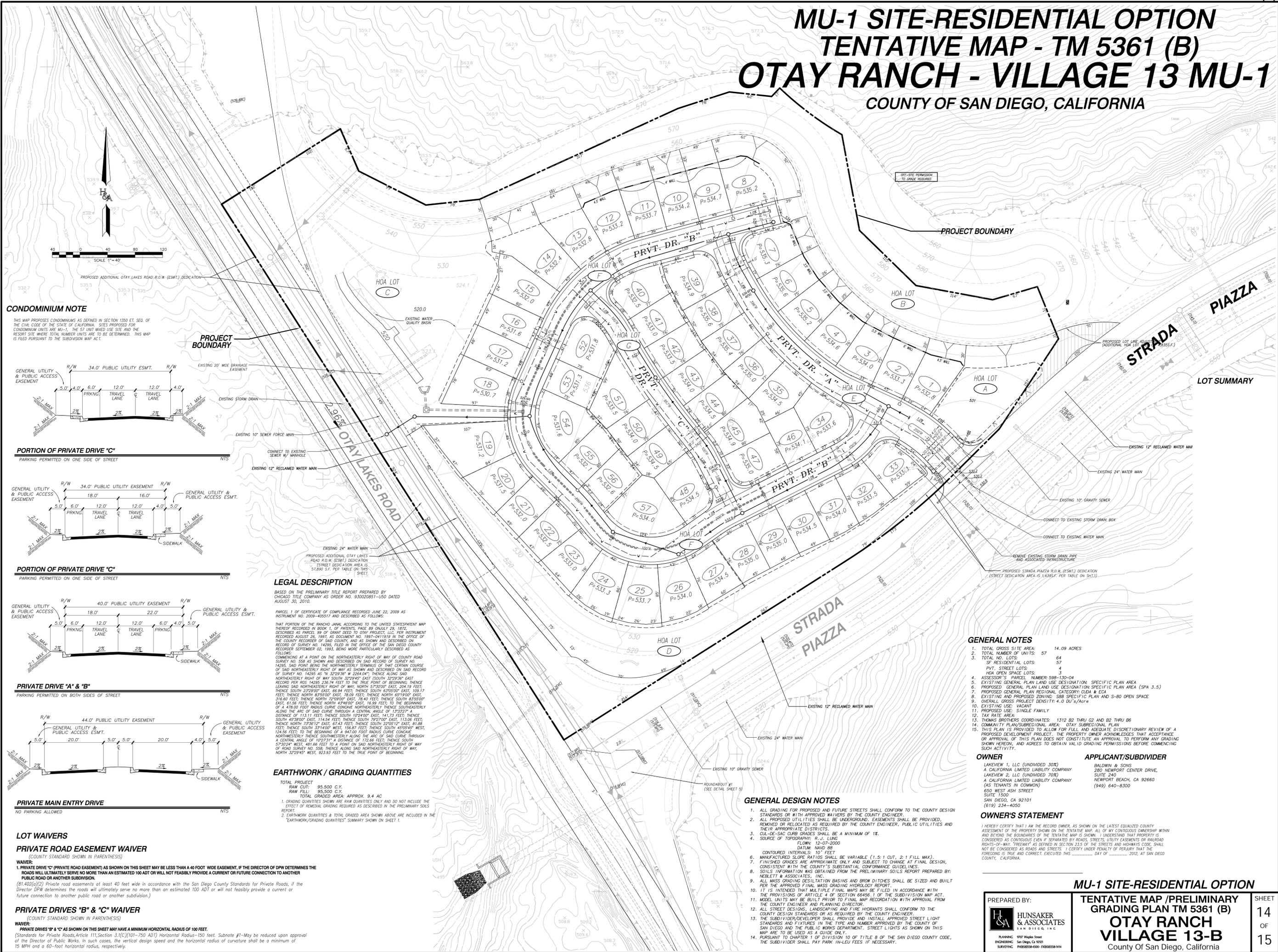
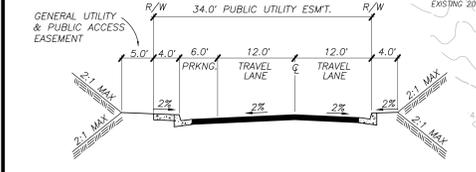


