

OCEAN VIEW VILLAGE

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF OR HAVE AN INTEREST IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS OCEAN VIEW VILLAGE AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 3 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

IT IS OUR INTENT TO SUBDIVIDE OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITH THE ADJOINING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

WE HEREBY DEDICATE TO PUBLIC USE A PORTION OF VISTA SANTO DOMINGO FOR USE AS A PUBLIC STREET AND APPURTENANCES THERETO, ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION.

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, AN EASEMENT FOR GENERAL UTILITY AND ACCESS PURPOSES, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE REPAIR, MAINTENANCE AND ALTERATION OF ANY UTILITY EQUIPMENT OR FACILITY SITUATED IN OR ON SAID EASEMENT AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND DESIGNATED AS "GENERAL UTILITY AND ACCESS EASEMENT GRANTED HEREON", RESERVING TO THE OWNER OF THE FEE TITLE UNDERLYING SAID EASEMENT HEREIN GRANTED, (1) THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY SUBJECT TO THE FOLLOWING CONDITIONS: THE CHANGING OF THE SURFACE GRADE AND THE INSTALLATION OF PRIVATELY OWNED UTILITIES, WHICH MAY INCLUDE SEWER AND WATER MAINS, WATER SERVICES AND SEWER LATERALS, CONDUITS, STORM DRAINS, FIRE HYDRANTS, ELECTRICAL WIRING ETC. SHALL BE PROHIBITED UNLESS AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT IS FIRST REVIEWED AND APPROVED BY THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE, AND (2) THE RIGHT TO GRANT EASEMENTS TO SAN DIEGO GAS AND ELECTRIC COMPANY, PACIFIC BELL, A COMMUNITY TELEVISION ANTENNA COMPANY, OR OTHER PUBLICLY FRANCHISED ENTITY PROVIDING A MASTER TELEVISION ANTENNA SYSTEM, PROVIDED THE LOCATION OF SUCH UTILITIES CONFORM TO THE LOCATION OF SIMILAR UTILITIES IN DEDICATED STREETS.

TODD INGALLS, SUCCESSOR TRUSTEE OF THE MELVYN INGALLS LIVING TRUST

[Signature] 12-13-17

TODD INGALLS

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA) ss.
COUNTY OF SAN DIEGO)

ON DEC. 13, 2017 BEFORE ME, STEVEN GILLILAND, A NOTARY PUBLIC, PERSONALLY APPEARED TODD INGALLS, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE [Signature]

PRINT NAME STEVEN GILLILAND
A NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF SAN DIEGO

MY COMMISSION EXPIRES: JUNE 29, 2021

COMMISSION # OF NOTARY: 2203198

THIS MAP SECURES VESTED DEVELOPMENT RIGHTS AND THE RIGHTS THUS VESTED SHALL REMAIN IN EFFECT FOR TWO YEARS FROM THE DATE OF RECORDATION. (REFERENCE CITY OF SAN DIEGO MUNICIPAL CODE 125.0131)

Leppert Engineering
CORPORATION
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Phone: (858) 597-2001 Fax: (858) 597-2009

BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STAT OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED SEPTEMBER 11, 1879.

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE CITY COUNCIL RESOLUTION NO. R-304459, DATED DECEMBER 1, 2008 APPROVES 143 RESIDENTIAL CONDOMINIUM UNITS IN LOT 1, 40 COMMERCIAL CONDOMINIUM UNITS IN LOT 2, AND 24 INDUSTRIAL CONDOMINIUM UNIT IN LOT 3.

THIS IS A MAP OF A SITE DEVELOPMENT PROJECT AS DEFINED IN THE SAN DIEGO LAND DEVELOPMENT CODE.

SUBDIVISION GUARANTEE BY: FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 12203938-996-U50.

