE SHOWN ON THE TENTATIVE MAP PLAN VIEW SHEETS, EASEMENTS TO BE QUITCLAIMED/ VACATED ARE NOT

SOURCE OF TOPOGRAPHY

TOPO FLOWN BY R.J. LUNG & ASSOCIATES ON 12-21-2021

LEGEND

PROPOSED SUBDIVISION BOUNDARY EXISTING SUBDIVISION BOUNDARY EXISTING TOPO CONTOUR NE I GHBORHOOD BOUNDARY *NE I GHBORHOOD* OPEN SPACE LOT OSE-2 OPEN SPACE EASEMENT ____ _____ PERCENT OF GRADE STREET ELEVATION PUBLIC SEWER MAIN (8"*) \longrightarrow SEWER LATERAL SEWER INVERT ELEVATION

——RW——

FS

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UNLESS OTHERWISE SHOWN ON PLAN FIRE HYDRANT RECLAIMED WATER MAIN (ZONE 680 OR 815 AS SHOWN ON PLAN) PUBLIC UNLESS OTHERWISE SHOWN ON PLAN

RETAINING WALL MSE RETAINING WALL TOP OF WALL ELEVATION FINISHED SURFACE ELEVATION EASEMENT LINE

_-----000000000 RAISED CROSSWALK TRAIL TYPE (SEE TYP. SECTION SHEET 3)

CROSS SECTION TEMPORARY SEDIMENT BASIN, FINAL SIZE AND LOCATION TO BE DETERMINED ON ROUGH GRADING PLAN. FEMA ZONE AE FLOODWAY FEMA ZONE A 100-YEAR FLOODLINE

KEY MAP LEGEND SIGNALIZED INTERSECTION

RIGHT IN/RIGHT OUT

STANDARDS. A WAIVER IS REQUESTED TO ELIMINATE THE 45' CORNER SIGHT DISTANCE AND 3' SETBACK TO ALLOW THE ARCHITECTURE TO MOVE TOWARDS THE STREET AS APPROVED PER

OR WITHIN 100-FOOT TANGENTS OF HORIZONTAL CURVES. 3. TO ALLOW ALL INTERNAL STREETS TO BE DESIGNED FOR A 25 MPH

4. TO ALLOW 11' INSIDE TRAVEL LANES ON MAIN STREET INSTEAD

OF AN EMERGENCY PULLOUT.

SHEET INDEX

SHEET 6

SHEET 1 - TITLE SHEET SHEET 2 - STREET SECTIONS / DETAILS SHEET 3 - TRAILS, WALLS, GRADING & TRAFFIC DETAILS SHEET 4 - PRELIMINARY GRADING & LOTTING STUDY

SHEET 5 - PRELIMINARY GRADING & LOTTING STUDY SHEET 6 - PRELIMINARY GRADING & LOTTING STUDY SHEET 7 - PRELIMINARY GRADING & LOTTING STUDY SHEET 8 - CROSS SECTIONS

SHEET 9 - EXISTING BOUNDARY, EASEMENTS & ENCUMBRANCES SHEET 10 - EXISTING BOUNDARY, EASEMENTS & ENCUMBRANCES

GENERAL NOTES

GROSS SITE AREA: 546.5 ACRES TOTAL NUMBER OF LOTS: 34 MULTI-FAMILY RESIDENTIAL: 7 LOTS 2 LOTS 3 LOTS

1,348 UNITS S-1 (UNDERLYING RESIDENTIAL USE): 264 UNITS MAXIMUM NUMBER UNITS ALLOWED PER OTAY RANCH VILLAGE 8 EAST SPA: 3,276 ASSESSOR'S PARCEL NUMBERS: 646-010-08 & 644-070-21 6. EXISTING/PROPOSED GENERAL PLAN DESIGNATION:

EXISTING: MIXED USE RESIDENTIAL, MEDIUM RESIDENTIAL, PARK SCHOOL, OPEN SPACE PRESERVE, OPEN SPACE. PROPOSED: VILLAGE CORE, MEDIUM HIGH RESIDENTIAL, PARK CPF, SCHOOL, OPEN SPACE PRESERVE, OPEN SPACE

1,664 UNITS

7. ZONING: EXISTING: PC (PLANNED COMMUNITY ZONE) PROPOSED: SEE VILLAGE 8 EAST SPA PC DISTRICT REGULATIONS PROPOSED LAND USE: SEE LAND USE TABLE FOR PROPOSED LAND USES

GENERAL DESIGN NOTES

1. WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE OTAY

REQUIREMENTS OF THE SUBDIVISION MANUAL. DRAINAGE FASEMENTS SHALL BE PROVIDE

AS REQUIRED BY THE CITY DEVELOPMENT SERVICES DEPARTMENT. SANITARY SEWER TO BE PROVIDED AND CONNECTED TO CITY OF CHULA VISTA SEWER. SEWER MAINS ARE PUBLIC AND 8" MINIMUM P.V.C. UNLESS SHOWN OTHERWISE.

6. SUBDIVIDER TO PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES

MANUAL, AND/OR THE OTAY RANCH VILLAGE DESIGN PLAN

STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. THE SAN DIEGO AREA

10. FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHULA VISTA DESIG

14. THIS PROJECT IS A MULTIPLE UNIT (NEIGHBORHOOD) SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456.1

SUBJECT TO SUBSTANTIAL CONFORMANCE APPROVAL BY THE CITY OF CHULA VISTA

15. FINAL MAPS MAY BE RECORDED FOR THE PURPOSE OF SUBDIVIDING VILLAGES OR PORTIONS THEREOF INTO UNIMPROVED NEIGHBORHOODS WITH LEGAL ACCESS WITH THE INTENT OF TRANSFERRING TITLE TO MERCHANT BUILDERS.

16. STORM DRAIN AND SEWER SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN.

17. TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT. 18. PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GEOCON, INC.

DATED SEPTEMBER 2022. 19. PRIVATE LOT DRAINAGE AND SLOPES SHALL COMPLY WITH THE CURRENT BUILDING CODE USED BY THE CITY OF CHULA VISTA OR AS OTHERWISE RECOMMENDED BY THE

ABOVE-REFERENCED GEOTECHNICAL REPORT. 20. REFER TO THE "SWQMP DATED MAY 2023" PREPARED BY HUNSAKER & ASSOCIATES FOR COMPLIANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD JURISDICTIONAL PERMIT. 21. TEMPORARY TURNAROUNDS SHALL BE PROVIDED AT ALL DEAD END STREETS DURING FINAL

ENGINEERING AS REQUESTED BY THE DEVELOPMENT SERVICES DEPARTMENT. 22. A SEPARATE CITY OF SAN DIEGO PUBLIC IMPROVEMENT PERMIT SHALL BE REQUIRED FOR CONSTRUCTION OF THE CITY OF SAN DIEGO WATER PIPELINE. 23.THE BUS PULLOUT DESIGN TO BE CONSTRUCTED PER MTS STANDARDS AND AT LOCATION(S)

24.TYPICAL LOT AND/OR BUILDING DRAINAGE SWALES SHALL BE DESIGNED IN ACCORDANCE WITH PC DISTRICT REGULATIONS, CHAPTER 3, SECTION 3.C.4, MULTI-FAMILY DEVELOPMENT STANDARDS, SITE PLANNING AND CHAPTER 4, SECTION 4.D.4. VILLAGE CORE DEVELOPMENT STANDARDS, SITE PLANNING.