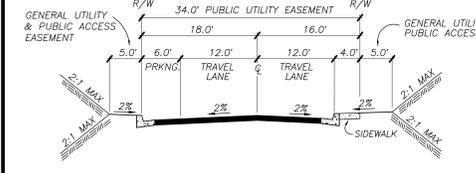
# MU-1 SITE-RESIDENTIAL OPTION TENTATIVE MAP - TM 5361 (B) OTAY RANCH - VILLAGE 13 MU-1 COUNTY OF SAN DIEGO, CALIFORNIA



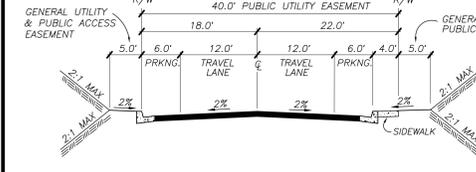
**CONDOMINIUM NOTE**  
THIS MAP PROPOSES CONDOMINIUMS AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA. SITES PROPOSED FOR CONDOMINIUM UNITS ARE M-1. THE 53 UNIT MIXED USE SITE AND THE RESORT SITE WHERE TOTAL NUMBER UNITS ARE TO BE DETERMINED. THIS MAP IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.



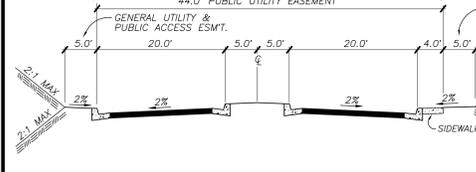
**PORTION OF PRIVATE DRIVE "C"**  
PARKING PERMITTED ON ONE SIDE OF STREET



**PORTION OF PRIVATE DRIVE "C"**  
PARKING PERMITTED ON ONE SIDE OF STREET



**PRIVATE DRIVE "A" & "B"**  
PARKING PERMITTED ON BOTH SIDES OF STREET



**PRIVATE MAIN ENTRY DRIVE**  
NO PARKING ALLOWED

**LOT WAIVERS**  
**PRIVATE ROAD EASEMENT WAIVER**  
(COUNTY STANDARD SHOWN IN PARENTHESIS)  
**WAIVER:**  
1. PRIVATE DRIVE 'C' (PRIVATE ROAD EASEMENT) AS SHOWN ON THIS SHEET MAY BE LESS THAN A 40 FOOT WIDE EASEMENT, IF THE DIRECTOR OF DPW DETERMINES THE ROADS WILL ULTIMATELY SERVE NO MORE THAN AN ESTIMATED 100 ADT OR WILL NOT FEASIBLY PROVIDE A CURRENT OR FUTURE CONNECTION TO ANOTHER PUBLIC ROAD OR ANOTHER SUBDIVISION.  
(S1-402)(2) Private road easements at least 40 feet wide in accordance with the San Diego County Standards for Private Roads, if the Director of DPW determines the roads will ultimately serve no more than an estimated 100 ADT or will not feasibly provide a current or future connection to another public road or another subdivision.)

**PRIVATE DRIVES "B" & "C" WAIVER**  
(COUNTY STANDARD SHOWN IN PARENTHESIS)  
**WAIVER:**  
PRIVATE DRIVES "B" & "C" AS SHOWN ON THIS SHEET MAY HAVE A MINIMUM HORIZONTAL RADIUS OF 100 FEET.  
(Standards for Private Roads, Article 111, Section 3.1C)(101-750 ADT) Horizontal Radius-150 feet. Subnote #1-May be reduced upon approval of the Director of Public Works. In such cases, the vertical design speed and the horizontal radius of curvature shall be a minimum of 15 MPH and a 60-foot horizontal radius, respectively.