AVIGATION EASEMENT AND RIGHT-OF-WAY FOR BROWN FIELD

WE (I) HEREBY GRANT AND RELINQUISH TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, AN AVIGATION EASEMENT AND RIGHT-OF-WAY FOR THE USE AND BENEFIT OF THE PUBLIC FOR THE FREE AND UNOBSTRUCTED PASSAGE OF AIRCRAFT IN, THROUGH AND ACROSS ALL THE AIRSPACE ABOVE ELEVATION 684 FEET M.S.L. (datum), OVER ALL THE LAND AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION; TOGETHER WITH THE CONTINUING RIGHT OF THE GRANTEE, ITS SUCCESSORS IN INTEREST AND ASSIGNS, TO CLEAR AND KEEP CLEAR ANY AND ALL OBSTRUCTIONS WHICH ENCROACH OR EXTEND INTO THE HEREINBEFORE DESCRIBED EASEMENT AND RIGHT-OF-WAY, AND FOR SUCH PURPOSE TO ENTER UPON THE SURFACE OF GRANTOR'S PROPERTY AND LOWER OR REMOVE THOSE PORTIONS OF BUILDINGS OR ANY OTHER STRUCTURE, OR TREES OR OTHER VEGETATION, WHICH EXTEND INTO THE EASEMENT AND RIGHT-OF-WAY HEREIN GRANTED, AND TOGETHER WITH THE RIGHT OF INGRESS TO, EGRESS FROM, AND PASSAGE OVER GRANTOR'S PROPERTY FOR THE PURPOSE OF EFFECTING AND MAINTAINING SUCH CLEARANCE AS AFORESAID. RESERVING UNTO GRANTOR, ITS SUCCESSORS IN INTEREST AND ASSIGNS, THE RIGHT TO USE AND OCCUPY GRANTOR'S PROPERTY FOR ALL PURPOSES WHICH DO NOT INTERFERE WITH OR ABRIDGE THE RIGHTS HEREBY GRANTED. GRANTOR, FOR GRANTOR AND SUCCESSORS IN INTEREST AND ASSIGNS OF GRANTOR, COVENANTS AND AGREES THAT NEITHER THEY NOR ANY OF THEM WILL ERECT, OR PERMIT THE ERECTION OF, ANY STRUCTURE OR OBJECT, OR PERMIT THE GROWTH OF ANY TREE OR VEGETATION, OR ALLOW ANY STRUCTURE, OBJECT, TREE, OR OTHER VEGETATION TO ENCROACH UPON OR EXTEND INTO SAID EASEMENT AND RIGHT OF WAY, AND THAT NEITHER THEY OR ANY OF THEM WILL HEREAFTER USE, OR PERMIT OR SUFFER THE USE OF GRANTOR'S PROPERTY IN SUCH MANNER AS TO CREATE ELECTRICAL INTERFERENCE WITH RADIO COMMUNICATION TO OR FROM ANY AIRCRAFT, OR AS TO MAKE IT DIFFICULT FOR AIRCRAFT PILOTS TO DISTINGUISH BETWEEN AIRPORT LIGHTS AND OTHER LIGHTS OR AS TO IMPAIR VISIBILITY IN THE VICINITY OF THE AIRPORT, OR AS TO OTHERWISE ENDANGER THE LANDING, TAKING OFF, OR MANEUVERING OF AIRCRAFT. ALSO, TOGETHER WITH THE CONTINUING RIGHT OF THE PUBLIC TO CAUSE OR ALLOW IN ALL THE AIRSPACE ABOVE THE SURFACE OF GRANTOR'S PROPERTY SUCH NOISE AS MAY BE CAUSED BY, OR RESULT FROM, THE OPERATION OF AIRCRAFT; IT BEING UNDERSTOOD AND AGREED THAT GRANTEE INTENDS TO MAINTAIN AND DEVELOP THE ADJACENT AIRPORT, AND THAT THE EASEMENT GRANTED HEREIN WILL BE USED AT ALL TIMES AND BY EVERY TYPE OF AIRCRAFT WHICH IS NOW IN EXISTENCE OR WHICH MAY BE DEVELOPED IN THE FUTURE FOR BOTH COMMERCIAL AND NONCOMMERCIAL FLIGHTS; AND GRANTOR, FOR GRANTOR AND THE SUCCESSORS IN INTEREST AND ASSIGNS OF GRANTOR, DOES HEREBY FULLY WAIVE AND RELEASE ANY RIGHT OR CAUSE OF ACTION WHICH THEY OR ANY OF THEM NOW HAVE OR MAY HAVE IN THE FUTURE AGAINST GRANTEE, ITS SUCCESSORS AND ASSIGNS ON ACCOUNT OF OR ARISING OUT OF SUCH NOISE HERETOFORE AND HEREAFTER CAUSED BY THE OPERATION OF AIRCRAFT IN SAID AIRSPACE, IT BEING UNDERSTOOD AND AGREED THAT THE AFORESAID COVENANTS AND AGREEMENTS SHALL RUN WITH THE LAND.