GRADING QUANTITIES

CUT: APPROX. 4,966,000 C.Y. FILL: APPROX. 4,966,000 C.Y.

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

P-2 TO BE UTILIZED AS A LOT PULL SITE. P-2 GRADES SHOWN HERE ARE DESIGNED TO TAKE APPROXIMATELY 500,000 C.Y. OF DISPOSAL MATERIAL AFTER ROUGH GRADING OF THE RESIDENTIAL AREA IS COMPLETE.

TO BE DETERMINED BY MTS IN COORDINATION WITH THE CITY

BENCHMARK

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

CONDOMINIUM NOTE

THIS SUBDIVISION IS 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. PLANNING NEIGHBORHOODS INCLUDED WITHIN THE RESIDENTIAL CONDOMINIUM DESIGNATION ARE R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, VC-1, VC-2, VC-3, VC-3A, VC-3B, VC-4, VC-5, VC-6, VC-7 AND S-1 CONTAINING A MAXIMUM OF 3276 DWELLING UNITS. PLANNING NEIGHBORHOODS THAT ARE DETERMINED NOT TO REQUIRE THE CONDOMINIUM DESIGNATION AT SITE PLAN SHALL NOT REQUIRE A FINAL B MAP FOR DEVELOPMENT APPROVALS

THIS SUBDIVISION IS A 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 NEIGHBORHOODS INCLUDED WITHIN THE COMMERCIAL CONDOMINIUM DESIGNATION ARE VC-1. VC-2, VC-3, VC-3A, VC-3B, VC-4, VC-5, VC-6, AND VC-7 FOR A MAXIMUM OF 20,000 SQUARE FEET. PLANNING NEIGHBORHOODS THAT ARE DETERMINED NOT TO REQUIRE THE CONDOMINIUM DESIGNATION AT SITE PLAN SHALL NOT REQUIRE A FINAL B MAP FOR

OWNER/SUBDIVIDER

HOMEFED OTAY LAND II, LLC 1903 WRIGHT PLACE, SUITE 220 CARLSBAD, CA 92008 (760) 918-8200

COMMERCIAL CONDOMINIUM:

DEVELOPMENT APPROVALS.

CIVIL ENGINEER

HUNSAKER & ASSOCIATES, SAN DIEGO, INC 9707 WAPLES STREET SAN DIEGO, CA 92121

(858) 558-4500



ALISA S. VIALPANDO MY REGISTRATION EXPIRES ON 12/31/24

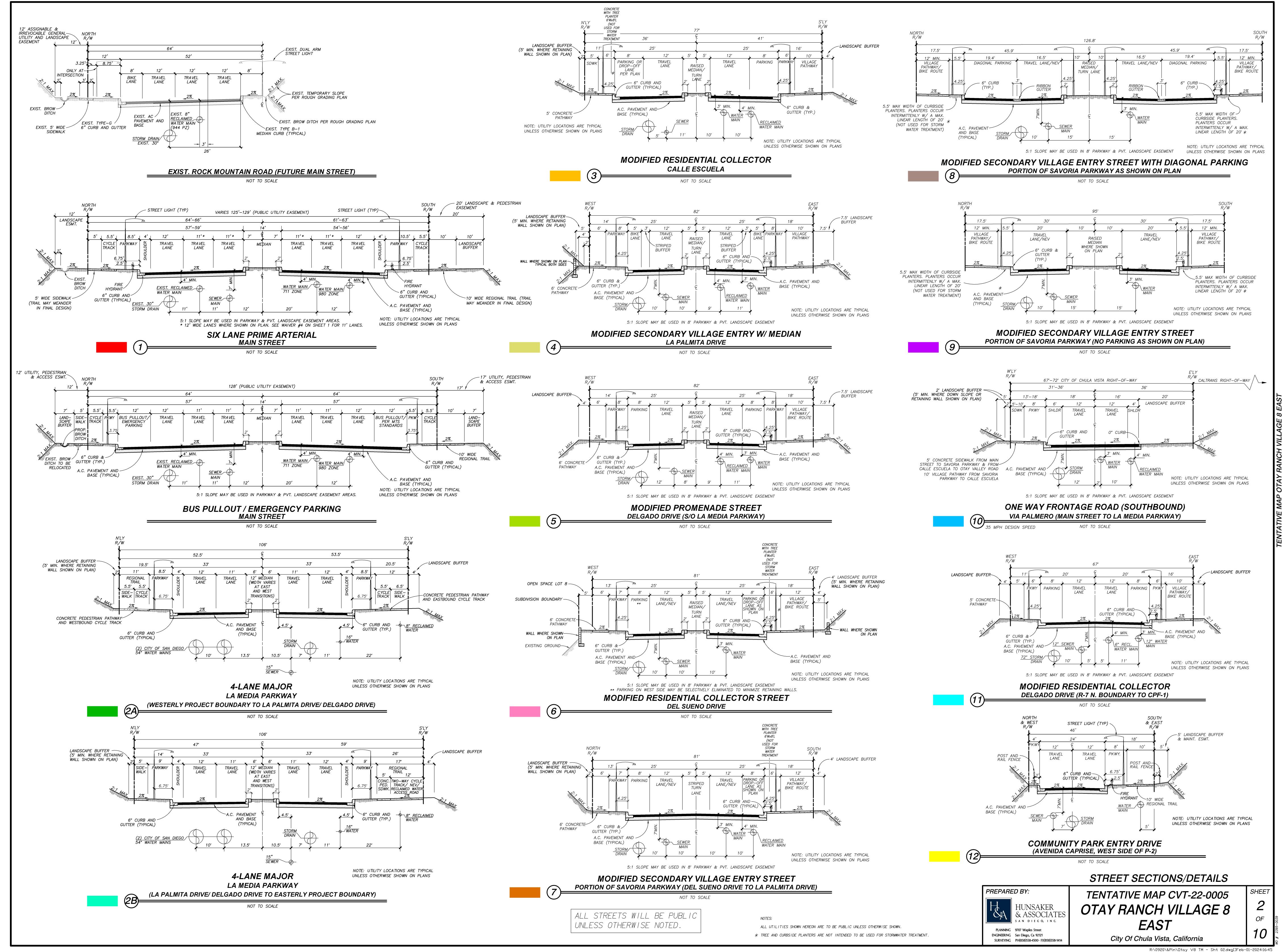
PREPARED BY:		NO.	REVISIONS	DATE	В١
		1	FIRST SUBMITTAL	09/30/22	Н&
	2	SECOND SUBMITTAL	05/18/23	H&	
	HUNSAKER & ASSOCIATES	3	THIRD SUBMITTAL	09/18/23	H&
		4	FOURTH SUBMITTAL	11/20/23	Н&
	SAN DIEGO, INC.	5	FIFTH SUBMITTAL	01/19/24	H&
PLANNING	PLANNING 9707 Waples Street				
ENGINEERING	ENGINEERING San Diego, Ca 92121				
SURVEYING	PH(858)558-4500 · FX(858)558-1414				

