PARCEL MAP NO. _____

SHEET 1 OF 3

OWNERS CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMBRACED WITHIN THIS SUBDIVISION, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 3 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 66426(c) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA CONTAINING A MAXIMUM OF 4 RESIDENTIAL UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

WE HEREBY DEDICATE TO PUBLIC USE ALLEY "A" AND ALLEY "B", ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION.

WE HEREBY GRANT IN FEE TO THE CITY OF CHULA VISTA, A MUNICIPAL CORPORATION, LOTS A, B, C, AND D FOR OPEN SPACE AND OTHER PUBLIC PURPOSES INCLUDING A 20 FOOT GENERAL UTILITY EASEMENT WITHIN SAID LOT A, FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, EMERGENCY ACCESS, SEWER & STORM DRAIN PURPOSES TOGETHER WITH RESERVATION FOR TEMPORARY ACCESS EASEMENT TO BE GRANTED TO FUTURE OWNERS OF LOTS 1 THRU 1B ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION.

REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, AS OWNER

BY: _____
NAME: SHIRLEY HORTON
TITLE: CHAIR

BROADWAY VILLAGE BUSINESS HOMES, L. P. AS OPTIONEE TO PURCHASE UNDER TERMS AND CONDITIONS OF A DISPOSITION AND DEVELOPMENT AGREEMENT DATED: AUGUST 1, 1995

BY: _____ BY: _____
NAME: NAME:
TITLE: TITLE:

IMPROVEMENT CERTIFICATE

THE FOLLOWING IMPROVEMENTS AS REQUIRED BY THE NOTICE OF APPROVAL OF THE TENTATIVE PARCEL MAP SHALL BE GUARANTEED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS OR OTHER GRANT OF APPROVAL FOR THE DEVELOPMENT OF ANY PARCEL CREATED BY THIS MAP AS NOTED. THE OWNER SHALL BE RESPONSIBLE FOR THE FOLLOWING:

1. CONSTRUCTION OF FULL WIDTH PUBLIC ALLEY IMPROVEMENTS (MIN. 20' WIDE) ALONG THE FRONTAGES ON ALLEY A AND ALLEY B IN CONFORMANCE WITH CHULA VISTA DESIGN STANDARDS FOR A PUBLIC ALLEY OR AS APPROVED BY THE CITY ENGINEER. SAID IMPROVEMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO CONCRETE PAVEMENT AND BASE. INTERSECTIONS WITH EXISTING IMPROVEMENTS ON BROADWAY SHALL BE PROVIDED AS REQUIRED BY THE CITY ENGINEER. PREPARATION OF THE FINAL PLANS SHALL BE BASED ON THE APPROVED BENCH MARK SYSTEM
2. CONSTRUCTION OF WATER FACILITIES TO PROVIDE MINIMUM FIRE FLOW OF 2750 GPM AT 20 PSI RESIDUAL AS DETERMINED BY THE CITY OF CHULA VISTA FIRE MARSHAL AND SWEETWATER AUTHORITY.
3. CONSTRUCTION OF FIRE HYDRANTS AND INSTALLATION OF FIRE SPRINKLERS AS DETERMINED BY THE CITY FIRE MARSHAL.
4. CONSTRUCTION/RESTORATION OF A MASONRY WALL TO A MINIMUM HEIGHT OF 6 FEET ALONG THE WESTERLY BOUNDARY OF THE PROJECT SITE OR AS APPROVED BY THE CITY ENGINEER. SAID WALL SHALL BE TREATED WITH AN ANTI-GRAFFITI COATING AS APPROVED BY THE CITY INSPECTOR.
5. STRIPING FOR ADEQUATE COMMERCIAL AND RESIDENTIAL PARKING SPACES AS DETERMINED BY THE DIRECTOR OF PLANNING.
6. CONSTRUCTION OF ADEQUATE SEWER AND DRAINAGE FACILITIES AS DETERMINED BY THE CITY ENGINEER IN ACCORDANCE WITH CHULA VISTA DESIGN STANDARDS.
7. CONSTRUCTION OF PAVEMENT FOR ALL DRIVEWAYS, ALLEYS, PARKING AREAS AND ROADWAYS WITH PORTLAND CEMENT CONCRETE. STRUCTURAL SECTION OF ALL PAVING TO BE DETERMINED BY CITY ENGINEER.