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED UNDER THE PROVISION OF SECTION 664.36, SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

- RICHARD T. TAKASHIMA AND KIKUKO H. TAKASHIMA, HOLDER OF EASEMENT RECORDED FEBRUARY 4, 1955 IN BOOK 5520, PAGE 514, O.R.
- SDG&E, HOLDER OF EASEMENTS RECORDED OCTOBER 14, 1980 AS INSTRUMENT NO. 80-338497, O.R., AND MARCH 14, 1990 AS INSTRUMENT NO. 90-136543, O.R.

ENGINEER'S STATEMENT

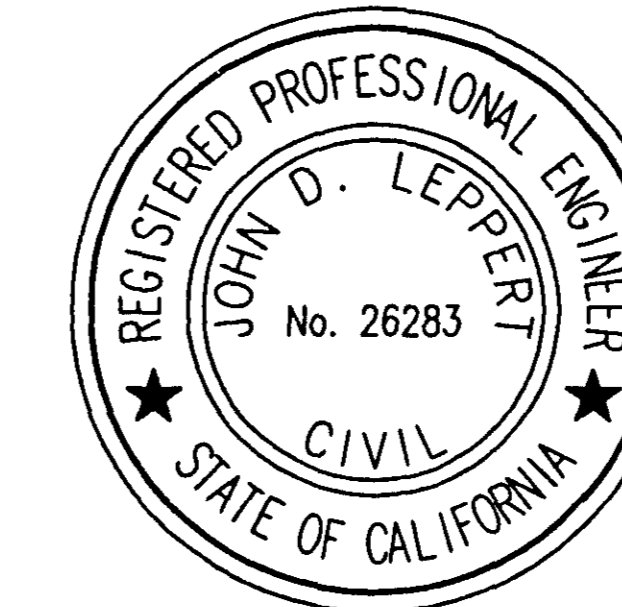
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MELVYN V. INGALLS ON MAY 6, 2014. AND I CERTIFY THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT ALL MONUMENTS FOUND, TOGETHER WITH THOSE SET, ARE OF CHARACTER TO INDICATE AND OCCUPY THE POSITIONS SHOWN THEREON AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE LEGEND ON SHEET NO. 2)

I WILL SET ALL OTHER MONUMENTS OF CHARACTER AND AT POSITIONS INDICATED BY THE LEGEND IN THIS MAP WITHIN 2 YEARS OF RECORDATION OF THIS MAP AND ALL SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE LEGEND ON SHEET NO. 2)

I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

[Signature]
JOHN D. LEPPERT, RCE 26283

DATE: 12/11/2017
LICENSE EXPIRES: MARCH 31, 2018



CITY LAND SURVEYOR'S STATEMENT

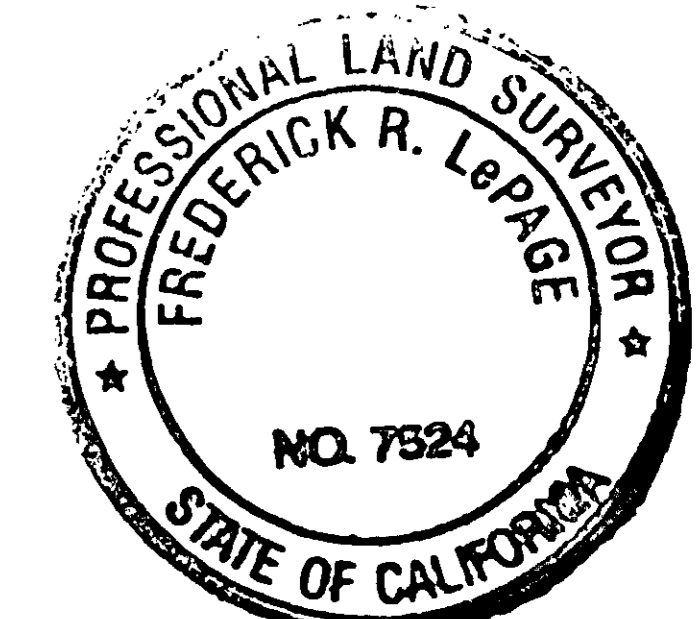
I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION; THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT. AND I ACCEPT THOSE ITEMS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION.

GREGORY P. HOPKINS, CITY LAND SURVEYOR

BY: [Signature]
FREDERICK R. LEPAGE
P.L.S. 7524

DATE: 12/20/17



~~CLERK OF THE BOARD OF SUPERVISORS' STATEMENT~~

~~I, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.~~

~~DAVID HALL
CLERK OF THE BOARD
OF SUPERVISORS~~

CITY CLERK'S CERTIFICATE

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP. I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON DECEMBER 11, 2017, AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS 21st DAY OF December, 2017.

