



DETAIL A

SHEET INDEX

PREPARED BY:

 **HUNSAKER
& ASSOCIATES**
SAN DIEGO, INC.

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(619)558-4500 FX(619)558-1414

PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET
18
OF
24

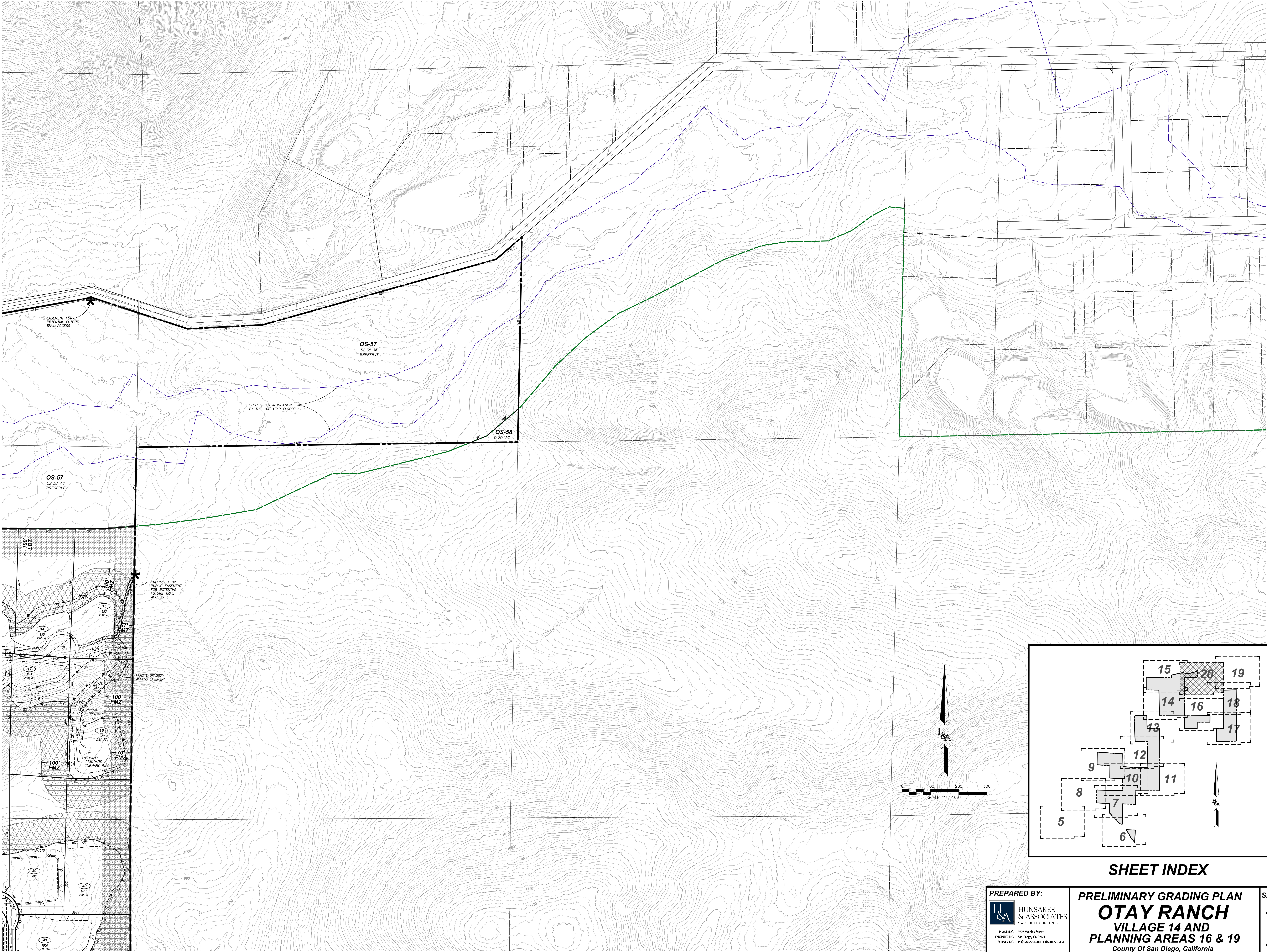


PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET
19
OF
24

FOR CONTINUATION SEE SHEET NO. 15

FOR CONTINUATION SEE SHEET NO. 19



PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING: 9707 Wagon Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH050534-0500 / TX050534-0404

PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET
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OF
24

TITLE REPORT EXCEPTIONS:

- EXCEPTIONS TO TITLE LISTED BELOW ARE PER PRELIMINARY TITLE REPORT DATED SEPTEMBER 30, 2016 BY CHICAGO TITLE COMPANY, ORDER NO. 00052116-996-S01.
- A. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
AMOUNTS HYPERLINKED HERE.
- B. 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 CODES 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.
- THE FOLLOWING MATTERS AFFECT PARCELS 1 - 5
1. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC ROAD OVER AND ACROSS OLD SURVEY NO. 133, ACCORDING TO MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.
SAID MATTER AFFECTS PARCELS 1 AND 5
2. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN PROCTOR VALLEY ROAD.
AFFECTS: PARCELS 1 AND 5
- AN EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: JUNE 7, 1983
RECORDING NO.: 83-0190255 OF OFFICIAL RECORDS
AFFECTS: PARCELS 1 AND 5
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.
RECORDING DATE: JULY 31, 2006
RECORDING NO.: 2006-0540383 OF OFFICIAL RECORDS
AFFECTS: PARCEL 5
- THE FACT THAT THE PUBLIC RECORD DOES NOT DISCLOSED THAT THE OWNERSHIP OF SAID LAND INCLUDES RIGHTS OF ACCESS TO OR FROM ANY PUBLIC STREET.
NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.
AFFECTS LOT 7 OF PARCEL 5
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: CITY OF CHULA VISTA AND COUNTY OF SAN DIEGO
PURPOSE: VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS
RECORDED: MARCH 20, 2014, AS INSTRUMENT NO. 2014-011210 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
AFFECTS: PARCEL 5
- THE FOLLOWING MATTERS AFFECT PARCEL 6
- THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) 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.
GRANTED TO: JOURNEY PARTNERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
PURPOSE: ACCESS EASEMENT FOR MONITORING AND MAINTENANCE OF PRESERVE LAND
RECORDING DATE: DECEMBER 13, 2013
RECORDING NO.: 2013-0719879 OF OFFICIAL RECORDS
AFFECTS: PARCELS 6
- AN EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: JOURNEY PARTNERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: FEBRUARY 6, 2014
RECORDING NO.: 2014-0051584 OF OFFICIAL RECORDS
AFFECTS: PARCEL 6
- THE FOLLOWING MATTERS AFFECT PARCELS 7-9
- THE FACT THAT THE PUBLIC RECORD DOES NOT DISCLOSE THAT THE OWNERSHIP OF SAID LAND INCLUDES RIGHTS OF ACCESS TO OR FROM ANY PUBLIC STREET.
NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.
- A CONDITIONAL CERTIFICATE OF COMPLIANCE
DATED: MAY 5, 2010
EXECUTED BY: DEPARTMENT OF PLANNING AND LAND USE, COUNTY OF SAN DIEGO
COMPLIANCE NO.: 008-01058A(C)12
RECORDED: MAY 5, 2010 AS FILE NO. 2010-0226435, OFFICIAL RECORDS
CONDITIONS: NOT APPROVED FOR DEVELOPMENT
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS EASEMENT FOR MONITORING AND MAINTENANCE OF PRESERVE LAND" RECORDED FEBRUARY 5, 2013 AS INSTRUMENT NO. 2013-0078595 OFFICIAL RECORDS.
- THE FOLLOWING MATTERS AFFECT PARCEL 10
- THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.
- THE FOLLOWING MATTERS AFFECT PARCEL 11
- THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) 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.
GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: PUBLIC HIGHWAY
RECORDED: APRIL 28, 1891, IN BOOK 191, PAGE 104 OF DEEDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: W.H. ORSON
PURPOSE: ROAD
RECORDED: AUGUST 29, 1934 IN BOOK 313, PAGE 437 OF OFFICIAL RECORDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD
- AN EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: MARCH 14, 1969 AS DOCUMENT NO. 45460 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- THE FOLLOWING MATTERS AFFECT PARCEL 12
- THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) 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.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: SEPTEMBER 28, 1955 IN BOOK 5812, PAGE 373 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- THE DESCRIPTION CONTAINED WITHIN THIS DOCUMENT RESULTS IN A PLOTTED LOCATION NORTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD, HOWEVER, PHYSICAL EVIDENCE (A GUY SUPPORTING AN ELECTRICAL POLE SOUTHERLY OF THE ROAD IN THE VICINITY) SUGGEST AN INTENT FOR THE EASEMENT.
- THE FOLLOWING MATTERS AFFECT ALL PARCELS
- 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 DOCUMENT NO. 1994-0084743.
- PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST RECORD, IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NPS/LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OTAY, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: 598-010-02

