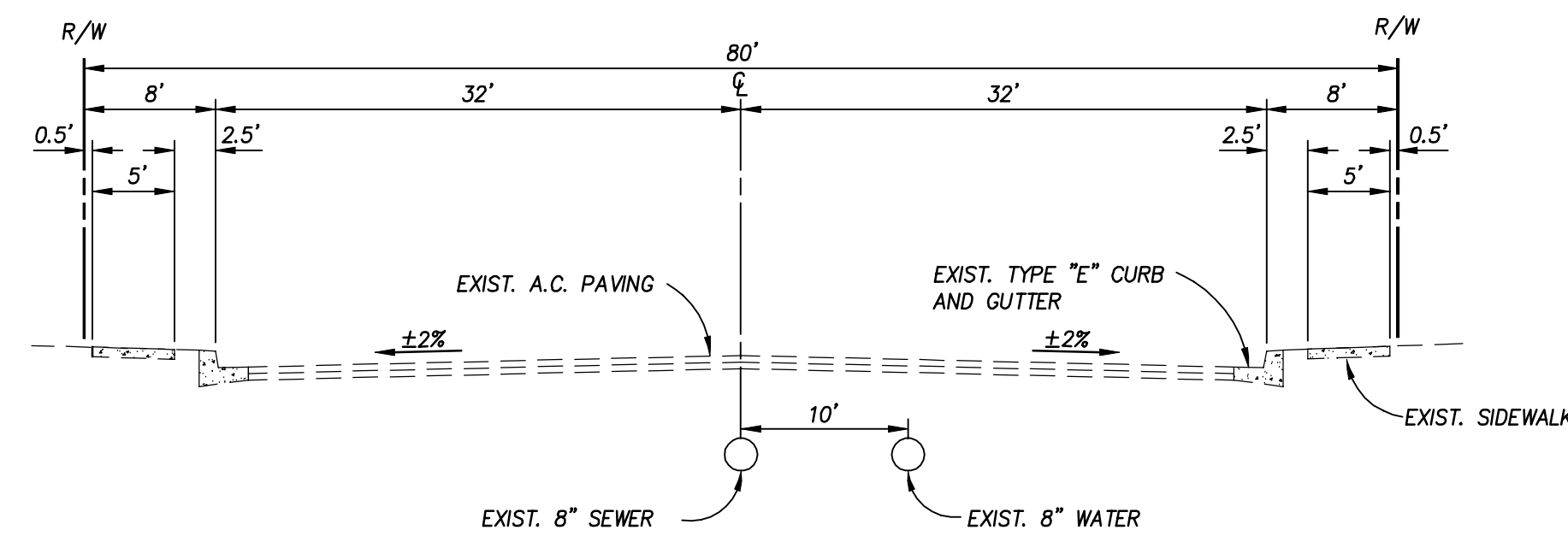
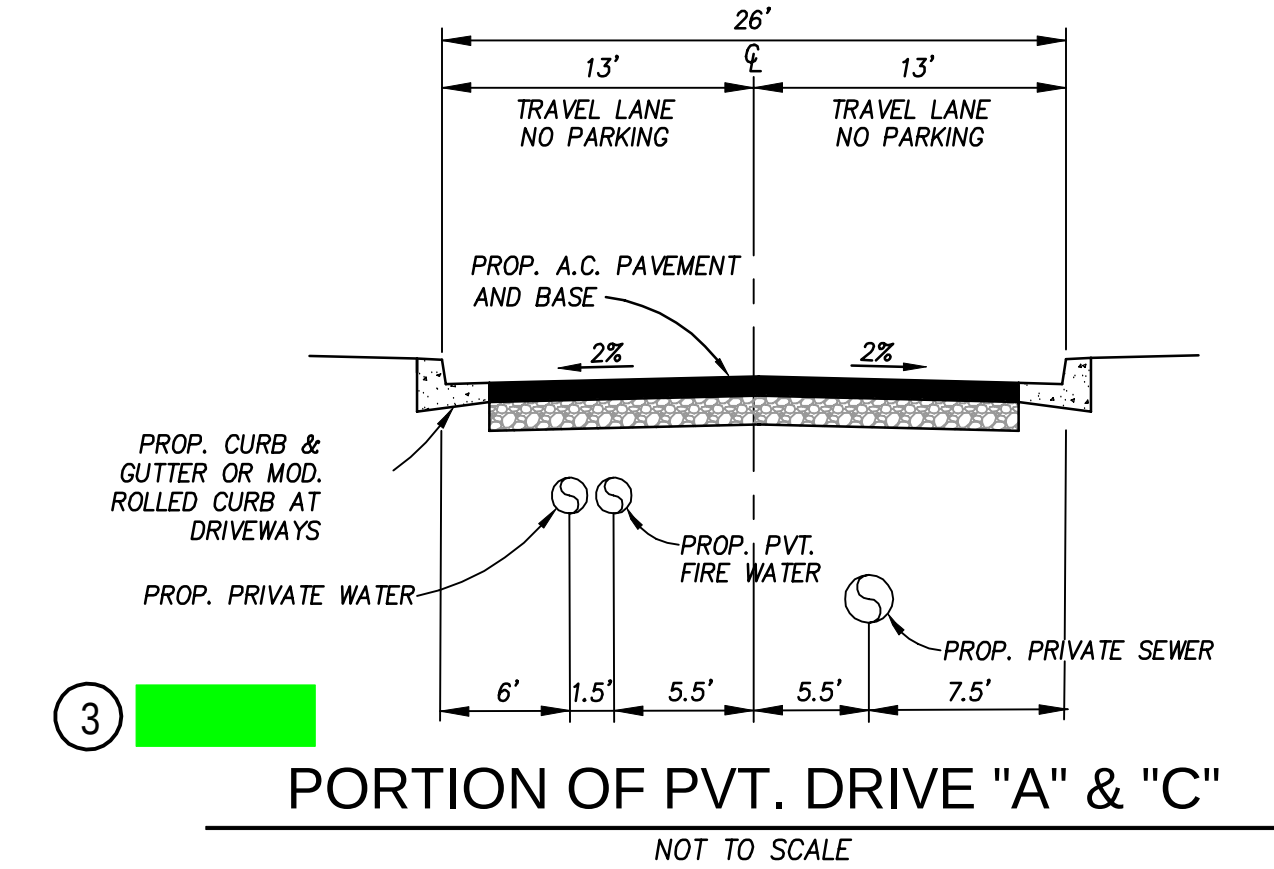
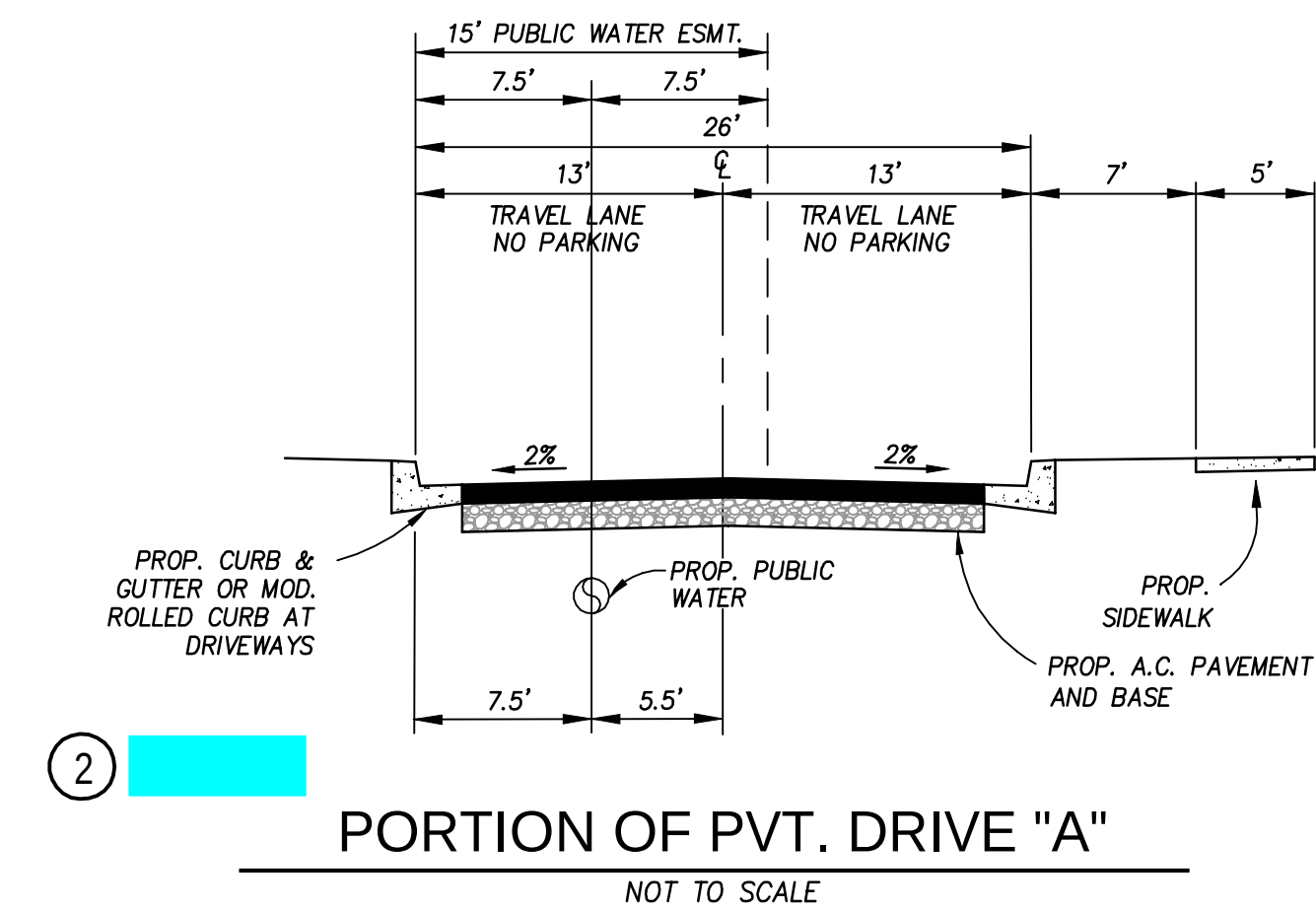
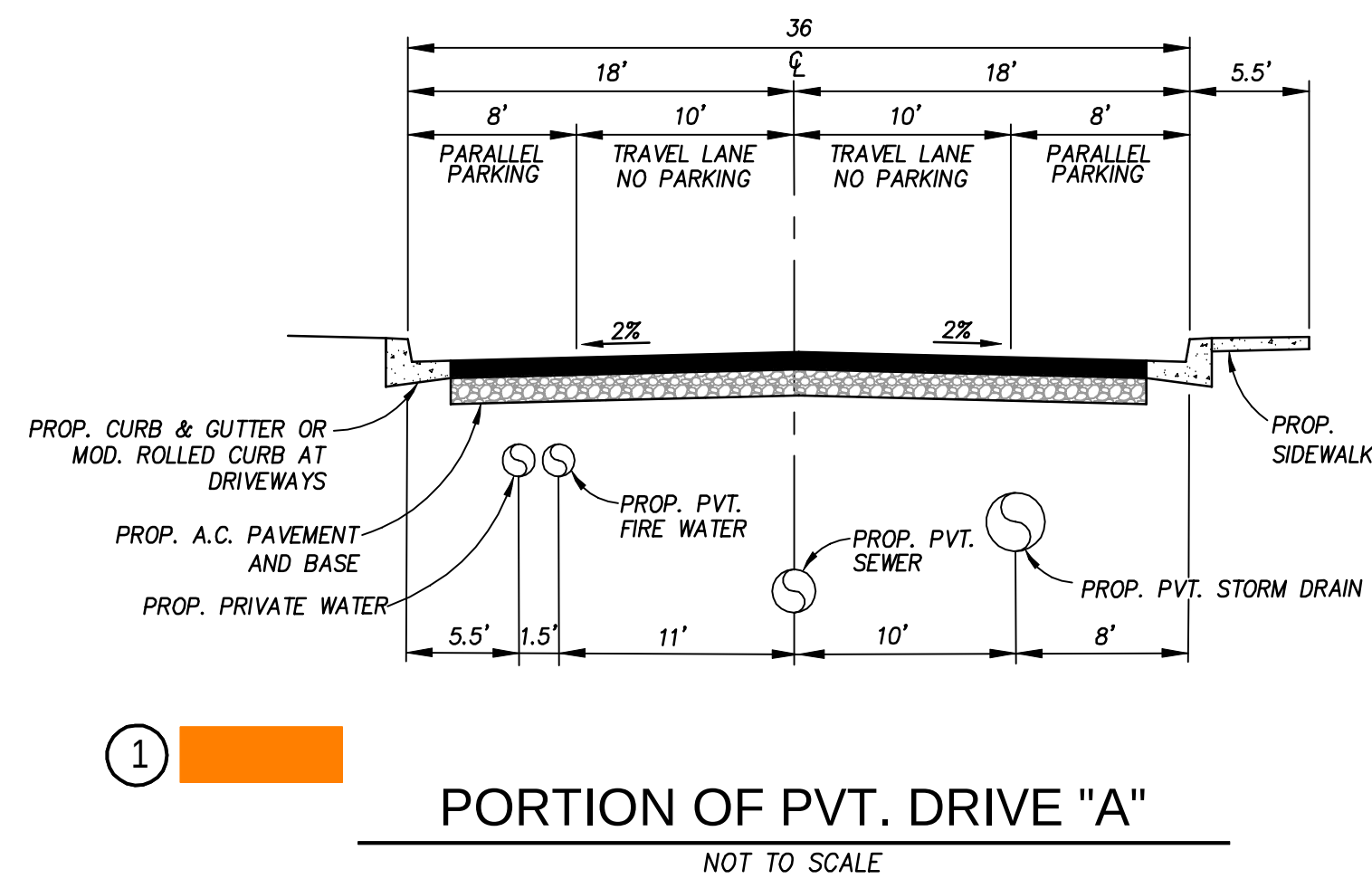
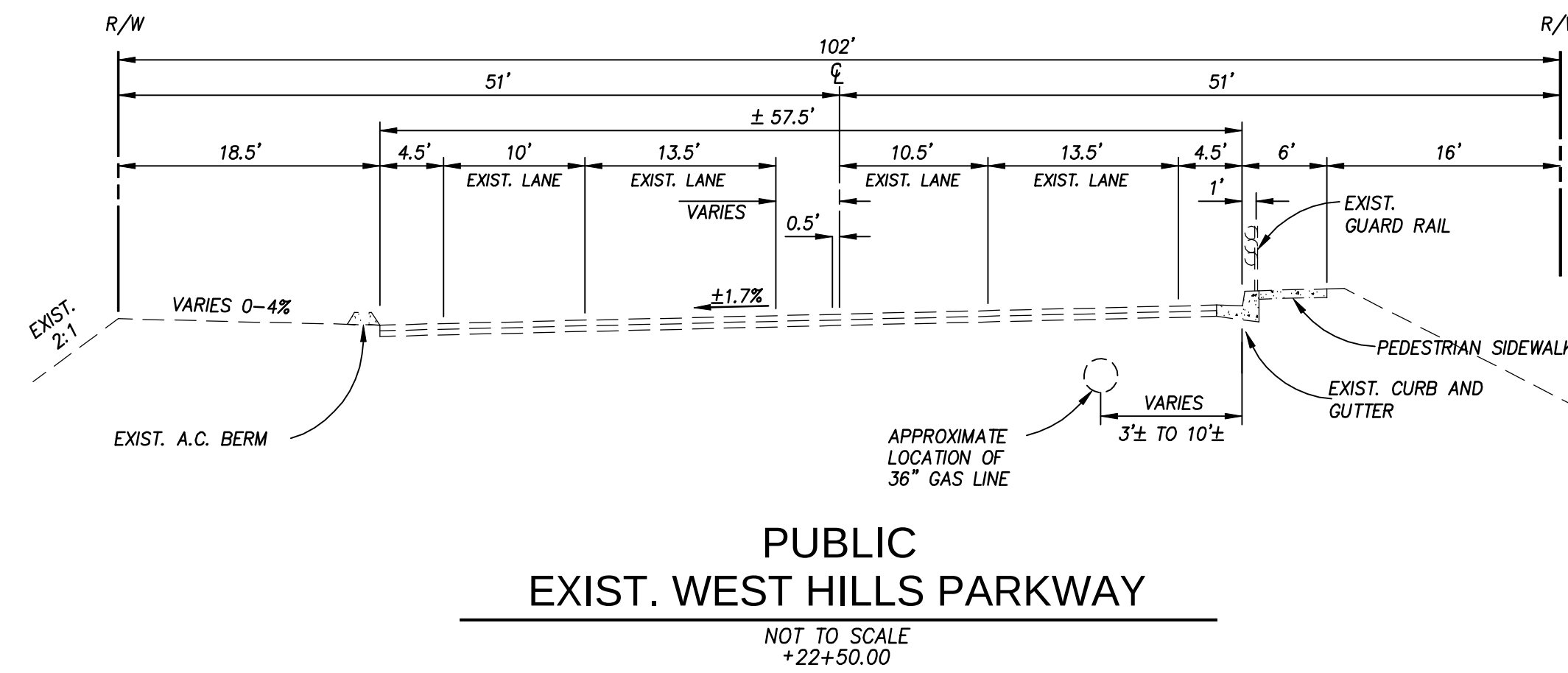
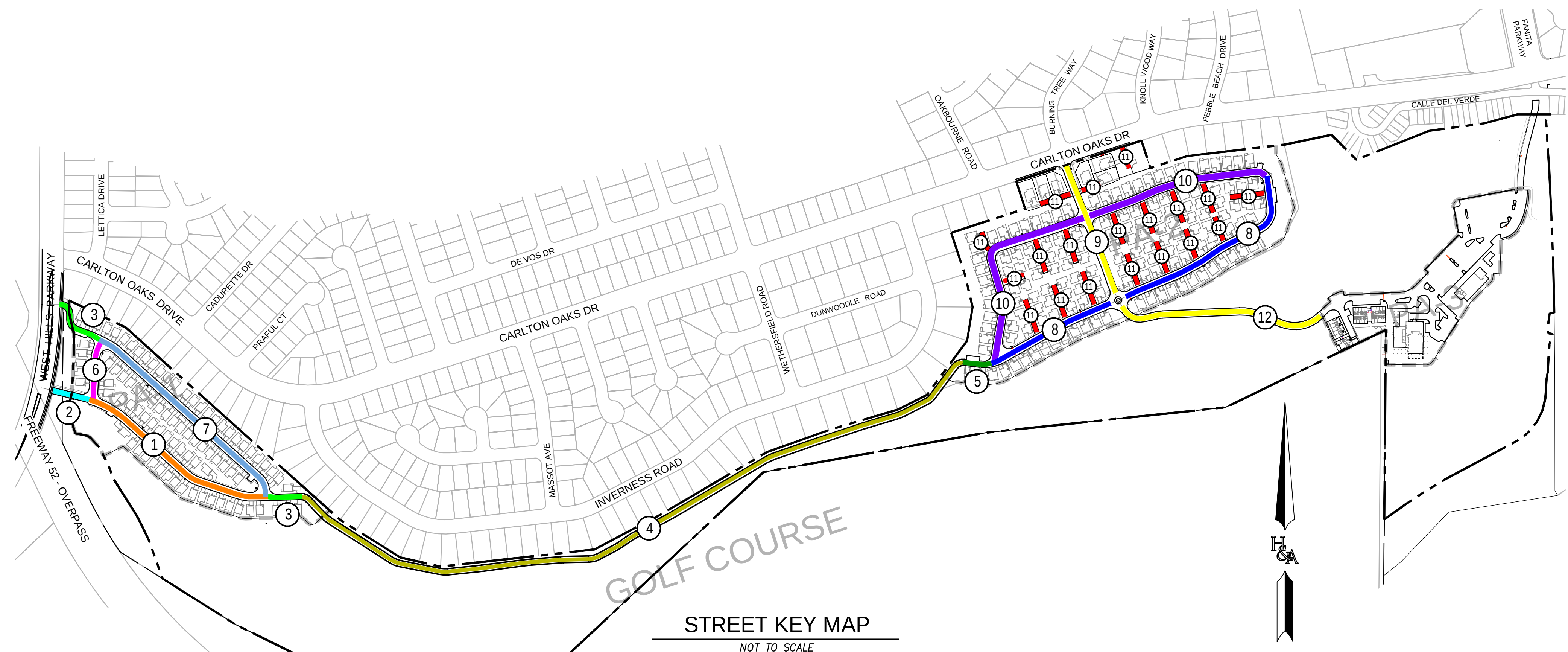
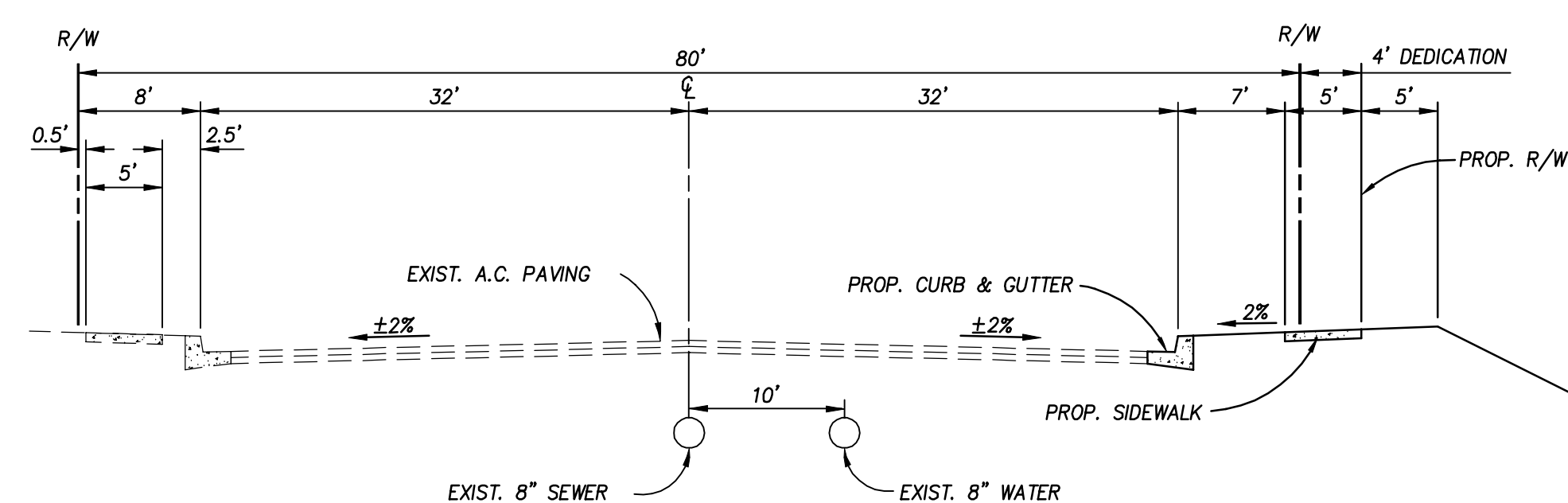
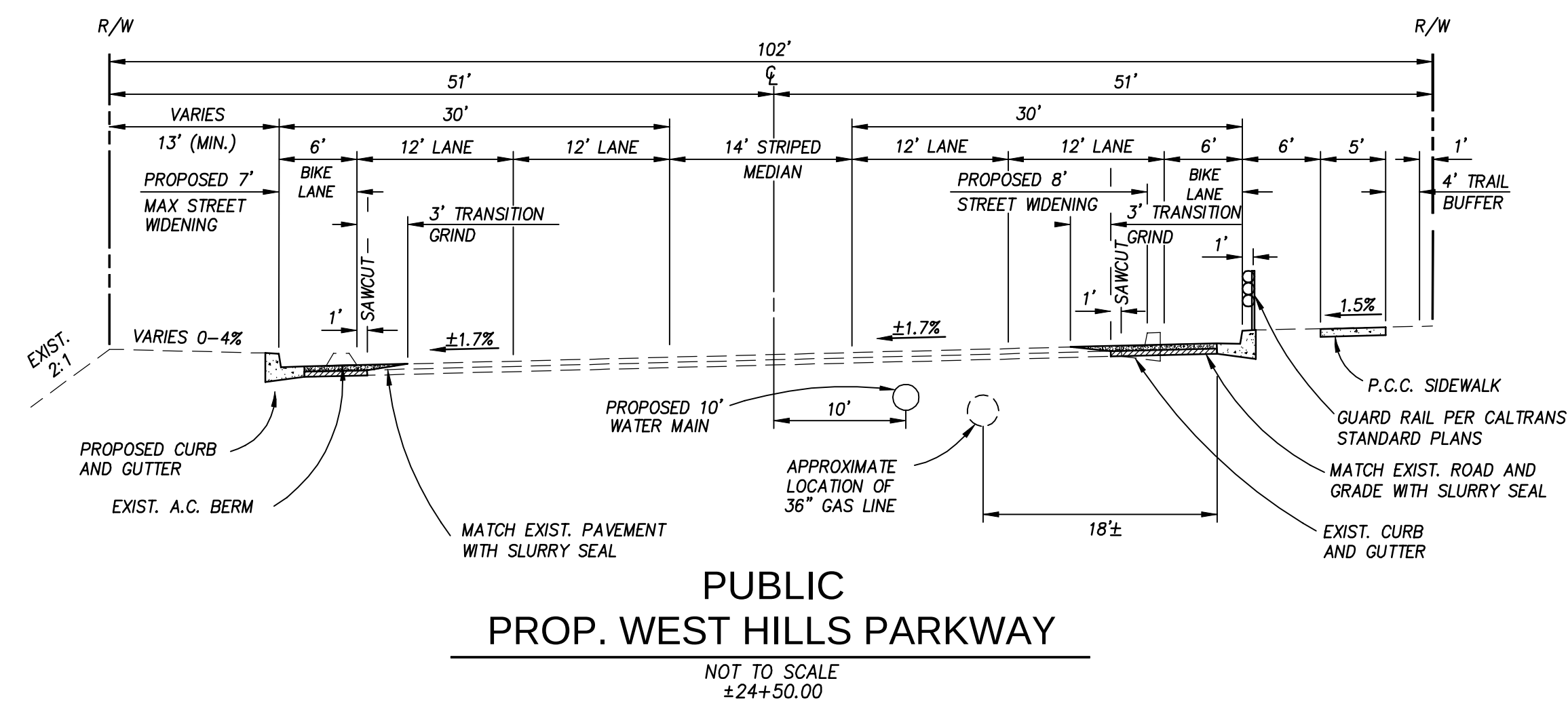
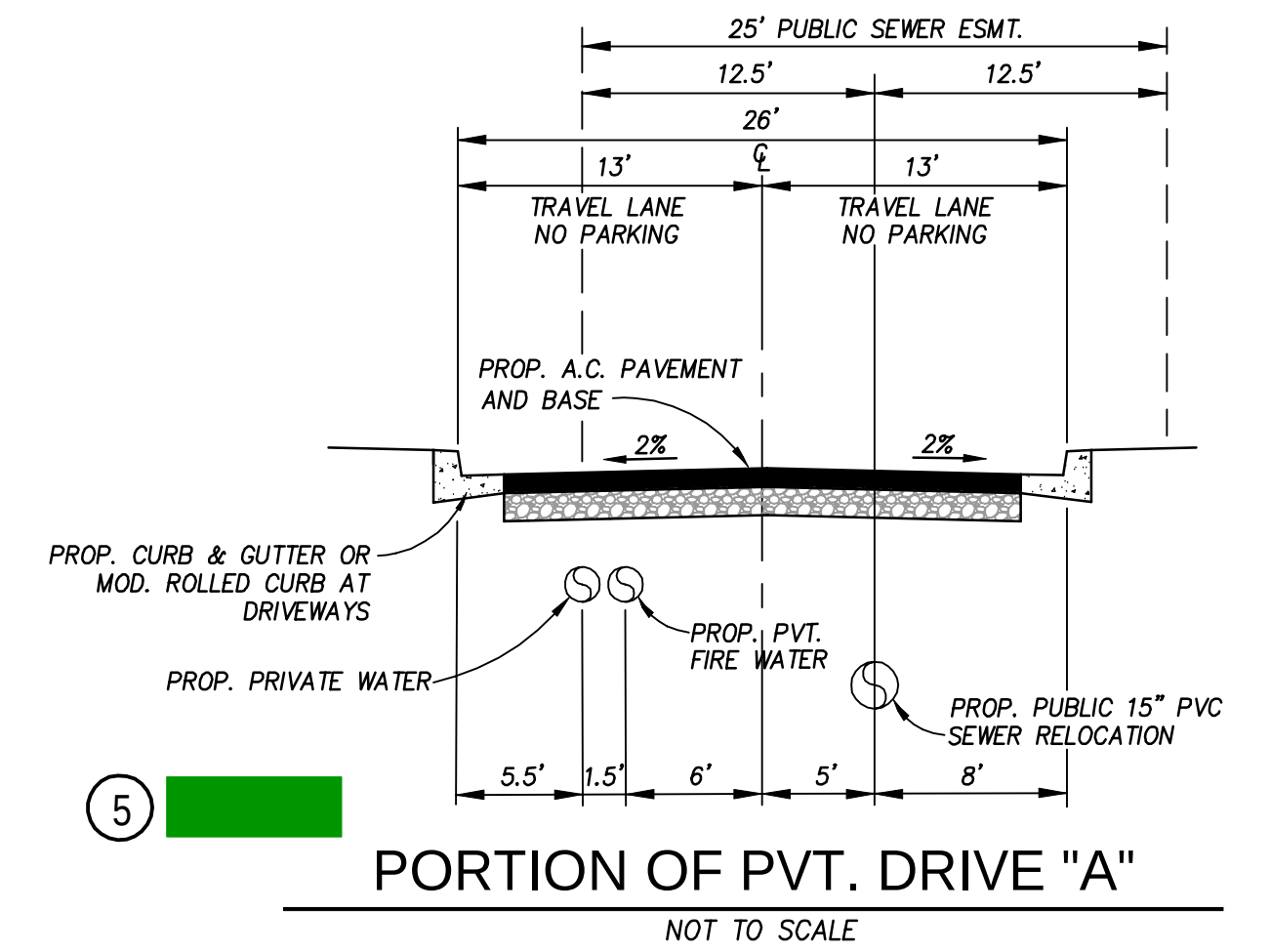
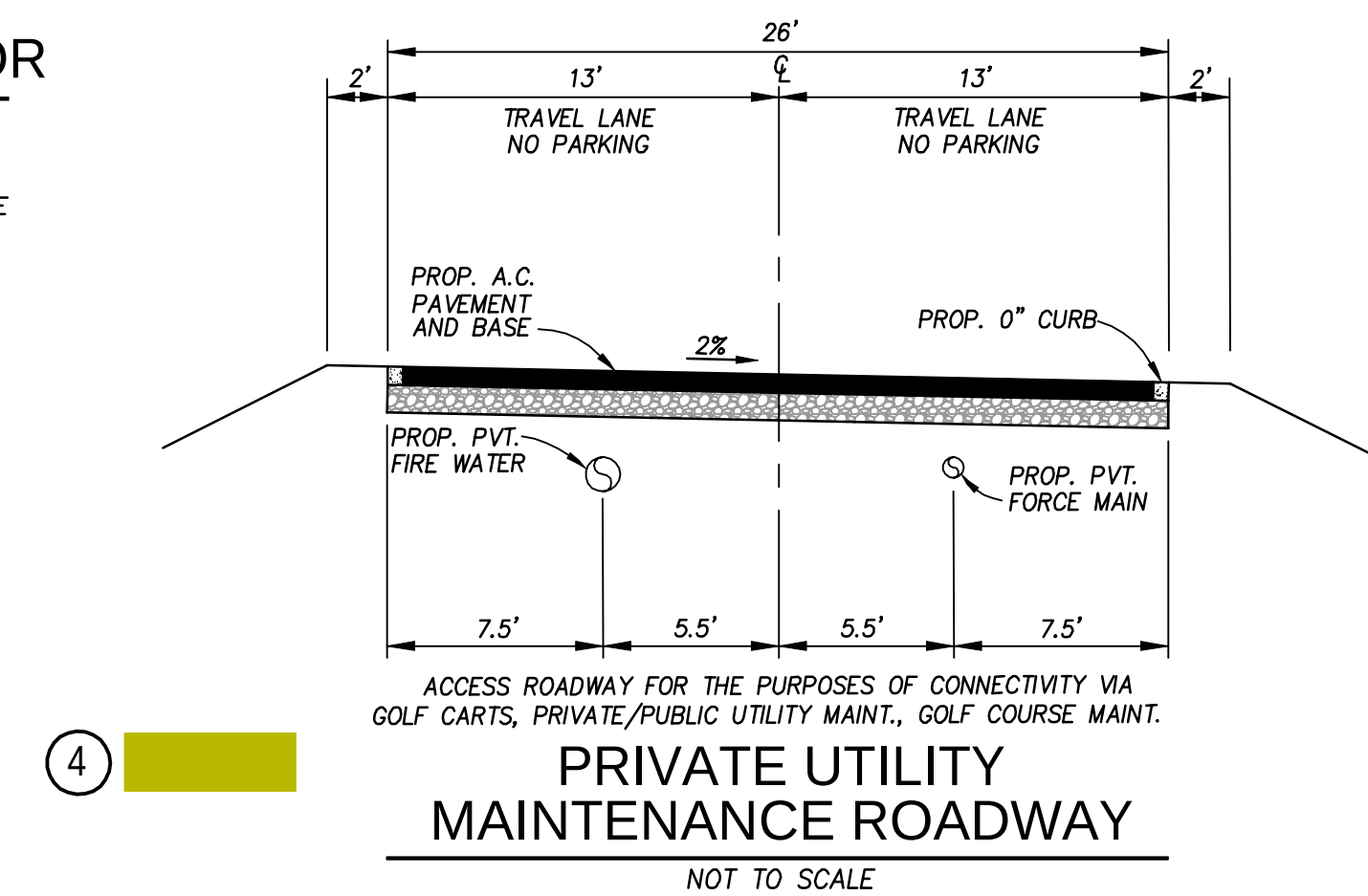




