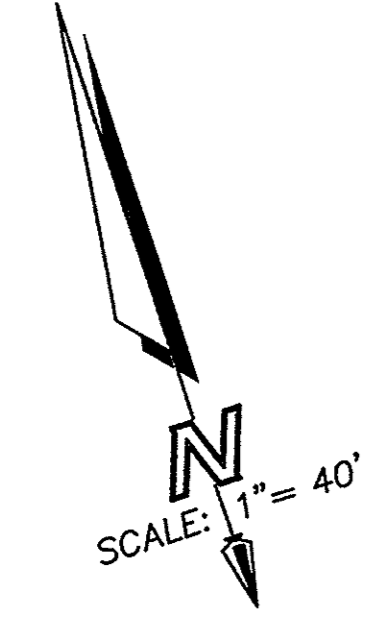
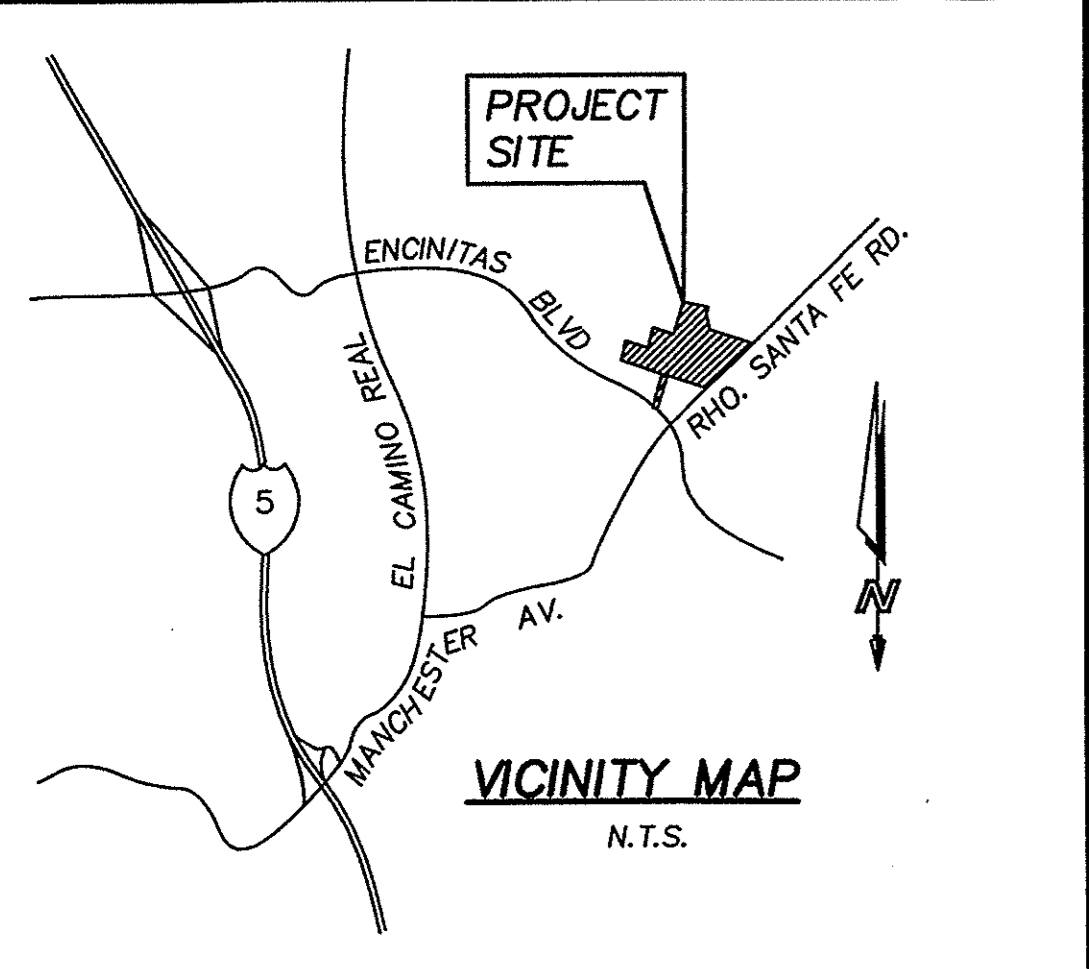


