

VICINITY MAP

CUT/FILL LINE

PROPOSED BROW DITCH

ABBREVIATIONS

TOP OF WALL

TOP OF FOOTING

FINISH SURFACE

RECLAIMED WATER

STORM DRAIN

ELEVATION

PROPOSED FUEL MODIFICATION ZONE

PROPOSED FUEL MODIFICATION ZONE HATCH

VICINITY	<u>IVIAP</u>
LEGEND	NTS
PROJECT BOUNDARY	
LOT NUMBER & PAD ELEVATION	LOT P=PAD
GROSS & NET AREAS (SQ FT)	G=GROSS N=NET
PROPOSED LOT LINE	
PROPOSED EASEMENT LINE	
PROPOSED PUBLIC SEWER MAIN WITH MANHOLE	\longrightarrow
EXISTING SEWER MAIN WITH MANHOLE	$-\!$
PROPOSED PUBLIC WATER MAIN (8" PVC UNLESS OTHERWISE NOTED)	—— w ——
EXISTING WATER MAIN	— <i>— W</i> — —
PROPOSED PUBLIC FIRE HYDRANT	**
EXISTING FIRE HYDRANT	
PROPOSED PUBLIC STREET LIGHT	~ □
PROPOSED PRIVATE STORM DRAIN SYSTEM	CLEANOUT HE CATCH BASIN/II
PROPOSED PUBLIC BYPASS STORM DRAIN SYSTEM	CLEANOUT HE CATCH BASIN/II
% OF GRADE	2.0%
PROPOSED CENTERLINE PUBLIC STREET ELEVATION	<u>602.0</u>
PROPOSED CONTOURS	<u></u>
EXISTING CONTOURS	600
PROPOSED SLOPE (2: 1 MAX.)	
LIMITS OF PROPOSED GRADING/DAYLIGHT	

 $\Rightarrow \Rightarrow \Rightarrow$

R/W RIGHT OF WAY

PROPERTY LINE

GROSS SQ. FT.

VERTICAL CURVE

FLOOD PLAIN

MANHOLE

INVERT ELEVATION RCP REINFORCED CONCRETE PIPE

HIGH SCHOOL DISTRICT..... ESCONDIDO UNION HIGH SCHOOL DISTRICT

ELEMENTARY SCHOOL DISTRICT.....ESCONDIDO UNION ELEMENTARY SCHOOL DISTRICT

.....CITY OF ESCONDIDO

GAS AND ELECTRICITY......SAN DIEGO GAS AND ELECTRIC

PUBLIC UTILITIES AND DISTRICTS

POLICE......CITY OF ESCONDIDO

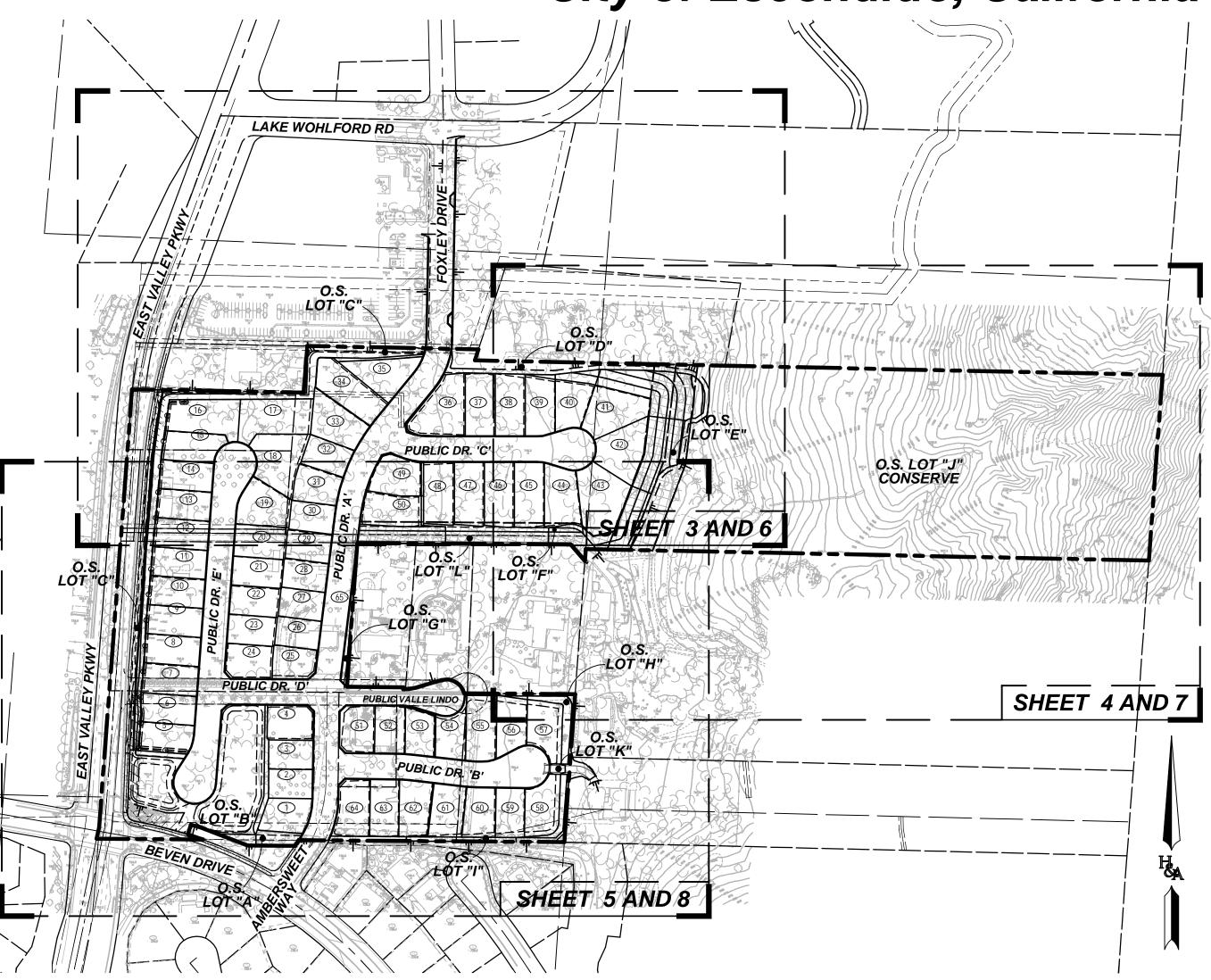
POINT OF INTERSECTION (V.C.)

GRADE BREAK

TENTATIVE SUBDIVISION MAP/ PRELIMINARY GRADING PLAN SUB. NO. PL22-0145

NORTHEAST GATEWAY

City of Escondido, California



PROJECT MAP

PROJECT SUMMARY

	3Q. F1.	AC.	1% OF SITE
GROSS SITE AREA	1,591,254	36.53	100.00%
EXIST. RIGHT-OF-WAY & PROP. DEDICATION	68,821	1.58	4.3%
RESIDENTIAL LOT AREA	661,013	15.17	41.5%
PUBLIC & PRIVATE STREET AREA	223,047	5.12	14.0%
PRIVATE OS AREA LOTS A-I, K & L	161,500	3.71	10.1%
OPEN SPACE CONSERVE LOT J	476,873	10.95	30.0%
_	•		

OPEN SPACE SUMMARY

OPEN SPACE DESCRIPTION	SQ. FT.	AC.
PRIVATE OPEN SPACE LOTS A-I, K & L	161,500	3.71
OPEN SPACE CONSERVE LOT J	476,873	10.95
TOTAL	638,373	14.66

GRADING EXEMPTIONS

A GRADING EXEMPTION IS REQUESTED FOR SLOPE HEIGHTS PER ARTICLE 55. EXCAVATION AND GRADING SECTION 33-1066(b) 1-6 CUT SLOPES LIMITED TO 20' IN HEIGHT; PROPOSE UP TO 63' (LOTS 41-43)

LEGAL DESCRIPTION

SEE SHEETS NO. 10-12 FOR LEGAL DESCRIPTION.

EASEMENT NOTES

SEE SHEETS NO. 10-12 FOR EASEMENT INFORMATION.

TOPOGRAPHY

TOPO SOURCE: R.J. LUNG CO., INC. FLOWN: JANUARY 19, 2022 BENCHMARK: CITY OF ESCONDIDO BM NO. 793 1-1/2" BRASS DISK STAMPED "COE DM 793" IN TOP OF CURB, S.W. CORNER OF VALLEY PARKWAY AND BEVEN DRIVE. ELEV. 723.54' DATUM: NGVD 29

LOTTING SUMMARY

	ORTHEAST		•
LOT#	GROSS LOT AREA (SQ FT)	GROSS LOT AREA (ACRES)	NET LOT AREA (SQ FT (EXCLUDES PANHANDLES)
1	8,587	0.20	8,578
2	7,004	0.16	7,004
<u>3</u>	7,071 8,803	0.16 0.20	6,968 7,634
5	8,421	0.19	6,734
6	8,702	0.20	8,202
7	9,061	0.21	8,430
8	8,792	0.20	8,293
9	8,871	0.20	8,372
10 11	8,788 8,724	0.20 0.20	8,168 8,228
12	8,659	0.20	8,164
13	8,543	0.20	8,050
14	8,456	0.19	7,963
15	9,161	0.21	8,631
16 *	13,673	0.31	12,856
17	14,664	0.34	14,165
18 19	13,950 11,116	0.32 0.26	13,016 10,581
20	9,205	0.20	8,780
21	8,081	0.19	7,762
22	7,889	0.18	7,393
23	7,659	0.18	7,280
24	8,707	0.20	7,546
25	7,466	0.17	6,423
26 27	7,036 7,032	0.16 0.16	6,933 6,929
28	7,032	0.16	6,871
29	7,078	0.16	6,852
30	7,050	0.16	6,946
31	8,300	0.19	8,087
32	7,477	0.17	7,367
33	11,298	0.26	10,983
34	13,088	0.30	12,410
35 36	10,662	0.24 0.34	10,662 12,255
37	14,651 10,283	0.34	9,750
38	10,179	0.23	9,461
39	9,943	0.23	9,063
40	10,924	0.25	7,994
41	31,927	0.73	12,476
42	25,057	0.58	12,297
43	23,096	0.53	14,871
44 45	11,652 10,702	0.27 0.25	10,515 10,294
46	10,570	0.24	10,103
47	10,362	0.24	9,914
48	10,496	0.24	9,700
49	10,372	0.24	9,209
50	10,605	0.24	9,086
51	9,065	0.21	7,353
52 53	7,985 7,635	0.18 0.18	7,617 6,829
54	7,719	0.18	6,786
55	10,873	0.25	9,587
56	9,243	0.21	7,857
57	14,106	0.32	7,408
58	12,330	0.28	7,706
59	7,884	0.18	6,875
60	8,551 0.513	0.20	7,562 8 033
61 62	9,513 9,716	0.22	8,933 9,014
63	9,076	0.22	8,732
64	10,364	0.24	8,863
ES. SUBTOTAL SF	661,013	15.17	567,371
ES. SUBTOTAL AC	15.17	15.17	13.03
MAX MIN	31,927 7,004	0.73 0.16	14,871 6,423
ES. AVG LOT SIZE	10,328	0.10	8,865
ITERNAL ST. SF (LOT 65)	223,047	5.12	PUBLIC STREET LOT
OS LOT "A" OS LOT "B"	4,678 60.136	0.11	HOA SLOPE LOT
OS LOT "C"	60,136 30,570	1.38 0.70	BASIN LOT HOA SLOPE LOT
OS LOT "D"	13,486	0.31	HOA SLOPE LOT
OS LOT "E"	17,574	0.40	HOA SLOPE/ FMZ MAINT. LO
OS LOT "F" OS LOT "G"	6,179 2,767	0.14 0.06	HOA SLOPE LOT HOA SLOPE LOT
OS LOT "H"	2,767	0.06	FUTURE STREET LOT
OS LOT "I"	6,356	0.15	HOA SLOPE/DRAINAGE LO
OS LOT "K" OS LOT "L"	1,123 16.430	0.03	SHUE DRIVEWAY ACCESS
OS SUBTOTAL	16,430 161,500	0.38 3.71	NORMAN DRIVEWAY ACCES HOA MAINTAINED
ONSERVE (OS LOT "J")	476,873	10.95	CONSERVATION LOT
OS TOTAL	638,373	14.66	-
POSED TOTAL SF	1,522,433	34.95	•
POSED TOTAL AC	34.95	- 1.10	- -
LLEY PKWY & BEVEN DR LLEY PKWY & BEVEN DR	62,064 6,757	1.42 0.16	EXIST. RIGHT-OF-WAY PROPOSED DEDICATION
	U. I UI	. 0.10	