**LEGAL DESCRIPTION**  
BASED ON THE PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY AS ORDER NO. 930020851-USD DATED AUGUST 30, 2010.  
PARCEL 1 OF CERTIFICATE OF COMPLIANCE RECORDED JUNE 22, 2009 AS INSTRUMENT NO. 2009-005817 AND DESCRIBED AS FOLLOWS:  
THAT PORTION OF THE RANCHO ANUAL ACCORDING TO THE UNITED STATES PATENT THEREOF RECORDED IN BOOK 1, OF PATENTS, PAGE 89 JANUARY 28, 1872, DESCRIBED AS PARCEL 89 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AND AS SHOWN AND DESCRIBED ON RECORD OF SURVEY NO. 14295 FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER SEPTEMBER 02, 1993, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE NORTHEASTELY RIGHT OF WAY OF COUNTY ROAD SURVEY NO. 558 AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295, SAID POINT BEING THE NORTHWESTELY TERMINUS OF THAT CERTAIN COURSE OF SAID NORTHEASTELY RIGHT OF WAY AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295 AS "N 32°29'36" W 2264.04"; THENCE ALONG SAID NORTHEASTELY RIGHT OF WAY SOUTH 32°29'36" EAST 32°29'36" EAST RECORD PER NOS 14295 2457.4 FEET TO THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID NORTHEASTELY RIGHT OF WAY NORTH 57°30'00" EAST, 204.19 FEET; THENCE SOUTH 23°29'00" EAST, 68.64 FEET; THENCE SOUTH 63°50'00" EAST, 109.17 FEET; THENCE NORTH 83°50'00" EAST, 78.09 FEET; THENCE NORTH 65°19'00" EAST, 376.60 FEET; THENCE NORTH 22°50'00" EAST, 78.40 FEET; THENCE SOUTH 83°50'00" EAST, 61.56 FEET; THENCE NORTH 43°46'00" EAST, 16.99 FEET; TO THE BEGINNING OF A 48.00 FOOT RADIUS CURVE CONCAVE NORTHEASTELY THENCE SOUTHEASTELY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 133°22'14". A DISTANCE OF 113.11 FEET; THENCE SOUTH 10°24'00" EAST, 141.73 FEET; THENCE SOUTH 45°50'00" EAST, 114.54 FEET; THENCE SOUTH 79°20'00" EAST, 113.58 FEET; THENCE NORTH 73°36'12" EAST, 67.43 FEET; THENCE SOUTH 22°05'12" EAST, 81.86 FEET; THENCE SOUTH 8°14'00" WEST, 158.81 FEET; THENCE SOUTH 40°59'45" WEST, 124.58 FEET; TO THE BEGINNING OF A 847.00 FOOT RADIUS CURVE CONCAVE NORTHEASTELY THENCE SOUTHEASTELY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°23'11" A DISTANCE OF 172.86 FEET; THENCE SOUTH 57°30'24" WEST, 481.66 FEET TO A POINT ON SAID NORTHEASTELY RIGHT OF WAY OF ROAD SURVEY NO. 558, THENCE ALONG SAID NORTHEASTELY RIGHT OF WAY, NORTH 32°29'45" WEST, 923.93 FEET TO THE TRUE POINT OF BEGINNING.

**EARTHWORK / GRADING QUANTITIES**  
TOTAL PROJECT  
RAW CUT: 95,500 C.Y.  
RAW FILL: 95,500 C.Y.  
TOTAL GRADED AREA: APPROX. 9.4 AC  
1. GRADING QUANTITIES SHOWN ARE RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING REQUIRED AS DESCRIBED IN THE PRELIMINARY SOILS REPORT.  
2. EARTHWORK QUANTITIES & TOTAL GRADED AREA SHOWN ABOVE ARE INCLUDED IN THE "EARTHWORK/GRADING QUANTITIES" SUMMARY SHOWN ON SHEET 1.