# TENTATIVE MAP OLIVENHAIN TOWN CENTER CITY OF ENCINITAS, CALIFORNIA



- ### EASEMENTS
- 60' PUBLIC ROAD ESMT, RECORDED MARCH 25, 1931, IN BOOK 1868 OF DEEDS, PAGE 321
  - PUBLIC ROAD ESMT, RECORDED JUNE 21, 1933, AS BOOK 222, PAGE 177
  - SD&E POLE LINES ESMT, RECORDED JAN. 26, 1968, AS INSTRUMENT NO. 15154
  - 10' CSD SEWER LINE ESMT, RECORDED SEP. 1, 1988, AS INSTRUMENT NO. 88-441183
  - 8' SD&E ESMT, RECORDED JAN. 21, 1975, AS INSTRUMENT NO. 75-014525
  - 2' SD&E ESMT, RECORDED JUNE 15, 1971, AS INSTRUMENT NO. 71-126159
  - 1' PVT ESMT FOR DRIVEWAY PURPOSES, RECORDED NOV. 18, 1977, AS INSTRUMENT NO. 77-479415
  - PVT ROAD & UTILITY ESMT, RECORDED AUG. 2, 1965, AS INSTRUMENT NO. 65-137767
  - 12' SD&E ESMT, RECORDED JAN. 28, 1965, AS INSTRUMENT NO. 65-16392
  - 6' SD&E ESMT, RECORDED JUNE 10, 1975, AS INSTRUMENT NO. 75-143761
  - 40' PVT ROAD & UTILITY ESMTS PER DOCS, RECORDED MAY 9, 1963, AS INSTRUMENT NO. 63-80623 & RECORDED SEP. 19, 1977, AS INSTRUMENT NO. 77-382579
  - ESMTS FOR SD&E, PAC BELL, PVT ROAD & SEWER PER DOC, RECORDED SEP. 17, 1997 AS INSTRUMENT NO. 97-0456076
  - 10' SD&E ESMT, RECORDED AUG. 5, 1975, AS INSTRUMENT NO. 75-205865
  - SD&E ESMT, RECORDED JUNE 20, 1975, AS INSTRUMENT NO. 75-143760
  - 5' OMD UTILITY ESMT, RECORDED DEC. 8, 1978, AS INSTRUMENT NO. 78-528768
  - 5' CSD SEWER ESMT, RECORDED OCT. 20, 1988, AS INSTRUMENT NO. 88-536787
  - 20' PVT ROAD ESMT, DEDICATED PER PARCEL MAP NO. 9669
  - 20' SD&E ESMT, RECORDED APRIL 16, 1980, AS INSTRUMENT NO. 80-129376
  - 10' PVT UTILITY ESMT, RECORDED MAR. 18, 1988, AS INSTRUMENT NO. 88-125028, & RECORDED APR. 20, 1988, AS INSTRUMENT NO. 88-182249
  - 10' OMD ROAD & UTILITY ESMT, RECORDED JUNE 14, 1988, AS INSTRUMENT NO. 88-283239
  - 12' OMD UTILITY ESMT, RECORDED NOV. 29, 1988, AS INSTRUMENT NO. 88-609616
  - 3' PVT WATER LINE ESMT, RECORDED MAY 22, 1990, AS INSTRUMENT NO. 90-279151
  - 6' PVT WATER LINE ESMT, RECORDED APR. 17, 1990, AS INSTRUMENT NO. 90-206726
  - 38' OMD ROAD & UTILITY ESMT, RECORDED JUNE 14, 1988, AS INSTRUMENT NO. 88-283239
  - 10' PVT WATER LINE ESMT, RECORDED MAR. 18, 1988, AS INSTRUMENT NO. 88-125028, & RECORDED APR. 20, 1988, AS INSTRUMENT NO. 88-182249
  - 20' PVT ROAD & UTILITY ESMT, RECORDED AUG. 26, 1999, AS INSTRUMENT NO. 99-0589835
  - 5' & 10' CSD SEWER LINE ESMT, RECORDED OCT. 20, 1988, AS INSTRUMENT NO. 88-536787
  - 20' OMD UTILITY ESMT, RECORDED DEC. 8, 1978, AS INSTRUMENT NO. 78-528768
  - PVT PERPETUAL ESMT, RECORDED AUG. 28, 1999, AS INSTRUMENT NO. 99-0589837
  - 40' SD&E ROAD & UTILITY ESMT, RECORDED APR. 16, 1980, AS INSTRUMENT NO. 80-129376 & 40' PVT ROAD ESMT PER PARCEL MAP NO. 9669
  - 40' PVT ROAD ESMT, RECORDED JULY 15, 2002, AS INSTRUMENT NO. 2002-0589807
  - 40' ROAD AND UTILITY ESMTS PER DOCS, RECORDED OCTOBER 3, 1988, AS INSTRUMENT NO. 88-531384, RECORDED DECEMBER 23, 1992, AS INSTRUMENT NO. 1992-0823987, RECORDED MARCH 31, 1995, AS INSTRUMENT NO. 1995-0133620 & RECORDED AUGUST 30, 2001, AS INSTRUMENT NO. 2001-0621447.
  - 20' PVT ROAD ESMT, PROPOSED PER PARCEL MAP NO. 18677.