SHEET INDEX

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SHEET 7	TENTATIVE SUBDIVISION MAP
SHEET 8	TENTATIVE SUBDIVISION MAP
SHEET 9	EXISTING TOPO AND CONDITIONS MAP
SHEET 10	RECORD BOUNDARY & ENCUMBRANCES
SHEET 11	RECORD BOUNDARY & ENCUMBRANCES
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SHEET 13	SITE CROSS SECTIONS
SHEET 14	PROPOSED OPEN SPACE
SHEET 15	SITE SECTIONS & BASIN DETAIL

GENERAL NOTES

1. TOTAL EXISTING PROJECT GROSS SITE AREA: 36.42 ACRES TOTAL PROPOSED PROJECT GROSS SITE AREA: 36.53 ACRES

2. NUMBER OF LOTS: 75 64 SF RESIDENTIAL LOTS (LOTS 1-55) 1 PRIVATE STREET LOT (LOT 65) 9 OPEN SPACE LOTS (LOTS A-I)

1 OPEN SPACE CONSERVE LOT (LOT J)

ASSESSOR'S PARCEL NUMBERS: 240-011-01, 240-011-12, 240-011-13,

240-020-23, 240-020-32, 240-020-33 & PORTION OF 240-020-21 5. EXISTING GENERAL PLAN LAND USE DESIGNATION: SPA 5: NORTHEAST GATEWAY SPA PROPOSED GENERAL PLAN LAND USE DESIGNATION: SPA 5: NORTHEAST GATEWAY SPA

6. EXISTING ZONING: S-P PROPOSED ZONING: S-P

7. PROJECT GROSS DENSITY: 1.76 DU/AC (64 UNITS/36.42 AC.) 8. THOMAS BROTHERS COORDINATES: 1110 F4 & F5

9. INDIVIDUAL TRASH PICKUP IS PROPOSED WITH THIS SUBDIVISION.

GENERAL DESIGN NOTES

- 1. ALL PRIVATE STREET DESIGNS, PRIVATE STREET LIGHTS, AND FIRE HYDRANTS SHALL CONFORM TO CITY OF ESCONDIDO DESIGN STANDARDS AND/OR AS APPROVED BY THE CITY
- 2. EASEMENTS SHALL BE PER CITY ENGINEER AND PUBLIC UTILITIES AND DISTRICTS 3. CONTOUR INTERVALS: 2 AND 10 FOOT
- 4. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN
- CONSISTENT WITH THE CITY'S SUBSTANTIAL CONFORMANCE POLICY. 5. APPROXIMATE RAW GRADING QUANTITIES RAW CUT: 72,600 C.Y.
- RAW FILL: 72,600 C.Y. RAW QUANTITIES SHOWN DO NOT INCLUDE THE EFFECTS OF REMEDIAL GRADING. THE PROJECT BALANCES ONSITE AFTER TAKING SHRINKAGE AND BULKING INTO CONSIDERATION BASED ON INFORMATION PROVIDED BY SOILS ENGINEER
- 6. SOILS REPORT PREPARED BY GEOCON INC. DATED OCTOBER 2021 7. CUT AND FILL SLOPES SHALL NOT EXCEED 2: 1.
- 8. ALL PROPOSED LOTS SHALL BE ON A SANITARY SEWER SYSTEM
- 9. ALL PROPOSED SEWER AND WATER IMPROVEMENTS SHOWN ON THIS MAP SHALL BE PUBLIC WITHIN THE PROJECT BOUNDARY AND PUBLIC OUTSIDE OF THE BOUNDARY
- 10. THIS PROJECT IS A "MULTIPLE PHASE" SUBDIVISION. IT IS THE INTENT THAT MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT THE FINAL MAP MAY CONSIST OF ONE OR MORE MULTIPLE LOTS AS SHOWN ON THIS TENTATIVE MAP.
- 11. MINIMUM FIRE FLOW IS 2500 GPM

OWNER'S CERTIFICATE

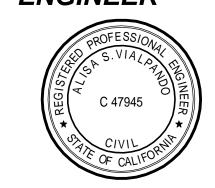
I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORD OWNER OF THE PROPERT SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL MY (OUR) CONTIGUOUS OWNERSHIP IN WHICH I (WE) HAVE ANY DEED OR TRUST INTEREST. I (WE, UNDERSTAND THAT MY (OUR) PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, PRIVATE STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS

APPLICANT/SUBDIVIDER

MERIDIAN DEVELOPMENT LLC 9988 HIBERT STREET SUITE 210 SAN DIEGO, CA 92131

APPLICANT: GUY ASARO & REY ROSS

ENGINEER



ALISA S. VIALPANDO

R.C.E. 47945

PREPAR	ED BY:	NO.	REVISIONS	DATE	BY
		1	1st SUBMITTAL	03/22/22	H&A
	HUNSAKER & ASSOCIATES	2	2nd SUBMITTAL	07/22/22	H&A
		3	3rd SUBMITTAL	10/25/22	H&A
	SAN DIEGO, INC.				
PLANNING	9707 Waples Street				
ENGINEERING	San Diego, Ca 92121				
SURVEYING	PH(858)558-4500 · FX(858)558-1414				

TENTATIVE SUBDIVISION MAP/ PRELIMINARY GRADING PLAN

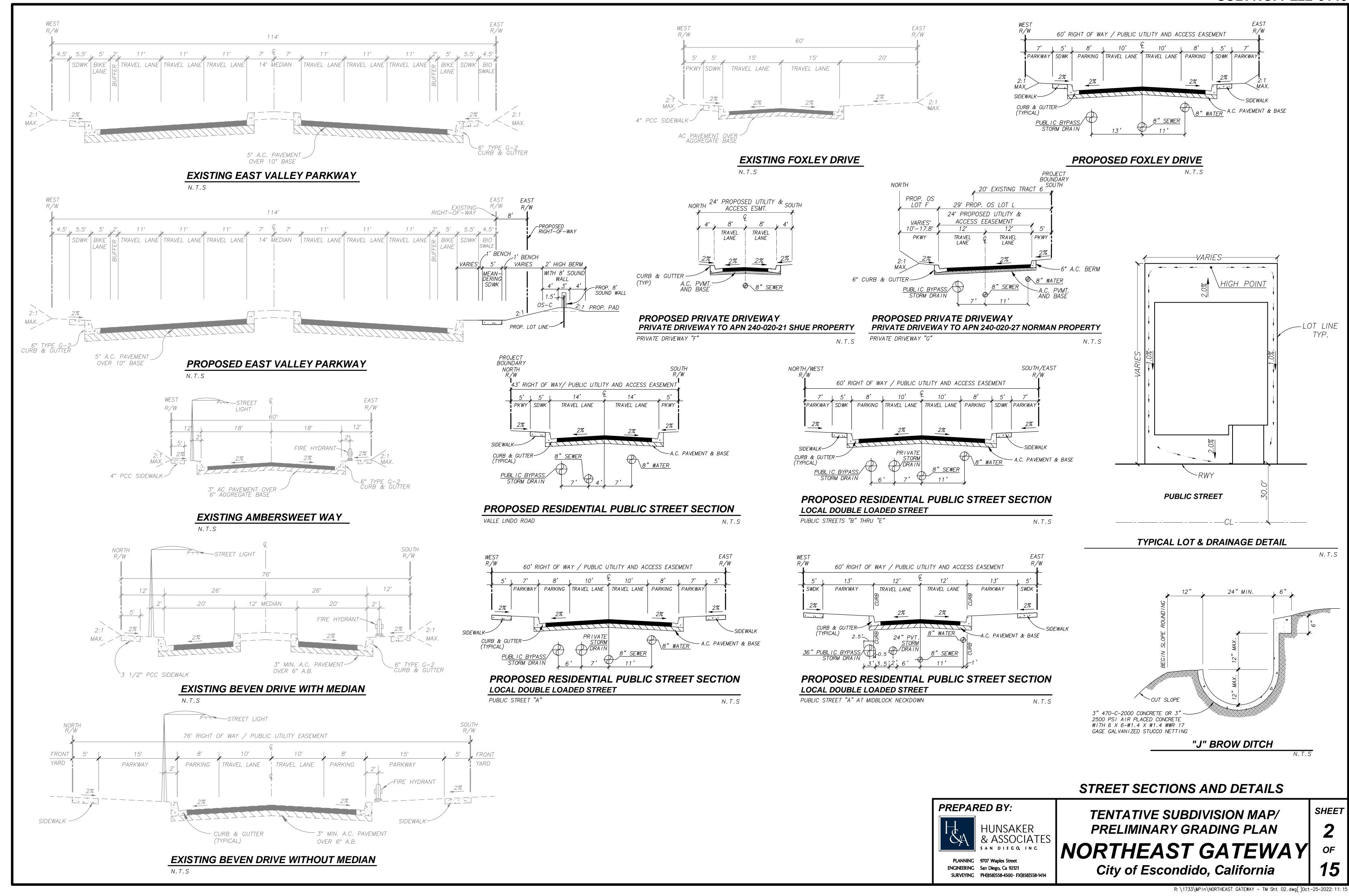
NORTHEAST GATEWAY City of Escondido, California

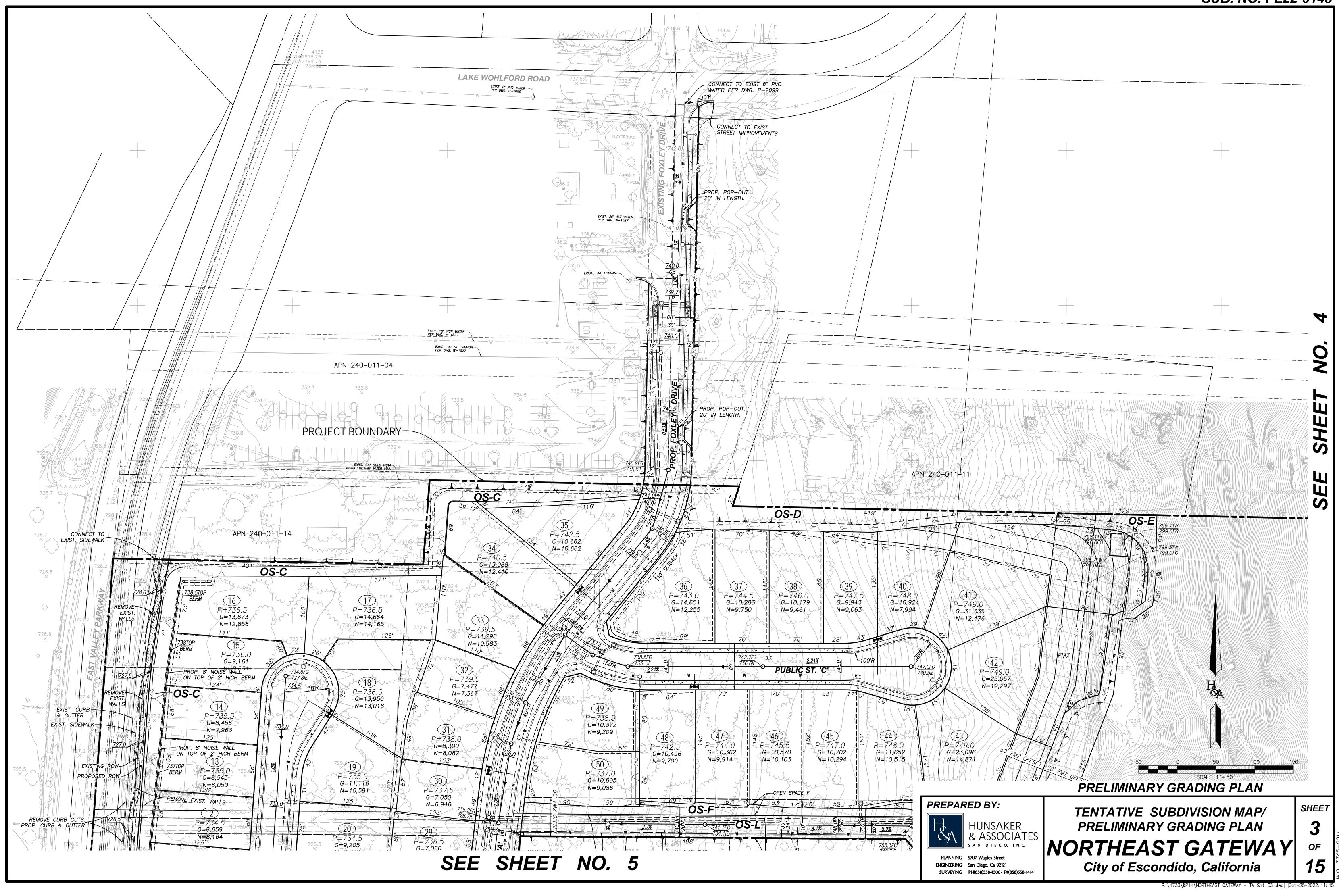
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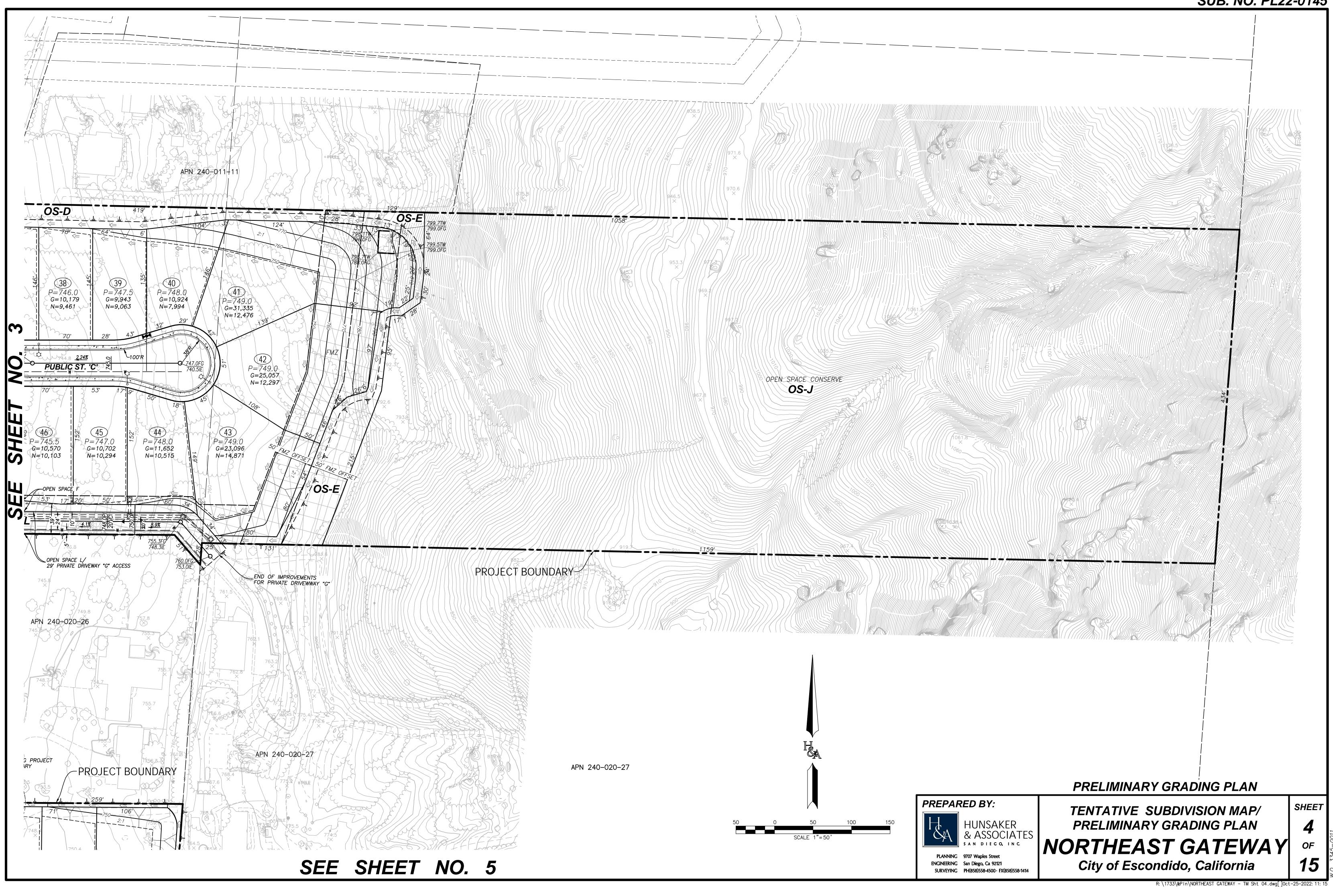
SHEET

