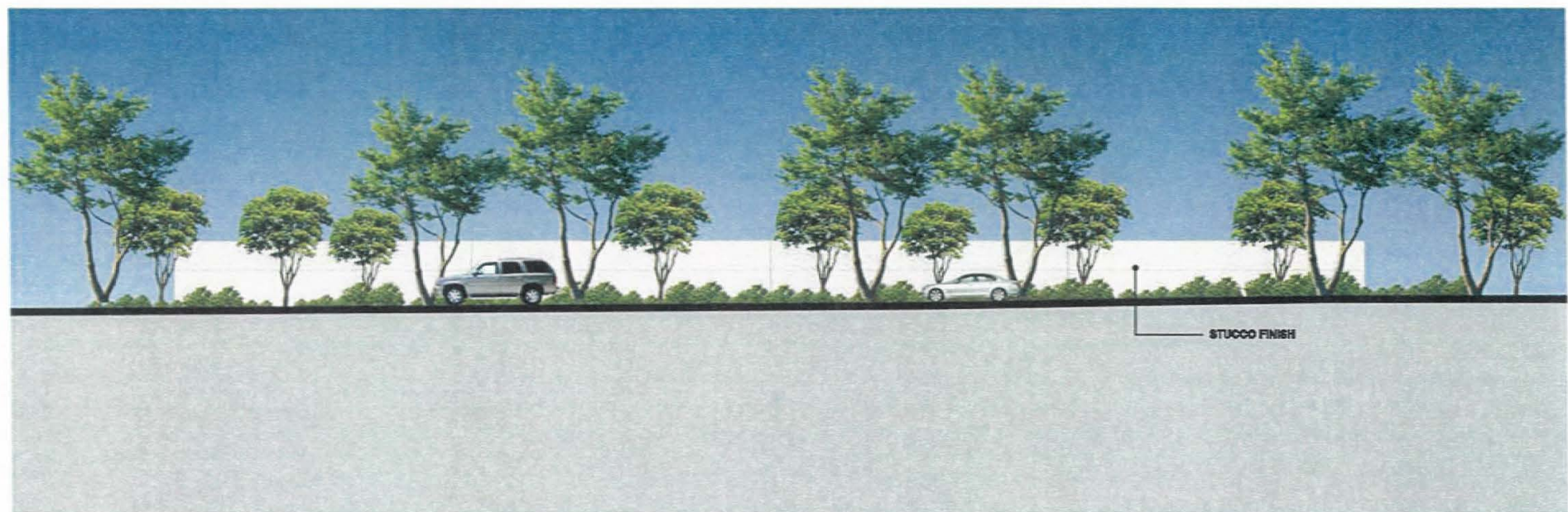
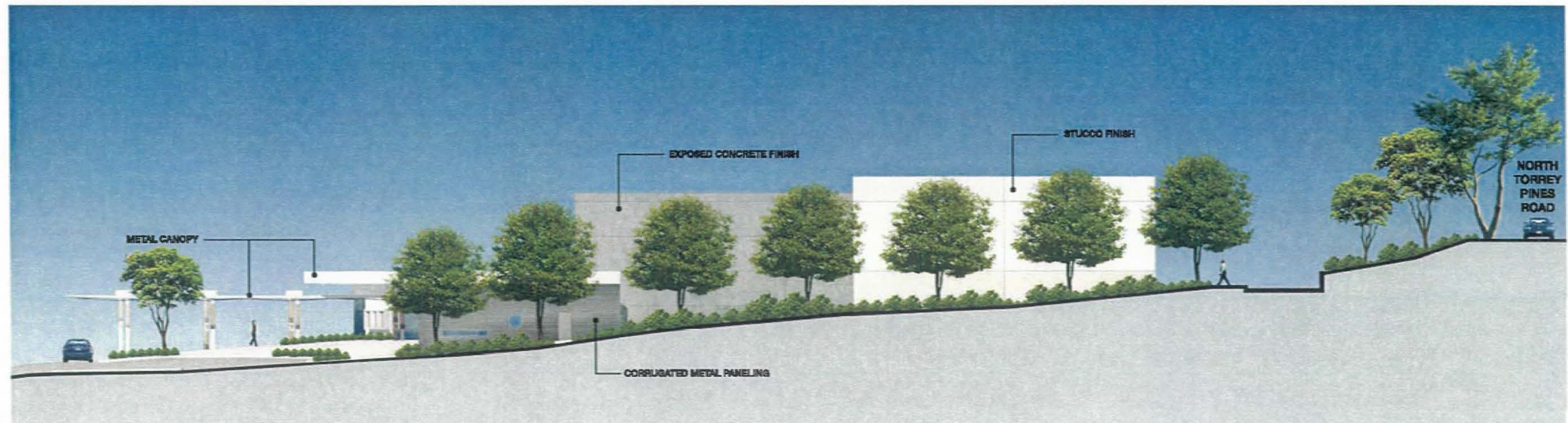
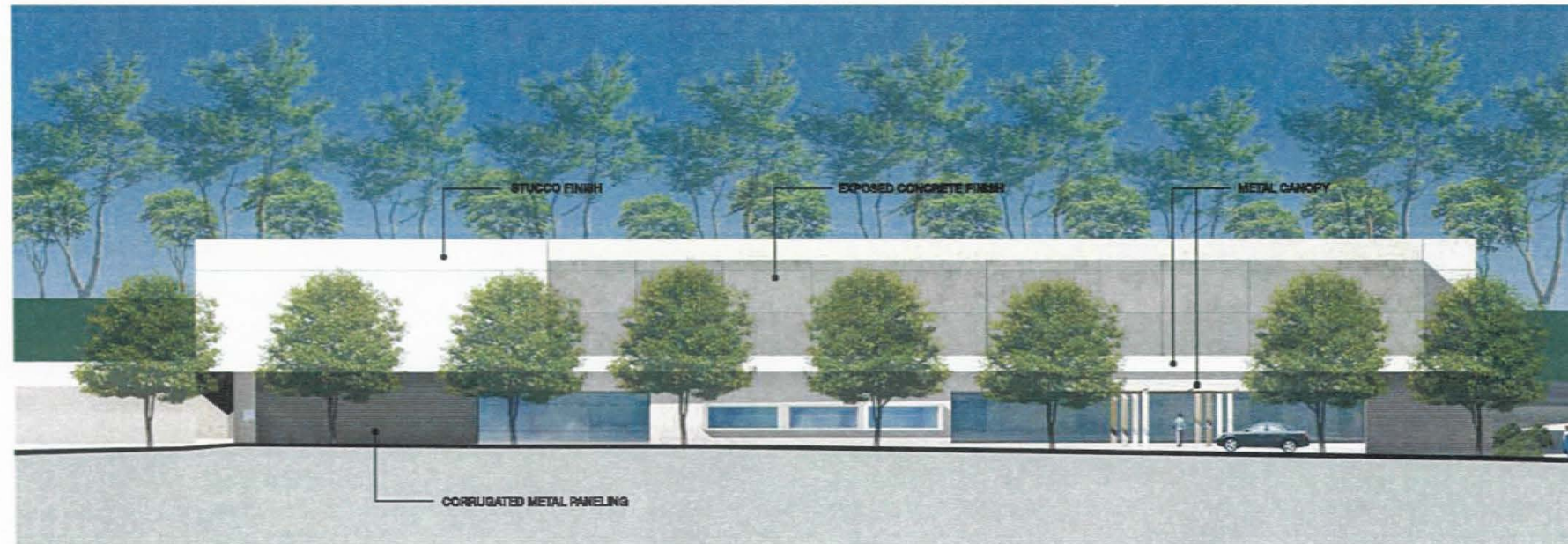




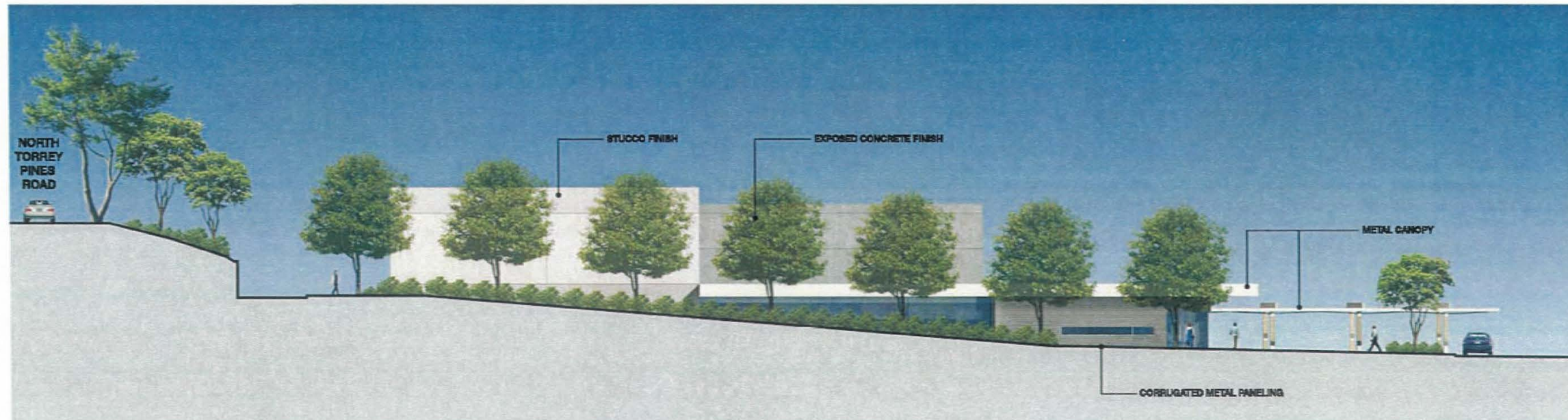
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

ELEVATIONS
OUTPATIENT CANCER TREATMENT & RESEARCH CENTER

CHILDS MASCARI WARNER
architects
1717 Kettner Blvd., Suite 100
San Diego, California 92101
619.814.0080 Fax 619.814.0081



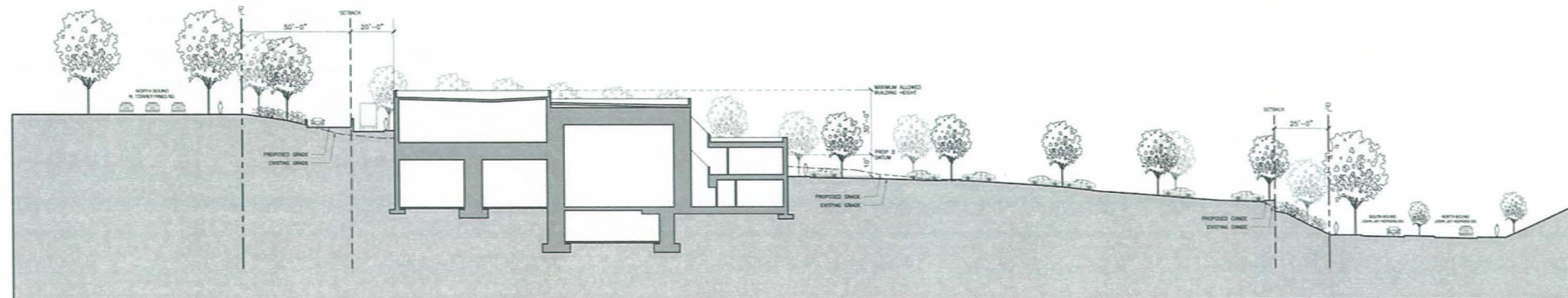
SCRIPPS GREEN HOSPITAL
CONDITIONAL USE PERMIT
10666 NORTH TORREY PINES ROAD
LA JOLLA, CALIFORNIA



EXISTING VIEW FROM SOUTH BOUND JOHN JAY HOPKINS DR.



EXISTING VIEW FROM NORTH BOUND JOHN JAY HOPKINS DR.



OUTPATIENT CANCER TREATMENT & RESEARCH CENTER SITE SECTION - LOOKING NORTH

SITE SECTION/PHOTOS
OUTPATIENT CANCER TREATMENT & RESEARCH CENTER



SCRIPPS GREEN HOSPITAL
CONDITIONAL USE PERMIT

10666 NORTH TORREY PINES ROAD
LA JOLLA, CALIFORNIA

CHILDS MASCARI WARNER
architects

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Innovative Design Group

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parks@innovativedesigngroup.com

BPA Group

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16271 McDermott Street West, Suite 'A'
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A&B

AKS, Inc.
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T: 949.596.9242
F: 949.596.5530

Scripps
Green
Campus
Parking
Structure

San Diego, California

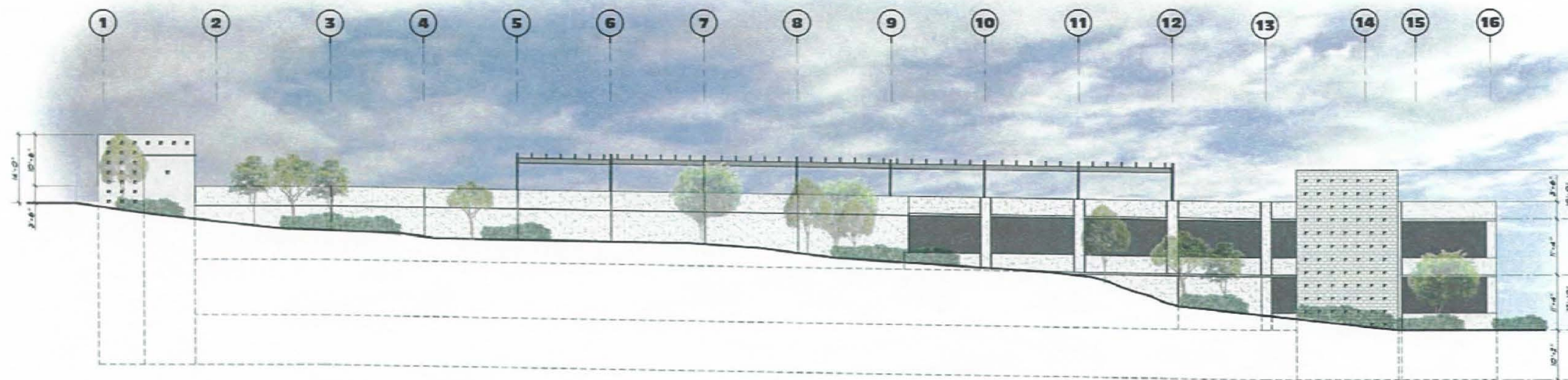
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2	SCHEMATIC DESIGN 2007-11-10
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5	SCHEMATIC DESIGN 2007-11-10
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12	SCHEMATIC DESIGN 2007-11-10
13	SCHEMATIC DESIGN 2007-11-10
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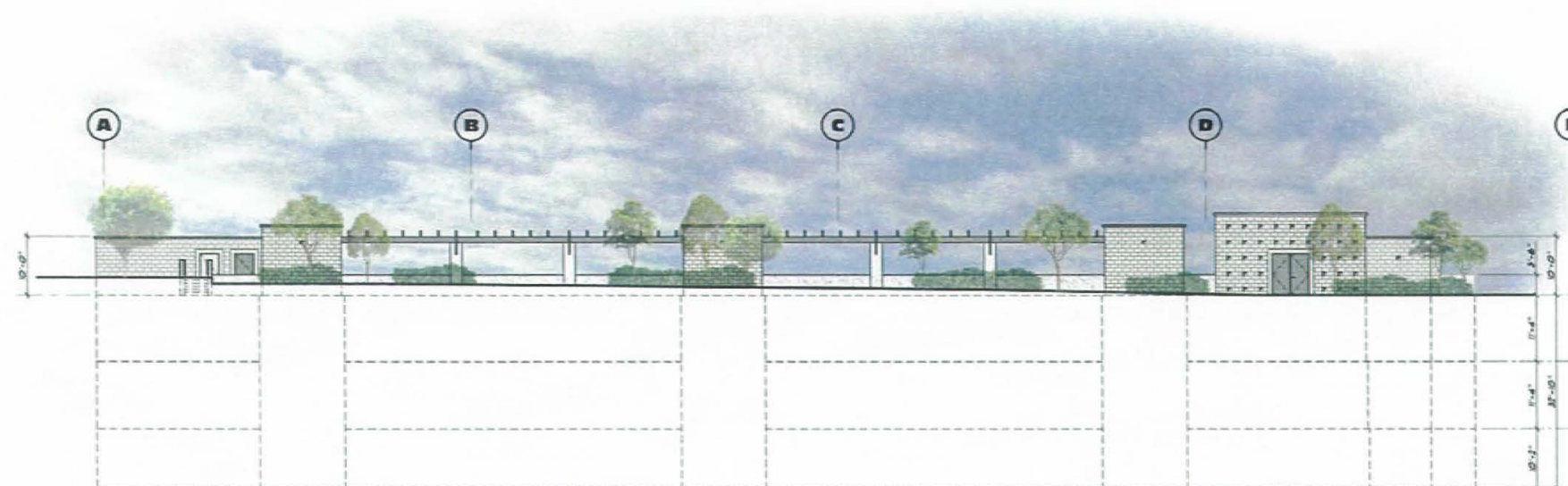
Drawn: JPD
Date: November 2007
Job No: 06.0029
Scale: 3/32" = 1'-0"

BUILDING
ELEVATIONS

A3.1



JOHN J HOPKINS DRIVE (SOUTH) ELEVATION



NORTH TORREY PINES (WEST) ELEVATION



Innovative Design Group

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DESIGN-BUILD CONTRACTOR



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T: 949.598.9242
F: 949.598.9230