THE EAST HALF OF THE SOUTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2: 598-020-04

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3: 598-020-06

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4: 598-021-02

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 5: 598-070-07, 09

LOT 7, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, ALL BEING IN TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 7 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 40°00'00" WEST, 338.00 FEET; THENCE NORTH 48°00'00" WEST, 106.50 FEET; THENCE NORTH 41°19'00" WEST, 67.00 FEET; THENCE NORTH 28°22'00" WEST, 238.00 FEET; THENCE NORTH 27°07'00" WEST, 308.00 FEET; THENCE NORTH 31°47'00" WEST, 194.00 FEET; THENCE NORTH 35°56'00" WEST, 124.50 FEET; THENCE NORTH 29°05'00" WEST, 210.89 FEET TO THE NORTHERLY LINE OF SAID LOT 7 AND THE POINT OF TERMINUS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE ALONG THE WESTERLY LINE THEREOF, NORTH 01°55'31" EAST, 572.14 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 86°23'00" WEST, 80.17 FEET; THENCE NORTH 85°12'00" WEST, 80.00 FEET; THENCE NORTH 65°20'00" WEST, 81.00 FEET; THENCE NORTH 74°00'00" WEST, 277.00 FEET; THENCE NORTH 40°37'00" WEST, 325.00 FEET; THENCE NORTH 47°50'00" WEST, 223.00 FEET; THENCE NORTH 49°18'00" WEST, 265.00 FEET; THENCE NORTH 49°26'00" WEST, 265.00 FEET; THENCE NORTH 33°56'00" WEST, 100.00 FEET; THENCE NORTH 43°44'00" WEST, 195.50 FEET; THENCE NORTH 58°02'00" WEST, 46.11 FEET TO A POINT ON THE WESTERLY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND THE POINT OF TERMINUS.

PARCEL 6: (APN: 597-140-05)

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 7: (APN: 597-150-07, 08, 12)

THE EAST HALF OF THE NORTHEAST QUARTER, THE EAST HALF OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 8: (APN: 597-150-03 & 13)

PARCEL C OF CERTIFICATE OF COMPLIANCE RECORDED MAY 5, 2010 AS FILE NO. 2010-0226435, OFFICIAL RECORDS, BEING THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM HALF OF THE MINERALS AND MINERAL RIGHTS IN, UNDER AND ON THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS RESERVED IN THE DEED FROM A.R. DILLARD TO DILLARD, HUSBAND AND WIFE RECORDED MAY 5, 1920 IN BOOK 1251, PAGE 395 OF DEEDS.