- # PUBLIC WORKS ALTERNATIVE STANDARDS FOR CARLTON OAKS COUNTRY CLUB AND RESORT

THE STREET DESIGN CRITERIA SET FORTH IN THE PUBLIC WORKS STANDARDS FOR LOCAL STREETS WILL APPLY TO DRIVES "A-F" AND 20 FOOT DRIVES WITHIN THE SITE, EXCEPT FOR THE FOLLOWING ALTERNATIVE STANDARDS LISTED BELOW:

1. DESIGN SPEED: 10 MPH
2. CURB-TO-CURB DISTANCE: 20-36 FEET LOCATIONS AS SHOWN ON PLANS
3. MIN. HORIZONTAL RADIUS: 41 FEET
4. HORIZONTAL ALIGNMENT: AS SHOWN ON PLANS
5. MIN. TANGENT BETWEEN REVERSING CURVES: AS SHOWN ON PLANS
6. MIN. CURB LINE RADIUS: 28 FEET
7. CURBS: 6" CURB, 4" CURB AND ROLLED CURB AS SHOWN ON PLANS
8. CROSS GUTTERS: 6 FEET MIN. WIDTH
9. SIDEWALKS: ONE SIDE OF THE STREET, NO SIDEWALKS FOR 20 FOOT DRIVES



PREPARED BY:

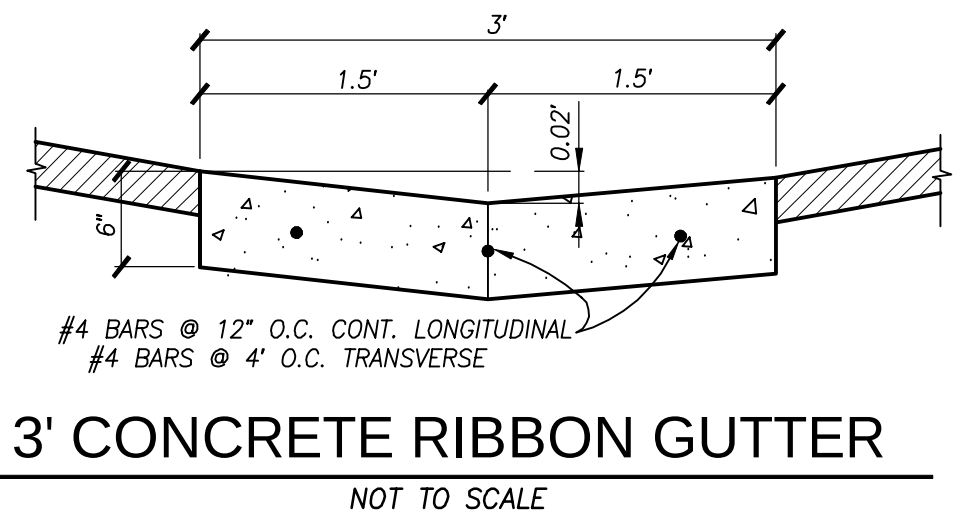
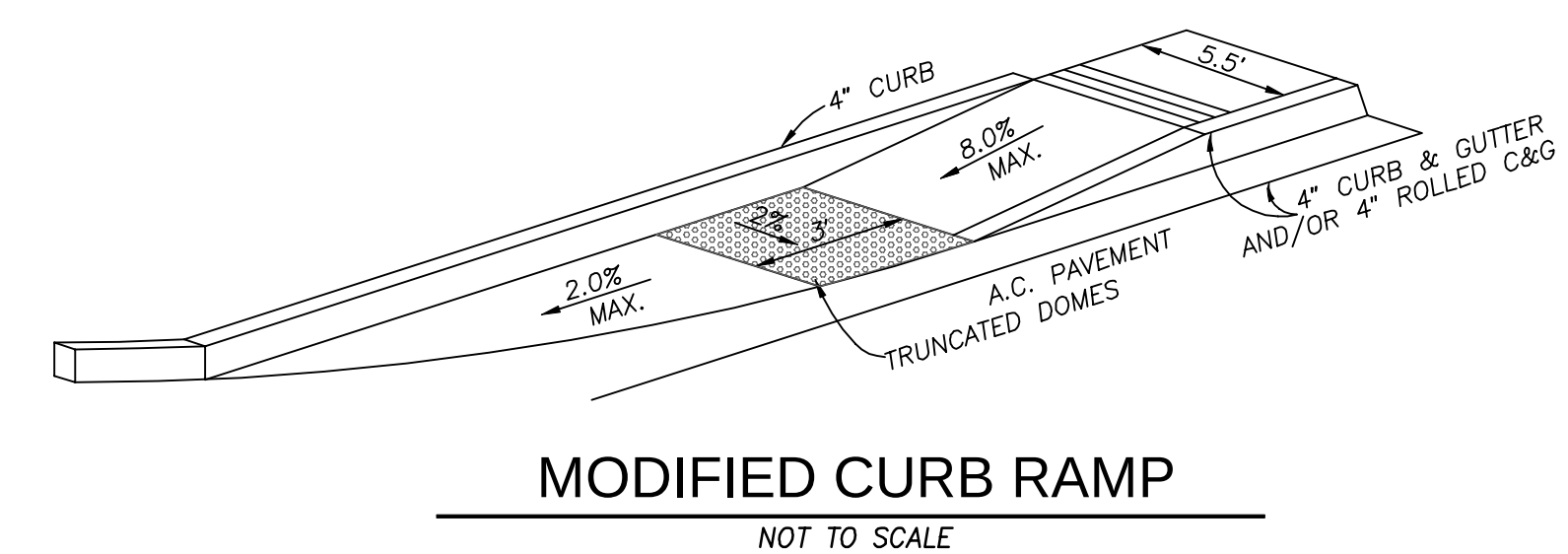
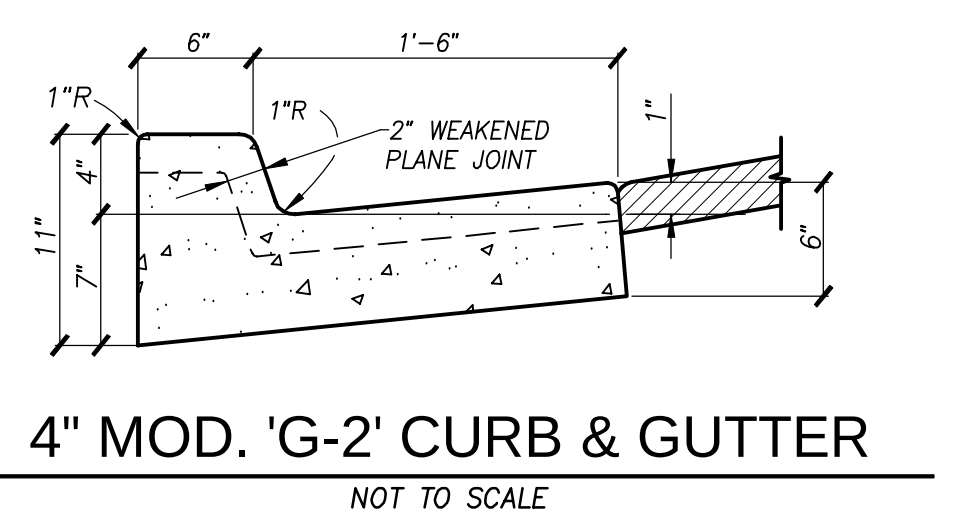
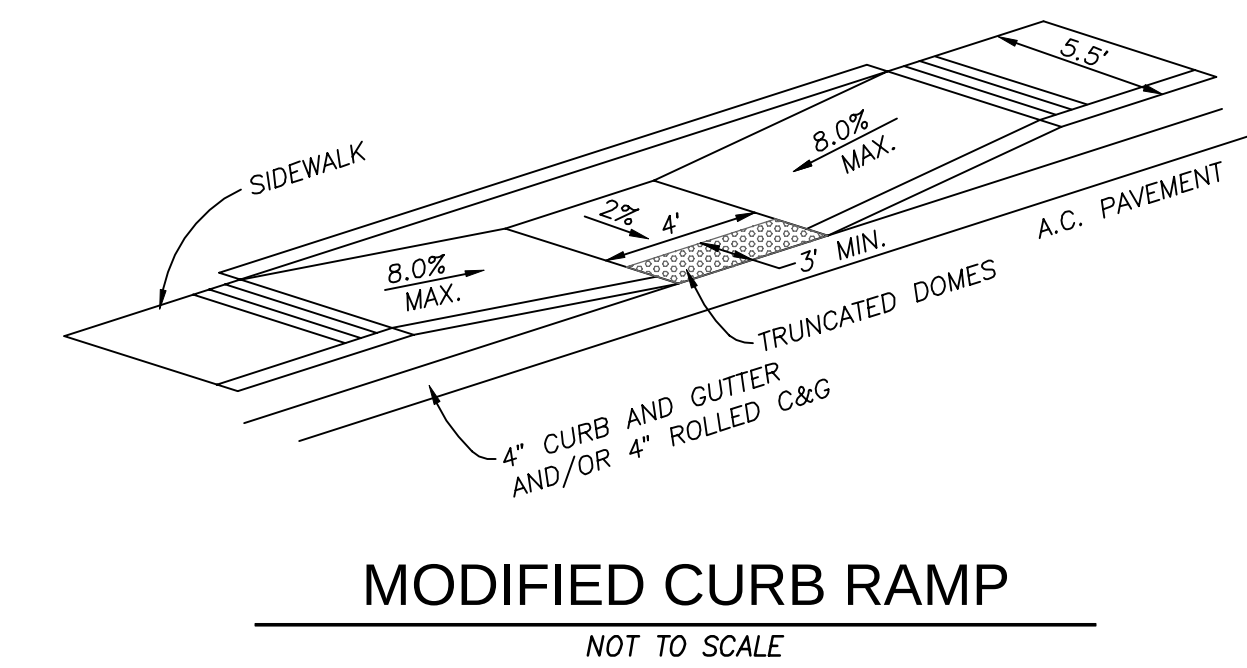
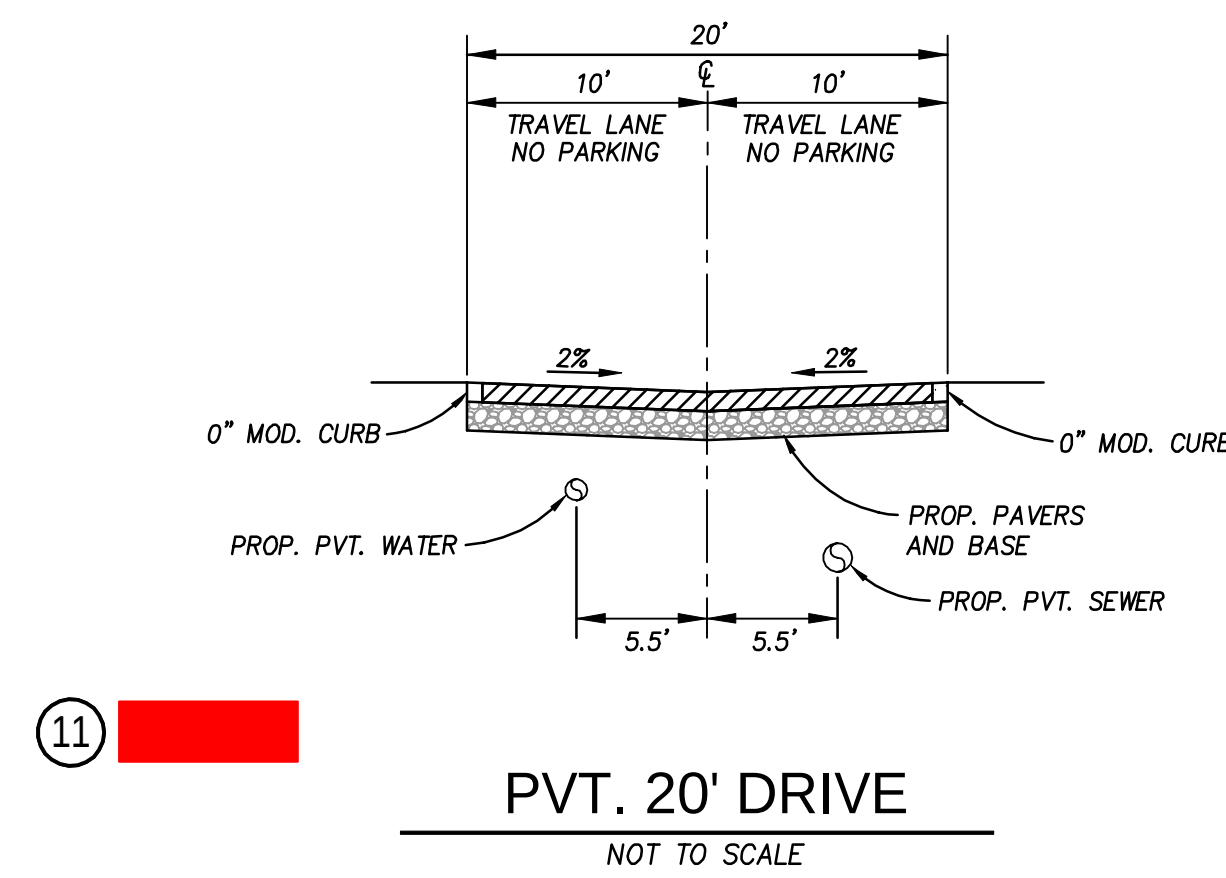
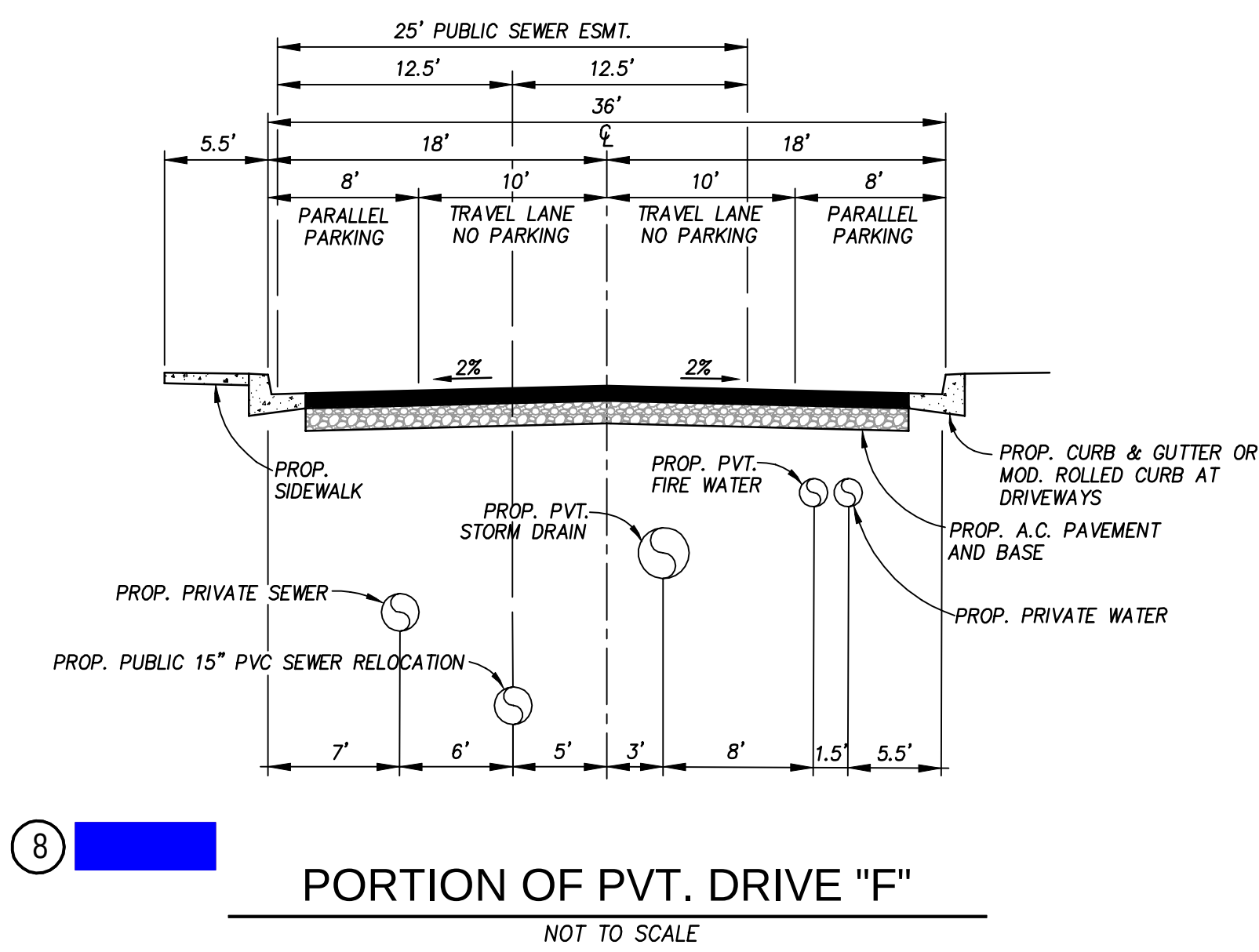
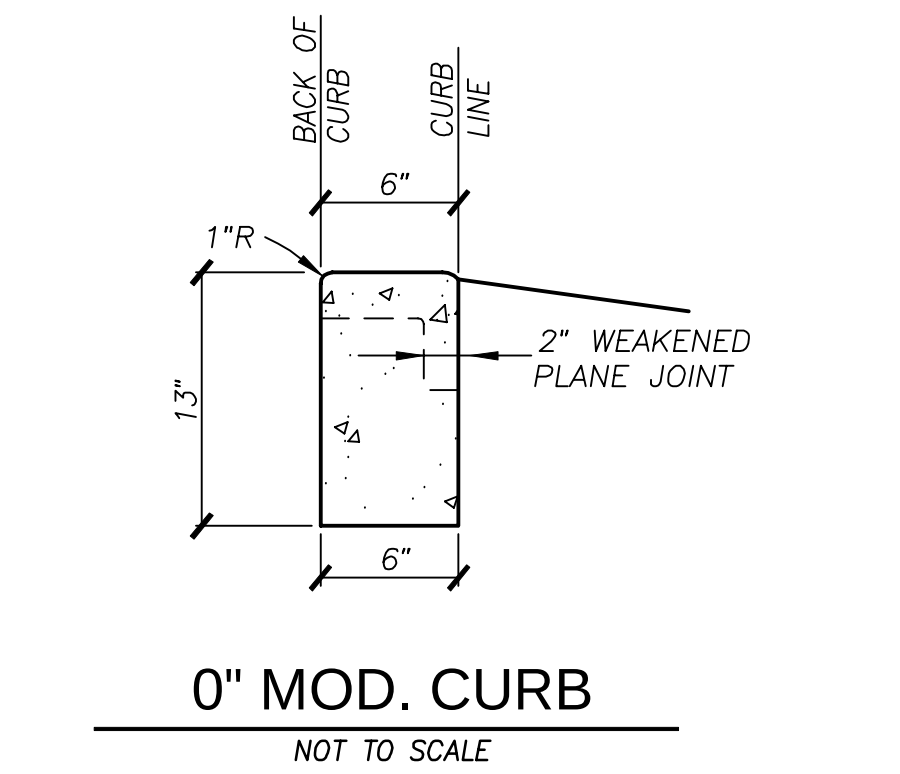
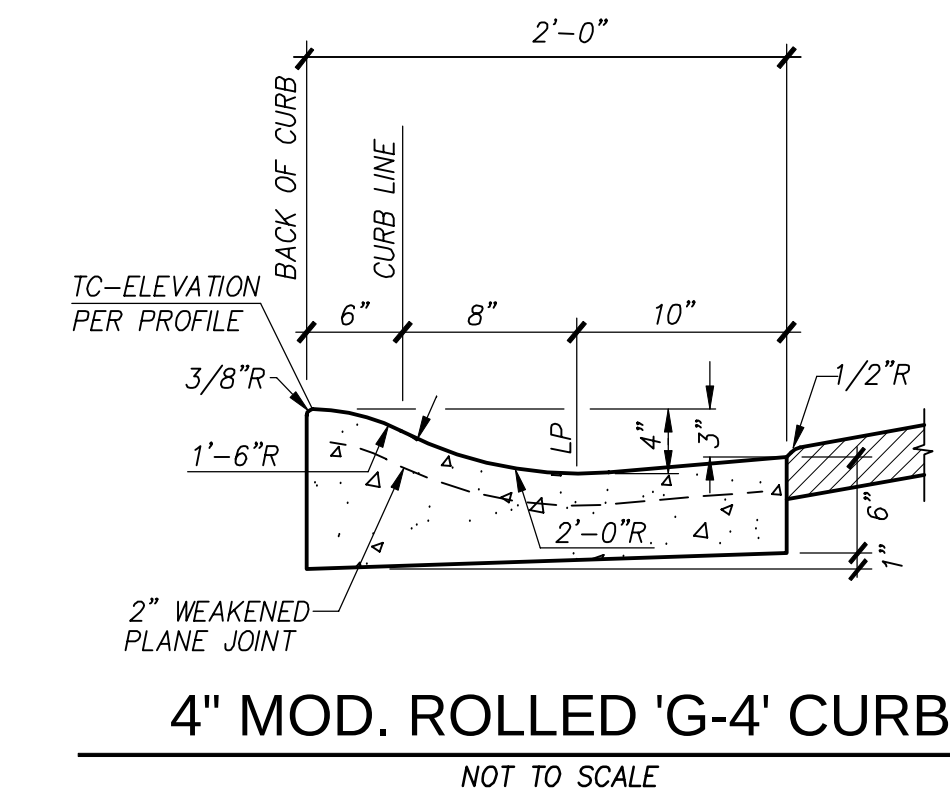
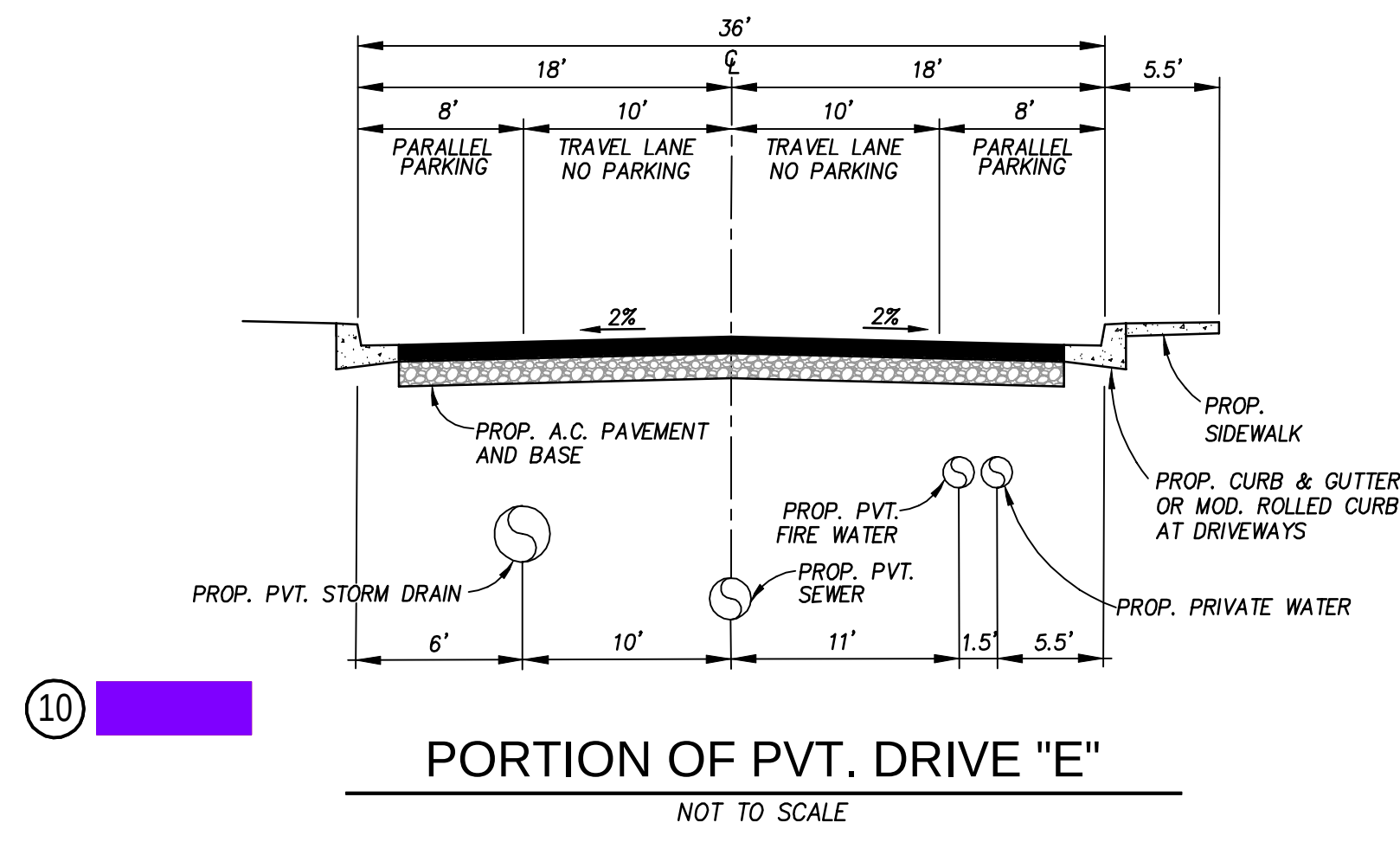
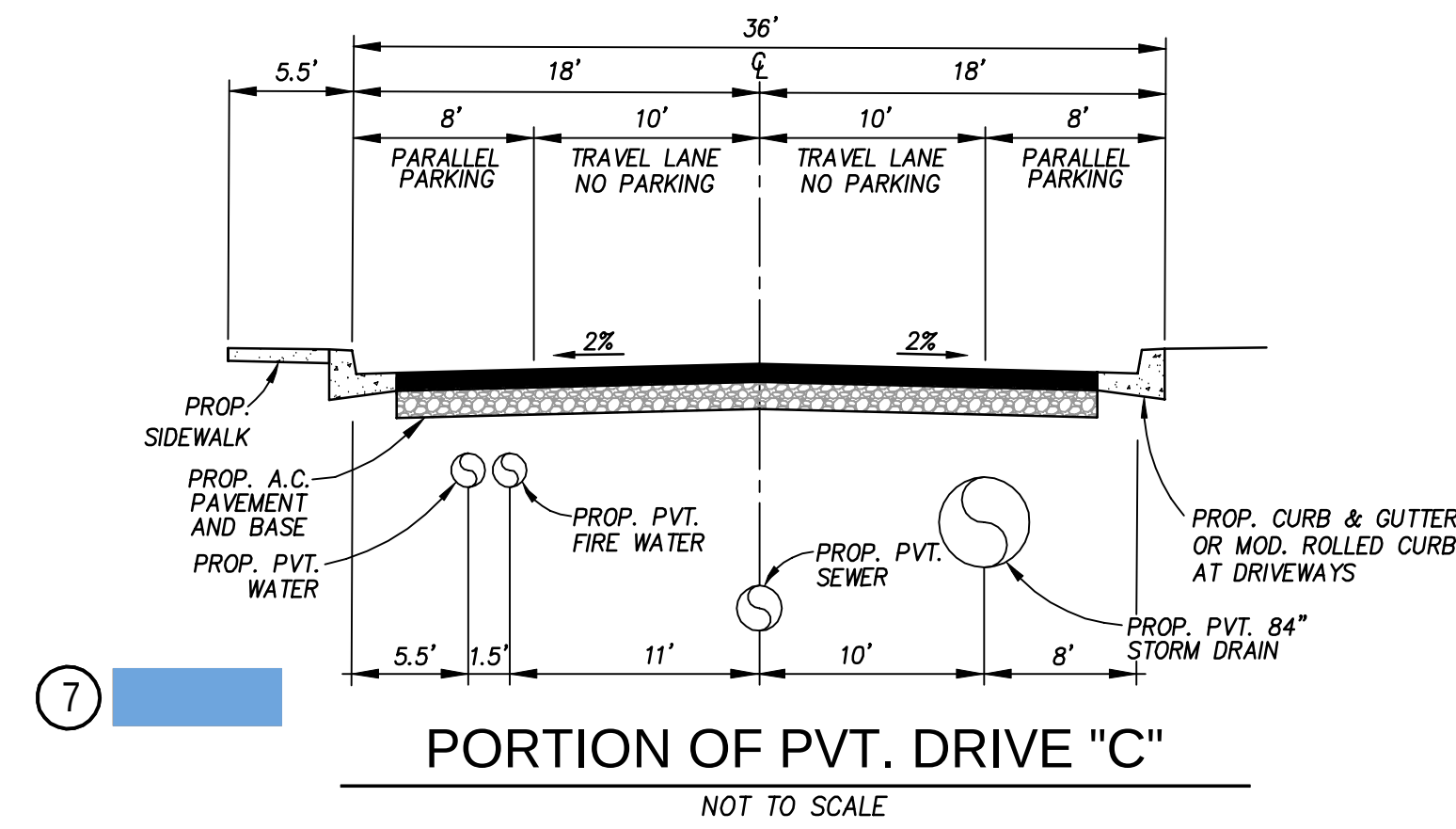
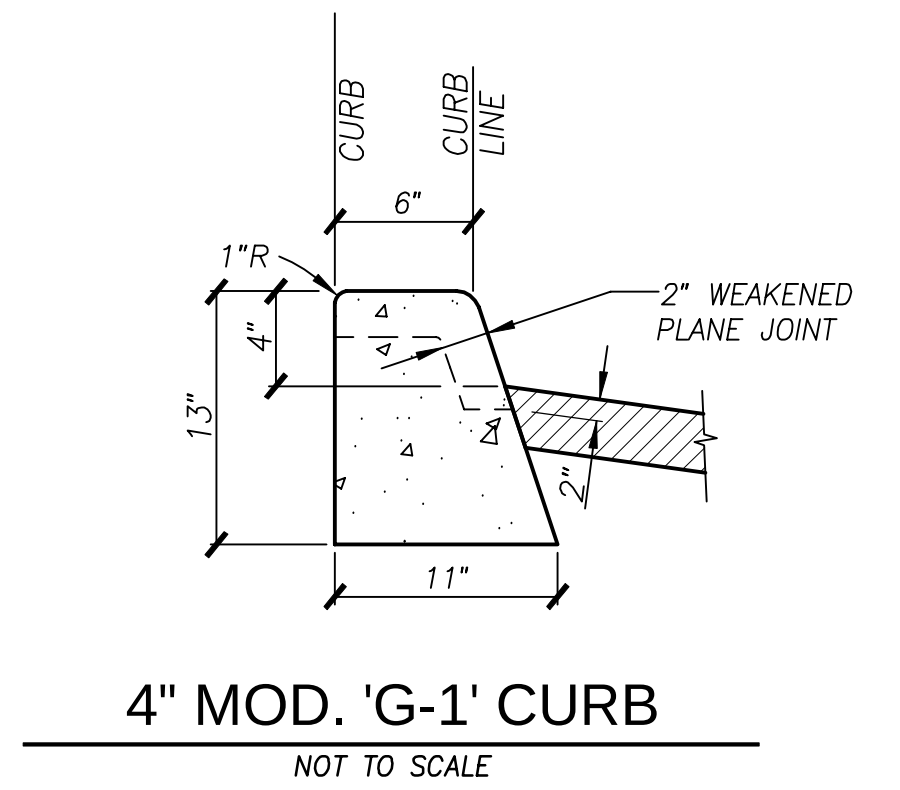
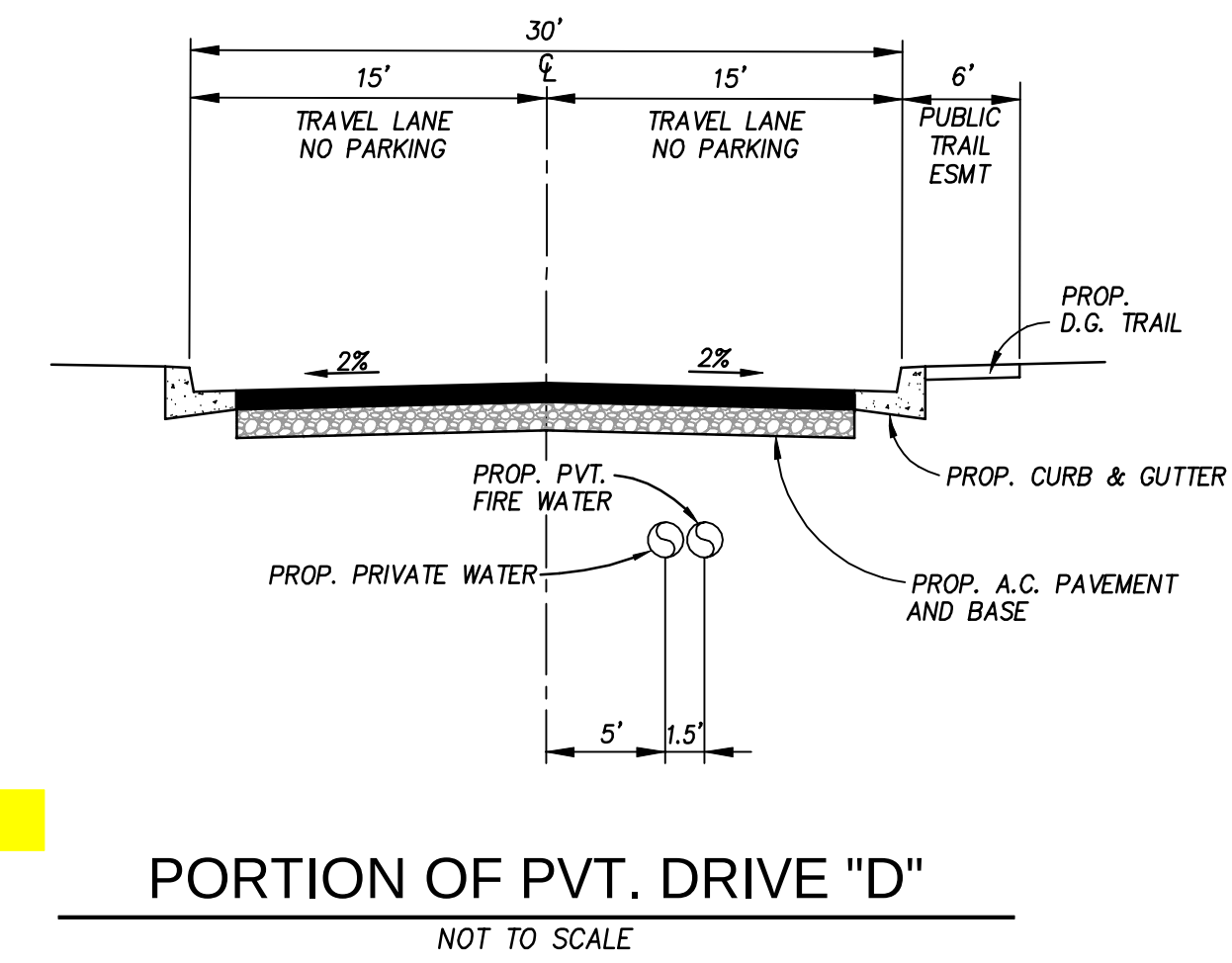
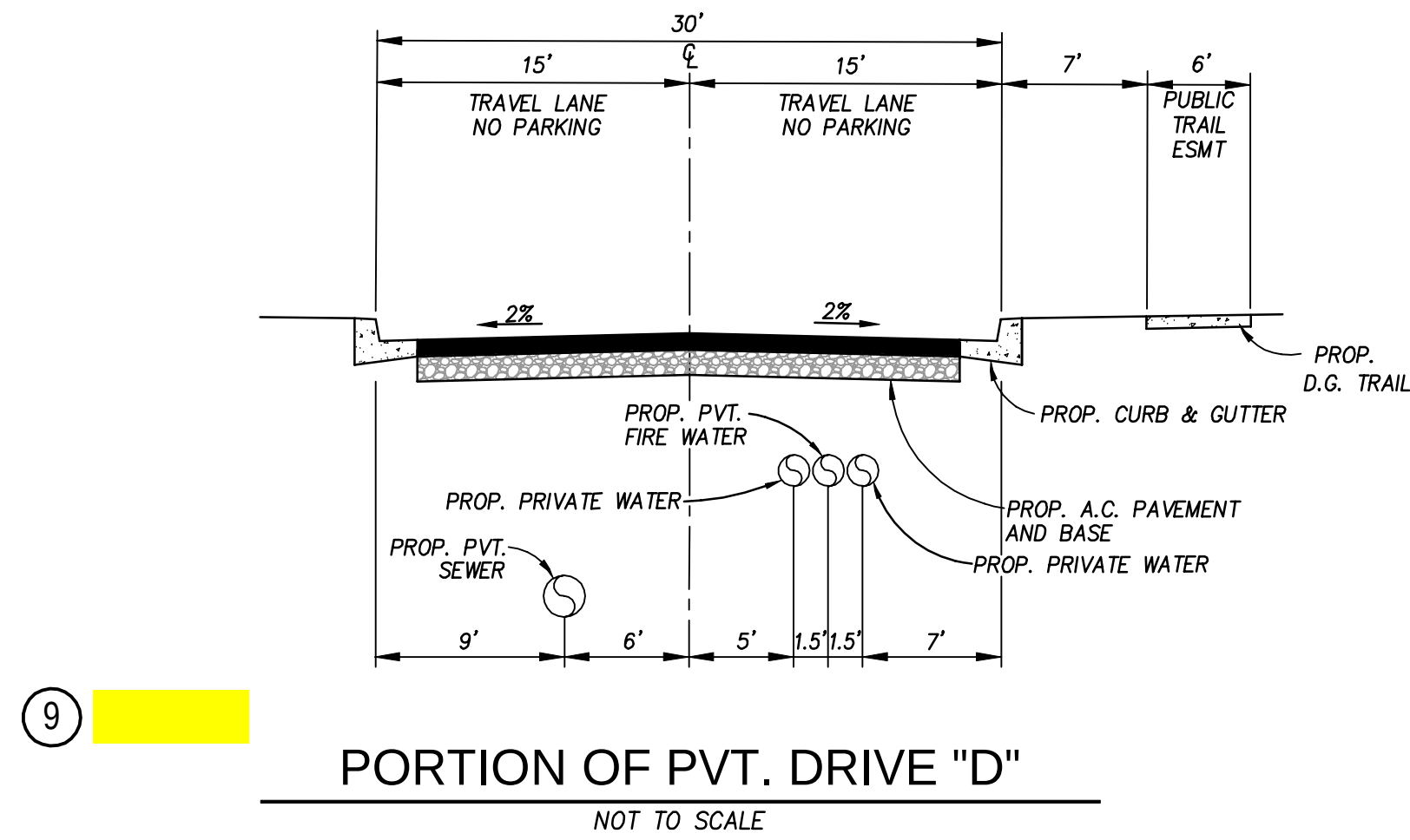
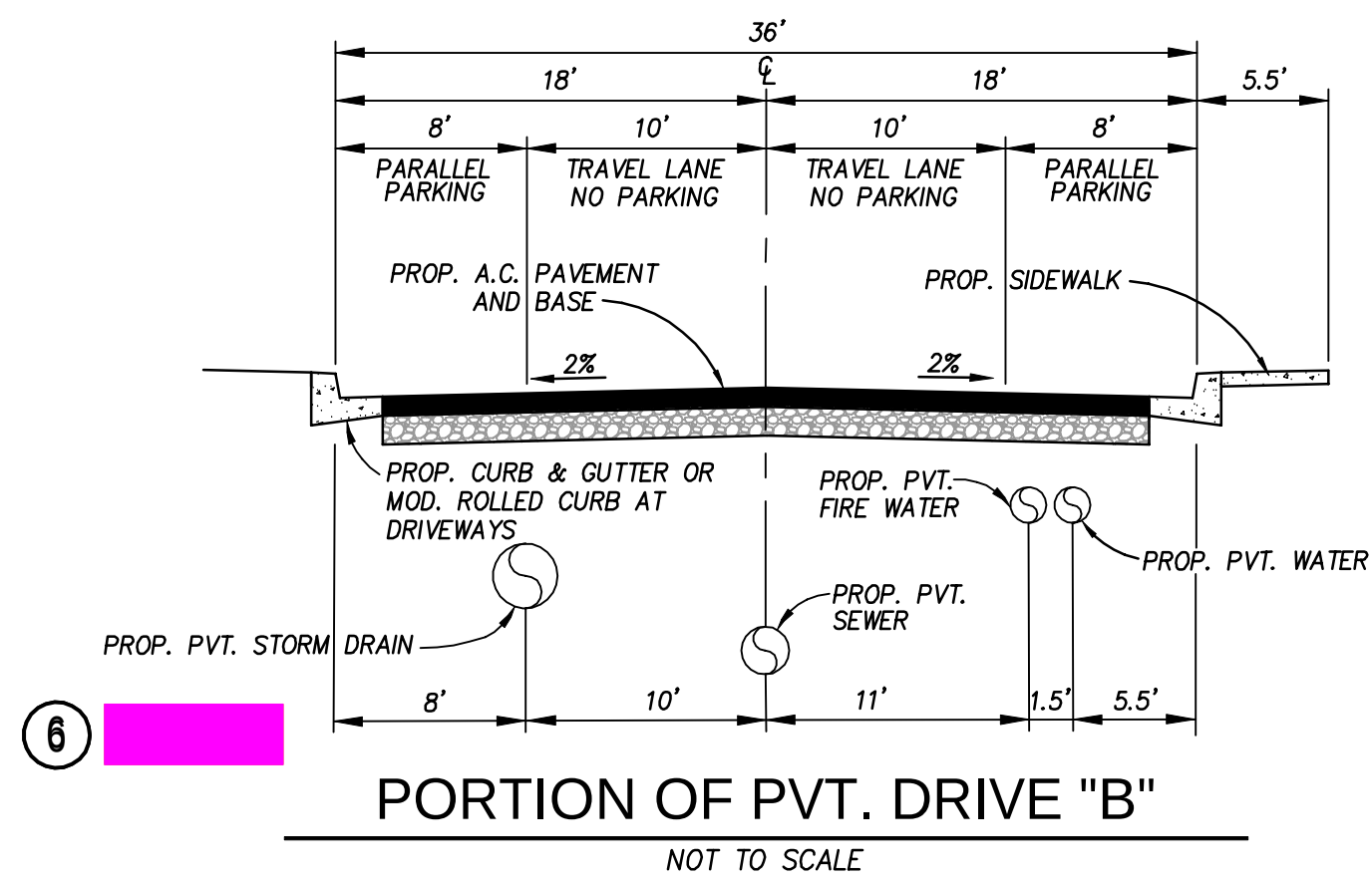


PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

STREET SECTIONS
CARLTON OAKS COUNTRY
CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

SHEET
2
OF
40

NO. 2167-0228



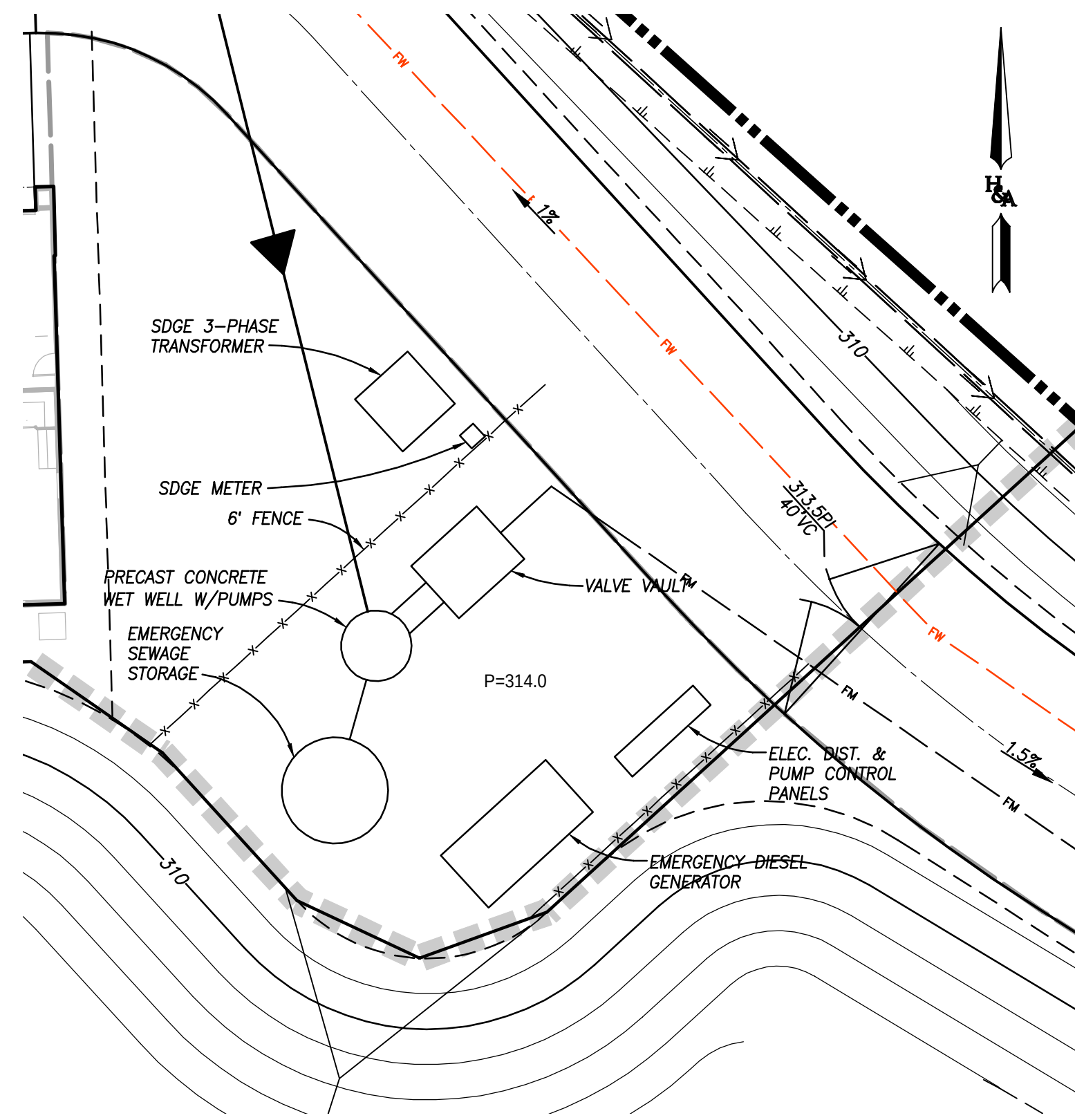
PREPARED BY:

H & A HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

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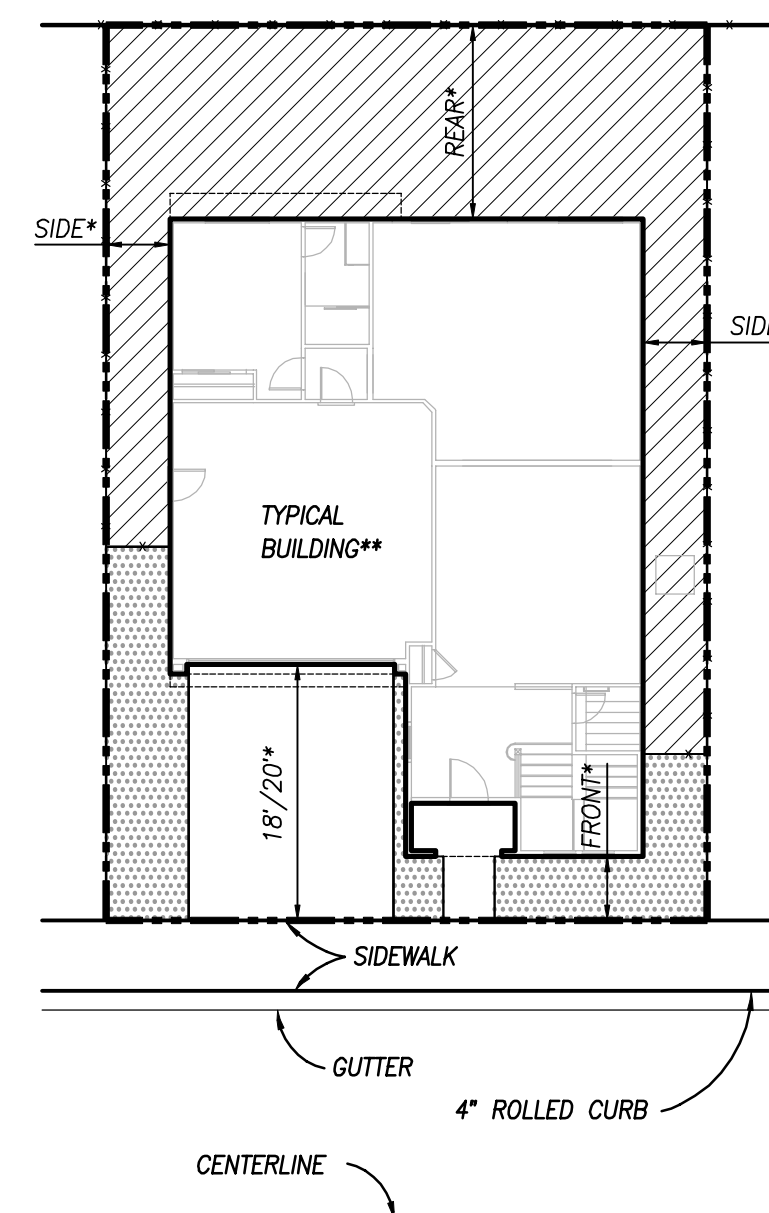
STREET SECTIONS AND DETAILS
CARLTON OAKS COUNTRY CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

SHEET
3
OF
40



SEWER PUMP STATION DETAIL

SCALE: 1"=15'



CONDOMINIUM UNIT BOUNDARY DETAIL

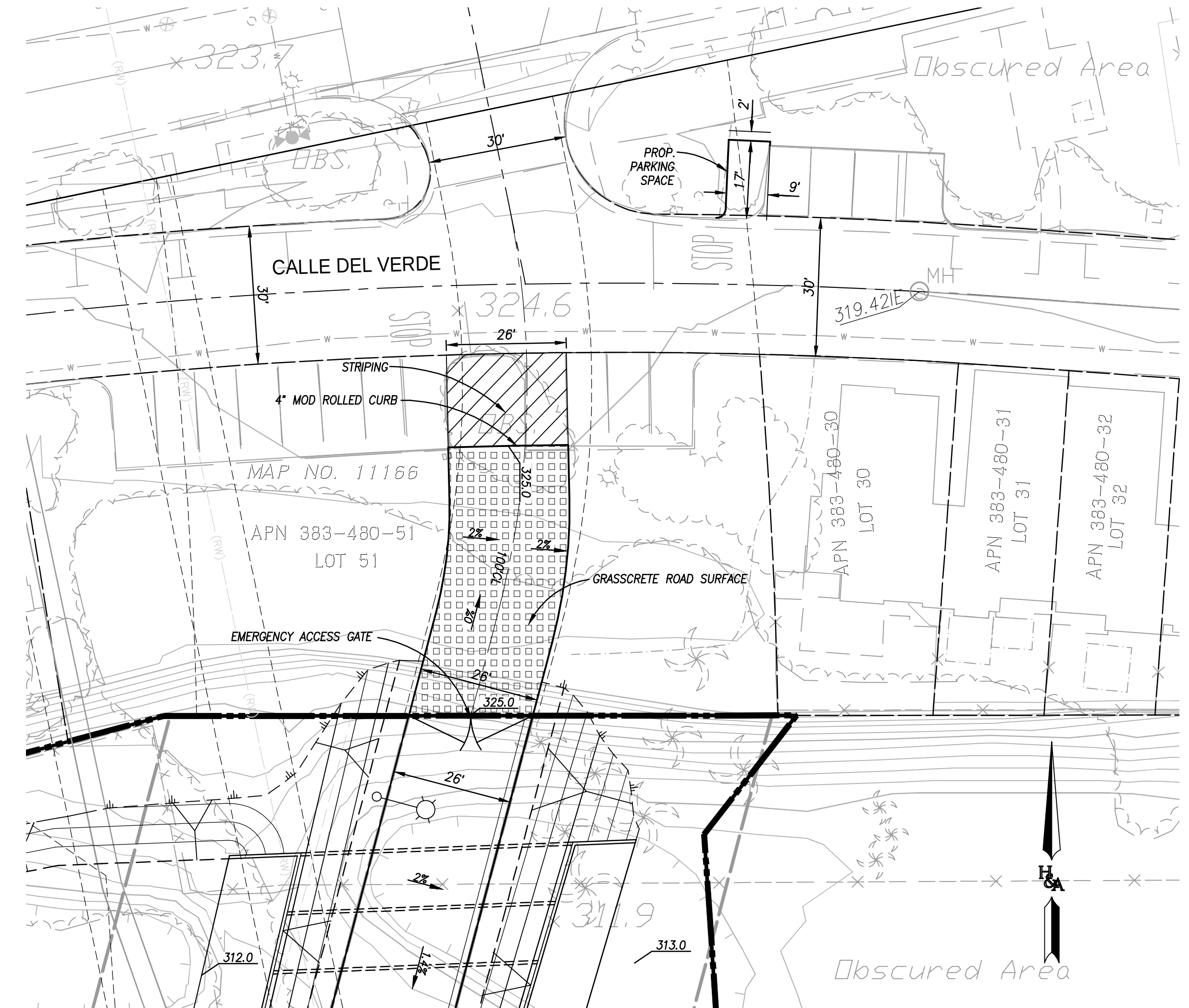
SCALE: 1"=15'

REAR YARD USES REGULATED
BY CC & R'S ARCHITECTURAL
REVIEW

LEGEND

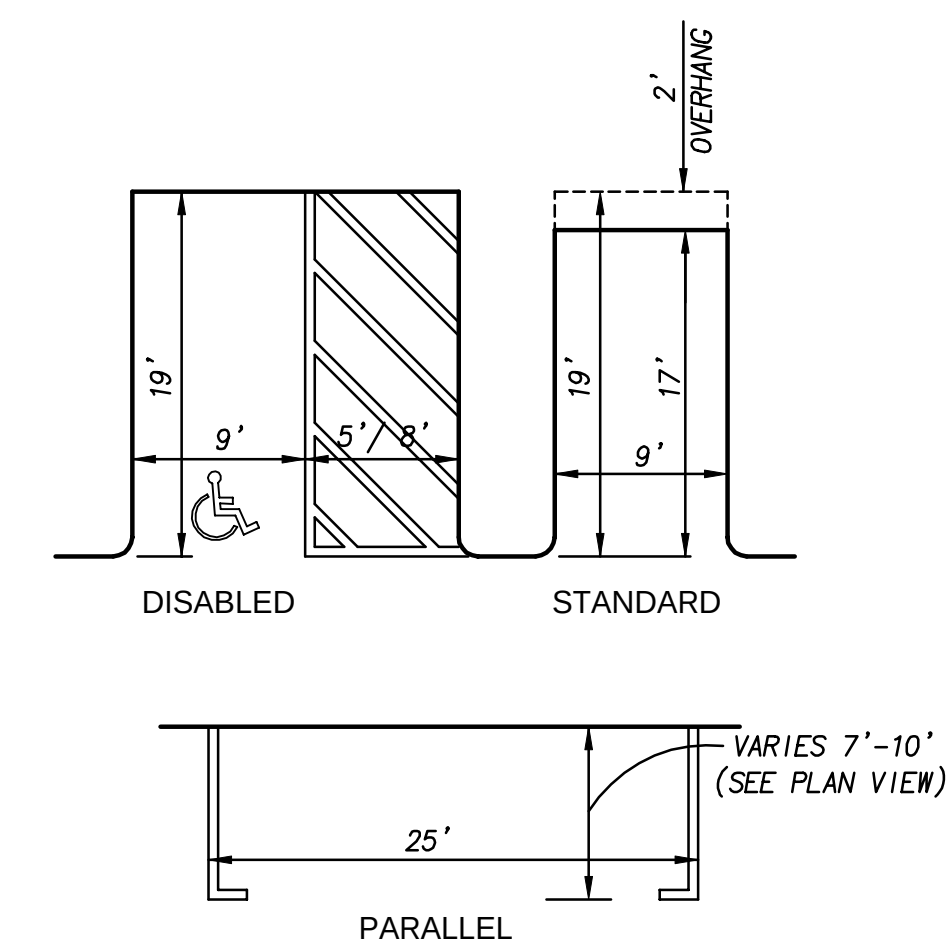
- CONDOMINIUM RESIDENTIAL
UNIT BOUNDARY
- HOA MAINTENANCE
- REAR YARD USES REGULATED BY CC&R'S AND
PD DEVELOPMENT DISTRICT STANDARDS