**Scripps
Green
Campus
Parking
Structure**

San Diego, California

NO. | REVISION

- SCHEMATIC DESIGN 2007-11-20
- 100% DESIGN
- 100% DESIGN DOCUMENTS
- RECORDS PRINTS

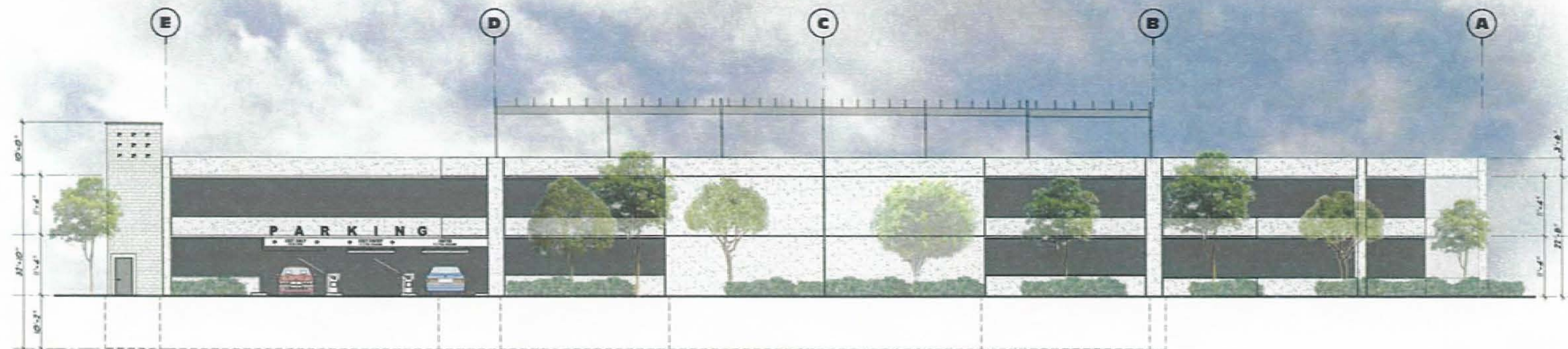
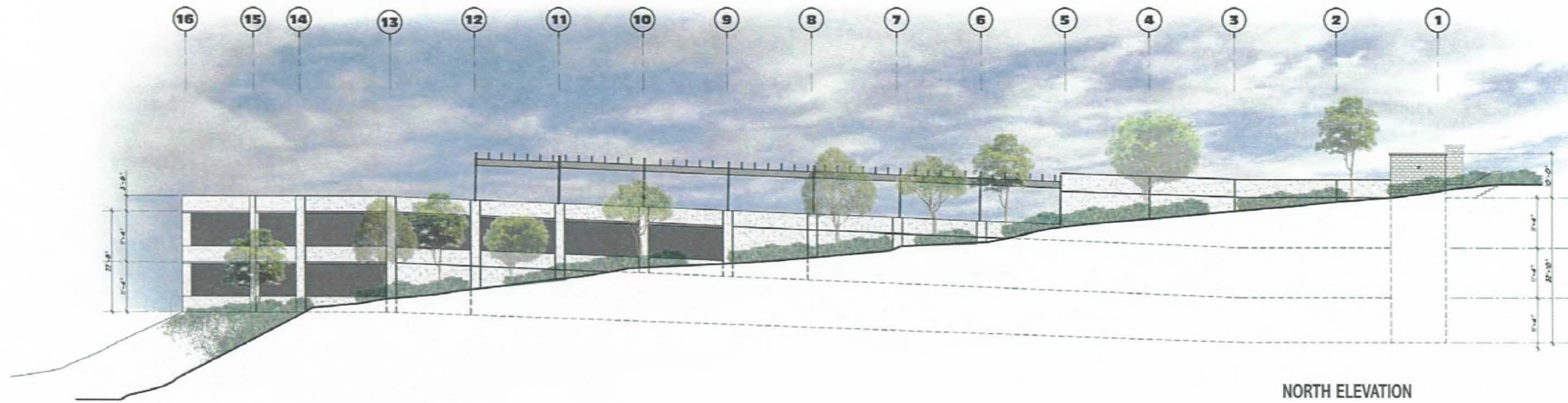
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PERMISSION OF INNOVATIVE DESIGN GROUP

DATE

Drawn: RPB D-60420 JEF
Date: November 2007
Job No: 06.0023b
Scale: 1/32" = 1'-0"

BUILDING
ELEVATIONS

A3.2



SCRIPPS GREEN HOSPITAL CAMPUS

LA JOLLA, CALIFORNIA

ATTACHMENT 6

PLANNED DEVELOPMENT PERMIT No. 558012

CONDITIONAL USE PERMIT No. 312843

SITE DEVELOPMENT PERMIT No. 312846

COASTAL DEVELOPMENT PERMIT No. 312847

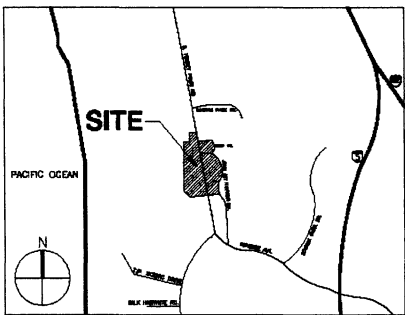
SHEET INDEX

1	TITLE SHEET
2	CIVIL KEY MAP
3	EXISTING CONDITIONS - NOTES
4	EXISTING CONDITIONS - NOTES
5	LOT 8 - PARKING GARAGE
6	LOT 4 - CONCEPT GRADING PLAN
7	LANDSCAPE DEVELOPMENT PLAN
8	LANDSCAPE DIAGRAM & CALCULATIONS
9	EXISTING SITE PLAN
10	PROPOSED SITE PLAN
11	SITE SECTIONS - LOT 8
12	SITE SECTIONS - LOT 4
13	PROPOSED OUTPATIENT CANCER TREATMENT & RESEARCH CENTER FLOOR PLANS
14	PROPOSED OUTPATIENT CANCER TREATMENT & RESEARCH CENTER FLOOR PLANS
15	PROPOSED OUTPATIENT CANCER TREATMENT & RESEARCH CENTER ROOF PLAN
16	PROPOSED OUTPATIENT CANCER TREATMENT & RESEARCH CENTER ELEVATIONS
17	PROPOSED PARKING STRUCTURE BASEMENT LEVEL PLAN
18	PROPOSED PARKING STRUCTURE LEVEL 1 PLAN
19	PROPOSED PARKING STRUCTURE LEVEL 2 PLAN
20	PROPOSED PARKING STRUCTURE LEVEL 3 (ROOF) PLAN
21	PROPOSED PARKING STRUCTURE ELEVATIONS
22	PROPOSED PARKING STRUCTURE ELEVATIONS

PROJECT DIRECTORY

PRIMARY OWNER CONTACT:	SCRIPPS HEALTH FACILITIES DESIGN AND CONSTRUCTION 4275 CAMPUS POINT COURT SAN DIEGO, CA 92121 (619) 678-6059
CONSULTANTS:	
ARCHITECT:	CHILDS MASCARI WARNER ARCHITECTS 1717 KETNER BLVD., SUITE 100 SAN DIEGO, CA 92101 (619) 814-0080
CIVIL ENGINEER:	LATITUDE 33 PLANNING AND ENGINEERING 4833 PARAMOUNT DRIVE, SECOND FLOOR SAN DIEGO, CA 92123 (619) 751-0833
LANDSCAPE ARCHITECT:	MW PELTZ & ASSOCIATES 143 S. CEDROS AVENUE, SUITE B-104 SOLANA BEACH, CA 92075 (619) 461-0888
GEOTECHNICAL CONSULTANT:	KLEINFELDER, INC. 5015 SHOREHAM PLACE SAN DIEGO, CA 92122 (619) 320-2288
ON-SITE TRAFFIC CONSULTANT:	WALKER PARKING CONSULTANTS 2350 HOLLYWOOD WAY, SUITE 303 BURBANK, CA (818) 953-9130
OFF-SITE TRAFFIC CONSULTANT:	URBAN SYSTEMS ASSOCIATES, INC. 4540 KENNEDY VILLA ROAD, SUITE 108 SAN DIEGO, CA 92123 (619) 560-4911

VICINITY MAP



NOT TO SCALE

SITE SUMMARY

ASSESSOR'S PARCEL NUMBERS: 340-010-41, 42 ; 340-190-04, 08 ; 342-180-01

LEGAL DESCRIPTION:

PARCELS 340-010-41

PARCEL 1 OF PARCEL MAP NO. 11723, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 13, 1981 AS FILE NO. 81-324863 OF OFFICIAL RECORDS.

PARCEL 340-010-42

PARCEL 2 OF PARCEL MAP NO. 11723, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 13, 1981 AS FILE NO. 81-324863 OF OFFICIAL RECORDS.

PARCEL 340-190-04

LOT 4 OF LA JOLLA TECHNOLOGY CENTRE IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12980 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 12, 1992.

PARCEL 340-190-08

LOT 8 OF LA JOLLA TECHNOLOGY CENTRE IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12980 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 12, 1992.

PARCEL 342-180-01 (PARCEL A)

LOT 7 OF TORREY PINES RESEARCH PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8365, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 8, 1976.

PARCEL 342-180-01 (PARCEL B)

A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR ROAD AND PARKING PURPOSES, OVER, ALONG AND ACROSS THAT PORTION OF LOT 1 OF SCRIPPS CLINIC SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7888, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 14, 1974.

GROSS SITE AREA: 34.57 ACRES

BASE ZONE: INDUSTRIAL PARK (P-1-1)

COMMUNITY PLAN NAME: UNIVERSITY COMMUNITY PLAN

OVERLAY ZONE(S): COASTAL HEIGHT LIMIT, COASTAL (CITY), COMMUNITY PLAN IMPLEMENTATION (B), PARKING IMPACT, RESIDENTIAL TANDEM PARKING, BRUSH ZONE (300 FT)

EXISTING STRUCTURE(S):

STRUCTURE	YEAR CONSTRUCTED	CONSTRUCTION TYPE	OCCUPANCY GROUP*	BLDG. FOOTPRINT (SQUARE FEET)	NUMBER OF LEVELS	GROSS FLOOR AREA** (SQUARE FEET)	USE
MAIN HOSPITAL ORIGINAL BUILDING	1974	TYPE I SPRINKLERED	I-1	110,050	5	448,287 (158 BEDS)	HOSPITAL
NORTHWEST EXPANSION	1983	TYPE I-F-R SPRINKLERED	I-1		1		
OR/ICU ADDITION	1987	TYPE I-F-R SPRINKLERED	I-1		4		
ANDERSON OUTPATIENT PAWILION	1982	TYPE I PARTIAL SPRINKLERED	B-2	50,620	4	155,816	MEDICAL OFFICE
PARKING STRUCTURE	1988	TYPE I PARTIAL SPRINKLERED	B-1	31,000	6	-	N/A
GLUCK DAYCARE	1983	TYPE V-N SPRINKLERED	E-3	10,050	1	10,050	CHILD CARE FACILITY
WRI BUILDING	1988	TYPE V-N	B-2	5,875	1	5,875 (NO BEDS)	HOSPITAL
IMMUNOLOGY BUILDING	1980	TYPE I	B-2	37,280	3	112,000	SCIENTIFIC RESEARCH
BECKMAN BUILDING	1985	TYPE I	B-2	26,800	7	182,950	SCIENTIFIC RESEARCH
STEIN CLINICAL RESEARCH BLDG.	1978	TYPE I-F-R SPRINKLERED	B-2	18,400	5	89,520	SCIENTIFIC RESEARCH
MOLECULAR BIOLOGY BUILDING PHASE I	1983	TYPE I	B-2	45,900	4	138,820	SCIENTIFIC RESEARCH
PHASE II	1987						
TOTAL EXISTING GFA						1,123,018 S.F.	

PROPOSED STRUCTURE(S):

STRUCTURE	YEAR CONSTRUCTED	CONSTRUCTION TYPE	OCCUPANCY GROUP	BLDG. FOOTPRINT (SQUARE FEET)	NUMBER OF LEVELS	GROSS FLOOR AREA** (SQUARE FEET)	USE
OUTPATIENT CANCER TREATMENT & RESEARCH CENTER	N/A	TYPE I-F-R SPRINKLERED	B	43,800	3	89,314	SCIENTIFIC RESEARCH
PARKING STRUCTURE	N/A	TYPE II-B PARTIALLY SPRINKLERED	S-2	66,845	4	72,500	N/A
TOTAL PROPOSED GFA						141,814 S.F.	
TOTAL EXISTING + PROPOSED GFA						1,264,832 S.F.	
FLOOR AREA RATIO (FAR)						1,264,832 S.F. / 34.57 ACRES (1,505,869 S.F.) = 0.84 FAR < 2.0 MAX. ALLOWED FAR	

NOTES: * OCCUPANCY CLASSIFICATIONS ARE BASED UPON CODE DESIGNATIONS AT THE TIME OF ORIGINAL PERMIT.
** GROSS FLOOR AREA CALCULATIONS PER SDMC SECTION 113.0234.

PROJECT DESCRIPTION

- PLANNED DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, SITE DEVELOPMENT PERMIT, AND COASTAL DEVELOPMENT PERMIT FOR CONSTRUCTION OF A NEW OUTPATIENT CANCER TREATMENT & RESEARCH CENTER, A NEW 4-LEVEL, 787 STALL PARKING STRUCTURE, EXISTING HOSPITAL, SCIENTIFIC RESEARCH, AND MEDICAL OFFICE FACILITIES, AND 158 HOSPITAL BEDS WHICH ARE RESTRICTED TO THE WEST SIDE OF N. TORREY PINES ROAD.
- CONDITIONAL USE PERMIT (CUP) TO CONSOLIDATE EXISTING CUP'S FOR SCRIPPS GREEN HOSPITAL CAMPUS.
- PLANNED DEVELOPMENT PERMIT FOR DEVIATIONS TO LAND DEVELOPMENT CODE LANDSCAPE REGULATIONS:
CHAPTER 14, ARTICLE 2, DIVISION 4, SECTION 6(f) [TABLE 142-04D] OF THE VEHICULAR USE AREA (VUA) REQUIREMENTS SPECIFIES THAT TREES SHALL BE PLANTED WITHIN 30 FEET OF EACH PARKING SPACE WITHIN THE PARKING LOT AREAS, AS WELL AS THE TOP OF THE PROPOSED ROOF-LEVEL PARKING STRUCTURE, IN LIEU OF TREES BEING PLANTED WITHIN 30 FEET OF EACH PARKING SPACE WITHIN THE VUA. HEAVY PLANTING, INCLUDING LARGE SCREENING TREES AND SHRUBS, WITHIN THE PLANTER AREAS SURROUNDING THE VUA ARE PROPOSED. SHADE STRUCTURES AND/OR TRELLIS STRUCTURES ARE PROPOSED ON TOP OF THE ROOF-LEVEL PARKING STRUCTURE TO PROVIDE A MINIMUM OF 50% SHADE OVER PAVEMENT.
- PLANNED DEVELOPMENT PERMIT FOR SITE SPECIFIC MODIFICATIONS TO EXISTING PID NO. 88-0244, LA JOLLA PINES TECHNOLOGY CENTRE DESIGN MANUAL:
SECTION 2.2 ALLOWABLE BUILDING AREA SITE DEVELOPMENT MATRIX FIGURE 2.3 MAXIMUM SURFACE PARKING (STALLS). ON LOT 8 THE MAXIMUM PARKING PERMITTED IS 439,430 ARE PROPOSED.
SECTION 2.4 SITE COVERAGE. ON LOT 8 THE MAXIMUM BUILDING COVERAGE IS 40%, 71% IS PROPOSED.
SECTION 2.6.A STREET SETBACKS. ON LOT 8 A 50 FOOT BUILDING SETBACK FROM NORTH TORREY PINES ROAD IS REQUIRED. 28 FEET IS PROPOSED.
SECTION 2.6.F STREET SETBACKS. ON LOT 4 A 50 FOOT STREET SETBACK FROM NORTH TORREY PINES ROAD IS REQUIRED TO BE FULLY LANDSCAPED. A 28 FOOT WIDE DRIVE AISLE/FIRE LANE IS PROPOSED.
SECTION 2.7.A INTERIOR SETBACKS. ON LOT 8 A 25 FOOT BUILDING SETBACK IS REQUIRED FROM THE INTERIOR PROPERTY LINE. 15 FEET IS PROPOSED.
- THE PROPOSED PROJECT COMPLIES WITH THE MAXIMUM DENSITY OF 18,000 SQUARE-Feet PER NET ACRE, PER THE EXISTING PID NO. 88-0244, LA JOLLA PINES TECHNOLOGY CENTRE DESIGN MANUAL, SECTION 2.2

PREPARED BY:

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SAN DIEGO, CA 92101
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FAX: (619) 814-0081

REVISION 8: 06-28-08
REVISION 7: 02-12-08
REVISION 6: 11-12-07
REVISION 5: 04-22-07
REVISION 4: 02-24-07
REVISION 3: 10-09-06
REVISION 2: 07-13-06
REVISION 1: 03-28-06

ORIGINAL DATE: 02-15-06

SHEET TITLE:

TITLE SHEET

SHEET NO. 1 OF 22

PTS#

PROJECT# 96361

CHILDS MASCARI WARNER
Architects
1717 Ketner Blvd., Suite 100
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619.814.0080 Fax 619.814.0081



SCRIPPS GREEN HOSPITAL CAMPUS
PLANNED DEVELOPMENT PERMIT No. 558012
CONDITIONAL USE PERMIT No. 312843
SITE DEVELOPMENT PERMIT No. 312846
COASTAL DEVELOPMENT PERMIT No. 312847
10888 NORTH TORREY PINES ROAD
LA JOLLA, CALIFORNIA

OUTPATIENT CANCER TREATMENT & RESEARCH CENTER BUILDING AND SITE IMPROVEMENTS ON LOT 4 (SEE SHEET 6 FOR CONCEPT GRADING)

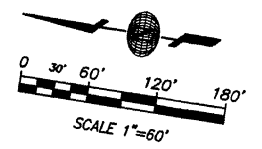
SOLAR ACCESS NOTE
THIS IS TO AFFIRM THAT THE DESIGN OF THIS SUBDIVISION PROVIDES TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66473.1 OF THE STATE SUBDIVISION MAP ACT.

LEGAL DESCRIPTION
LOTS 4 AND 8 OF LA JOLLA PINES TECHNOLOGY CENTER, 2 OF PARCEL MAP NO. 12960 AND PARCELS 1 AND 2 OF PARCEL MAP NO. 11723 ALL IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LOT 7 OF TORREY PINES RESEARCH PARK, ACCORDING TO MAP 12960-01.