ELIZABETH MALAND, CITY CLERK

BY: [Signature]



BY: _____ DATE: _____
DEPUTY

FILE NO. 2017-7000507

FILED THIS 21st DAY OF DECEMBER, 2017, AT 3:07 P.M. IN BOOK OF MAPS, AT PAGE _____, AT THE REQUEST OF JOHN D. LEPPERT.

ERNEST J. DRONENBURG JR. BY: [Signature]
COUNTY RECORDER DEPUTY

FEE: ~~\$16.00~~ 14.00

OCEAN VIEW VILLAGE

PROCEDURE OF SURVEY

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35. TRAVERSE MEASUREMENTS TO POINTS "A" AND "B" ARE ESTABLISHED FROM G.P.S. STATION "GPS189" AND "GPS01" AS SHOWN ON RECORD OF SURVEY NO. 14492. THE BEARING FROM POINT "A" TO POINT "B" IS N0°22'16"E.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

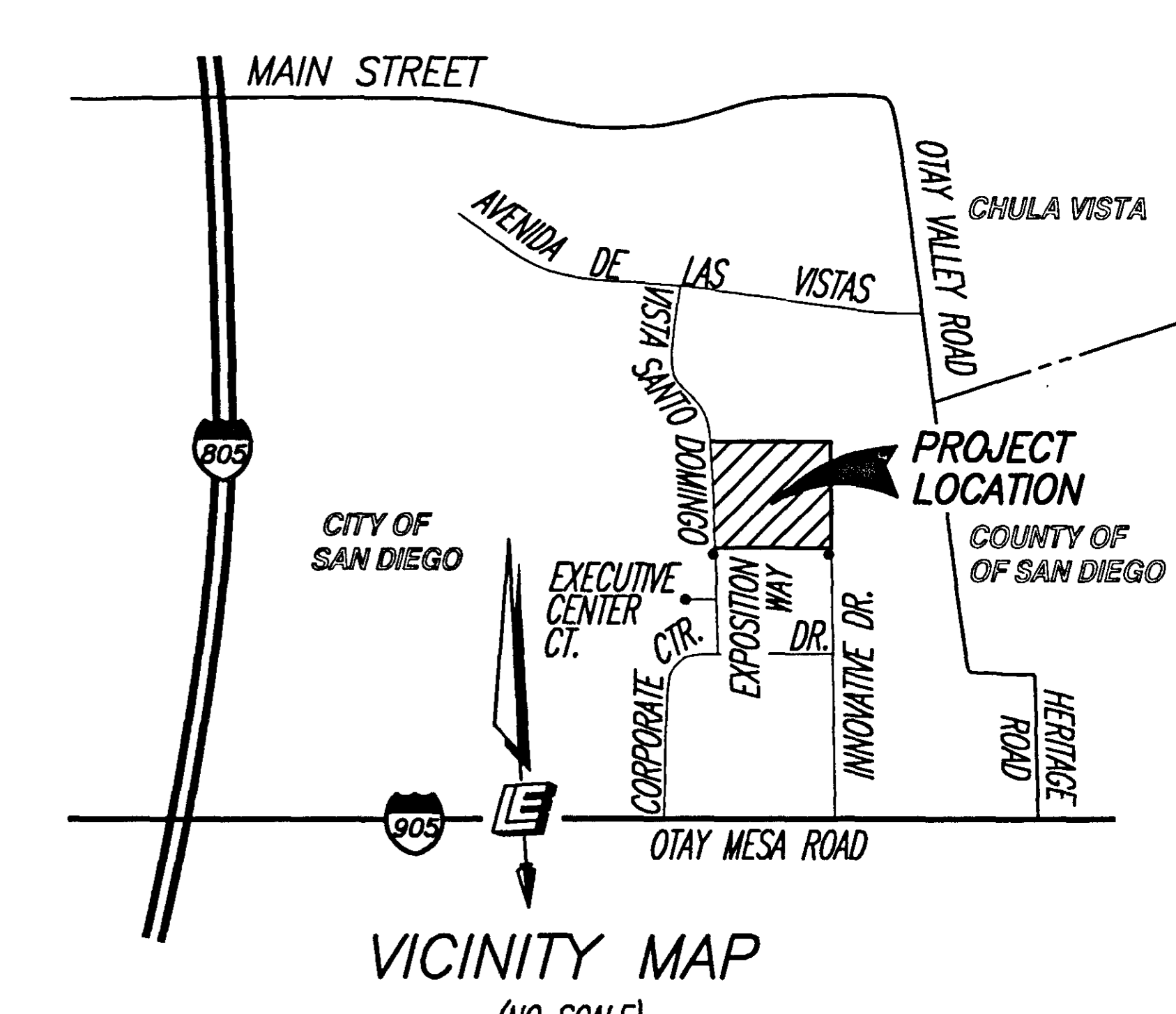
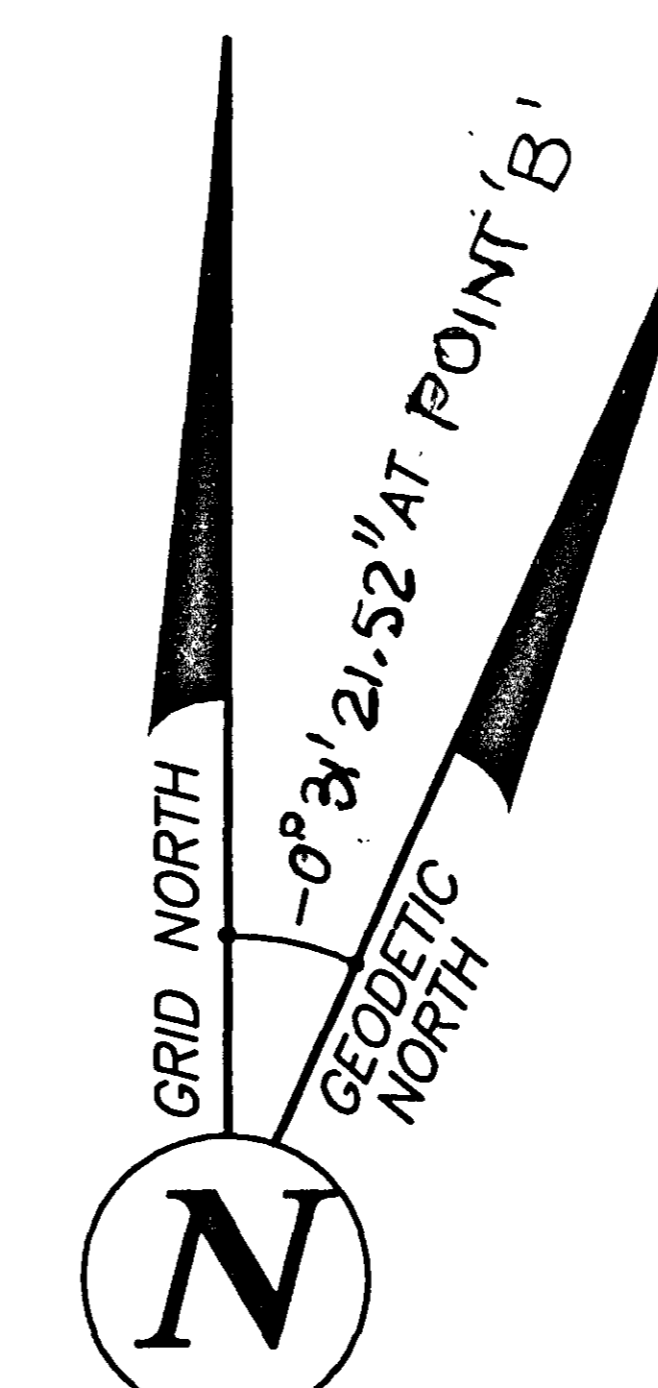
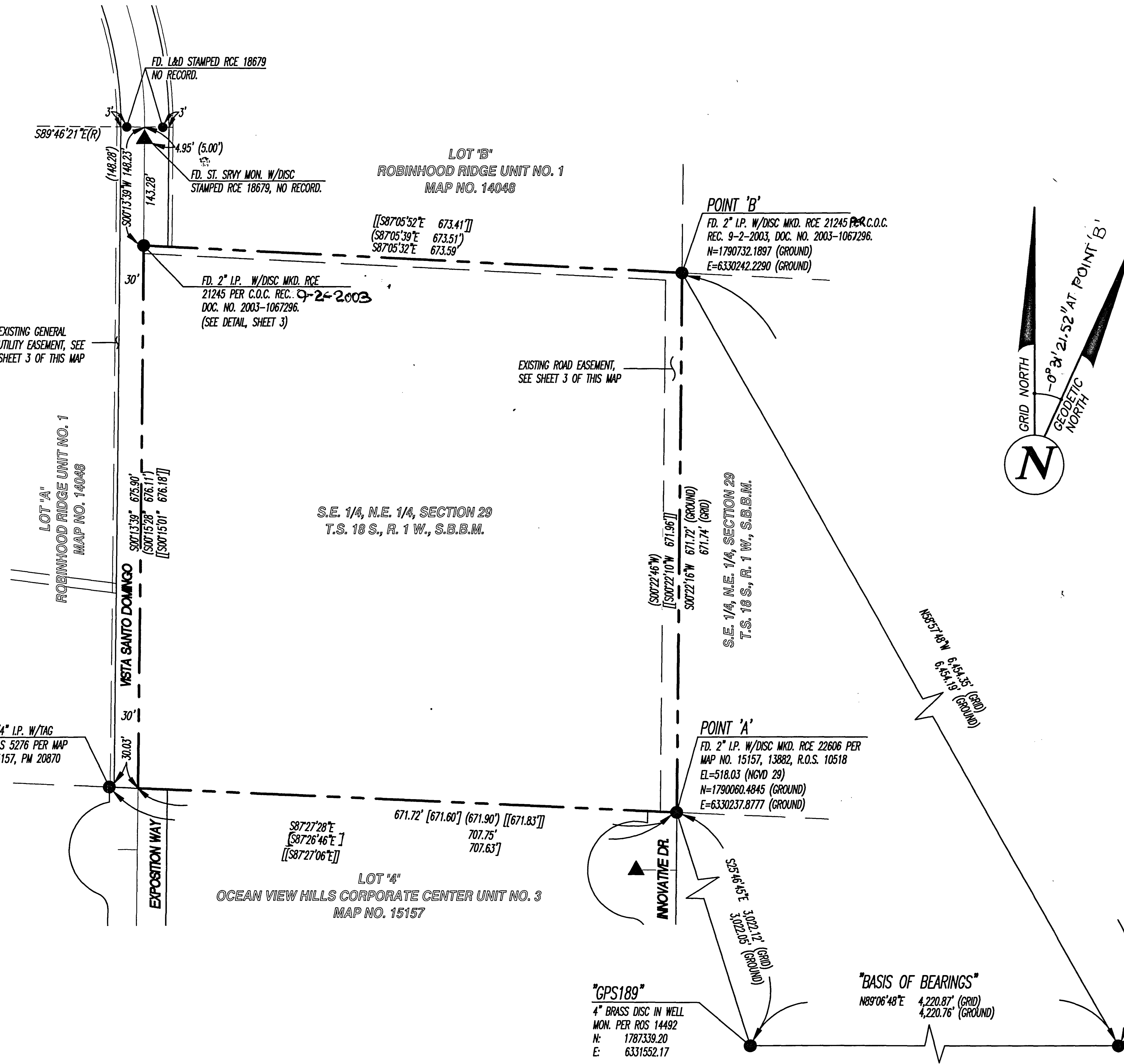
THE COMBINED SCALE FACTOR AT PT. 'B' IS 1.0000239. GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR. ELEVATION AT POINT 'B' IS 500.06' (NGVD 29)