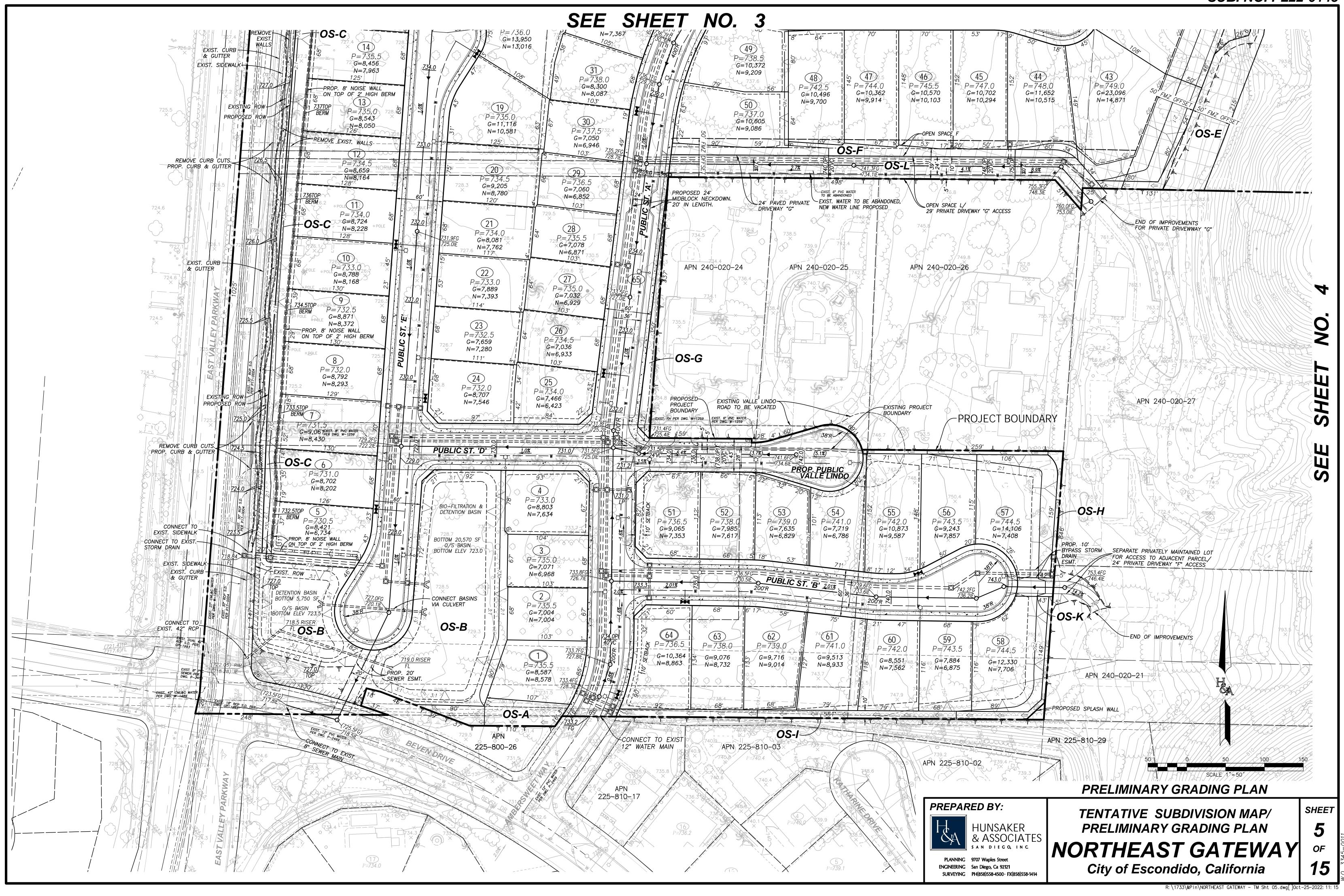
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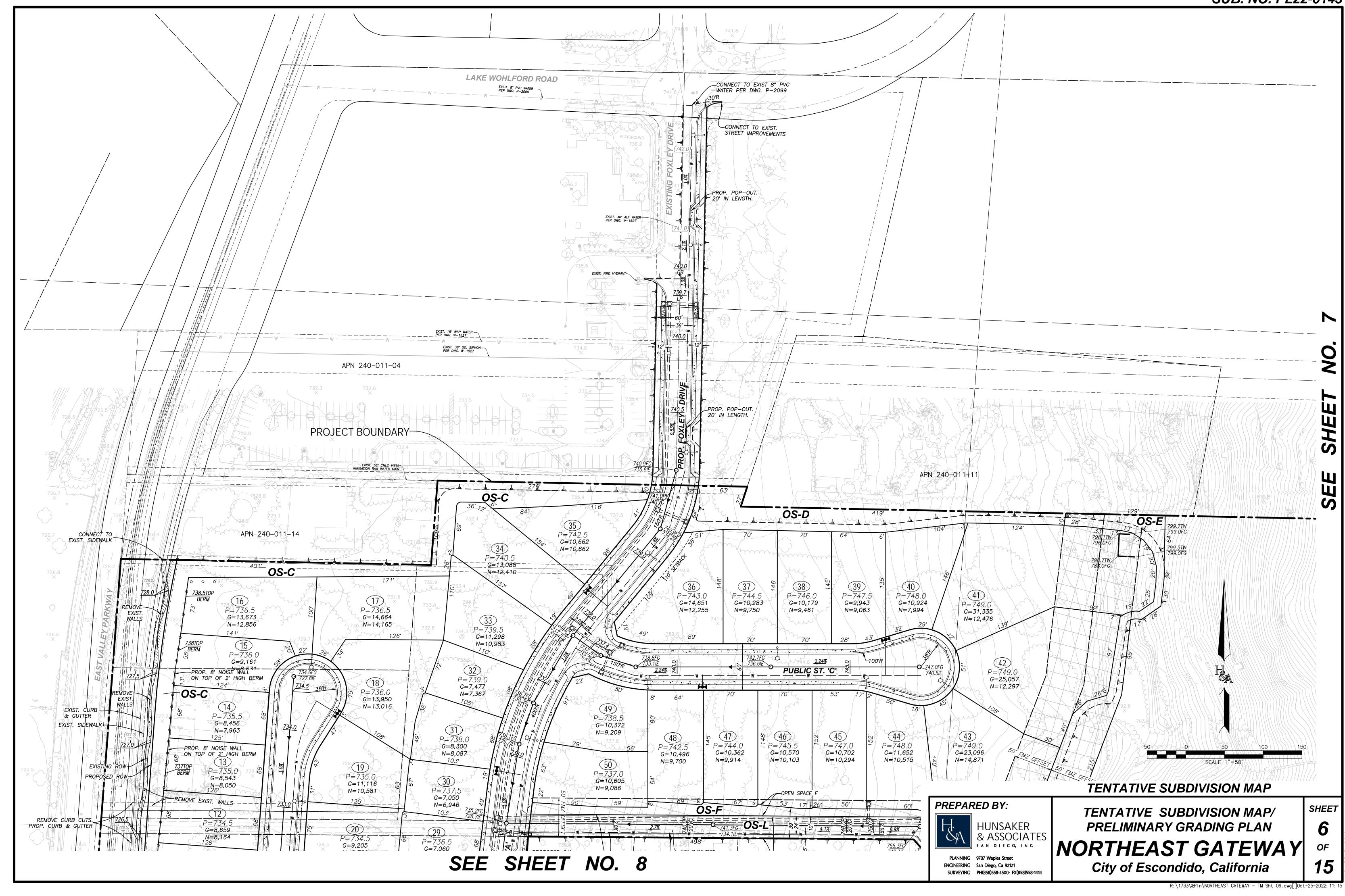
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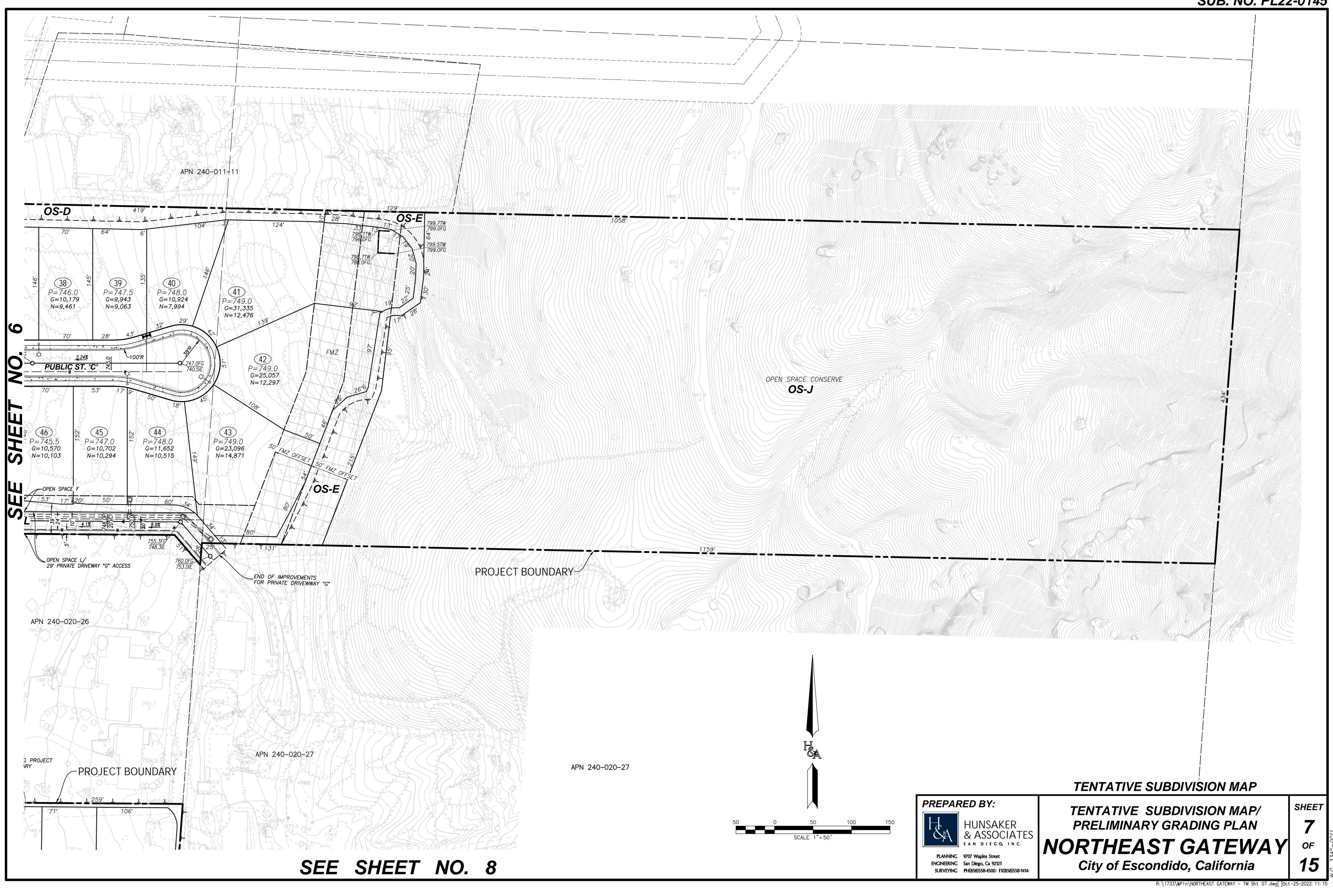