ASSESSOR'S PARCEL NUMBERS
340-180-01, 340-180-04, 340-010-42, 340-010-41, and 342-180-01

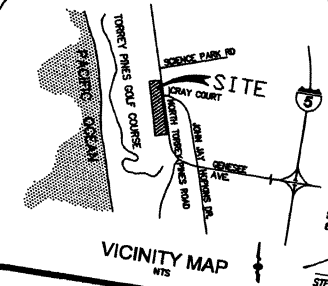
LAMBERT COORDINATES
280-1685

NEW PARKING GARAGE
ON LOT 8 (SEE SHT. 5
FOR CONCEPT GRADING)



CHILDS MASCARI WARNER
Architects
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San Diego, California 92101
619.814.0080 Fax 619.814.0081

EXISTING HOSPITAL AND MEDICAL OFFICE SITES ON
WEST SIDE OF NORTH TORREY PINES ROAD.
NO NEW BUILDINGS OR PARKING MODIFICATIONS PROPOSED



PREPARED IN THE OFFICE OF:
Latitude 33
Planning and Engineering
4833 Paramount Dr., 2nd Fl.
San Diego, CA 92123
656-701-0633 Fax 656-701-0634

STEVEN C. KETTLER
RCE C046328 EXP. 6/30/2008



PREPARED BY:
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REVISION 8	06-26-08
REVISION 7	02-12-08
REVISION 6	11-12-07
REVISION 5	04-28-07
REVISION 4	02-28-07
REVISION 3	10-09-06
REVISION 2	07-12-06
REVISION 1	02-28-06

ORIGINAL DATE: 02-15-06

SHEET TITLE:
CIVIL KEY MAP

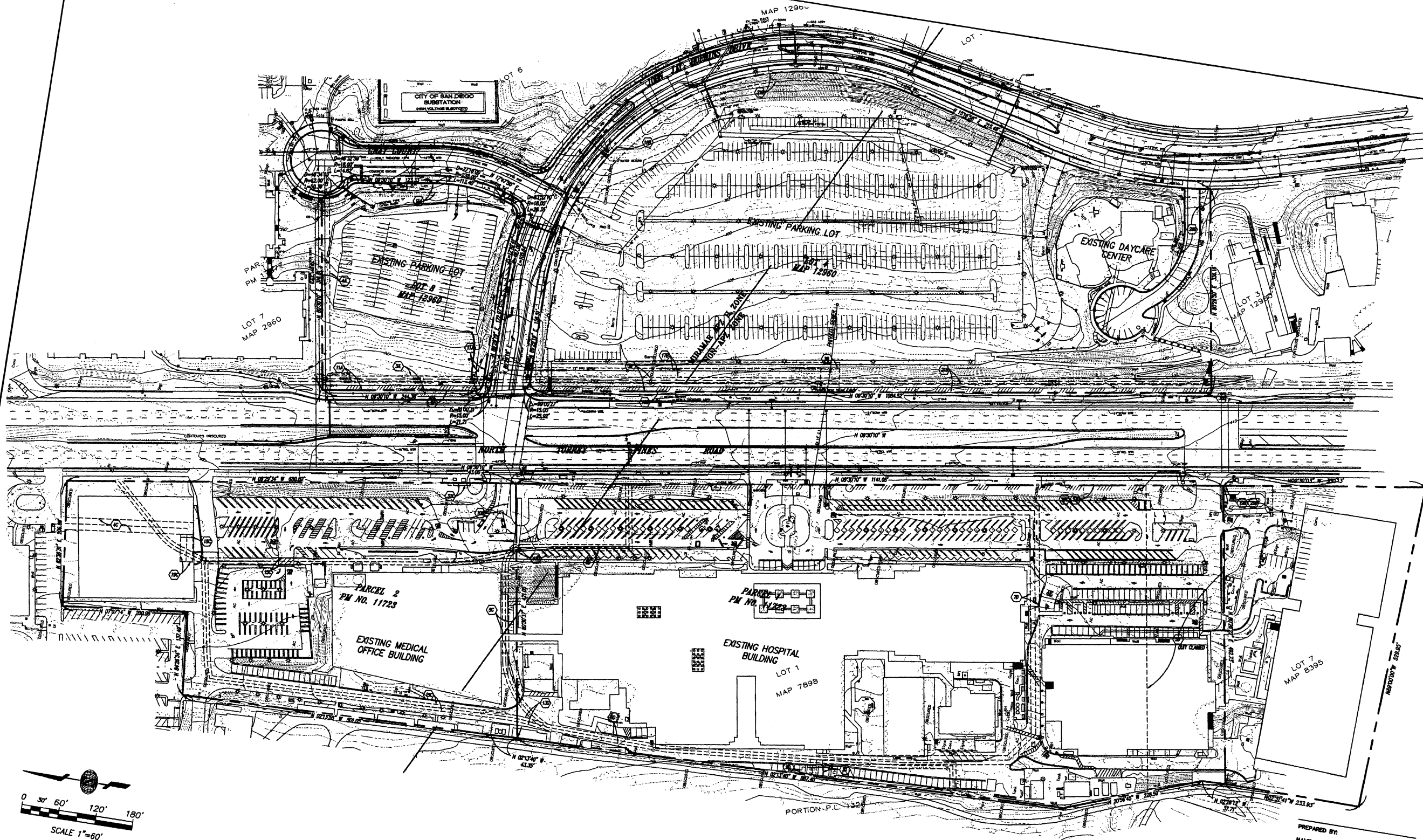
SHEET NO. **2** OF **22**

PROJECT# **96361**

SCRIPPS GREEN HOSPITAL CAMPUS
PLANNED DEVELOPMENT PERMITS
CONDITION

ATTACHMENT C

ATTACHMENT



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619.814.0080 Fax 619.814.0081

PREPARED IN THE OFFICE OF:
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Planning and Engineering
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606-781-0638 Fax 606-781-0634



PREPARED BY:	
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REVISION 7:	02-12-08
REVISION 8:	11-12-07
REVISION 4:	04-28-07
REVISION 3:	02-28-07
REVISION 2:	10-19-06
REVISION 1:	07-12-06
ORIGINAL DATE:	02-15-06

SHEET TITLE:
EXISTING CONDITIONS

SHEET NO. **3** OF **22**

PROJECT# **96361**

SCRIPPS GREEN HOSPITAL CAMPUS
PLANNED DEVELOPMENT

TITLE REPORT:

A PORTION OF THIS SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT # MCS-17700-30 DATED JULY 23, 2005. ALL ITEMS APPLICABLE TO THIS SURVEY ARE PLOTTED HEREIN AND DESIGNATED BY ITEM NUMBER.

LEGAL DESCRIPTION:

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

LOT 8 OF LA JOLLA PINES TECHNOLOGY CENTRE IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP INDEXED ON MAP 12940 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 12, 1992.

APN: 340-180-04-00

3A. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 10, 1988 AS INSTRUMENT NO. 7807 OF OFFICIAL RECORDS. IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION AFFECTS: A PORTION OF SAID LAND PLOTTED HEREIN.

4A. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 15, 1970 AS INSTRUMENT NO. 7264 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION AFFECTS: A PORTION OF SAID LAND PLOTTED HEREIN.

5A. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT BETWEEN SCALLOP CORPORATION AND THE CITY OF SAN DIEGO FOR THE PROCESSING OF CERTAIN MAPS" RECORDED DECEMBER 11, 1987 AS INSTRUMENT NO. 87-00809 OF OFFICIAL RECORDS. SEE DOCUMENT FOR PARTICULARS.

6A. AN EASEMENT FOR ROAD, UTILITY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 27, 1991 AS INSTRUMENT NO. 91-00390 OF OFFICIAL RECORDS. IN FAVOR OF: LA JOLLA PINES TECHNOLOGY CENTRE, A CALIFORNIA NON-PROFIT FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION AFFECTS: A PORTION OF SAID LAND EXISTING STAKES HEREIN OUTLINED VIA AGREEMENT OF RECORDING OF TM 80-0244 MAP 12940. SEE DOCUMENT FOR PARTICULARS.

7A. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COASTAL DEVELOPMENT HILLSIDE REVIEW PERMIT AND PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 80-0244" RECORDED DECEMBER 31, 1991 AS INSTRUMENT NO. 91-00807 OF OFFICIAL RECORDS. SEE DOCUMENT FOR PARTICULARS.

8A. ADJUTANT'S RIGHTS OF INGRESS AND EGRESS TO OR FROM NORTH TORREY PINES ROAD, EXCEPT ACCESS OPENING ADJACENT THEREIN HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP. PLOTTED HEREIN.

9A. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

10A. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00468 OF OFFICIAL RECORDS. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

11A. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 2, 1983 AS INSTRUMENT NO. 83-00809 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION AFFECTS: A PORTION OF SAID LAND THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. THE ABOVE EASEMENT AND RIGHT OF WAY SHALL BE WITHIN FIFTEEN (15) FEET OF ALL EXTERIOR SIDELINES OF DEDICATED PUBLIC RIGHTS OF WAY. PLOTTED HEREIN.

12A. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED MAY 20, 1983 AS INSTRUMENT NO. 83-00808 OF OFFICIAL RECORDS. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

13A. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AGREEMENTS, EASES, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED DECEMBER 10, 1988 AS INSTRUMENT NO. 88-00308 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER VOID THE USE OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INCLUDING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR RESIDENCY TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 17004 OF THE UNITED STATES CODES (FAIR HOUSING ACT) 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. SEE DOCUMENT FOR PARTICULARS.

14A. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 20, 1989 AS INSTRUMENT NO. 89-00400 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION AFFECTS: A PORTION OF SAID LAND THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. THE EASEMENT IN THE AFORESAID PROPERTY SHALL BE A STRIP OF LAND, INCLUDING ALL OF THE AREA LING BETWEEN THE EXTERIOR SIDELINES, WHICH SIDELINES SHALL BE THREE (3) FEET, MEASURED AT RIGHT ANGLES, ON EACH EXTERIOR SIDE OF EACH AND EVERY FACILITY INSTALLED WITHIN SAID PROPERTY ON OR BEFORE OCTOBER 31, 1990. NOT PLOTTED.

TITLE REPORT:

A PORTION OF THIS SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT # MCS-17700-30 DATED JULY 23, 2005. ALL ITEMS APPLICABLE TO THIS SURVEY ARE PLOTTED HEREIN AND DESIGNATED BY ITEM NUMBER.

LEGAL DESCRIPTION:

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

LOT 4 OF LA JOLLA PINES TECHNOLOGY CENTRE IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP INDEXED ON MAP 12940 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 12, 1992.

APN: 340-180-04-00

3B. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 10, 1988 AS INSTRUMENT NO. 7807 OF OFFICIAL RECORDS. IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY AFFECTS: A PORTION OF SAID LAND PLOTTED HEREIN.

4B. AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED JULY 12, 1967 AS INSTRUMENT NO. 10709 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF SAN DIEGO AFFECTS: LOT 4 AS SHOWN ON SAID MAP PLOTTED HEREIN.

5B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS FOR PUBLIC IMPROVEMENTS" RECORDED AUGUST 6, 1979 AS INSTRUMENT NO. 79-33108 OF OFFICIAL RECORDS, BY AND BETWEEN GENERAL ATOMIC COMPANY AND THE CITY OF SAN DIEGO. SEE DOCUMENT FOR PARTICULARS.

6B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONDOMINIUM USE PERMIT" RECORDED JANUARY 14, 1983 AS INSTRUMENT NO. 83-00310 OF OFFICIAL RECORDS, BY AND BETWEEN CITY OF SAN DIEGO AND GENERAL ATOMIC COMPANY AND SCRIPPS CLINIC RESEARCH FOUNDATION. SEE DOCUMENT FOR PARTICULARS.

7B. PARCEL MAP 15482 NOTES: THIS MAP IS BEING FILED FOR FINANCIAL PURPOSES ONLY AND WILL HAVE NO PUBLIC IMPROVEMENT REQUIREMENTS OR BUILDING PERMIT AND TO BE ISSUED FOR THE LOTS AND PARCELS CREATED BY THIS MAP. THE RECORDING OF A SUBSEQUENT MAP IS REQUESTED BEFORE BUILDING PERMITS CAN BE ISSUED. AN AGREEMENT CONTAINING THESE CONDITIONS MAY BE RECORDED DECEMBER 11, 1987, AS FILED IN MAP 87-00809, BOOK 194, PAGE 12, OF OFFICIAL RECORDS. SEE DOCUMENT FOR PARTICULARS.

8B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF UNDERSTANDING" RECORDED DECEMBER 23, 1988 AS INSTRUMENT NO. 88-00404 OF OFFICIAL RECORDS, BY AND BETWEEN MAPPER/ENTRY & A TEXAS GENERAL PARTNERSHIP AND SCRIPPS CLINIC & RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. SEE DOCUMENT FOR PARTICULARS.

9B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COASTAL DEVELOPMENT HILLSIDE REVIEW PERMIT AND PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 80-0244" RECORDED DECEMBER 31, 1991 AS INSTRUMENT NO. 91-00807 OF OFFICIAL RECORDS. SEE DOCUMENT FOR PARTICULARS.

10B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00468 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

11B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

12B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

13B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

14B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

15B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00468 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

16B. ADJUTANT'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STREET OR HIGHWAY ADJUTANT SAID LAND HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP. PLOTTED HEREIN.

17B. AN EASEMENT SHOWN AND DEDICATED ON THE MAP FILED OR RECORDED AS MAP NO. 12940 OF MAPS FOR: SEWER AND INCIDENTAL PURPOSES. PLOTTED HEREIN.

18B. AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED AS MAP NO. 12940 OF MAPS FOR: OPEN SPACE AND INCIDENTAL PURPOSES. PLOTTED HEREIN.

19B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED OCTOBER 23, 1982 AS INSTRUMENT NO. 82-00404 OF OFFICIAL RECORDS. PLOTTED HEREIN.

20B. AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED OCTOBER 23, 1982 AS INSTRUMENT NO. 82-00404 OF OFFICIAL RECORDS. PLOTTED HEREIN.

21B. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 2, 1983 AS INSTRUMENT NO. 83-00809 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IF NOT DISCLOSED OF RECORD.

22B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED MAY 20, 1983 AS INSTRUMENT NO. 83-00808 OF OFFICIAL RECORDS. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

23B. COASTAL DEVELOPMENT PERMIT/CONTRIBUTION, USE PERMIT NO. 82-0201 SCRIPPS CHILDREN CENTER AND PARKING LOT RECORDED FEBRUARY 12, 1983 AS FILE NO. 1983-00401, OFFICIAL RECORDS. INTERFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SEE DOCUMENT FOR PARTICULARS.

24B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED MARCH 11, 1983 AS INSTRUMENT NO. 83-00310 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

25B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED MARCH 11, 1983 AS INSTRUMENT NO. 83-00310 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

26B. AN EASEMENT FOR WATER FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 15, 1983 AS INSTRUMENT NO. 1983-00304 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF SAN DIEGO AFFECTS: THE ROUTE THEREBY AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DISCLOSED IN SAID DOCUMENT. PLOTTED HEREIN.

27B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED MAY 20, 1983 AS INSTRUMENT NO. 83-00808 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

28B. AN UNRECORDED LEASE DATED FEBRUARY 17, 1983, EXECUTED BY THE SCRIPPS RESEARCH INSTITUTE AS LESSOR AND NEUROSCIENCE RESEARCH FOUNDATION, INC. AND NEUROSCIENCE SUPPORT CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED MAY 20, 1983 AS INSTRUMENT NO. 1983-00304 OF OFFICIAL RECORDS. WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. SEE DOCUMENT FOR PARTICULARS.

29B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED MAY 20, 1983 AS INSTRUMENT NO. 83-00808 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

30B. AN UNRECORDED LEASE DATED FEBRUARY 17, 1983, EXECUTED BY THE SCRIPPS RESEARCH INSTITUTE AS LESSOR AND NEUROSCIENCE RESEARCH FOUNDATION, INC. AND NEUROSCIENCE SUPPORT CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED MAY 20, 1983 AS INSTRUMENT NO. 1983-00304 OF OFFICIAL RECORDS. WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. SEE DOCUMENT FOR PARTICULARS.

31B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COASTAL DEVELOPMENT PERMIT/CONTRIBUTION, USE PERMIT NO. 82-0201 THE NEUROSCIENCE INSTITUTE" RECORDED JUNE 23, 1983 AS INSTRUMENT NO. 1983-00304 OF OFFICIAL RECORDS. AS DOCUMENTED INCLUDING MODIFICATIONS THEREOF RECORDED MARCH 4, 1984 AS INSTRUMENT NO. 1984-00102 AND JANUARY 24, 1988 AS INSTRUMENT NO. 1988-00401, BOTH OF OFFICIAL RECORDS. SEE DOCUMENT FOR PARTICULARS.

32B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL ACCESS AND PARKING AGREEMENT" RECORDED SEPTEMBER 19, 1983 AS INSTRUMENT NO. 1983-00307 OF OFFICIAL RECORDS, EXECUTED BY THE SCRIPPS RESEARCH INSTITUTE, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

33B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED OCTOBER 10, 1983 AS INSTRUMENT NO. 1983-00307 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND BEN F. MORRIS, JR., OWNER. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

34B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED OCTOBER 10, 1983 AS INSTRUMENT NO. 1983-00307 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND BEN F. MORRIS, JR., OWNER. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

35B. ADJUTANT'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STREET OR HIGHWAY, ADJUTANT SAID LAND HAVE BEEN DEDICATED IN THE DOCUMENT RECORDED FEBRUARY 24, 1984 AS INSTRUMENT NO. 1984-00102 OF OFFICIAL RECORDS. PLOTTED HEREIN.

36B. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED DECEMBER 10, 1988 AS INSTRUMENT NO. 88-00308 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER VOID THE USE OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INCLUDING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR RESIDENCY TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 17004 OF THE UNITED STATES CODES OF SECTION 17004 OF THE CALIFORNIA GOVERNMENT CODE (FAIR HOUSING ACT) 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. SEE DOCUMENT FOR PARTICULARS.

