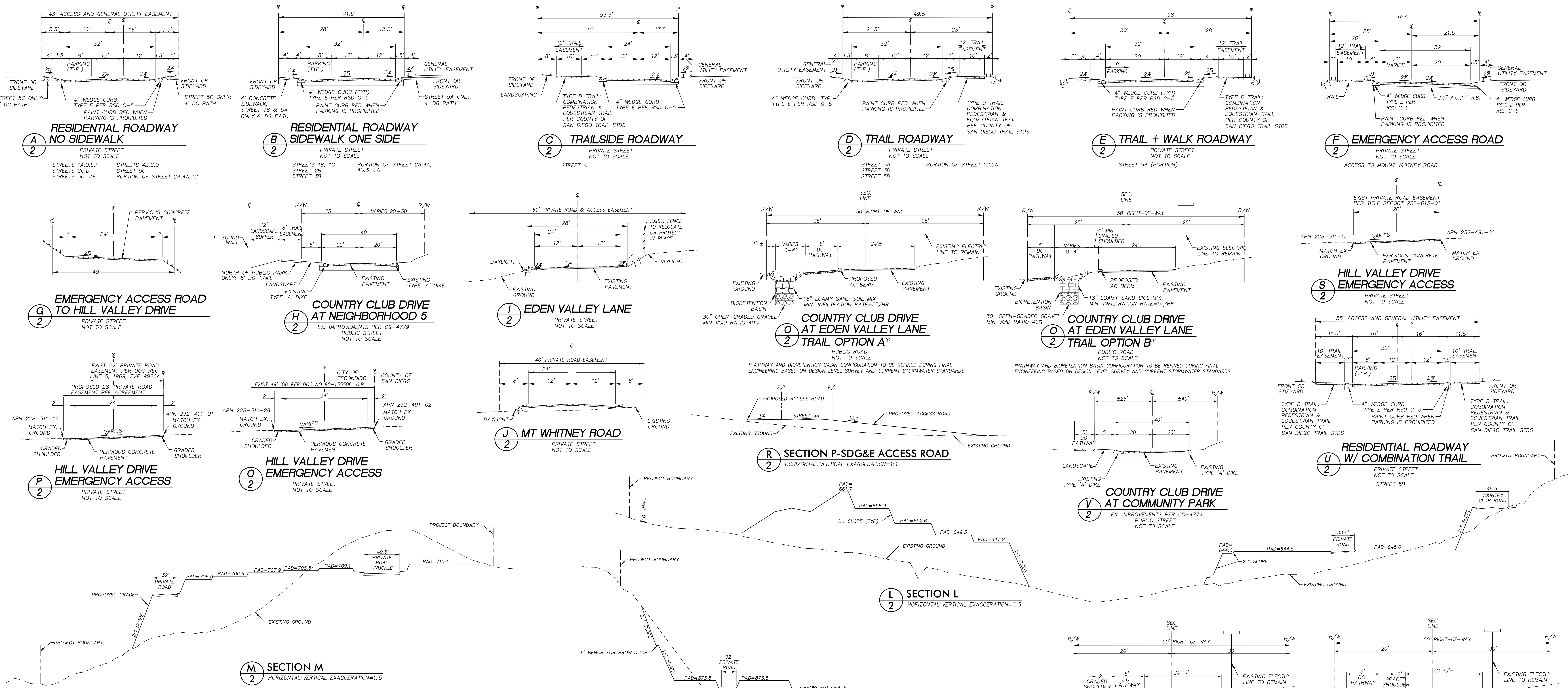




COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION APN _____ 232-492-01-00 _____ COMMUNITY PLAN _____ SAN DIEGUITO _____ LAND USE DESIGNATION _____ SR-2 _____	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION APN _____ 232-013-02_03 & 232-020-55-00 _____ COMMUNITY PLAN _____ SAN DIEGUITO _____ LAND USE DESIGNATION _____ SR-1 _____	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION APN _____ 232-013-01-00, 228-313-13 _____ _____ 232-500-18 THRU -24-00 _____ COMMUNITY PLAN _____ SAN DIEGUITO _____ LAND USE DESIGNATION _____ SR-2 _____
--	--	--

COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION		COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION		COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION		COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION	
NEIGHBORHOOD 1		NEIGHBORHOOD 2		NEIGHBORHOOD 3		NEIGHBORHOOD 4	
COMMUNITY PLAN SAN DIEGO		COMMUNITY PLAN SAN DIEGO		COMMUNITY PLAN SAN DIEGO		COMMUNITY PLAN SAN DIEGO	
LAND USE DESIGNATION SR.5		LAND USE DESIGNATION SR.5		LAND USE DESIGNATION SR.5		LAND USE DESIGNATION SR.5	

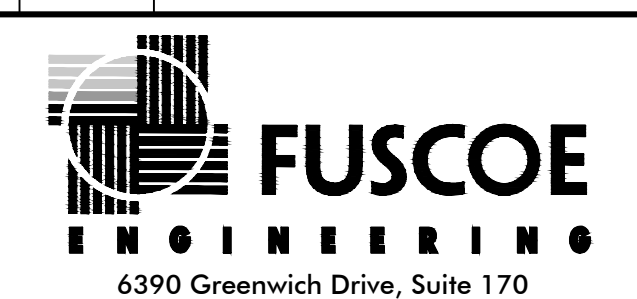
ZONE		ZONE		ZONE		ZONE	
USE REGULATIONS	SBB	USE REGULATIONS	SBB	USE REGULATIONS	SBB	USE REGULATIONS	SBB
ANIMAL REGULATIONS	S	ANIMAL REGULATIONS	S	ANIMAL REGULATIONS	L	ANIMAL REGULATIONS	S
DENSITY	-	DENSITY	-	DENSITY	-	DENSITY	-
LOT SIZE	5,000	LOT SIZE	8,000	LOT SIZE	7,000	LOT SIZE	7,000
BUILDING TYPE	-	BUILDING TYPE	C	BUILDING TYPE	-	BUILDING TYPE	C
MAXIMUM FLOOR AREA	-	MAXIMUM FLOOR AREA	C	MAXIMUM FLOOR AREA	-	MAXIMUM FLOOR AREA	C
FLOOR AREA RATIO	-	FLOOR AREA RATIO	C	FLOOR AREA RATIO	-	FLOOR AREA RATIO	C
HEIGHT	-	HEIGHT	C	HEIGHT	-	HEIGHT	-
LOT COVERAGE	-	LOT COVERAGE	V	LOT COVERAGE	-	LOT COVERAGE	V
SETBACK	-	SETBACK	V	SETBACK	-	SETBACK	V
OPEN SPACE	-	OPEN SPACE	-	OPEN SPACE	-	OPEN SPACE	-
SPECIAL AREA REGULATIONS	D	SPECIAL AREA REGULATIONS	D	SPECIAL AREA REGULATIONS	D	SPECIAL AREA REGULATIONS	C/D

NO SCALE

1. STREET LANDSCAPING SHALL CONFORM WITH THE "STREETSCAPE" SECTION OF THE SPECIFIC PLAN PREPARED FOR THIS PROJECT. WHERE THAT DOCUMENT IS SILENT, PLANTING SHALL CONFORM WITH THE COUNTY OF SAN DIEGO'S LANDSCAPE GUIDELINES.
2. FINAL LANDSCAPE PLACEMENT SHALL BE SUBJECT TO APPROVAL OF "CLEAR ZONE" SPACING AT THE TIME OF IMPROVEMENT PLAN REVIEW.
3. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROJECT, AS DESCRIBED IN THE SPECIFIC PLAN.