TENTATIVE MAP CVT-22-0005 OTAY RANCH VILLAGE 8 **EAST**

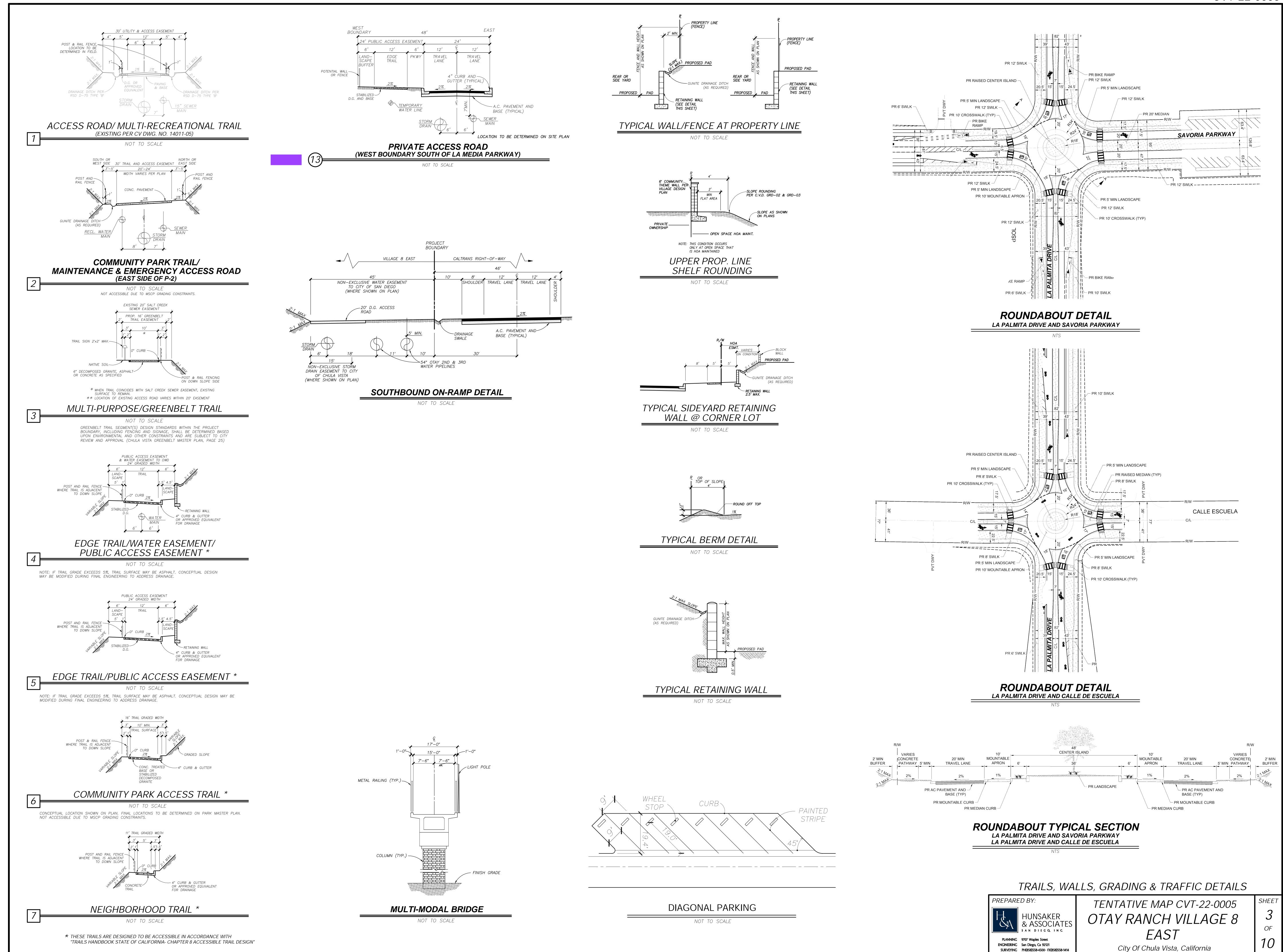
City Of Chula Vista, California

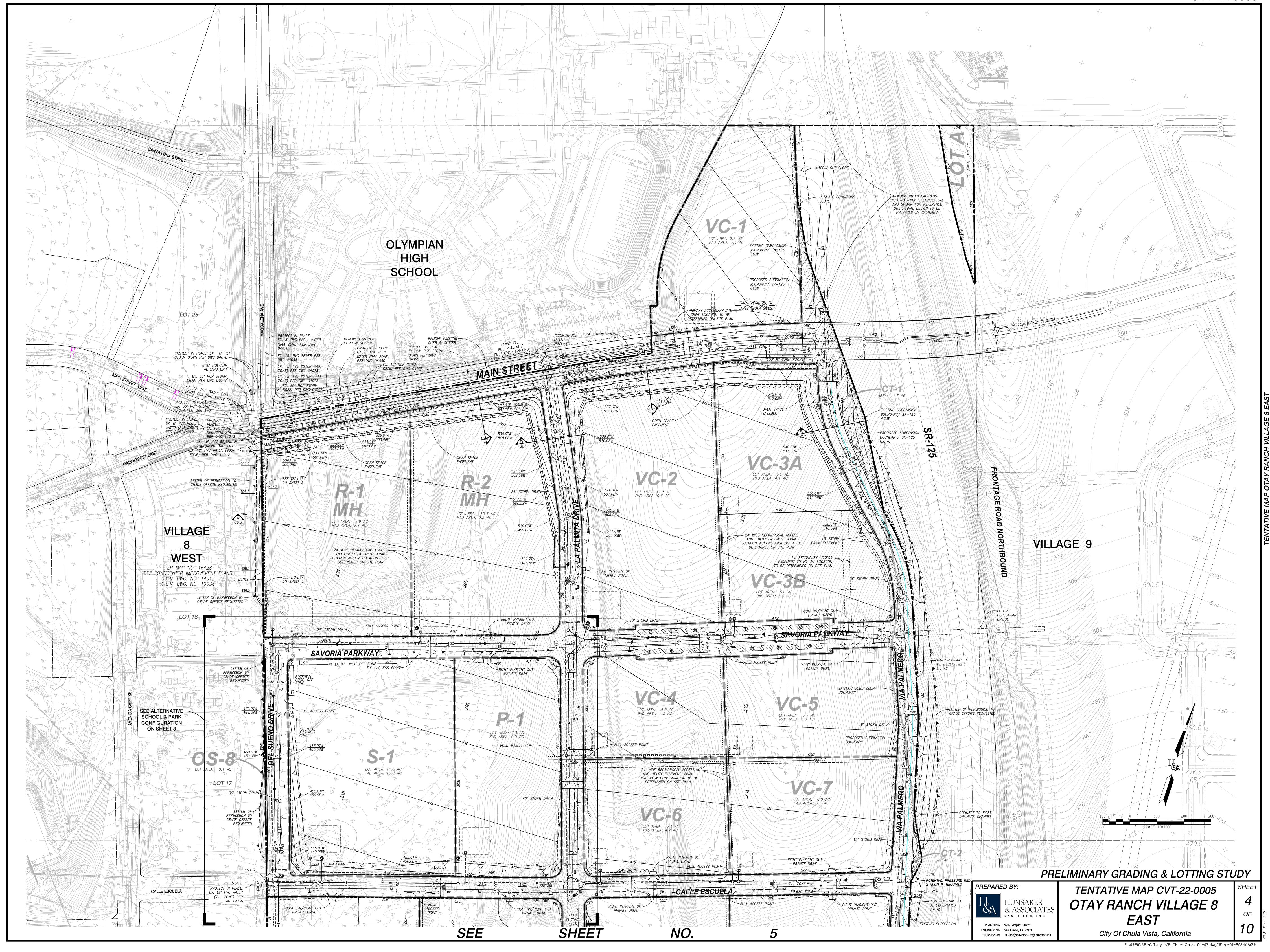