37B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

38B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

39B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

40B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

41B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

42B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

43B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

44B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

45B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

46B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

47B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

48B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

49B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

50B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

51B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

52B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

53B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

54B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

55B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

56B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

57B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

58B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

59B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

60B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

61B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

62B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

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64B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

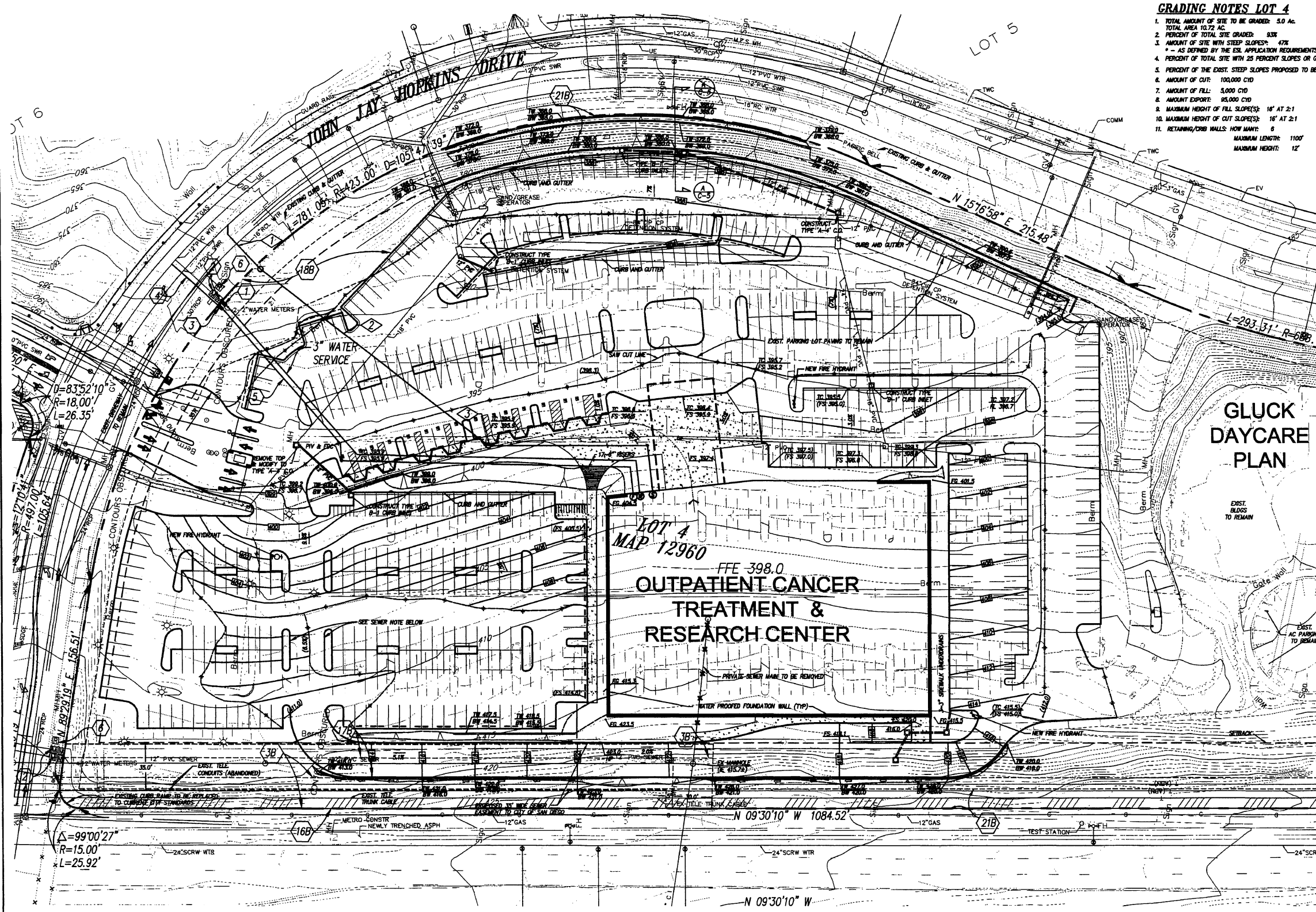
65B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

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67B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

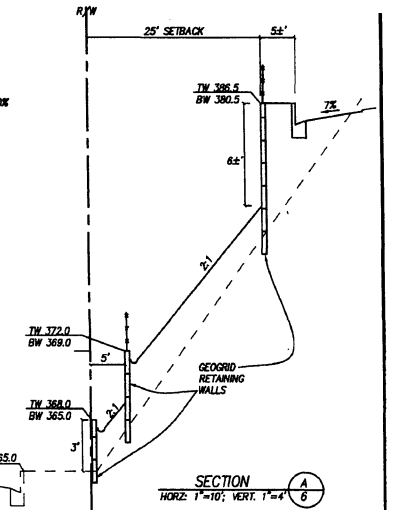
68B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR PARTICULARS.

69B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT REVENUE AGREEMENT" RECORDED AUGUST 6, 1982 AS INSTRUMENT NO. 82-00464 OF OFFICIAL RECORDS, BY AND BETWEEN THE CITY OF SAN DIEGO AND SCRIPPS CLINIC AND RESEARCH FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION. NOT PLOTTED DUE TO LACK OF DESCRIPTION. SEE DOCUMENT FOR



GRADING NOTES LOT 4

1. TOTAL AMOUNT OF SITE TO BE GRADED: 3.0 AC.
2. TOTAL AREA 10.72 AC.
3. PERCENT OF TOTAL SITE GRADED: 33%
4. PERCENT OF SITE WITH STEEP SLOPES: 17%
5. AS DEFINED BY THE ESE APPLICATION REQUIREMENTS
6. PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 5%
7. PERCENT OF THE EXIST. STEEP SLOPES PROPOSED TO BE GRADED: 0%
8. AMOUNT OF CUT: 100,000 CYD
9. AMOUNT OF FILL: 5,000 CYD
10. AMOUNT EXPORT: 95,000 CYD
11. MAXIMUM HEIGHT OF FILL SLOPES: 16' AT 2:1
12. MAXIMUM HEIGHT OF CUT SLOPES: 16' AT 2:1
13. RETAINING/CRIP WALLS: HOW MANY: 8
14. MAXIMUM LENGTH: 1100'
15. MAXIMUM HEIGHT: 12'



LEGEND

SEWER

- NEW 6" SEWER LATERAL
- NEW 6" PVC PRIVATE SEWER TO BUILDING
- CLEANOUTS

WATER

- NEW 3" R.P.B.P. FOR POTABLE SERVICE (PRIVATE)
- EXISTING 2-2" WATER METER SERVICE AND BOXES
- NEW 6" R.P.B.P. FOR FIRE SERVICE (PRIVATE)
- NEW 6" LINE TAP CONNECTION FOR FIRE SERVICE
- NEW 6" PVC FIRE SERVICE TO BUILDING (PRIVATE)
- INSTALL RPP BFP ON EXIST. IRRIGATION SERV.

LEGEND

- EXISTING FENCE
- PROPOSED 6" SEWER LINE
- EXISTING EASEMENT LINE
- PROPOSED DRAINAGE LINE
- CURB LINE
- PROPERTY LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED BUILDING
- PROPOSED SPOT ELEVATION
- PROPOSED RETAINING WALL
- EXISTING LIGHT
- SEE SHEET 4 FOR EASEMENT DATA

EASEMENTS

SEE SHEET 4 FOR EASEMENT DATA

PREPARED BY:

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REVISION 5: 10-08-06
REVISION 2: 07-12-06
REVISION 1: 03-28-06

ORIGINAL DATE: 02-15-08

SHEET TITLE:
**LOT 4-CONCEPT
GRADING PLAN**

SHEET NO. 6 OF 22

PTS#
PROJECT# 96361

PREPARED IN THE OFFICE OF:

Latitude 33

Planning and Engineering

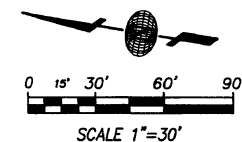
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STEVEN C. KETTLER
RCE 0048358 EXP. 6/30/2008



6/26/08

DATE



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PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 16, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

REFER TO CONCEPTUAL PLANTING PLAN (SHEET 7) FOR ALL PLANTING AREA INFORMATION WITHIN THE PUBLIC RIGHT-OF-WAY.

SEWER NOTE: SEWER ACCESS EASEMENT FROM A PUBLIC STREET TO ALL PUBLIC MANHOLES ON-SITE MUST BE PROVIDED TO THE CITY. ACCESS WIDTH TO BE A MINIMUM OF 20' IN WIDTH STARTING AT THE DRIVEWAY AND EXTENDING OVER THE ENTIRE DRIVE ASLE TO THE ON-SITE MANHOLES.

WATER AND FIRE SERVICE NOTE:
ALL WATER AND FIRE SERVICES ARE REQUIRED TO HAVE ABOVE GROUND BACKFLOW PREVENTION DEVICES IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT OF WAY.

RECLAIMED WATER NOTE: THE EXISTING RECLAIMED WATER IRRIGATION SYSTEM AND MAIN LINES MUST BE MODIFIED TO SERVE THE NEW LANDSCAPE AREAS.



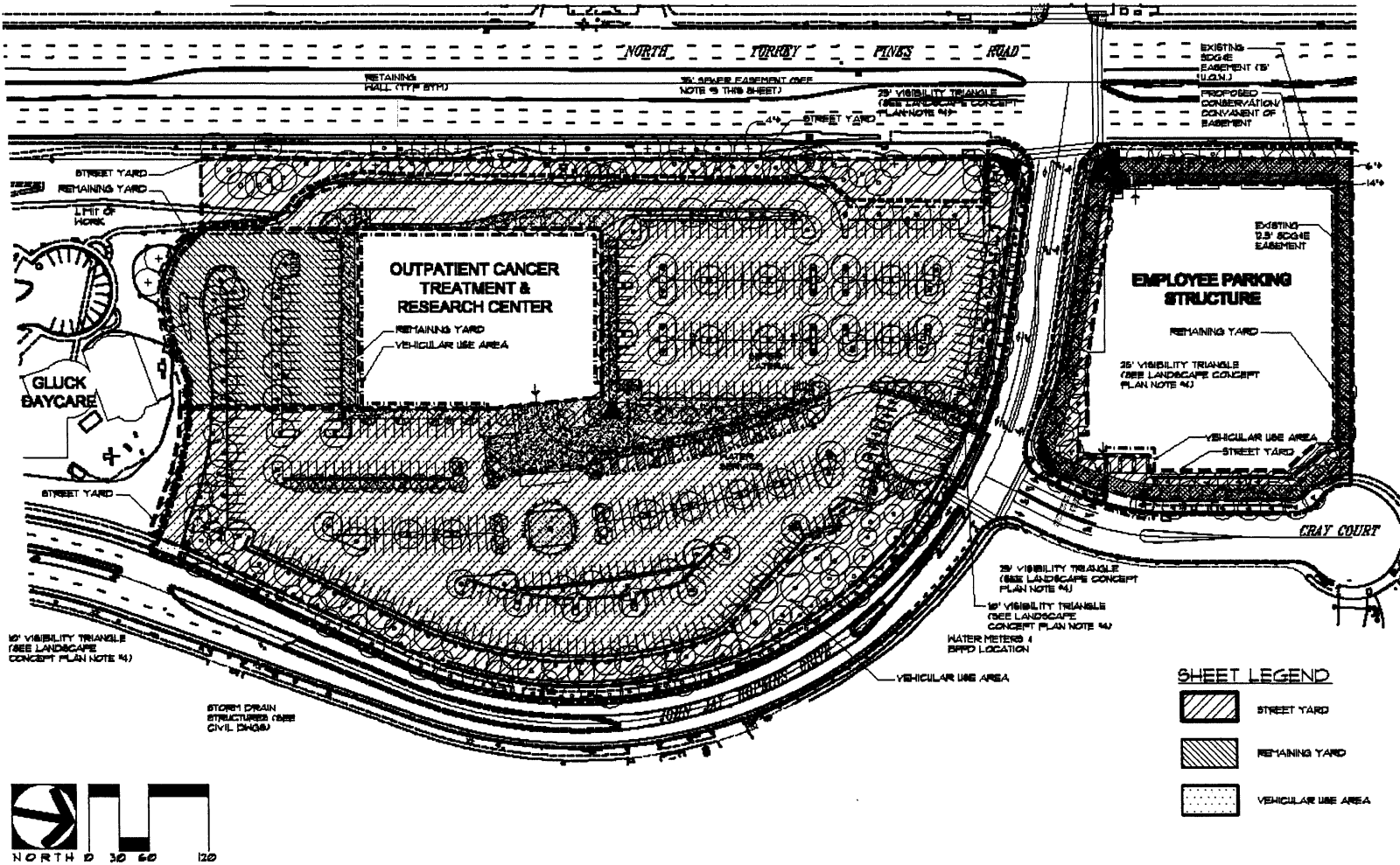
SCRIPPS GREEN HOSPITAL CAMPUS

PLANNED DEVELOPMENT PERMIT No. 558012
CONDITIONAL USE PERMIT No. 312843
SITE DEVELOPMENT PERMIT No. 312846
COASTAL DEVELOPMENT PERMIT No. 312847

10666 NORTH TORREY PINES ROAD
LA JOLLA, CALIFORNIA

PARKING LOT SHRUBS, GROUND COVERS, AND VINES (HIGH AB)	CANOPY SHADE TREE
30'-40' HIGH X 30-50' WIDE AT MATURITY	100% 34" DOCK SIZE (FRL)
- DIPLANA TIPIU - TIPIUA TIPIUA 'FRUITLESS'	- TIPIU TREE - FRUITLESS OLIVE
- PODOCARPUS GRACILIOR - ULMUS PARVIFOLIA 'ALLEE'	- FERN PINE - CHINESE EVERGREEN ELM
PARKING LOT SHRUBS, GROUND COVERS, AND VINES (HIGH AB)	CANOPY SHADE TREE
30'-40' HIGH X 30-50' WIDE AT MATURITY	100% 34" DOCK SIZE (FRL)
- ADAPANTHUS ORIENTALIS - ESCALLONIA SPECIES - FEUTICIA SPECIES - GAZANIA SPECIES - GARBERIA SPECIES - NARARIA SPECIES - SPERMATOPHYTES SPECIES	- LI-LY-OF-THE-MILE - ESCALLONIA - FRAGRA - GAZANIA - LAVENDER STARFLOWER - HEAVENLY BAMBOO - INDIA LANTHORN
SITE TREES (HIGH AB)	VERTICAL REVEGETATION (HIGH AB)
40'-50' HIGH X 30-50' WIDE AT MATURITY	100% 34" DOCK SIZE (FRL)
- FINUS CANARIENSIS - FINUS TORREYANA	- CANARY ISLAND PINE - TORREY PINE
- TRISTANTIA CONFERTIA - PODOCARPUS GRACILIOR	- BRISBANE BOX - FERN PINE
ACCENT TREES (HIGH AB)	MULTI-TREK APPROACH TREE
50'-60' HIGH X 40-60' WIDE AT MATURITY	100% 34" DOCK SIZE (FRL)
- QUERCUS AGRIIFOLIA - PLATANUS RACEMOSA - FINUS TORREYANA	- CALIFORNIA LIVE OAK - CALIFORNIA STEAMER - TORREY PINE
SITE SHRUBS, GROUND COVERS, AND VINES (HIGH AB)	CANOPY SHADE TREE
30'-40' HIGH X 30-50' WIDE AT MATURITY	100% 34" DOCK SIZE (FRL)
- ABELIA X GRANDIFLORA - CARIBEA MACROCARPA - ESCALLONIA SPECIES - GREVILLEA SPECIES - LEPTOCARPUS SPECIES - LIGUSTRUM JAPONICUM 'TEXANA' - RAVINDIA DOMESTICA - PLANTIA SEROTINA - STYGLIUM FANICULATUM - VIBURNUM SPECIES - CLYCOMA CONGESTUM - PITTOCOPIUM TOBIIRA 'VARIEGATA'	- FLAT PLANTS = 2' 0" G.C. 10% 1-HAL. 30% 3-HAL. - GLOBOS - ABELIA - NATAL PLUM - ESCALLONIA - NO COMMON NAME - NEW ZEALAND - TEXAS PRIVET - HEAVENLY BAMBOO - CHERRY - BUSHY CHERRY - VIBURNUM - LYCLOM - VARIEGATED TOBIIRA
PARKWAY SHRUBS, GROUND COVERS, AND/OR LAWN (HIGH AB)	CANOPY SHADE TREE
30'-40' HIGH X 30-50' WIDE AT MATURITY	100% 34" DOCK SIZE (FRL)
- COROFFEMIA SPECIES - MYRTOPORUM SPECIES - GAZANIA SPECIES - LAWN	- FLAT PLANTS = 2' 0" G.C. 10% 1-HAL. 30% 3-HAL. OR SEED PLANT - NO COMMON NAME - DINAPR MYRTOPORUM - TRAILING GAZANIA - HYPERICUM SPECIES
FLORISHING ACCENT TREES (HIGH AB)	ROADS ACCENT TREE
30'-40' HIGH X 30-50' WIDE AT MATURITY	30% 34" DOCK SIZE (FRL) 30% 24" DOCK SIZE (FRL)
- BAUHINIA VARIEGATA - CASIA LEPTOPHYLLA - CHRYSOCHANUS RETUSUS - LAGERSTROMIA INDICA 'RED' - PHYLLIS 'BRADFORDII' - TABESBERIA CHRYSTOTRICA	- PURPLE ORCHID TREE - GOLD HEDDALING TREE - CHINESE PRINCE TREE - CRISPE MYRTLE - BRADFORD PEAR - GOLDEN TRUMPET TREE
ACCENT SHRUBS & GROUND COVERS (HIGH AB)	CANOPY SHADE TREE
30'-40' HIGH X 30-50' WIDE AT MATURITY	100% 34" DOCK SIZE (FRL)
- ADAPANTHUS SPECIES - AUGIA REPTANS - BEGONIA RICHARDSONIS 'RED COMET' - BOUGANVILLEA SPECIES - CARIBEA MACROCARPA - LONGERA JAPONICA - NEPENTHES SPECIES - RELAXANTUM MELTALUM - LANTANA SPECIES - PLANTIUM SPECIES - PITTOCOPIUM SPECIES - BALVIA SPECIES - STREPTILITIA REINAE	- FLAT PLANTS = 2' 0" G.C. 10% 1-HAL. 30% 3-HAL. - LI-LY-OF-THE-MILE - CARPET BUNGLE - BEGONIA - BOUGANVILLEA - NATAL PLUM - HONEYBUCKLE - NO COMMON NAME - GERANIUM - LANTANA - NEW ZEALAND FLAX - TOBIIRA SPECIES - LAVENDER - BIRD OF PARADISE
NATIVE HABITAT REVEGETATION (HIGH AB)	CANOPY SHADE TREE
30'-40' HIGH X 30-50' WIDE AT MATURITY	100% 34" DOCK SIZE (FRL)
- CELANOTHUS VERRUCOSUS - TOTAL - BALVIA MELLIERA (7% TOTAL) - ADENOSTOMA FABRICULATUM (3% TOTAL) - CHEODRUM DUBIUM (3% TOTAL) - MALOBIA LAURINA (6 TOTAL)	- NOTS: EXISTING TREES TO REMAIN - WART-STEMMED CELANOTHUS - BLACK SAGE - CHAMISE - BUSHBLO</