CSD - CARDIFF SANITATION DISTRICT  
OMWD - OLIVENHAIN MUNICIPAL WATER DISTRICT

### CONDOMINIUM MAP STATEMENT

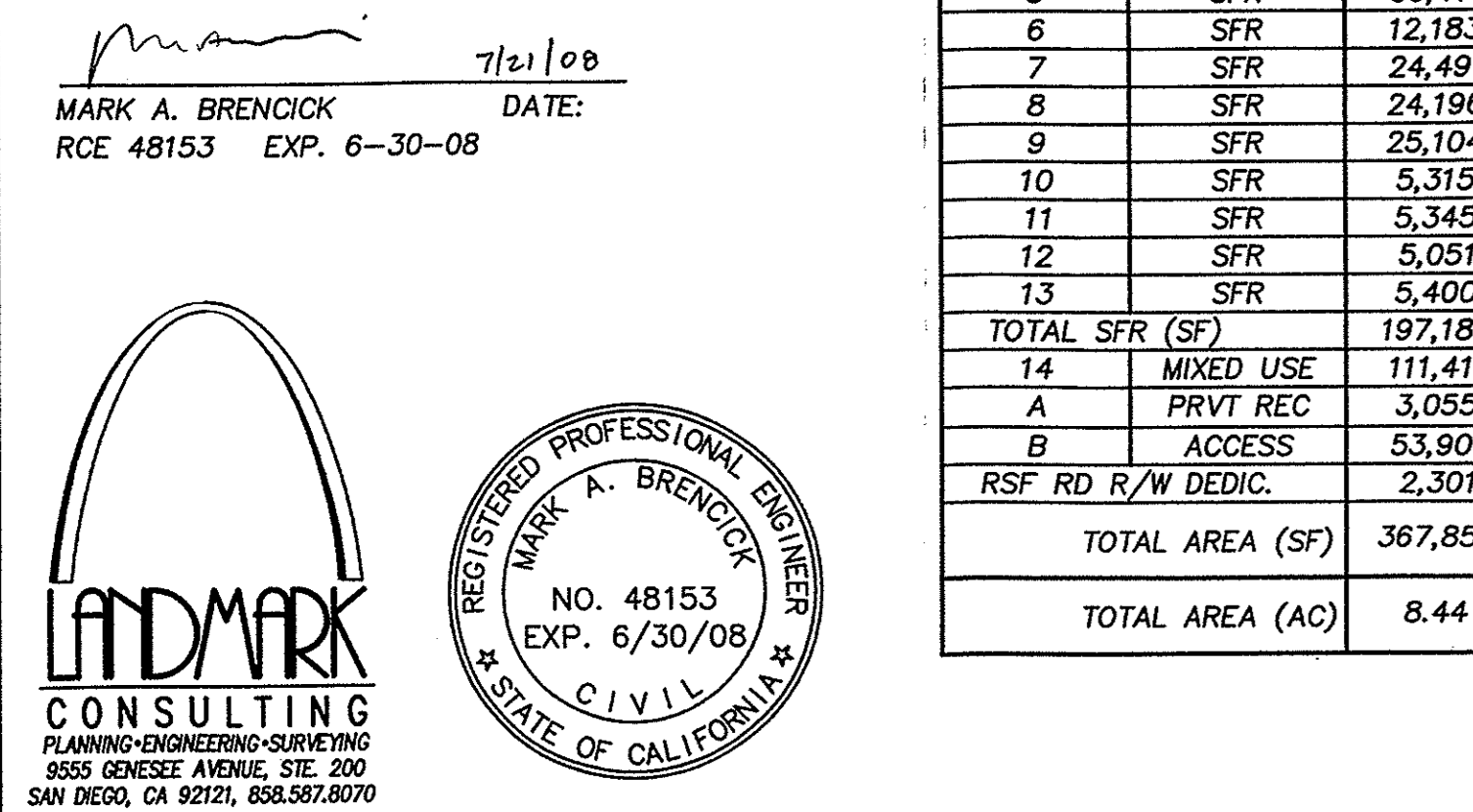
THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODES, THE MAXIMUM NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 5 AND COMMERCIAL CONDOMINIUM UNITS IS 5, FOR A TOTAL OF 11 UNITS.

- ### GENERAL NOTES
- TOTAL GROSS SITE AREA: 8.44 ACRES
  - TOTAL GROSS SITE AREA: 8.27 ACRES
  - TOTAL NUMBER OF LOTS: 16 (14 NUMBERED & 2 LETTERED)
  - TOTAL NUMBER OF RESIDENTIAL UNITS: 18 (13 SFD & 5 SFA)
  - EXISTING ZONE: RR-2
  - EXISTING USE: RESIDENTIAL/VACANT
  - PROPOSED ZONE: RR-2
  - PROPOSED USE: LOW INCOME DENSITY BONUS MIXED-USE
  - MINIMUM LOT SIZE: 3,055 SF (LOT A)
  - MAXIMUM LOT SIZE: 111,411 SF (LOT 14)
  - AVE. LOT AREA: 22,990 SF
  - TAX RATE AREA: 19365
  - THOMAS BROTHERS COORDINATES: 1147, J7
  - LAMBERT COORDINATES: 318-1695
  - PROPOSED IMPROVEMENTS AND EROSION CONTROL TO BE CONSTRUCTED BY SUBDIVIDER.
  - SOURCE OF UTILITIES/SERVICES:
    - SEWER: CARDIFF SANITATION DISTRICT
    - WATER: OLIVENHAIN MUNICIPAL WATER DISTRICT
    - GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC
    - TELEPHONE: PACIFIC BELL
    - CABLE TV: ADELPHIA COMMUNICATIONS
    - FIRE PROTECTION: ENCINITAS FIRE DEPARTMENT
    - SCHOOLS: SAN DIEGO UNION HIGH SCHOOL DISTRICT
    - ENCINITAS UNION SCHOOL DISTRICT
    - PRIVATELY MAINTAINED
    - STORM DRAIN: PRIVATELY MAINTAINED
    - SFPD: PRIVATELY MAINTAINED
  - ASSESSOR'S PARCEL NUMBERS: 259-231-27, 28, 30, 31, 32, 66, 81 & 82