LEGEND

—	INDICATES MAP BOUNDARY
(R)	INDICATES RADIAL BEARING
▲	INDICATES FOUND STREET SURVEY MONUMENT, AS NOTED.
●	INDICATES FOUND MONUMENT, AS NOTED.
()	INDICATES RECORD DATA PER MAP NO. 14048.
[]	INDICATES RECORD DATA PER MAP NO. 15157.
[[]]	INDICATES RECORD DATA PER R.O.S. 8951.
□	INDICATES EXISTING EASEMENT
○	INDICATES SET 1/2" X 18" PIPE AND DISK STAMPED RCE 26283.

NOTES

- AREA WITHIN THIS SUBDIVISION IS 10.397 ACRES.
- TOTAL NUMBER OF LOTS IS 3.
- UNLESS OTHERWISE SHOWN ON THIS MAP:
 - ALL LOT CORNERS, EXCEPT AS DESCRIBED BELOW, WILL BE MONUMENTED BY A 3/4" x 18" IRON PIPE WITH A DISK MARKED "RCE 26283."
 - LOT CORNERS ALONG THE SIDELINES OF DEDICATED STREET RIGHT OF WAY WILL BE MONUMENTED BY A DISK MARKED "RCE 26283," SET ALONG AN EXTENSION OF THE LOT LINE AT AN OFFSET OF 3.00 FEET IN THE SIDEWALK. THE OFFSET SHALL BE MEASURED RADIALLY OR AT RIGHT ANGLES TO THE RIGHT OF WAY LINE.