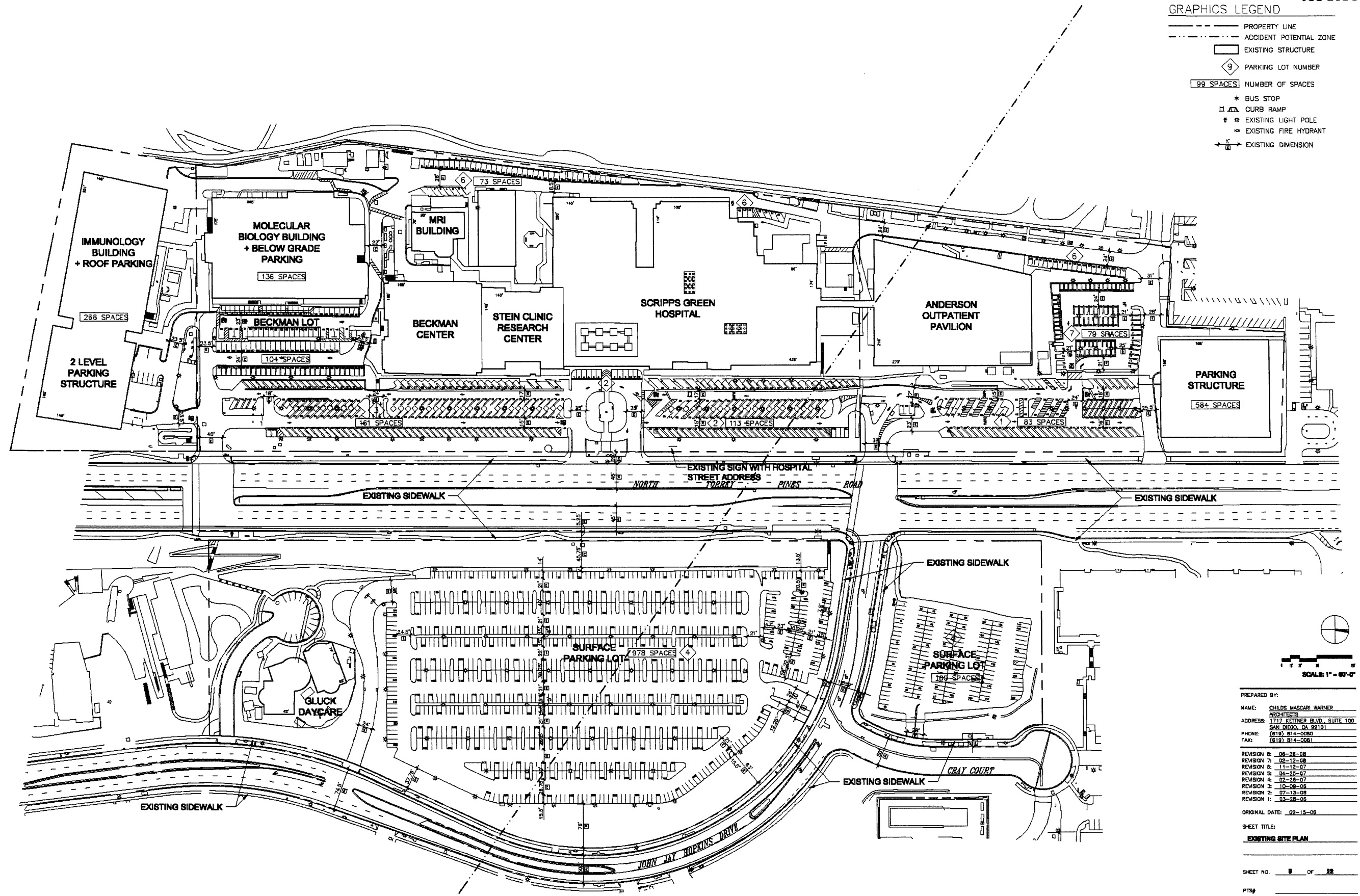
SCRIPPS GREEN HOSPITAL CAMPUS
PLANNED DEVELOPMENT PERMIT No. 558012
CONDITIONAL USE PERMIT No. 312843
SITE DEVELOPMENT PERMIT No. 312846
COASTAL DEVELOPMENT PERMIT No. 312847
15806 NORTH TORREY PINES ROAD
LA JOLLA, CALIFORNIA



SUMMARY OF LANDSCAPE CALCULATIONS FOR OUTPATIENT CANCER TREATMENT & RESEARCH CENTER:			
STREET YARD:			
TOTAL AREA REQUIRED: 256,120 S.F.	PROVIDED: 103,309 S.F.	EXCESS AREA PROVIDED: 262,9 S.F.	
PLANTING AREA: 14,180 S.F.	PROVIDED: 17,140 P.T.S.	EXCESS POINTS PROVIDED: 2,914 P.T.S.	
PLANTING AREA AS HARDSCAPE: 0 S.F.			
REMAINING YARD:			
TOTAL AREA REQUIRED: 31,480 S.F.	PROVIDED: 8,481 S.F.	EXCESS AREA PROVIDED: 346 S.F.	
PLANTING AREA: 1,875 S.F.	PROVIDED: 1,730 P.T.S.	EXCESS POINTS PROVIDED: 146 P.T.S.	
PLANTING AREA AS HARDSCAPE: 0 S.F.			
VEHICULAR USE AREA:			
VIA IN STREET YARD: 261,040 S.F.	PROVIDED: 38,064 S.F.	EXCESS AREA PROVIDED: 71,223 S.F.	
PLANTING AREA REQUIRED: 13,356 S.F.	PROVIDED: 14,172 P.T.S.	EXCESS POINTS PROVIDED: 814 P.T.S.	
PLANTING AREA AS HARDSCAPE: 0 S.F.		POINTS ACHIEVED THROUGH TREES: 6,810 P.T.S.	
VIA OUTSIDE STREET YARD: 31,480 S.F.	PROVIDED: 8,481 S.F.	EXCESS AREA PROVIDED: 1,312 S.F.	
PLANTING AREA REQUIRED: 548 S.F.	PROVIDED: 1,730 P.T.S.	EXCESS POINTS PROVIDED: 178 P.T.S.	
PLANTING AREA AS HARDSCAPE: 0 S.F.		POINTS ACHIEVED THROUGH TREES: 6,110 P.T.S.	
* PLANT POINTS REQUIRED IN TREE POINTS ONLY			

CALCULATIONS FOR EMPLOYEE PARKING STRUCTURE:			
STREET YARD:			
TOTAL AREA: 23,880 S.F.	PROVIDED: 17,541 S.F.	EXCESS AREA PROVIDED: 8,176 S.F.	
PLANTING AREA REQUIRED: 9,832 S.F.	PROVIDED: 1,180 P.T.S.	EXCESS POINTS PROVIDED: 843 P.T.S.	
PLANTING AREA AS HARDSCAPE: 0 S.F.			
REMAINING YARD:			
TOTAL AREA: 3,788 S.F.	PROVIDED: 3,788 S.F.	EXCESS AREA PROVIDED: 2,689 S.F.	
PLANTING AREA REQUIRED: 1,448 S.F.	PROVIDED: 240 P.T.S.	EXCESS POINTS PROVIDED: 51 P.T.S.	
PLANTING AREA AS HARDSCAPE: 0 S.F.			
VEHICULAR USE AREA:			
TOTAL AREA: 2,872 S.F.	PROVIDED: 667 S.F.	EXCESS AREA PROVIDED: 834 S.F.	
PLANTING AREA REQUIRED: 128 S.F.	PROVIDED: 110 P.T.S.	EXCESS POINTS PROVIDED: 31 P.T.S.	
PLANTING AREA AS HARDSCAPE: 0 S.F.		POINTS ACHIEVED THROUGH TREES: 170 P.T.S.	
VIA ON STRUCTURE: SEE ARCHITECTURAL PLANS FOR TRELLIS STRUCTURES PROVIDING 50% MINIMUM SHADE DENSITY SPACED SO THAT EACH PARKING SPACE IS NO FARTHER THAN 30 FEET FROM A TRELLIS STRUCTURE. SEE SHEET X OF X FOR TRELLIS DETAIL.			
* PLANT POINTS REQUIRED IN TREE POINTS ONLY			

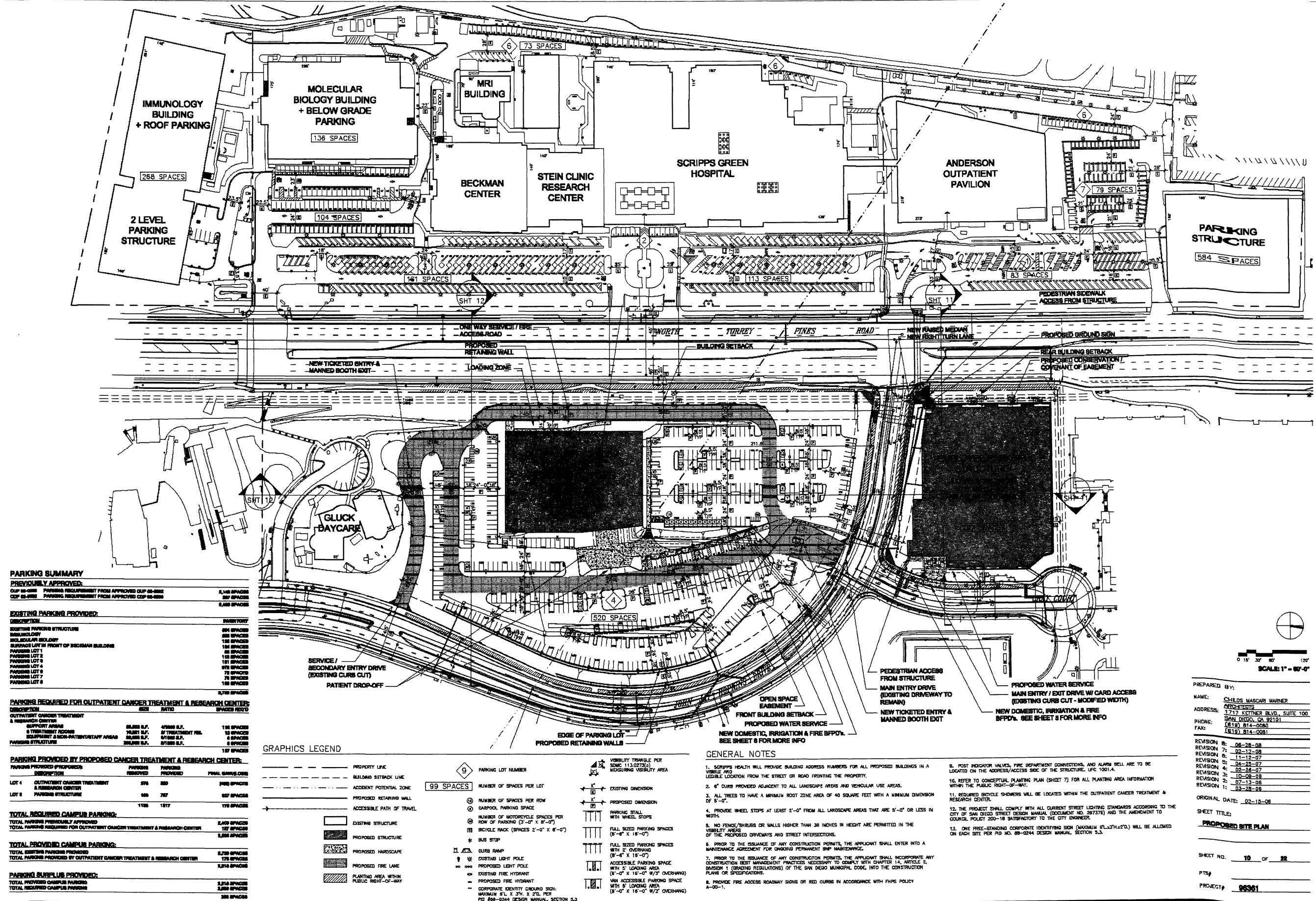
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REVISION 3:	10-08-06
REVISION 2:	07-13-06
REVISION 1:	03-28-06
ORIGINAL DATE: 02-15-08	
SHEET TITLE:	
LANDSCAPE DIAGRAM	
AND CALCULATIONS	
SHEET NO. 8 OF 22	
PTS#	
PROJECT# 96381	

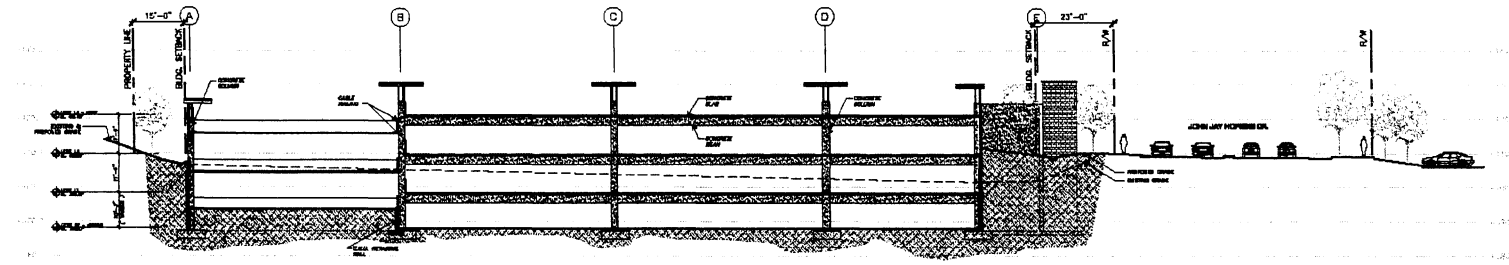


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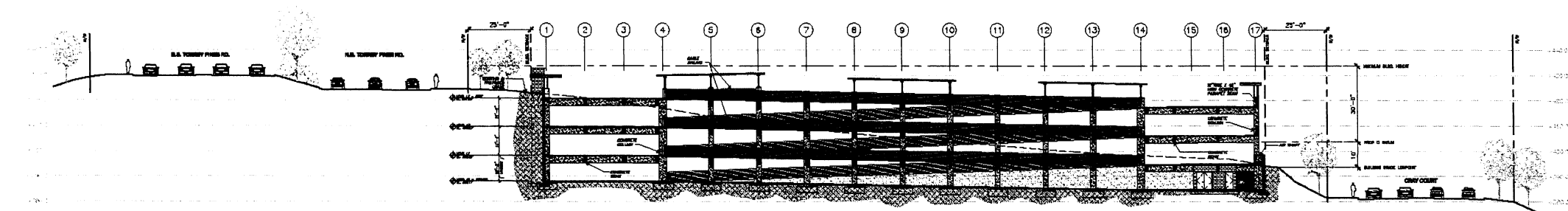


SCRIPPS GREEN HOSPITAL CAMPUS
PLANNED DEVELOPMENT PERMIT No. 558012
CONDITIONAL USE PERMIT No. 812843
SITE DEVELOPMENT PERMIT No. 312848
COASTAL DEVELOPMENT PERMIT No. 312847
10886 NORTH TORREY PINES ROAD
LA JOLLA, CALIFORNIA

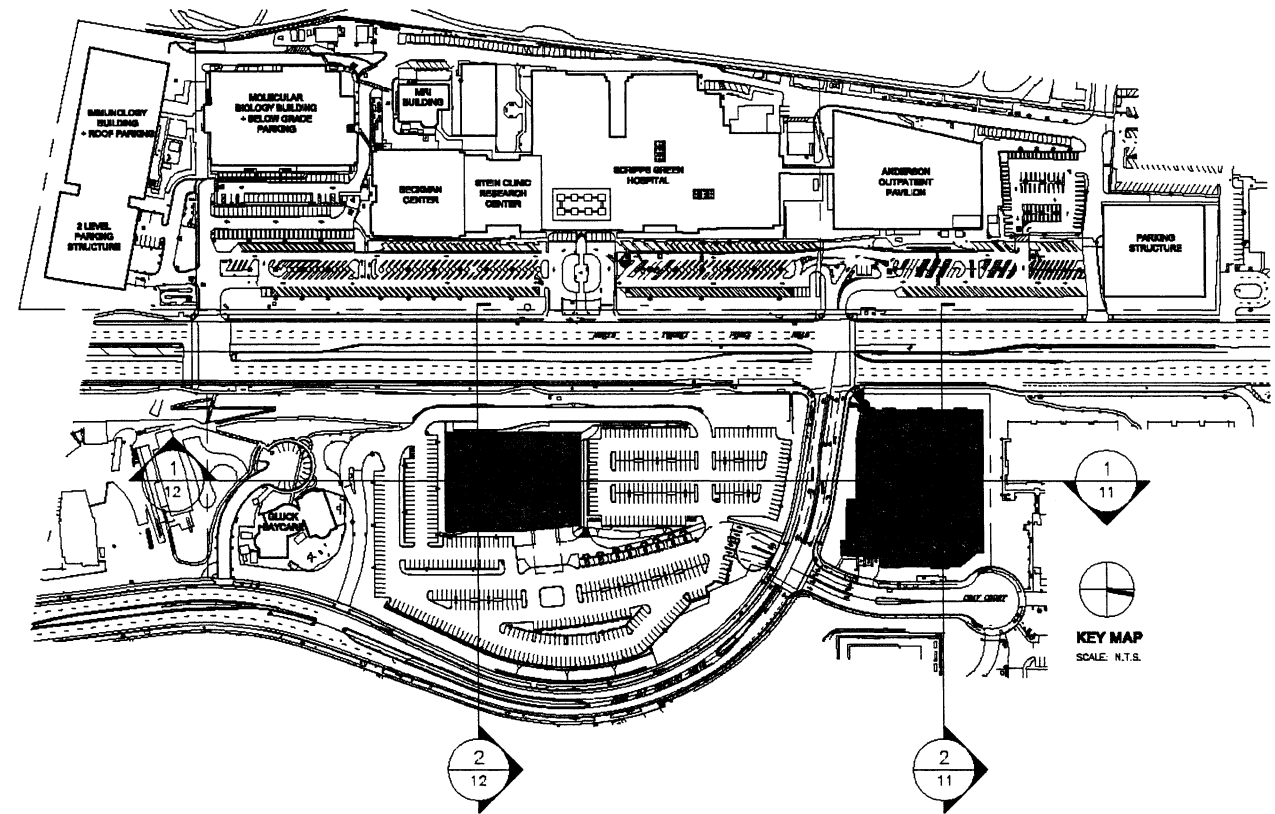




1 - PARKING STRUCTURE SITE SECTION - LOOKING EAST
SCALE: 1"=20'-0"



2 - PARKING STRUCTURE SITE SECTION - LOOKING NORTH
SCALE: 1"=20'-0"

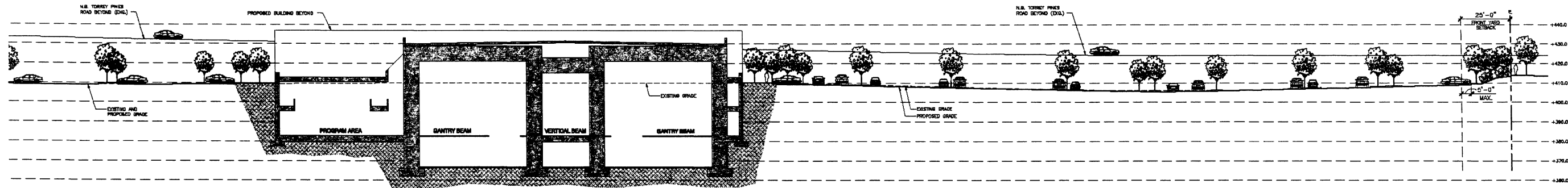


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REVISION 3:	10-08-06
REVISION 2:	07-13-06
REVISION 1:	03-28-06
ORIGINAL DATE:	02-15-06
SHEET TITLE:	SITE SECTIONS - LOT 8
SHEET NO.	11 OF 22
PTS#	
PROJECT#	06361