### ENGINEER OF WORK

LANDMARK CONSULTING  
2655 GENESSEE AVENUE, STE. 200  
SAN DIEGO, CA 92121  
(658) 587-8070

7/21/08  
DATE: 7/21/08  
MARK A. BRECKENRICH  
RCE 48153 EXP. 6-30-08



### APPLICANT

ACCRETIVE INVESTMENTS, INC.  
3655 NOBEL DRIVE, STE. 650  
SAN DIEGO, CA 92122  
TEL. (658) 546-0700

Randy Goodson 7/19/08  
DATE: 7/19/08  
RANDY GOODSON

### DEVELOPMENT SUMMARY

TENTATIVE MAP FOR THE SUBDIVISION OF THE PROPERTY IN 17 LOTS (14 NUMBERED AND 3 LETTERED) TO CREATE THE OLIVENHAIN TOWN CENTER CONSISTING OF 13 RESIDENTIAL LOTS AND 1 INCOME QUALIFYING STATE DENSITY BONUS MIXED USE AREA WITH 14 UNITS (6 COMMERCIAL CONDOMINIUM UNITS, 5 RESIDENTIAL CONDOMINIUM UNITS (INCLUDING 2 INCOME QUALIFYING UNITS & 1 CITY CONDOMINIUM UNIT) AND 3 RESTAURANT UNITS).

### UNPLOTTABLE ESMTS

ORDER NO. 830010474

APN 259-231-66: 3' SD&E ESMT, RECORDED MARCH 8, 1985, AS INSTRUMENT NO. 85-07587

APN 259-231-67: 5' PACIFIC BELL ESMT, RECORDED FEBRUARY 21, 1991, AS INSTRUMENT NO. 1991-0077316

APN 259-231-81: 3' SD&E ESMT, RECORDED NOVEMBER 19, 1986, AS INSTRUMENT NO. 1986-533042

### LEGAL DESCRIPTION

APN 259-231-28: PARCEL 1 OF PARCEL MAP NO. 1268 REC. 02/01/1973, TOGETHER WITH A PORTION OF 4TH STREET, AND A PORTION OF LOT 27 OF MAP NO. 848 REC. 08/27/1888

APN 259-231-30: A PORTION OF BLOCK 19 OF MAP NO. 326 REC. 07/08/1885

APN 259-231-31: A PORTION OF BLOCK 19 OF MAP NO. 326 REC. 07/08/1885

APN 259-231-32: A PORTION OF BLOCK 20 OF MAP NO. 326 REC. 07/08/1885, TOGETHER WITH PORTIONS OF 5TH STREET AND "C" STREET

APN 259-231-66: PARCEL 2 OF PARCEL MAP NO. 9669 REC. 02/07/1990

APN 259-231-81: PARCEL 1 OF PARCEL MAP NO. 18677 REC. 04/13/2001

APN 259-231-82: PARCEL 2 OF PARCEL MAP NO. 18677 REC. 04/13/2001

### SOLAR ACCESS NOTE

THIS IS TO AFFIRM THAT THE DESIGN OF THIS SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66473.1.1 OF THE STATE SUBDIVISION MAP ACT.

### AFFORDABLE UNITS

AFFORDABLE UNITS REQUIRED PER STATE DENSITY BONUS LAW (CA GOVT CODE 65915 (b)): 13 DU @ 11% = 1.4 & 2 DU RESERVED FOR VERY LOW-INCOME HOUSEHOLDS.

AFFORDABLE UNITS REQUIRED PER CITY'S AFFORDABLE HOUSING ASSISTANCE PROGRAM (1 DU PER EVERY 10 DU): 1 DU RESERVED FOR INCOME-QUALIFIED HOUSEHOLDS.

TOTAL AFFORDABLE UNITS RESERVED: 3 DU

### REQUESTED INCENTIVES

THE TWO INCENTIVE REQUESTED BY THIS PROJECT (AS IT RELATES TO CA GOVT CODE 65915):

- MIXED-USE PROJECT WITHIN RR-2 ZONING.
- LOT SIZE REDUCTION.