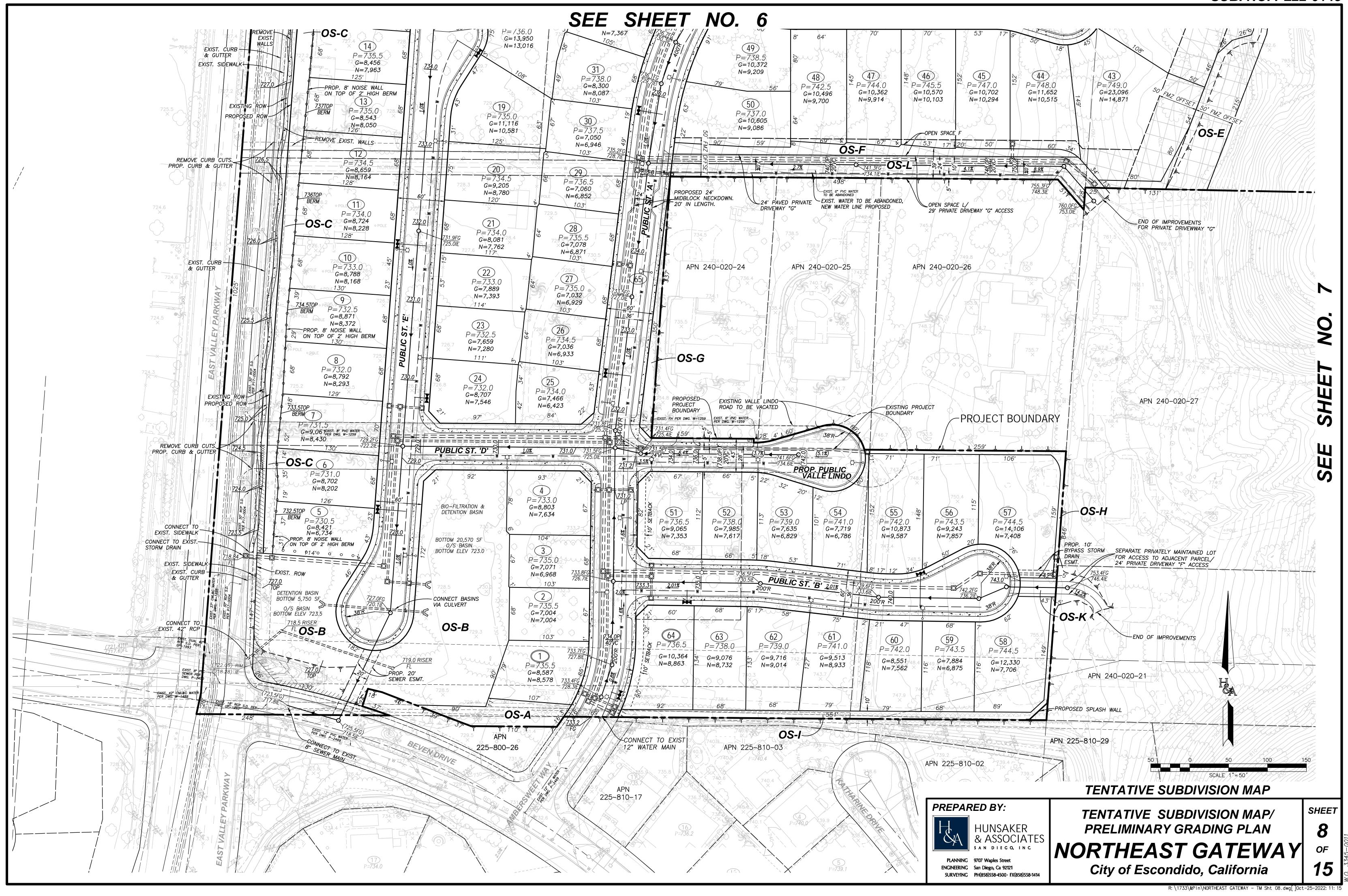












NORTHEAST GATEWAY OF *15* City of Escondido, California R: \1733\&PIn\NORTHEAST GATEWAY - TM Sht 09.dwg[]Oct-25-2022: 11: 15

PLANNING 9707 Waples Street

ENGINEERING San Diego, Ca 92121

SURVEYING PH(858)558-4500 · FX(858)558-1414

TITLE REPORT

THE FOLLOWING LEGAL DESCRIPTION AND EXCEPTIONS ARE BASED ON A PRELIMINARY REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NUMBER NHSC-6784425 (JD) DATED JULY 11, 2022 AND AMENDED 7/21/2022.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

TRACT 1: (APN: 240-020-32-00 (PARCEL 1) AND 240-020-33-00 (PARCEL 2))

PARCELS 1 AND 2 OF PARCEL MAP NO. 21821, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON DECEMBER 9, 2020, AS FILE NO. 2020-7000412.

TRACT 2: (APN: 240-020-23-00)

PARCEL 1 IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PAGE 10815 OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 18, 1980, AS FILE NO. 80-426264.

TRACT 3:

PARCEL 1: (APN: 240-011-01-00)

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6 AS SAID QUARTER CORNER WAS ESTABLISHED BY DECREE OF THE SUPERIOR COURT OF CALIFORNIA, IN AND FOR THE COUNTY OF SAN DIEGO, IN CASE NO. 96071, RECORDED AUGUST 30, 1940 AS DOCUMENT NO. 43581 IN BOOK 1069, PAGE 81 OF OFFICIAL RECORDS: THENCE SOUTH 73°36' EAST 235.62 FEET; MORE OR LESS TO THE NORTHEASTERLY CORNER OF THE LAND OF JAMES B. DIXON AS DESCRIBED IN AMENDED DECREE OF THE SUPERIOR COURT IN SAID CASE NO. 96071 RECORDED OCTOBER 2, 1940 AS DOCUMENT NO. 51323 IN BOOK 1074, PAGE 432 OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID DIXON LAND SOUTH 3°46'52" WEST, 187.23 FEET; THENCE SOUTH 89°25'20" EAST 800.65 FEET; THENCE SOUTH 17°32'10" WEST 27.00 FEET; THENCE SOUTH 89°19'20" EAST TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6. THENCE ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER SOUTH 3°47'05" WEST TO THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO A.W. WOHLFORD BY DEED RECORDED APRIL 8, 1899 IN BOOK 277, PAGE 79 OF DEEDS: THENCE ALONG SAID NORTHERLY LINE OF WOHLFORD'S LAND NORTH 89°17'30" WEST 1315.67 FEET (RECORD WEST 1320 FEET) TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER NORTH 3°45' EAST 15.64 FEET, MORE OR LESS TO THE NORTHERLY LINE OF THE LAND CONVEYED TO A.W. WOHLFORD BY DEED RECORDED APRIL 8, 1899 IN BOOK 277, PAGE 79 OF DEEDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAND NORTH 89°44'30" WEST 1085.33 FEET MORE OR LESS (RECORD WEST 1104.50 FEET) TO THE NORTHWESTERLY CORNER OF SAID LAND BEING ALSO THE TRUE POINT OF BEGINNING; THENCE RETRACING SAID NORTHERLY LINE SOUTH 89°44'30" EAST 382.77 FEET; THENCE NORTH 4°08' EAST PARALLEL WITH THE CENTER LINE OF THE COUNTY HIGHWAY COMMISSION ROUTE 19, DIVISION NO. 1, A DISTANCE OF 194.20 FEET; THENCE NORTH 89°44'30" WEST 382.77 FEET MORE OR LESS TO A POINT IN THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO LOUIS BERGER ET UX, RECORDED APRIL 14, 1955 IN BOOK 5604, PAGE 285 OF OFFICIAL RECORDS; THENCE SOUTHERLY ALONG SAID WESTERLY LINE 194.20 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHERLY 10 FEET THEREOF.

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR ROAD PURPOSES OVER THE SOUTHERLY 10 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6 AS SAID QUARTER CORNER WAS ESTABLISHED BY DECREE OF THE SUPERIOR COURT OF CALIFORNIA, IN AND FOR THE COUNTY OF SAN DIEGO, IN CASE NO. 96071, RECORDED AUGUST 30, 1940 AS DOCUMENT NO. 43581 IN BOOK 1069, PAGE 81 OF OFFICIAL RECORDS; THENCE SOUTH 73°36' EAST 235.62 FEET. MORE OR LESS. TO THE NORTHEASTERLY CORNER OF THE LAND OF JAMES B. DIXON AS DESCRIBED IN AMENDED DECREE OF THE SUPERIOR COURT IN SAID CASE NO. 96071 RECORDED OCTOBER 2, 1940 AS DOCUMENT NO. 51323 IN BOOK 1074, PAGE 432 OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID DIXON LAND SOUTH 3°46'52" WEST 187.23 FEET; THENCE SOUTH 89°25'20" EAST 800.65 FEET; THENCE SOUTH 17°32'10" WEST 27.00 FEET: THENCE SOUTH 89°19'20" EAST TO

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TRACT 4:

PARCEL ONE: (APN: 240-011-13-00)

NORTHERLY LINE OF SAID LAND NORTH

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12, SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN. IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 6 AS SAID QUARTER CORNER WAS ESTABLISHED BY DECREE OF THE SUPERIOR COURT OF CALIFORNIA. IN AND FOR THE COUNTY OF SAN DIEGO. IN CASE NO. 96071 RECORDED AUGUST 30, 1940, AS DOCUMENT NO. 43581 IN BOOK 1069, PAGE 81 OF OFFICIAL RECORDS: THENCE SOUTH 73° 36' 00" EAST 235.62 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF LAND OF JAMES B. DIXON AS DESCRIBED IN AMENDED DECREE OF THE SUPERIOR COURT IN SAID CASE NO. 96071 RECORDED OCTOBER 2, 1940 AS DOCUMENT NO. 51323 IN BOOK 1074, PAGE 432 OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID DIXON LAND AND SOUTH 03° 46' 52" WEST 187.23 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 25' 20" EAST 800.65 FEET; THENCE SOUTH 17° 32' 10" WEST 27.00 FEET; THENCE SOUTH 89° 19' 20" EAST TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6; THENCE ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER SOUTH 03° 47' 05" WEST TO THE