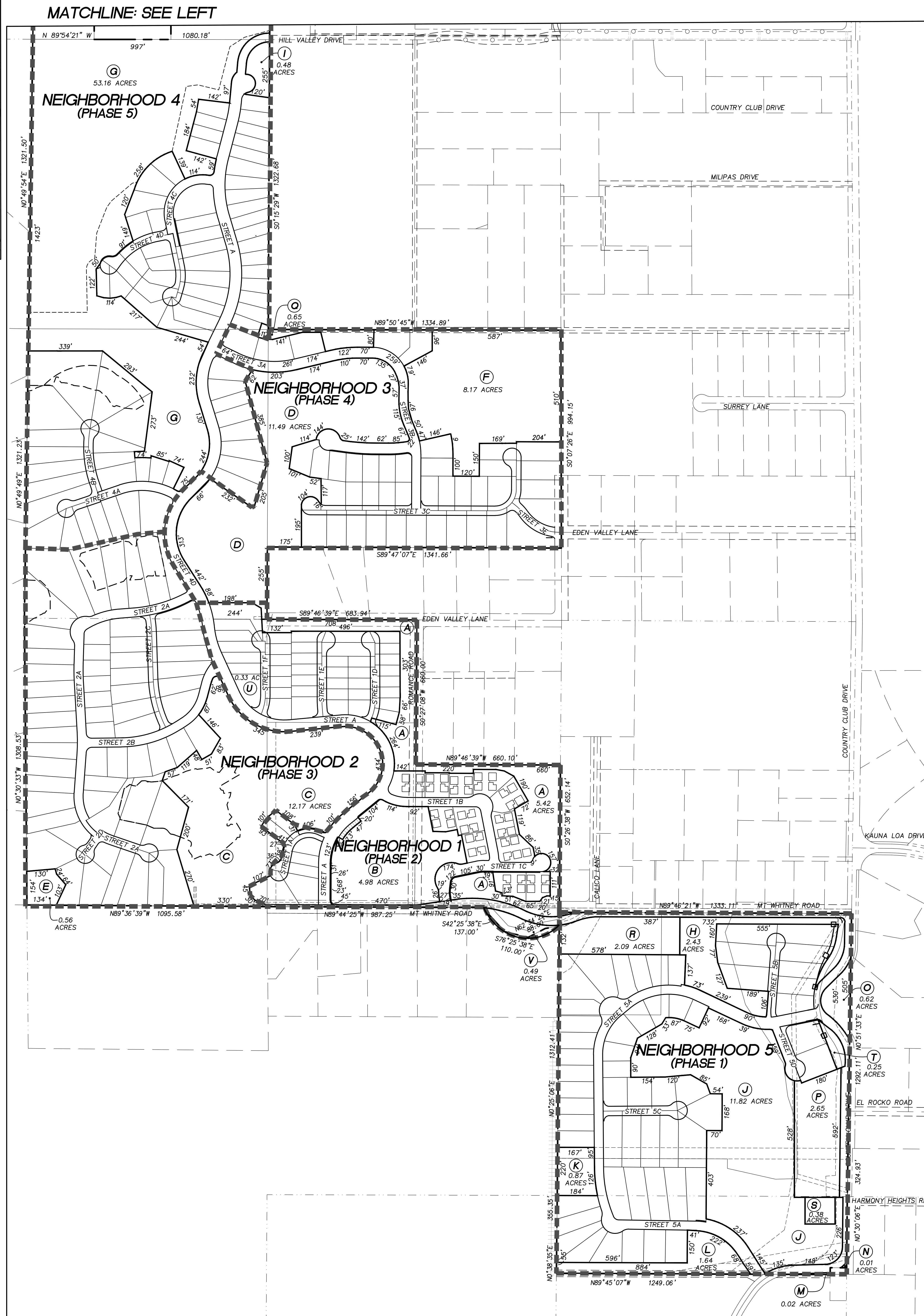
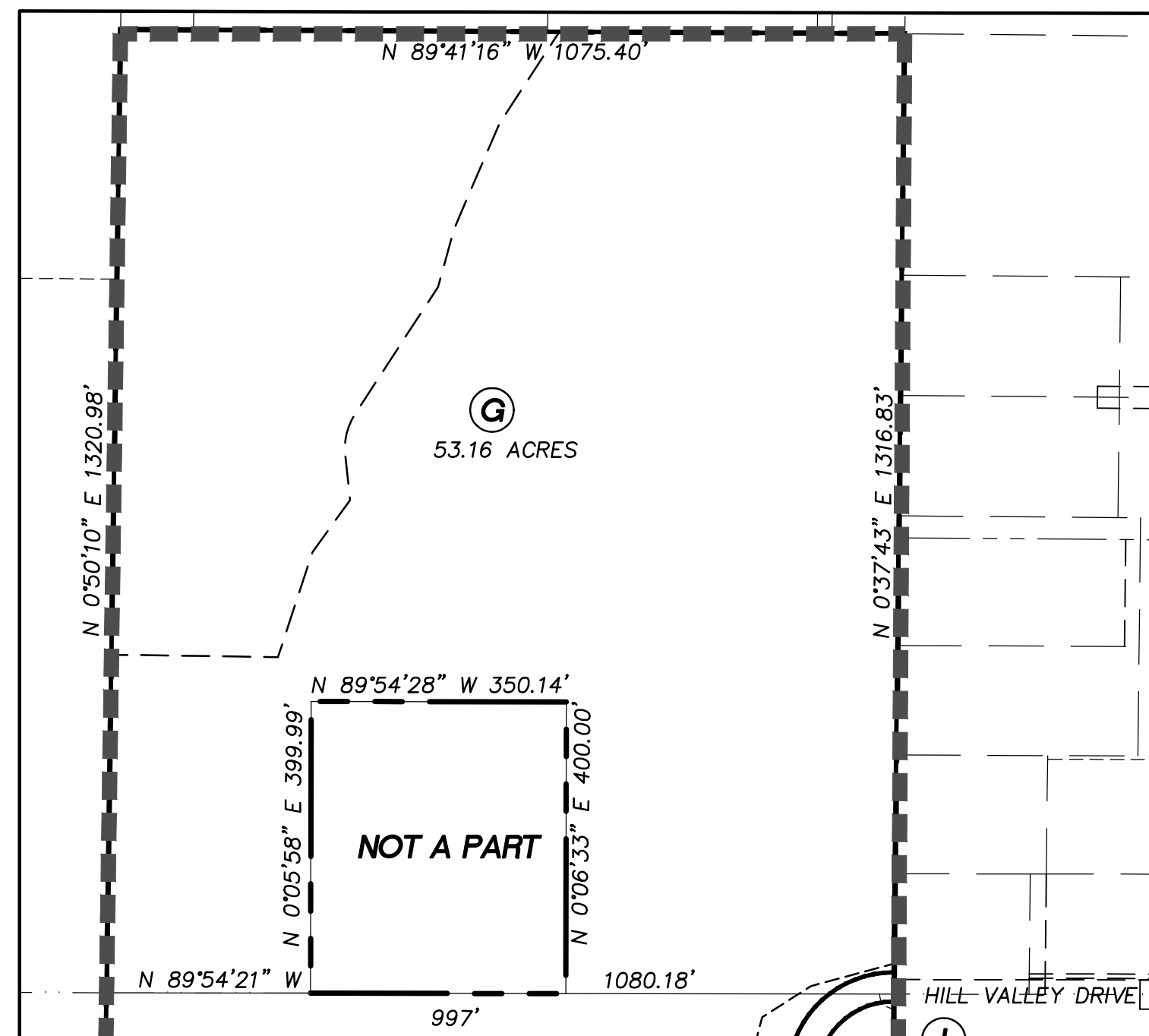
FUSCOE ENGINEERING INC.
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(858)554-1500

KENNETH T. KOZLIK RCE 71883 DATE



6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 • fax 858.597.0335
www.fuscon.com

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING TENTATIVE MAP
VALIANO



NEIGHBORHOOD 1	
LOT #	AREA (A)
1	12,540
2	14,790
3	14,150
4	15,420
5	12,850
6	18,110
7	12,790
8	16,700
9	16,560
10	12,120
11	12,430
12	18,520
13	22,050
14	17,480
15	10,250
16	8,370
17	12,350
18	7,280
19	7,490
20	6,770
21	5,630
22	5,730
23	5,720
24	5,700
25	5,670
26	6,290
27	6,060
28	11,210
29	15,270
30	6,010
31	6,140
32	6,090
33	6,140
34	9,410
35	5,870
36	6,000
37	5,960
38	6,010
39	8,490
40	7,370
41	6,910
42	6,950
43	6,950
44	6,900
45	6,950
46	6,960
47	6,430
48	5,920
49	6,010
50	5,900
51	5,960
52	5,910
53	11,920
54	19,490
55	10,320
56	8,520
57	10,520
58	9,460
59	8,320

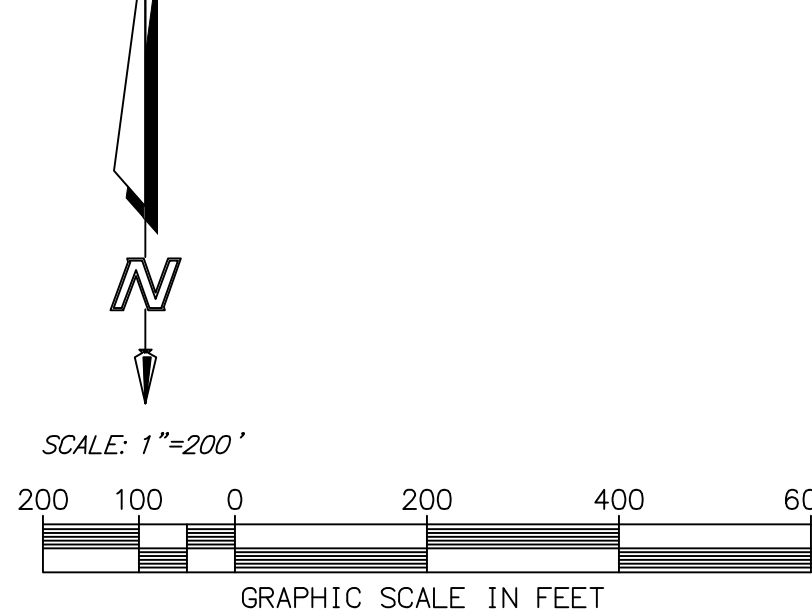
NEIGHBORHOOD 2	
LOT #	AREA (A)
60	17,470
61	13,520
62	15,360
63	14,940
64	12,850
65	12,780
66	12,120
67	12,870
68	21,830
69	41,920
70	43,380
71	28,090
72	14,720
73	24,710
74	19,830
75	17,160
76	21,990
77	20,110
78	32,220
79	16,440
80	16,720
81	20,930
82	16,090
83	19,510
84	16,180
85	16,330
86	16,320
87	16,090
88	16,150
89	17,390
90	16,000
91	21,850
92	32,190
93	54,260
94	33,880
95	29,920
96	24,900
97	31,800
98	10,870
99	8,720
100	8,290
101	8,840
102	8,620
103	8,810
104	9,240
105	16,620
106	13,480
107	13,650
108	14,340
109	15,320
110	16,570
111	17,670
112	24,150
113	16,740
114	18,220
115	17,790
116	16,000
117	20,150

NEIGHBORHOOD 3	
LOT #	AREA (A)
118	15,220
119	16,980
120	15,250
121	16,280
122	15,090
123	13,550
124	10,620
125	10,640
126	10,040
127	9,670
128	9,650
129	9,870
130	9,680
131	9,680
132	9,680
133	9,840
134	15,380
135	19,460
136	15,170
137	15,170
138	15,510
139	15,510
140	15,510
141	15,510
142	15,510
143	15,510
144	15,510
145	30,530
146	24,170
147	21,910
148	17,740
149	17,690
150	12,780
151	12,670
152	18,540
153	11,820
154	11,810
155	11,810
156	12,590
157	12,030
158	13,200

NEIGHBORHOOD 4	
LOT #	AREA (A)
159	9,700
160	8,020
161	8,010
162	10,030
163	12,040
164	16,000
165	14,070
166	9,040
167	12,400
168	9,250
169	9,730
170	11,140
171	10,670
172	12,370
173	9,410
174	11,320
175	12,450
176	15,460
177	16,190
178	15,210
179	12,000
180	15,030
181	14,480
182	17,410
183	12,990
184	11,870
185	11,430
186	24,400
187	8,920
188	8,570
189	8,540
190	9,160
191	9,940
192	13,870
193	11,200
194	11,120
195	10,620
196	9,580
197	8,760
198	8,730
199	7,870
200	7,530
201	7,670
202	8,330
203	9,540
204	8,440
205	15,080
206	12,310
207	10,410
208	12,260
209	13,860
210	16,360
211	17,830
212	19,200
213	7,070
214	8,290
215	7,000
216	18,180
217	13,230
218	16,300
219	33,540
220	45,440
221	71,670
222	40,380
223	22,250
224	19,320
225	20,140
226	21,800
227	30,290
228	22,130
229	13,950
230	13,150
231	13,410
232	13,900
233	15,960
234	23,910

NEIGHBORHOOD 5	
LOT #	AREA (A)
235	10,770
236	12,390
237	12,570
238	15,930
239	26,060
240	26,930
241	13,870
242	14,510
243	12,720
244	12,050
245	12,170
246	12,260
247	12,340
248	12,430
249	12,570
250	15,000
251	15,000
252	15,010
253	15,010
254	15,010
255	15,000
256	15,000
257	15,010
258	21,950
259	21,800
260	21,800
261	21,780
262	22,340
263	21,780
264	22,000
265	22,220
266	21,850
267	27,560
268	14,780
269	17,090
270	17,030
271	17,020
272	17,020
273	9,570
274	10,750
275	14,270
276	12,590
277	11,830
278	9,730
279	8,350
280	25,290
281	26,790
282	24,790
283	25,170
284	20,500
285	15,080
286	15,080
287	16,800
288	22,920
289	22,140