- * BUILDING SETBACK PER PD DEVELOPMENT DISTRICT
STANDARDS
- ** ARCHITECTURAL FLOOR PLANS AND ELEVATIONS PER
PD DEVELOPMENT DISTRICT STANDARDS



VISTA DEL VERDE EVA DETAIL

SCALE: 1"=20'



TYPICAL PARKING DETAIL

NOT TO SCALE

PREPARED BY:

H & A HUNSAKER
& ASSOCIATES
SAN DIEGO, INC

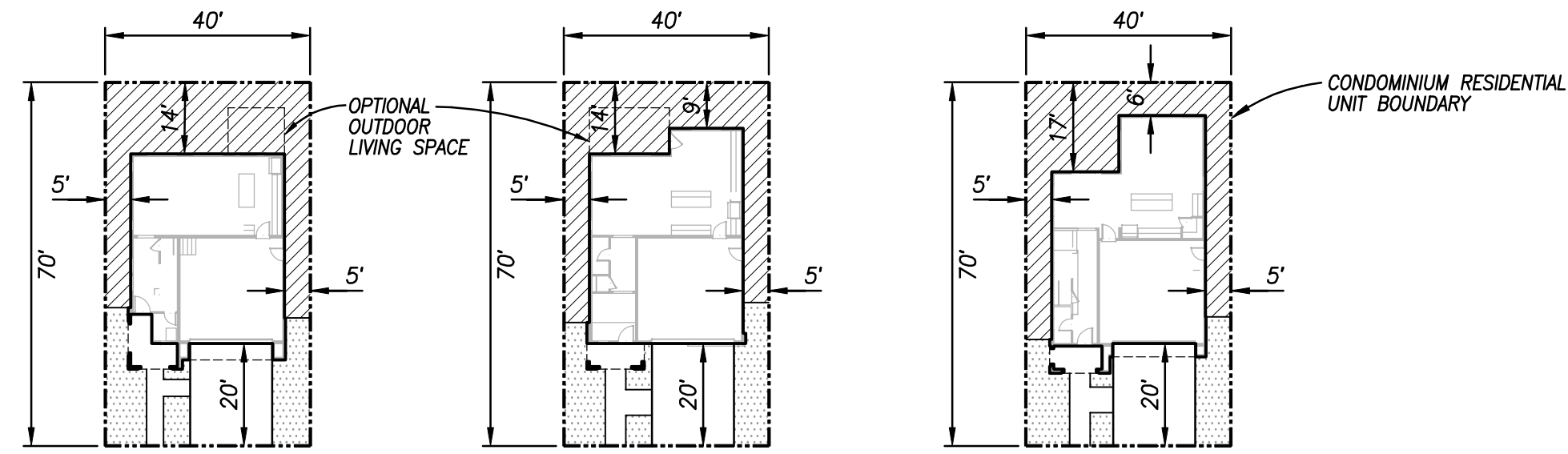
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SURVEYING PH(619)558-4500 - FX(619)558-1414

DETAILS
**CARLTON OAKS COUNTRY
CLUB AND RESORT**
CITY OF SANTEE, CALIFORNIA

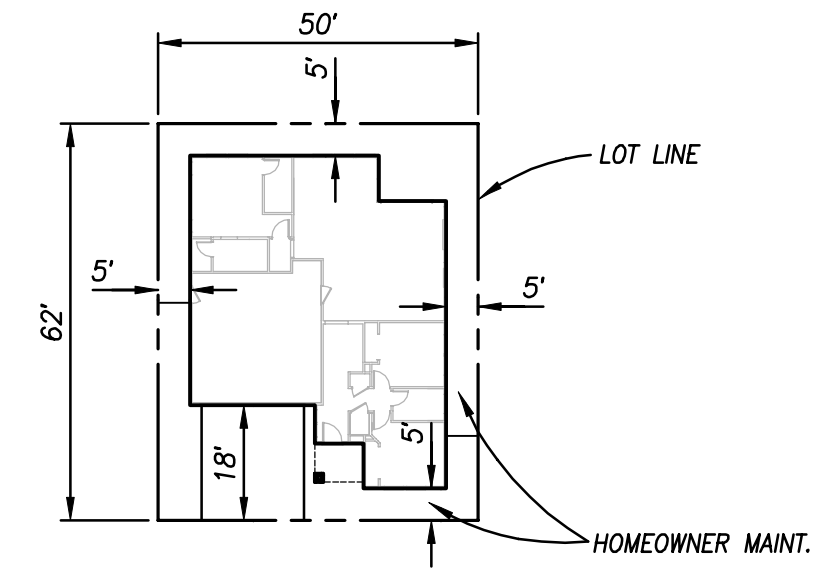
SHEET

4
OF
40

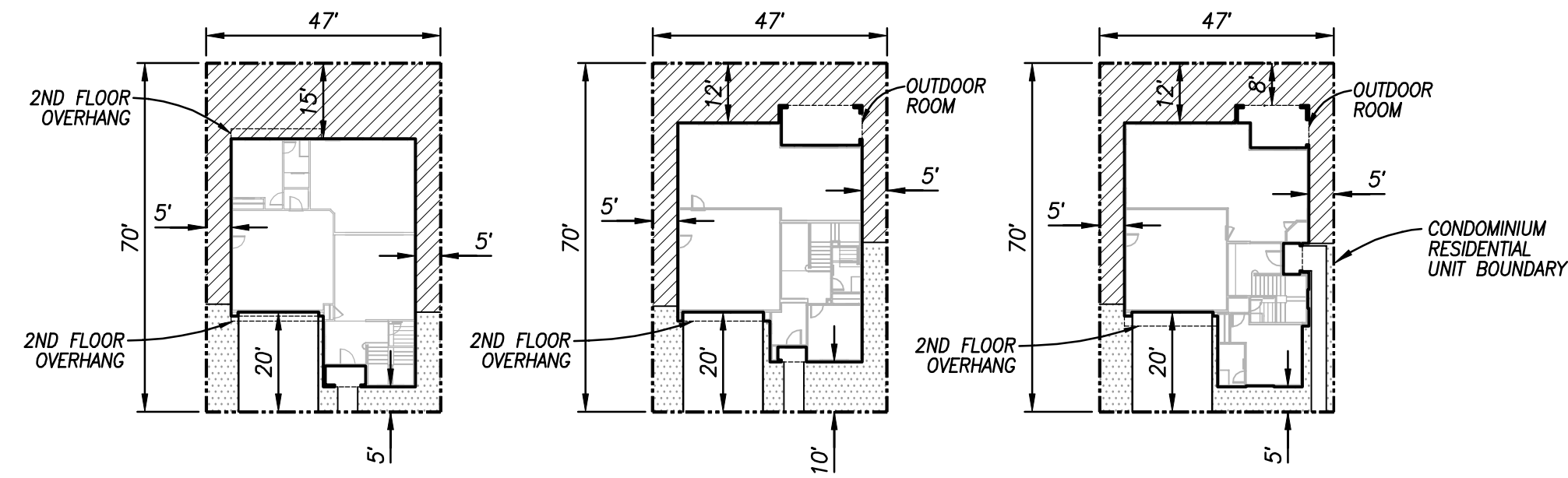
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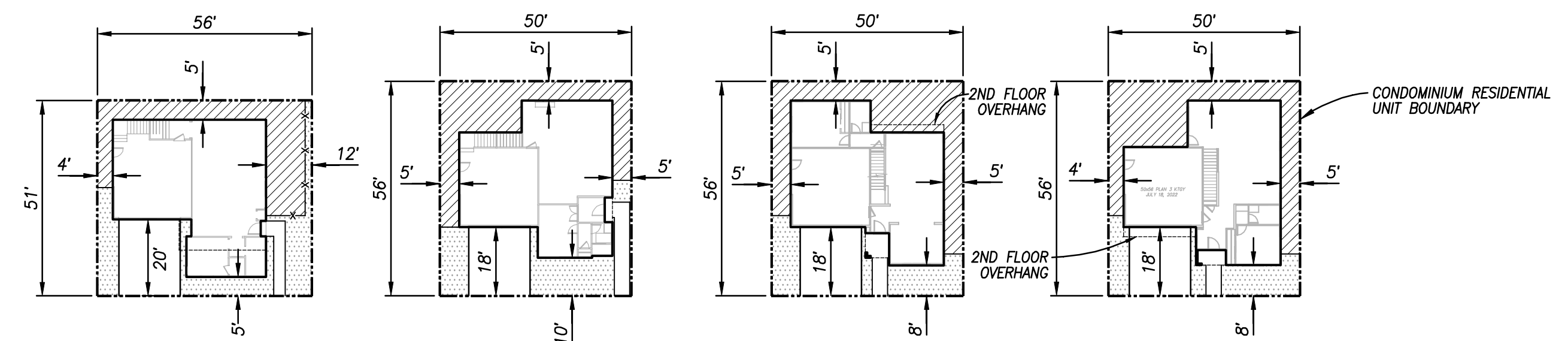
PLAN 1 PLAN 2 PLAN 3
PA-1 40x70 PRODUCT
TYPICAL CONDOMINIUM UNIT SETBACKS
NOT TO SCALE



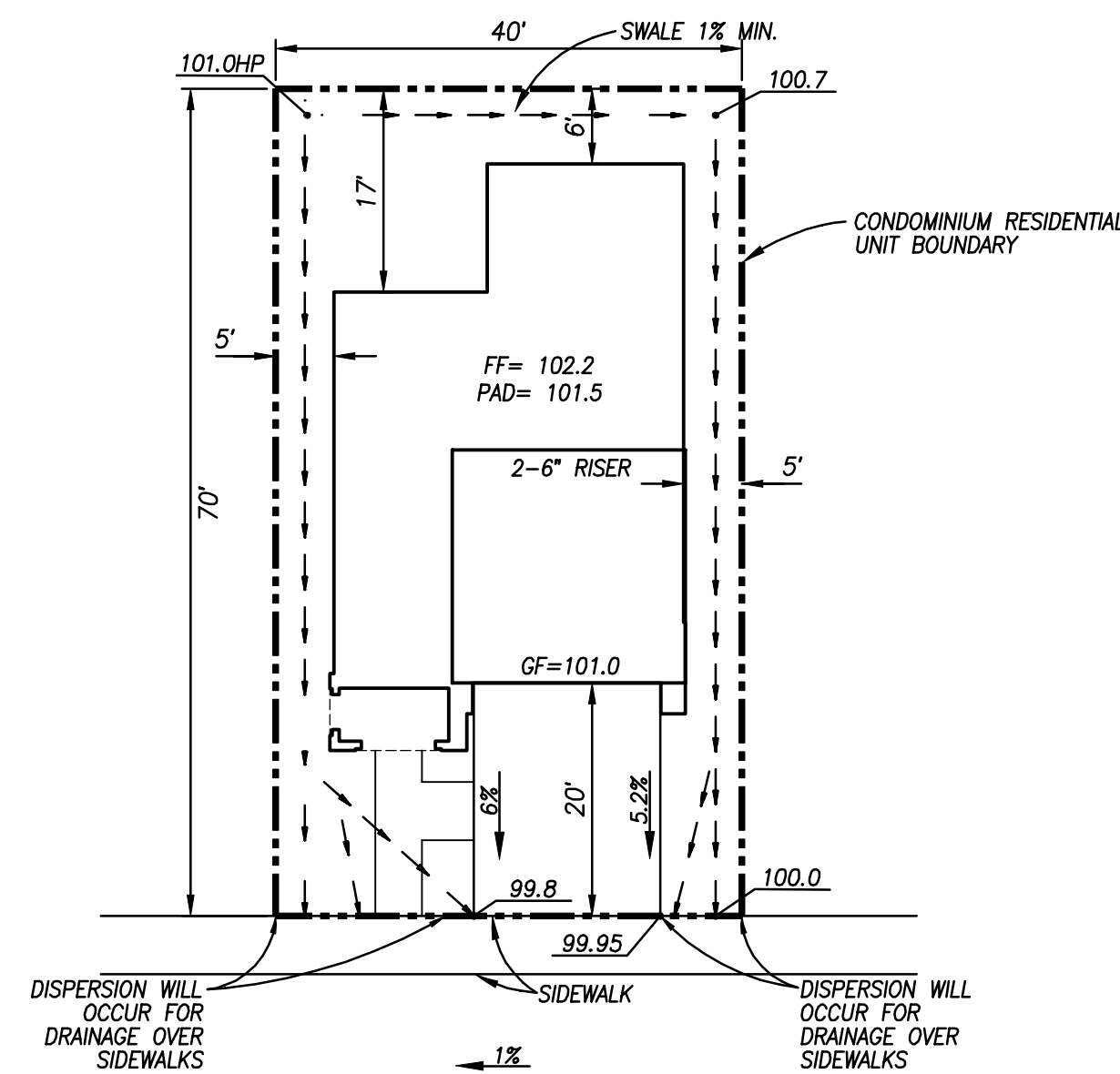
PA-2 50x62 PRODUCT
TYPICAL LOT SETBACKS
NOT TO SCALE



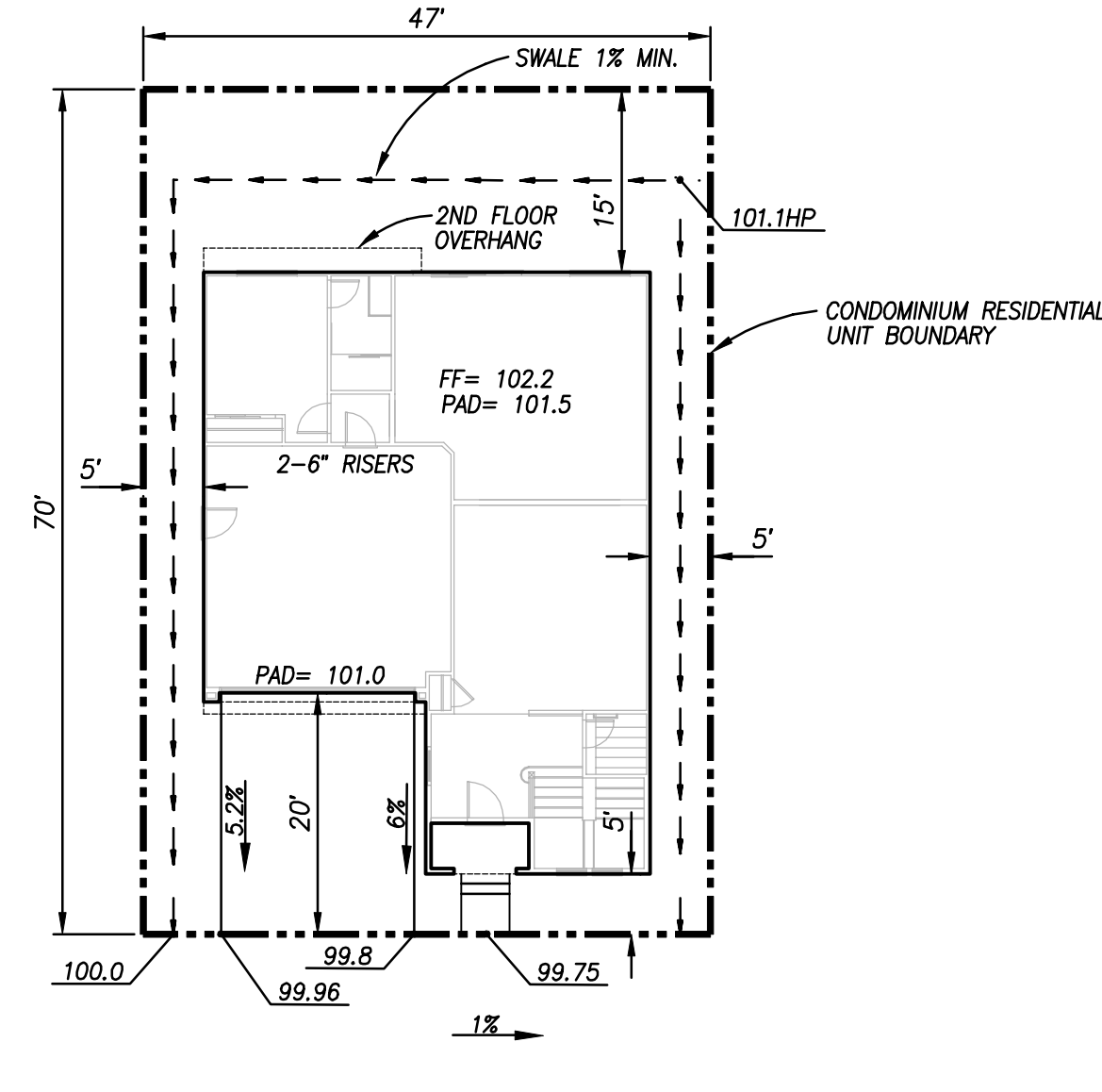
PLAN 1 PLAN 2 PLAN 3
PA-2 47x70 PRODUCT
TYPICAL CONDOMINIUM UNIT SETBACKS
NOT TO SCALE



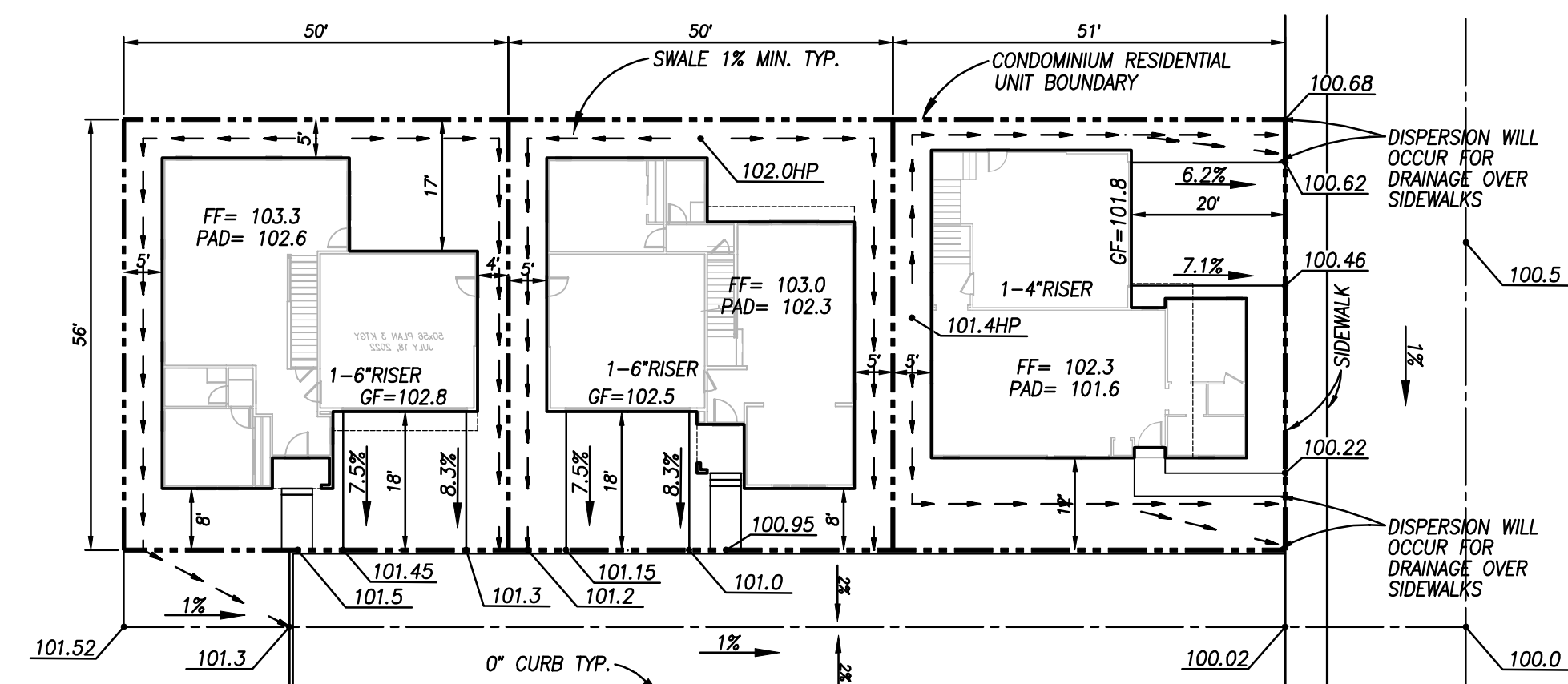
PLAN 1X PLAN 1 PLAN 2 PLAN 3
PA-2 50x56 PRODUCT
TYPICAL CONDOMINIUM UNIT SETBACKS
NOT TO SCALE



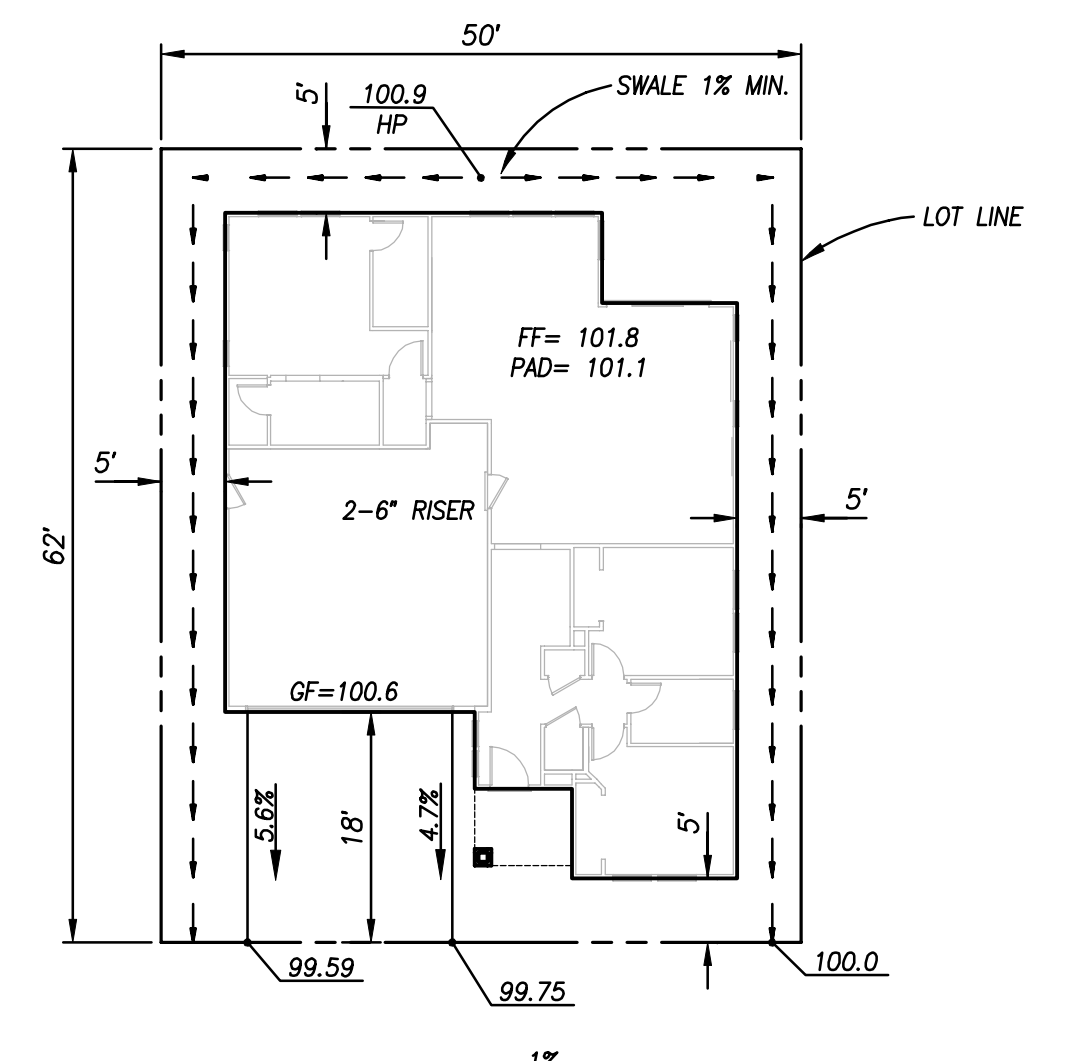
PA-1 40x70
TYPICAL DRAINAGE DETAIL
NOT TO SCALE



PA-2 47x70
TYPICAL DRAINAGE DETAIL
NOT TO SCALE



PA-2 50x56
TYPICAL DRAINAGE DETAIL
NOT TO SCALE



PA-2 50x62
TYPICAL DRAINAGE DETAIL
NOT TO SCALE

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SURVEYING PH(619)558-4500 - FX(619)558-1414

BUILDING AND DRAINAGE DETAILS
CARLTON OAKS COUNTRY CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

SHEET
5
OF
40

TITLE REFERENCE

THE DATA SHOWN HEREON IS BASED ON THE PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY AS ORDER NO. 00115078-996-SD1-RT4 DATED SEPTEMBER 16, 2022.

ASSESSOR'S PARCEL NUMBERS

383-071-06 383-221-03
383-071-09 383-221-04
383-221-01 383-241-08
383-221-02 383-242-01

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTEE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: APN: 383-071-06-00 AND 383-071-09-00

PARCELS 1 AND 2 OF PARCEL MAP NO. 16978, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 19, 1992 AS INSTRUMENT NO. 92-0665040 OFFICIAL RECORDS.

EXCEPT THEREFROM THAT PORTION OF PARCEL 2 CONVEYED TO THE CITY OF SAN DIEGO BY GRANT DEED RECORDED OCTOBER 25, 2012 AS INSTRUMENT NO. 2012-0658044 OFFICIAL RECORDS.

PARCEL B: INTENTIONALLY OMITTED

PARCEL C: APNS: 383-221-01, 383-221-02, 383-221-03, 383-221-04, 383-242-01-00

LOTS 9 THROUGH 13 INCLUSIVE OF CARLTON COUNTY CLUB ESTATES, UNIT NO. 1, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4402, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 25, 1959.

PARCEL C1:

A NON-EXCLUSIVE EASEMENT FOR EMERGENCY INGRESS AND EGRESS OVER, UNDER, ALONG AND ACROSS THOSE PORTIONS OF LOT 51 AND LOT A OF CITY OF SANTEE TRACT NO. 83-11, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON FEBRUARY 28, 1985, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND 28.00 FEET IN WIDTH, LYING 14.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 2 OF PARCEL MAP NO. 16978, IN SAID CITY, COUNTY AND STATE, FILED IN THE OFFICE OF SAID COUNTY RECORDER ON OCTOBER 19, 1992; THENCE ALONG THE NORTHERLY LINE THEREOF SOUTH 89°56'38" WEST (SOUTH 89°59'19" WEST PER SAID MAP 11166), 70.59 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY LINE NORTH 14°48'30" EAST, 22.33 FEET TO THE BEGINNING OF A 196.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°29'43" A DISTANCE OF 90.64 FEET; THENCE NORTH 11°41'13" WEST, 20.48 FEET TO A POINT ON THE SOUTHEASTERLY SIDELINE OF CARLTON OAKS DRIVE, AND THE POINT OF TERMINUS.

THE SIDELINES OF THE AFOREMENTIONED STRIP OF LAND TO TERMINATE SOUTHERLY IN SAID NORTHERLY LINE OF PARCEL 2, AND NORTHERLY IN SAID SOUTHEASTERLY SIDELINE OF CARLTON OAKS DRIVE.

SAID EASEMENT GRANTED BY "GRANT OF EMERGENCY ACCESS EASEMENT" RECORDED JUNE 6, 2022 AS INSTRUMENT NO. 2022-0237599 OFFICIAL RECORDS.

PARCEL D: APN: 383-241-08-00

LOT 8 IN CARLTON CLUB ESTATES UNIT NO. 1, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4402, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 25, 1959.

EXCEPTING THEREFROM OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER OR THAT MAY BE PRODUCED FROM A DEPTH BELOW 500 FEET OF THE SURFACE OF SAID LAND WITHOUT RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND FOR THE PURPOSES OF MINING, DRILLING, EXPLORING, OR EXTRACTING SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES OR OTHER USE OF OR RIGHTS IN OR TO ANY PORTION OF THE SURFACE OF SAID LAND TO A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF.

TOGETHER WITH THOSE PORTIONS OF INWOOD DRIVE AS DEDICATED AND ACCEPTED ON MAP NO 4402, WHICH IF VACATED WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

FUTURE DISPOSITION

EASEMENTS AND RIGHT OF WAY THAT ARE QUITCLAIMED/VACATED WILL BENEFIT THE UNDERLYING FEE OWNER.