OF THAT TRACT OF LAND CONVEYED TO A.W. WOHLFORD BY DEED RECORDED APRIL 8, 1899, IN BOOK 277, PAGE 79 OF DEEDS; THENCE ALONG THE NORTHERLY LINE OF WOHLFORD'S LAND, NORTH 89° 17' 30" WEST 1315.67 FEET (RECORD WEST 1320.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 03° 45' 00" EAST 15.64 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE LAND CONVEYED TO A.W. WOHLFORD BY DEED RECORDED APRIL 8, 1899, IN BOOK 277, PAGE 79 OF DEEDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAND NORTH 89° 17' 30" WEST 1085.33 (RECORD WEST 1104.50 FEET) TO THE NORTHWESTERLY CORNER OF SAID LAND; THENCE NORTH 386.50 FEET, MORE OR LESS, TO A POINT WHICH IS NORTH 30.00 FEET FROM THE NORTHERLY LINE OF THE LAND CONVEYED TO W.L. RAMEY AND A. W. WOHLFORD BY DEED RECORDED APRIL 8, 1893 IN BOOK 212 PAGE 235 OF DEEDS, BEING ALSO A POINT IN THE EASTERLY LINE OF SAID JAMES B. DIXON LAND DESCRIBED ABOVE; THENCE ALONG SAID EASTERLY LINE OF DIXON'S LAND, NORTH 03° 46' 52" EAST TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LAND DISTANT THEREON SOUTH 89° 44' 30" EAST 382.77 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 04° 08' 00" EAST PARALLEL WITH THE CENTER LINE OF COUNTY HIGHWAY COMMISSION ROUTE 19, DIVISION NO. 1, A DISTANCE OF 194.20 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING THE LAST DESCRIBED LINE SOUTH 04° 08' 00" WEST TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND 10.00 FEET NORTHERLY OF MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID LAND HEREINABOVE DESCRIBED; THENCE ALONG SAID PARALLEL LINE NORTH 89° 44′ 30" WEST 382.77 FEET TO THE WESTERLY LINE OF SAID LAND; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO A LINE THAT BEARS NORTH 89° 44' 30" WEST FROM THE TRUE POINT OF BEGINNING: THENCE SOUTH 89° 44' 30" EAST 382.77 FEET TO THE TRUE POINT OF BEGINNING

ALSO EXCEPTING THEREFROM, THE NORTHERLY 109.00 FEET OF ALL THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LAND; THENCE SOUTH 89°25'20" EAST 400.00 FEET MORE OR LESS, TO A POINT IN A LINE WHICH IS PARALLEL WITH AND EASTERLY 370.00 FEET FROM THE EASTERLY LINE OF THE COUNTY HIGHWAY COMMISSION ROUTE 19, DIVISION 1; THENCE SOUTH 03° 46' 52" WEST ALONG SAID PARALLEL LINE 327.00 FEET; THENCE NORTH 89° 25' 20" WEST 400.00 FEET, MORE OR LESS, TO A POINT IN A LINE BEARS SOUTH 03° 46' 52" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 03° 46' 52" EAST 327.00 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF THE FIRST HEREINABOVE DESCRIBED LAND DISTANT THEREON SOUTH 89° 44' 30" EAST, 382.77 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LAND; THENCE PARALLEL WITH THE CENTER LINE OF SAID ROUTE 19. DIVISION 1. NORTH 04° 08' 00" EAST. 194.20 FEET TO THE TRUE POINT OF BEGINNING: THENCE CONTINUING NORTH 04° 08' 00" EAST TO THE SOUTHERLY LINE OF THE NORTHERLY 109.00 FEET OF THE FIRST ABOVE DESCRIBED LAND.

ALSO EXCEPTING THAT PORTION OF LOT 4 IN SAID SECTION 6, LYING SOUTHERLY OF THE LINE SET OUT IN THAT CERTAIN JUDGMENT QUIETING TITLE RECORDED JUNE 8, 1964 AS DOCUMENT NO. 102872 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION (CONTINUED)

PARCEL TWO: (APN: 240-011-12-00)

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 1 WEST. SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 6, AS SAID QUARTER CORNER WAS ESTABLISHED BY DECREE OF THE SUPERIOR COURT OF CALIFORNIA, IN AND FOR THE COUNTY OF SAN DIEGO, IN CASE NO. 96071 RECORDED AUGUST 30, 1940, AS DOCUMENT NO. 43581 IN BOOK 1069, PAGE 81 OF OFFICIAL RECORDS; THENCE SOUTH 73°36'00" EAST 235.62 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF LAND OF JAMES B. DIXON, AS DESCRIBED IN AMENDED DECREE OF THE SUPERIOR COURT IN SAID CASE NO. 96071 RECORDED OCTOBER 2. 1940. AS DOCUMENT NO. 51323 IN BOOK 1074, PAGE 432 OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID DIXON LAND SOUTH 03° 46' 52" WEST 187.23 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 25' 20" EAST 800.65 FEET; THENCE SOUTH 17°32' 10" WEST 27.00 FEET; THENCE SOUTH 89° 19' 20" EAST TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6; THENCE ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER SOUTH 03° 47' 05" WEST TO THE NORTHERLY LINE

OF THAT TRACT OF LAND CONVEYED TO A.W. WOHLFORD BY DEED RECORDED APRIL 8, 1899, IN BOOK 277, PAGE 79 OF DEEDS: THENCE ALONG THE NORTHERLY LINE OF WOHLFORD'S LAND NORTH 89° 17' 30" WEST 1315.67 FEET (RECORD WEST 1320.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 03° 45' 00" EAST 15.64 FEET, MORE OR LESS TO THE NORTHERLY LINE OF THE LAND CONVEYED TO A.W. WOHLFORD BY DEED RECORDED APRIL 8, 1899, IN BOOK 277, PAGE 79 OF DEEDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAND NORTH 89°17'30" WEST, 1085.33 (RECORD WEST 1104.50 FEET) TO THE NORTHWESTERLY CORNER OF SAID LAND; THENCE NORTH 386.50 FEET, MORE OR LESS, TO A POINT WHICH IS NORTH 30.00 FEET FROM THE NORTHERLY LINE OF THE LAND CONVEYED TO W.L RAMEY AND A. W. WOHLFORD BY DEED RECORDED APRIL 8, 1893 IN BOOK 212, PAGE 235 OF DEEDS, BEING ALSO A POINT IN THE EASTERLY LINE OF SAID JAMES B. DIXON LAND DESCRIBED ABOVE; THENCE ALONG SAID EASTERLY LINE OF DIXON'S LAND NORTH 03° 46' 52" EAST TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF THE FIRST HEREINABOVE DESCRIBED LAND DISTANT THEREON SOUTH 89° 44' 30" EAST. 382.77 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LAND: THENCE PARALLEL WITH THE CENTER LINE OF SAID ROUTE 19, DIVISION 1, NORTH 04° 08' 00" EAST, 194.20 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 04° 08' 00" EAST TO THE NORTHERLY LINE THEREOF.

ALSO EXCEPTING THEREFROM ALL THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LAND DISTANT THEREON SOUTH 89° 44'30" EAST 382.77 FEET; THENCE NORTH 04° 08' 00" WEST PARALLEL WITH THE CENTER LINE OF COUNTY HIGHWAY COMMISSION ROUTE 19, DIVISION NO. 1, A DISTANCE OF 194.20 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING THE LAST DESCRIBED LINE SOUTH 04° 08' 00" WEST 194.20 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID LAND HEREINABOVE DESCRIBED: THENCE ALONG SAID SOUTHERLY LINE NORTH 89°44'30" WEST 382.77 FEET TO THE WESTERLY LINE OF SAID LAND; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO A LINE THAT BEARS NORTH 89° 44' 30" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 44' 30" EAST 332.77 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE NORTHERLY 109.00 FEET OF ALL THAT PORTION THEREOF.

TRACT 5: (APN: 240-020-21-00)

ALL THOSE PORTIONS OF LOTS FOUR (4) AND FIVE (5) (THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, RESPECTIVELY) AND THE EAST HALF OF SAID SOUTHWEST QUARTER, OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 1 WEST, S.B.M., IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT FOUR (4) WITH THE CENTER LINE OF THE COUNTY ROAD LEADING FROM ESCONDIDO TO BEAR VALLEY, AS SAID ROAD IS SHOWN ON LICENSED SURVEYOR'S MAP NO. 39 FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, JUNE 22, 1893; THENCE NORTH 3° 23' EAST ALONG THE CENTER LINE OF SAID ROAD, 120 FEET; THENCE EAST 1105 FEET TO A POINT ON THE EAST LINE OF SAID LOT FOUR (4), DISTANT THEREON 120 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE EASTERLY 1320 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 DISTANT THEREON 120 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTHERLY 199 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE NORTH 79 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG SAID SOUTH LINE OF SAID NORTH 79 FEET, A DISTANCE OF 1320 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION: THENCE WESTERLY ALONG THE NORTH 79 FEET OF LOT 5 A DISTANCE OF 1105 FEET, MORE OR LESS, TO THE CENTER LINE OF THE AFORESAID ESCONDIDO BEAR VALLEY ROAD; THENCE NORTHERLY ALONG SAID COUNTRY ROAD, 79 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT ON THE EASTERLY LINE OF LOT 4 IN SECTION 6, TOWNSHIP 12 SOUTH, RANGE 1 WEST, S.B.M. SAID POINT BEING THE EASTERLY TERMINUS OF THE DIVISION LINE BETWEEN THE LANDS OF A. W. WOHLFORD AND S.D. HEADINGTON, AS ESTABLISHED BY MUTUAL AGREEMENT BETWEEN SAID PARTIES DATED SEPTEMBER 8, 1900 AND RECORDED NOVEMBER 21, 1901 IN BOOK 309 AND 369 OF DEEDS, RECORDS OF SAN DIEGO COUNTY: THENCE NORTH 3° 35' EAST ALONG SAID EASTERLY LINE OF LOT 4 A DISTANCE OF 162.5 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN THE DEED TO A. W. WOHLFORD DATED AUGUST 28, 1899 AND RECORDED FEBRUARY 27, 1900 IN BOOK 285, PAGE 461 OF DEEDS, RECORDS OF SAN DIEGO COUNTY; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LAND 1105 FEET; THENCE SOUTH 3° 35' WEST 162.5 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED DIVISION LINE; THENCE EASTERLY ALONG SAID DIVISION LINE 1105 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION THEREOF IF ANY WHICH LIES WESTERLY OF THE EASTERLY LINE OF THE LAND OF JAMES B. DIXON, AS DESCRIBED IN THE DECREE HAD IN THE SUPERIOR COURT IN SAN DIEGO COUNTY (CASE NO. 96071) ON OCTOBER 2, 1940, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 1074, PAGE 432 OF OFFICIAL RECORDS OF SAID COUNTY.

BEGINNING AT A POINT ON THE EASTERLY LINE OF LOT 4, SECTION 6, TOWNSHIP 12 SOUTH, RANGE 1 WEST, S.B.M. WHICH IS THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN THE DEED TO W. L. RAMEY AND A. W. WOHLFORD DATED APRIL 7, 1893 AND RECORDED APRIL 8, 1893 IN BOOK 212, PAGE 235 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, SAID POINT BEING DESCRIBED IN SAID DEED AS 1318 FEET EAST AND 1573 FEET NORTH 3° 35' EAST OF THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 3° 35' EAST ALONG SAID EASTERLY LINE OF LOT 4 A DISTANCE OF 356.5 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN THE DEED TO W. L. RAMEY DATED MARCH 31, 1899 AND RECORDED IN BOOK 278, PAGE 247 OF DEEDS, RECORDS OF SAN DIEGO COUNTY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED TO RAMEY 1104.5 FEET; THENCE SOUTH 3° 35' WEST 356.5 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID LAND DESCRIBED IN THE AFORESAID DEED TO W. L. WOHLFORD THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION THEREOF IF ANY WHICH LIES WESTERLY OF THE EASTERLY LINE OF THE LAND OF JAMES B. DIXON, AS DESCRIBED IN THE DECREE HAD IN THE SUPERIOR COURT IN SAN DIEGO COUNTY (CASE NO. 96071) ON OCTOBER 2, 1940, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 1074, PAGE 432 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM PARCELS 1 AND 3, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SHOWN AT PAGE 6048 OF PARCEL MAPS FILED IN OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 16, 1977.

SAID LAND IS ALSO SHOWN AS PARCEL 2 OF COUNTY OF SAN DIEGO MAP 12478, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF NO. 6048, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JUNE 16, 1977.