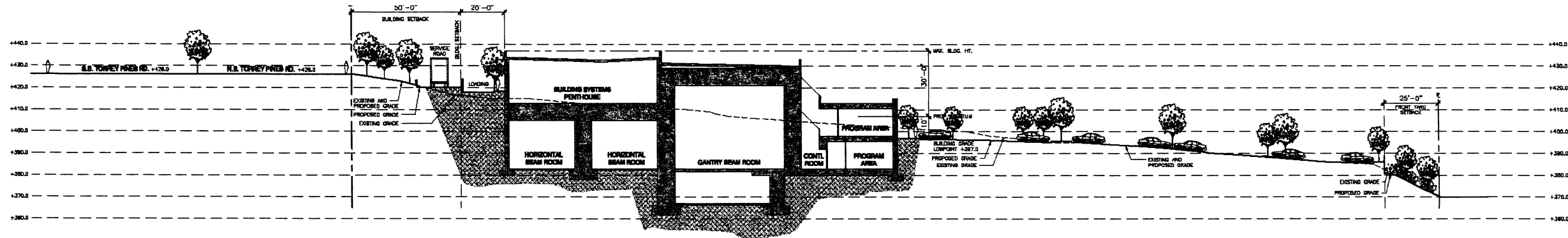
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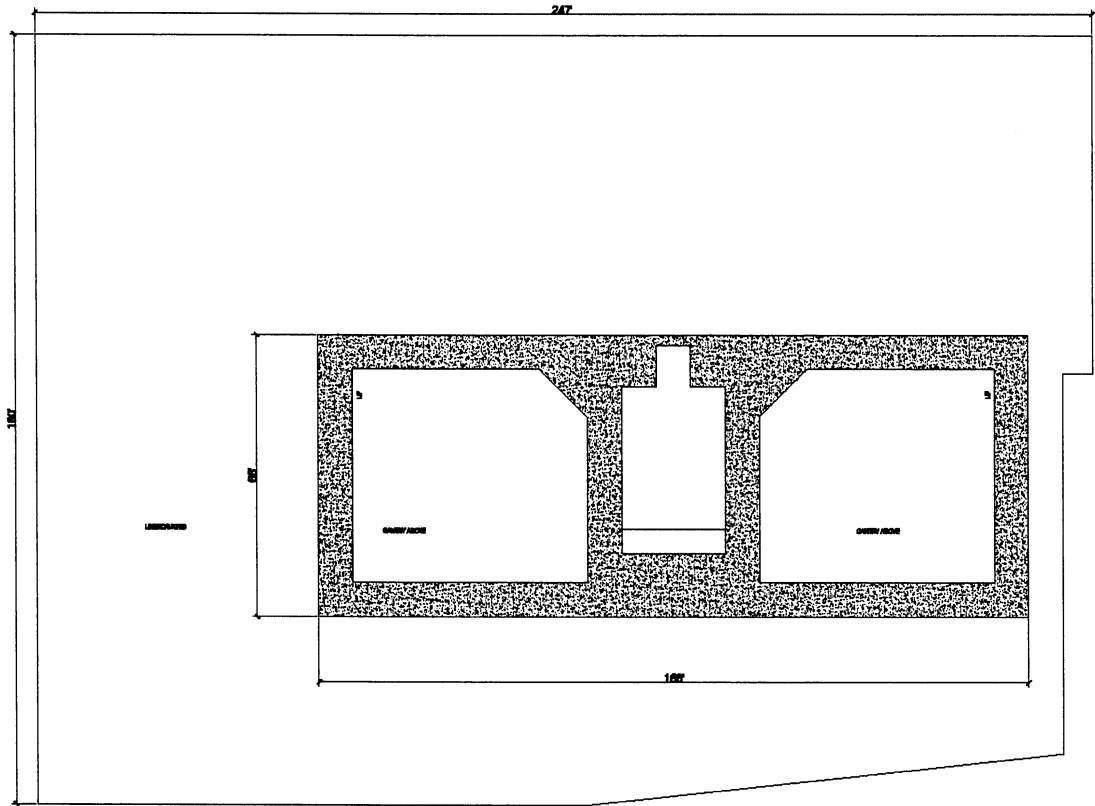


1 - OUTPATIENT CANCER TREATMENT & RESEARCH CENTER SITE SECTION - LOOKING WEST
SCALE: 1"=20'-0"

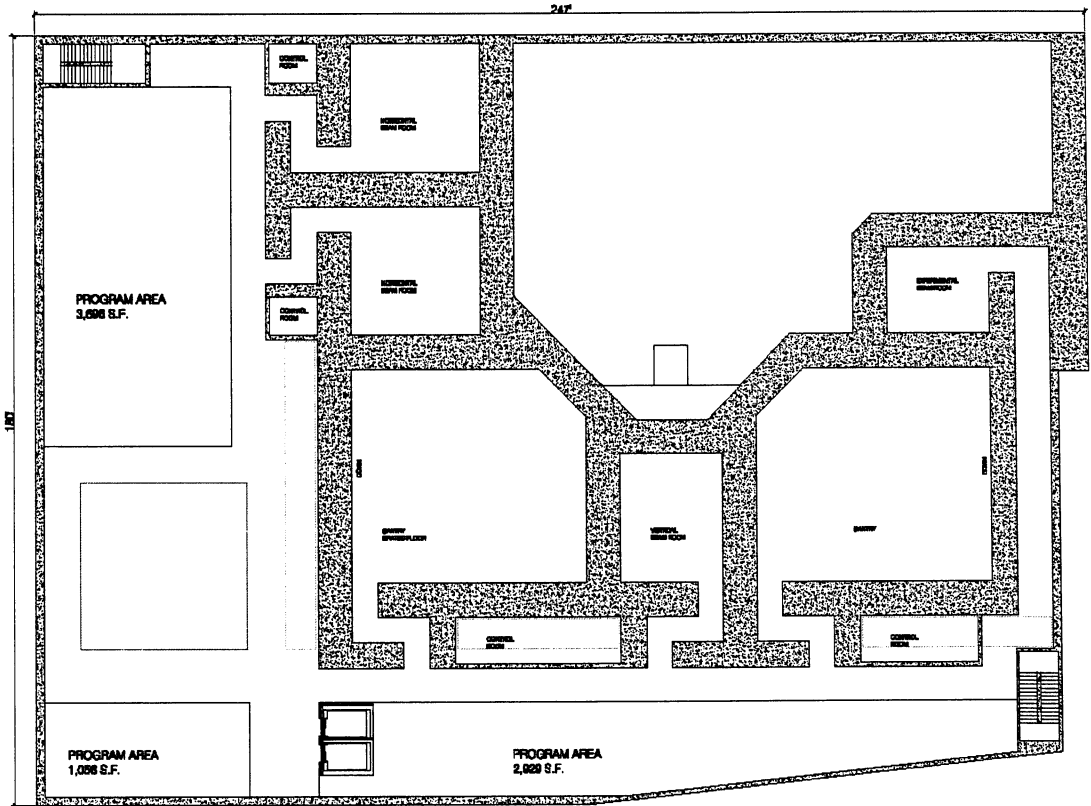


2 - OUTPATIENT CANCER TREATMENT & RESEARCH CENTER SITE SECTION - LOOKING NORTH
SCALE: 1"=20'-0"

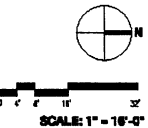
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REVISION 4:	02-26-07
REVISION 3:	10-08-06
REVISION 2:	07-13-06
REVISION 1:	03-28-06
ORIGINAL DATE: 02-15-06	
SHEET TITLE:	
SITE SECTIONS - LOT 4	
SHEET NO. 12 OF 22	
PROJECT# 96361	



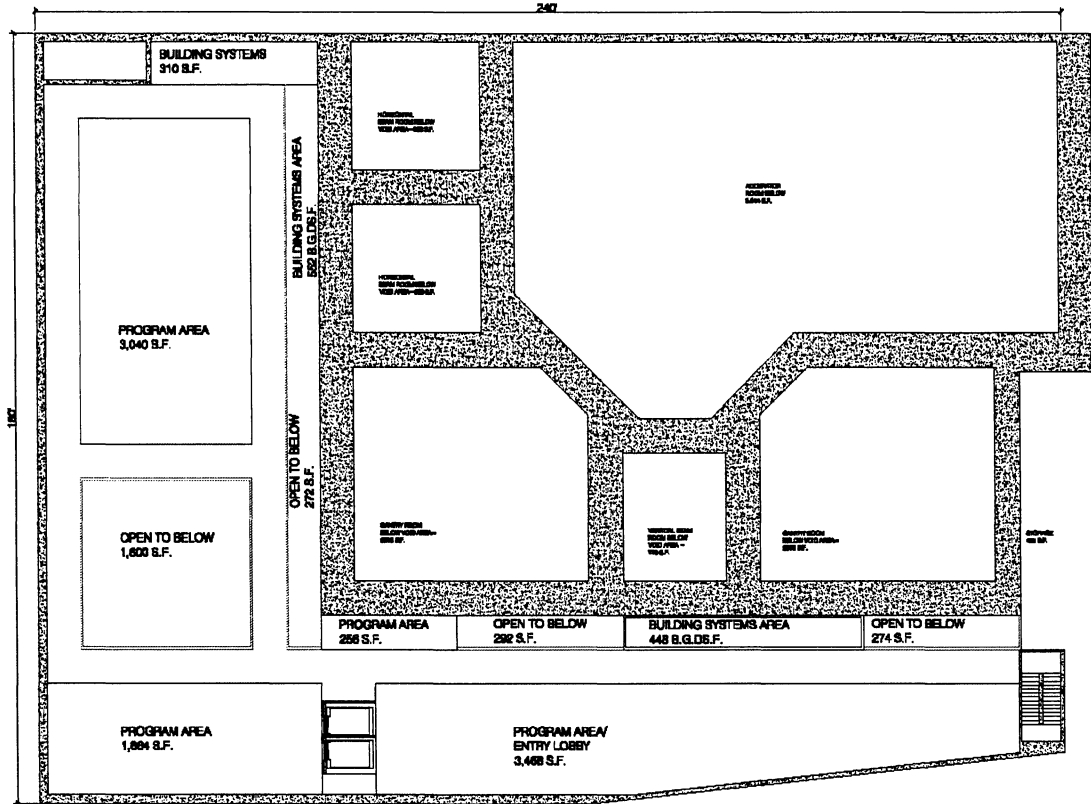
OUTPATIENT CANCER TREATMENT & RESEARCH CENTER
BELOW GRADE FLOOR PLAN



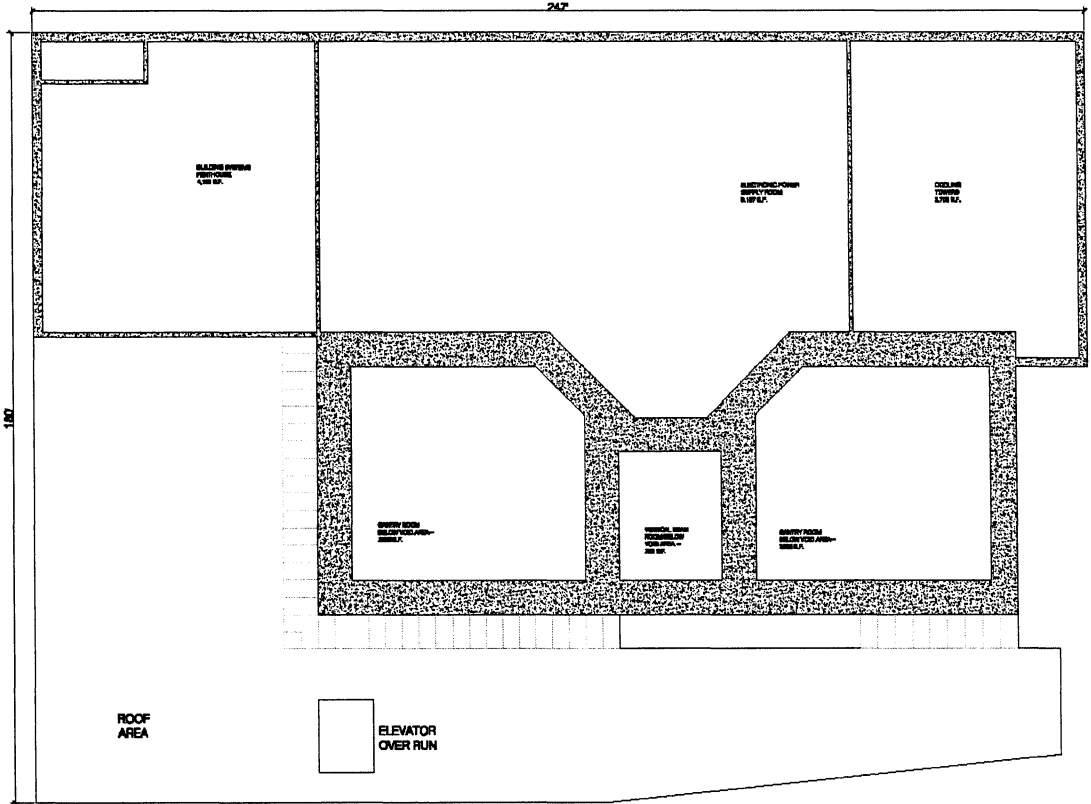
OUTPATIENT CANCER TREATMENT & RESEARCH CENTER
LOWER LEVEL FLOOR PLAN



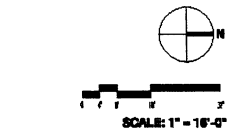
PREPARED BY:	
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REVISION 2: 07-13-06	
REVISION 1: 03-28-06	
ORIGINAL DATE: 02-15-06	
SHEET TITLE:	
OUTPATIENT CANCER TREATMENT & RESEARCH CENTER FLOOR PLANS	
SHEET NO. 13 OF 22	
PTS#	
PROJECT# 86361	



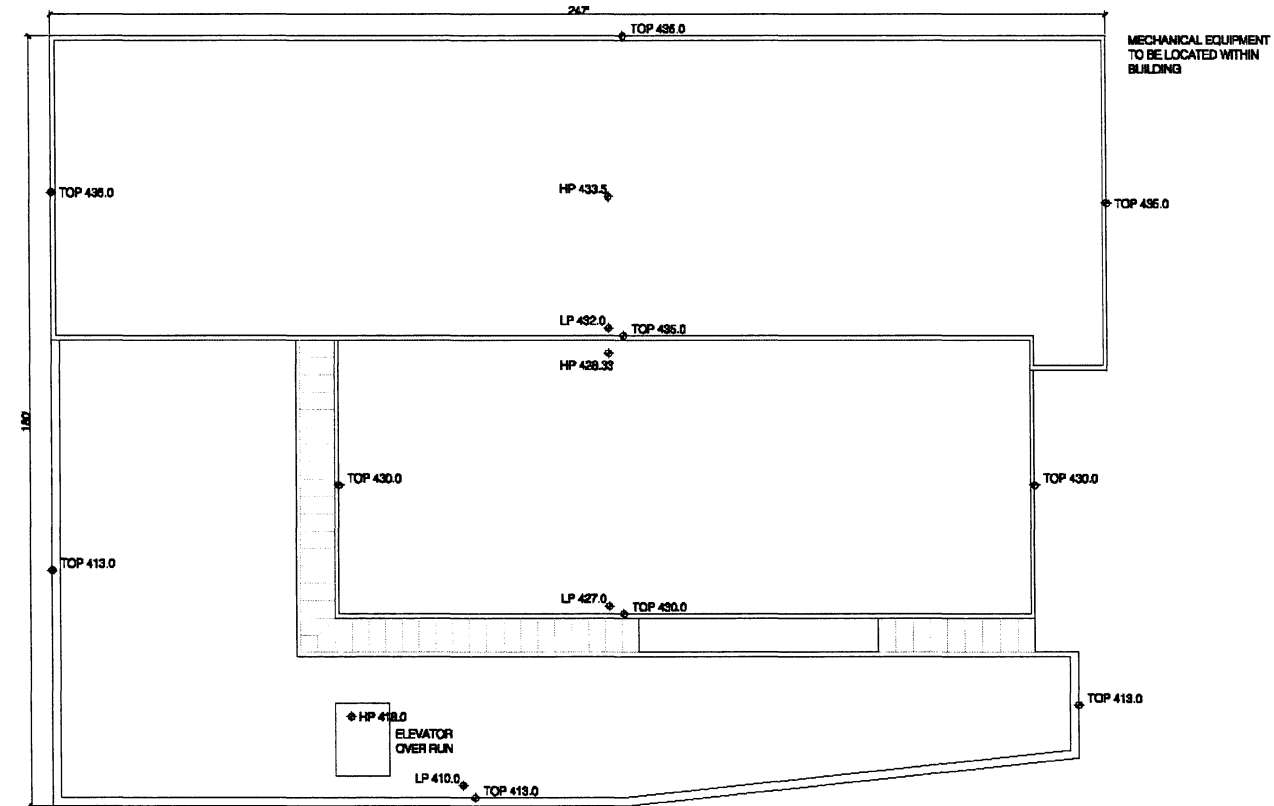
OUTPATIENT CANCER TREATMENT & RESEARCH CENTER
MAIN FLOOR PLAN



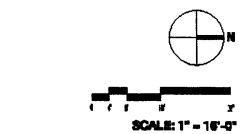
OUTPATIENT CANCER TREATMENT & RESEARCH CENTER
SECOND FLOOR PLAN