### LEGEND

SUBDIVISION BOUNDARY	---
LOT LINE	---
EX. LOT LINE	---
LOT NUMBER	12
EXISTING CONTOUR	---
EX. WTR.	W-W
EX. SWR	S-S
EX. SWR MH	○
EX. FH	□
EX. EASEMENT	---
PROPOSED R/W ACQUISITION	---
EXISTING UNDERGROUND JOINT TRENCH, ELECTRIC, PHONE, TV	---
EXISTING OVERHEAD SDGE/ATT	---
GAS	---

### LOT/AREA SUMMARY

LOT NO.	USE	GROSS SF.	NET SF.
1	SFR	14,099	14,099
2	SFR	10,545	10,545
3	SFR	14,338	14,338
4	SFR	14,204	11,879
5	SFR	36,411	36,411
6	SFR	12,183	12,183
7	SFR	24,491	24,009
8	SFR	24,196	20,151
9	SFR	25,104	25,104
10	SFR	5,315	5,315
11	SFR	5,345	5,345
12	SFR	5,051	5,051
13	SFR	5,400	5,400
TOTAL SFR (SF)		197,182	189,726
14	MIXED USE	111,411	111,411
A	PRVT REC	3,055	3,055
B	ACCESS	53,901	53,901
RSF RD R/W DEDIC.		2,301	2,301
TOTAL AREA (SF)		367,850	360,394
TOTAL AREA (AC)		8.44	8.26

### DENSITY CALCULATIONS

ITEM	VALUE
GROSS ACRES	8.44
SLOPES	0.58
ACRES EXCLUDING SLOPES	7.86
PUB. OR PRVT STREETS	1.44
SLOPE ADJ. NET ACRES FOR DENSITY CALCS	6.66
MAX. DENSITY (PER AC.)	2.0
MAX. DENSITY (RD)	13.32
MAX. DENSITY (R)	1.3
DENSITY BONUS (35% OF MAX DEN.)	4.55
PROJECT DENSITY LIMIT (R/W)	17.55
PROJECT DENSITY LIMIT (R)	18

