TITLE NOTES

- (1.) COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED MARCH 6, 1959, IN BOOK 7534, PAGE 233, OFFICIAL RECORDS, BUT OMITTED ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION; (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE; OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN. OR ANCESTRY. THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID. AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
- (2) THE EFFECTS OF AN EASEMENT FOR ROAD AND RIGHTS INCIDENTAL THERETO IN FAVOR OF VISTA IRRIGATION DISTRICT AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 20, 1960, AS INSTRUMENT NO. 209061, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- (3) THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED JANUARY 17, 1962, AS INSTRUMENT NO. 9485, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- THE EFFECTS OF AN EASEMENT FOR PUBLIC HIGHWAY AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF OCEANSIDE. A MUNICIPAL CORPORATION AS SET FORTH IN A DOCUMENT RECORDED MAY 1, 1962. AS INSTRUMENT NO. 85675, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- THE EFFECTS OF THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM A PUBLIC STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT RECORDED APRIL 28, 1964, AS INSTRUMENT NO. 76266, OF OFFICIAL RECORDS, WHICH AFFECTS HIGHWAY 78. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 11. AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED MAY 2, 1984 AS INSTRUMENT NO. 84-161886. OF OFFICIAL RECORDS. AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACTABLE LEGAL DESCRIPTION AND HAS NOT BEEN SHOWN HEREON.
- 12. THE EFFECTS OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED JULY 31, 1989 AS INSTRUMENT NO. 89-405056, OFFICIAL RECORDS, BUT OMITTED ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION; (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE: OR (B) RELATES TO HANDICAP. BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
- NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
- (13) THE EFFECTS OF AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY RECORDED SEPTEMBER 18, 1989 AS NSTRUMENT NO. 89-502431, OF OFFICIAL RECORDS, WHEREIN A PORTION OF SAID LAND WAS OFFERED FOR DEDICATION TO PUBLIC USE FOR VEHICULAR ACCESS TO VISTA WAY AND THUNDER DRIVE PURPOSES. WHICH AFFECTS SAID LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- (14) THE EFFECTS OF THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM A PUBLIC STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT RECORDED SEPTEMBER 18, 1989 AS INSTRUMENT NO. 89-502431, WHICH AFFECTS VISTA WAY AND THUNDER DRIVE, EXCEPT AT ACCESS OPENING NOS. 1, 2, 3 AND 4 AS DESCRIBED IN SAID DOCUMENT. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON
- (15) THE EFFECTS OF AN EASEMENT FOR OPEN SPACE AND RIGHTS INCIDENTAL THERETO IN FAVOR OF TRI-MEDICAL GROUP, A CALIFORNIA GENERAL PARTNERSHIP AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 7, 1989 AS INSTRUMENT NO. 89-606796, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 16. THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 17, 1989 AS INSTRUMENT NO. 89-626283, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACTABLE LEGAL DESCRIPTION AND HAS NOT BEEN SHOWN HEREON.
- (17) THE EFFECTS OF AN EASEMENT FOR WATER LINE AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF OCEANSIDE, A MUNICIPAL CORPORATION AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 27. 1989 AS INSTRUMENT NO. 89-699953, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 18. THE EFFECT, IF ANY, OF RECORD OF SURVEY MAP NO. 12610 WHICH SETS FORTH, OR PURPORTS TO SET FORTH CERTAIN DIMENSIONS AND BEARINGS OF THE HEREIN DESCRIBED PROPERTY. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
- 19. THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED JUNE 29, 1990 AS INSTRUMENT NO. 90-355141, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACTABLE LEGAL DESCRIPTION AND HAS NOT BEEN SHOWN HEREON.
- (21) THE EFFECTS OF THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "EASEMENT FOR PEDESTRIAN BRIDGE AND AGREEMENT FOR USE" DATED MARCH 20, 1990, BY AND BETWEEN TRI-CITY HOSPITAL DISTRICT, A LOCAL HOSPITAL DISTRICT, ORGANIZED AND EXISTING UNDER THE LOCAL HOSPITAL DISTRICT LAW OF THE STATE OF CALIFORNIA AND TRI-CITY MEDICAL GROUP, A CALIFORNIA GENERAL PARTNERSHIP UPON THE TERMS THEREIN PROVIDED RECORDED NOVEMBER 29, 1990 AS INSTRUMENT NO. 90-636494, OF OFFICIAL RECORDS.REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 22. THE EFFECTS OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 10, 1990 AS INSTRUMENT NO. 90-656153, OFFICIAL RECORDS, BUT OMITTED ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION; (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE; OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
- NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
- AMONG OTHER THINGS, SAID DOCUMENT PROVIDES FOR DEVELOPMENT PLAN NO. D-49-88 (AMENDMENT) AND CONDITIONAL USE PERMIT C-38-88 (AMENDMENT), APPROVED BY THE CITY OF OCEANSIDE PURSUANT TO VARIANCE NO. V-14-90, ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE ON MAY 29, 1990 (HEREINAFTER REFERRED TO AS THE "RESOLUTION"), FOR THE ADDITION OF A MAGNETIC RESONANCE IMAGING (MRI) FACILITY ON THE PROPERTY.
- (23) THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED MAY 6, 1992 AS INSTRUMENT NO. 1992-0272658, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 24. THE EFFECTS OF AN EASEMENT FOR CABLE TELEVISION FACILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF TIMES MIRROR CABLE TELEVISION OF SAN DIEGO COUNTY, INC. AS SET FORTH IN A DOCUMENT RECORDED MAY 9, 1994 AS INSTRUMENT NO. 1994-0305815, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACTABLE LEGAL DESCRIPTION AND HAS NOT BEEN SHOWN HEREON.
- 25. THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED JULY 21, 2000 AS INSTRUMENT NO. 2000-0385366, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACTABLE LEGAL DESCRIPTION AND HAS NOT BEEN SHOWN HEREON.
- 26. THE EFFECTS OF THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "STORMWATER FACILITIES MAINTENANCE AGREEMENT WITH EASEMENT AND COVENANTS (ADP-3-03, GRADING PERMIT NO. 2333)" DATED AUGUST 26, 2004, BY AND BETWEEN TRI-CITY MEDICAL AND CITY OF OCEANSIDE UPON THE TERMS THEREIN PROVIDED RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-0984761, OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACTABLE LEGAL DESCRIPTION AND HAS NOT BEEN SHOWN HEREON.
- (28) THE EFFECTS OF THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" DATED MAY 12, 2006, BY AND BETWEEN 4000 VISTA WAY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND TRI-CITY HEALTHCARE DISTRICT. A CALIFORNIA PUBLIC AGENCY UPON THE TERMS THEREIN PROVIDED RECORDED JUNE 1. 2006 AS INSTRUMENT NO. 2006-0388959. OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.

