HEADQUARTERS POINT RESEARCH PARK SITE

BACKGROUND

On July 31, 2001, the San Diego City Council approved entitlements for the above property to allow for the subdivision and development of this 10.3 gross acre site located west of Wateridge Circle, east of Lusk Boulevard in the Mira Mesa Community Plan area.

PROPERTY DESCRIPTION

PRODUCT TYPE: Single or double tenant R&D or corporate headquarters

	Northwest - Pad 1	Southeast - Pad 2
GROSS PARCEL AREA:	4.7 AC (204,732 SF)	3.9 AC (169,884 SF)
ALLOWED BUILDING AREA (approx)	100,000	80,000
NET BUILDING PAD	2.5 AC (108,900 SF)	2.6 AC (113,256 SF)

LOCATION: South side of Lusk Blvd, east of Vista Sorrento Parkway and I-805 in San Diego, CA.

THOMAS BROTHERS MAP: 1208 C 6

LEGAL DESCRIPTION: Portion Lot 10, Tract 013604 (Ex Doc 98-757198)

ASSESSOR'S PARCEL NUMBER: 340-090-55

TOPOGRAPHY: Northwest Pad 1- slightly sloping; Southeast Pad 2 - flat, both knoll tops.

STREET IMPROVEMENTS: Headquarters Point (Dr) needs to be built from Wateridge Circle to site.

UTILITIES: In Water Ridge Circle

ZONING: IL-2-1

SURROUNDING LAND USES: two story research and development park / corporate headquarters

SPECIAL DISTRICTS: Hillside Review (HR), Planned industrial Development (PID), Coastal Development Zone

MCAS MIRAMAR ZONES: Accident Potential Zone (APZ) -2; Community Noise Equivalent Level (CNEL) - 60 (decibels) (both immediately adjacent to zone boundaries.)

FLOOD ZONE: No

EARTHQUAKE FAULT ZONE: No

FAR: 0.50 (per Headquarters Point Research Park PID)

HEIGHT LIMIT: 3 stories

EASEMENTS AFFECTING SITE: Gas pipeline in Headquarters Point Drive

COMMUNITY PLAN: Mira Mesa Community Plan DESIGNATION: Industrial Park

APPROVED ENTITLEMENTS:
Open Space Easement Vacation
Rezone (from RS-1-1 (R1-40,000) to IL-2-1 (M1B)
Vesting Tentative Map (VTM)
Planned Industrial Development (PID)
Coastal Development Permit (CDP) (pending certification of Local Coastal Program amendment)