OPEN SPACE LOTS BIO-SPACE		PURPOSE		MAINTAINED BY	
LOT	AREA (A)	AREA (A)			
A	5.42	1.40	DRAINAGE BASIN & BIOLOGICAL OPEN SPACE & FMZ	NDA	
B	4.98	1.40	RECREATION AREA & DRAINAGE BASIN & B.O.S. & FMZ	NDA	
C	12.17	1.63	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	NDA	
D	11.49	4.18	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	NDA	
E	0.56	---	DRAINAGE BASIN & FUEL MANAGEMENT ZONES	NDA	
F	6.17	3.43	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	NDA	
G	5.16	11.43	AGRICULTURE & BIOLOGICAL OPEN SPACE & FMZ	NDA	
H	2.43	---	DRAINAGE BASIN & FMZ	NDA	
I	0.48	---	DRAINAGE BASIN & FUEL MANAGEMENT ZONES	NDA	
J	11.82	3.02	B.O.S. & L.B. & FMZ & SPORTS & EQUESTRIAN CENTER	NDA	
K	0.87	---	SAN DIEGO GAS & ELECTRIC FASMENT & FMZ	NDA	
L	1.64	---	LANDSCAPE & FUEL MANAGEMENT ZONES	NDA	
M	0.02	---	UNDEVELOPED	NDA	
N	0.01	---	UNDEVELOPED	NDA	
O	0.62	---	UNDEVELOPED	NDA	
P	2.65	---	PUBLIC COMMUNITY PARK & FUEL MANAGEMENT ZONES	COUNTY	
Q	0.65	---	FUEL MANAGEMENT ZONES	NDA	
R	2.09	---	WET WEATHER STORAGE	NDA	
S	0.49	---	WASTEWATER TREATMENT & WATER RECLAMATION FACILITY	NDA	
T	0.25	---	LANDSCAPE	NDA	
U	0.43	---	DRAINAGE BASIN	NDA	
V	0.49	---	FUEL MANAGEMENT ZONE	NDA	



ENGINEER OF WORK

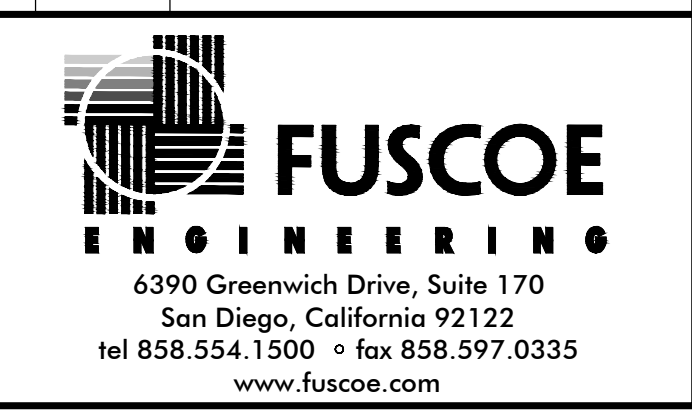
FUSCOE ENGINEERING INC.
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(858)554-1500

KENNETH T. KOZLIK RCE 71883 DATE

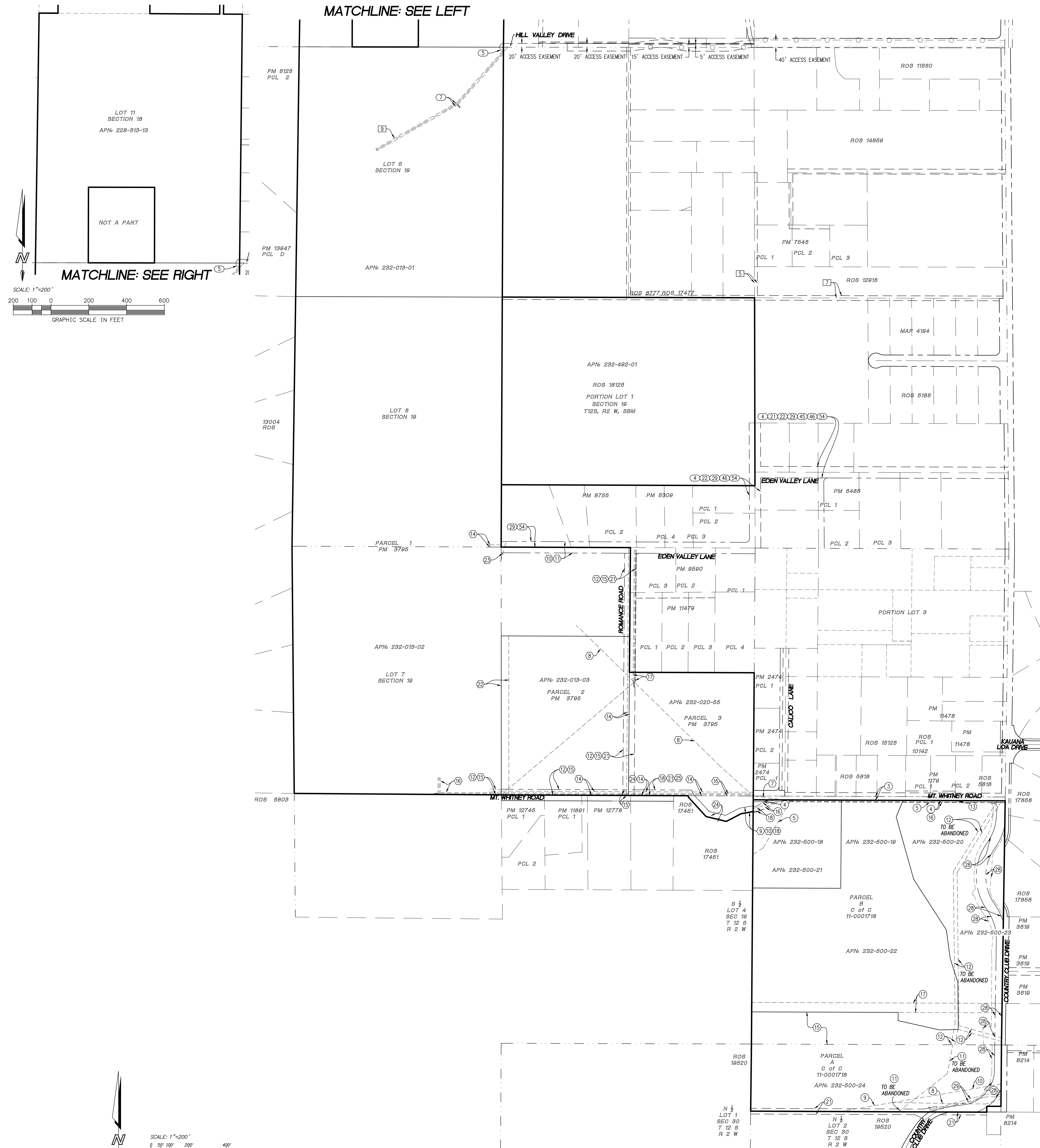


VESTING TENTATIVE MAP
SHEET 3 OF 12

NO. DATE REVISION



COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING TENTATIVE MAP
VALIANO



EASEMENT NOTES:

EXCEPTIONS

ITEMS 1 AND 2 RELATE TO TAXES AND ASSESSMENTS

3. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: CARLENE A. BOW. A WIDOW. PURPOSE: RIGHT OF WAY FOR TRAVEL. RECORDED: JANUARY 18, 1989 IN BOOK 280, PAGE 3 OF DEEDS. AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN RECORD. SAID EASEMENT HAS BEEN CONVEYED AND/OR RESERVED IN VARIOUS OTHER INSTRUMENTS OF RECORD. SURVEYOR'S NOTE: THIS DOCUMENT RESERVES A 20 FOOT RIGHT-OF-WAY ALONG AN EXISTING ROAD, BUT DOES NOT PROVIDE A LOCATION FOR THE ROAD THAT CAN BE PLOTTED FROM RECORD. THIS DOCUMENT ALSO GRANTS A RIGHT-OF-WAY FOR TRAVEL TO THE 30 FEET IMMEDIATELY NORTH OF THE SUBJECT PROPERTY AND IT WOULD APPEAR ALLOWING THE PROPERTY TO ACCESS AT LEAST A PORTION OF MT. WHITNEY ROAD. THE MT. WHITNEY ACCESS RIGHTS ARE THE PORTION PLOTTED ON THIS SURVEY.
4. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: L. M. CARASHAN. PURPOSE: TRAVEL. RECORDED: SEPTEMBER 5, 1919 IN BOOK 794, PAGE 191 OF DEEDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
5. 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: OCTOBER 16, 1941 IN BOOK 544, PAGE 351 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
6. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN COUNTRY CLUB DRIVE AND MISCELLANEOUS SURVEY 459.
7. INTENTIONALLY OMITTED.
8. 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: NOVEMBER 16, 1948 IN BOOK 5018, PAGE 463 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
9. 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: FEBRUARY 14, 1955 IN BOOK 5530, PAGE 511 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
10. 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: FEBRUARY 14, 1955 IN BOOK 5530, PAGE 549 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
11. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: RINCON DEL DIABLO MUNICIPAL WATER DISTRICT. PURPOSE: PIPELINE. RECORDED: OCTOBER 24, 1955 IN BOOK 5841, PAGE 499 AND 504, BOTH OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
12. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: RINCON DEL DIABLO MUNICIPAL WATER DISTRICT. PURPOSE: PIPELINE. RECORDED: OCTOBER 24, 1955 IN BOOK 5842, PAGE 16 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
13. 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: JULY 10, 1958 IN BOOK 5172, PAGE 61 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
14. INTENTIONALLY OMITTED.
15. 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: MARCH 10, 1959 IN BOOK 7338, PAGE 484 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
16. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: LLOYD C. THIEL AND AVA M. THIEL. PURPOSE: ROAD AND PUBLIC UTILITIES. RECORDED: MAY 12, 1972 AS INSTRUMENT NO. 120034 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
17. 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: JUNE 29, 1972 AS INSTRUMENT NO. 72-186523 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
18. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: RINCON DEL DIABLO MUNICIPAL WATER DISTRICT. PURPOSE: PIPELINE. RECORDED: MARCH 6, 1985 AS INSTRUMENT NO. 85-74313 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
19. ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY INFORMATION PROVIDED BY RINCON DEL DIABLO MUNICIPAL WATER DISTRICT.
20. INTENTIONALLY OMITTED.
21. AN AGREEMENT, AND THE TERMS AND CONDITIONS AS CONTAINED THEREIN DATED: FEBRUARY 21, 2009 BY AND BETWEEN NEW D RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND RANCHO PACIFIC GROUP LLC, A DELAWARE LIMITED LIABILITY COMPANY. RECORDED: FEBRUARY 27, 2009 AS INSTRUMENT NO. 2009-0100273 OF OFFICIAL RECORDS REGARDING: ACCESS EASEMENT AGREEMENT. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
22. INTENTIONALLY OMITTED.
23. INTENTIONALLY OMITTED.
24. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
25. A DOCUMENT ENTITLED "ROADWAY IMPROVEMENT EASEMENT AGREEMENT", DATED: MARCH 20, 2012, EXECUTED BY NEW D RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND DESIGNED LAND INVESTMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND STANFORD PACIFIC CORP., A CALIFORNIA CORPORATION, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED SEPTEMBER 10, 2012, AS INSTRUMENT NO. 2012-0542161 OF OFFICIAL RECORDS.
26. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON A SURVEY PLAT ENTITLED "VALIA/ACM LAND TITLE SURVEY" DATED DECEMBER 4, 2012 PREPARED BY FUSCOE ENGINEERS: A) THE FACT THAT A FENCE MEANDERS ACROSS THE WESTERLY BOUNDARY OF THE LAND. B) THE FACT THAT THE FENCE ALONG THE SOUTHERLY BOUNDARY IS LOCATED NORTH OF THE SOUTH PROPERTY LINE. C) ENCROACHMENT OF A DRIVEWAY ONTO LAND ADJACENT ON THE SOUTH. D) ENCROACHMENT OF A RETAINING WALL, FENCE AND CONCRETE DRIVEWAY ONTO THE SOUTHEASTERLY CORNER OF THE LAND. E) ENCROACHMENT OF A FENCED YARD ONTO THE NORTHWESTERLY CORNER OF THE LAND.
27. INTENTIONALLY OMITTED.
28. 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, EXCAVATION, EMBANKMENT, SLOPES AND DRAINAGE STRUCTURES. RECORDED: NOVEMBER 2, 2012, AS INSTRUMENT NO. 2012-068487 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
29. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY. PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS. RECORDED: DECEMBER 7, 2012, AS INSTRUMENT NO. 2012-076862 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
30. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- 1 INDICATES PLOTTED EASEMENTS
- 26-30 INDICATES LOCATION OF EXCEPTION FROM PREVIOUS SURVEY, SEE SHEETS 2 AND 3 FOR LOCATION.