UTILITY NOTE

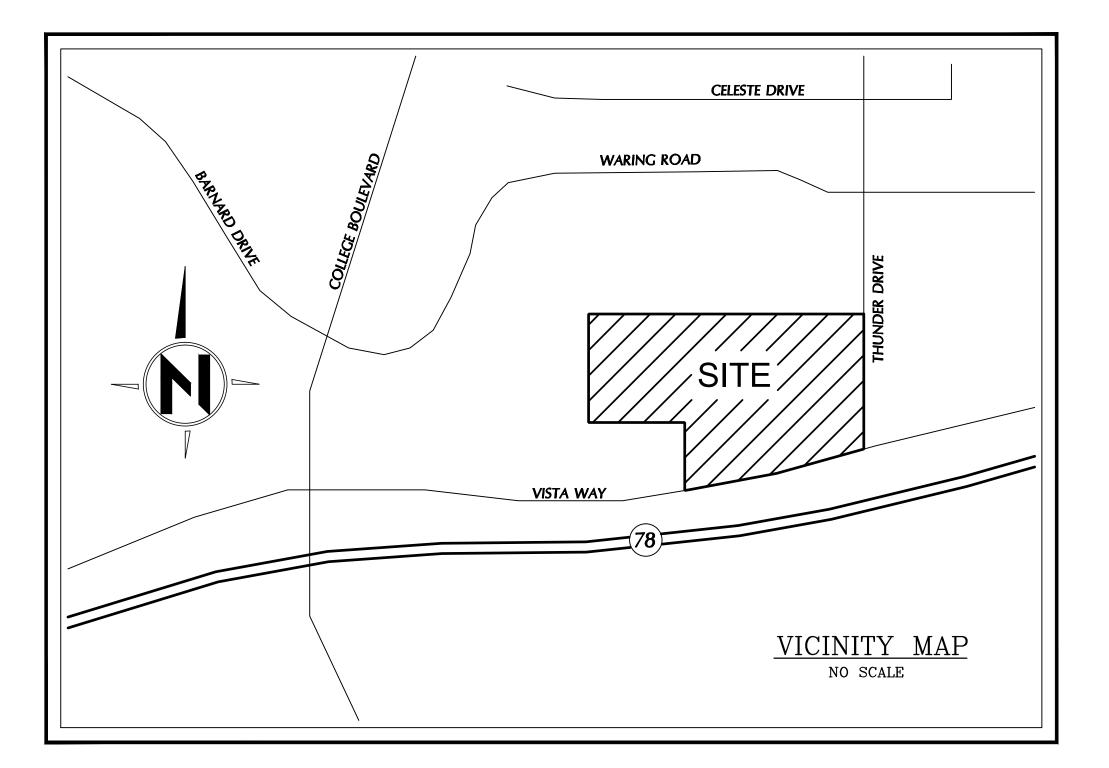
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE DEPICTED LOCATIONS, SIZES AND TYPES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE RECORD DRAWINGS AND/OR ACTUAL AS-BUILT LOCATIONS. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