TRACT 6: (APN: PORTION OF 240-020-27-00)

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF ESCONDIDO, THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER NORTH 3° 47' 05" EAST 1395.59 FEET TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN DEED TO FRANCES M. BEVEN RYAN AND LEWIS C. RYAN, WIFE AND HUSBAND, RECORDED MARCH 2, 1953 AS DOCUMENT NO. 28282 OF OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID LAND NORTH 89° 02' 52" WEST 1313.84 FEET RECORD WEST TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 3° 45' 01" EAST 458.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH 3° 45' 01" EAST 58.46 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY LINE OF THE LAND DESCRIBED IN DEED TO W.L. RAMEY, DATED MARCH 31, 1899 AND RECORDED IN BOOK 278, PAGE 247 OF DEEDS, RECORDS OF SAID COUNTY, SAID SOUTHERLY LINE BEING ALSO SET OUT IN THAT CERTAIN JUDGMENT QUIETING TITLE, A COPY OF WHICH WAS FILED FOR RECORD ON JUNE 8, 1964 AS DOCUMENT NO. 102872 OF OFFICIAL RECORDS; THENCE TO AND ALONG SAID SOUTHERLY BOUNDARY AND THE WESTERLY PROLONGATION THEREOF SOUTH 89° 59' 40" WEST 1086.72 FEET TO THE CENTER LINE OF ESCONDIDO AND BEAR VALLEY ROAD; THENCE ALONG SAID CENTER LINE SOUTH 3° 51' 10" WEST 20.04 FEET TO A LINE DRAWN PARALLEL WITH AND 20 FEET SOUTHERLY OF THE PROLONGATION OF SAID SOUTHERLY BOUNDARY LINE OF RAMEY LAND; THENCE ALONG SAID PARALLEL LINE NORTH 89° 59' 40" EAST 1051.06 FEET TO A LINE WHICH BEARS NORTH 40° 52' 50" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 40° 52' 50" EAST 50.70 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THAT PORTION THEREOF, IF ANY, LYING WESTERLY OF THE EASTERLY LINE OF THE LAND ESTABLISHED BY DECREE OF THE SUPERIOR COURT OF CALIFORNIA IN AND FOR THE COUNTY OF SAN DIEGO, IN CASE NO. 96071, RECORDED AUGUST 30, 1940 AS DOCUMENT NO. 43581 IN BOOK 1069, PAGE 81 OF OFFICIAL RECORDS.

TITLE REPORT EXCEPTIONS

- 1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2022-2023, A LIEN NOT YET DUE OR PAYABLE. TO REMAIN
- 2. INTENTIONALLY DELETED
- 3. INTENTIONALLY DELETED
- 4. INTENTIONALLY DELETED 5. INTENTIONALLY DELETED

TITLE REPORT EXCEPTIONS (CONTINUED)

TO REMAIN

- 6. THE LAND LIES WITHIN THE BOUNDARIES OF PROPOSED COMMUNITY FACILITIES DISTRICT NO. 98-1, AS DISCLOSED BY A MAP FILED JULY 23, 1998 IN BOOK 32, PAGE 37 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS RECORDED JULY 23, 1998 AS INSTRUMENT NO. 1998-0460419 OF OFFICIAL RECORDS. AFFECTS: TRACT 3
- TO REMAIN THE LAND LIES WITHIN THE BOUNDARIES OF PROPOSED COMMUNITY FACILITIES DISTRICT NO. 2000-1, AS DISCLOSED BY A MAP FILED JUNE 29, 2000 IN BOOK 34, PAGE 37 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS RECORDED JUNE 29, 2000 AS INSTRUMENT NO. 2000-344319 OF OFFICIAL RECORDS.. AFFECTS: TRACT 3
- TO REMAIN THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

THE FOLLOWING MATTERS AFFECT TRACT 1.

- 9. AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1896 AS BOOK 14, PAGE 26, OF MISCELLANEOUS RECORDS. IN FAVOR OF: COUNTY OF SAN DIEGO
- AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- 10. THE FOLLOWING RESERVATION IN DEED FROM W. L. RAMEY AND FLORENCE L. RAMEY, HUSBAND AND WIFE TO A.W. WOHLFORD, RECORDED APRIL 6, 1899, IN BOOK 277, PAGE 79 OF DEEDS: "RESERVING THE RIGHT OF WAY AND THE UNDIVIDED 1/2 INTEREST IN A PIPELINE AND FLUME AS NOW CONSTRUCTED ALONG THE EAST LINE OF THE ABOVE DESCRIBED LAND, AND CONNECTED WITH THE MAIN PIPE LINE OF THE FSCONDIDO IRRIGATION DISTRICT."
 - THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. VACATE VIA QUITCLAIM
- 11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING BOUNDARY AGREEMENT" RECORDED NOVEMBER 21, 1901 AS BOOK 309, PAGE 369 OF DEEDS. NOTE: SIMILAR AGREEMENT RECORDED AUGUST 19, 1932, AS INSTRUMENT NO. 40124, IN BOOK 147, PAGE 335, OF OFFICIAL RECORDS.
- AN EASEMENT FOR ANCHOR AND WIRES AND INCIDENTAL PURPOSES, RECORDED APRIL 28, 1910 AS INSTRUMENT NO. <u>∕12</u>\ 6732 IN BOOK 482 OF DEEDS, PAGE 421. IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
 - AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. QUITCLAIM VIA ATT
- 12A. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 33, 1915 AS BOOK 695 OF DEEDS, PAGE 149. IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY
- AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. TO BE VACATED
- AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 08, 1918 IN BOOK 757 OF DEEDS, <u>∕13</u>\ PAGE 452. IN FAVOR OF: ESCONDIDO SAVINGS BANK AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT FOR PIPE LINE FOR CONVEYANCE OR TRANSPORTATION OF WATER AND INCIDENTAL PURPOSES, RECORDED JANUARY 04, 1934 AS INSTRUMENT NO. 461 IN BOOK 268, PAGE 72 OF OFFICIAL RECORDS. IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY AFFECTS: AS DESCRIBED THEREIN
- THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. TO BE VACATED AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 22, 1954 AS BOOK 5407, PAGE 356 $\angle 15$ OF OFFICIAL RECORDS.
- AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. TO BE VACATED
- AN EASEMENT FOR A PIPELINE FOR THE CONVEYANCE OR TRANSPORTATION OF WATER AND INCIDENTAL PURPOSES. 16 RECORDED OCTOBER 22, 1954 AS INSTRUMENT NO. 142025, BOOK 5407, PAGE 364 OF OFFICIAL RECORDS. IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY, A CORPORATION
 - AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY

- TO BE VACATED AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED JUNE 16, 1977 PER PARCEL MAP NO. 6048 FOR: PRIVATE ROAD AND INCIDENTAL PURPOSES. QUITCLAIM BY OMISSION
- AN EASEMENT FOR PRIVATE ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED JUNE 30, 1978 AS INSTRUMENT NO. 78–276315 OF OFFICIAL RECORDS
 - IN FAVOR OF: A. BENJAMIN BEVEN AND PEARL R. BEVEN, HUSBAND AND WIFE AFFECTS: PARCEL 2 THE EFFECT OF QUITCLAIM DEEDS RECORDED OCTOBER 14, 2005, AS INSTRUMENT NO. 2005-0893073 AND OCTOBER 25, 2005, AS INSTRUMENT NO. 2005-0924861, OF OFFICIAL RECORDS, WHICH PURPORT TO QUITCLAIM A PORTION OF SAID EASEMENT.
- AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY /19\ 06, 1979 AS INSTRUMENT NO. 79-056605 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
- AFFECTS: PARCEL 2 QUITCLAIM VIA SDG&E AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 28, 20 1981 AS INSTRUMENT NO. 81-403399 OF OFFICIAL RECORDS. IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
- AFFECTS: PARCEL 2 QUITCLAIM VIA ATT AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 28, 1981 $\sqrt{21}$ AS INSTRUMENT NO. 81-403400 OF OFFICIAL RECORDS. IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
- AFFECTS: PARCEL 2 QUITCLAIM VIA ATT AN EASEMENT FOR PIPELINE FOR THE CONVEYANCE AND TRANSPORTATION OF WATER, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER THE ADJOINING PROPERTY OF GRANTORS FOR THE PURPOSES OF REPAIRING, RENEWING, REPLACING, OR REMOVING SAID PIPELINE AND INCIDENTAL PURPOSES, RECORDED MAY 09, 1983 AS INSTRUMENT NO. 83-151757 OF OFFICIAL RECORDS.
 - IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN

TO BE VACATED

AFFECTS: PARCEL 2

AFFECTS: PARCEL 2

- 23. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED MARCH 18, 1992 AS INSTRUMENT NO. 1992-0147674 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC BELL, A CALIFORNIA CORPORATION AFFECTS: PARCEL 2
- QUITCLAIM VIA ATT AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED DECEMBER 20, 2005 AS INSTRUMENT NO. $\sqrt{24}$ 2005-1089146 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF ESCONDIDO
- TO REMAIN AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED FEBRUARY 15, **25**\ 2006 PER MAP NO. 15263 FOR: OPEN SPACE AND INCIDENTAL PURPOSES.
- 26. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT FOR TRACT NO. 933" RECORDED JULY 11, 2006 AS INSTRUMENT NO. 2006-0488074 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 03, 2011 AS
- 27. ANY IRREGULARITY IN THE FORECLOSURE PROCEEDINGS LEADING UP TO THE TRUSTEE'S DEED RECORDED JUNE 15, 2009 AS INSTRUMENT NO. 2009-0322204 OF OFFICIAL RECORDS. TO REMAIN

INSTRUMENT NOS. 2011-0394543 AND 2011-0394579, BOTH OF OFFICIAL RECORDS.

AN EASEMENT FOR CONSTRUCTING AND MAINTAINING A PUBLIC THOROUGHFARE AND 28 PUBLIC UTILITY APPURTENANCES THERETO AND INCIDENTAL PURPOSES, RECORDED JANUARY 22, 2016 AS INSTRUMENT NO. 2016-0028841 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF ESCONDIDO, A MUNICIPAL CORPORATION AFFECTS: PARCEL 2 TO REMAIN

TITLE REPORT EXCEPTIONS (CONTINUED)

WILL BE REMOVED

TO BE VACATEL

- 29. THE EFFECT OF A DEED DATED MARCH 13, 2018, EXECUTED BY LARK & SONS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTOR, TO VALLE LINDO PROPERTIES, LLC., A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED MARCH 16, 2018, AS INSTRUMENT NO. 2018-0105751 OF OFFICIAL RECORDS. THE COMPANY MUST OBTAIN AND REVIEW THE FOLLOWING DOCUMENTS BEFORE CONSIDERING VESTING TITLE IN THE NAMED GRANTEE: A. AN UNINSURED DEED DECLARATION EXECUTED BY THE GRANTOR AND NOTARIZED BY A NOTARY APPROVED BY THE B. A CONFIDENTIAL STATEMENT OF INFORMATION, COMPLETED BY THE GRANTOR ONCE THE UNINSURED DEED DECLARATION AND STATEMENT OF INFORMATION ARE RECEIVED AND REVIEWED, THE COMPANY MAY HAVE ADDITIONAL REQUIREMENTS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REAL PROPERTY LIEN AND CONTRACT FOR IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY" RECORDED NOVEMBER 20, 2020 AS INSTRUMENT NO. 2020-0739415 OF OFFICIAL RECORDS.
- CITY TO REMOVE 31. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIONS" RECORDED NOVEMBER 20, 2020 AS INSTRUMENT NO. 2020-0739416 OF OFFICIAL RECORDS.
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: PUBLIC UTILITY, PROPOSED ACCESS AND UTILITY AND INCIDENTAL PURPOSES. AFFECTS: PARCEL 2
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION ঠ法 FOR: AN IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC STREET AND INCIDENTAL PURPOSES. THE IRREVOCABLE OFFER OF DEDICATION OVER VALLE LINDO ROAD AND AMBERSWEET WAY FOR PUBLIC RIGHT-OF-WAY PURPOSES WAS REJECTED PER CITY ENGINEER'S STATEMENT. NOTE: SECTION 66477.2 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA PROVIDES THAT A REJECTED OFFER OF DEDICATION SHALL REMAIN OPEN AND SUBJECT TO FUTURE ACCEPTANCE BY THE CITY OF ESCONDIDO. TO BE VACATED
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM EAST VALLEY PARKWAY AND BEVEN DRIVE, HAVE BEENDEDICATED OR RELINQUISHED ON THE FILED MAP. AFFECTS: PARCEL 2 []]]]]
 - THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: 100-YEAR INUNDATION AFFECTS: PARCEL 2
- TO BE VACATED THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: WE HEREBY IRREVOCABLY OFFER TO RELINQUISH PARCEL 1 ACCESS RIGHTS AND REMAINDER OF PARCEL 2 ACCESS RIGHTS TO EAST VALLEY PARKWAY UPON THE IMPROVEMENT OF AND CITY ACCEPTANCE OF AMBERSWEET WAY
- AND VALLE LINDO ROAD AS PUBLIC STREETS. TO RFMAIN 37. AN OPTION IN FAVOR OF MERIDIAN COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS CONTAINED IN OR DISCLOSED BY A DOCUMENT RECORDED NOVEMBER 17, 2021 AS INSTRUMENT NO. 2021-0794965 OF OFFICIAL RECORDS.
 - THE FOLLOWING MATTERS AFFECT TRACT 2:
- 38. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED OF RECORD OF SURVEYS MAP NOS. 1015, 3862 AND 7463.
- TO REMAIN 38A AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED AUGUST 22,1896 AS BOOK 14 OF MISCELLANEOUS RECORDS, PAGE 26. IN FAVOR OF: COUNTY OF SAN DIEGO AFFECTS: AS DESCRIBED THEREIN
- THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- 39. AN EASEMENT FOR WATER DITCHES, PIPE, PIPELINES, CONDUITS, AQUEDUCTS FOR THE CONVEYANCE OF WATER AND INCIDENTAL PURPOSES, RECORDED AUGUST 10, 1895 IN BOOK 243 OF DEEDS, PAGE 56. IN FAVOR OF: W.L. RANEY AND A.W. WOHLFORD, THEIR SUCCESSOR AND ASSIGNS
- AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE PUBLIC RECORDS
- WILL BE REMOVED 40. AN EASEMENT FOR WATER DITCHES, PIPE, PIPELINES, CONDUITS, AQUEDUCTS FOR THE CONVEYANCE OF WATER AND INCIDENTAL PURPOSES, RECORDED DECEMBER 14, 1896 IN BOOK 255 OF DEEDS, PAGE 484. IN FAVOR OF: ESCONDIDO IRRIGATION DISTRICT
- AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE PUBLIC RECORDS TO BE VACATED
- 41. AN EASEMENT FOR THE MAIN PIPELINE OF THE ESCONDIDO IRRIGATION DISTRICT AND INCIDENTAL PURPOSES, RECORDED APRIL 8, 1899 IN BOOK 277 OF DEEDS, PAGE 79. IN FAVOR OF: W.L. RAMEY FLORENCE A. RAMEY, HUSBAND AND WIFE
- AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE PUBLIC RECORDS
- 42. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED NOVEMBER 21, 1901 AS BOOK 309, PAGE 369 OF OFFICIAL RECORDS. BY AN INSTRUMENT RECORDED AUGUST 19, 1932, IN BOOK 147, PAGE 335 AS FILE NO. 40124 OF OFFICIAL RECORDS A SIMILAR AGREEMENT WAS EXECUTED BY AND BETWEEN THE SAID OWNERS OF THE PROPERTIES CONCERNED, REFERENCE THE ESTABLISHING OF THE COMMON BOUNDARY OF DIVISION LINE BETWEEN THEIR RESPECTIVE LANDS, AS ABOVE SET FORTH.
- AN EASEMENT FOR TO ERECT, MAINTAIN ONE ANCHOR WITH NECESSARY POLES, FIXTURES THEREON AND INCIDENTAL PURPOSES, RECORDED APRIL 28, 1910 IN BOOK 482 OF DEEDS, PAGE 421. IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY
- AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE PUBLIC RECORDS
- QUITCLAIM VIA ATT 43A AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 22, 1915 AS BOOK 695 OF DEEDS PAGE 149. IN FAVOR OF: ESCONDIDO MUTUIAL WATER COMPANY
- AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- 44. INTENTIONALLY DELETED
- AN EASEMENT FOR PIPELINES FOR CONVEYANCE OF TRANSPORTING OF WATER AND INCIDENTAL PURPOSES, RECORDED JANUARY 4, 1934 AS BOOK 268, PAGE 72 OF OFFICIAL RECORDS. JANUARY 4, 1934 AS BOOK 200, IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY
 - AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR PIPELINES FOR THE CONVEYANCE OR TRANSPORTATION OF WATER AND INCIDENTAL PURPOSES, RECORDED OCTOBER 22, 1954 AS INSTRUMENT NO. 142022 IN BOOK 5407, PAGE 356 AND NOVEMBER 5, 1954 AS INSTRUMENT NO. 148614, IN BOOK 5421, PAGE 94, BOTH OF OFFICIAL RECORDS.
 - IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY AFFECTS: AS DESCRIBED THEREIN
- THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 22, 1954 AS BOOK 5407, PAGE 364 OF OFFICIAL RECORDS.
- AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