MAP REQUIREMENTS: Final map

IMPROVEMENT REQUIREMENTS: Construct Headquarters Point Drive

DEVELOPMENT REQUIREMENTS

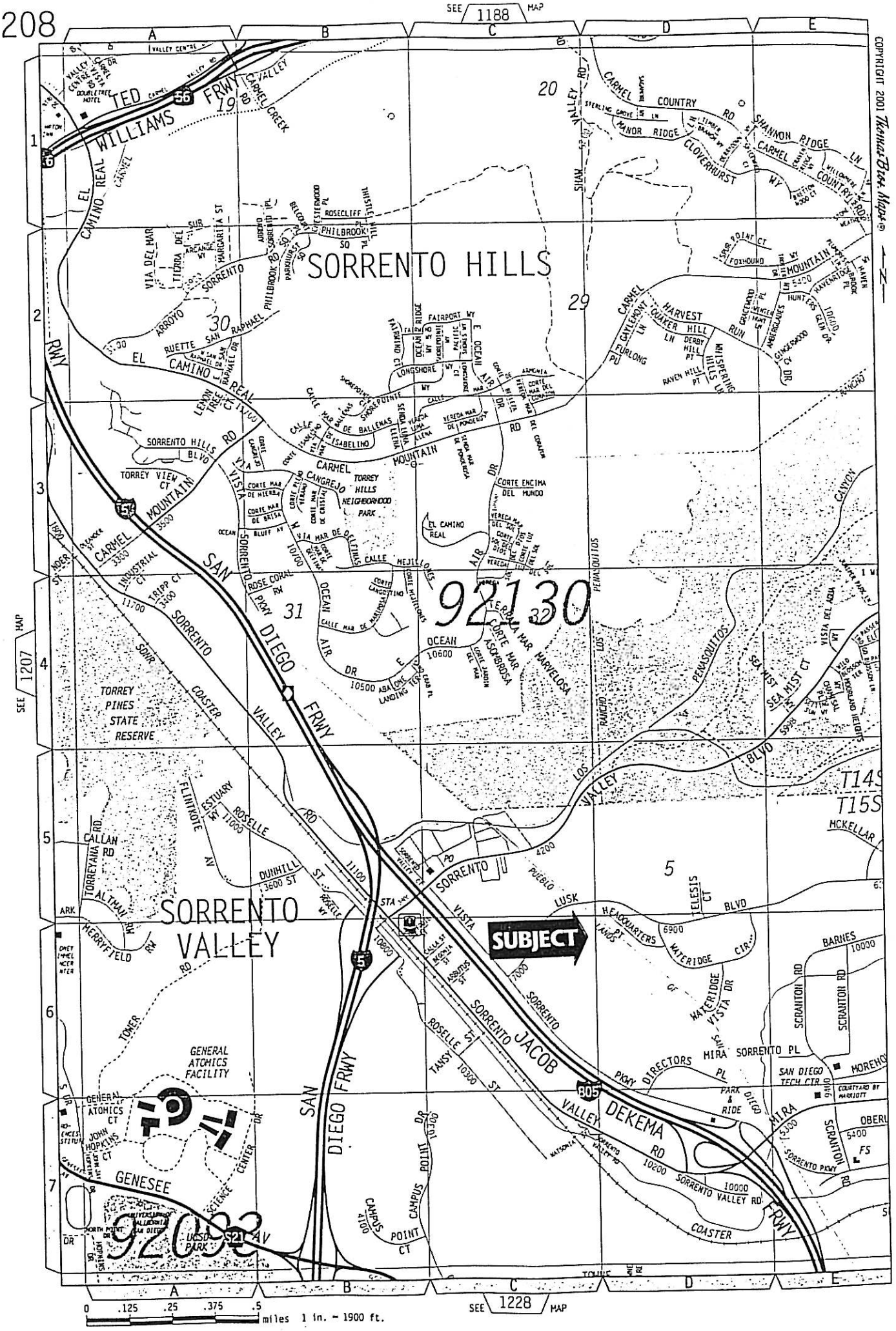
On July 31, 2001, the City obtained the entitlements listed above under Site Description.

A tentative list of other City development requirements is as follows:

- Grading Plan
- Construct Headquarters Point Drive
- Development Review Processing
- Building Permits
- Development subject to Planned Industrial Development/Coastal Development Permit No. 99-0036 - Headquarters Point Research Park (MMRP)

The above list may not be complete, interested parties are urged to discuss their individual development plans with the City's Planning and Development Review Department for specific requirements.

SAN DIEGO CO.