BWE AND THE UNDERSIGNED LAND SURVEYOR MAKE NO CLAIM AS TO THE ACCURACY OF UNDERGROUND UTILITIES SHOWN HEREON. THE USER OF THIS SURVEY IS RECOMMENDED TO CONDUCT INDEPENDENT PHYSICAL INSPECTION OF EACH UNDERGROUND UTILITY PRIOR TO EXCAVATION OR CONSTRUCTION.

REFERENCE DRAWINGS

THE FOLLOWING IS A LIST OF REFERENCE DRAWINGS USED IN THE PREPARATION OF THIS SURVEY AND ITS DEPICTION OF ANY UNDERGROUND OR SURFACE EVIDENT UTILITY:

- 1. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "TRI-CITY MEDICAL CENTER, OCEANSIDE, CALIFORNIA, CENTRAL PLANT INCREMENTAL SUBMITTAL # 1 OF 2" DRAWING NO. 1372, INCREMENT 1. APPROVAL DATE: 10/30/1989.
- 2. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING AND PRIVATE IMPROVEMENT PLANS FOR: TRI-CITY HOSPITAL SITE UTILITIES" DRAWING NO. 1390. APPROVAL DATE: 11/17/1989.
- [3] CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "TRI—CITY MEDICAL CENTER, OCEANSIDE, CALIFORNIA, CENTRAL PLANT INCREMENTAL SUBMITTAL # 2 OF 2", DRAWING NO. 1372, INCREMENT 2. APPROVAL DATE: 1/25/1989.
- 4. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING & PRIVATE IMPROVEMENT PLANS FOR TRI-CITY HOSPITAL SITE UTILITIES", DRAWING NO. 1390. APPROVAL DATE: 11/17/1989.
- 5. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING & PRIVATE IMPROVEMENT PLANS FOR TRI-CITY HOSPITAL CENTRAL PLANT" DRAWING NO. 1372. APPROVAL DATE: 1/25/1990.
- 6. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "TRI-CITY MEDICAL CENTER, OCEANSIDE, CALIFORNIA, CENTRAL PLANT INCREMENTAL SUBMITTAL # 2 OF 2" PROJECT NO. 87-4030, INCREMENT 2. APPROVAL DATE: 6/27/1990.
- 7. PRIVATE IMPROVEMENT PLANS ENTITLED "TRI-CITY HOSPITAL MASTER WATER MAIN MAP", DATED: 7/27/1992.
- 8. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING & PRIVATE IMPROVEMENT PLANS FOR TRI-CITY HOSPITAL MEDICAL CENTER OFFICE BUILDING", DRAWING NO. G11-00029. APPROVAL DATE: 1/5/2012.
- 9. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING & PRIVATE IMPROVEMENT PLANS FOR TRI-CITY HOSPITAL WAREHOUSE-OFFICE BUILDING", DRAWING NO. 1344. APPROVAL DATE:
- 10. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING & PRIVATE IMPROVEMENT PLANS FOR TRI-CITY HOSPITAL SURGICAL ADDITION", DRAWING NO. 1511. APPROVAL DATE:
- 11 CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING & PRIVATE IMPROVEMENT PLANS FOR TRI-CITY HOSPITAL WOMEN'S CENTER", DRAWING NO. 1545. APPROVAL DATE: 5/15/1992.
- 12. AT&T UTILITY DRAWING NO(s). BIS1943, BIS1944 & BIS1945, PROCESSED DATE: 9/14/2016.
- || 3| SDG&E ELECTRIC ASSET MAP NO. 15502—120460, 15502—120465, 15502—120470, 15510—120460, 15510-120465, 15510-120470, 15517-120460, 15517-120465 & 15517-120470, PRINTED DATE:
- 14. SDG&E GAS ASSET MAP NO. 15510-120460, 15517-120460, 15517-120465 & 15517-120470, PRINTED DATE: 11/7/2016.
- ANY USER OF THIS SURVEY IS HEREBY CAUTIONED TO THE FACT THE ABOVE LIST MAY NOT BE A COMPLETE LIST OF ALL AVAILABLE REFERENCE DRAWINGS, RECORD DRAWINGS, UTILITY DRAWINGS OR OTHER SOURCES OF INFORMATION. IN THE EVENT A REFERENCE DRAWINGS, RECORD DRAWINGS, UTILITY DRAWINGS OR OTHER SOURCES OF INFORMATION IS DISCOVERED, PROVIDED OR PRODUCED BY ANY OWNER, ENGINEER, SURVEYOR, CONTRACTOR, OR OTHER USER OF THIS SURVEY PRODUCT, THE UNDERSIGNED SURVEYOR RESERVES THE RIGHT TO PERFORM REVISIONS, CORRECTIONS OR AMENDMENTS TO THIS SURVEY WITHOUT ANY USER OR OWNER LITIGIOUS ACTION.