EASEMENT NOTES:

- ITEM NO. THE FOLLOWING EASEMENT DATA WAS OBTAINED FROM CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 83003369-USD, DATED JANUARY 19, 2012, REVISED.
5. EASEMENT TO THE COUNTY OF SAN DIEGO FOR COUNTY ROAD PURPOSES RECORDED IN BOOK 14, PAGE 299 OF MISCELLANEOUS RECORDS HAS NO SPECIFIC LOCATION SET FORTH AND IS NOT PLOTTED HEREIN.
 7. LINE EASEMENT (NO WIDTH GIVEN) FOR PUBLIC UTILITIES, INGRESS AND EGRESS TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JULY 29, 1946 IN BOOK 2187, PAGE 416 OF OFFICIAL RECORDS.
 8. LINE EASEMENT (NO WIDTH GIVEN) FOR PUBLIC UTILITIES, INGRESS AND EGRESS TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JULY 29, 1946 IN BOOK 2183, PAGE 231 OF OFFICIAL RECORDS.
 9. EASEMENT FOR ROAD AND PUBLIC UTILITIES, INGRESS AND EGRESS AS GRANTED /RESERVED BY VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED AUGUST 27, 1956 IN BOOK 6235, PAGE 106 OF OFFICIAL RECORDS.
 10. EASEMENT FOR ROAD AND PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED FEBRUARY 26, 1959 IN BOOK 7518, PAGE 94 OF OFFICIAL RECORDS.
 11. ROAD AND PUBLIC UTILITIES AND INGRESS AND EGRESS AS GRANTED/RESERVED BY VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED MAY 7, 1959 IN BOOK 7648, PAGE 538 OF OFFICIAL RECORDS DOES NOT INCLUDE PLAT AND LEGAL REFERENCED THEREIN AND CANNOT BE PLOTTED.
 12. EASEMENT FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AS GRANTED AND RESERVED IN VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED AUGUST 2, 1963 AS INSTRUMENT NO. 63-138778 OF OFFICIAL RECORDS.
 14. EASEMENT FOR PIPELINE TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT RECORDED OCTOBER 21, 1963 AS INSTRUMENT NO. 63-188146 OF OFFICIAL RECORDS.
 15. EASEMENT OF RIGHT OF WAY FOR ROAD, SEWER, WATER, GAS, POWER, AND TELEPHONE LINES GRANTED TO RANCHO ESTATES PER DOCUMENT RECORDED MAY 27, 1965 AS INSTRUMENT NO. 65-94927 OF OFFICIAL RECORDS.
 16. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED SEPTEMBER 25, 1972 AS INSTRUMENT NO. 72-255470 OF OFFICIAL RECORDS.
 17. EASEMENT FOR ROAD AND PUBLIC UTILITIES, INGRESS AND EGRESS TO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED MARCH 14, 1975 AS INSTRUMENT NO. 75-058164 OF OFFICIAL RECORDS.
 18. IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC HIGHWAY PER DOCUMENT RECORDED APRIL 21, 1975 AS INSTRUMENT NO. 75-092338 OF OFFICIAL RECORDS.
 21. EASEMENT FOR ROAD AND PUBLIC UTILITIES TO AS GRANTED/RESERVED BY VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED FEBRUARY 7, 1980 AS INSTRUMENT NO. 80-043831 OF OFFICIAL RECORDS.
 22. EASEMENT FOR UTILITY, WATER SUPPLY, INGRESS AND EGRESS RECORDED OCTOBER 14, 1977 AS INSTRUMENT NO. 77-423957 OF OFFICIAL RECORDS.
 23. EASEMENT FOR PUBLIC UTILITIES, INGRESS, AND EGRESS TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JUNE 27, 1978 AS INSTRUMENT NO. 78-267286 OF OFFICIAL RECORDS.
 24. EASEMENT FOR WATER PIPELINE TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT RECORDED ON MAY 16, 1985 AS INSTRUMENT NO. 85-172518 OF OFFICIAL RECORDS.
 25. PROPOSED PRIVATE ROAD EASEMENT PER PM 3795
 26. EASEMENT FOR WATER DITCHES OR CANALS RESERVED BY THE UNITED STATES OF AMERICA PER DOCUMENT RECORDED ON APRIL 20, 1925 IN BOOK 14, PAGE 304 OF PATENTS HAS NO SPECIFIC LOCATION SET FORTH AND IS NOT PLOTTED HEREIN.

EASEMENT NOTES:

- EASEMENT LEGEND
BASED ON DATA FROM TITLE REPORT BY CHICAGO TITLE COMPANY, ORDER NO. 830014248-USD, DATED FEBRUARY 28, 2008.
- ITEM NO. EASEMENT
5. EASEMENT FOR INGRESS AND EGRESS FOR ROAD RECORDED FEBRUARY 17, 1953 IN BOOK 4751, PAGE 579 OF OFFICIAL RECORDS.
 7. EASEMENT FOR ROAD AND UTILITY PURPOSES RECORDED NOVEMBER 1, 1955 IN BOOK 5852, PAGE 46 OF OFFICIAL RECORDS.
- EASEMENT LEGEND
BASED ON DATA FROM TITLE REPORT BY LANDMARCIA COMMONWEALTH ORDER #460305-54, DATED DECEMBER 15, 2004
- ITEM NO. EASEMENT
5. ROAD AND PUBLIC UTILITIES AND INGRESS AND EGRESS AS GRANTED/RESERVED BY VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED MAY 7, 1959 IN BOOK 7648, PAGE 538 OF OFFICIAL RECORDS.
 22. EASEMENT FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AS GRANTED AND RESERVED IN VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED AUGUST 22, 1963 AS FILE 63-138778 OF OFFICIAL RECORDS.
 29. EASEMENT FOR ROAD AND PUBLIC UTILITIES, INGRESS AND EGRESS AS GRANTED/RESERVED BY VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED SEPTEMBER 6, 1977 AS FILE 77-367875 OF OFFICIAL RECORDS.
- EASEMENT LEGEND
BASED ON DATA FROM TITLE REPORT BY LANDMARCIA COMMONWEALTH ORDER NO. 460305-54, DATED DECEMBER 15, 2004
- ITEM NO. EASEMENT
5. EASEMENT FOR PIPELINE TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT RECORDED SEPTEMBER 23, 1959 IN BOOK 7897, PAGE 239 OF OFFICIAL RECORDS.
 7. EASEMENTS FOR INGRESS AND EGRESS PER DOCUMENT RECORDED OCTOBER 7, 1955 IN BOOK 5822, PAGE 100 OF OFFICIAL RECORDS.
 9. EASEMENT TO SAN DIEGO GAS AND ELECTRIC FOR POWER POLES RECORDED DECEMBER 12, 1968 AS 68-218141 OF OFFICIAL RECORDS

DISPOSITION OF EXISTING EASEMENTS

ALL EXISTING EASEMENTS, EXCEPT EASEMENTS 15 & 17 IDENTIFIED HEREIN, MAY BE OUTLINED, VACATED OR RECOVERED TO MORE PRACTICALLY CONFORM TO THE FINAL PROJECT DESIGN AS NECESSARY. EASEMENTS 15 & 17 SHALL REMAIN.

ENGINEER OF WORK

FUSCOE ENGINEERING INC.
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SAN DIEGO, CA 92122
(858)554-1500 • fax (858) 597-0335

KENNETH T. KOZLIK RCE 71883 DATE



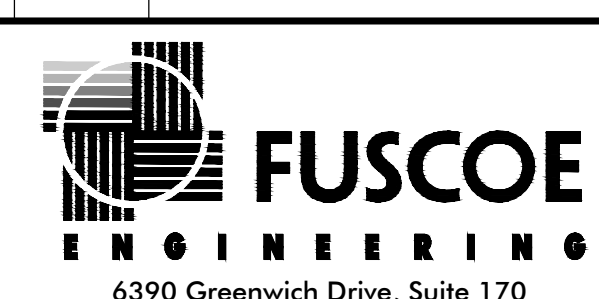
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VESTING TENTATIVE MAP
SHEET 4 OF 12

NO.	DATE	REVISION



VESTING TENTATIVE MAP VALIANO

EDEN VALLEY LANE

NEIGHBORHOOD
(PHASE 2)