PARCEL 9:

AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES OVER, ALONG AND ACROSS PARCEL 8 AS SHOWN ON CERTIFICATE OF COMPLIANCE, AS EVIDENCED BY DOCUMENT RECORDED MAY 5, 2010 AS INSTRUMENT NO. 2010-0226435 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SAID EASEMENT RECITES THAT IT IS A BLANKET EASEMENT AND APPURTENANT TO THE EASEMENT SHALL, IN THE FUTURE, BE CONFINED TO A SPECIFICALLY DEFINED PORTION OF THE SERVIENT TENEMENT AND THAT THE EASEMENT AS IT EXISTS TODAY IS CONFINED TO THE NORTHEAST QUARTER OF THE SERVIENT TENEMENT IN THAT CERTAIN AREA IDENTIFIED AS LIMITED DEVELOPMENT AREA IN THE APPROVED OTAY RANCH GENERAL DEVELOPMENT PLAN/SUBREGIONAL PLAN, DATED JUNE 4, 1996, EACH PARTY AGREES TO COOPERATE FULLY TO SPECIFICALLY DEFINE THE LOCATION OF THE EASEMENT AS SET FORTH IN INSTRUMENT RECORDED JANUARY 29, 2014 AS INSTRUMENT NO. 2014-0038929 OF OFFICIAL RECORDS.

PARCEL 10: (APN: 597-140-04)

THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 11: (APN: 597-020-06 & 10)

THE EAST HALF OF THE SOUTHEAST QUARTER LYING SOUTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 12: (APN: 597-190-23)

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF. LYING SOUTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD.

EXISTING BOUNDARY AND ENCUMBRANCES

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

PLANNING: 9707 Waples Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH606036-600 / TX050558-9414

PRELIMINARY GRADING PLAN

OTAY RANCH

VILLAGE 14 AND

PLANNING AREAS 16 & 19

County Of San Diego, California

SHEET

21

OF

24

W.D. - 24221-3-17

VILLAGE 14 SOUTH LOTTING

NEIGHBORHOOD R-1	LOT #	LOT AREA
1	6,024	
2	4,912	
3	4,715	
4	4,568	
5	4,614	
6	4,666	
7	4,346	
8	4,764	
9	4,657	
10	4,018	
11	4,412	
12	4,870	
13	4,427	
14	4,595	
15	4,526	
16	4,521	
17	4,627	
18	4,589	
19	4,534	
20	4,378	
21	5,304	
22	7,600	
23	8,076	
24	4,262	
25	4,403	
26	4,549	
27	4,289	
28	4,292	
29	4,538	
30	4,443	
31	4,343	
32	4,385	
33	4,366	
34	4,305	
35	4,445	
36	4,475	
37	4,769	
38	4,637	
39	4,828	
40	4,740	
41	4,558	
42	4,788	
43	4,487	
44	4,668	
45	4,479	
46	7,153	
47	4,855	
48	4,511	
49	4,383	
50	4,378	
51	4,301	
52	4,417	
53	4,592	
54	4,499	
55	4,541	
56	4,729	
57	4,826	
58	4,857	
59	4,864	
60	5,767	
61	5,346	
62	5,891	
63	8,082	
64	6,543	
65	6,668	
66	4,513	
67	4,317	
68	4,534	
69	4,286	
70	4,413	
71	4,422	
72	4,417	
73	4,372	
74	4,493	
75	4,454	
76	5,664	
77	4,694	
78	4,320	
79	4,250	
80	4,398	
81	6,109	
RES SUBTOTAL SF	392,827	
RES SUBTOTAL AC	9.02	
MAX	8,082	
MIN	4,250	
RES AVG LOT SIZE	4,850	
CIRCULATION SF	227,060	
CIRCULATION AC	5.21	
OTHER ONSITE PUBLIC ROW*	619,887	
TOTAL AC	14.23	