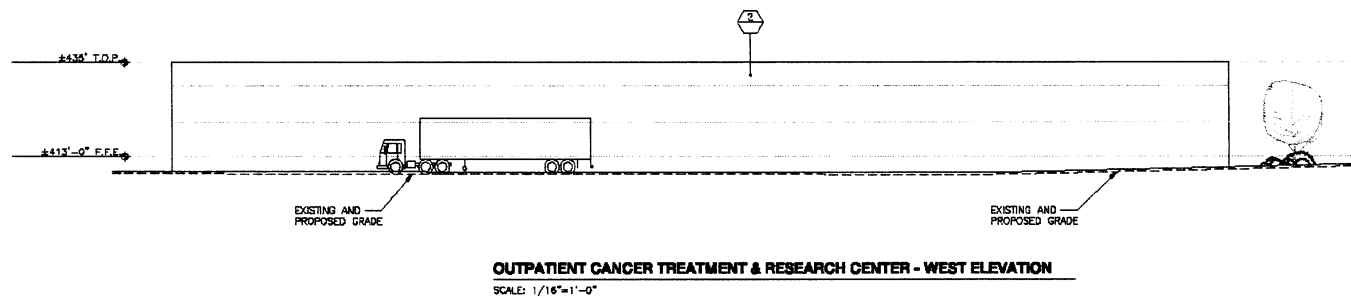
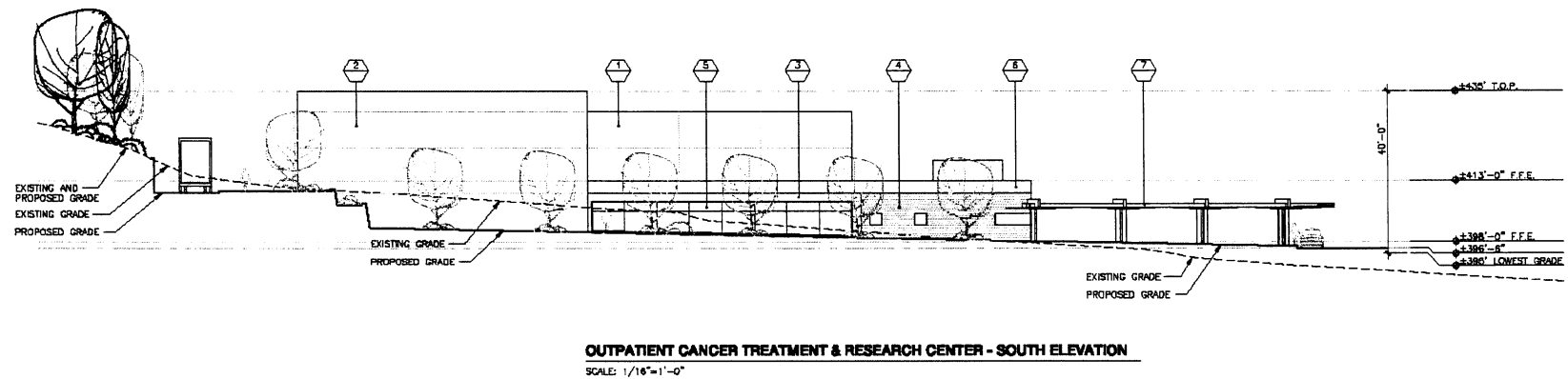
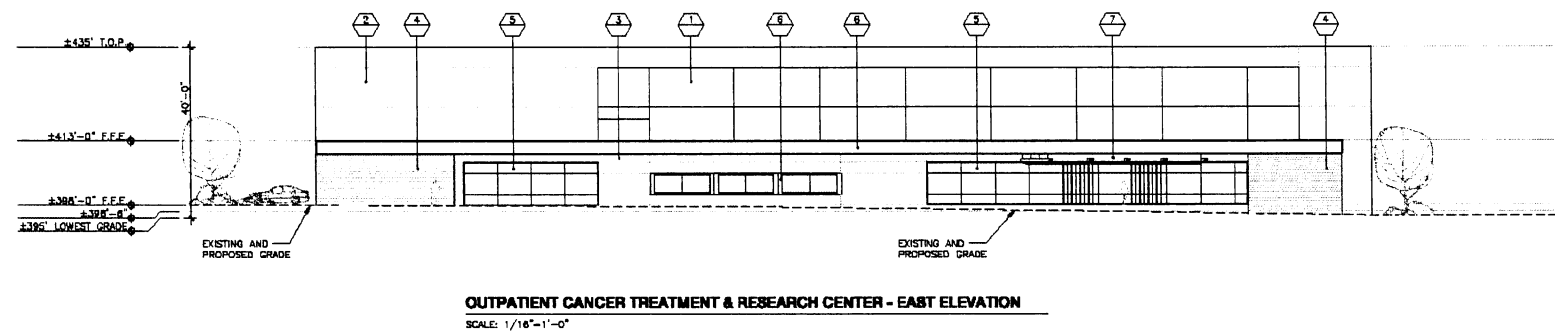
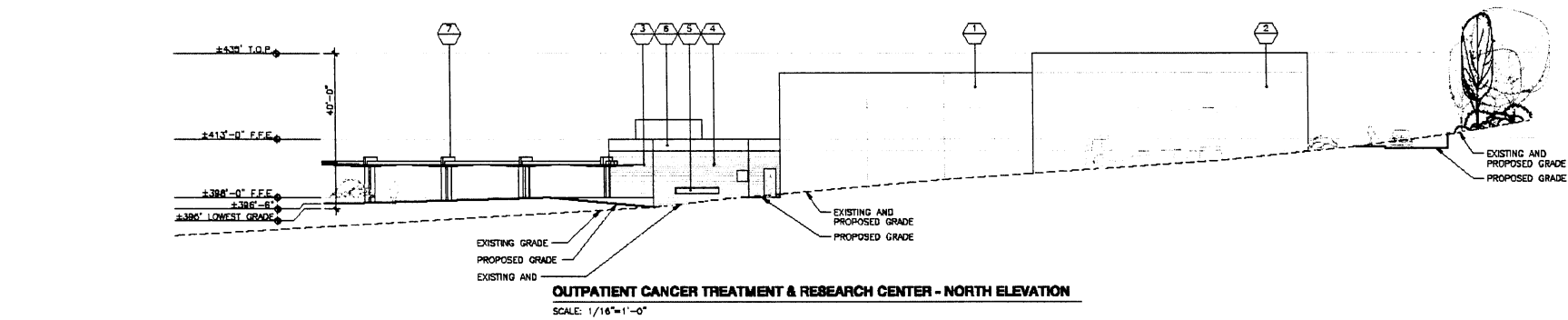
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REVISION 1:	03-28-06
ORIGINAL DATE:	02-13-08
SHEET TITLE:	OUTPATIENT CANCER TREATMENT & RESEARCH CENTER FLOOR PLANS
SHEET NO.	14 OF 22
PTS#	
PROJECT#	96361



OUTPATIENT CANCER TREATMENT & RESEARCH CENTER
ROOF PLAN



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REVISION 2:	07-13-06
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ORIGINAL DATE:	02-15-06
SHEET TITLE:	OUTPATIENT CANCER TREATMENT & RESEARCH CENTER ROOF PLAN
SHEET NO.	16 OF 22
PTS#	
PROJECT#	96361



MATERIALS LEGEND

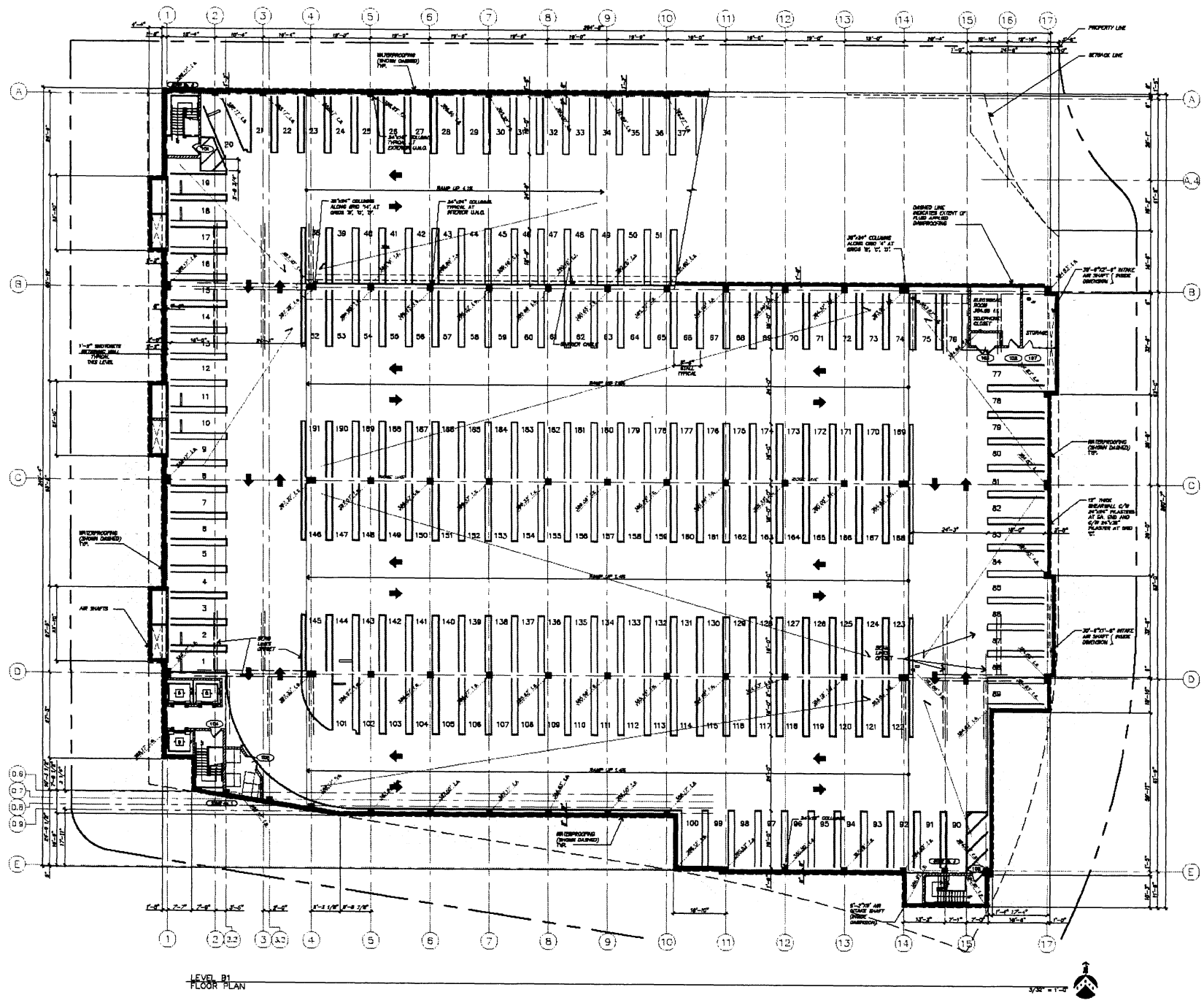
NO.	DESCRIPTION
1	EXPOSED CAST IN PLACE CONCRETE WALL W/POLISH FINISH
2	EXTERIOR CEMENT PLASTER ON ALL EXPOSED SIDES OF CAST IN PLACE CONCRETE WALL
3	EXTERIOR CEMENT PLASTER ON ALL EXPOSED SIDES OF 4\"
4	CORRUGATED METAL PANELING
5	TINTED LAMINATED SAFETY GLASS
6	METAL PANELING
7	METAL CANOPY

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REVISION 3:	10-08-06
REVISION 2:	07-13-06
REVISION 1:	03-28-06
ORIGINAL DATE:	02-15-06
SHEET TITLE:	OUTPATIENT CANCER TREATMENT & RESEARCH CTR. EXTERIOR ELEV.
SHEET NO.	16 OF 22
PTSP	
PROJECT#	96361

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CONDITIONAL USE PERMIT No. 812843
SITE DEVELOPMENT PERMIT No. 312846
COASTAL DEVELOPMENT PERMIT No. 312847
10886 NORTH TORREY PINES ROAD
LA JOLLA, CALIFORNIA



(PARKING SUMMARY)

LEVEL	NO. OF STALLS:		TOTAL	MOTORCYCLE (3'-0" x 8'-0")	BICYCLE
	STANDARD STALLS (8'-6" x 18'-0")	ADA STALLS (9'-0" x 18'-0")			
BASEMENT:	191	0	191	0	0
LEVEL 1:	212	0	212	4	4
LEVEL 2:	213	0	213	4	4
ROOF:	165	16	181	8	8
TOTAL:	781	16	797	16	16



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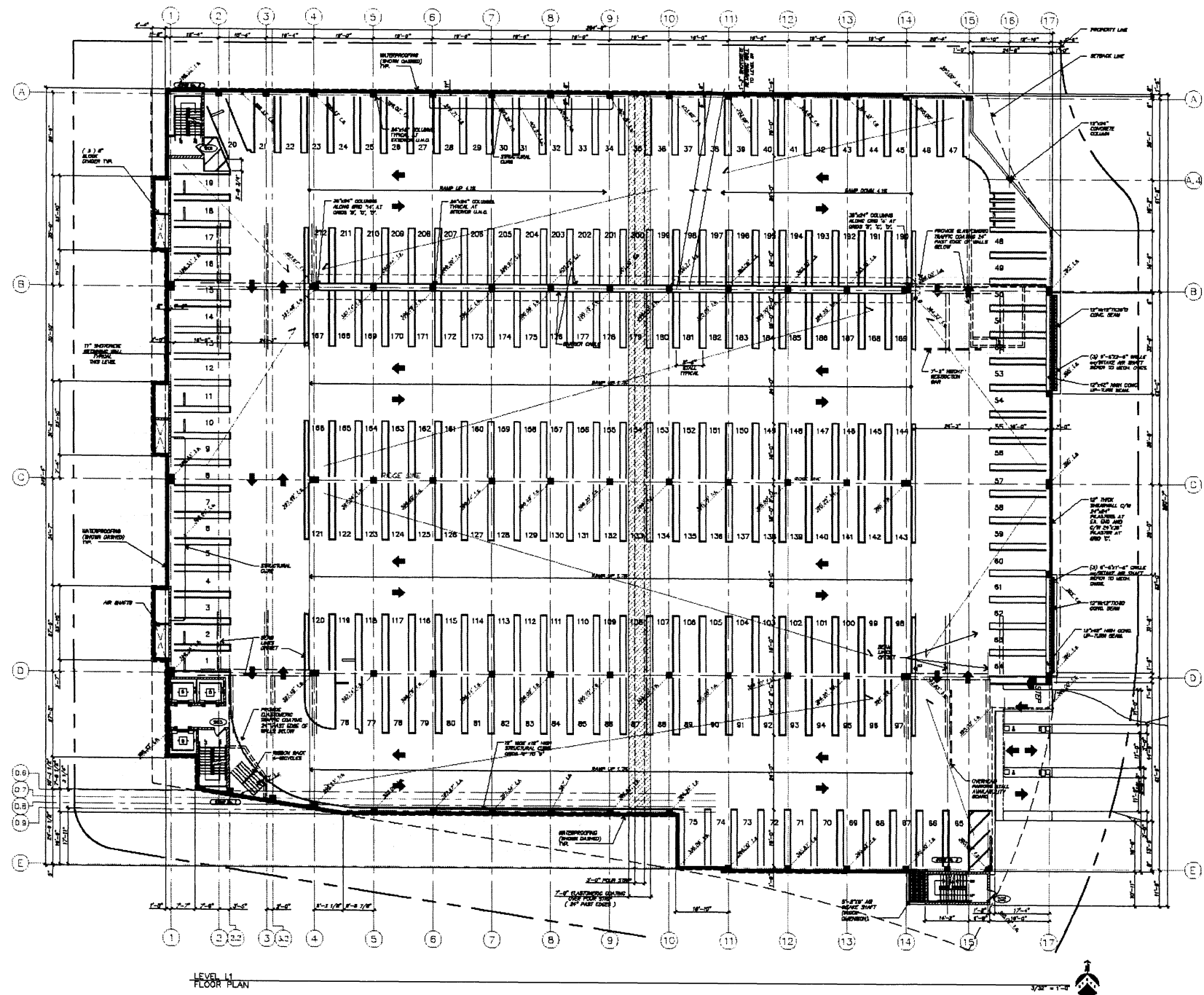
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REVISION 4: 02-26-07
REVISION 3: 10-28-06
REVISION 2: 07-13-06
REVISION 1: 03-28-06
ORIGINAL DATE: 02-15-06
SHEET TITLE:
PROPOSED PARKING STRUCTURE
BASEMENT PLAN
SHEET NO. 17 OF 22
PROJECT# 96361

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SITE DEVELOPMENT PERMIT No. 312846
COASTAL DEVELOPMENT PERMIT No. 312847
10888 NORTH TORREY PINES ROAD
LA JOLLA, CALIFORNIA



(PARKING SUMMARY)

LEVEL	NO. OF STALLS:		TOTAL	MOTORCYCLE (3'-0" x 8'-0")	BICYCLE
	STANDARD STALLS (8'-6" x 18'-0")	ADA STALLS (9'-0" x 18'-0")			
BASEMENT:	191	0	191	0	0
LEVEL 1:	212	0	212	4	4
LEVEL 2:	213	0	213	4	4
ROOF:	165	16	181	8	8
TOTAL:	781	16	797	16	16

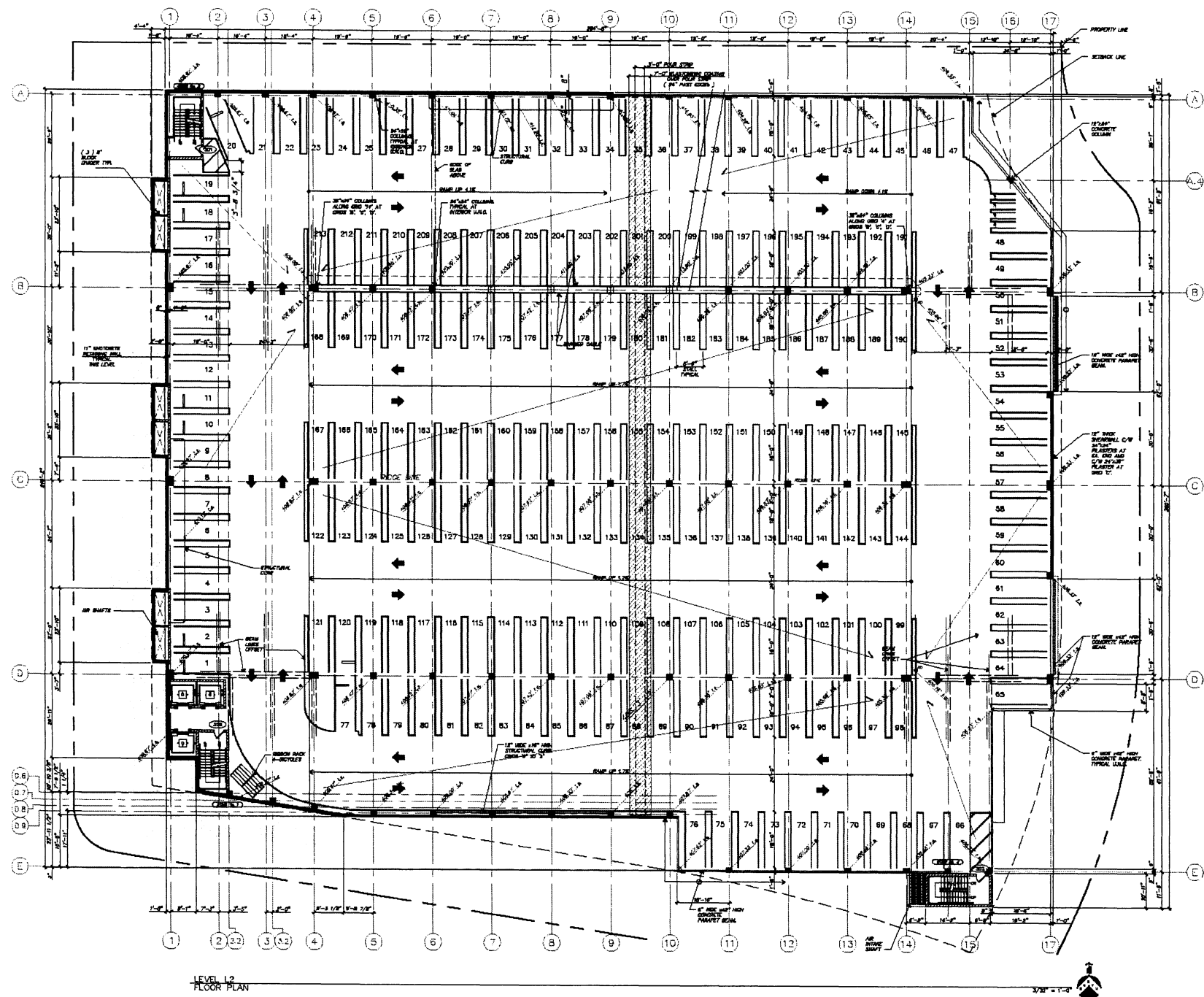
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REVISION 3: 10-08-06
REVISION 2: 07-13-06
REVISION 1: 03-28-06
ORIGINAL DATE: 02-15-06
SHEET TITLE: PROPOSED PARKING STRUCTURE
LEVEL 1 PLAN
SHEET NO. 16 OF 22
PROJECT# 99361