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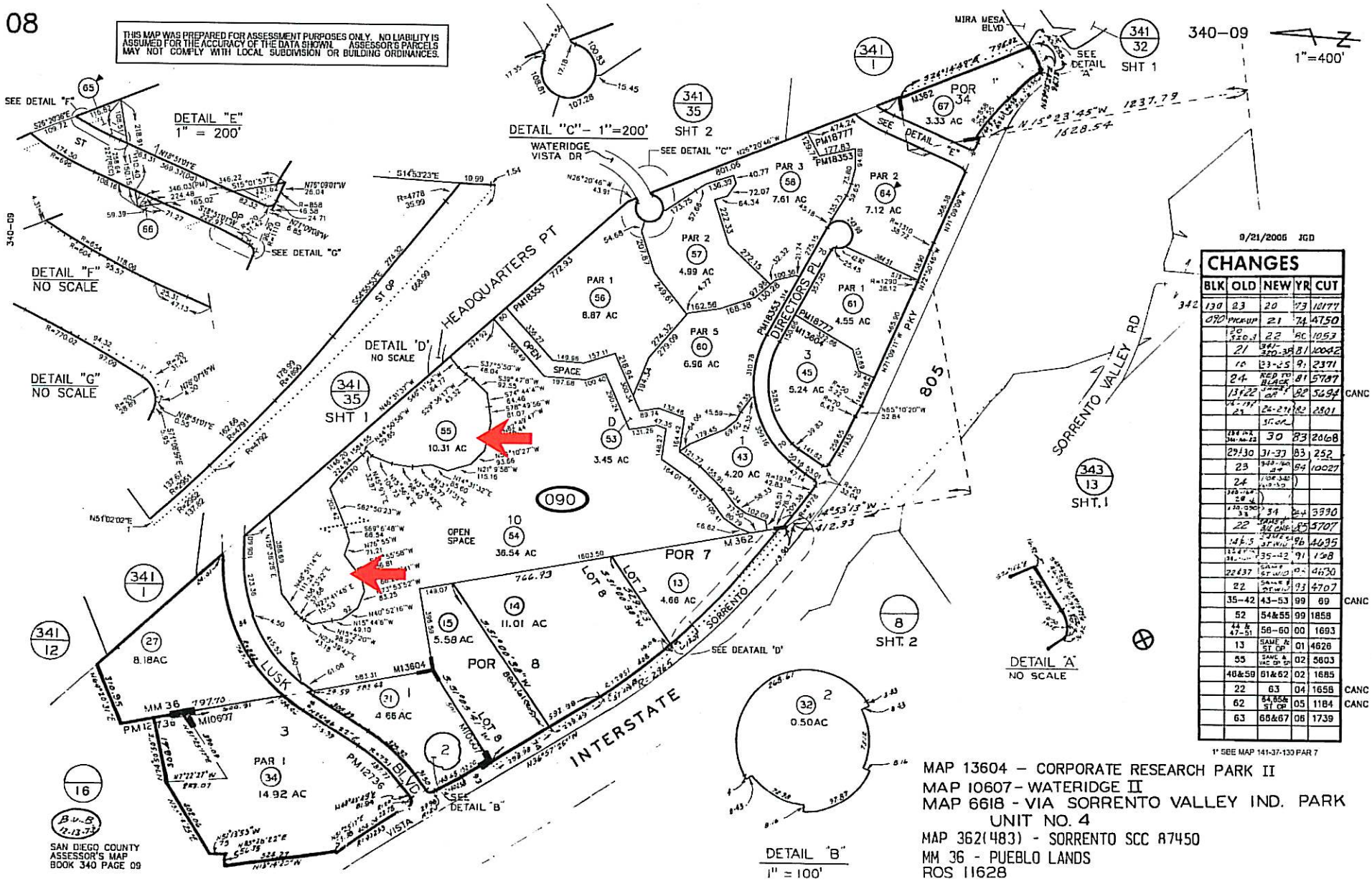
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