SEE SHEET 10

NO.	DATE	REVISION



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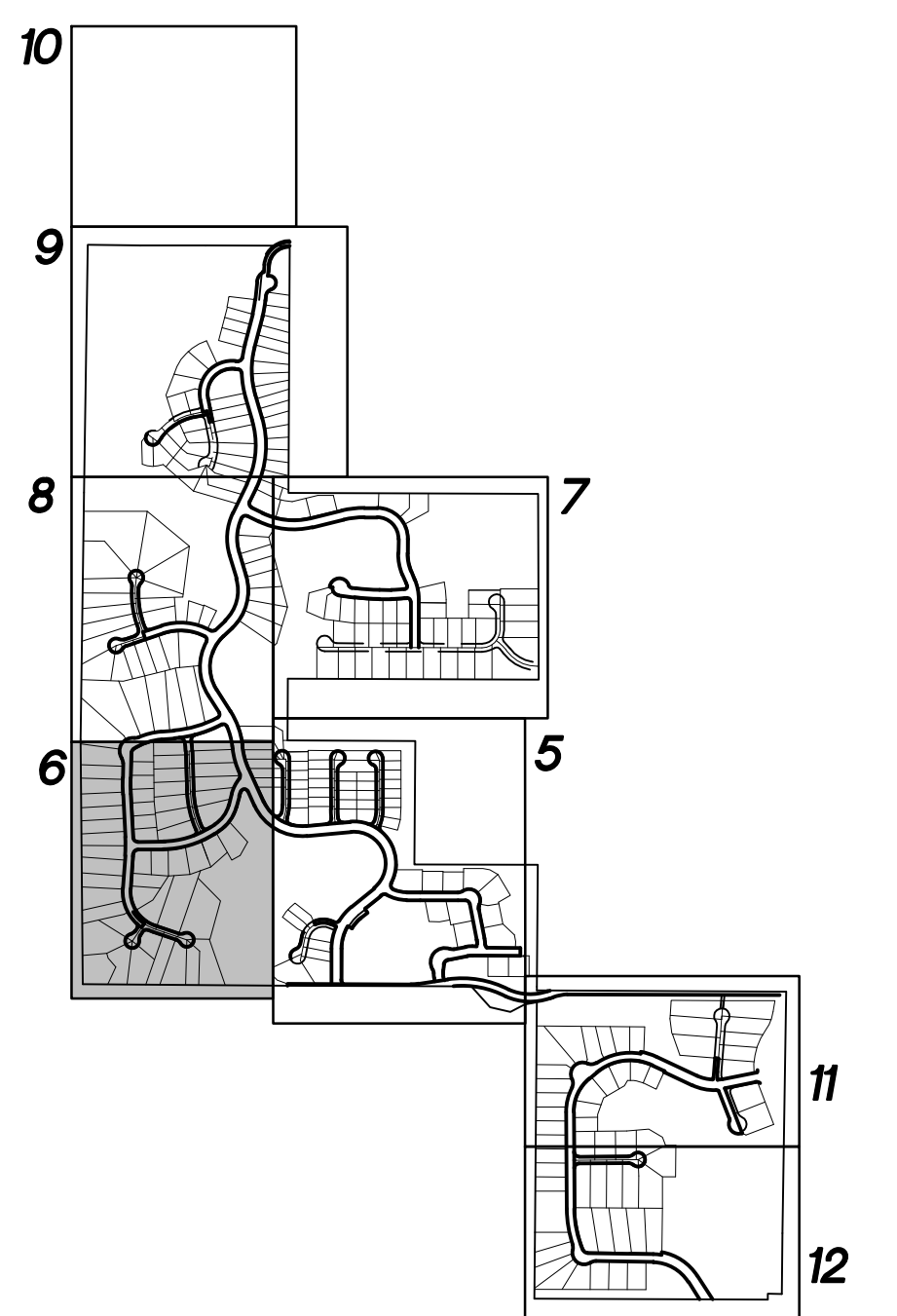
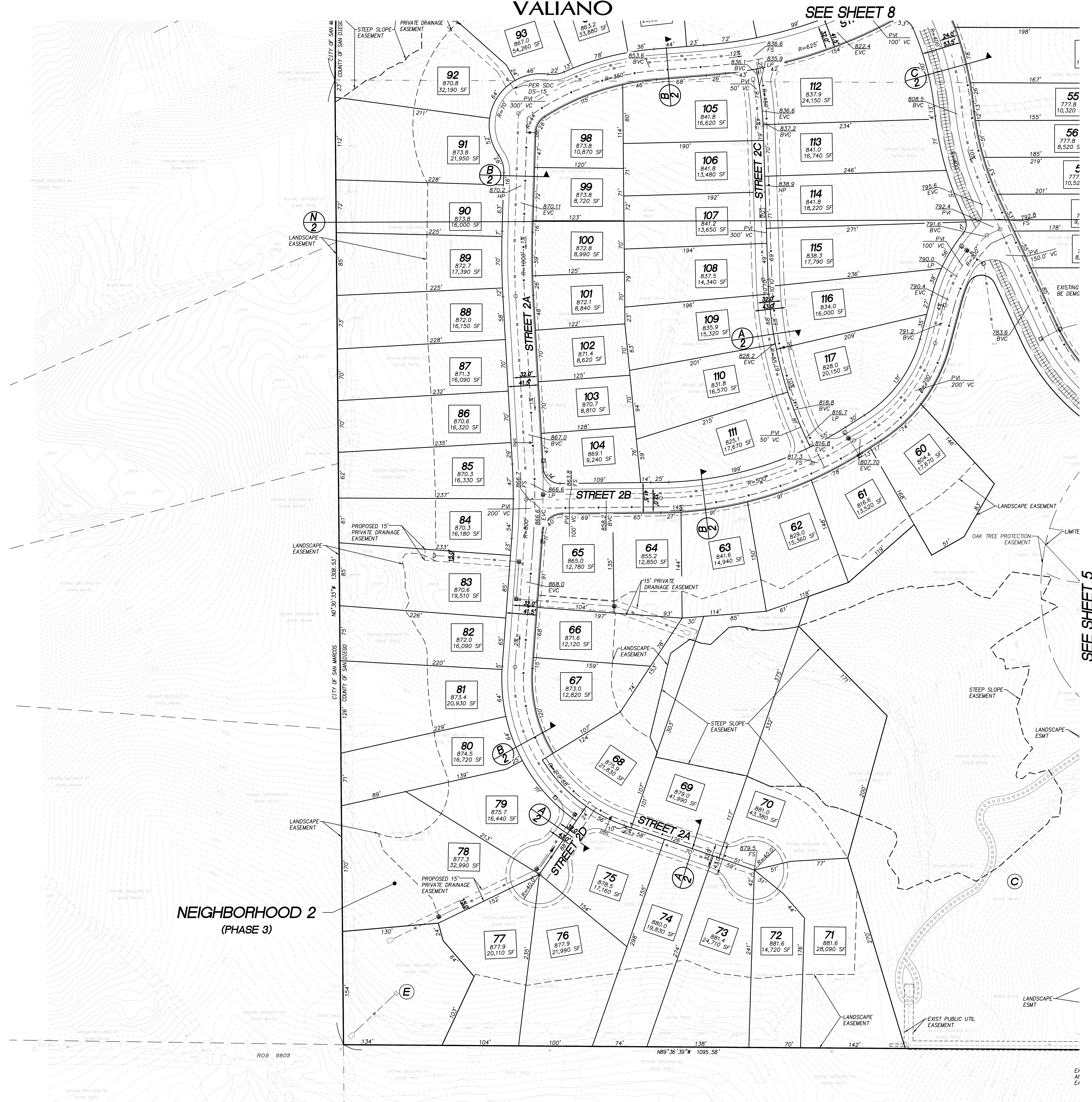
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COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING TENTATIVE MAP
VALIANO



INDEX MAP
SCALE: 1"=1000'
VESTING TENTATIVE MAP
SHEET 6 OF 12

ENGINEER OF WORK

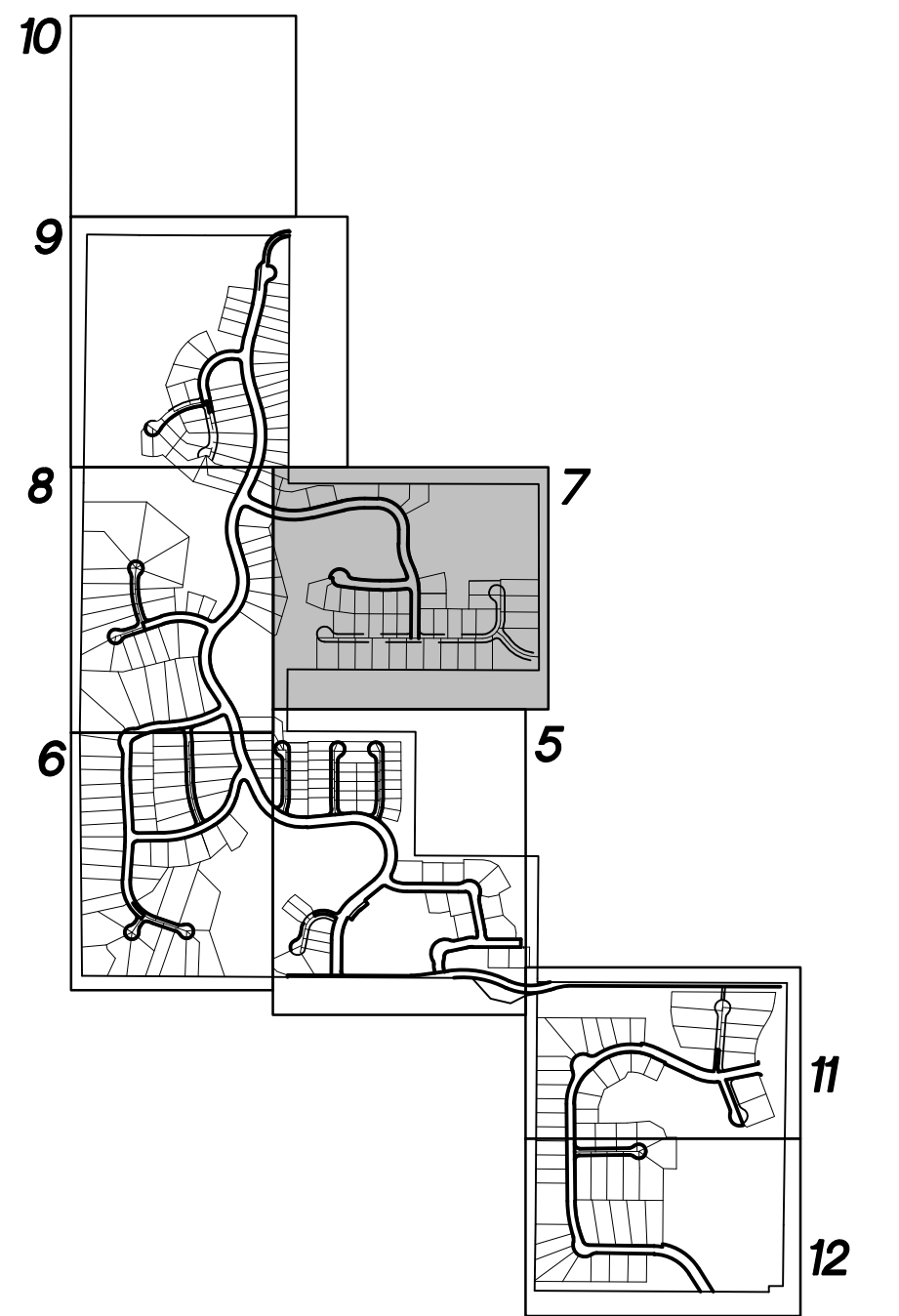
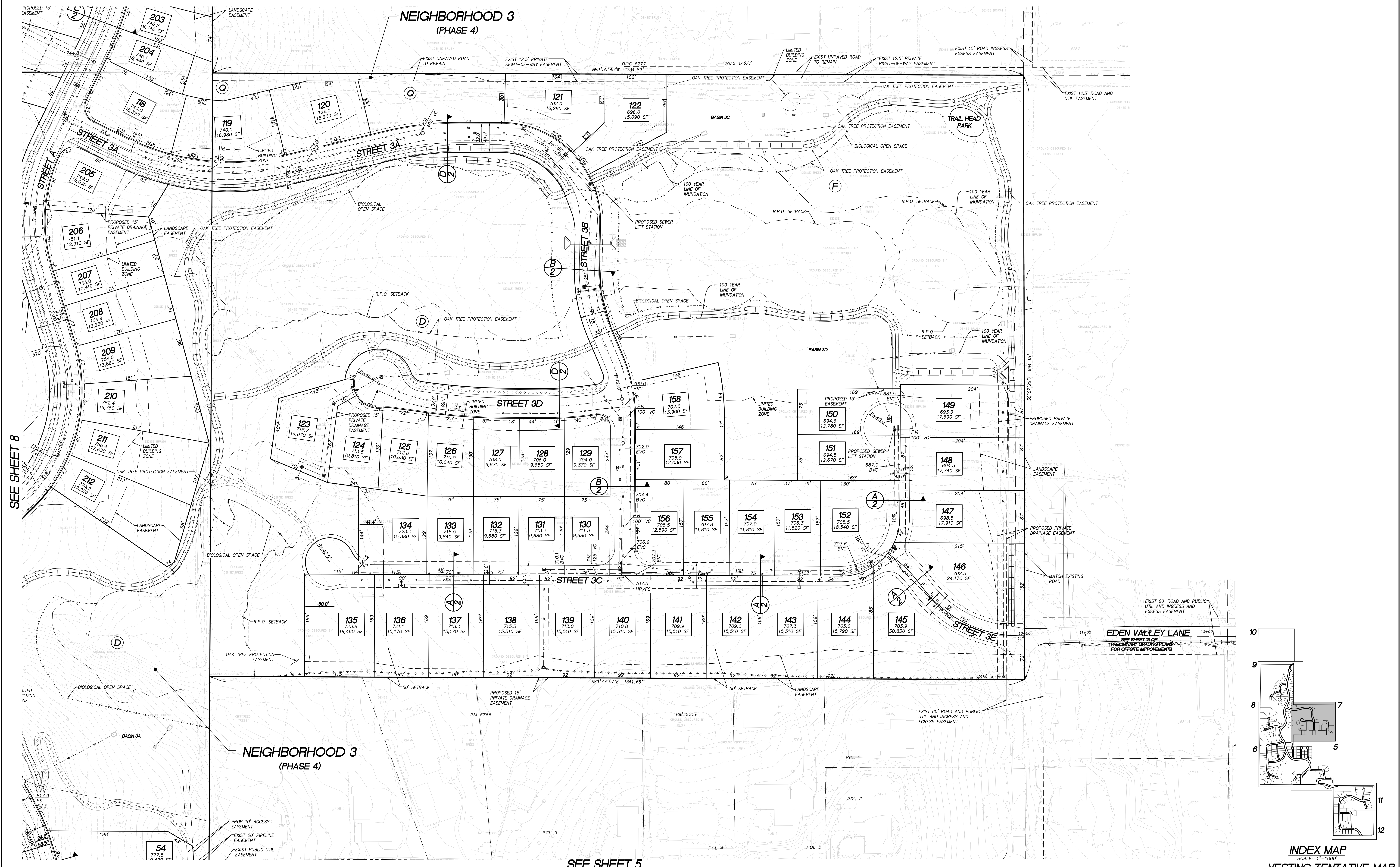
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KENNETH T. KOZLIK RCE 71883 DATE