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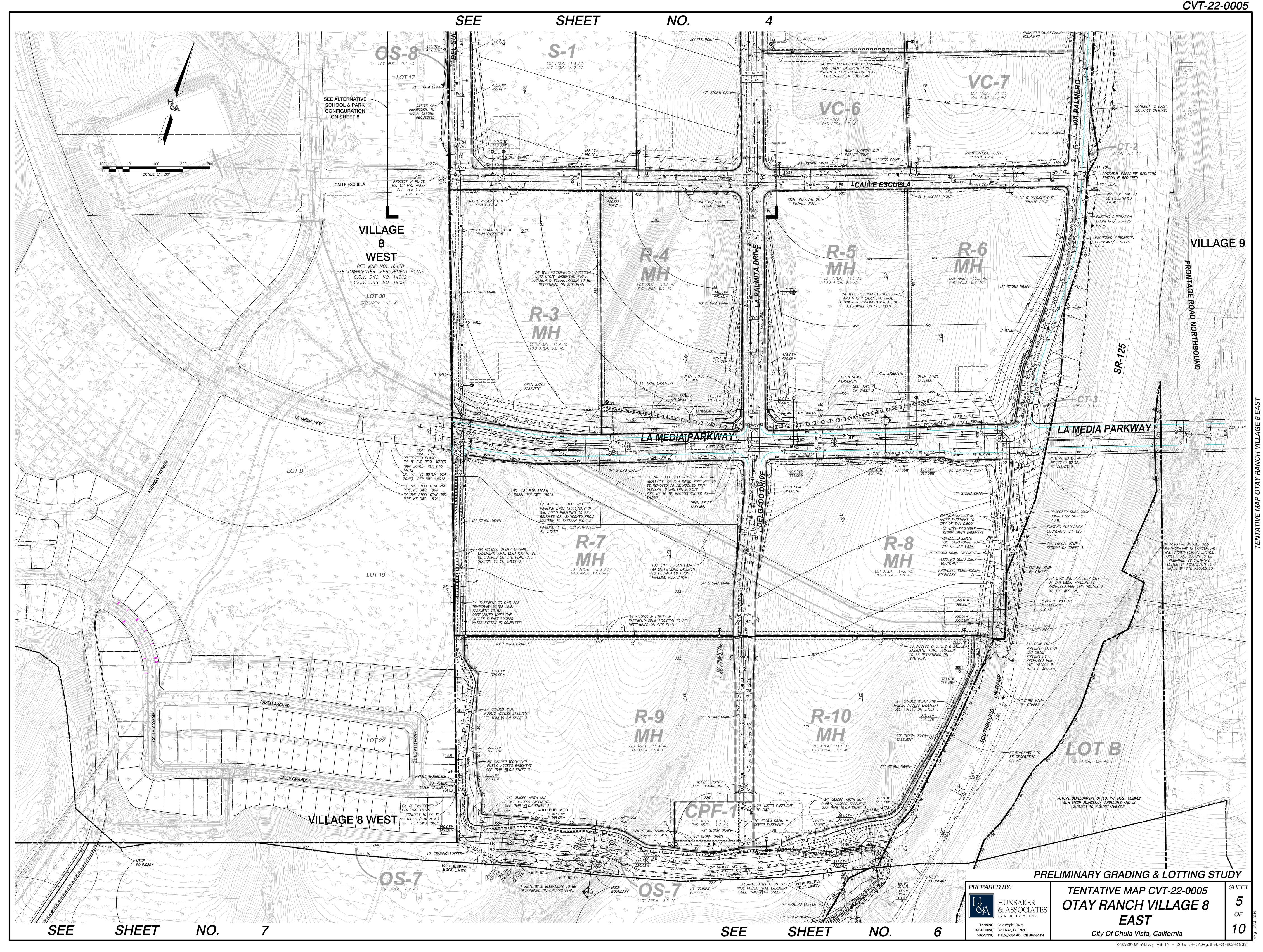
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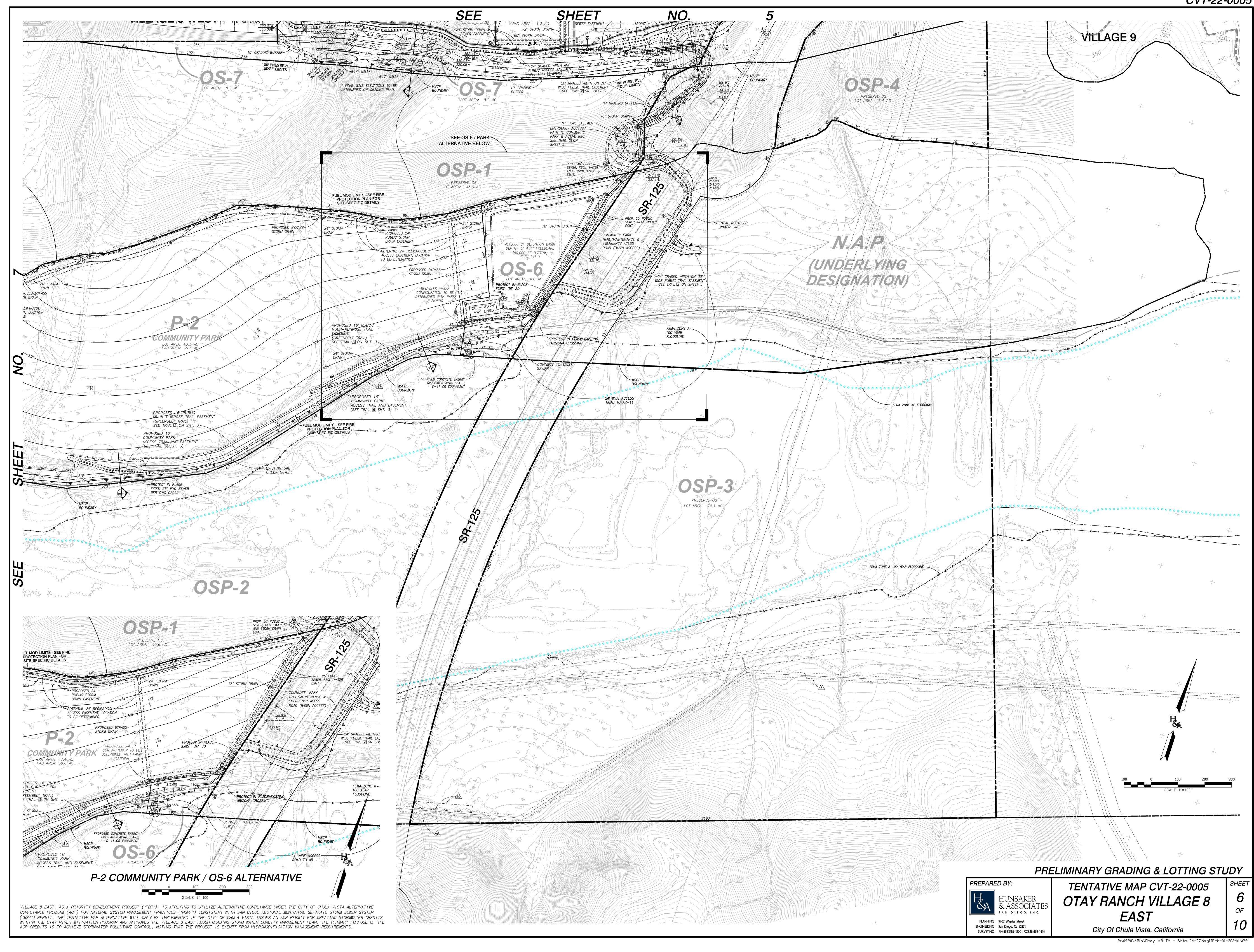