△ EASEMENT TO REMAIN

△ EASEMENT TO REMAIN

△ EASEMENT TO BE QUITCLAIMED

△ PORTION OF EASEMENT TO BE QUITCLAIMED AND REDEDICATED

△ EASEMENT TO REMAIN

△ EASEMENT TO REMAIN

△ EASEMENT TO BE QUITCLAIMED

△ EASEMENT TO REMAIN

△ EASEMENT TO REMAIN

△ EASEMENT TO REMAIN

△ EASEMENT TO REMAIN

△ EASEMENT TO REMAIN

△ APPLICANT REQUESTS IOD TO BE TERMINATED ON FINAL MAP

△ EASEMENT TO REMAIN

△ EASEMENT TO REMAIN

△ EASEMENT TO BE QUITCLAIMED

△ EASEMENT TO BE QUITCLAIMED

△ EASEMENT TO BE QUITCLAIMED

△ EASEMENT TO BE QUITCLAIMED

△ EASEMENT TO BE QUITCLAIMED

△ PUBLIC RIGHT OF WAY TO BE VACATED ON FINAL MAP

TITLE EXCEPTIONS

A. PROPERTY TAXES, WHICH ARE A LIEN DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2022-2023.

B. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

THE FOLLOWING MATTERS AFFECT PARCEL A:

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: FEBRUARY 18, 1959
RECORDING NO: BOOK 7504, PAGE 247 OF OFFICIAL RECORDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

△ ASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: AUGUST 31, 1960
RECORDING NO: 176990 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MARCH 4, 1963
RECORDING NO: 37204 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SANTEE COUNTY WATER DISTRICT
PURPOSE: PIPE LINES
RECORDING DATE: JULY 1, 1964
RECORDING NO: 118613 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: STORM DRAIN
RECORDING DATE: JULY 16, 1964
RECORDING NO: 128544 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SANTEE COUNTY WATER DISTRICT
PURPOSE: PIPE LINES
RECORDING DATE: JULY 16, 1964
RECORDING NO: 128602 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MARCH 9, 1966
RECORDING NO: 40587 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SANTEE COUNTY WATER DISTRICT
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: AUGUST 19, 1966
RECORDING NO: 135476 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SANTEE COUNTY WATER DISTRICT
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MARCH 2, 1967
RECORDING NO: 28755 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SANTEE COUNTY WATER DISTRICT
PURPOSE: PIPE LINES
RECORDING DATE: MAY 7, 1971
RECORDING NO: 95224 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SANTEE COUNTY WATER DISTRICT
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: APRIL 21, 1975
RECORDING NO: 75-092314 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PACIFIC BELL, A CALIFORNIA CORPORATION
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: MARCH 16, 1984
RECORDING NO: 84-97309 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

△ THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE EXTENSION OF FANITA PARKWAY AS OFFERED DEDICATION AND REJECTED ON PARCEL MAP NO. 16978.

TITLE EXCEPTIONS (CONT.)

13. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT, RECORDING DATE: APRIL 28, 1992
RECORDING NO: 92-249184 OF OFFICIAL RECORDS
AFFECTS: SAID LAND ABUTTING HIGHWAY 52

14. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT, RECORDING DATE: DECEMBER 9, 1996
RECORDING NO: 96-0613956 OF OFFICIAL RECORDS
AFFECTS: SAID LAND ABUTTING HIGHWAY 52

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PADRE DAM MUNICIPAL WATER DISTRICT
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: DECEMBER 10, 2008
RECORDING NO: 2008-0630934 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SAN DIEGO
PURPOSE: ACCESS EASEMENT
RECORDING DATE: OCTOBER 25, 2012
RECORDING NO: 2012-0658045 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

△ BERM MAINTENANCE EASEMENT
RECORDING DATE: OCTOBER 25, 2012
RECORDING NO.: 2012-0658046 OF OFFICIAL RECORDS

18. INTENTIONALLY OMITED

19. INTENTIONALLY OMITED

19A. A DEED OF TRUST GIVEN TO SECURE THE ORIGINAL AMOUNT SHOWN BELOW, AND ANY OTHER AMOUNT PAYABLE UNDER THE TERMS THEREOF.
AMOUNT: \$400,000.00
DATED: DECEMBER 31, 2020
TRUSTOR/GRANTOR ALIKA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: FIRST AMERICAN TITLE COMPANY
BENEFICIARY: LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION
RECORDING DATE: JANUARY 13, 2021
RECORDING NO: 2021-0027010, OF OFFICIAL RECORDS
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.

19B. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: \$3,421,000.00
DATED: OCTOBER 6, 2021
TRUSTOR/GRANTOR ALIKA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: FIDELITY NATIONAL TITLE COMPANY
BENEFICIARY: CALIFORNIA INTERNATIONAL BANK
RECORDING DATE: NOVEMBER 4, 2021
RECORDING NO: 2021-0768936 OFFICIAL
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.

19C. ASSIGNMENT OF RENTS AND LEASES
ASSIGNED TO: CALIFORNIA INTERNATIONAL BANK
ASSIGNED BY: ALIKA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
RECORDING DATE: NOVEMBER 4, 2021
RECORDING NO: 2021-0768937 OFFICIAL RECORDS
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.

19D. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN AND ESTOPPEL AGREEMENT
LESSOR: ALIKA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
LESSEE: KEANU LLC
RECORDING DATE: NOVEMBER 4, 2021
RECORDING NO: 2021-0768938 OFFICIAL RECORDS

THE MATTERS AFFECT PARCEL B HAVE BEEN INTENTIONALLY OMITED (ITEMS 20-34)

MATTERS AFFECTING PARCEL C AND D

34A. COVENANTS, CONDITIONS AND RESTRICTIONS ("BUT OMITTING, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS CONTROLLED OR PERMITTED BY ANY APPLICABLE FEDERAL OR STATE LAW, ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, MEDICAL CONDITION, NATIONAL ORIGIN, SOURCE OF INCOME, OR ANCESTRY" AS SET FORTH IN THE DOCUMENT RECORDED: NOVEMBER 27, 1959 IN BOOK 8015, PAGE 230 OF OFFICIAL RECORDS

NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: "IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.2 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS 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."

NOTE: IF YOU SHOULD REQUEST A COPY OF THE DOCUMENT REFERRED TO ABOVE, CALIFORNIA LAW REQUIRES THAT A COUNTY RECORDER, TITLE INSURANCE COMPANY, ESCROW COMPANY, REAL ESTATE BROKER, REAL ESTATE AGENT, OR ASSOCIATION THAT PROVIDES A COPY OF A DECLARATION, GOVERNING DOCUMENT, OR DEED TO ANY PERSON SHALL PLACE A COVER PAGE OVER, OR STAMP ON THE FIRST PAGE OF THE PREVIOUSLY RECORDED DOCUMENT OR DOCUMENTS A STATEMENT, IN AT LEAST 14-POINT BOLDFACE TYPE, RELATING TO UNLAWFUL RESTRICTIONS.

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: JANUARY 18, 1960
RECORDING NO: 10227 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

TITLE EXCEPTIONS (CONT.)

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: OCTOBER 4, 1960
RECORDING NO: 198406 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: MARCH 4, 1963
RECORDING NO: 37211 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: MAY 3, 1963
RECORDING NO: 77398 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: MARCH 9, 1966
RECORDING NO: 40584 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

40. A DEED OF TRUST GIVEN TO SECURE THE ORIGINAL AMOUNT SHOWN BELOW, AND ANY OTHER AMOUNT PAYABLE UNDER THE TERMS THEREOF.
AMOUNT: \$400,000.00
DATED: DECEMBER 31, 2020
TRUSTOR/GRANTOR ALIKA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: FIRST AMERICAN TITLE COMPANY
BENEFICIARY: LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION
RECORDING DATE: JANUARY 13, 2021
RECORDING NO: 2021-0027010, OF OFFICIAL RECORDS
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.

41. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: \$3,421,000.00
DATED: OCTOBER 6, 2021
TRUSTOR/GRANTOR ALIKA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: FIDELITY NATIONAL TITLE COMPANY
BENEFICIARY: CALIFORNIA INTERNATIONAL BANK
RECORDING DATE: NOVEMBER 4, 2021
RECORDING NO: 2021-0768936 OFFICIAL
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.

42. ASSIGNMENT OF RENTS AND LEASES
ASSIGNED TO: CALIFORNIA INTERNATIONAL BANK
ASSIGNED BY: ALIKA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
RECORDING DATE: NOVEMBER 4, 2021
RECORDING NO: 2021-0768937 OFFICIAL RECORDS
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.

43. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN AND ESTOPPEL AGREEMENT
LESSOR: ALIKA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
LESSEE: KEANU LLC
RECORDING DATE: NOVEMBER 4, 2021
RECORDING NO: 2021-0768938 OFFICIAL RECORDS

44. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: \$510,400.00
DATED: APRIL 28, 2020
TRUSTOR/GRANTOR LINA MAYLING CHEN AND KEVIN SHIGEO FUKUYAMA, WIFE AND HUSBAND AS COMMUNITY PROPERTY
TRUSTEE: FIRST AMERICAN TITLE COMPANY
BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
RECORDING DATE: APRIL 30, 2020
RECORDING NO: 2020-0221628 OFFICIAL RECORDS

△ THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN INWOOD DRIVE.

PREPARED BY:



HUNSAKER & ASSOCIATES
SAN DIEGO, INC

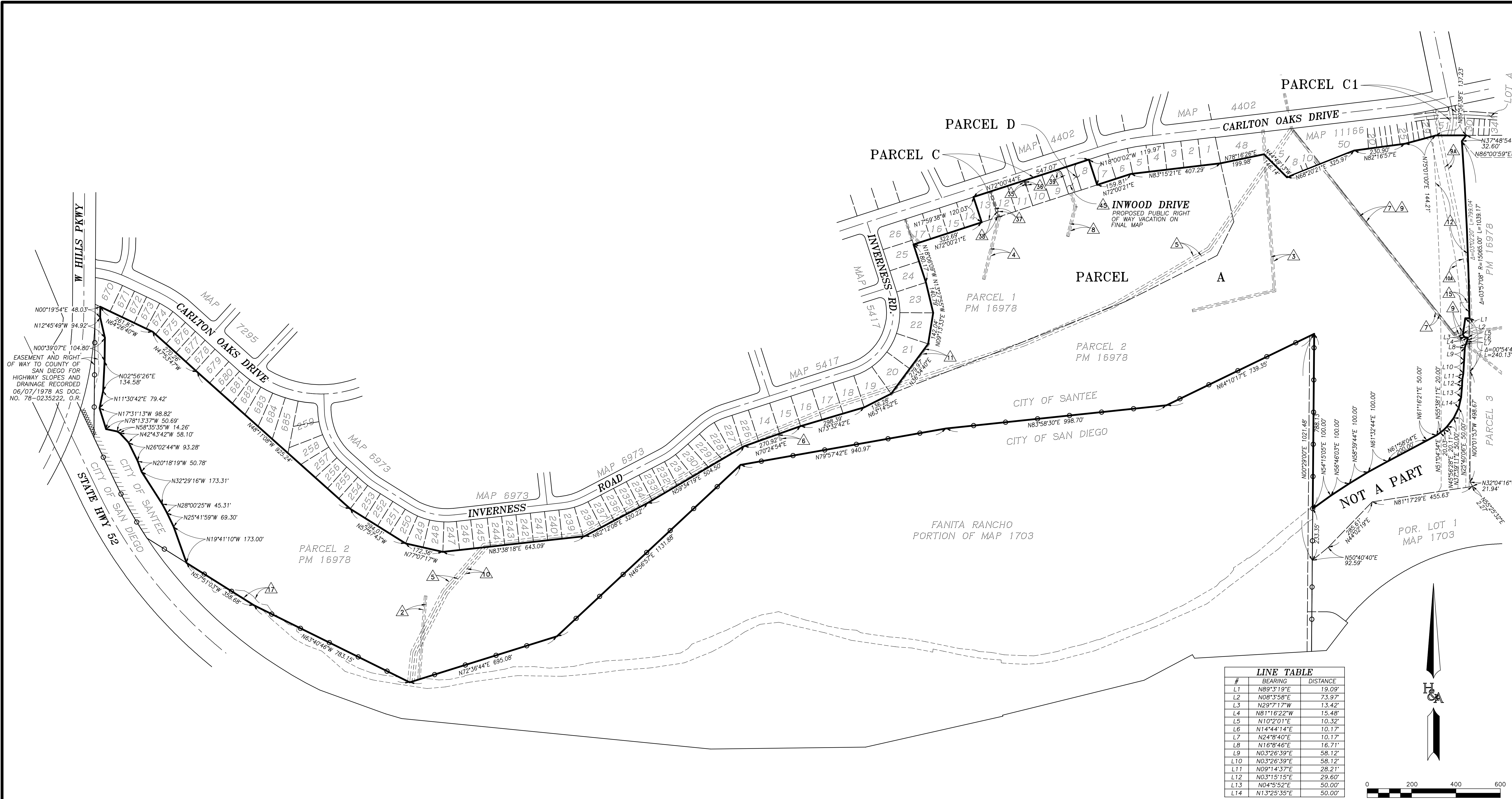
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(658)558-4500- FX(658)558-1414

BOUNDARY AND ENCUMBRANCES
CARLTON OAKS COUNTRY
CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

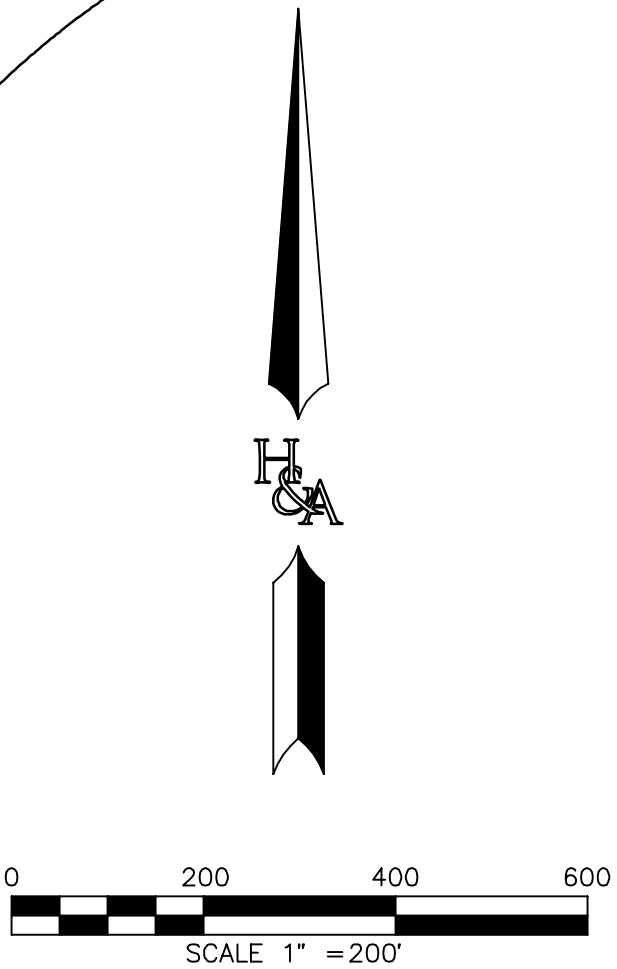
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LINE TABLE		
#	BEARING	DISTANCE
L1	N89°3'19"E	19.09'
L2	N08°3'58"E	73.97'
L3	N29°7'17"W	13.42'
L4	N81°16'22"W	15.48'
L5	N10°2'01"E	10.32'
L6	N14°44'14"E	10.17'
L7	N24°8'40"E	10.17'
L8	N16°8'46"E	16.71'
L9	N03°26'39"E	58.12'
L10	N03°26'39"E	58.12'
L11	N09°14'37"E	28.21'
L12	N03°15'15"E	29.60'
L13	N04°5'52"E	50.00'
L14	N13°25'35"E	50.00'



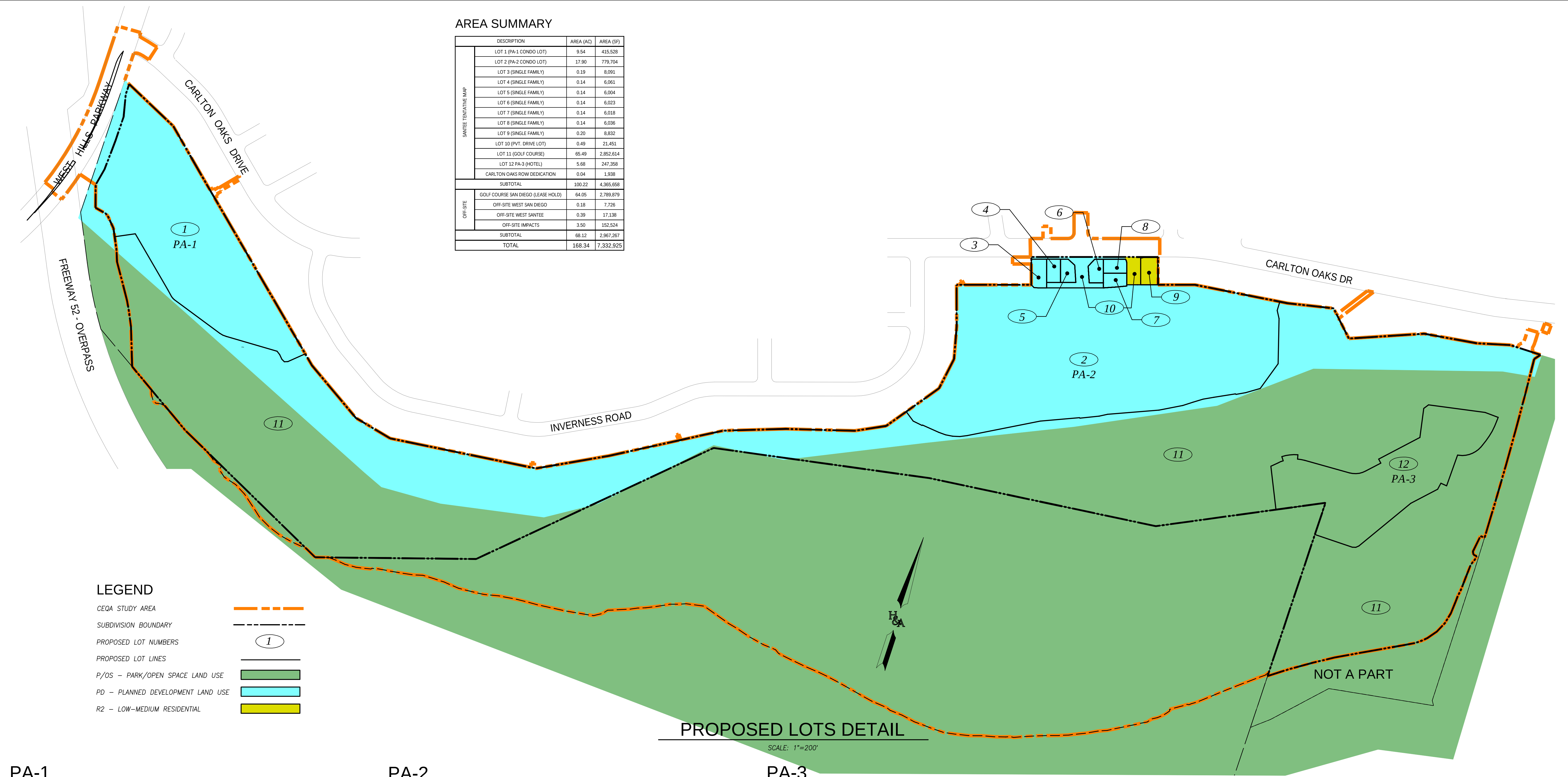
PREPARED BY:
H & A HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(658)558-4500 - FX(658)558-1414

BOUNDARY AND ENCUMBRANCES
CARLTON OAKS COUNTRY CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

SHEET
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OF
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AREA SUMMARY

SANTEE TENTATIVE MAP	DESCRIPTION		AREA (AC)	AREA (SF)
	LOT 1 (PA-1 CONDO LOT)		9.54	415,528
	LOT 2 (PA-2 CONDO LOT)		17.90	779,704
	LOT 3 (SINGLE FAMILY)		0.19	8,091
	LOT 4 (SINGLE FAMILY)		0.14	6,061
	LOT 5 (SINGLE FAMILY)		0.14	6,004
	LOT 6 (SINGLE FAMILY)		0.14	6,023
	LOT 7 (SINGLE FAMILY)		0.14	6,018
	LOT 8 (SINGLE FAMILY)		0.14	6,036
	LOT 9 (SINGLE FAMILY)		0.20	8,832
	LOT 10 (PVT. DRIVE LOT)		0.49	21,451
	LOT 11 (GOLF COURSE)		65.49	2,852,614
	LOT 12 PA-3 (HOTEL)		5.68	247,358
	CARLTON OAKS ROW DEDICATION		0.04	1,938
	SUBTOTAL		100.22	4,365,658
OFF-SITE	GOLF COURSE SAN DIEGO (LEASE HOLD)		64.05	2,789,879
	OFF-SITE WEST SAN DIEGO		0.18	7,726
	OFF-SITE WEST SANTEE		0.39	17,138
	OFF-SITE IMPACTS		3.50	152,524
	SUBTOTAL		68.12	2,967,267
	TOTAL		168.34	7,332,925



PA-1

ARCHITECTURAL SUMMARY

ARCHITECTURE	BUILDINGS COVERAGE (SF)	LIVING AREA (SF)	# OF UNITS	TOTAL BUILDINGS COVERAGE (SF)	TOTAL LIVING AREA (SF)
PLAN 1	1,153	1,647	29	33,437	47,763
PLAN 2	1,235	1,814	29	35,815	52,606
PLAN 3	1,257	2,019	29	36,196	56,522
TOTAL			86	104,448	156,901

PARKING SUMMARY

TYPE	SPACES
GARAGE	172
PARALLEL	55
DISABLED	3
TOTAL	230

REQUIRED: 2.25 SPACE PER UNIT = 194 SPACES

AREA SUMMARY

DESCRIPTION	AREA (SF)	AREA (AC)	PERCENTAGE OF TOTAL AREA
BUILDING COVERAGE	104,448	2.4	25.1%
STREETS/DRIVEWAYS	117,635	2.70	28.3%
SIDEWALKS	11,156	0.26	2.7%
PRIVATE YARDS	88,616	1.58	16.5%
ACTIVE REC AREA	11,173	0.26	2.7%
LANDSCAPE	102,900	2.35	24.7%
TOTAL	415,528	9.54	100.0%

PA-2

ARCHITECTURAL SUMMARY

ARCHITECTURE	BUILDINGS COVERAGE (SF)	LIVING AREA (SF)	# OF UNITS	TOTAL BUILDINGS COVERAGE (SF)	TOTAL LIVING AREA (SF)
PLAN 1 (47x70)	1,537	2,494	20	30,740	49,880
PLAN 2 (47x70)	1,508	2,379	20	30,160	47,580
PLAN 3 (47x70)	1,578	2,614	20	31,560	52,280
PLAN 1 (50x50)	1,324	2,003	14	18,536	28,042
PLAN 1X (50x50)	1,340	2,063	14	18,760	28,862
PLAN 2 (50x50)	1,314	2,085	14	18,194	28,435
PLAN 3 (50x50)	1,343	2,275	14	18,803	28,525
SINGLE FAMILY	2,134	2,000	7	14,938	14,000
TOTAL			157	227,061	355,634

* INCLUDES EXISTING HOME TO REMAIN LOT 9

PARKING SUMMARY

TYPE	SPACES
GARAGE	314
STANDARD	6
PARALLEL	81
DISABLED	4
TOTAL	405

REQUIRED: 2.25 SPACE PER UNIT = 353 SPACES

AREA SUMMARY

DESCRIPTION	AREA (SF)	AREA (AC)	PERCENTAGE OF TOTAL AREA
BUILDING COVERAGE	227,061	5.21	29.1%
STREETS/DRIVEWAYS	232,311	5.33	29.8%
SIDEWALKS	20,549	0.47	2.6%
PRIVATE YARDS	114,847	2.64	14.7%
ACTIVE REC AREA	21,349	0.49	2.7%
LANDSCAPE	163,629	3.76	21.0%
TOTAL	779,746	17.90	100.0%

PA-3

ARCHITECTURAL SUMMARY

ARCHITECTURE	AREA (SF)
CLUBHOUSE AND HOTEL	
ADMIN	1,912
CIRC	1,761
COTTAGE A	6,204
COTTAGE B	2,135
GOLF TOURNAMENT HALL	4,800
HOTEL	16,720
KIOSK	150
KITCHEN	3,253
RESTAURANT	3,675
RR	683
STOR	290
GOLF FACILITIES	
CART BARN	6,012
LEARNING CENTER	1,258
PRO SHOP	1,200
STOP	1,258
TOTAL	51,926

AREA SUMMARY

DESCRIPTION	AREA (SF)	AREA (AC)	PERCENTAGE OF TOTAL AREA
BUILDING COVERAGE	42,094	0.97	17.0%
STREETS/DRIVEWAYS	124,704	2.86	50.4%
LANDSCAPE	160,560	3.68	52.6%
TOTAL	247,358	5.68	100.0%

NOTES:
1 - BUILDING COVERAGE DOES NOT INCLUDE HOTEL SECOND FLOOR (8,360 SF)
2 - LANDSCAPE INCLUDES SIDEWALK/HARDSCAPE AREAS

PARKING SUMMARY

TYPE	SPACES
STANDARD	285
STOP	1,258
DISABLED	8
TOTAL	293

PREPARED BY:



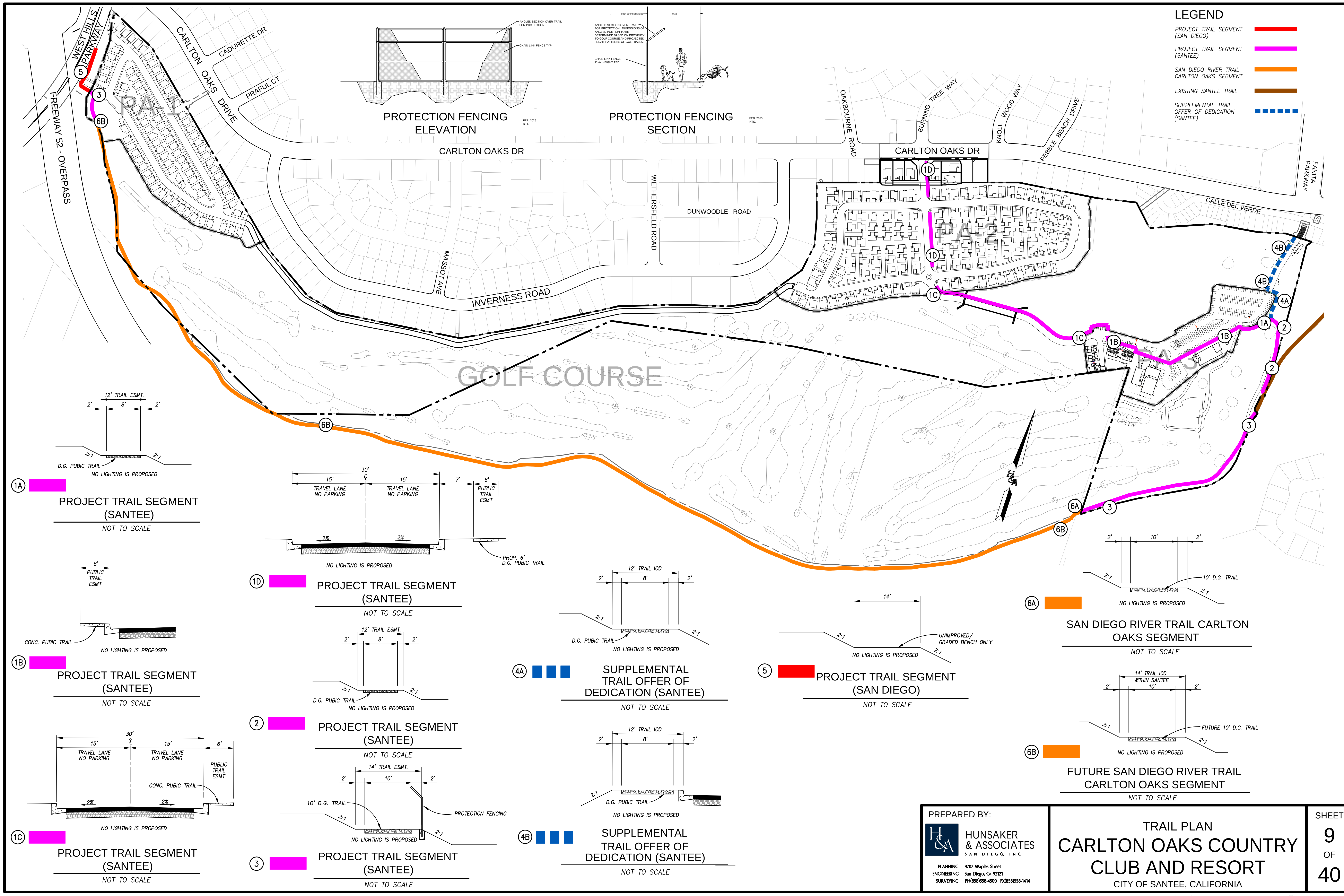
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(658)558-4500- FX(658)558-1414