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CONDITIONAL USE PERMIT No. 312843
SITE DEVELOPMENT PERMIT No. 312846
COASTAL DEVELOPMENT PERMIT No. 312847
10886 NORTH TORREY PINES ROAD
LA JOLLA, CALIFORNIA



(PARKING SUMMARY)

LEVEL	NO. OF STALLS:		TOTAL	MOTORCYCLE (3'-0" x 8'-0")	BICYCLE
	STANDARD STALLS (8'-6" x 18'-0")	ADA STALLS (9'-0" x 18'-0")			
BASEMENT:	191	0	191	0	0
LEVEL 1:	212	0	212	4	4
LEVEL 2:	213	0	213	4	4
ROOF:	165	16	181	8	8
TOTAL:	781	16	797	16	16



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REVISION 3: 10-08-06
REVISION 2: 07-13-06
REVISION 1: 03-28-06

ORIGINAL DATE: 02-15-06

SHEET TITLE:

PROPOSED PARKING STRUCTURE

LEVEL 2 PLAN

SHEET NO. 19 OF 22

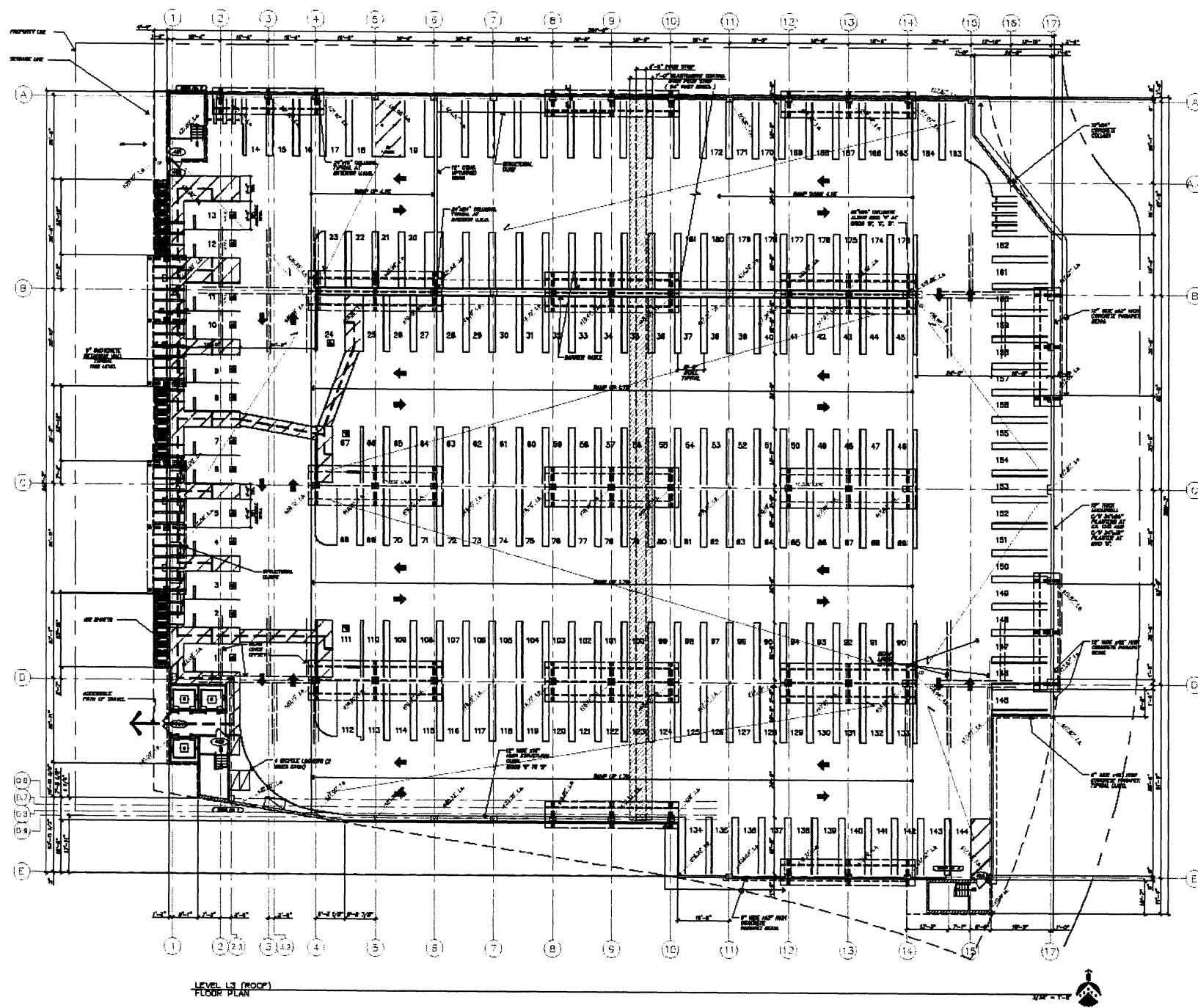
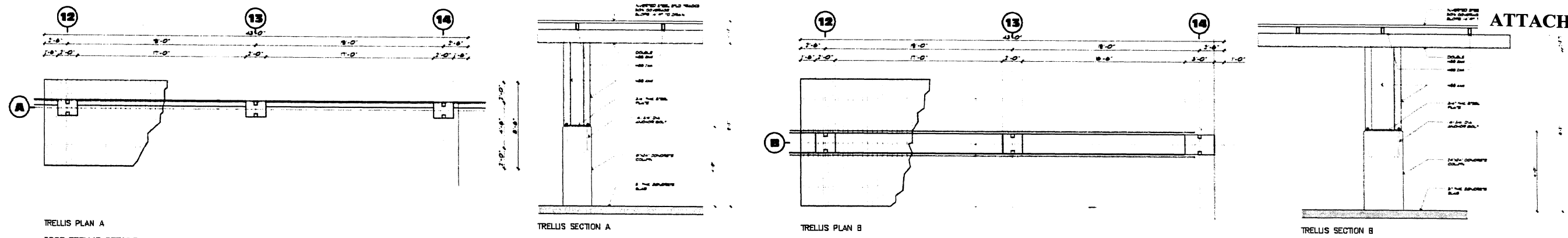
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PROJECT# 95361

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CONDITIONAL USE PERMIT No. 312843
SITE DEVELOPMENT PERMIT No. 312846
COASTAL DEVELOPMENT PERMIT No. 312847
10888 NORTH TORREY PINES ROAD
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REVISION 8: 11-12-07
REVISION 5: 04-25-07
REVISION 4: 02-28-07
REVISION 3: 10-08-06
REVISION 2: 07-13-06
REVISION 1: 03-28-06

ORIGINAL DATE: 02-15-06

SHEET TITLE:

PROPOSED PARKING STRUCTURE

ROOF PLAN

SHEET NO. 20 OF 22

PTS#

PROJECT# 06301

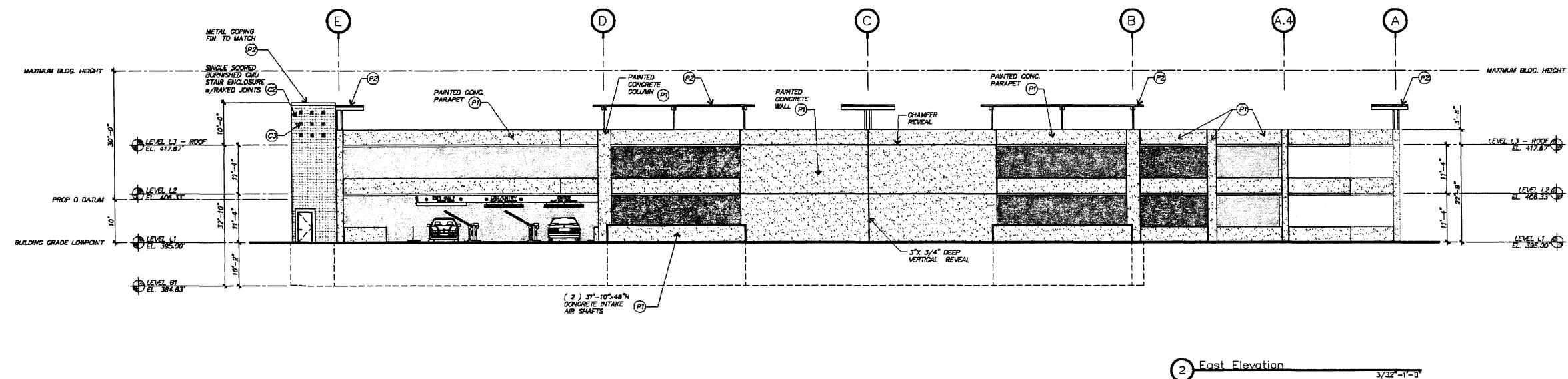
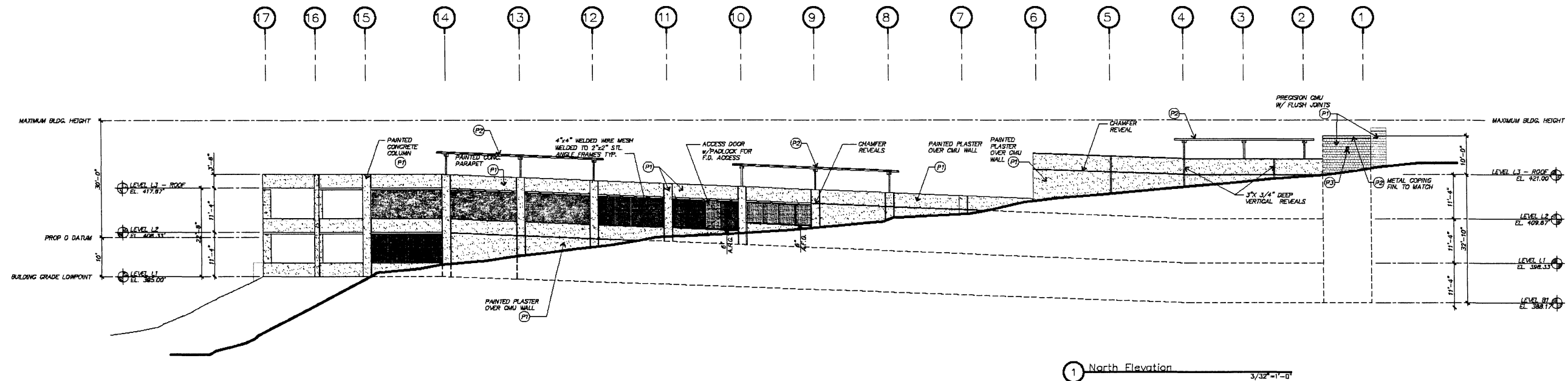
(PARKING SUMMARY)

LEVEL	NO. OF STALLS: STANDARD STALLS (8'-6"x18'-0")	ADA STALLS (9'-0"x18'-0")	TOTAL	MOTORCYCLE (3'-0"x8'-0")	BICYCLE
BASEMENT:	191	0	191	0	0
LEVEL 1:	212	0	212	4	4
LEVEL 2:	213	0	213	4	4
ROOF:	165	16	181	8	8
TOTAL:	781	16	797	16	16

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PLANNED DEVELOPMENT PERMIT No. 589012
CONDITIONAL USE PERMIT No. 312943
SITE DEVELOPMENT PERMIT No. 312946
COASTAL DEVELOPMENT PERMIT No. 312947
10882 NORTH TORREY PINES ROAD
LA JOLLA, CALIFORNIA



PAINT COLOR SCHEDULE			
KEY:	MANUFACTURER:	COLOR:	COLOR NUMBER:
P1	ICI DULUX	ARCHITECT TO SPECIFY	FLAT
P2	ICI DULUX	ARCHITECT TO SPECIFY	GLOSS
P3	ICI DULUX	ARCHITECT TO SPECIFY	FLAT

CMU MATERIAL LEGEND				
KEY:	MANUFACTURER:	COLOR:	TYPE:	MORTAR COLOR:
C1	ANGELUS BLOCK	GLAZER WHITE	PRECISION	FLUSH
C2	ANGELUS BLOCK	GLAZER WHITE	BURNISHED - SINGLE SCORE	MATCHING
C3	ANGELUS BLOCK	SLATE	BURNISHED - SINGLE SCORE	FLUSH



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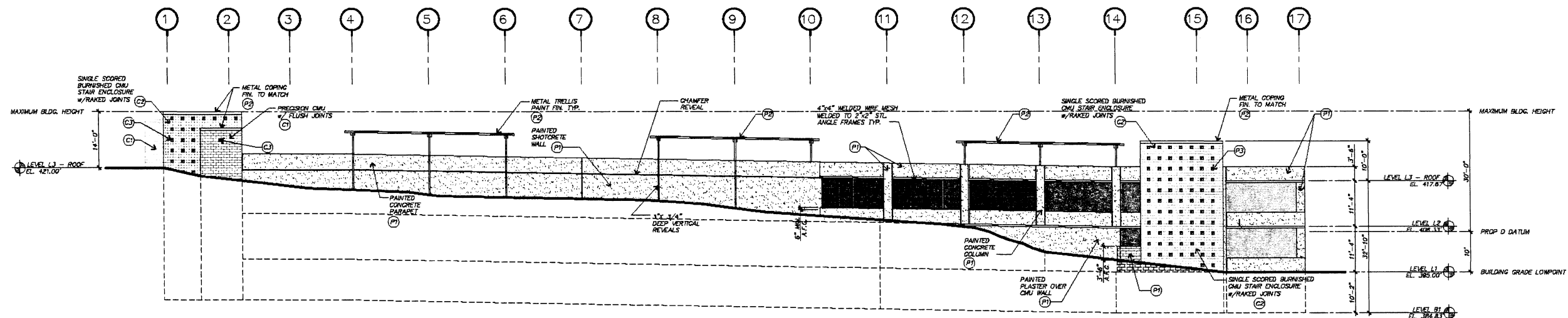
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 REVISION 4: 03-26-07
 REVISION 3: 10-08-05
 REVISION 2: 07-13-05
 REVISION 1: 03-28-05
 ORIGINAL DATE: 02-15-05
 SHEET TITLE: PROPOSED PARKING STRUCTURE
 EXTERIOR ELEVATIONS
 SHEET NO. 21 OF 22
 PROJECT# 99361

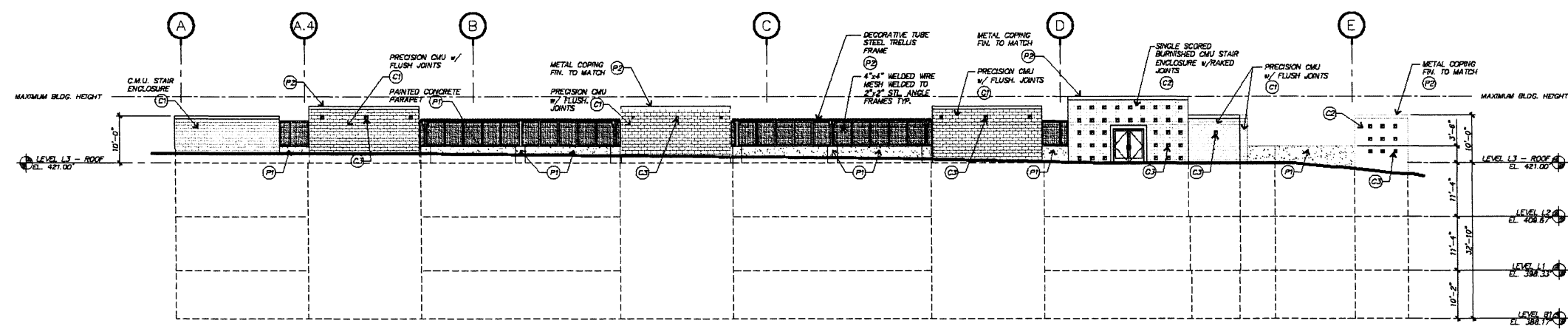
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 CONDITIONAL USE PERMIT No. 312843
 SITE DEVELOPMENT PERMIT No. 312848
 COASTAL DEVELOPMENT PERMIT No. 312847
 10886 NORTH TORREY PINES ROAD
 LA JOLLA, CALIFORNIA



1 South Elevation
(John Jay Hopkins Road) 3/32"=1'-0"



2 West Elevation
(North Torrey Pines Road) 3/32"=1'-0"

PAINT COLOR SCHEDULE			
(SEE SPECIFICATION FOR PAINT AND APPLICATION REQUIREMENTS)			
KEY:	MANUFACTURER:	COLOR:	COLOR NUMBER:
P1	ICI DULUX	ARCHITECT TO SPECIFY	FLAT
P2	ICI DULUX	ARCHITECT TO SPECIFY	GLOSS
P3	ICI DULUX	ARCHITECT TO SPECIFY	FLAT

CMU MATERIAL LEGEND				
KEY:	MANUFACTURER:	COLOR:	TYPE:	MORTAR COLOR:
C1	ANGELUS BLOCK	GLAZIER WHITE	PRECISION	FLUSH
C2	ANGELUS BLOCK	GLAZIER WHITE	BURNISHED - SINGLE SCORE	FLUSH
C3	ANGELUS BLOCK	SLATE	BURNISHED - SINGLE SCORE	FLUSH

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REVISION 4: 02-26-07
REVISION 3: 10-08-06
REVISION 2: 07-13-06
REVISION 1: 03-28-05

ORIGINAL DATE: 02-15-06

SHEET TITLE:

PROPOSED PARKING STRUCTURE

EXTERIOR ELEVATIONS

SHEET NO. 22 OF 22

PTS#

PROJECT# 96361

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CONDITIONAL USE PERMIT No. 312843
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COASTAL DEVELOPMENT PERMIT No. 312847
10886 NORTH TORREY PINES ROAD
LA JOLLA, CALIFORNIA