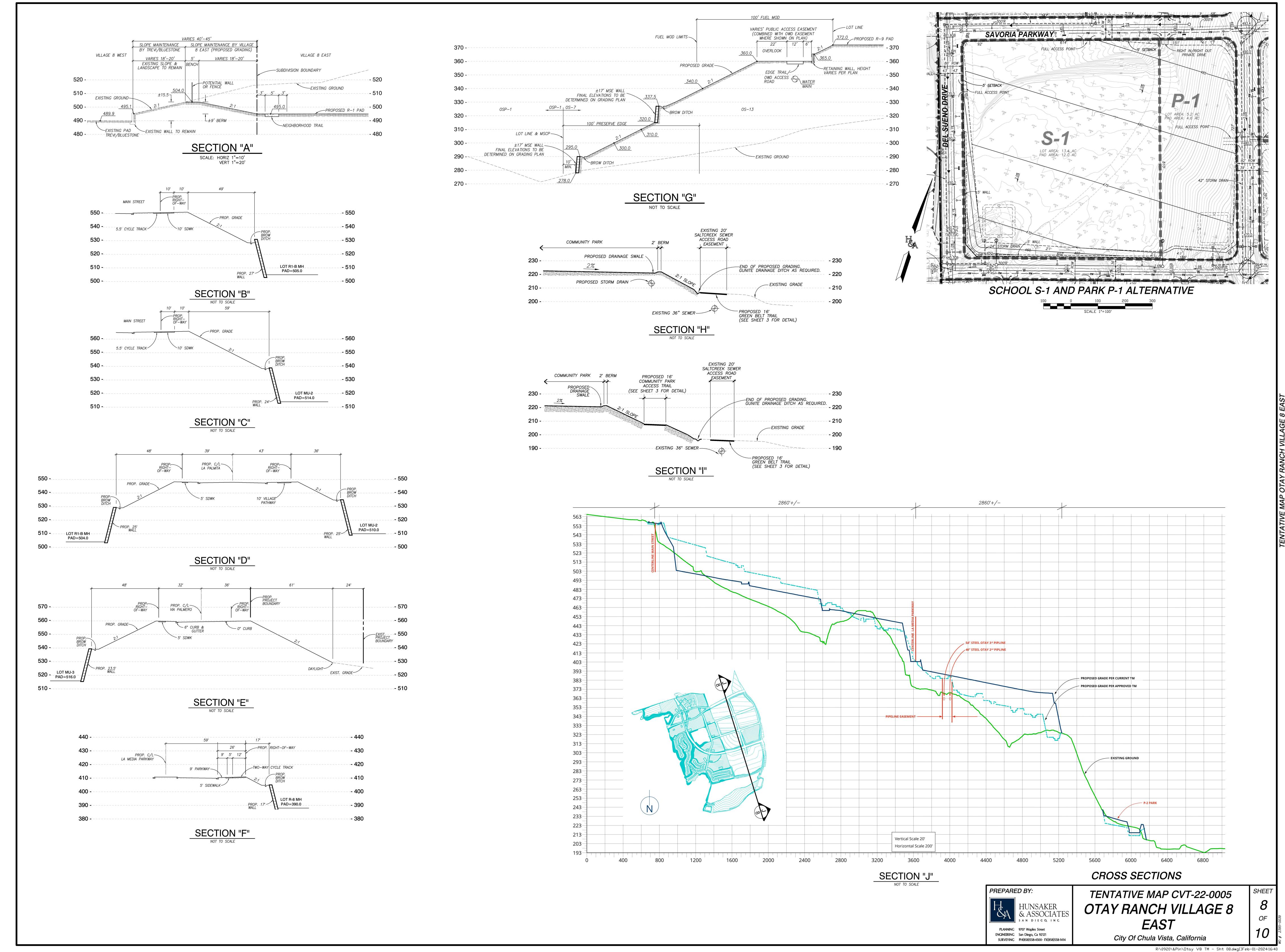
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THE FOLLOWING LEGAL DESCRIPTION AND EXCEPTIONS ARE BASED ON A PRELIMINARY REPORT ISSUED BY CHICAGO TITLE COMPANY AS ORDER NUMBER 00180172-996-SD1-RT4 DATED JULY 12, 2022.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHULA VISTA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL A: APN: 644-070-21-00 AND APN: 646-010-08-00

PARCELS 1 AND 2 OF PARCEL MAP NO. 21215, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JANUARY 29, 2015 AS FILE NO. 2015-7000023, OFFICIAL RECORDS.

EXCEPTING THEREFROM, THAT PORTION OF SAID PARCEL 2 DESCRIBED IN THE IRREVOCABLE OFFER OF DEDICATION OF FEE INTEREST RECORDED DECEMBER 10, 2014, AS INSTRUMENT NO. 2014-0543530 OF OFFICIAL RECORDS, AS ACCEPTED BY THE CITY OF CHULA VISTA IN DOCUMENT RECORDED JUNE 23, 2015, AS INSTRUMENT NO. 2015-0326142 OF OFFICIAL RECORDS.

ALL THAT PORTION OF THE SAN DIEGO PIPELINE RIGHT-OF-WAY GRANTED TO THE CITY OF SAN DIEGO PER DEED RECORDED JANUARY 31, 1913 IN BOOK 598, PAGE 54 OF DEEDS LYING WITHIN LOT 24 OF THE OTAY RANCHO, 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, 1900, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST BOUNDARY CORNER PARCEL MAP NO.21215, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF SAID COUNTY RECORDER JANUARY 29, 2015; THENCE ALONG THE BOUNDARY THEREOF, ALSO BEING THE EASTERLY LINE OF LOTS 25 AND 24 OF SAID OTAY RANCHO, NORTH 18°40'35" WEST, 8171.36' (N18°40'35"W, 8171.36' PER SAID PARCEL MAP) TOA POINT ON THE SOUTHERLY BOUNDARY OF SAID SAN DIEGO PIPELINE RIGHT—OF—WAY, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARCEL MAP AND SAN DIEGO PIPELINE RIGHT-OF-WAY BOUNDARIES SOUTH 79°53'28" WEST, 126.70 FEET TO THE EASTERLY SIDELINE OF STATE ROUTE 125 SHOWN AND DESCRIBED ON RECORD OF SURVEY MAP NO. 20626, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF SAID COUNTY RECORDER NOVEMBER 20, 2009; THENCE CONTINUING SOUTH 79°53'28" WEST. 114.03 FEET TO THE BEGINNING OF A 149.18 FOOT RADIUS CURVE CONCAVE SOUTHERLY: THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°12'00" A DISTANCE OF 49.99 FEET THENCE SOUTH 60°41'28" WEST, 275.90 FEET TO THE BEGINNING OF A 366.48 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°00'00" A DISTANCE OF 70.36 FEET: THENCE SOUTH 71°41'28" WEST. 19.21 FEET TO THE WESTERLY SIDELINE OF SAID STATE ROUTE 125; THENCE CONTINUING SOUTH 71°41'28" WEST, 372.54 FEET TO THE BEGINNING OF A 366.48 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°32'56" A DISTANCE OF 176.21 FEET; THENCE NORTH 80°45'36" WEST, 1642.06 FEET TO AN ANGLE POINT IN SAID PARCEL MAP BOUNDARY AND THE WESTERLY LINE OF SAID LOT 24; THENCE LEAVING SAID PARCEL MAP AND SAN DIEGO PIPELINE RIGHT-OF-WAY BOUNDARIES ALONG SAID WESTERLY LINE NORTH 18°40'05" WEST, 113.16 FEET TO THE NORTHERLY LINE OF SAID PIPELINE RIGHT-OF-WAY AND ANGLE POINT IN SAID PARCEL MAP BOUNDARY, SAID NORTHERLY LINE BEING 100.00 FEET NORTHERLY OF AND PARALLEL TO THE HEREINABOVE DESCRIBED SOUTHERLY LINE OF SAID PIPELINE RIGHT—OF—WAY; THENCE LEAVING SAID WESTERLY LINE OF LOT 24 ALONG SAID PARCEL MAP AND PIPELINE RIGHT—OF—WAY BOUNDARIES SOUTH 80°45'36" EAST, 1695.02 FEET TO THE BEGINNING OF A 266.48 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°32'56" A DISTANCE OF 128.13 FEET; NORTH 71°41'28" EAST, 389.79 FEET TO SAID WESTERLY SIDELINE OF SAID STATE ROUTE 125; THENCE CONTINUING NORTH 71°41'28" EAST, 1.95 FEET TO THE BEGINNING OF A 266.46 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°00'00" A DISTANCE OF 51.16 FEET; THENCE NORTH 60°41'28" EAST, 275.90 FEET TO THE BEGINNING OF A 249.18 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°12'00" A DISTANCE OF 83.50 FEET; THENCE NORTH 79°53'28" EAST, 136.40 FEET TO A POINT ON SAID EASTERLY SIDELINE OF STATE ROUTE 125; THENCE CONTINUING NORTH 79°53'28" EAST, 89.26 FEET TO THE EASTERLY LINE OF SAID LOT 24, BEING AN ANGLE POINT IN SAID PARCEL MAP