PROPOSED LOTS / SUMMARY TABLES
CARLTON OAKS COUNTRY
CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

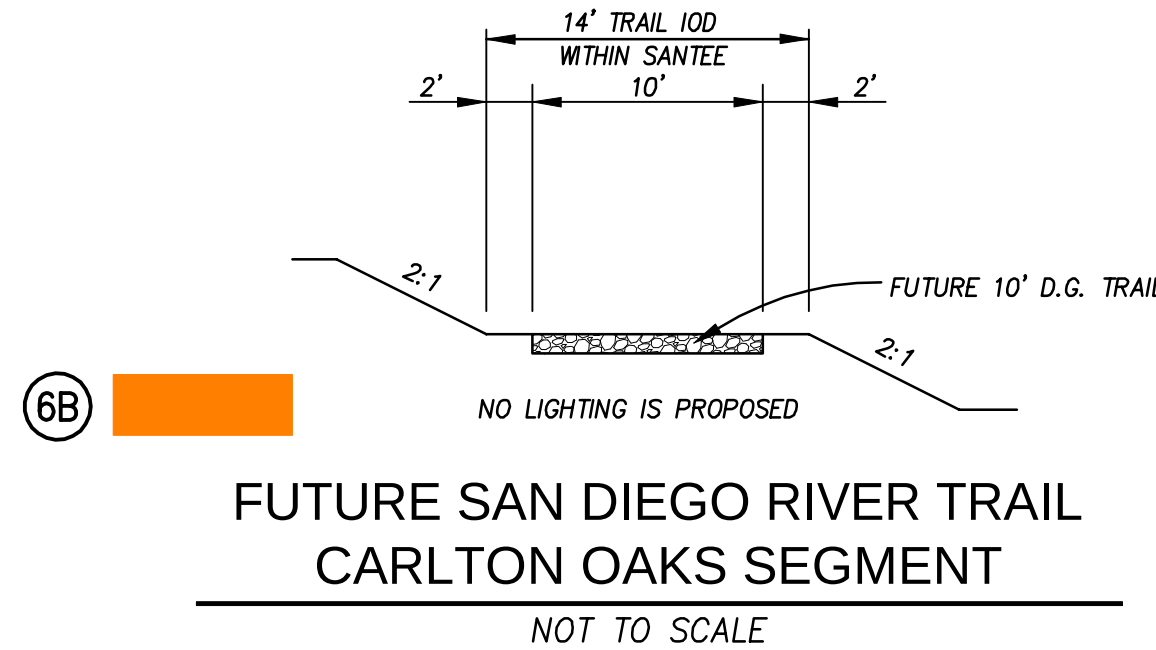
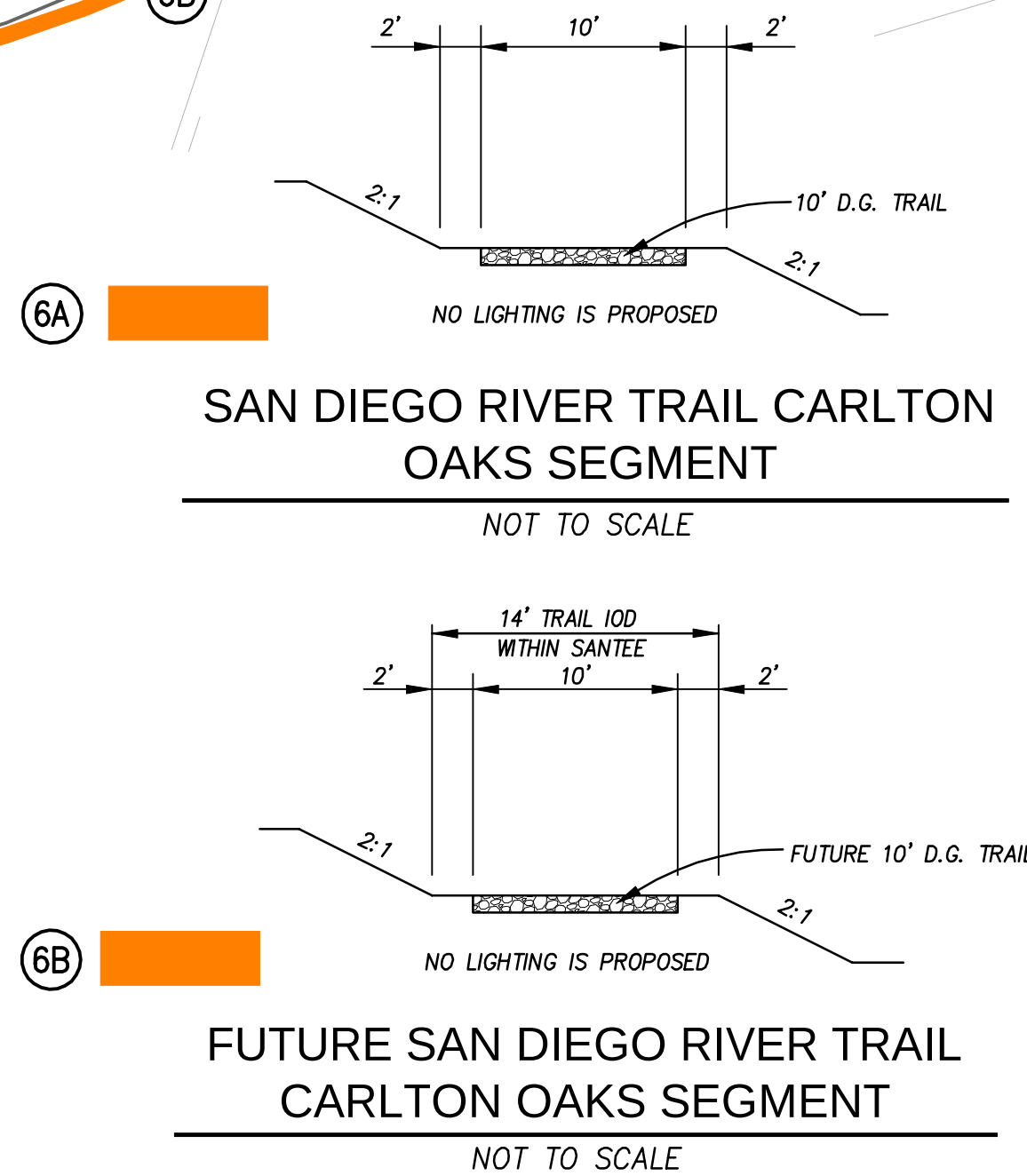
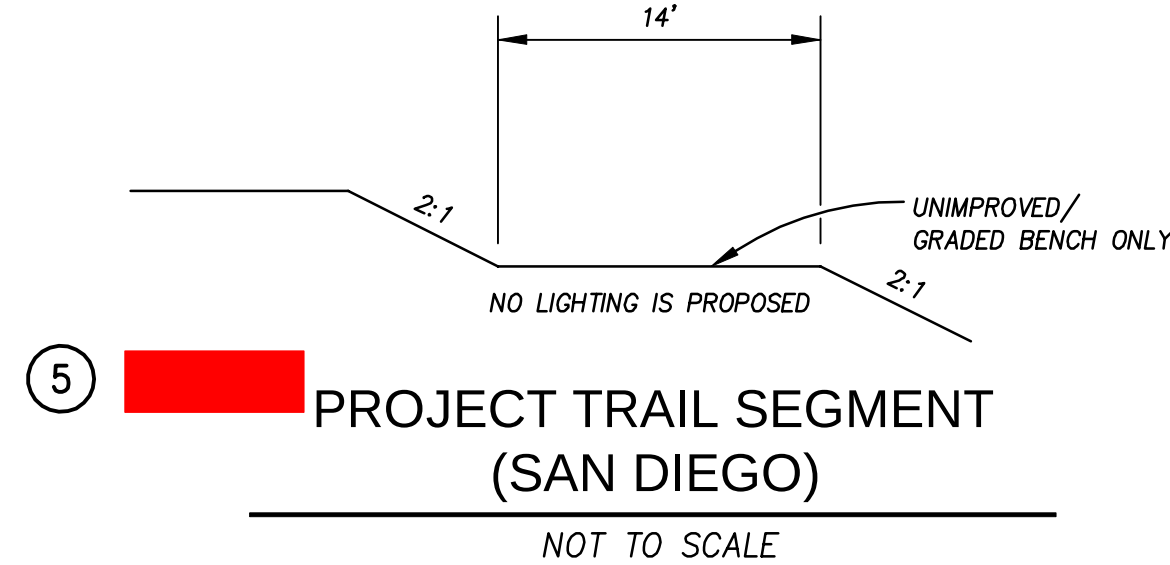
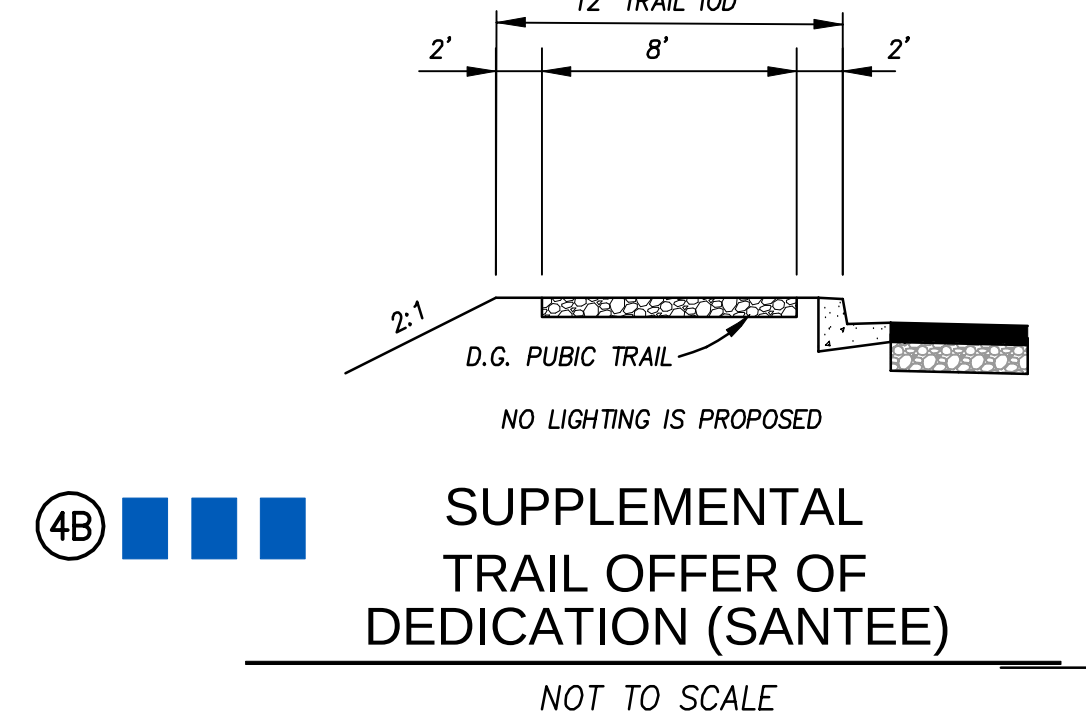
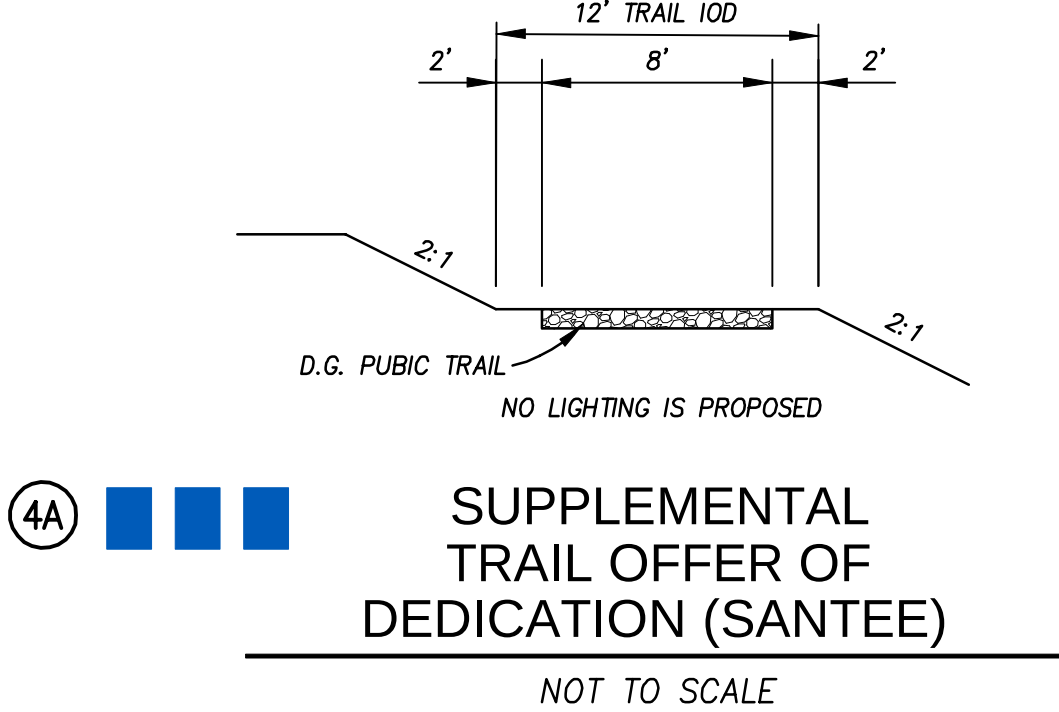
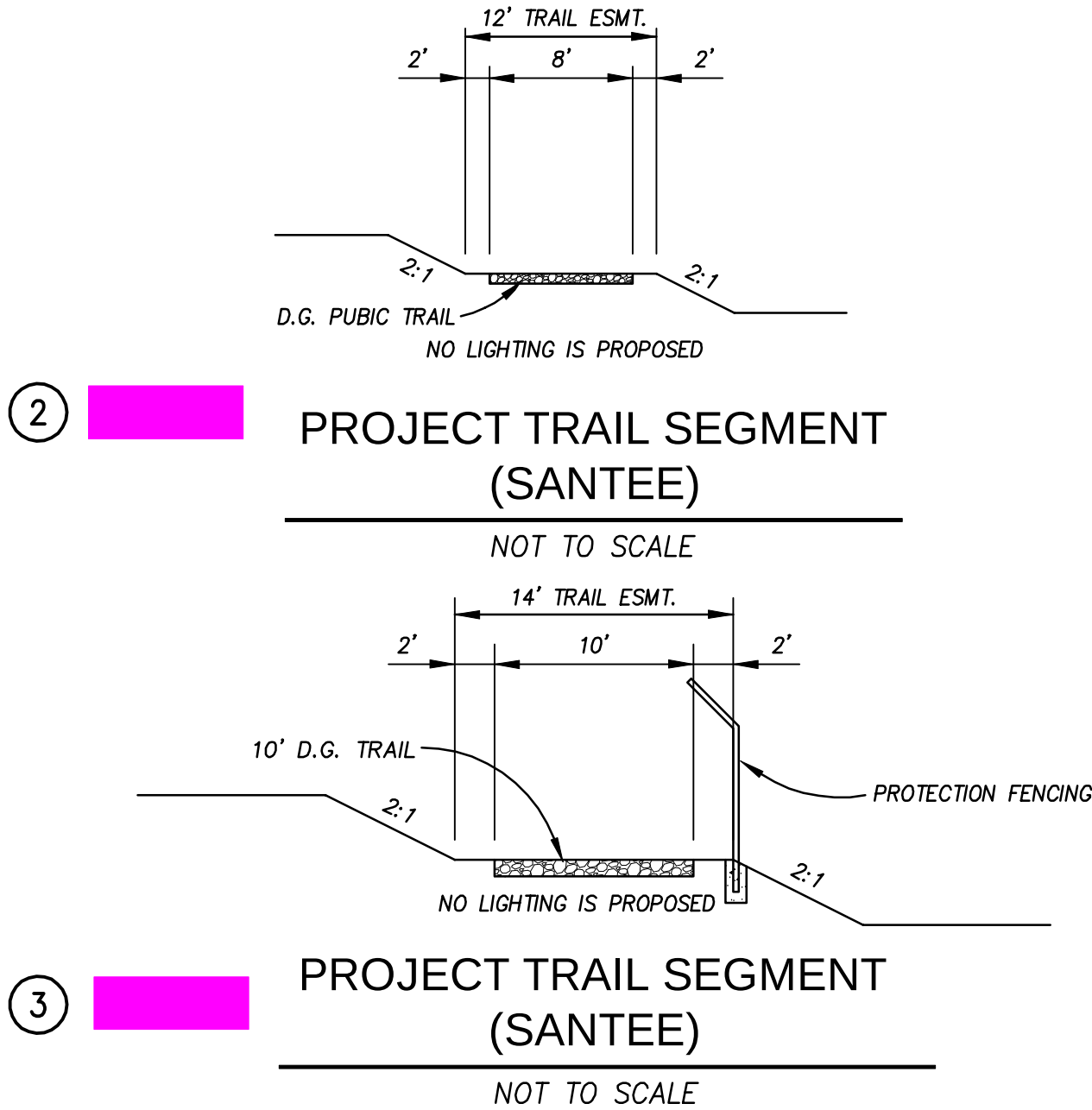
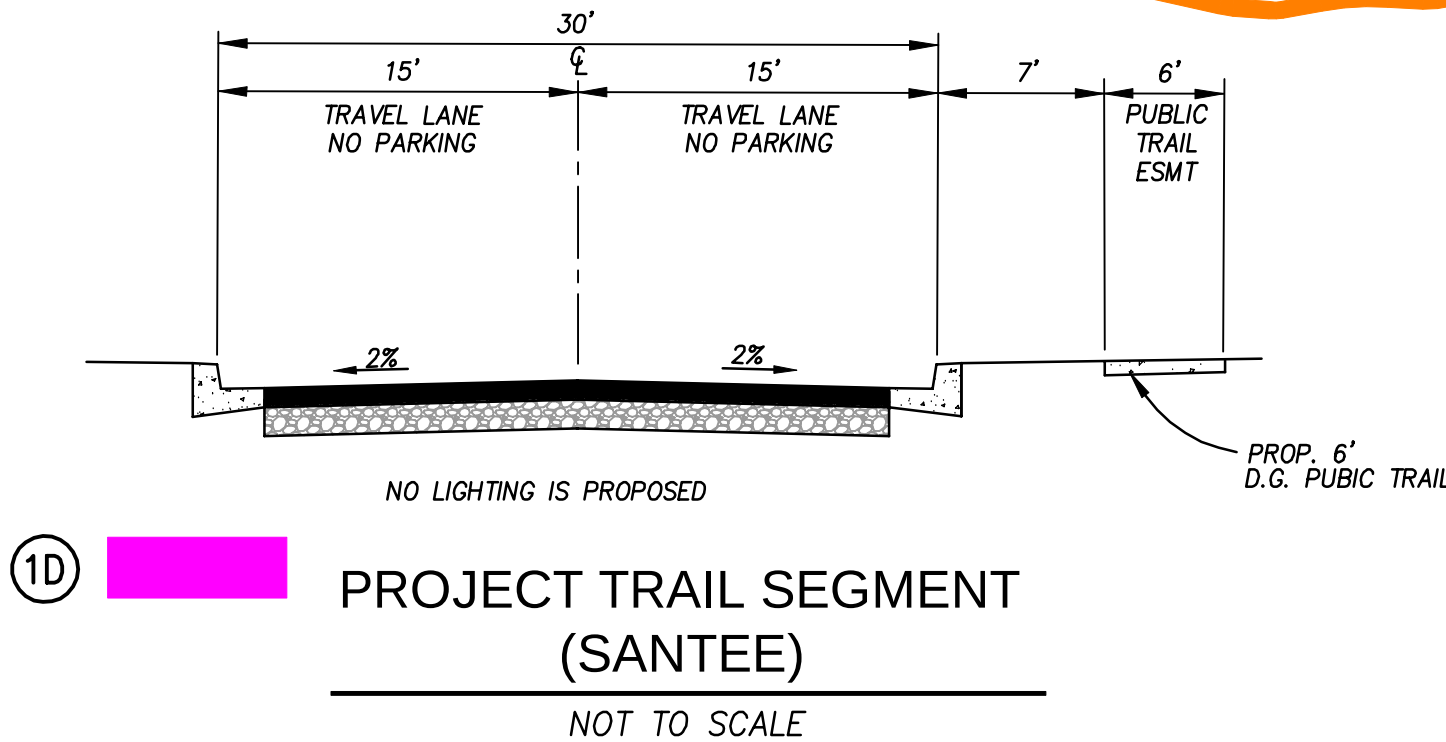
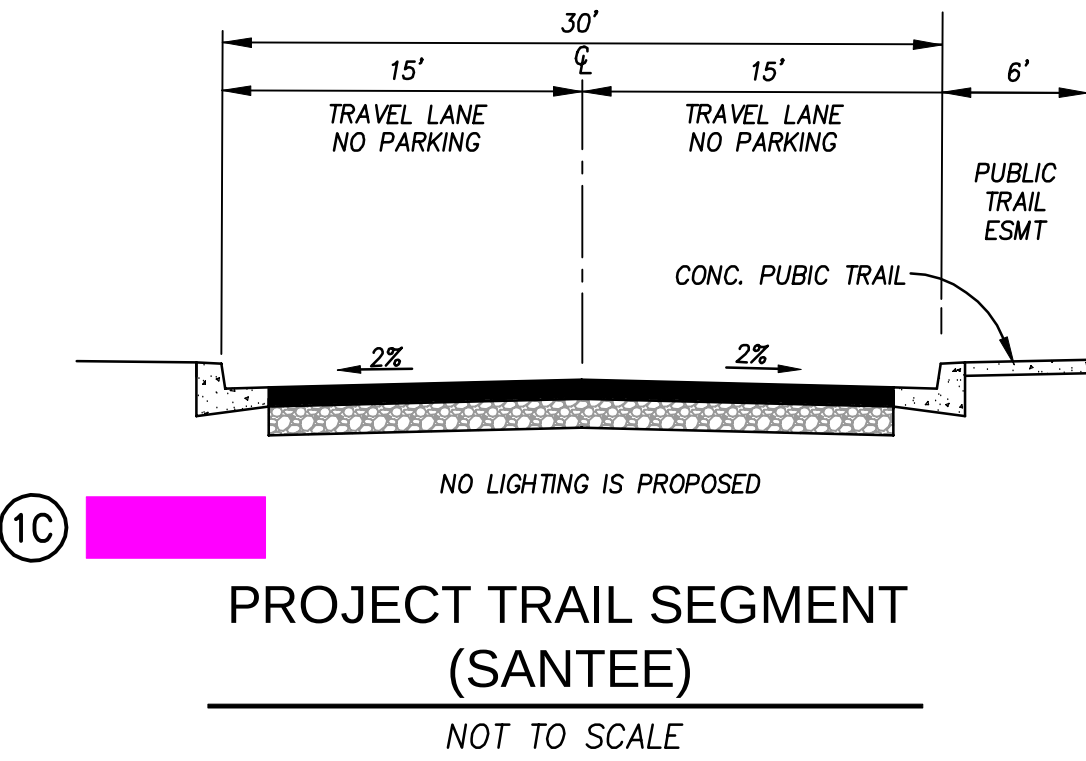
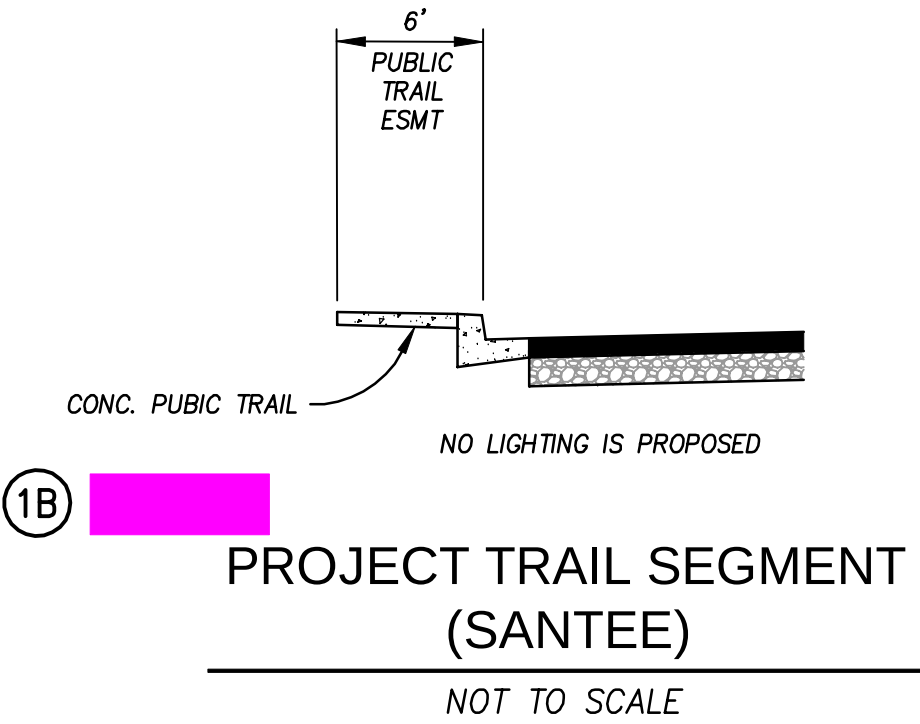
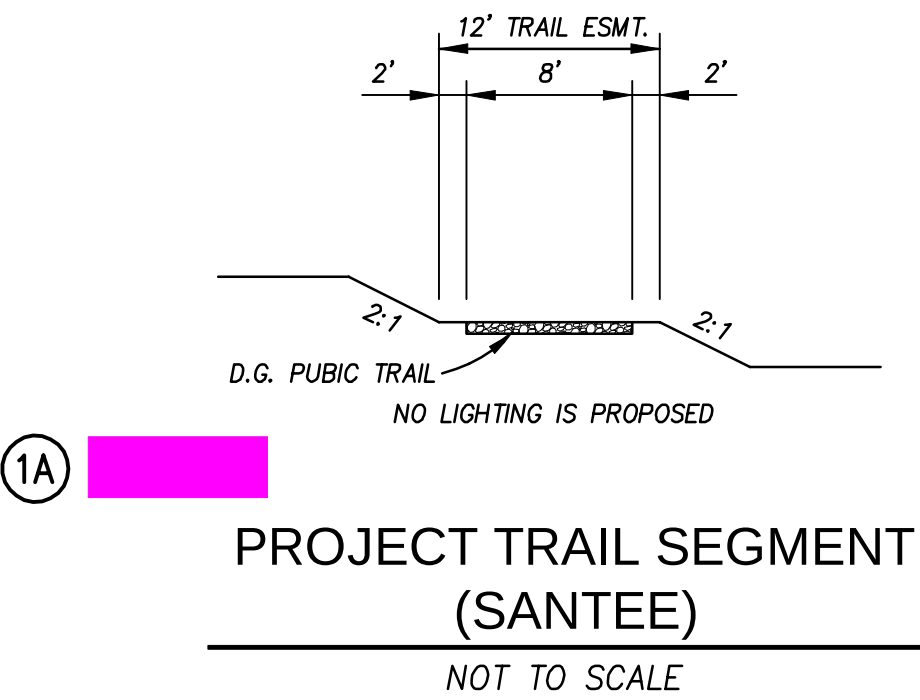
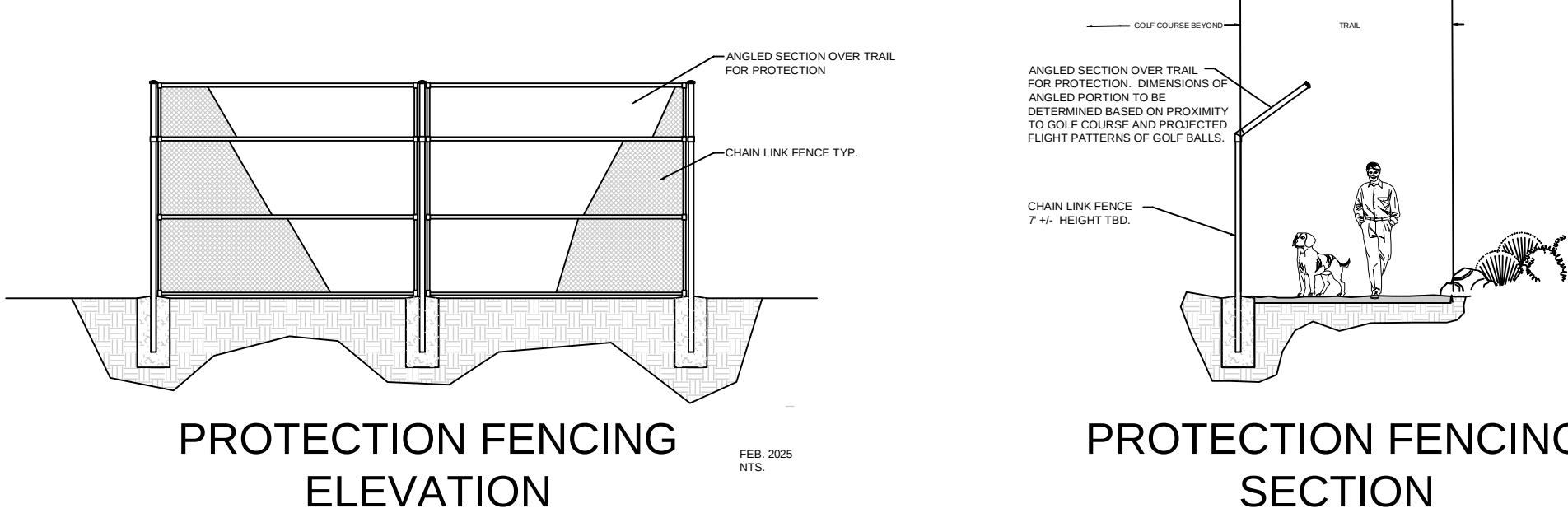
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- LEGEND**
- PROJECT TRAIL SEGMENT (SAN DIEGO)
 - PROJECT TRAIL SEGMENT (SANTEE)
 - SAN DIEGO RIVER TRAIL CARLTON OAKS SEGMENT
 - EXISTING SANTEE TRAIL
 - SUPPLEMENTAL TRAIL OFFER OF DEDICATION (SANTEE)



PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(658)558-4500 - FX(658)558-1414

TRAIL PLAN
CARLTON OAKS COUNTRY CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