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COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING TENTATIVE MAP
VALIANO



INDEX MAP
SCALE: 1"=1000'
VESTING TENTATIVE MAP
SHEET 7 OF 12

NO.	DATE	REVISION

ENGINEER OF WORK
FUSCOE ENGINEERING INC.
6300 GREENWICH DRIVE, STE. 170
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SEE SHEET 5

SEE SHEET 8

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING TENTATIVE MAP
VALIANO

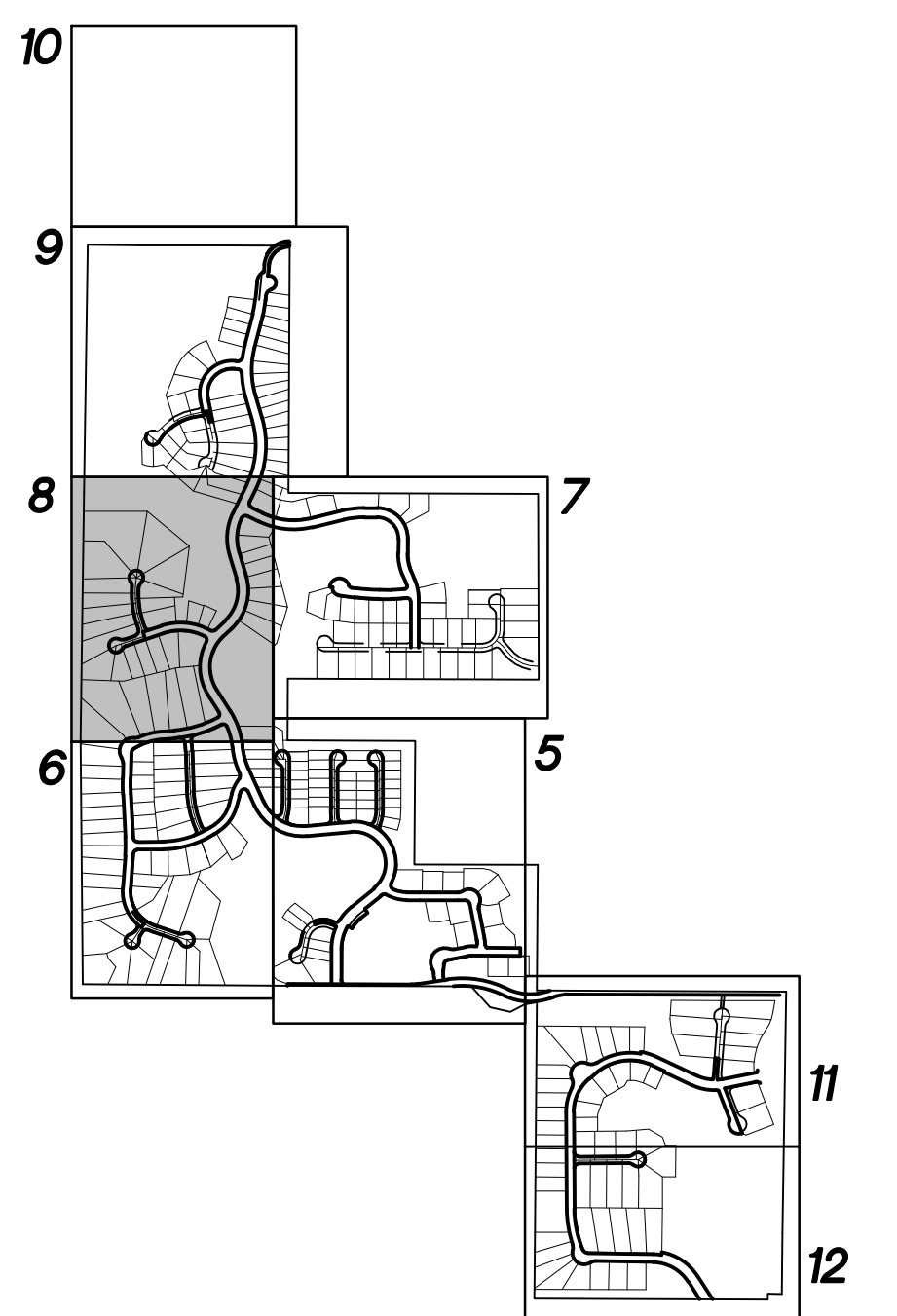
SEE SHEET 9

SEE SHEET 7

NEIGHBORHOOD 4
(PHASE 5)

NEIGHBORHOOD 2
(PHASE 3)