RD - ROUND DOWN RU - ROUND UP

### OWNER/SUBDIVIDER

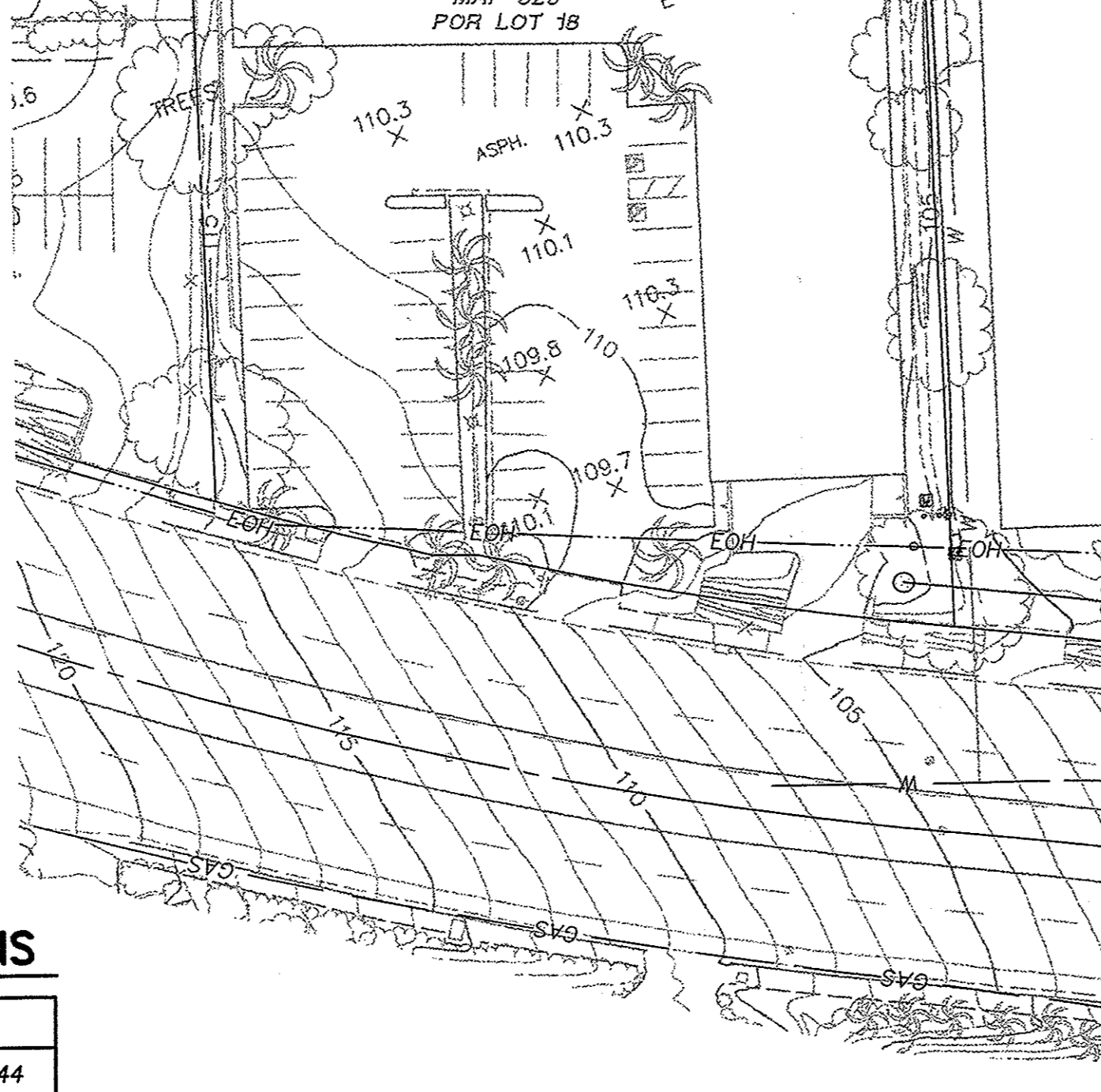
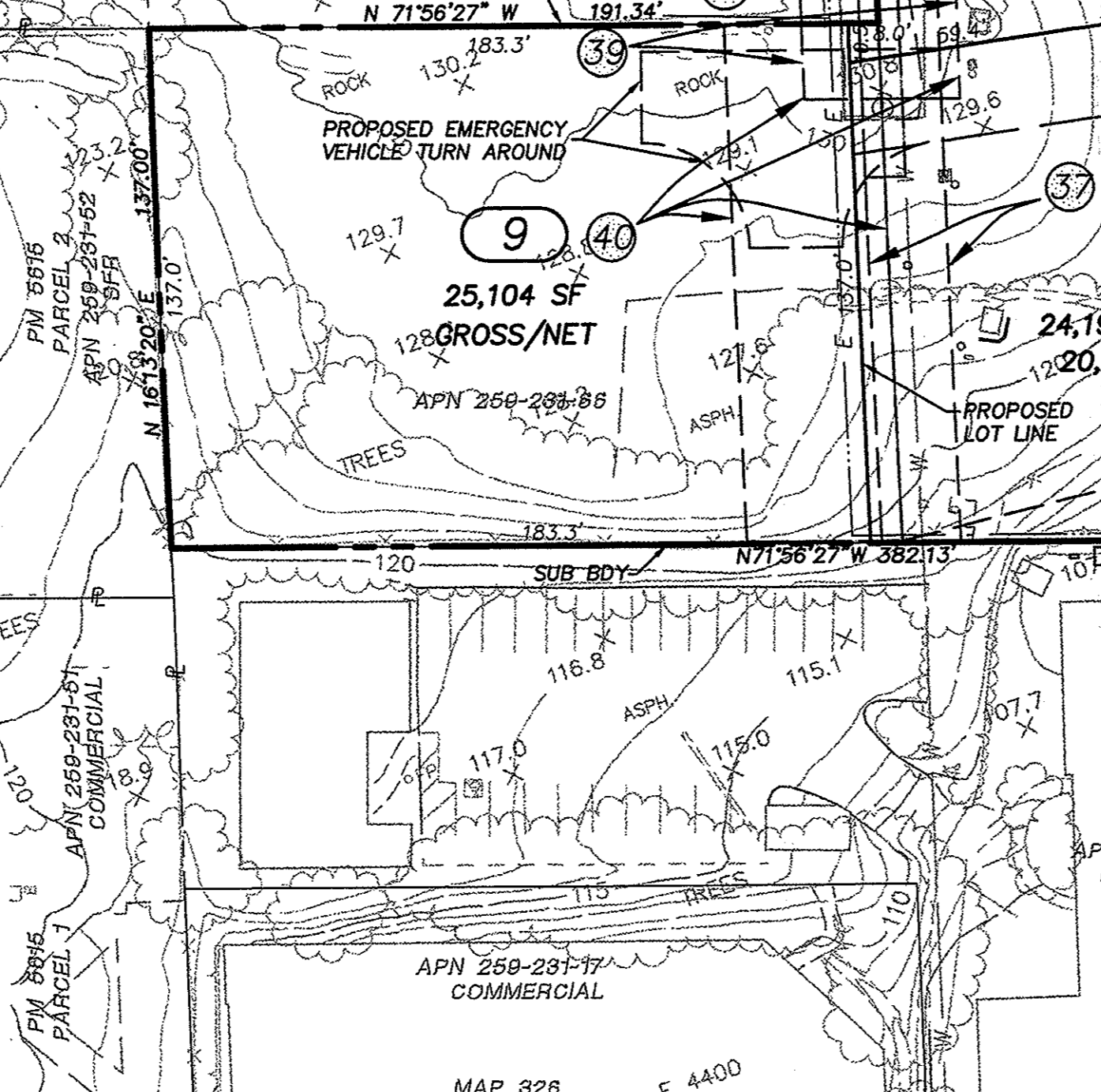
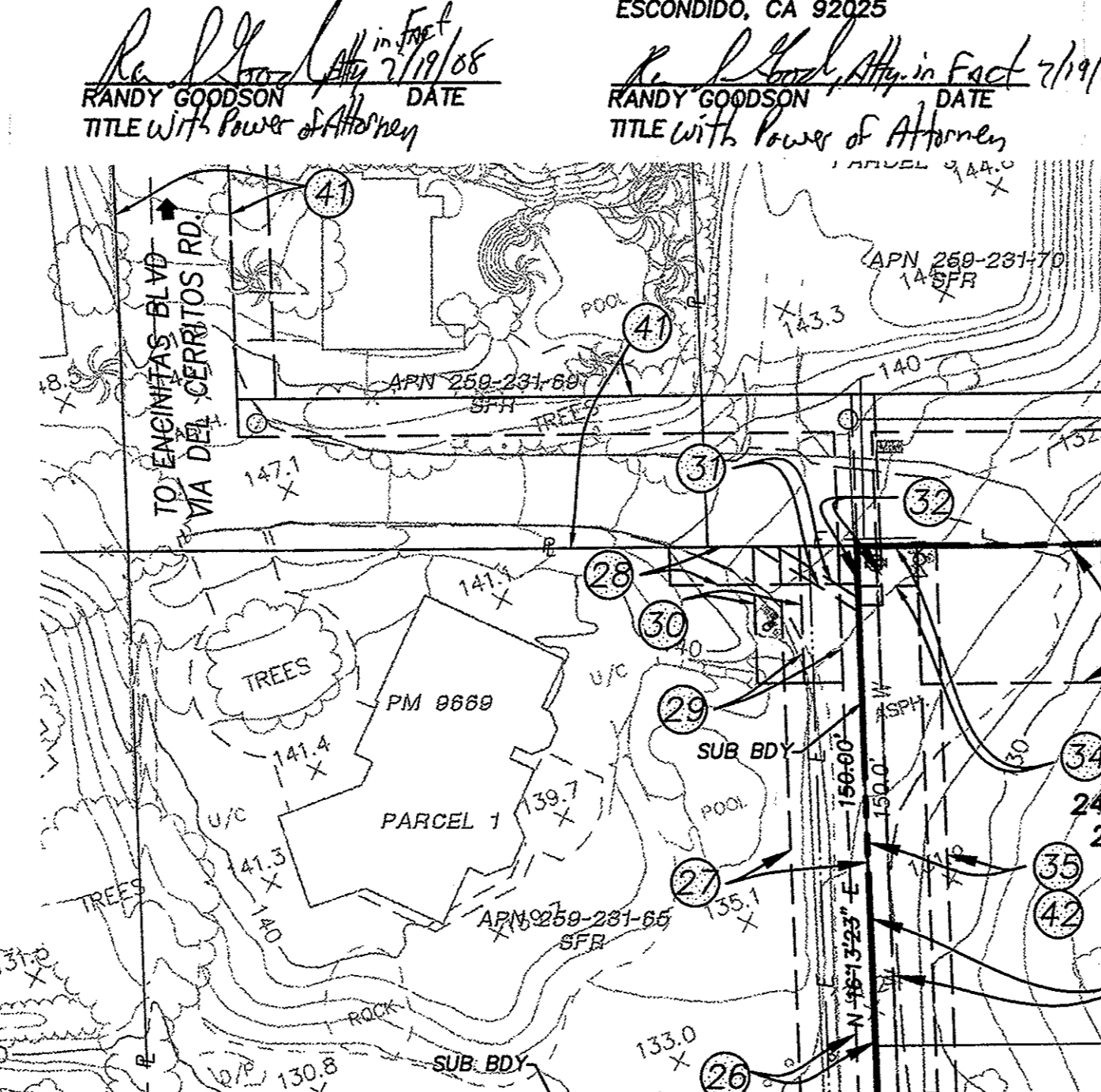
THE SUBDIVIDER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY OF ENCINITAS AND ITS AGENTS, OFFICERS AND EMPLOYEES FROM ANY CLAIM, ACTION OR PROCEEDING AGAINST THE CITY OF ENCINITAS CONCERNING THE SUBDIVISION WHEN SUCH ACTION IS BROUGHT WITHIN THE TIME PERIOD SPECIFIED IN GOV. CODE SECTION 66499.37. THIS CERTIFICATE IS CONDITIONED UPON THE CITY OF ENCINITAS PROVIDING PROMPT NOTICE TO THE SUBDIVIDER AS PROVIDED BY THE ACT.