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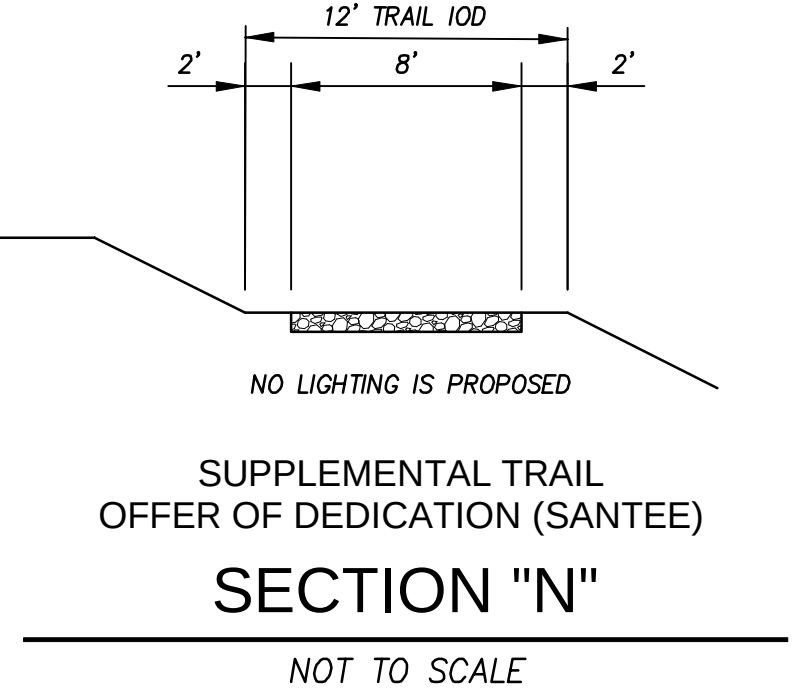
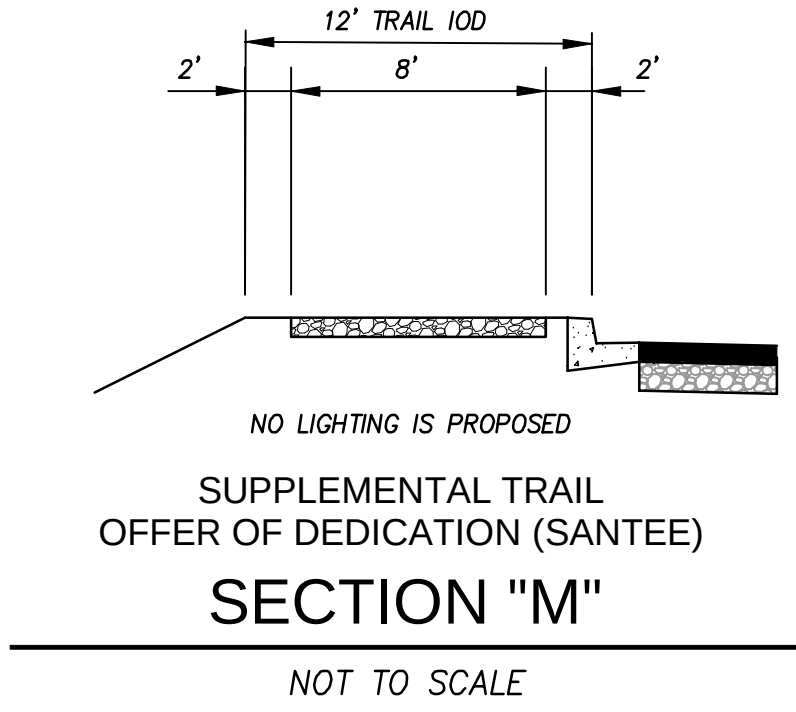


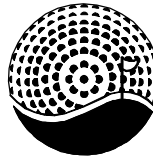
DESIGN NOTES

- 1 PROP. PRIVATE STORM DRAIN
- 2 PROP. PRIVATE 84\"/>

PROPOSED EASEMENTS

- 1 PVT. 20' ACCESS TO LOT 9
- 2 25' PUBLIC SEWER
- 3 51' PVT. ACCESS
- 4 25' WATER TO P.D.M.W.D.
- 5 6' PUBLIC TRAIL
- 6 12' PUBLIC TRAIL
- 7 14' PUBLIC TRAIL
- 8 PVT. ACCESS WIDTH VARIES



**CARY BICKLER, INC.**
GOLF COURSE DESIGN
AMERICAN SOCIETY OF GOLF COURSE ARCHITECTS
1220 Rosecrans Street, Suite 314
San Diego, California 92106
Phone: (619) 223-3240
E-mail: cb@bickler.com Web Site: www.bickler.com

PREPARED BY:
**HUNSAKER & ASSOCIATES**
SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(619)558-4500 FX(619)558-1414

SUPPLEMENTAL TRAIL
OFFER OF DEDICATION (SANTEE)
**CARLTON OAKS COUNTRY
CLUB AND RESORT**
CITY OF SANTEE, CALIFORNIA

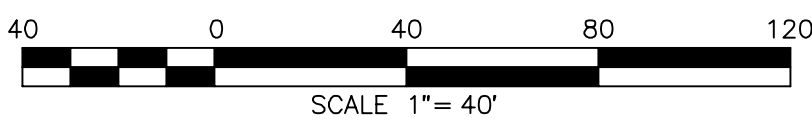
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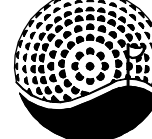
PROPOSED EASEMENTS

- 1 PVT. 16" RECIPROCAL ACCESS
- 2 25" PUBLIC SEWER
- 3 51" PVT. ACCESS
- 4 25" WATER TO P.D.M.W.D.
- 5 6" PUBLIC TRAIL
- 6 12" PUBLIC TRAIL
- 7 14" PUBLIC TRAIL
- 8 PVT. ACCESS WIDTH VARIES

DESIGN NOTES

- 1 PROP. PRIVATE STORM DRAIN
- 2 PROP. PRIVATE 84" RCP STORM DRAIN
- 3 PROP. PUBLIC 15" PVC SEWER
- 4 PROP. PRIVATE 8" PVC SEWER
- 5 PROP. PRIVATE 4" PVC SEWER
- 6 PROP. PRIVATE 4" PVC SEWER FORCE MAIN
- 7 PROP. PUBLIC 10" PVC WATER
- 8 NOT USED
- 9 PROP. PRIVATE 8" PVC FIRE WATER
- 10 PROP. PRIVATE 6" PVC WATER
- 11 PROP. PRIVATE 4" PVC WATER
- 12 PROP. MASTER WATER METER
- 13 PROP. BACKFLOW
- 14 PROP. 4" MOD. ROLLED CURB
- 15 PROP. PRIVATE 10" PVC FIRE WATER
- 16 PROP. PRIVATE 12" PVC FIRE WATER
- 17 PROP. PRIVATE 90" RCP STORM DRAIN
- 18 PROP. PRIVATE 42" RCP STORM DRAIN
- 19 PROP. PRIVATE 43"x68" RCP STORM DRAIN
- 20 PROP. PRIVATE 18" RCP STORM DRAIN
- 21 PROP. PRIVATE 24"x38" RCP STORM DRAIN
- 22 PROP. PRIVATE 36" RCP STORM DRAIN
- 23 UNIMPROVED GRADED BENCH FUTURE TRAIL BY OTHERS
- 24 14' GRADED TRAIL AND 10' D.G.
- 25 FUTURE TRAIL IMP. BY OTHERS
- 26 PROP. PRIVATE (3)-78" RCP STORM DRAIN

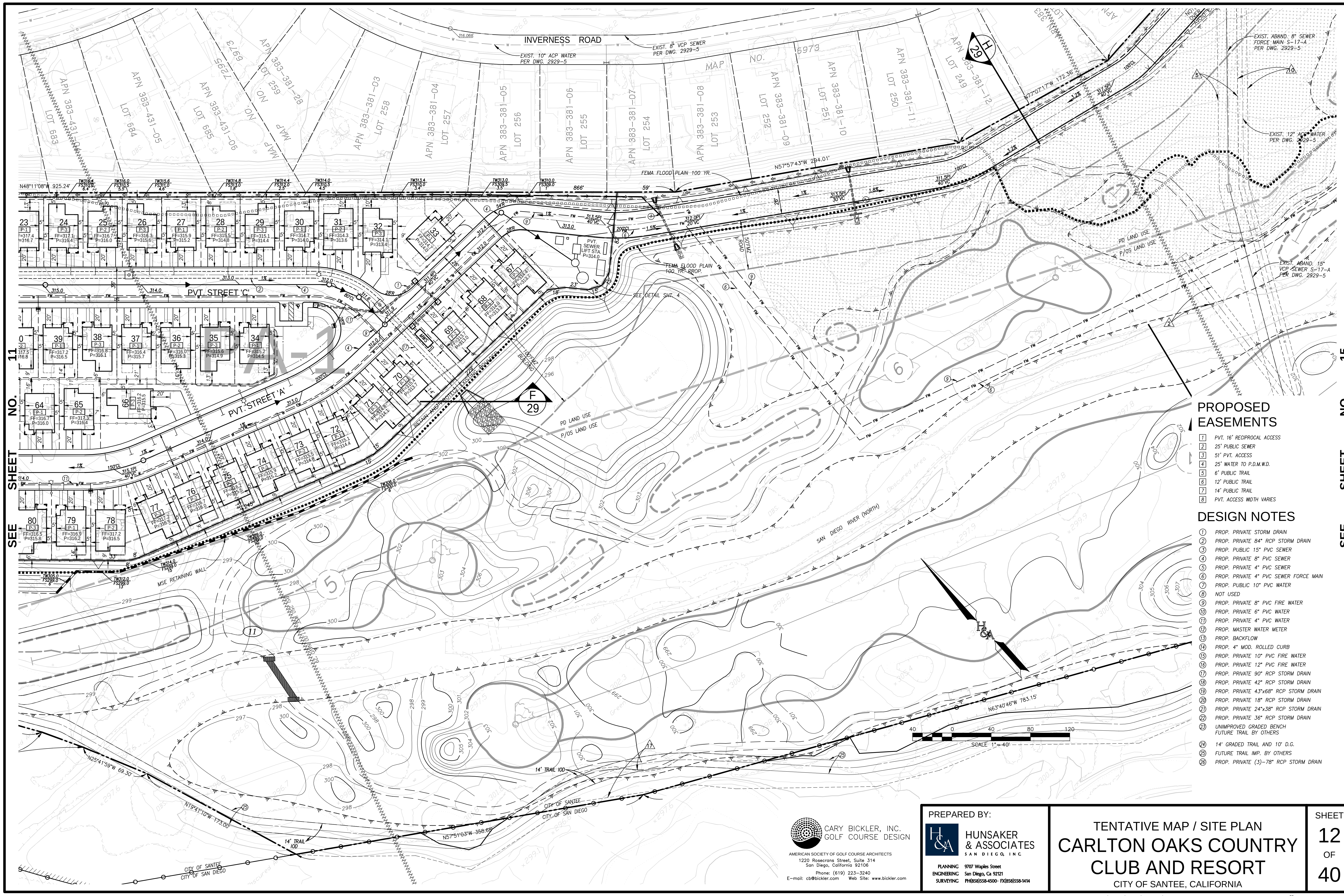


**CARY BICKLER, INC.**
GOLF COURSE DESIGN
AMERICAN SOCIETY OF GOLF COURSE ARCHITECTS
1220 Rosecrans Street, Suite 314
San Diego, California 92106
Phone: (619) 223-3240
E-mail: cb@bickler.com Web Site: www.bickler.com

PREPARED BY:
**HUNSAKER & ASSOCIATES**
SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, CA 92121
SURVEYING PH(658)558-4500- FX(658)558-1414

TENTATIVE MAP / SITE PLAN
CARLTON OAKS COUNTRY CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

SHEET
11
OF
40



PROPOSED EASEMENTS

- 1 PVT. 16" RECIPROCAL ACCESS
- 2 25" PUBLIC SEWER
- 3 51" PVT. ACCESS
- 4 25" WATER TO P.D.M.W.D.
- 5 6" PUBLIC TRAIL
- 6 12" PUBLIC TRAIL
- 7 14" PUBLIC TRAIL
- 8 PVT. ACCESS WIDTH VARIES

DESIGN NOTES

- 1 PROP. PRIVATE STORM DRAIN
- 2 PROP. PRIVATE 84" RCP STORM DRAIN
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- 4 PROP. PRIVATE 8" PVC SEWER
- 5 PROP. PRIVATE 4" PVC SEWER
- 6 PROP. PRIVATE 4" PVC SEWER FORCE MAIN
- 7 PROP. PUBLIC 10" PVC WATER
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CARLTON OAKS COUNTRY CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

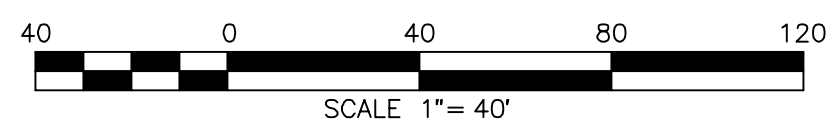
SHEET
12
OF
40
NO. 2167-0228

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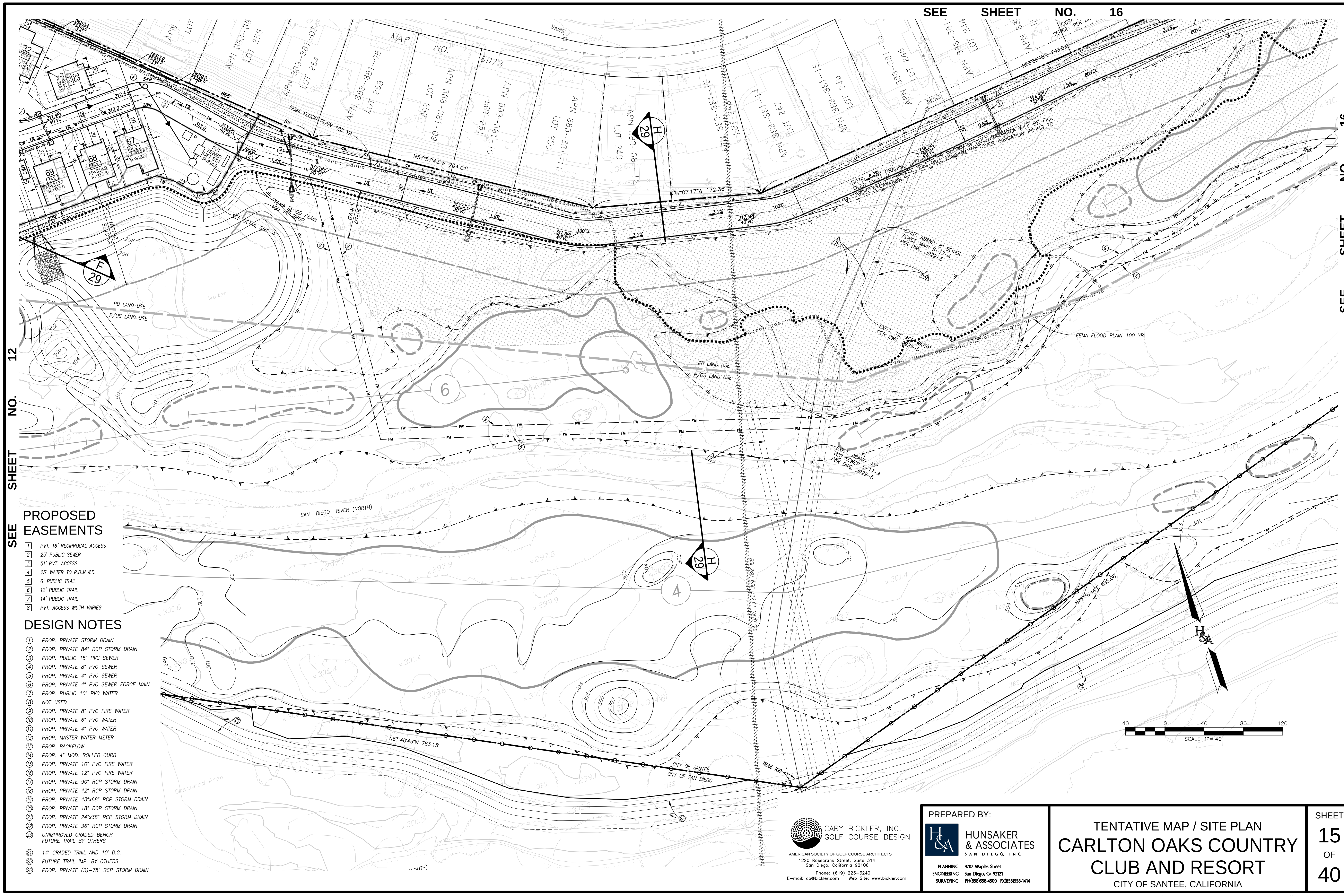
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PRELIMINARY GRADING
AND STORM DRAIN PLAN

**CARLTON OAKS COUNTRY
CLUB AND RESORT**

CITY OF SANTEE, CALIFORNIA

SHEET
13
OF
40



SEE SHEET NO. 12

SEE SHEET NO. 16

PROPOSED EASEMENTS

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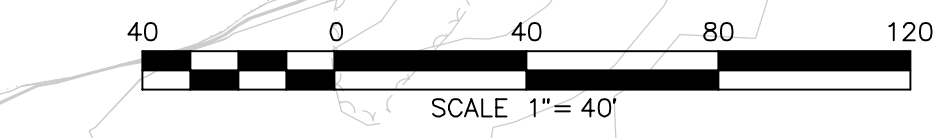
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TENTATIVE MAP / SITE PLAN
CARLTON OAKS COUNTRY CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

SHEET
15
OF
40





DESIGN NOTES

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TENTATIVE MAP / SITE PLAN
CARLTON OAKS COUNTRY CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

SHEET
16
OF
40





- PROPOSED EASEMENTS**
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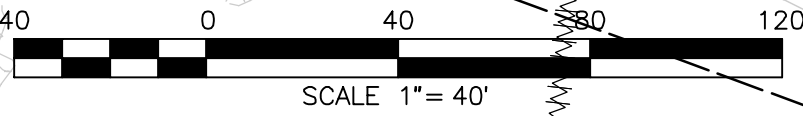
TENTATIVE MAP / SITE PLAN
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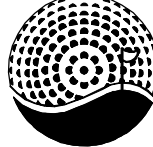
SHEET
18
OF
40



DESIGN NOTES

- | | | | |
|----|---------------------------------------|----|---------------------------------------|
| 1 | PROP. PRIVATE STORM DRAIN | 14 | PROP. 4" MOD. ROLLED CURB |
| 2 | PROP. PRIVATE 84" RCP STORM DRAIN | 15 | PROP. PRIVATE 10" PVC FIRE WATER |
| 3 | PROP. PUBLIC 15" PVC SEWER | 16 | PROP. PRIVATE 12" PVC FIRE WATER |
| 4 | PROP. PRIVATE 8" PVC SEWER | 17 | PROP. PRIVATE 90" RCP STORM DRAIN |
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| 9 | PROP. PRIVATE 8" PVC FIRE WATER | 22 | PROP. PRIVATE 36" RCP STORM DRAIN |
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| 11 | PROP. PRIVATE 4" PVC WATER | 24 | 14' GRADED TRAIL AND 10' D.G. |
| 12 | PROP. MASTER WATER METER | 25 | FUTURE TRAIL IMP. BY OTHERS |
| 13 | PROP. BACKFLOW | 26 | PROP. PRIVATE (3)-78" RCP STORM DRAIN |



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TENTATIVE MAP / SITE PLAN
CARLTON OAKS COUNTRY CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

SHEET
19
OF
40

1	PVT. 20' ACCESS TO LOT 9
2	25' PUBLIC SEWER
3	51' PVT. ACCESS
4	25' WATER TO P.D.M.W.D.
5	6' PUBLIC TRAIL
6	12' PUBLIC TRAIL
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8	PVT. ACCESS WIDTH VARIES

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FUTURE TRAIL BY OTHERS
- ㉔ 14' GRADED TRAIL AND 10' D.G.
- ㉕ FUTURE TRAIL IMP. BY OTHERS
- ㉖ PROP. PRIVATE 13"x78" RCP STORM DRAIN

DUNWOOD
DRIVE

EXIST. 6" VCP SEWER
PER DWG. W.S. 564

SEE SHEET NO. 18

CARLTON OAKS DRIVE

SEE SHEET NO.

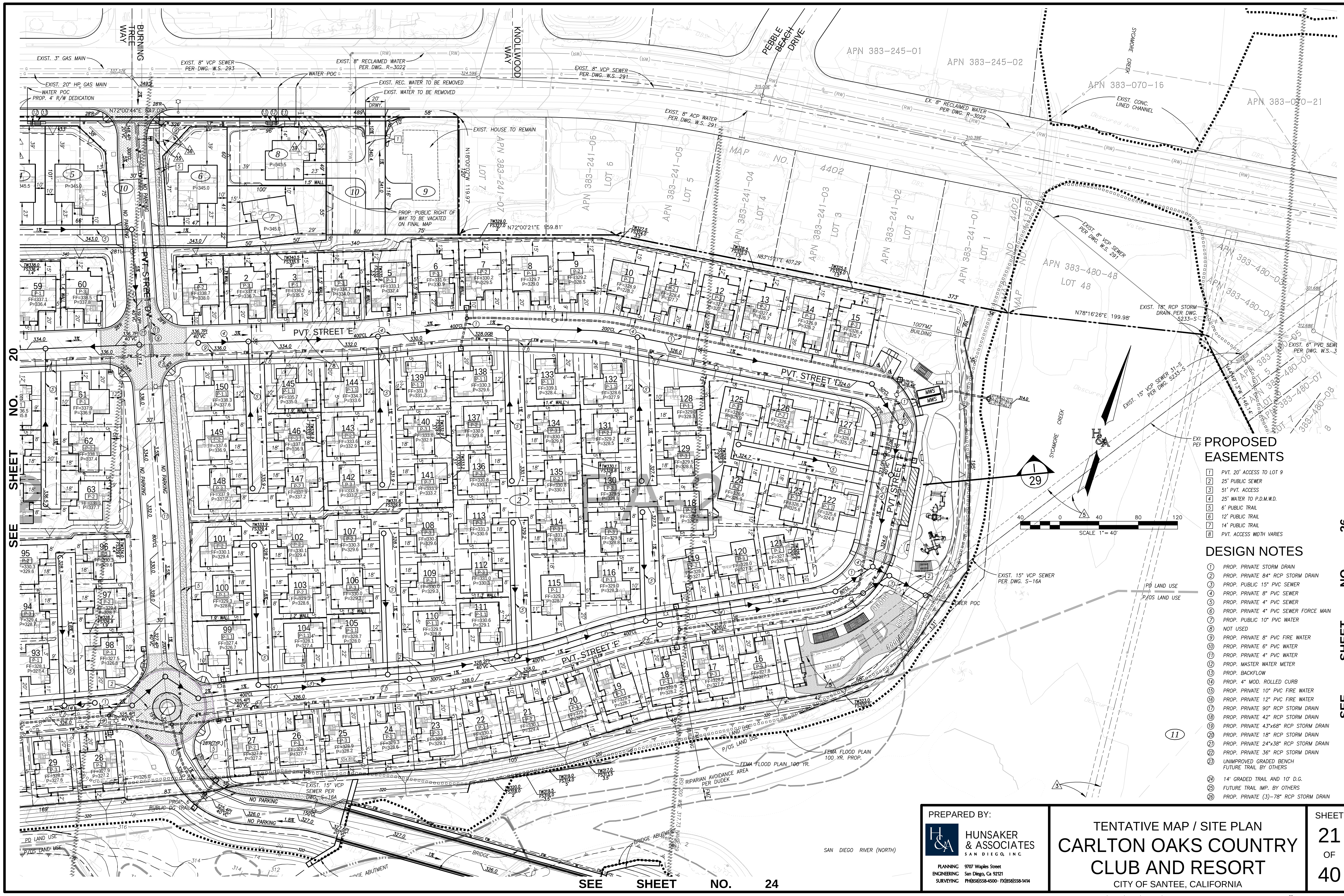
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TENTATIVE MAP / SITE PLAN
CARLTON OAKS COUNTRY
CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

SHEET
20
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40



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TENTATIVE MAP / SITE PLAN

CARLTON OAKS COUNTRY CLUB AND RESORT

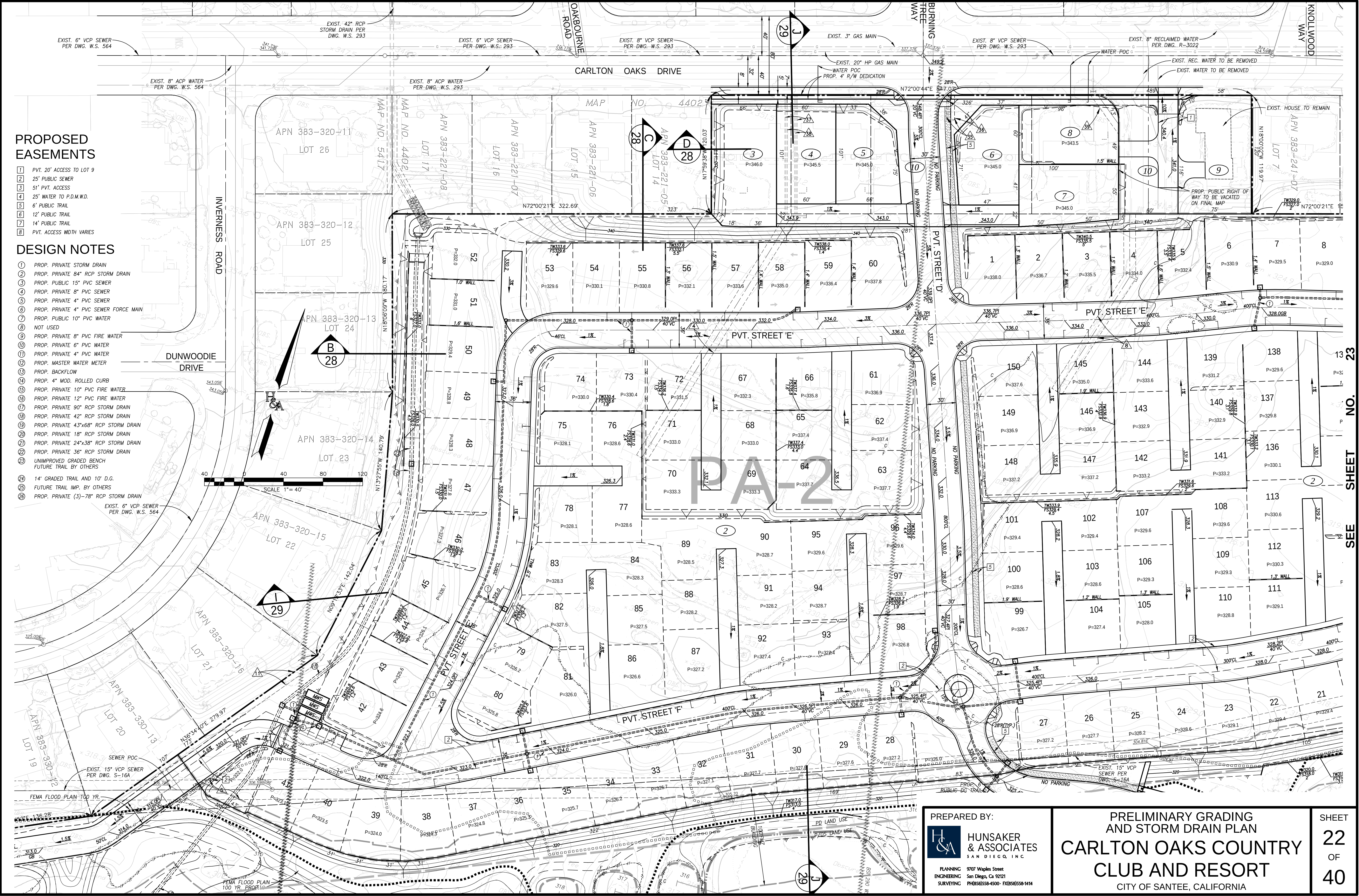
CITY OF SANTEE, CALIFORNIA

SHEET
21
OF
40

SEE SHEET NO. 26

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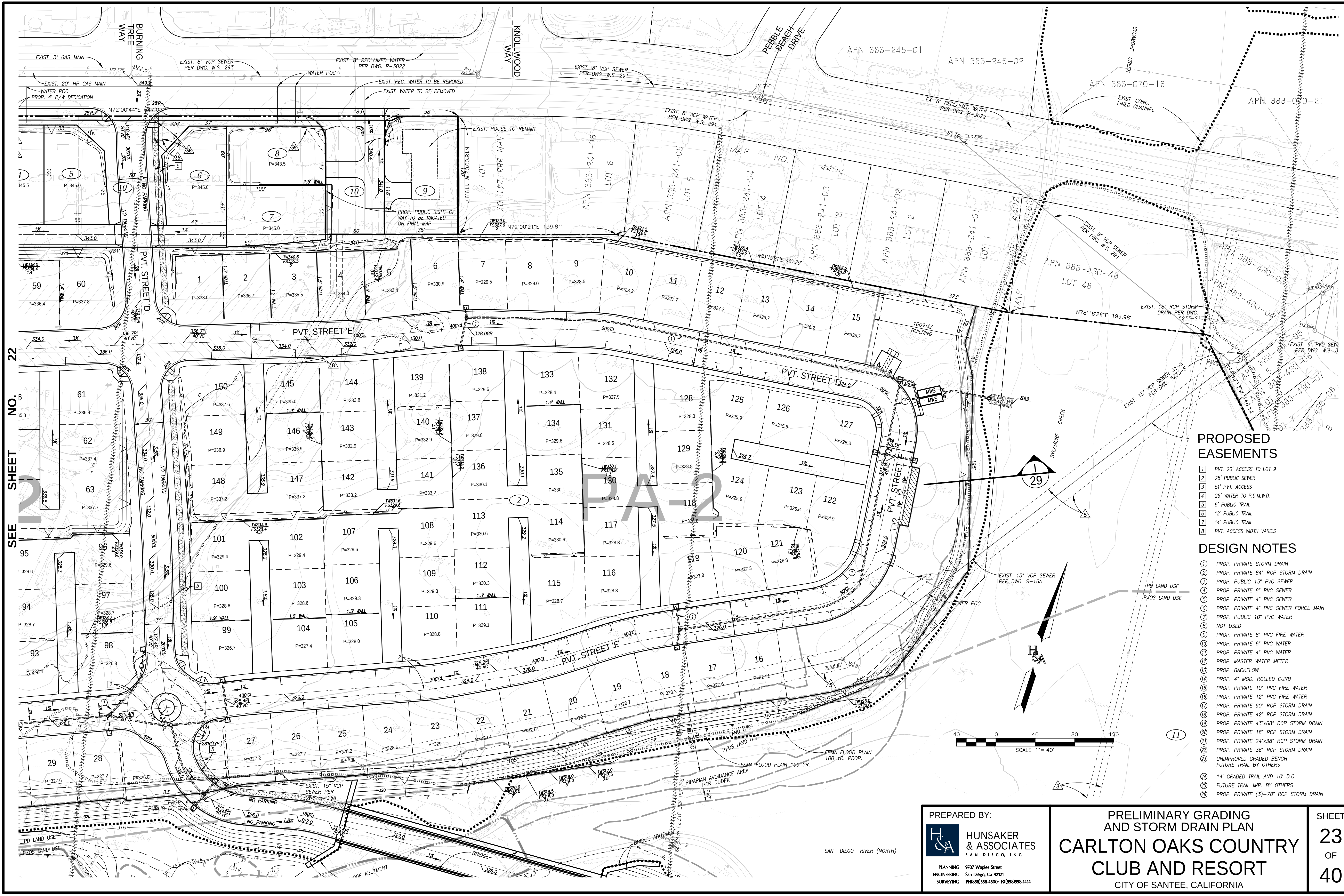
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**PRELIMINARY GRADING
AND STORM DRAIN PLAN**
**CARLTON OAKS COUNTRY
CLUB AND RESORT**
CITY OF SANTEE, CALIFORNIA