SEE SHEET 6



INDEX MAP

SCALE: 1"=1000'
VESTING TENTATIVE MAP
SHEET 8 OF 12

NO. DATE REVISION

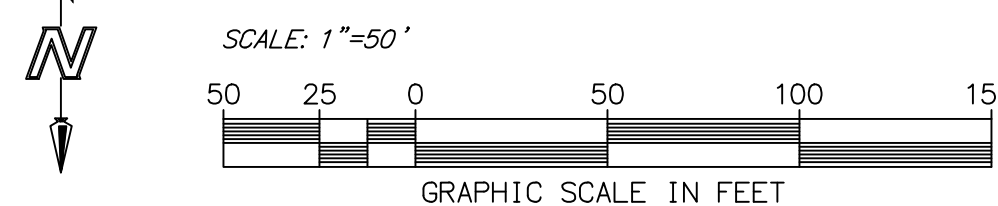
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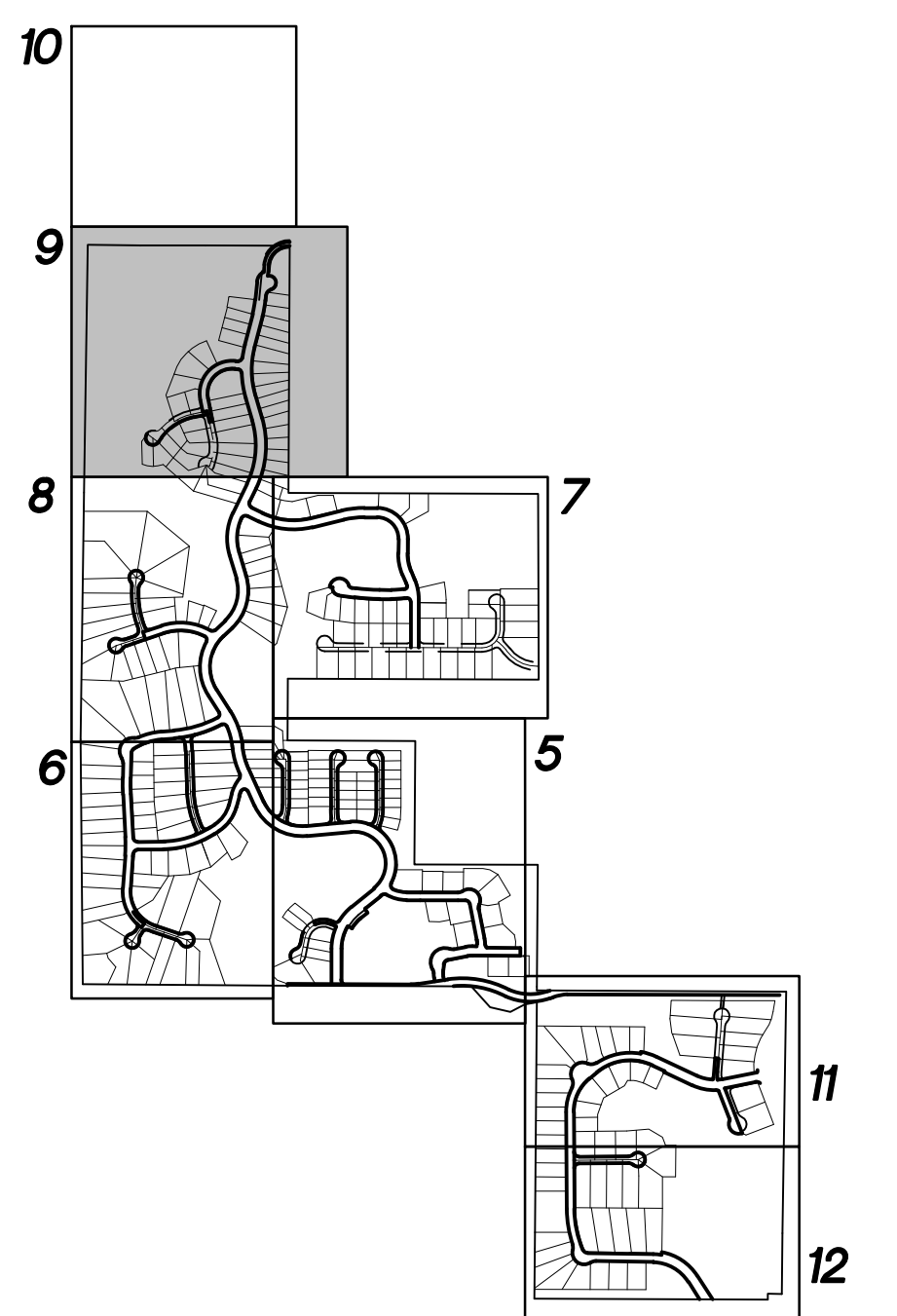
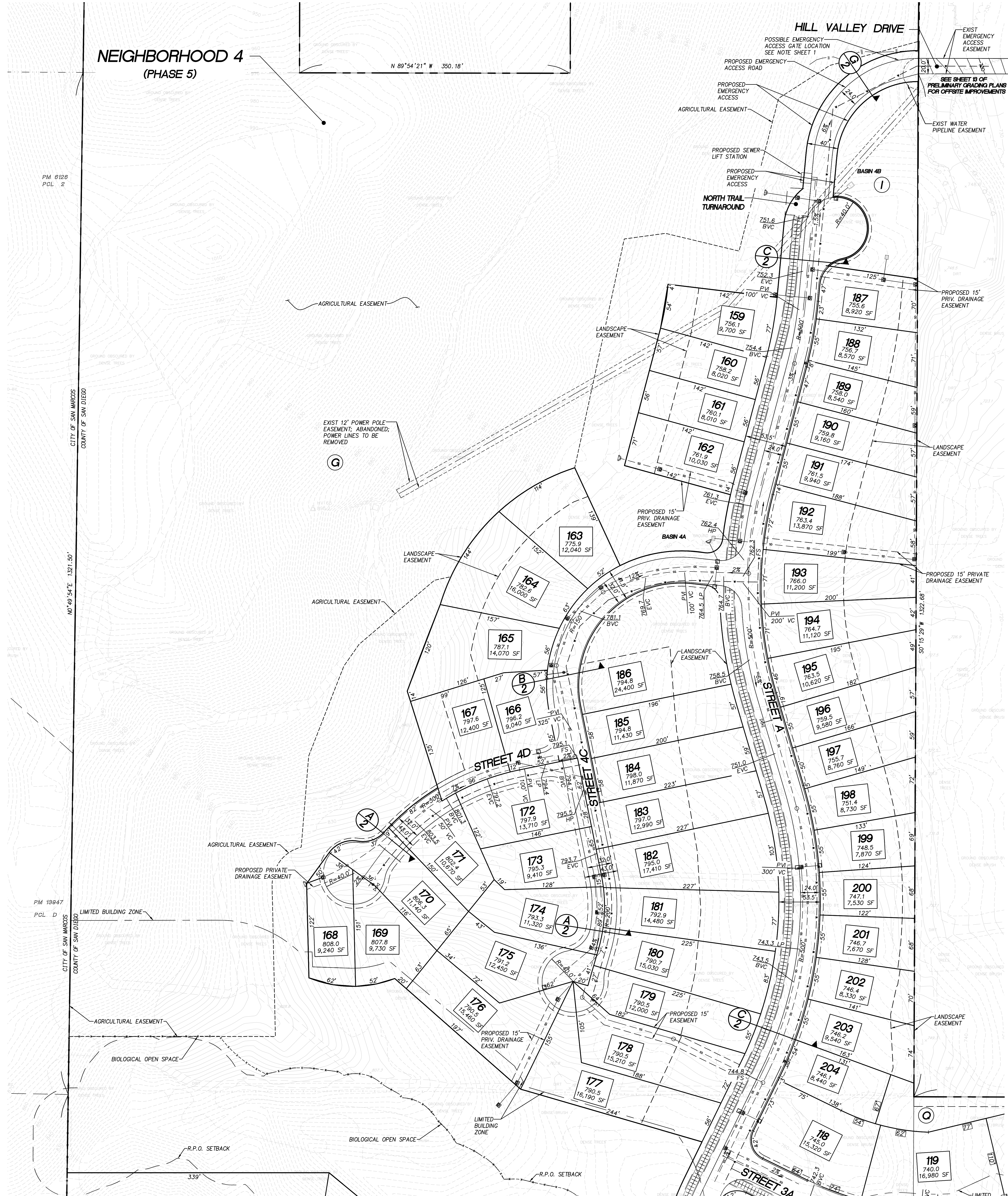
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COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING TENTATIVE MAP
VALIANO

SEE SHEET 10

NEIGHBORHOOD 4
(PHASE 5)



INDEX MAP
SCALE: 1"=1000'
VESTING TENTATIVE MAP
SHEET 9 OF 12

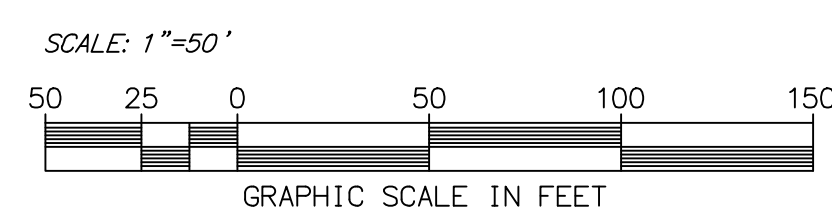
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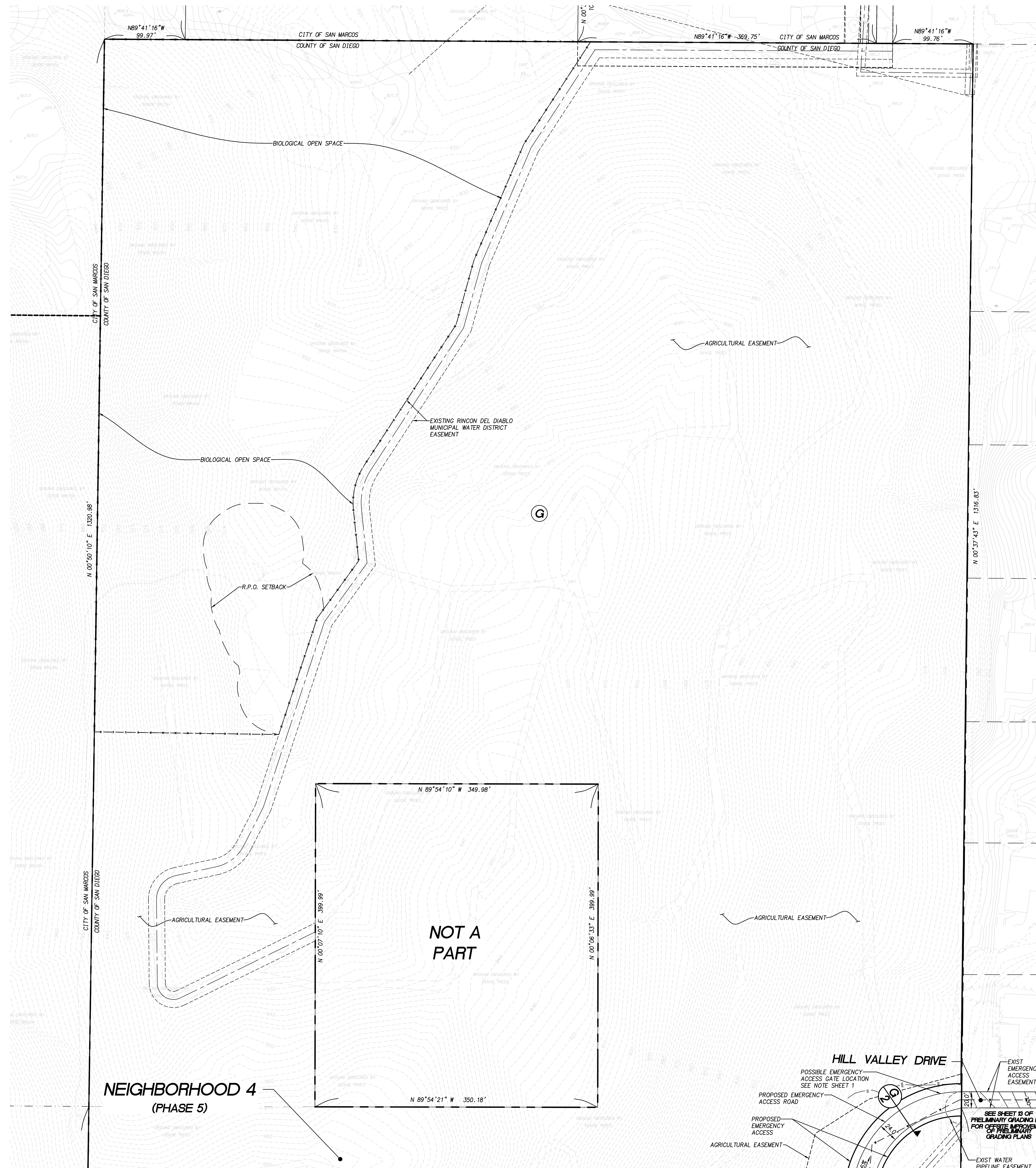