VILLAGE 14 SOUTH SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	NEIGH. ACREAGE/ LOT AREA
R-1	SF	81	50'x65'	14.23
R-2	SF	82	60'x100'	24.62
R-3	SF	73	70'x100'	24.55
SUBTOTAL		236		63.41
NEIGHBORHOOD	LAND USE	DWELLING UNITS	TARGET DENSITY (DU/AC)	NEIGH. ACREAGE/ LOT AREA
R-4	Detached Homes	116	10 DU/AC	11.59
SUBTOTAL		116		11.59
RESIDENTIAL UNIT/TOTAL		352		74.99
NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	NEIGH. ACREAGE/ LOT AREA
OS-1	HOA OS	-	Basin	3.68
OS-2	HOA OS	-	Slopes/FMZ	1.89
OS-3	HOA OS	-	Slopes/FMZ	0.76
OS-4a	HOA OS	-	Slopes/FMZ	13.37
OS-4b	CONSERVED OS	-	Potential Preserve	1.75
OS-5	HOA OS	-	Slopes/FMZ	6.13
OS-6	HOA OS	-	Slopes/FMZ	1.06
OS-7	HOA OS	-	Slopes/FMZ	0.64
OS-8	HOA OS	-	Slopes/FMZ	7.33
OS-9	HOA OS	-	Slopes/FMZ	3.49
OS-10	HOA OS	-	Slopes/FMZ	0.58
OS-11	HOA OS	-	Slopes/FMZ	0.53
OS-12	CONSERVED OS	-	Potential Preserve	12.15
SUBTOTAL	HOA OS	-		52.38
OS-13	Preserve	-	-Preserve OS-	42.13
OS-14	Preserve	-	-Preserve OS-	14.92
SUBTOTAL	Preserve Subtotal	-	-	57.09
P-1	Public Park	-	So. Village Park	2.88
SUBTOTAL	Public Park	-		2.88
P-1.2	Pvt. Park-Swim Club	-	-	1.02
SUBTOTAL	Comm Facility-Swim Club	-		1.02
ONSITE PV RD.	Major Circulation	-		1.58
ONSITE PUBLIC ROW*	Major Circulation	-		1.61
SUBTOTAL		-		3.19
OVERALL V14 SOUTH TOTAL		352		191.56

* ONSITE PUBLIC ROW = CALCULATION OF REMAINING ROW OUTSIDE OF PVR AND OUTSIDE OF NEIGHBORHOOD BOUNDARIES

VILLAGE 14 CENTRAL & NORTH LOTTING

NEIGHBORHOOD R-5	LOT #	LOT AREA
1	5,707	
2	5,797	
3	5,849	
4	5,892	
5	5,543	
6	5,612	
7	5,690	
8	5,841	
9	5,988	
10	6,018	
11	6,470	
12	7,198	
13	6,526	
14	7,931	
15	5,749	
16	5,862	
17	6,165	
18	6,137	
19	6,069	
20	5,884	
21	5,822	
22	5,771	
23	5,853	
24	9,655	
25	13,236	
26	12,082	
27	6,117	
28	5,180	
29	5,472	
30	8,223	
31	6,374	
32	6,338	
33	5,488	
34	6,037	
35	6,053	
36	6,132	
37	6,005	
38	5,841	
39	5,892	
40	6,093	
41	5,810	
42	5,848	
43	5,642	
44	5,515	
45	5,350	
46	5,768	
47	5,665	
48	6,673	
49	7,849	
50	8,783	
51	7,589	
52	7,485	
53	8,611	
54	7,198	
55	14,599	
56	8,754	
57	8,585	
58	8,093	
59	8,500	
60	8,900	
61	9,963	
62	10,414	
63	11,574	
64	13,271	
65	9,844	
66	13,614	
67	11,978	
68	10,124	
69	10,388	
70	10,126	
71	9,932	
72	9,454	
73	9,460	
74	9,386	
75	9,243	
76	8,873	
77	8,473	
78	8,388	
79	8,151	
80	8,914	
81	7,528	
82	6,751	
83	8,774	
84	8,247	
85	7,432	
86	7,015	
87	7,474	
88	7,239	
89	7,213	
90	7,218	
91	7,474	
92	8,358	
93	8,555	
94	8,198	
95	8,307	
96	8,239	
97	8,827	
98	8,849	
99	8,166	
100	11,458	
101	9,046	
102	7,173	
103	6,445	
RES SUBTOTAL SF	794,313	
RES SUBTOTAL AC	18.23	
MAX	13,614	
MIN	5,090	
RES AVG LOT SIZE	11,363	
CIRCULATION SF	250,968	
CIRCULATION AC	5.76	
TOTAL SF	1,045,281	
TOTAL AC	24.00	