OCEAN VIEW VILLAGE

LOT "B"
ROBINHOOD RIDGE UNIT NO. 1
MAP NO. 14048

LOT 1
5.578 ACRES

LOT 3
2.345 ACRES

LOT 2
1.999 ACRES

LOT "A"
OCEAN VIEW HILLS
CORPORATE CENTER UNIT NO.
3 MAP NO. 15157

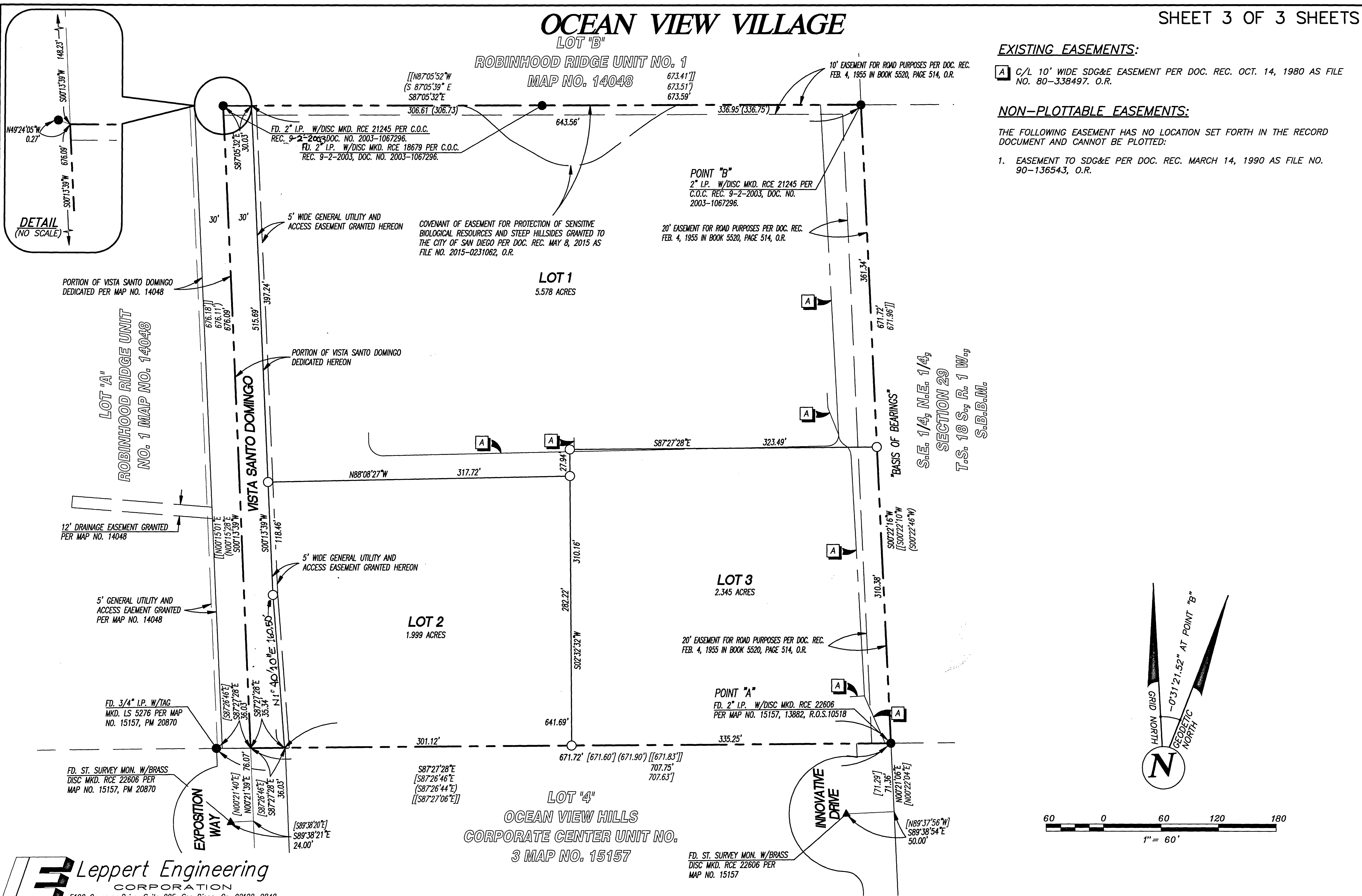
EXISTING EASEMENTS:

A C/L 10' WIDE SDG&E EASEMENT PER DOC. REC. OCT. 14, 1980 AS FILE NO. 80-338497. O.R.