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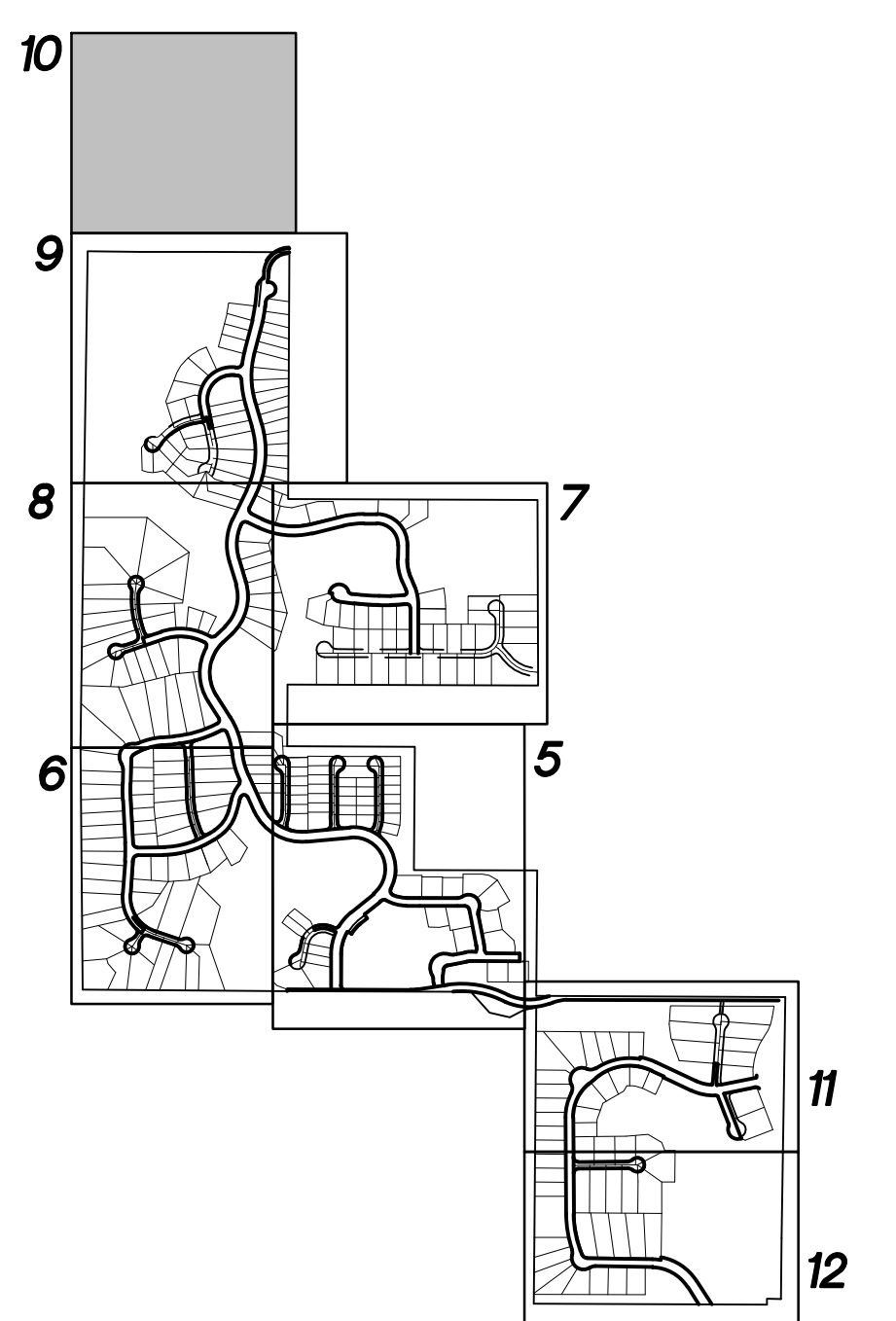
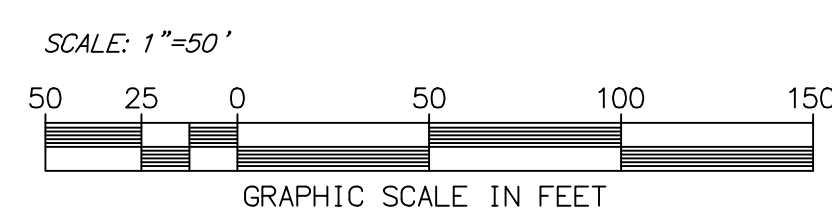


SEE SHEET 8

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING TENTATIVE MAP
VALIANO



SEE SHEET 9



INDEX MAP
SCALE: 1"=1000'
VESTING TENTATIVE MAP
SHEET 10 OF 12

NO.	DATE	REVISION

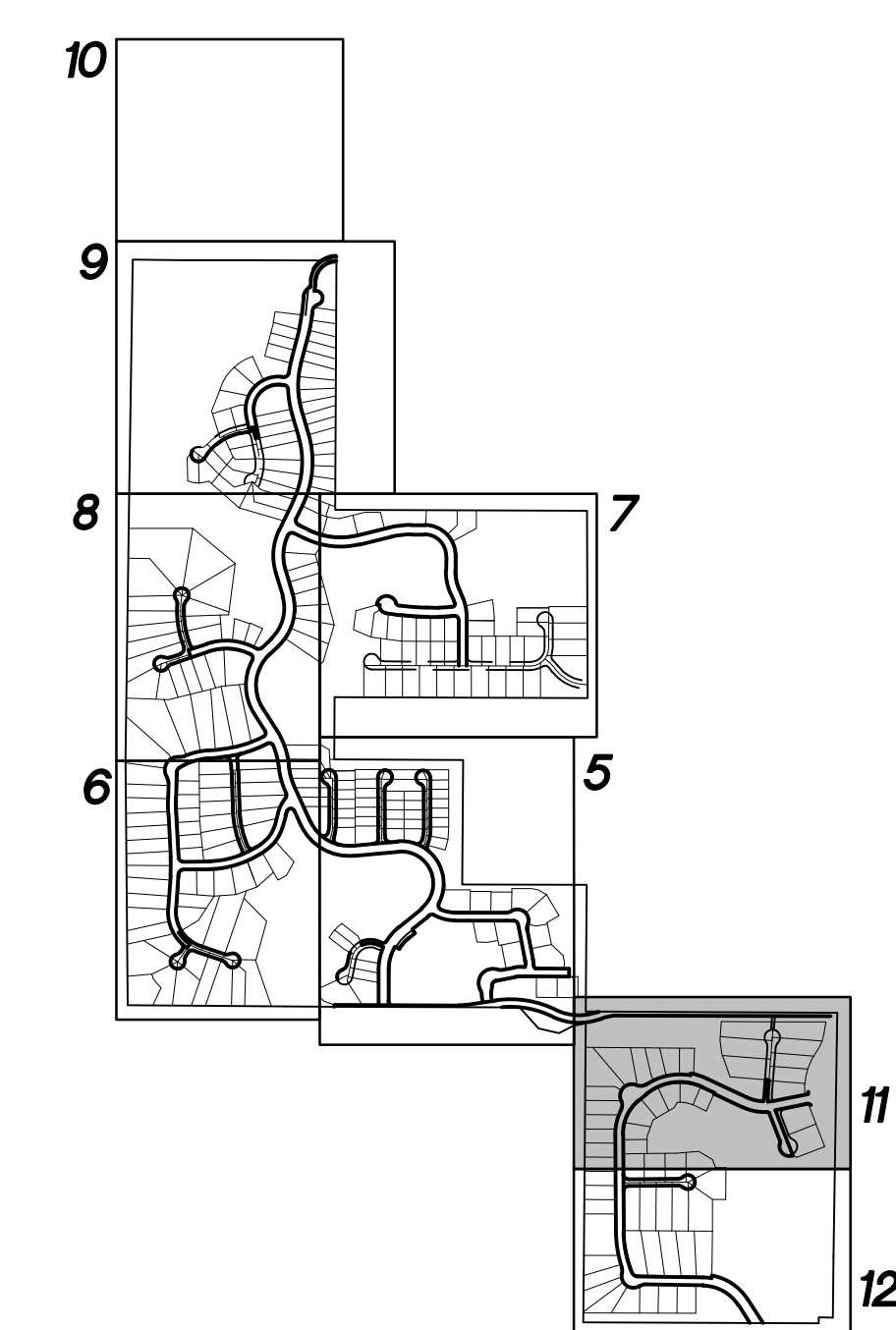
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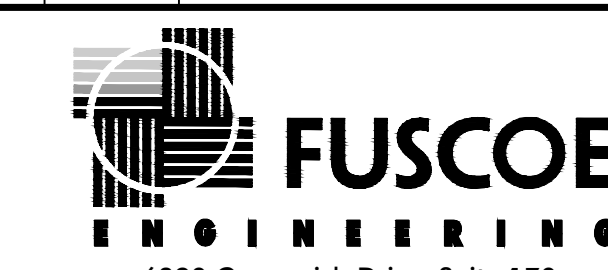
KENNETH T. KOZLIK RCE 71883 DATE

SEE SHEET 5



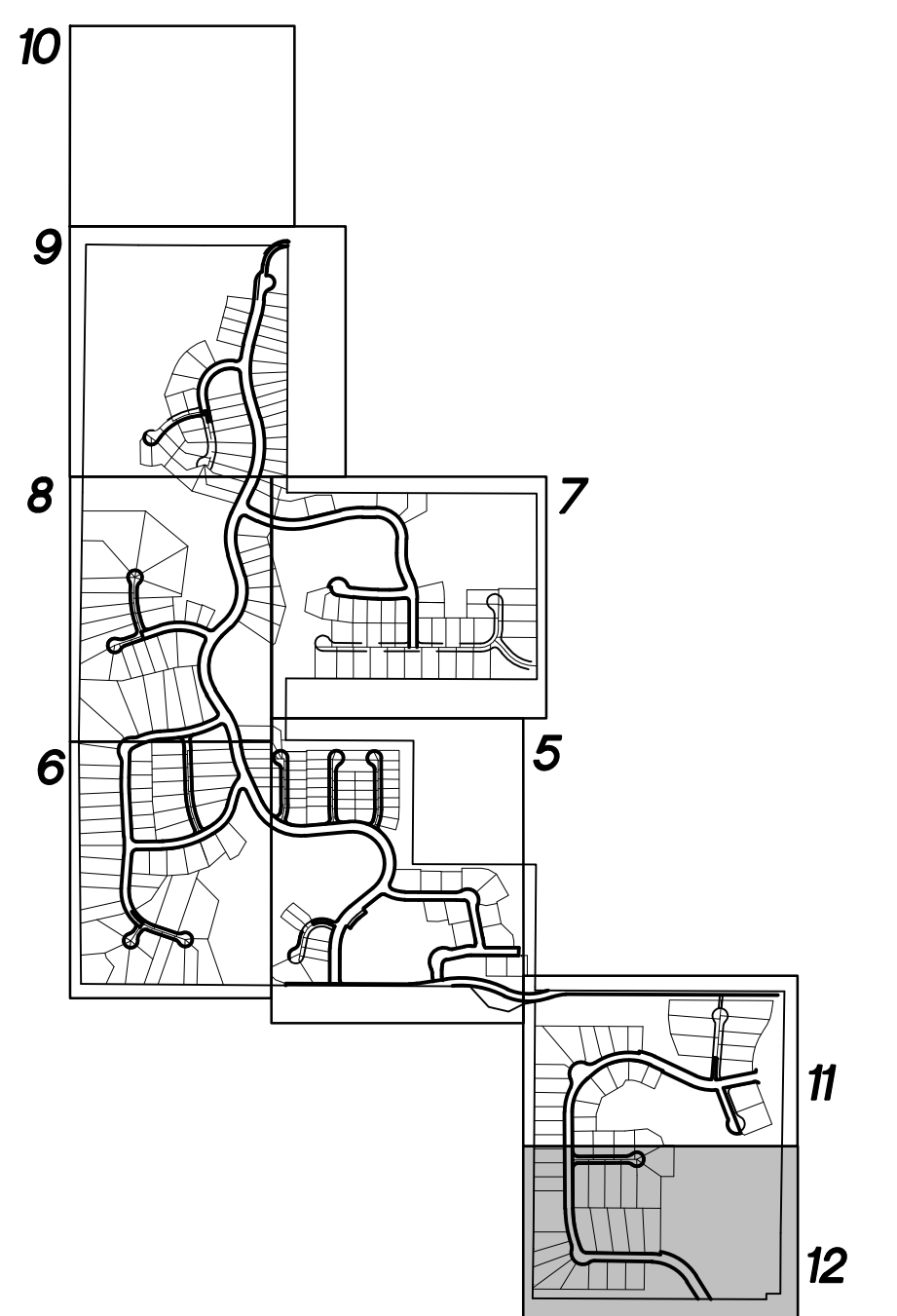
NO.	DATE	REVISION
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NO.	DATE	REVISION



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SEE SHEET 11



VESTING TENTATIVE MAP
SHEET 12 OF 12