24 SOUTH 18°40'35" EAST, 101.13 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THE HEREINABOVE DESCRIBED PARCEL OF LAND ANY PORTION OF STATE ROUTE 125 AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY MAP NO. 20626.

BOUNDARY; THENCE LEAVING SAID PARCEL MAP AND PIPELINE RIGHT-OF-WAY BOUNDARIES ALONG SAID EASTERLY LINE OF LOT

ALSO EXCEPT THEREFROM WATER MAIN PIPELINES AND RELATED FACILITIES AND APPURTENANCES THEREOF (THE "IMPROVEMENTS") AND GRANTOR RESERVES, FOR THE BENEFIT OF THE PUBLIC, OWNERSHIP OF THE IMPROVEMENTS, AS SET FORTH IN THE DEED RECORDED JANUARY 17, 2018 AS INSTRUMENT NO.

NOTE: SAID LAND IS ALSO DESCRIBED AS FOLLOWS:

APN: 644-070-20

2018-0018653 OF OFFICIAL RECORDS.

THAT PORTION OF LOT 24 OF OTAY RANCHO, ACCORDING TO MAP THEREOF NO. 862, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON FEBRUARY 7, 1900. IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO. STATE OF CALIFORNIA, LYING WITHIN THAT CERTAIN PARCEL OR STRIP OF LAND DESCRIBED IN THE DEED TO THE SOUTHERN CALIFORNIA MOUNTAIN WATER COMPANY RECORDED. JUNE 24. 1912 IN BOOK 570. PAGE 113 OF DEEDS. AND PER DEED RECORDED JAN 31. 1913 IN BOOK 598 PAGE 54 OF DEEDS RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF LOT 24 LYING WITHIN STATE HIGHWAY 125 AS DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED DECEMBER 20, 2005 AS INSTRUMENT NO. 2005-01088072 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM WATER MAIN PIPELINES AND RELATED FACILITIES AND APPURTENANCES THEREOF (THE "IMPROVEMENTS") AND GRANTOR RESERVES, FOR THE BENEFIT OF THE PUBLIC, OWNERSHIP OF THE IMPROVEMENTS, AS SET FORTH IN THE DEED RECORDED JANUARY 17, 2018 AS INSTRUMENT NO. 2018-0018653 OF OFFICIAL RECORDS.

NOTE: SAID LAND IS SHOWN ON RECORD OF SURVEY MAP NO. 8989.

NOTE: SAID LAND IS SHOWN ON PARCEL MAP NO. 21215.

TITLE REPORT EXCEPTIONS

A. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2022-2023.

B. A NOTICE OF SPECIAL TAX LIEN PURSUANT TO SECTIONS 3114.5 OF THE STREETS AND HIGHWAY CODE AND SECTION 53328.3 OF THE GOVERNMENT CODE IMPOSING A CONTINUING LIEN NOT YET DUE AND PAYABLE AS DISCLOSED BY:. AMENDMENT TO NOTICE OF SPECIAL TAX LIEN — COMMUNITY FACILITIES DISTRICT NO. 97—2 AUGUST 2, 2016 AS INSTRUMENT NO. 2016-0391349 OF OFFICIAL RECORDS

C. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD) AS FOLLOWS: COMMUNITY FACILITIES DISTRICT NO. 18M (OTAY RANCH VILLAGE 3) CFD NO: CITY OF CHULA VISTA

DISCLOSED BY: NOTICE OF SPECIAL TAX LIEN RECORDING DATE: NOVEMBER 18. 2016 AS INSTRUMENT NO. 2016-0631709 OF OFFICIAL RECORDS

COMMUNITY FACILITIES DISTRICT NO. 20

FURTHER INFORMATION MAY BE OBTAINED BY CONTACTING:

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.

CITY OF CHULA VISTA

276 FOURTH AVENUE CHULA VISTA, CA 91910

> AFFECTS: TO REMAIN

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

APRIL 28, 2017 AS INSTRUMENT NO. 2017-0192726 OF OFFICIAL RECORDS THIS PROPERTY ALONG WITH ALL OTHER PARCELS IN THE CFD, IS LIABLE FOR AN ANNUAL SPECIAL TAX, AND IS PAYABLE WITH THE GENERAL AND SPECIAL TAXES. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT ("CFD"), AS FOLLOWS:

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

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

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

<u>THE FOLLOWING MATTERS AFFECT PARCEL A:</u> 1. ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT:

A. SAID LAND OR ANY PART THEREOF IS NOW OR AT ANY TIME HAS BEEN BELOW THE HIGHEST OF THE HIGH WATERMARKS OF THE OTAY RIVER, IN THE EVENT THE BOUNDARY OF SAID RIVER HAS BEEN ARTIFICIALLY RAISED OR IS NOW OR AT ANY TIME HAS BEEN BELOW THE HIGH WATERMARK, IF SAID RIVER IS IN ITS NATURAL STATE. B. SOME PORTION OF SAID LAND HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO

SOME PORTION OF SAID LAND HAS BEEN BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF THE OTAY RIVER, OR HAS BEEN FORMED BY ACCRETION TO ANY SUCH PORTION. PARCEL 2

THE COMPANY AGREES TO REMOVE THIS EXCEPTION IN FUTURE POLICIES OF TITLE INSURANCE FOR THOSE PORTIONS OF THE LAND THAT ARE DESIGNATED AS BUILDABLE LOTS ON THE FOLLOWING TENTATIVE MAPS WHEN SUCH MAPS HAVE BEEN FILED FOR RECORD IN FINAL FORM IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY: TENTATIVE MAP CVT-13-03 OTAY RANCH - VILLAGE 8 EAST.

RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHERY WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATERS OF THE RIVER OR STREAM ABOVE MENTIONED. AFFECTS: PARCEL 2

THE COMPANY AGREES TO REMOVE THIS EXCEPTION IN FUTURE POLICIES OF TITLE INSURANCE FOR THOSE PORTIONS OF THE LAND THAT ARE DESIGNATED AS BUILDABLE LOTS ON THE FOLLOWING TENTATIVE MAPS WHEN SUCH MAPS HAVE BEEN FILED FOR RECORD IN FINAL FORM IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY: TENTATIVE MAP CVT-13-03 OTAY RANCH - VILLAGE 8 EAST.

ANY RIGHTS, INTEREST, OR EASEMENTS IN FAVOR OF THE PUBLIC, WHICH EXIST OR IS CLAIMED TO EXIST OVER A PORTION OF SAID LAND WHICH PRESENTLY IS. OR HAS EVER IS THE PAST. BEEN COVERED BY WATER.

THE LAND THAT ARE DESIGNATED AS BUILDABLE LOTS ON THE FOLLOWING TENTATIVE MAPS WHEN SUCH MAPS HAVE BEEN FILED FOR RECORD IN FINAL FORM IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY: TENTATIVE MAP CVT-13-03 OTAY RANCH - VILLAGE 8 EAST.

THE COMPANY AGREES TO REMOVE THIS EXCEPTION IN FUTURE POLICIES OF TITLE INSURANCE FOR THOSE PORTIONS OF

AN EASEMENT AND RIGHT OF WAY FOR PUBLIC ROAD PURPOSES OVER AND ACROSS OLD SURVEY 113, ACCORDING TO $\angle 4$ MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

5. THE RIGHT OF THE PUBLIC TO USE THAT PORTION LYING WITHIN ROAD SURVEY NO. 164-A, SECOND ROAD DISTRICT, AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. 6 GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY PUBLIC UTILITIES, INGRESS, EGRESS FEBRUARY 13, 1940 IN BOOK 990, PAGE 181 OF OFFICIAL RECORDS PARCEL 2

TITLE REPORT EXCEPTIONS (CONTINUED)

AFFECTS:

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. ∠∕∖ GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY PUBLIC UTILITIES, INGRESS. EGRESS JUNE 21, 1956 IN BOOK 6150, PAGE 46 OF OFFICIAL RECORDS RFCORDED: AFFECTS: AS MORE FULLY DESCRIBED IN SAID DOCUMENT

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. **∠8**\ GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS RECORDED: FEBRUARY 1, 1962 AS INSTRUMENT NO. 18845 OF OFFICIAL RECORDS AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. UNITED STATES OF AMERICA TRANSMISSION OF WATER. PIPELINE. INGRESS AND EGRESS PURPOSE: RECORDED: AUGUST 2, 1963 AS INSTRUMENT NO. 135992 OF OFFICIAL RECORDS AFFECTS: AS MORE FULLY DESCRIBED IN SAID DOCUMENT

📐 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. CITY OF SAN DIEGO WATER MAIN AND PIPELINES NOVEMBER 27, 1963 AS INSTRUMENT NO. 211639 OF OFFICIAL RECORDS RECORDED: AS MORE FULLY DESCRIBED IN SAID DOCUMENT

11. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN UNITED ENTERPRISES, INC. IN FAVOR OF: COUNTY OF SAN DIEGO APRIL 13, 1985 AS INSTRUMENT NO. 85-0134020 OF OFFICIAL RECORDS

DOCUMENT AND IS NOT PLOTTED HEREON

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

12. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. COUNTY OF SAN DIEGO PURPOSE: SEWER AND ACCESS JULY 24. 1990 AS INSTRUMENT NO. 90-0401409 OF OFFICIAL RECORDS RECORDED: AFFECTS: THE PORTION OF EASEMENT AFFECTING PROPERTY HAS NO SPECIFIC LOCATION SET FORTH IN

 $\cancel{\Lambda}$ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. STATE OF CALIFORNIA OCTOBER 1, 1991 AS INSTRUMENT NO. 1991-0507857 OF OFFICIAL RECORDS RECORDED: AFFECTS: AS MORE FULLY DESCRIBED IN SAID DOCUMENT

PARCEL 2 14. 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 INSTRUMENT NO. 1994-0084743 OF OFFICIAL RECORDS.

15. 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 INSTRUMENT NO. 1996-0389036 OF OFFICIAL RECORDS.

16 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. CITY OF SAN DIEGO PURPOSE: WATER FACILITIES, INGRESS, EGRESS JULY 10, 2001 AS INSTRUMENT NO. 2001-0471015 OF OFFICIAL RECORDS RECORDED: AFFECTS: AS MORE FULLY DESCRIBED IN SAID DOCUMENT AFFECTS:

 \bigwedge AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. CITY OF CHULA VISTA PURPOSE: APRIL 15, 2003 AS INSTRUMENT NO. 2003-0433781 OF OFFICIAL RECORDS RECORDED:

AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT A DOCUMENT ENTITLED "JOINT USE AGREEMENT", DATED NOVEMBER 3, 2003 EXECUTED BY CITY OF CHULA VISTA AND CITY OF SAN DIEGO, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED JANUARY 6, 2004 AS INSTRUMENT NO. 2004—0009320 OF OFFICIAL RECORDS. JOINT USE EXTENDS IN, UPON, OVER, UNDER AND ACROSS THE 20' EASEMENT IN DOCUMENT 2003-0433781. PARCEL 2 AFFECTS: TO REMAIN

TITLE REPORT EXCEPTIONS (CONTINUED)

AFFECTS:

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. 18 GRANTED TO: CITY OF CHULA VISTA MAY 18. 2005 AS INSTRUMENT NO. 2005-0421126 OF OFFICIAL RECORDS RECORDED: AFFECTS: AS MORE FULLY DESCRIBED IN SAID DOCUMENT

THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, 19 HIGHWAY. OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT. /_/_/__ RECORDED:. JUNE 21, 2006 AS INSTRUMENT NO. 2006-0437364 OF OFFICIAL RECORDS THAT PORTION ADJACENT TO SR-125 TO BE RELOCATED BASED ON PROPOSED RIGHT-OF-WAY

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. 20 GRANTED TO:. STATE OF CALIFORNIA PURPOSE:. SLOPE AND UNDERGROUND ELECTRIC RECORDED: JUNE 21, 2006 AS INSTRUMENT NO. 2006-0437365 OF OFFICIAL RECORDS AS MORE FULLY DESCRIBED IN SAID DOCUMENT

A DOCUMENT RECORDED OCTOBER 31, 2008 AS INSTRUMENT NO. 2008-0570535 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO SAN DIEGO GAS & ELECTRIC COMPANY.A DOCUMENT RECORDED OCTOBER 2, 2009 AS INSTRUMENT NO. 2009-0548812 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO SAN DIEGO GAS & ELECTRIC COMPANY.

PARCEL 2 21. 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 JUNE 28, 2006 AS INSTRUMENT NO. 2006-0458125 OF OFFICIAL RECORDS RFCORDFD:.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. 22. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING: THE FACT THAT PORTIONS OF PARCEL 2 OF PARCEL MAP 21215 LYING EASTERLY OF STATE HIGHWAY 125 DO NOT CURRENTLY HAVE ACCESS TO A PUBLIC STREET OR ROAD BECAUSE OF THE RELINQUISHMENT OF ABUTTER'S RIGHTS OF

ACCESS TO THE STATE OF CALIFORNIA. 23. A DOCUMENT ENTITLED "RESTATED AND AMENDED LAND OFFER AGREEMENT BY AND BY AND BETWEEN SSBT LCRE V, LLC, A LIMITED LIABILITY COMPANY AND THE CITY OF CHULA VISTA RECORDED JULY 29, 2014 AS INSTRUMENT NO. 2014-0319703 OF OFFICIAL RECORDS.