- GENERAL NOTES**
- TOTAL GROSS SITE AREA: 14.09 ACRES
  - TOTAL NUMBER OF UNITS: 57
  - TOTAL NO. LOTS: 64  
SF RESIDENTIAL LOTS: 57  
PVT. STREET LOTS: 4  
HOA OPEN SPACE LOTS: 3
  - ASSESSOR'S PARCEL NUMBER: 598-130-04
  - EXISTING GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA
  - PROPOSED GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA (SPA 3.5)
  - PROPOSED GENERAL PLAN REGIONAL CATEGORICAL CODE & ECA
  - EXISTING AND PROPOSED ZONING: S88 SPECIFIC PLAN AND S-80 OPEN SPACE
  - OVERALL GROSS PROJECT DENSITY: 4.0 DU'S/ACRE
  - EXISTING USE: VACANT
  - PROPOSED USE: SINGLE FAMILY
  - TAX RATE AREA:
  - THOMAS BROTHERS COORDINATES: 1312 B2 THRU G2 AND B2 THRU B6
  - COMMUNITY PLAN/SUBREGIONAL AREA: OTAY SUBREGIONAL PLAN
  - THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

**OWNER**  
LAKEVIEW 1, LLC (UNDIVIDED 30%)  
A CALIFORNIA LIMITED LIABILITY COMPANY  
LAKEVIEW 2, LLC (UNDIVIDED 70%)  
A CALIFORNIA LIMITED LIABILITY COMPANY  
(AS TENANTS IN COMMON)  
650 WEST ASH STREET  
SUITE 240  
SAN DIEGO, CA 92101  
(619) 234-4050

**APPLICANT/SUBDIVIDER**  
BALDWIN & SONS  
280 NEWPORT CENTER DRIVE,  
SUITE 240  
NEWPORT BEACH, CA 92660  
(949) 640-8300

**OWNER'S STATEMENT**  
I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "TREEWAY" AS DEFINED IN SECTION 21.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012, AT SAN DIEGO COUNTY, CALIFORNIA.

- GENERAL DESIGN NOTES**
- ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR WITH APPROVED WAIVERS BY THE COUNTY ENGINEER.
  - ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPLICABLE DISTRICTS.
  - COL-DE-SAC CURB GRADES SHALL BE A MINIMUM OF 1%.
  - SOURCE OF TOPOGRAPHY: R. LIND  
FLOWN: 12-07-2000  
DATUM: NAVD 88  
CONTINGENT INTERVALS: 10 FEET
  - MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (1.5:1 OUT, 2:1 FILL MAX).
  - FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
  - SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS REPORT PREPARED BY HEWLETT & ASSOCIATES, INC.
  - ALL MASS GRADING DESILTATION BASINS AND BROW DITCHES SHALL BE SIZED AND BUILT PER THE APPROVED FINAL MASS GRADING HYDROLOGY REPORT.
  - IT IS INTENDED THAT MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
  - MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDED WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
  - ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR AS REQUIRED BY THE COUNTY ENGINEER.
  - THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT. STREET LIGHTS AS SHOWN ON THIS MAP ARE TO BE USED AS A GUIDE ONLY.
  - PURSUANT TO CHAPTER 1 OF DIVISION 10 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE, THE SUBDIVIDER SHALL PAY PARK IN-LEU FEES IF NECESSARY.

PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
SAN DIEGO, INC.  
PLANNING: 900 Maple Street  
ENGINEERING: 5th Floor, 5200  
SURVEYING: 11805058-000-11805058-004

**MU-1 SITE-RESIDENTIAL OPTION  
TENTATIVE MAP/PRELIMINARY  
GRADING PLAN TM 5361 (B)  
OTAY RANCH  
VILLAGE 13-B  
County of San Diego, California**

SHEET  
14  
OF  
15