

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

	<u>Northwest - Pad 1</u>	<u>Southeast - Pad 2</u>
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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SEE 1207 MAP

92130

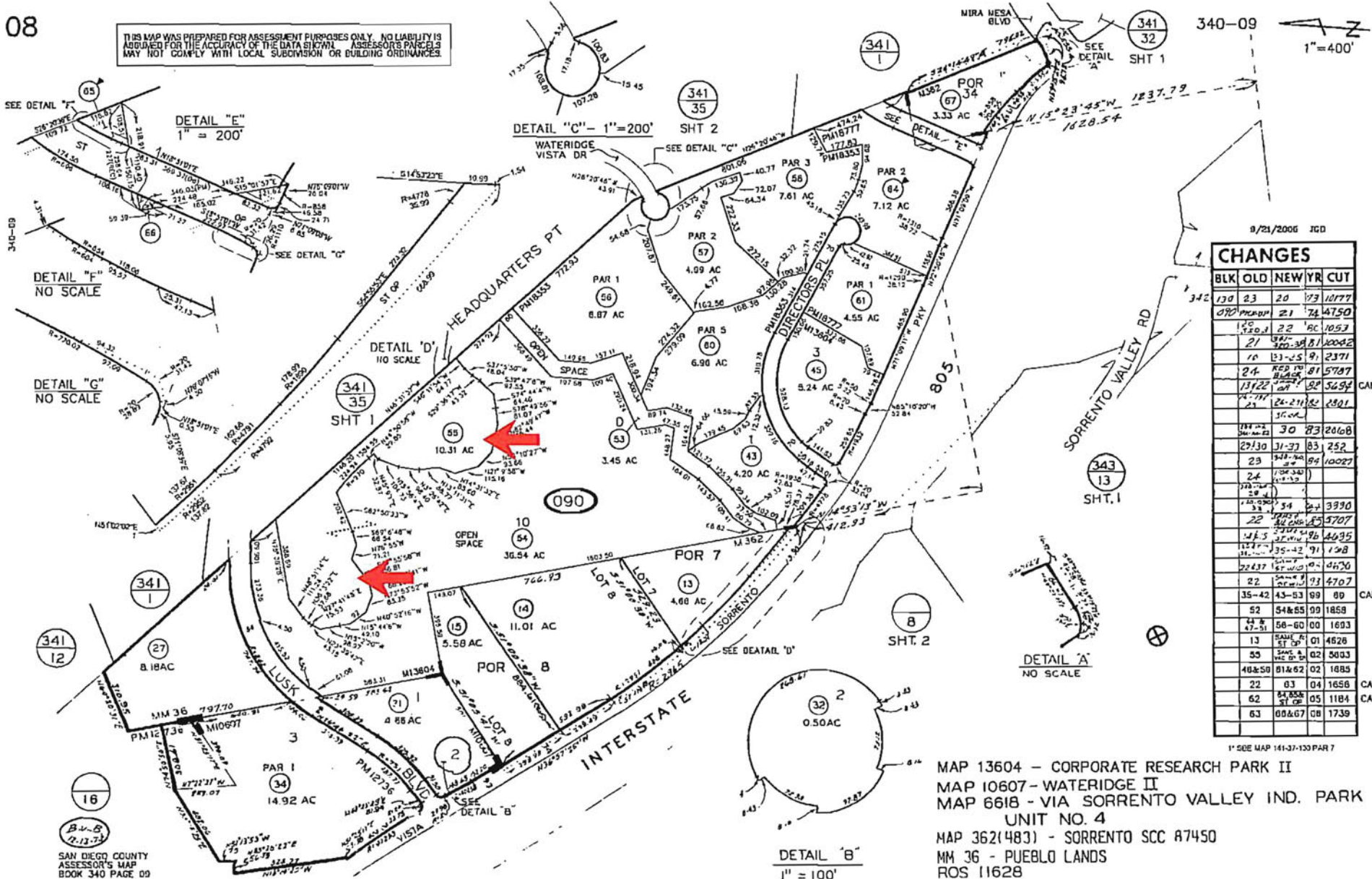
SUBJECT →

92032

92033

08

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	10777
090	PAR 21	21	74	4750
150	22	22	80	1053
21	21	21	81	10022
10	10	9	2371	
24	24	21	5787	
13722	13722	22	3692	CANC
24	24	21	2801	