NEIGHBORHOOD R-6	LOT #	LOT AREA
1	6,823	
2	7,367	
3	6,252	
4	6,323	
5	6,341	
6	9,554	
7	7,952	
8	7,043	
9	7,727	
10	8,242	
11	7,447	
12	6,923	
13	7,046	
14	7,921	
15	8,297	
16	9,645	
17	10,255	
18	8,837	
19	13,078	
20	7,819	
21	8,896	
22	9,273	
23	9,139	
24	9,241	
25	9,340	
26	9,522	
27	9,000	
28	7,961	
29	8,223	
30	8,448	
31	8,700	
32	8,449	
33	14,065	
34	8,459	
35	8,520	
36	8,126	
37	7,653	
38	7,519	
39	7,606	
40	7,096	
41	5,541	
42	8,038	
43	6,916	
44	6,773	
45	8,786	
46	17,359	
47	7,543	
48	6,483	
49	5,852	
50	6,091	
51	6,345	
52	7,219	
53	6,849	
54	8,651	
55	8,367	
56	8,506	
57	5,876	
58	5,047	
59	7,360	
60	9,372	
61	11,019	
62	14,754	
63	11,003	
64	14,575	
65	8,779	
66	6,317	
67	12,417	
68	11,273	
69	10,626	
70	10,310	
71	11,159	
72	11,712	
73	10,958	
74	10,683	
75	10,889	
76	10,359	
77	10,097	
78	13,695	
79	11,526	
80	10,243	
RES SUBTOTAL SF	614,070	
RES SUBTOTAL AC	14.10	
MAX	16,456	
MIN	6,252	
RES AVG LOT SIZE	8,649	
CIRCULATION SF	215,731	
CIRCULATION AC	4.95	
TOTAL SF	829,801	
TOTAL AC	19.05	

NEIGHBORHOOD R-9

LOT #	LOT AREA
1	9,510
2	9,401
3	10,312
4	11,079
5	9,365
6	9,533
7	8,722
8	9,017
9	13,673
10	8,041
11	8,375
12	9,205
13	8,354
14	8,058
15	8,180
16	8,364
17	9,916
18	7,575
19	8,588
20	7,854
21	7,854
22	7,954
23	7,997
24	8,242
25	8,874
26	9,981
27	10,150
28	10,563
29	11,120
30	11,080
31	11,209
32	10,214
33	8,963
34	8,493
35	10,438
36	15,425
37	14,082
38	13,392
39	13,168
40	13,357
41	12,627
42	13,163
43	10,337
44	11,863
45	11,306
46	11,359
47	12,981
48	12,778
49	9,895
50	9,124
51	9,785
52	10,184
53	9,888
54	10,124
55	8,870
56	9,080
57	9,040
58	9,361
59	11,723
60	10,177
61	9,864
62	9,649
63	9,864
64	9,652
65	9,753
66	9,303
67	8,565
68	8,450
69	8,698
70	8,900
71	9,222
72	10,330
73	11,367
74	10,706
RES SUBTOTAL SF	744,995
RES SUBTOTAL AC	17.10
MAX	15,425
MIN	7,854
RES AVG LOT SIZE	10,068
CIRCULATION SF	311,463
CIRCULATION AC	7.15
TOTAL SF	1,056,458
TOTAL AC	24.25

NEIGHBORHOOD R-7	LOT #	LOT AREA
1	5,154	
2	5,270	
3	5,486	
4	5,548	
5	5,067	
6	7,065	
7	7,526	
8	7,043	
9	7,727	
10	8,242	
11	7,447	
12	6,923	
13	7,046	
14	7,921	
15	8,297	
16	9,645	
17	10,255	
18	8,837	
19	13,078	
20	7,819	
21	8,896	
22	9,273	
23	9,139	
24	9,241	
25	9,340	
26	9,522	