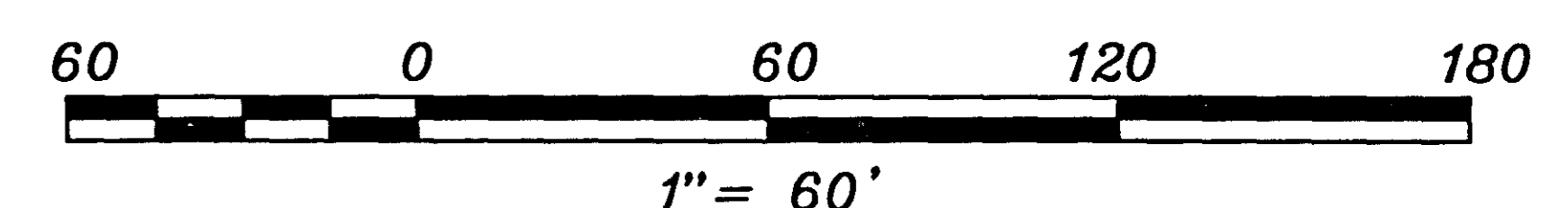
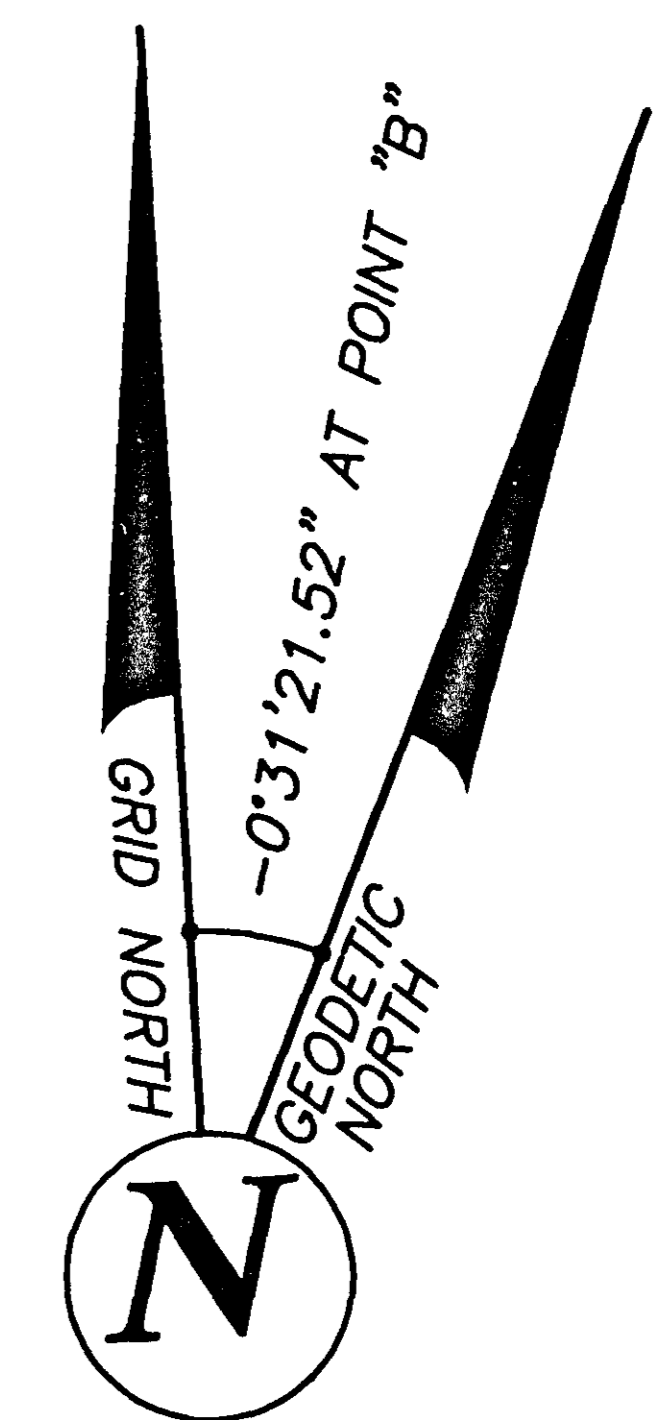
NON-PLOTTABLE EASEMENTS:

THE FOLLOWING EASEMENT HAS NO LOCATION SET FORTH IN THE RECORD DOCUMENT AND CANNOT BE PLOTTED:

1. EASEMENT TO SDG&E PER DOC. REC. MARCH 14, 1990 AS FILE NO. 90-136543, O.R.



DETAIL
(NO SCALE)



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