10	10	9	3622	
2130	31	23	252	
23	23	24	10027	
24	24	21		
10	10	9	3990	
22	22	21	5707	
10	10	9	4035	
10	10	9	128	
22437	167	10	4620	
22	22	21	4707	
35-42	43-53	69	89	CANC
52	54&55	99	1858	
44	47-51	60	1693	
13	13	01	4826	
55	55	02	8003	
48&50	81&82	02	1885	
22	63	04	1656	CANC
62	64	05	1184	CANC
63	68&67	08	1739	CANC

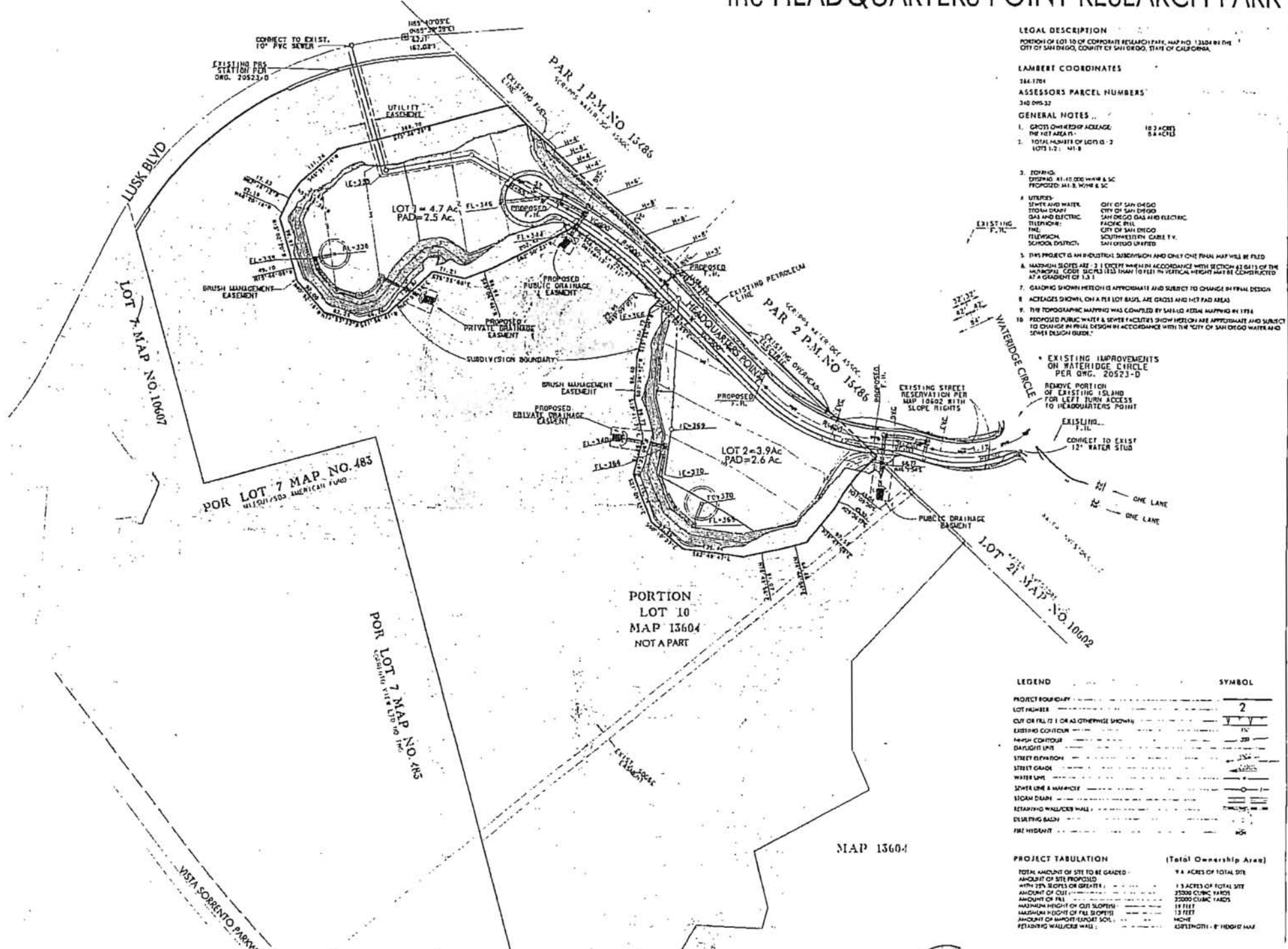
1" SEE MAP 141-37-130 PAR 7

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 R7450
 MM 36 - PUEBLO LANDS
 ROS 11628

SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 340 PAGE 09



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 OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.
- LAMBERT COORDINATES**
344 1764
340 09532
- ASSESSORS PARCEL NUMBERS**
340 09532
- GENERAL NOTES**
1. GROSS OWNERSHIP AREA OF THE SITE AREA IS: 18.3 ACRES
 2. TOTAL NUMBER OF LOTS IS: 2 LOTS 1 & 2: 41.8
 3. ZONING DISTRICT IS: R-10 200 W.H. & S.C. PROPOSED: H.H. & W.H. & S.C.
 4. UTILITIES: CITY OF SAN DIEGO
CITY OF SAN DIEGO
SAN DIEGO GAS AND ELECTRIC
PACIFIC BELL
CITY OF SAN DIEGO
SOUTHWESTERN CABLE TV
SAN DIEGO UNIFIED
SCHOOL DISTRICT
 5. THIS PROJECT IS AN INDUSTRIAL SUBDIVISION AND ONLY ONE FINAL MAP WILL BE FILED
 6. MAXIMUM SLOPES ARE: 2:1 EXCEPT WHERE IN ACCORDANCE WITH SECTION 62.0411 OF THE NATIONAL EROSION CONTROL MANUAL TO FEET IN VERTICAL HEIGHT MAY BE CONSTRUCTED AT A GRADIENT OF 1:1
 7. GRADING SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE BY FINAL DESIGN
 8. ACRESAGES SHOWN ON A PER LOT BASIS ARE GROSS AND THE PAD AREAS
 9. THE TOPOGRAPHIC MAPPING WAS COMPILED BY SAN DIEGO AERIAL MAPPING IN 1978
 10. PROPOSED PUBLIC WATER & SEWER FACILITIES SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO CHANGE BY FINAL DESIGN IN ACCORDANCE WITH THE CITY OF SAN DIEGO WATER AND SEWER DESIGN GUIDE.

- EXISTING IMPROVEMENTS ON WATERIDGE CIRCLE PER DWG. 20523-D**
- REMOVE PORTION OF EXISTING ISLAND FOR LEFT TURN ACCESS TO HEADQUARTERS POINT
 - EXISTING STREET RESERVATION PER MAP 10602 WITH SLOPE RIGHTS
 - CONNECT TO EXIST 12" WATER STUB
- 11 — ONE LANE
 12 — ONE LANE

LEGEND

SYMBOL	DESCRIPTION
---	PROJECT BOUNDARY
---	LOT NUMBER
---	CUT OR FILL 1:1 OR AS OTHERWISE SHOWN
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED DRAINAGE LINE
---	STREET ELEVATION
---	STREET GRADE
---	WATER LINE
---	SEWER LINE & MANHOLE
---	STEAM DRAIN
---	RETAINING WALL/CORNER WALL
---	EXISTING BENCH
---	FIRE HYDRANT

PROJECT TABULATION (Total Ownership Area)

TOTAL AMOUNT OF SITE TO BE GRADED	9.4 ACRES OF TOTAL SITE
AMOUNT OF SITE PROPOSED WITH 2% SLOPES OR GREATER	1.9 ACRES OF TOTAL SITE
AMOUNT OF CUT	3500 CUBIC YARDS
AMOUNT OF FILL	22000 CUBIC YARDS
MAXIMUM HEIGHT OF CUT SLOPES	15 FEET
MAXIMUM HEIGHT OF FILL SLOPES	12 FEET
AMOUNT OF IMPROVEMENT SOIL	4000 YARDS
RETAINING WALL/CORNER WALL	LENGTH: 110 FEET MAX

MAP 13604