46A IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY

- AN EASEMENT FOR PIPELINE FOR THE CONVEYANCE, TRANSPORTATION OF WATER AND INCIDENTAL PURPOSES, RECORDED JULY 31, 1973 AS INSTRUMENT NO. 212367 OF OFFICIAL RECORDS. IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY
- AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN AN EASEMENT FOR ELECTRIC AND PHONE LINES AND INCIDENTAL PURPOSES, RECORDED MAY 30, 1979 AS 79-221050 OF OFFICIAL RECORDS. IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
- 47A AFFECTS: AS DESCRIBED THEREIN QUITCLAIM VIA ATT AN EASEMENT FOR ELECTRIC AND PHONE LINES AND INCIDENTAL PURPOSES, RECORDED JULY 10, 1979 AS 79-284934 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC 47B AFFECTS: AS DESCRIBED THEREIN

QUITCLAIM VIA SDG&E **BOUNDARY AND ENCUMBRANCES**

PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, INC PLANNING 9707 Waples Street ENGINEERING San Diego, Ca 92121

SURVEYING PH(858)558-4500 · FX(858)558-1414

TENTATIVE SUBDIVISION MAP/ PRELIMINARY GRADING PLAN

NORTHEAST GATEWAY City of Escondido, California

SHEET

R:\1733\&PIn\NORTHEAST_GATEWAY - TM_Sht_10.dwg[]Oct-25-2022:11:15

10 OF

TITLE REPORT EXCEPTIONS (CONTINUED)

AFFECTS: AS DESCRIBED THEREIN

AN EASEMENT FOR PIPELINE FOR THE CONVEYANCE, TRANSPORTATION OF WATER AND INCIDENTAL PURPOSES, AN EASEMENT FUR PIPELINE FUR THE CONVETANCE, TOTAL STATE RECORDED DECEMBER 4, 1980 AS INSTRUMENT NO. 80-408752 OF OFFICIAL RECORDS. IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY

AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN TO BE VACATED

AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION 49\ FOR: PRIVATE ROAD AND INCIDENTAL PURPOSES. QUITCLAIM BY OMISSION

50. THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: INUNDATION BY THE 100 YEAR FLOOD HEALTH DEPARTMENT CERTIFICATE H. D. P. M. NO. 12731 CERTIFICATE OF IMPROVEMENTS

NOTE: IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO PROVIDE INSURABLE ACCESS TO EACH PARCEL CREATED BY THIS MAP.

TO BE VACATED AN EASEMENT FOR PIPELINES, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 28, 1981 AS INSTRUMENT NO. 81-27657 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION

THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE PUBLIC RECORDS QUITCLAIM VIA SDG&F

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED"RIGHT OF ENTRY TO CONSTRUCT OR IMPROVE A PRIVATE ROAD", EXECUTED BY AND BETWEEN DAROLD D. DUNCAN AND DOROTHY M. DUNCAN AND THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF SAN DIEGO, RECORDED JANUARY 17, 1983 AS INSTRUMENT NO. 83-16282

53. ANY IRREGULARITY IN THE FORECLOSURE PROCEEDINGS LEADING UP TO THE TRUSTEE'S DEED RECORDED AUGUST 13, 2012 AS INSTRUMENT NO. 2012-478574 OF OFFICIAL RECORDS.

54. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$320,250.00 RECORDED FEBRUARY 5, 2014 AS INSTRUMENT NO. 2014-0049470 OF OFFICIAL RECORDS.

DATED: JANUARY 30, 2014 TRUSTOR: JAIME SERRATO AND MARIA ELENA SERRATO, HUSBAND AND WIFE AS JOINT TENANTS

TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LENDER: EVERBANK, A FEDERAL SAVINGS ASSOCIATION

AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 23, 2016 AS INSTRUMENT NO. 2016-0078077 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF ESCONDIDO, A MUNICIPAL CORPORATION

AFFECTS: AS DESCRIBED THEREIN TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.

AN EASEMENT FOR TEMPORARY CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 26, 2016 AS INSTRUMENT NO. 2016-0084354 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF ESCONDIDO, A MUNICIPAL CORPORATION

AFFECTS: AS DESCRIBED THEREIN TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT. TO BE VACATED

TO REMAIN

TITLE TO REMOVE

57. AN OPTION IN FAVOR OF MERIDIAN COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS CONTAINED IN OR DISCLOSED BY A DOCUMENT RECORDED NOVEMBER 18, 2021 AS INSTRUMENT NO. 2021-0798108 OF OFFICIAL RECORDS.

58. ANY DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS WHICH NAME PARTIES WITH THE SAME OR SIMILAR NAMES AS JAMIE SERRATO AND MARIA ELENA SERRATO. THE NAME SEARCH NECESSARY TO ASCERTAIN THE EXISTENCE OF SUCH MATTERS HAS NOT BEEN COMPLETED. IN ORDER TO COMPLETE THIS PRELIMINARY REPORT OR COMMITMENT, WE WILL REQUIRE A STATEMENT OF INFORMATION.

THE FOLLOWING MATTERS AFFECT TRACT 3:

59. EASEMENTS AND RIGHTS OF WAY FOR, BUT NOT NECESSARILY LIMITED TO, ROAD AND UTILITIES AND APPURTENANCES THERETO, AS CONVEYED, RESERVED OR DEDICATED BY VARIOUS INSTRUMENTS OF RECORD. AFFECTS: THE EASEMENT PARCEL OR EASEMENT PARCELS HEREIN DESCRIBED

49A AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1896 AS BOOK 14 OF MISCELLANEOUS RECORDS, PAGE 26. IN FAVOR OF: COUNTY OF SAN DIEGO

AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

60. AN EASEMENT FOR AN UNDIVIDED ONE—HALF INTEREST IN PIPE LINE NOW LAID ALONG THE SOUTH LINE OF SAID LAND AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 8, 1899 IN BOOK 278 OF DEEDS. PAGE 247 THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

60A AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 22, 1915 AS BOOK 695 OF DEEDS, PAGE 149 OF OFFICIAL RECORDS IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY

AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 17, 1921 IN BOOK 861 OF DEEDS. PAGE 4.34. IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY

AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. SAID DEED RECITES: "GRANTOR COVENANTS FOR HIMSELF. HIS SUCCESSORS AND ASSIGNS. NOT TO PLACE OR MAINTAIN ANY BUILDING OR STRUCTURE ON SAID EASEMENT"

A RIGHT OF WAY AND INCIDENTS THERETO FOR PUBLIC ROAD PURPOSES AS GRANTED TO THE COUNTY OF SAN DIEGO BY DEED

RECORDED: JUNE 30, 1931 FILE NO. : BOOK 1904, PAGE 403 OF DEEDS

AFFECTS: RT 19 DIV. 1 SAID INSTRUMENT ALSO GRANTS THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT OF WAY WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE.

AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 14, 1934 AS BOOK 253, PAGE 404 OF OFFICIAL RECORDS. IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY, A CORPORATION

AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. SAID DEED RECITES: "GRANTOR COVENANTS FOR HIMSELF, HIS SUCCESSORS AND ASSIGNS, NOT TO PLACE OR

MAINTAIN ANY BUILDING OR STRUCTURE ON SAID EASEMENT".

AN EASEMENT FOR AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 20, 1940 AS BOOK 1073, PAGE 305 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY

AFFECTS: FIFTY (50) FEET EACH SIDE OF THE EXISTING POLE LINE THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. QUITCLAIM VIA ATT

AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 22, 1954 AS BOOK 5407, PAGE 356 OF OFFICIAL RECORDS. IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY

AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 22, 1954 AS BOOK 5407, PAGE 364 OF OFFICIAL RECORDS. IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY

AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

65. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN MAP NO. 3862 OF RECORD OF SURVEYS. TO REMAIN

AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 7, 1956 AS BOOK 6209, PAGE 568 OF OFFICIAL RECORDS. SAID EASEMENT HAS BEEN GRANTED AND/OR RESERVED IN VARIOUS INSTRUMENTS OF RECORD.

THE EFFECT OF A DOCUMENT ENTITLED "QUITCLAIM DEED", RECORDED JANUARY 4, 1995 AS INSTRUMENT NO. 1995–2938 OF OFFICIAL RECORDS. THE REQUIREMENT THE DOCUMENT IS RE-RECORDED TO INCLUDE A COMPLETE AND CORRECT LEGAL DESCRIPTION.

AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED JANUARY 22, 2016 AS INSTRUMENT NO. 2016-28885 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF ESCONDIDO, A MUNICIPAL CORPORATION

AFFECTS: AS DESCRIBED THEREIN TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.

TO REMAIN

TITLE REPORT EXCEPTIONS (CONTINUED)

TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.

TO BE VACATED

AN FASFMENT FOR TEMPORARY CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED JANUARY 22, 2016 AS AN EASEMENT FUR TEMPURANT CONCINCENT.

INSTRUMENT NO. 2016-29343 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF ESCONDIDO, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN

70. AN OPTION IN FAVOR OF MERIDIAN COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS CONTAINED IN OR DISCLOSED BY A DOCUMENT RECORDED NOVEMBER 17, 2021 AS INSTRUMENT NO. 2021-0794976 OF OFFICIAL TO REMAIN

71. ANY DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS WHICH NAME PARTIES WITH THE SAME OR SIMILAR NAMES AS JOSE J. TOSCANO SR.. THE NAME SEARCH NECESSARY TO ASCERTAIN THE EXISTENCE OF SUCH MATTERS HAS NOT BEEN COMPLETED. IN ORDER TO COMPLETE THIS PRELIMINARY REPORT OR COMMITMENT, WE WILL REQUIRE A STATEMENT OF INFORMATION.