OLIVENHAIN TOWN CENTER 5.6, LP  
3655 NOBEL DRIVE, STE 650  
SAN DIEGO, CA 92122  
TEL. (658) 546-0700  
APN 259-231-28, 30 & 32

DAVID R. GAFFEY/RICA D. GAFFEY  
2928 ENCINITAS BLVD.  
ENCINITAS, CA 92024  
APN 259-231-31

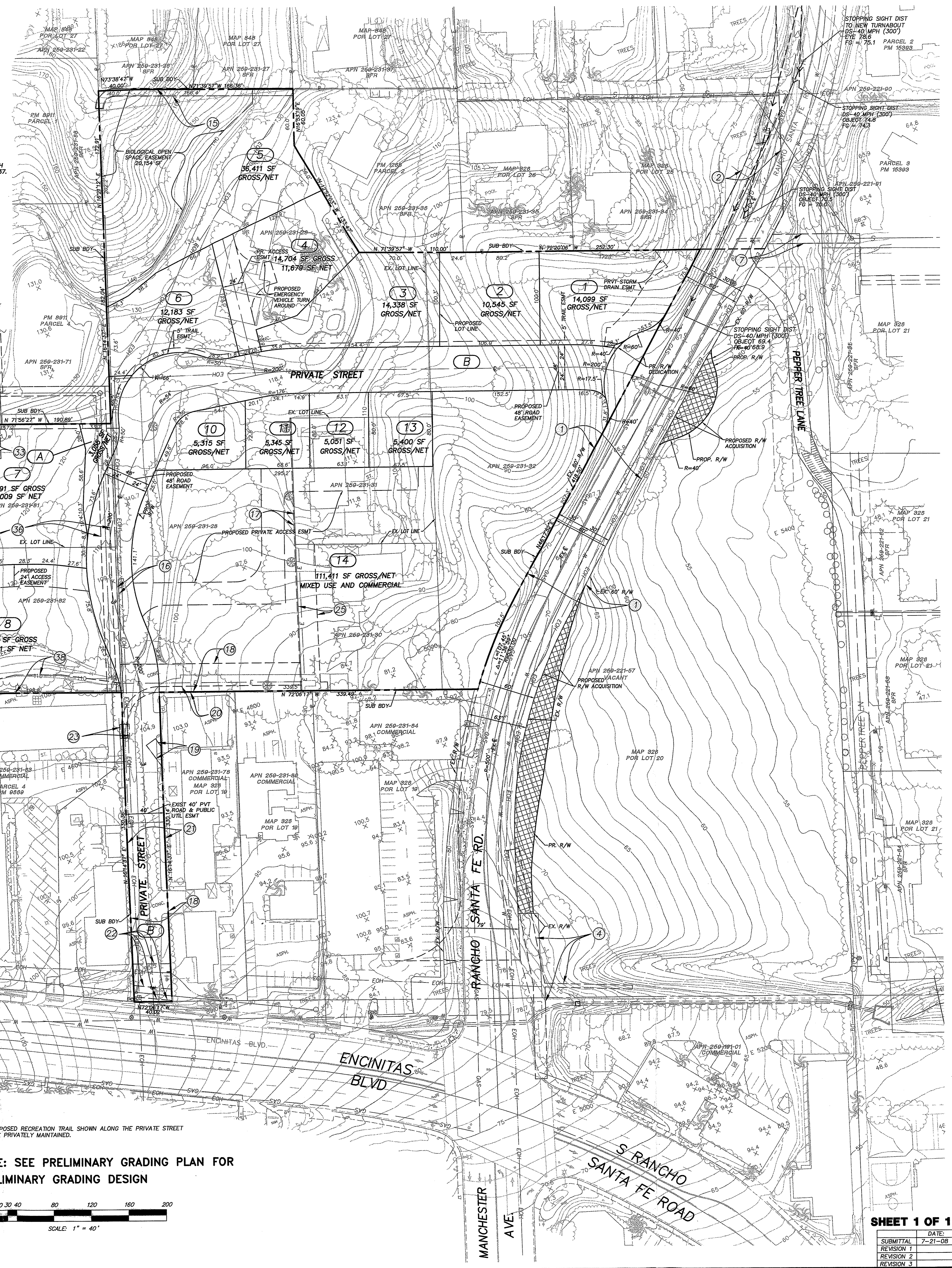
Randy Goodson 7/19/08  
DATE: 7/19/08  
RANDY GOODSON  
TITLE: 4TH POWER OF ATTORNEY

Randy Goodson 7/19/08  
DATE: 7/19/08  
RANDY GOODSON  
TITLE: WITH POWER OF ATTORNEY



### ABBREVIATIONS

C&G - CURB & GUTTER  
C - CENTERLINE  
EOP - EDGE OF PAVEMENT  
ESMT - EASEMENT  
EX - EXISTING  
P - PROPOSED  
R - PROPERTY LINE  
R - RADIUS  
R/W - RIGHT-OF-WAY  
SF - SQUARE FOOTAGE  
SFR - SINGLE FAMILY RESIDENCE  
SUB BDY - SUBDIVISION BOUNDARY  
TYP - TYPICAL



NOTE: THE PROPOSED RECREATION TRAIL SHOWN ALONG THE PRIVATE STREET IS TO BE PRIVATELY MAINTAINED.

NOTE: SEE PRELIMINARY GRADING PLAN FOR PRELIMINARY GRADING DESIGN

0 10 20 30 40 80 120 160 200  
SCALE: 1" = 40'