SIGNATURE OMNISIONS

THE PROVISIONS OF SECTION 66436, SUBSECTION (c) (3) (A) G) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

1. SAN DIEGO GAS AND ELECTRIC COMPANY HOLDER OF EASEMENTS RECORDED JULY 21, 1954 AS FILE NO. 92561 IN BOOK 4307, PAGE 338 AND RECORDED NOVEMBER 25, 1987 AS FILE NO. 87-657920, BOTH OF OFFICIAL RECORDS.
2. SWEETWATER AUTHORITY HOLDER OF AN EASEMENT RECORDED _____ AS FILE NO. _____ OF OFFICIAL RECORDS.
3. GRETA V. DEAN HOLDER OF AN EASEMENT RECORDED JUNE 28, 1974 AS FILE NO. 83619 IN BOOK 5282, PAGE 509 OF OFFICIAL RECORDS.

STATE OF CALIFORNIA) SS.
COUNTY OF SAN DIEGO)

ON _____ BEFORE ME, _____
A NOTARY PUBLIC. PERSONALLY APPEARED _____
AND _____ PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS NY HAND.
NY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC IN AND FOR SAID STATE

(PRINT NAME) _____

PRINCIPAL PLACE OF BUSINESS IN _____ COUNTY.

STATE OF CALIFORNIA) SS.
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

ON _____ BEFORE ME, THE UNDERSIGNED, DEPUTY CITY CLERK IN FOR SAID CITY OF CHULA VISTA, PERSONALLY APPEARED SHIRLEY HORTON, PERSONALLY KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS CHAIR OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA, THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO STATE OF CALIFORNIA GOVERNMENT CODE 40814

WITNESS NY HAND AND OFFICIAL SEAL.

SIGNATURE: _____

CITY CLERK CERTIFICATE

THIS IS TO CERTIFY THAT ALLEY "A" AND ALLEY "B" DEDICATED TO PUBLIC USE; LOTS A, B, C AND D GRANTED IN FEE FOR OPEN SPACE AND OTHER PUBLIC PURPOSES; AND THE 20 FOOT EASEMENT FOR GENERAL UTILITY SEWER AND STORM DRAIN MAINTENANCE AND EMERGENCY ACCESS PURPOSES, ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND CONVEYED HERE ON TO THE CITY OF CHULA VISTA, ARE HEREBY ACCEPTED ON BEHALF OF THE CITY COUNCIL PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION 15645 OF THE CHULA VISTA CITY COUNCIL ADOPTED ON JUNE 5, 1990.

_____ DATED _____
BEVERLY A. AUTHELET, CLERK OF THE LEGISLATIVE BODY OF THE CITY OF CHULA VISTA, STATE OF CALIFORNIA

PARCEL MAP

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 164 OF RANCHO DE LA NACION, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. MAY 11. 1869.

TOTAL ACRES: 1.319 TOTAL NUMBER OF PARCELS: 4

TITLE REPORT PREPARED BY: CHICAGO TITLE INSURANCE COMPANY
ORDER NO. 980176-50

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BROADWAY VILLAGE BUSINESS HOMES, I HEREBY CERTIFY THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT MONUMENTS OF THE CHARACTER INDICATED OCCUPY THE POSITIONS SHOWN THEREON OR WILL BE SET OF CHARACTER, AND AT POSITIONS INDICATED BY THE LEGEND IN THIS MAP WITHIN THIRTY (30) DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND ALL SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE LEGEND SHEET 2).

_____
ROBERT G. SCHOETTMER, LS 4324
LICENSE EXPIRES 6-30-96

TAX CERTIFICATE

I, THOMAS J PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, 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.

THOMAS J. PASTUSZKA BY: _____ _____
CLERK OF THE BOARD DEPUTY DATED
OF SUPERVISORS

CITY ENGINEER'S CERTIFICATE

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP AND HAVE FOUND THAT THE DESIGN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, AS AMENDED, AND ANY LOCAL ORDINANCE OF THE CITY OF CHULA VISTA APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH, AND THAT THIS MAP IS TECHNICALLY CORRECT.

_____
CLIFFORD L. SVANSON, CITY ENGINEER
RCE 10666, EXP. 6-30-97

DATED _____

RECORDER'S CERTIFICATE

FILE NO. _____

I, GREGORY J. SMITH, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF ROBERT G. SCHOETTMER THIS _____ DAY OF _____, 19 ___ , AT _____ O' CLOCK __ M.

GREGORY J. SMITH BY: _____
COUNTY RECORDER DEPUTY
FEE: $77.00

LC 158-1640	
TPM 96-02	W.O. NO. 0600-50-EP180

ENGINEERING FIRM
ADDRESS & PHONE