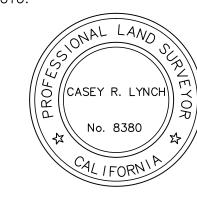
SURVEYORS CERTIFICATE

TO: TRI-CITY HOSPITAL DISTRICT, A CALIFORNIA LOCAL HOSPITAL DISTRICT, ORGANIZED AND EXISTING UNDER LOCAL HOSPITAL DISTRICT LAW OF THE ESTATE OF CALIFORNIA. TOGETHER WITH ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR. AND STEWART TITLE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 10a, 10b, 11b, 12, 13, 16, 17, 18, 19, AND 20a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 30, 2016.

DATE OF PLAT OR MAP: 11/8/2016.





OWNERS

TRI-CITY HOSPITAL DISTRICT, A CALIFORNIA LOCAL HOSPITAL DISTRICT, ORGANIZED AND EXISTING UNDER LOCAL HOSPITAL DISTRICT LAW OF THE ESTATE OF CALIFORNIA

LEGAL DESCRIPTION

PARCEL 3 OF PARCEL MAP NO. 5632, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 2, 1977 AS INSTRUMENT NO. 77-077587, OF OFFICIAL RECORDS. (APN: 166-010-31)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS NORTH 89°56'08" WEST, BETWEEN FOUND MONUMENTS AS SHOWN ON THAT CERTAIN MAP, PARCEL MAP NO. 19566.

BENCH MARK

THE BASIS OF ELEVATION FOR THIS SURVEY IS THE CITY OF VISTA POINT STATION NO. "V2024" PER R.O.S. 14023. BEING A 2" ALUMINUM CAP ON 5/8" REBAR, FLUSH WITH AC PAVEMENT, STAMPED "HUNSAKER & ASSOC. G.P.S. CONTROL POINT 2024". LOCATED AT THE INTERSECTION OF THUNDER DRIVE AND GENIE DRIVE.

CALIFORNIA COORDINATE INDEX: 380-1700 ELEVATION = 306.79 (NGVD29)

TITLE REPORT

PRELIMINARY TITLE REPORT PROVIDED TO THE UNDERSIGNED SURVEYOR BY STEWART TITLE, ORDER(S) NO. 01180-239322, DATED SEPTEMBER 8, 2016.