24. AN UNRECORDED AMENDED AND RESTATED PRE-ANNEXATION DEVELOPMENT AGREEMENT DATED MARCH 18, 1997

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

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

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

25. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. AGREEMENT TO SATISFY PARKLAND ACQUISITION REQUIREMENT APRIL 11, 2013 AS INSTRUMENT NO. 2013-0227419 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. 26. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

AFFORDABLE HOUSING TRANSFER AGREEMENT RECORDING DATE: DECEMBER 21, 2016 RECORDING NO: AS INSTRUMENT NO. 2016—700047 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. 27. DEED OF TRUST GIVEN TO SECURE THE ORIGINAL AMOUNT SHOWN BELOW, AND ANY OTHER AMOUNT PAYABLE UNDER THE TERMS THEREOF. AMOUNT: \$134,000,000.00

JULY 2, 2019 DATED: TRUSTOR/GRANTOR HOMEFED OTAY LAND II, LLC, A DELAWARE LIMITED LIABILITY COMPANY TRUSTFF: CHICAGO TITLE COMPANY BENEFICIARY: OTAY VILLAGE 8 LENDER, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDING DATE: JULY 2, 2019

RECORDING NO: AS INSTRUMENT NO. 2019-0260458 OF OFFICIAL RECORDS EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO. AS GRANTED IN A DOCUMENT: 28 GRANTED TO: CITY OF CHULA VISTA, A MUNICIPAL CORPORATION

PUBLIC TRAIL AND RECREATIONAL PURPOSES RECORDING DATE: NOVEMBER 5, 2020 RECORDING NO: AS INSTRUMENT NO. 2020-0691767 OF OFFICIAL RECORDS

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF CHULA VISTA, A MUNICIPAL CORPORATION GENERAL UTILITY RECORDING DATE: NOVEMBER 5, 2020

RECORDING NO: AS INSTRUMENT NO. 2020-0691768 OF OFFICIAL RECORDS TO REMAIN

30. RIGHT OF WAY FOR PIPES OR PIPE LINES OF THE SWEETWATER WATER COMPANY. WHEN NECESSARY AND REQUIRED BY SAID WATER COMPANY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS NECESSARY FOR EXAMINATION, PUTTING DOWN, TAKING UP OR REPAIRING OF SAID PIPE LINES OR ANY PART THEREOF, AS GRANTED TO SAID COMPANY BY DEED FROM SAN DIEGO LAND AND TOWN COMPANY, DATED JULY 1, 1902, RECORDED JULY 11, 1902 IN BOOK 320, PAGE 364 OF DEEDS, SAID SAN DIEGO LAND AND TOWN COMPANY BEING AT SAID DATE THE OWNER OF THE LAND INCLUDED WITHIN THE HEREINAFTER DESCRIBED RIGHT OF WAY.

THE FOLLOWING MATTERS AFFECT PARCEL B:

TITLE REPORT EXCEPTIONS (CONTINUED)

COUNTY APRIL 15, 1982.

FURTHER REVIEW PRIOR TO CLOSING.

31. VARIOUS CONDITIONS AND RESERVATIONS CONTAINED IN THE DEED AND AGREEMENT BETWEEN SAN DIEGO LAND COMPANY. A CORPORATION, AND SOUTHERN CALIFORNIA MOUNTAIN WATER COMPANY, A CORPORATION, DATED APRIL 11, 1912 RECORDED JUNE 24, 1912 IN BOOK 570, PAGE 113 OF DEEDS.

SAID DOCUMENT RECITES IN PART:

THAT SAID SAN DIEGO LAND COMPANY, RESERVES THE RIGHT TO HAVE ESTABLISHED ALL SUITABLE, NECESSARY AND CONVENIENT CROSSINGS OVER AND ACROSS THE LANDS INCLUDED WITHIN THE LINES OF THE HEREINAFTER DESCRIBED RIGHT OF WAY. SUCH CROSSINGS TO BE OVER OR UNDER PIPE LINES AND CONDUITS NOW OR HEREAFTER LAID. AS MAY BE MOST CONVENIENT AND PROPER AND THE SAID SOUTHERN CALIFORNIA MOUNTAIN WATER COMPANY SHALL UPON

DEMAND OF SAID SAN DIEGO LAND COMPANY CONSTRUCT AND THEREAFTER PROPERLY MAINTAIN, A GOOD AND SUFFICIENT FENCE ON EACH SIDE OF SAID LANDS, OR ALONG EACH SIDE OF SUCH PORTIONS THEREOF AS THE SAID SAN DIEGO LAND COMPANY MAY FROM TIME TO TIME DEMAND TO BE SO FENCED. FOR FURTHER PARTICULARS REFERENCE IS HEREBY MADE TO THE RECORD OF SAID DEED.

32. VARIOUS CONDITIONS AND RESERVATIONS CONTAINED IN THE DEED AND AGREEMENT BETWEEN THE SOUTHERN CALIFORNIA MOUNTAIN WATER COMPANY, A CORPORATION AND THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, RECORDED JANUARY 31, 1913 IN BOOK 598, PAGE 54 OF DEEDS.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. 33. FACT SAID LAND IS SHOWN ON RECORD OF SURVEY MAP NO. 8989, FILED IN RECORDERS OFFICE OF SAN DIEGO

ACCESS RIGHTS IN FAVOR OF THE STATE OF CALIFORNIA FOR STATE HIGHWAY 125 AS SET OUT IN FINAL ORDER OF CONDEMNATION, RECORDED DECEMBER 20, 2005 AS INSTRUMENT NO. 2005-01088072 OF OFFICIAL RECORDS.

TO BE RELOCATED BASED ON PROPOSED RIGHT-OF-WAY 35. FACT SAID LAND SHOWN ON RECORD OF SURVEY MAP NO. 20626, RECORDED NOVEMBER 20, 2009.

36. THE FACT SAID LAND IS SHOWN ON PARCEL MAP NO. 21215 FILED IN RECORDERS OFFICE OF SAN DIEGO COUNTY ON JANUARY 29, 2015 AS INSTRUMENT NO. 2015-7000023 OF OFFICIAL RECORDS

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; THE CITY OF SAN DIEGO, A CALIFORNIA MUNICIPAL CORPORATION ACCESS. CONSTRUCT. INSTALL. OPERATE. MAINTAIN. REPAIR. RESTORE AND REPLACE THE IMPROVEMENTS, WITH NONEXCLUSIVE PEDESTRIAN AND MOTORIZED VEHICLE TRAVEL RELATED

RECORDING DATE: JANUARY 17, 2018 RECORDING NO: AS INSTRUMENT NO. 2018-0018653 OF OFFICIAL RECORDS SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

38. COVENANTS. CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAWS, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN.

39. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT FOR CITY—OWNED EASEMENT RECORDING DATE: DECEMBER 2, 2021 RECORDING NO: AS INSTRUMENT NO. 2021-0821806 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. 40. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR

THE FOLLOWING MATTERS AFFECT BOTH PARCELS:

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

EXISTING BOUNDARY, EASEMENTS & ENCUMBRANCES



City Of Chula Vista, California