THE FOLLOWING MATTERS AFFECT TRACT 4:

71A AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1896 AS BOOK 14 OF MISCELLANEOUS RECORDS, PAGE 26. IN FAVOR OF: COUNTY OF SAN DIEGO AFFECTS: AS DESCRIBED THEREIN

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. TO BE VACATED

72. AN EASEMENT FOR WATER DITCHES, PIPES, PIPELINES, CONDUITS AND AQUEDUCTS FOR THE CONVEYANCE OF WATER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 14, 1896 IN BOOK 255 OF DEEDS, PAGE 484. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. TO BE VACATED

72A AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 22, 1915 AS BOOK 695 OF DEEDS, PAGE 149. IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY

AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. TO BE VACATED

73. AN EASEMENT FOR REMOVE BRUSH WITH THE NECESSARY WIRES AND FIXTURES, AND TO KEEP SAME FREE FROM FOLIAGE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 20, 1940 AS BOOK 1073, PAGE 305 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

QUITCLAIM VIA ATT 74. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED MAP NO. 1015 OF RECORD OF SURVEYS.

TO REMAIN AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 22, 1954 AS BOOK 5407, PAGE 356 #4A OF OFFICIAL RECORDS. IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY

AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 22, 1954 AS BOOK 5407, PAGE 364 74B OF OFFICIAL RECORDS. IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY

AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

AN EASEMENT FOR RIGHT OF WAY FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 14, 1955 AS BOOK 5604, PAGE 285 OF OFFICIAL RECORDS. AFFECTS: PARCEL ONE

76. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED MAP NO. 3882 OF RECORD OF SURVEYS.

TO REMAIN AN EASEMENT FOR RIGHT OF WAY FOR INGRESS AND EGRESS FOR ROAD AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 07, 1956 AS BOOK 6209, PAGE 568 OF OFFICIAL RECORDS. AFFECTS: PARCEL ONE

WILL BE DELETED PER TITLE AN EASEMENT FOR POLE LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 27, 1963 AS 78 INSTRUMENT NO. 91825 OF OFFICIAL RECORDS.

79. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED MAP NO. 7463 OF RECORD OF SURVEYS. 80. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED MAP NO. 10542 OF RECORD

OF SURVEYS TO RFMAII AN EASEMENT FOR TEMPORARY CONSTRUCTION, WITH THE RIGHT TO CONSTRUCT AN ACCESS OAD WITH THE RIGHT TO

/81\ INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 13, 015 AS INSTRUMENT NO. 15-0590096 OF OFFICIAL RECORDS IN FAVOR OF: CITY OF ESCONDIDO, A MUNICIPAL CORPORATION AFFECTS: PARCEL ONE

AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 13, 2015 AS INSTRUMENT NO. 15-0590103 OF OFFICIAL RECORDS. AFFECTS: PARCEL ONE

AN EASEMENT FOR TEMPORARY CONSTRUCTION, WITH THE RIGHT TO CONSTRUCT AN ACCESS ROAD WITH THE RIGHT TO /83 INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 24, 2015 AS INSTRUMENT NO. 15-0608233 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF ESCONDIDO, A MUNICIPAL CORPORATION

AFFECTS: PARCEL TWO AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 05, 2016 AS INSTRUMENT NO. 16-0004200 OF OFFICIAL RECORDS.

AFFECTS: PARCEL TWO ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE EASTERLY BOUNDARY HAVE BEEN RELINQUISHED IN

THE DOCUMENT RECORDED JANUARY 05, 2016 AS INSTRUMENT NO. 16-0004200 OF OFFICIAL RECORDS. _____ AFFECTS PARCEL TWO TO REMAIN 86. AN OPTION IN FAVOR OF MERIDIAN COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS CONTAINED IN OR

DISCLOSED BY A DOCUMENT RECORDED JANUARY 10, 2022 AS INSTRUMENT NO. 2022-0012817, O.R. 87. ANY DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS WHICH NAME PARTIES WITH THE SAME OR SIMILAR NAMES AS CHARLES SMITH. THE NAME SEARCH NECESSARY TO ASCERTAIN THE EXISTENCE OF SUCH MATTERS HAS NOT BEEN COMPLETED. IN ORDER TO COMPLETE THIS PRELIMINARY REPORT OR COMMITMENT, WE WILL REQUIRE A STATEMENT OF INFORMATION.

TITLE TO REMOVE 88. ANY DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS WHICH NAME PARTIES WITH THE SAME OR SIMILAR NAMES AS SMITH TRUST. THE NAME SEARCH NECESSARY TO ASCERTAIN THE EXISTENCE OF SUCH MATTERS HAS NOT BEEN COMPLETED. IN ORDER TO COMPLETE THIS PRELIMINARY REPORT OR COMMITMENT, WE WILL REQUIRE FURTHER DOCUMENTATION REGARDING THE ENTITY IN QUESTION.

89. ANY RIGHT, TITLE OR INTEREST OF THE SPOUSE (IF ANY) OF ROLEEN SMITH SANDERSON.

THE FOLLOWING MATTERS AFFECT TRACT 5:

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" EXECUTED BY AND BETWEEN HENRY FINK AND ESCONDIDO IRRIGATION DISTRICT RECORDED DECEMBER 14, 1896 IN BOOK 255, PAGE 481 OF DEEDS. TO BE VACATED

91. THE FOLLOWING RESERVATION IN DEED FROM W. L. RAMEY AND FLORENCE L. RAMEY, HUSBAND AND WIFE TO A.W. WOHLFORD, RECORDED APRIL 8, 1899, IN BOOK 277, PAGE 79 OF DEEDS. "RESERVING THE RIGHT OF WAY AND THE UNDIVIDED 1/2 INTEREST IN A PIPELINE AND FLUME AS NOW CONSTRUCTED ALONG THE EAST LINE OF THE ABOVE DESCRIBED LAND, AND CONNECTED WITH THE MAIN PIPE LINE OF THE ESCONDIDO IRRIGATION DISTRICT." THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

92. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING BOUNDARY AGREEMENT" RECORDED NOVEMBER 21, 1901 IN BOOK 309, PAGE 369 OF DEEDS. NOTE: SIMILAR AGREEMENT RECORDED AUGUST 19, 1932, AS INSTRUMENT NO. 40124, IN BOOK 147, PAGE 335, O.R. TO REMAIN 93. INTENTIONALLY DELETED

94. AN EASEMENT FOR POLES, WIRES AND ANCHORAGE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND

AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 08, 1918 IN BOOK 757 OF DEEDS,

INCIDENTAL PURPOSES, RECORDED NOVEMBER 22, 1915 IN BOOK 695 OF DEEDS, PAGE 149. IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. TO BE VACATED

PAGE 452. IN FAVOR OF: ESCONDIDO SAVINGS BANK AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

TITLE REPORT EXCEPTIONS (CONTINUED)

96. INTENTIONALLY DELETED

97. INTENTIONALLY DELETED

98. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF MATTERS, IF ANY, DISCLOSED BY THAT CERTAIN RECORD OF SURVEY MAP NO. 737 FILED MAY 18, 1939.

99. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF MATTERS, IF ANY, DISCLOSED BY THAT CERTAIN RECORD OF SURVEY NO. 1015 FILED JULY 11, 1942.

100. INTENTIONALLY DELETED

101. INTENTIONALLY DELETED

102. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF MATTERS, IF ANY, DISCLOSED BY THAT CERTAIN RECORD OF SURVEY NO. 7463 FILED AUGUST 10, 1971.

AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED PER PARCEL MAP NO. 6048. 103 FOR: PRIVATE ROAD AND INCIDENTAL PURPOSES. QUITCLAIM BY OMISSION

104. THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED PARCEL MAP NO. 6048: INUNDATION BY 100 YEAR FLOOD NOTE: IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO PROVIDE INSURABLE ACCESS TO EACH PARCEL CREATED BY EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO 380 FEET OF TILE DRAIN FIELD TO SERVE A THREE BEDROOM DWELLING, PROVIDED NO EXTENSIVE LAND CUTS OR FILLS ARE MADE. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

TO BE VACATED 105. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MAY 5, 2003 AS INSTRUMENT NO. 2003-0520672 OF OFFICIAL RECORDS. BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955. OR ANCESTRY. TO THE EXTENT THAT SUCH COVENANTS. CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

TO REMAIN 106. THE LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

THE FOLLOWING MATTERS AFFECT TRACT 6:

107. INTENTIONALLY DELETED

TO REMAIN

108. AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 14, 1896 IN BOOK 255 OF DEEDS, PAGE 484. IN FAVOR OF: ESCONDIDO IRRIGATION DISTRICT

AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

109. AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1896 AS BOOK 14, PAGE 26 OF MISCELLANEOUS RECORDS. IN FAVOR OF: COUNTY OF SAN DIEGO AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

110. AN EASEMENT FOR THE RIGHT OF WAY AND THE UNDIVIDED 1/2 INTEREST IN A PIPE LINE AND FLUME AS NOW CONSTRUCTED AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 08, 1899 IN BOOK 277 OF DEEDS, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

VACATE VIA QUITCLAIM 111. INTENTIONALLY DELETED

112. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "BOUNDARY AGREEMENT" EXECUTED BY AND BETWEEN A. W. WOHLFORD AND S. D. HEADINGTON RECORDED NOVEMBER 21, 1901 IN BOOK 309, PAGE 369 OF DEEDS AND RECORDED AUGUST 19, 1932 IN BOOK 147, PAGE 335 AS INSTRUMENT NO. 40124, OF OFFICIAL RECORDS.

113. INTENTIONALLY DELETED

114. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 22. 1915 IN BOOK 695 OF DEEDS, PAGE 149. IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY

AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

115. INTENTIONALLY DELETED

AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 04, 1934 AS INSTRUMENT 116 NO. 461 OF OFFICIAL RECORDS. IN FAVOR OF: ESCONDIDO MUTUAL WATER COMPANY, A CORPORATION

AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

117. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED NOVEMBER 26, 1940 IN MAP NO. 890 OF RECORD OF SURVEYS.

118. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED JULY 11, 1942 IN MAP NO. 1015 OF RECORD OF SURVEYS.

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 22, 1954 AS BOOK 5407, PAGE 356 OF OFFICIAL RECORDS. IN FAVOR OF: ESCONDIDO MUTUAL WATER DISTRICT AFFECTS: AS DESCRIBED THEREIN

TO RFMAIN AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 22,

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

1954 AS BOOK 5407, PAGE 364 OF OFFICIAL RECORDS. IN FAVOR OF: ESCONDIDO MUTUAL WATER DISTRICT AFFECTS: AS DESCRIBED THEREIN

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

120. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED MARCH 23, 1956 IN MAP NO. 3882 OF RECORD OF SURVEYS.

121. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED AUGUST 10, 1971 IN MAP NO. 7463 OF RECORD OF SURVEYS. TO REMAIN

122. "COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED SEPTEMBER 22, 1988 AS INSTRUMENT NO. 1988-478568 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS."

123. "COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED JUNE 04, 1992 AS INSTRUMENT NO. 1992-0348018 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS."

TITLE REPORT EXCEPTIONS (CONTINUED)

TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.

AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 12, 2015 AS INSTRUMENT NO. 2015-0589014 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF ESCONDIDO, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN

TO REMAIN AN EASEMENT FOR TEMPORARY CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED DECEMBER 16, 2015 AS INSTRUMENT NO. 2015-0643152 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF ESCONDIDO, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.

126. ANY DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS WHICH NAME PARTIES WITH THE SAME OR SIMILAR NAMES AS BILLY D. NORMAN. THE NAME SEARCH NECESSARY TO ASCERTAIN THE EXISTENCE OF SUCH MATTERS HAS NOT BEEN COMPLETED. IN ORDER TO COMPLETE THIS PRELIMINARY REPORT OR COMMITMENT, WE WILL REQUIRE A STATEMENT OF INFORMATION.

THE FOLLOWING MATTERS AFFECT ALL TRACTS:

127. ANY EASEMENTS AND/OR SERVITUDES AFFECTING EASEMENT PARCEL(S) 2 OF TRACT 3 HEREIN DESCRIBED.

128. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.

129. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

130. RIGHTS OF PARTIES IN POSSESSION. AFFECTS: TRACTS 1 AND 4

TITLE TO REMOVE

PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE. THE COMPANY WILL REQUIRE THE DOCUMENTATION DESCRIBED IN ITEMS 131-135 OF THIS REPORT.

BOUNDARY AND ENCUMBRANCES

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TENTATIVE SUBDIVISION MAP/ PRELIMINARY GRADING PLAN

NORTHEAST GATEWAY City of Escondido, California

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