- 1. TITLE DATA SHOWN ON THIS SURVEY CORRESPOND TO THE PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE, ORDER NO. 01180-239322, EFFECTIVE DATE OF SEPTEMBER 8 2016. ITEMS SUCH AS TAXES, TAX LIENS AND LEASES ARE NOT CONSIDERED SURVEY RELATED. THESE INCLUDE ITEM(S) A, B & C, ALONG WITH ITEM No's 6 THROUGH 10, 27, 29, AND 30.
- 2. THIS A.L.T.A. SURVEY WAS PREPARED AT THE REQUEST OFTRI-CITY HOSPITAL DISTRICT.
- 3. AREA OF PROPERTY: 1,336,517 SQUARE FEET (30.68 ACRES).
- 4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 5. FLOOD ZONE: ZONE "X"; AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN; AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 0766 OF 2375 MAP NUMBER 06073C0766G, DATED MAY 16, 2012.
- INFORMATION REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IS NOT AVAILABLE FROM THE CONTROLLING JURISDICTION.
- 7. AT THE TIME OF THE FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF THE SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 8. AT THE TIME OF THE FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
- USED AS A SOLID WASTE DUMP, SUMP OF SANITARY LANDFILL.

9. AT THE TIME OF THE FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING

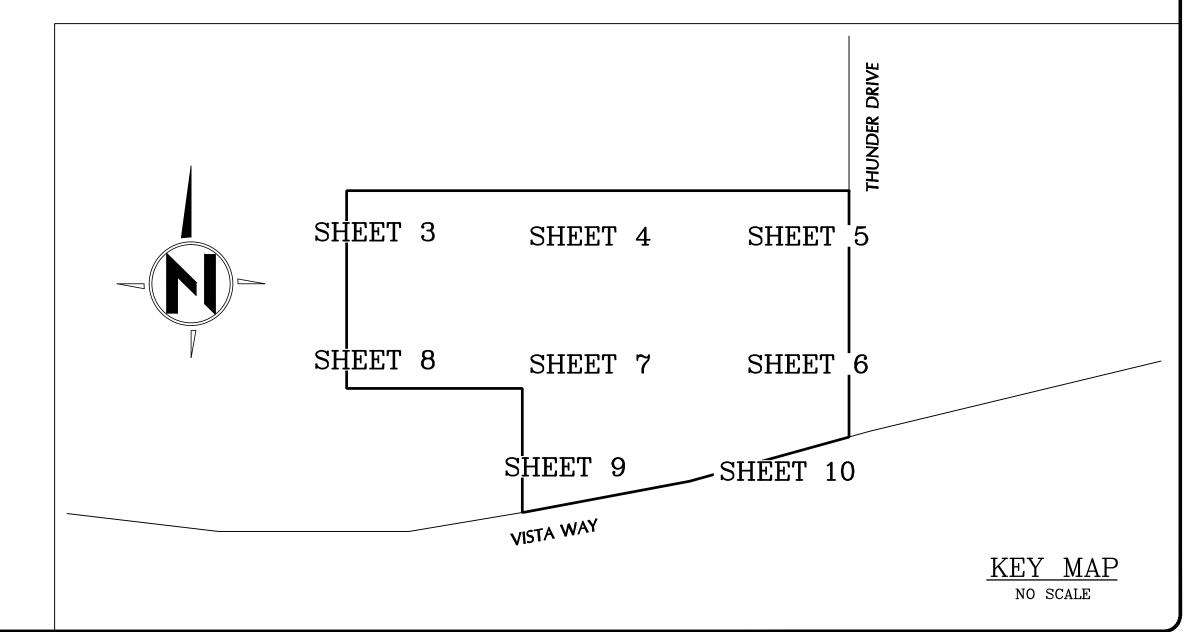
- 10. AT THE TIME OF THE FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF ANY WETLANDS ON THE SITE ..
- THE UNDERSIGNED SURVEYOR BY THE INSURER AT THE TIME OF THIS SURVEY.

12. PARKING SPACES: TOTAL PARKING = 1141 REGULAR SPACES, 47 HANDICAPPED SPACE

1188 TOTAL PARKING SPACES

11. ZONING INFORMATION IN ACCORDANCE WITH TABLE A, ITEM 66 HAS NOT BEEN PROVIDED TO

- 13. SITE CONDITIONS SHOWN ON THIS SURVEY ARE THE RESULT OF A GROUND SURVEY BY: BWE ON MARCH & APRIL, 2016. DATE OF LAST SITE INSPECTION: JUNE 30, 2016.
- 14. BUILDING ADDRESS: 4004 VISTA WAY. OCEANSIDE. CA.



9

11/8/2016 DATE: _ DRAWN BY: __DPR

PROJECT NO: ___12524s

N/A SCALE: __ SHEET NO.

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