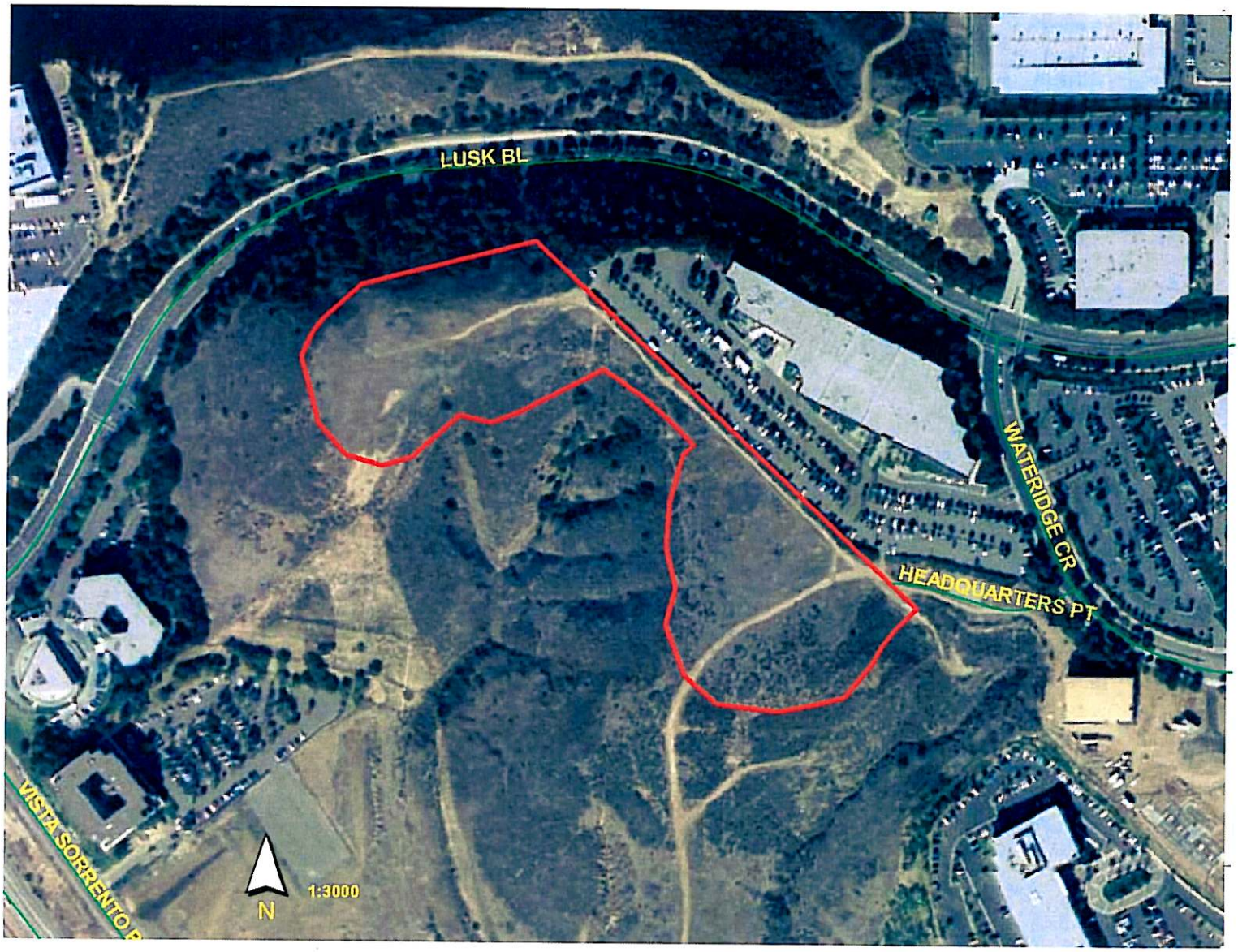


9/21/2006 JGD

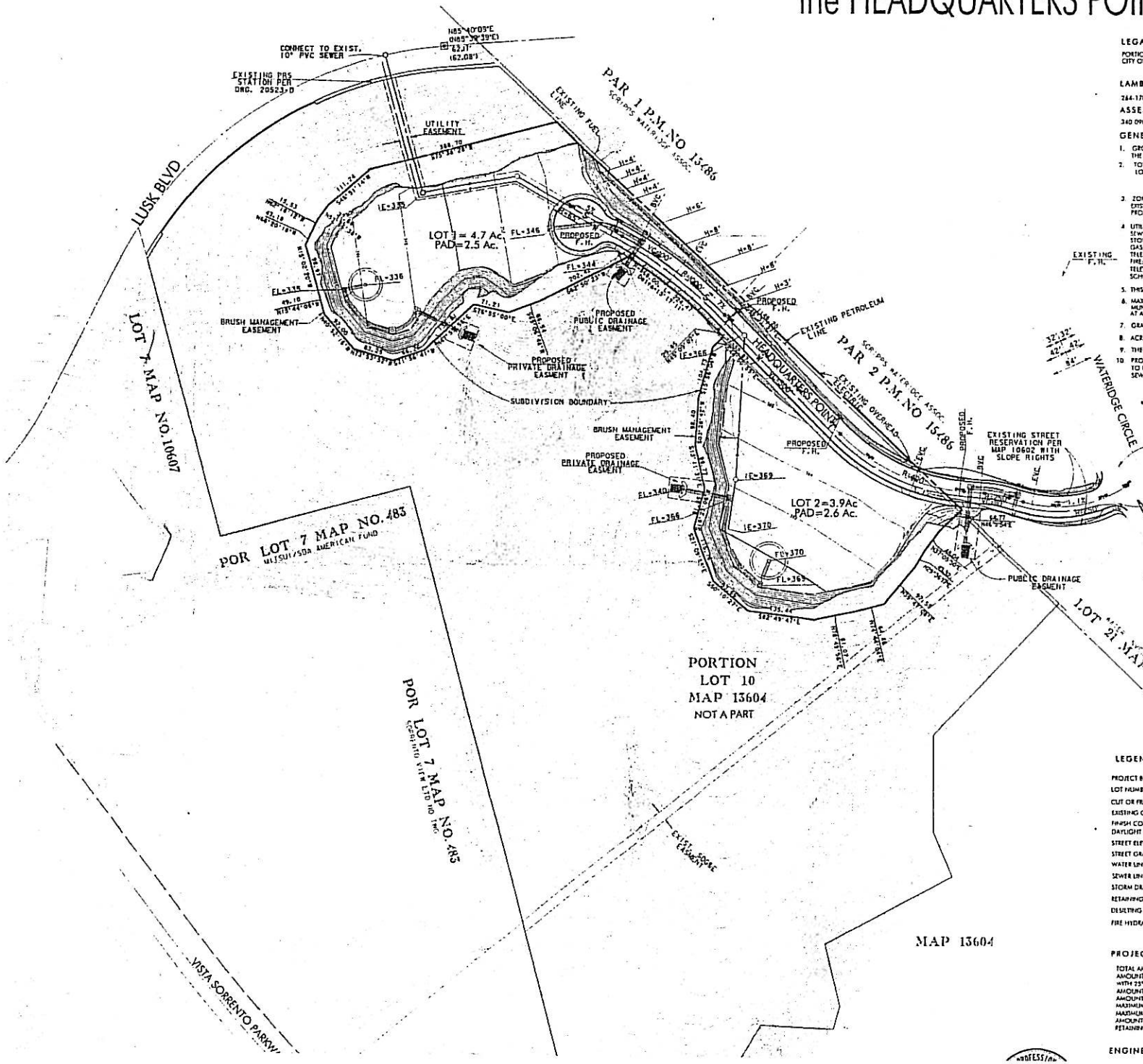
CHANGES					
BLK	OLD	NEW	YR	CUT	
130	23	20	73	10177	
090	PICKUP	21	74	4750	
	20 320.3	22	80	1053	
	21	349-320-38	81	10042	
	10	23-25	91	2371	
	24	RED TO BLACK	81	5707	
	13&22	SAME & OR	82	5694	CANC
	04-197 23	24-27	82	2801	
		SAME			
	184 ink 344-06-22	30	83	2668	
	29&30	31-33	83	252	
	23	349-320-04	84	10027	
	24	1106-340			
	349-320-28				
	130 ORC 38	34	84	3390	
	22	SAME & ST OR	85	5707	
	14&15	SAME & ST OR	86	4695	
	34	35-42	91	198	
	22&37	SAME & ST OR	92	4630	
	22	SAME & ST OR	93	4707	
	35-42	43-53	99	69	CANC
	52	54&55	99	1858	
	43 & 47-51	56-60	00	1693	
	13	SAME & ST OP	01	4626	
	55	SAME & SEC OP OP	02	5603	
	46&59	61&62	02	1685	
	22	63	04	1658	CANC
	62	64,65& ST OP	05	1184	CANC
	63	66&67	06	1739	

1' SEE MAP 141-37-130 PAR 7

MAP 13604 – CORPORATE RESEARCH PARK II
MAP 10607 - WATERIDGE II
MAP 6618 - VIA SORRENTO VALLEY IND. PARK UNIT NO. 4
MAP 362(483) - SORRENTO SCC 87450
MM 36 - PUEBLO LANDS
ROS 11628


LUSK BL
WATERIDGE CR
HEADQUARTERS PT
VISTA SORRENTO
N
1:3000

Vesting Tentative Map/ P.I.D./Grading / Site Plan
the HEADQUARTERS POINT RESEARCH PARK



LEGAL DESCRIPTION

PORTION OF LOT 10 OF CORPORATE RESEARCH PARK, MAP NO. 13604 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

LAMBERT COORDINATES

264-1704

ASSESSORS PARCEL NUMBERS

340 090-52

GENERAL NOTES

1. GROSS OWNERSHIP ACREAGE: 10.2 ACRES
   THE NET AREA IS: 9.6 ACRES
2. TOTAL NUMBER OF LOTS IS: 2
   LOTS 1-2: M1-B
3. ZONING:
   EXISTING: R1-40,000 W/HR & SC
   PROPOSED: M1-B, W/HR & SC
4. UTILITIES:
   SEWER AND WATER: CITY OF SAN DIEGO
   STORM DRAIN: CITY OF SAN DIEGO
   GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
   TELEPHONE: PACIFIC BELL
   FIRE: CITY OF SAN DIEGO
   TELEVISION: SOUTHWESTERN CABLE T.V.
   SCHOOL DISTRICT: SAN DIEGO UNIFIED
5. THIS PROJECT IS AN INDUSTRIAL SUBDIVISION AND ONLY ONE FINAL MAP WILL BE FILED
6. MAXIMUM SLOPES ARE: 2:1 EXCEPT WHEN IN ACCORDANCE WITH SECTION 62.0415 OF THE MUNICIPAL CODE SLOPES LESS THAN 10 FEET IN VERTICAL HEIGHT MAY BE CONSTRUCTED AT A GRADIENT OF 1.5:1
7. GRADING SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.
8. ACREAGES SHOWN, ON A PER LOT BASIS, ARE GROSS AND NET PAD AREAS
9. THE TOPOGRAPHIC MAPPING WAS COMPILED BY SAN-LO AERIAL MAPPING IN 1996
10. PROPOSED PUBLIC WATER & SEWER FACILITIES SHOW HEREON ARE APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN IN ACCORDANCE WITH THE "CITY OF SAN DIEGO WATER AND SEWER DESIGN GUIDE."

LEGEND

	SYMBOL
PROJECT BOUNDARY	
LOT NUMBER	2
CUT OR FILL (2:1 OR AS OTHERWISE SHOWN)	
EXISTING CONTOUR	35'
FINISH CONTOUR	350
DAYLIGHT LINE	
STREET ELEVATION	354
STREET GRADE	1.00%
WATER LINE	
SEWER LINE & MANHOLE	
STORM DRAIN	
RETAINING WALL/CRIB WALL	
DESILTING BASIN	
FIRE HYDRANT	FH

PROJECT TABULATION (Total Ownership Area)

TOTAL AMOUNT OF SITE TO BE GRADED:	9.6 ACRES OF TOTAL SITE
AMOUNT OF SITE PROPOSED WITH 25% SLOPES OR GREATER:	1.5 ACRES OF TOTAL SITE
AMOUNT OF CUT:	35000 CUBIC YARDS
AMOUNT OF FILL:	35000 CUBIC YARDS
MAXIMUM HEIGHT OF CUT SLOPE(S):	19 FEET
MAXIMUM HEIGHT OF FILL SLOPE(S):	13 FEET
AMOUNT OF IMPORT/EXPORT SOIL:	NONE
RETAINING WALL/CRIB WALL:	450' LENGTH - 8' HEIGHT MAX

ENGINEER OF WORK