SHEET
22
OF
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NO. 2167-0228



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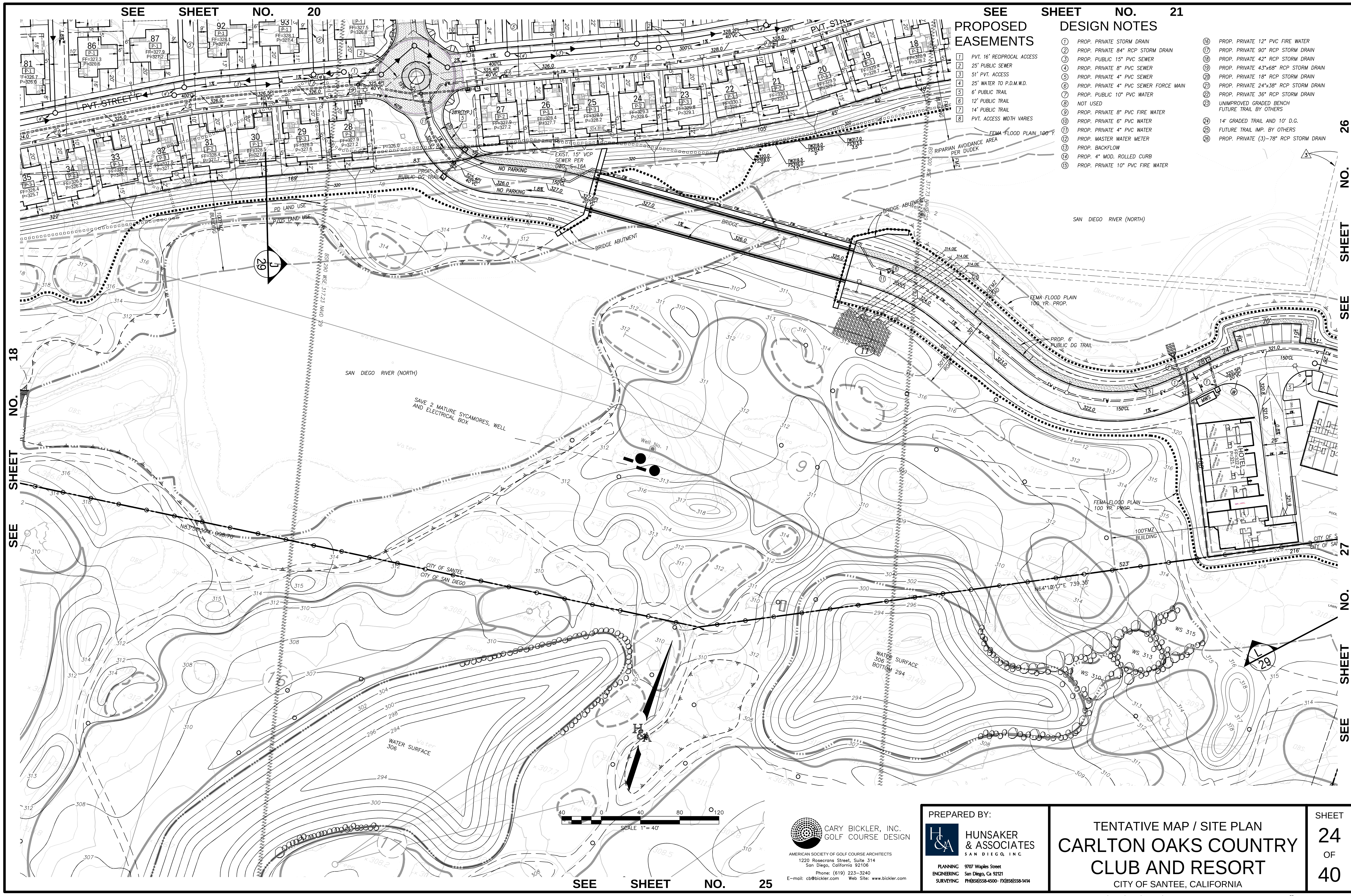
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**CARLTON OAKS COUNTRY
CLUB AND RESORT**
CITY OF SANTEE, CALIFORNIA

SHEET

**23
OF
40**



SEE SHEET NO. 20

SEE SHEET NO. 21

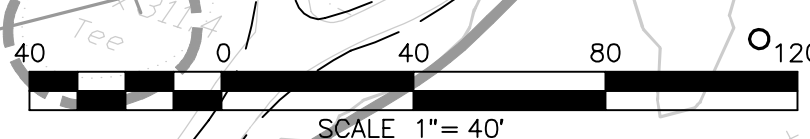
PROPOSED EASEMENTS

DESIGN NOTES

- 1 PVT. 16' REDIPROCAL ACCESS
- 2 25' PUBLIC SEWER
- 3 51' PVT. ACCESS
- 4 25' WATER TO P.D.M.W.D.
- 5 6' PUBLIC TRAIL
- 6 12' PUBLIC TRAIL
- 7 14' PUBLIC TRAIL
- 8 PVT. ACCESS WIDTH VARIES

- 1 PROP. PRIVATE STORM DRAIN
- 2 PROP. PRIVATE 84" RCP STORM DRAIN
- 3 PROP. PUBLIC 15" PVC SEWER
- 4 PROP. PRIVATE 8" PVC SEWER
- 5 PROP. PRIVATE 4" PVC SEWER
- 6 PROP. PRIVATE 4" PVC SEWER FORCE MAIN
- 7 PROP. PUBLIC 10" PVC WATER
- 8 NOT USED
- 9 PROP. PRIVATE 8" PVC FIRE WATER
- 10 PROP. PRIVATE 6" PVC WATER
- 11 PROP. PRIVATE 4" PVC WATER
- 12 PROP. MASTER WATER METER
- 13 PROP. BACKFLOW
- 14 PROP. 4" MOD. ROLLED CURB
- 15 PROP. PRIVATE 10" PVC FIRE WATER

- 16 PROP. PRIVATE 12" PVC FIRE WATER
- 17 PROP. PRIVATE 90" RCP STORM DRAIN
- 18 PROP. PRIVATE 42" RCP STORM DRAIN
- 19 PROP. PRIVATE 43"x68" RCP STORM DRAIN
- 20 PROP. PRIVATE 18" RCP STORM DRAIN
- 21 PROP. PRIVATE 24"x38" RCP STORM DRAIN
- 22 PROP. PRIVATE 36" RCP STORM DRAIN
- 23 UNIMPROVED GRADED BENCH FUTURE TRAIL BY OTHERS
- 24 14" GRADED TRAIL AND 10" D.G.
- 25 FUTURE TRAIL IMP. BY OTHERS
- 26 PROP. PRIVATE (3)-78" RCP STORM DRAIN



CARY BICKLER, INC.
 GOLF COURSE DESIGN
 AMERICAN SOCIETY OF GOLF COURSE ARCHITECTS
 1220 Rosecrans Street, Suite 314
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 E-mail: cb@bickler.com Web Site: www.bickler.com

PREPARED BY:
HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
 PLANNING 9707 Waples Street
 ENGINEERING San Diego, Ca 92121
 SURVEYING PH(658)558-4500- FX(658)558-1414

TENTATIVE MAP / SITE PLAN
CARLTON OAKS COUNTRY CLUB AND RESORT
 CITY OF SANTEE, CALIFORNIA

SHEET
24
 OF
40

DESIGN NOTES

- ① PROP. PRIVATE STORM DRAIN
- ② PROP. PRIVATE 84" RCP STORM DRAIN
- ③ PROP. PUBLIC 15" PVC SEWER
- ④ PROP. PRIVATE 8" PVC SEWER
- ⑤ PROP. PRIVATE 4" PVC SEWER

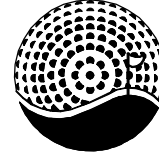
- ⑥ PROP. PRIVATE 4" PVC SEWER FORCE MAIN
- ⑦ PROP. PUBLIC 10" PVC WATER
- ⑧ NOT USED
- ⑨ PROP. PRIVATE 8" PVC FIRE WATER
- ⑩ PROP. PRIVATE 6" PVC WATER
- ⑪ PROP. PRIVATE 4" PVC WATER
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- ㉕ FUTURE TRAIL IMP. BY OTHERS
- ㉖ PROP. PRIVATE (3)-78" RCP STORM DRAIN

PROPOSED EASEMENTS

- ① PVT. 16' RECIPROCAL ACCESS
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- ④ 25' WATER TO P.D.M.W.D.
- ⑤ 6' PUBLIC TRAIL
- ⑥ 12' PUBLIC TRAIL
- ⑦ 14' PUBLIC TRAIL
- ⑧ PVT. ACCESS WIDTH VARIES

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PREPARED BY:

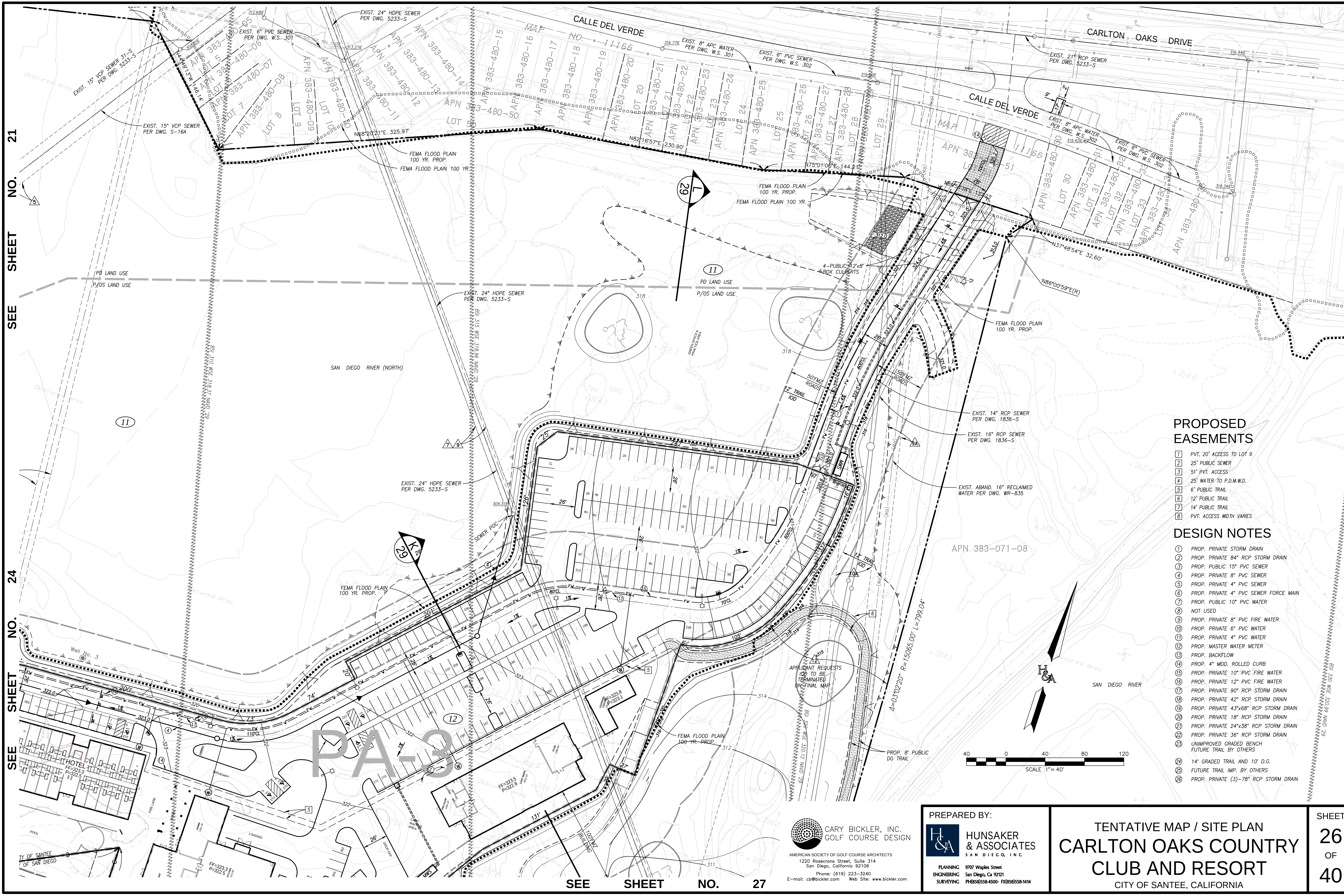
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TENTATIVE MAP / SITE PLAN
**CARLTON OAKS COUNTRY
CLUB AND RESORT**
CITY OF SANTEE, CALIFORNIA

SHEET
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OF
40

WO NO. 2167-0228



PROPOSED EASEMENTS

- 1 PVT. 20' ACCESS TO LOT 9
- 2 25' PUBLIC SEWER
- 3 51' PVT. ACCESS
- 4 25' WATER TO P.D.M.W.D.
- 5 6' PUBLIC TRAIL
- 6 12' PUBLIC TRAIL
- 7 14' PUBLIC TRAIL
- 8 PVT. ACCESS WIDTH VARIES

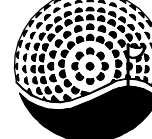
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TENTATIVE MAP / SITE PLAN
CARLTON OAKS COUNTRY
CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

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40



PROPOSED EASEMENTS

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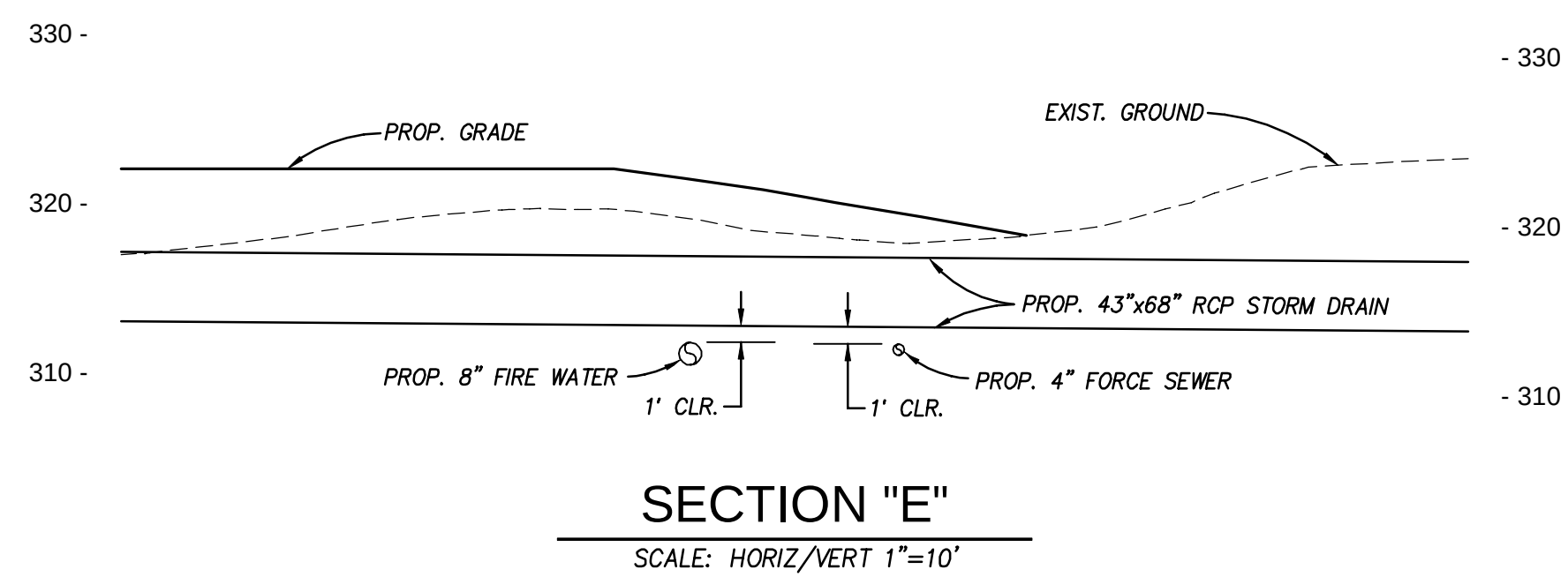
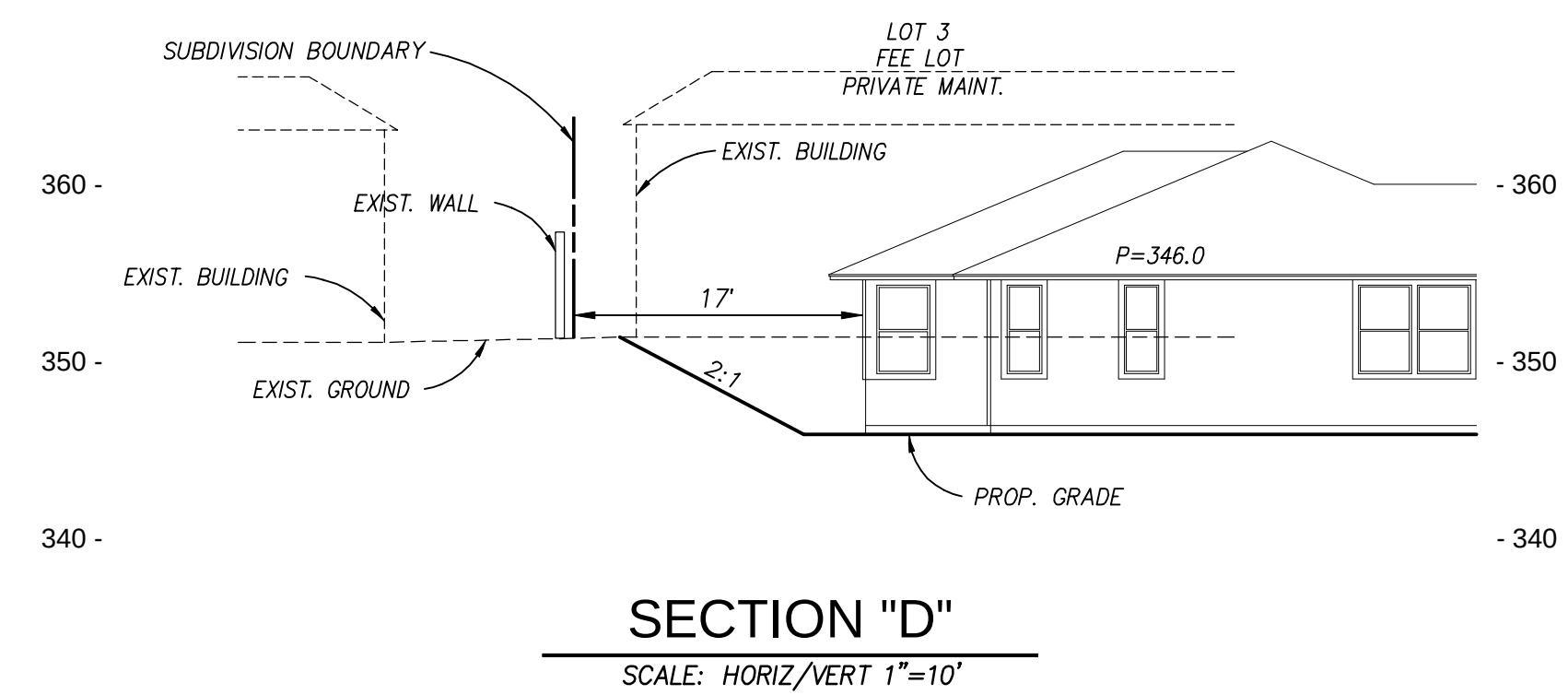
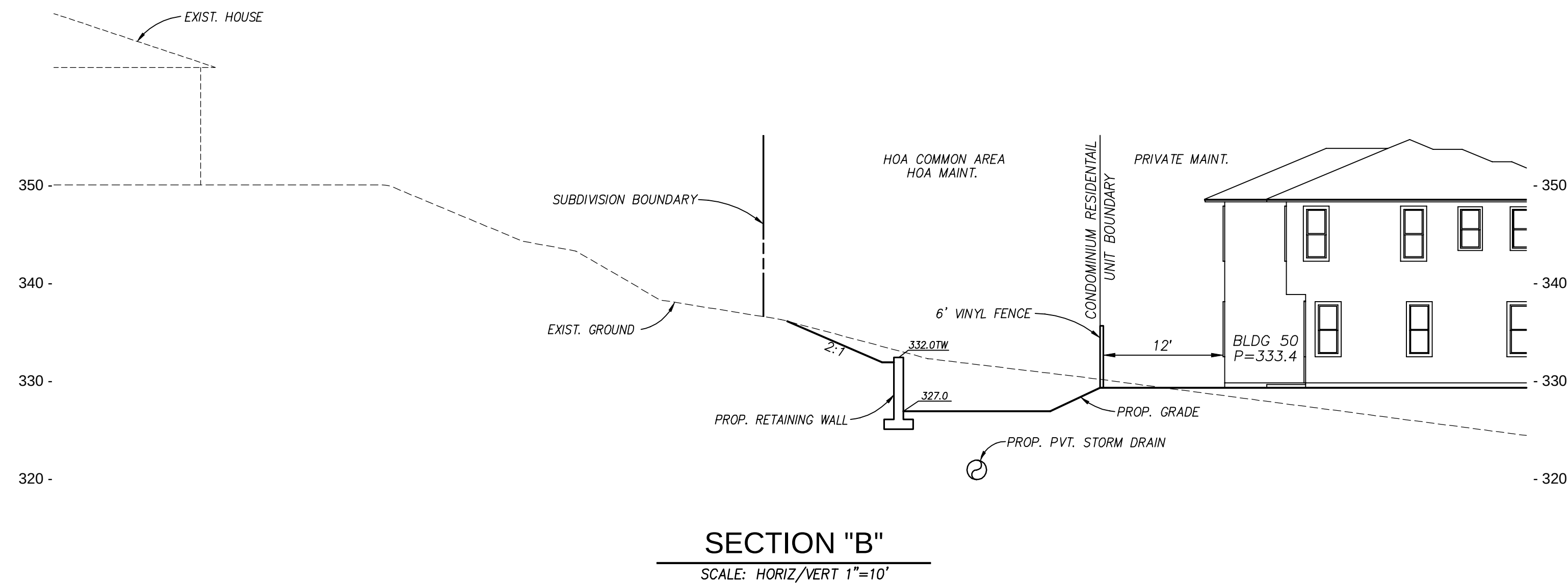
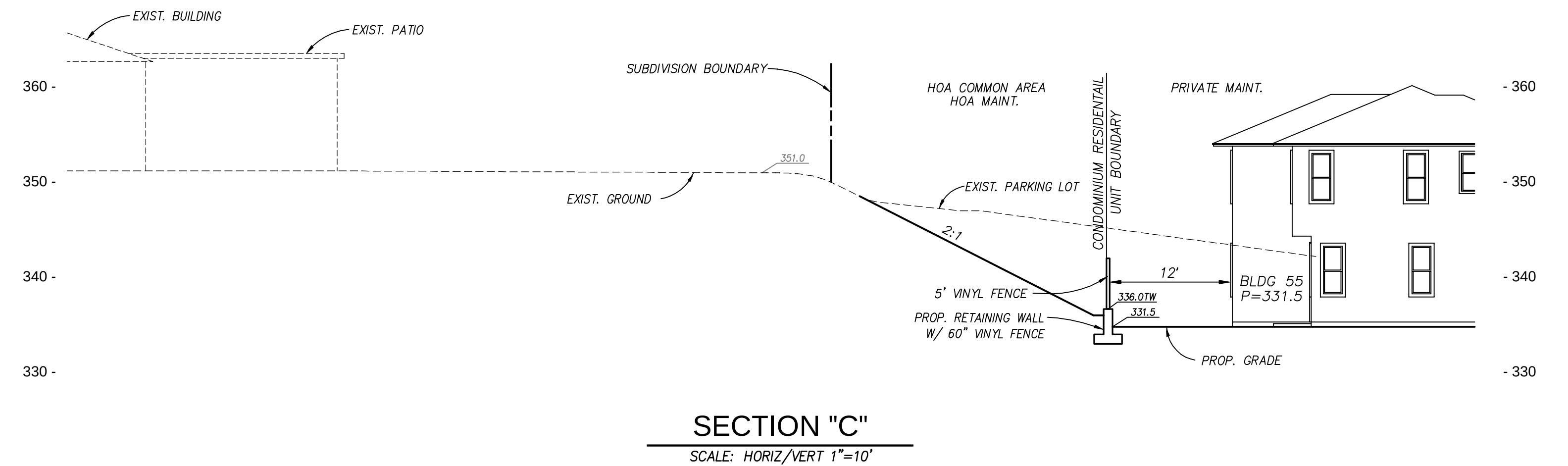
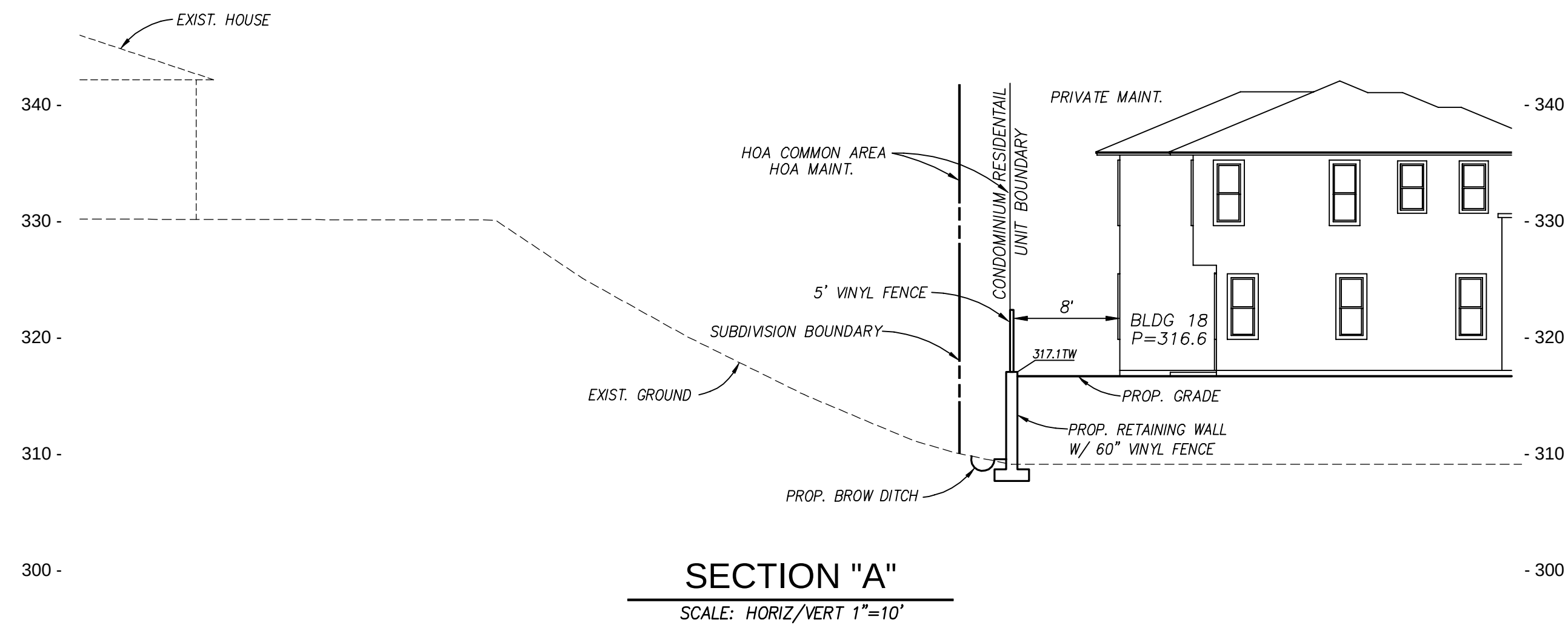
LINE TABLE		
#	BEARING	DISTANCE
L1	N89°31'9"E	19.09'
L2	N08°3'58"E	73.97'
L3	N29°7'17"W	13.42'
L4	N81°16'22"W	15.48'
L5	N10°2'01"E	10.32'
L6	N14°44'14"E	10.17'
L7	N24°8'40"E	10.17'
L8	N16°8'46"E	16.71'
L9	N03°26'39"E	58.12'
L10	N03°26'39"E	58.12'
L11	N09°14'37"E	28.21'
L12	N03°15'15"E	29.60'
L13	N04°5'52"E	50.00'
L14	N13°25'35"E	50.00'

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TENTATIVE MAP / SITE PLAN
CARLTON OAKS COUNTRY
CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

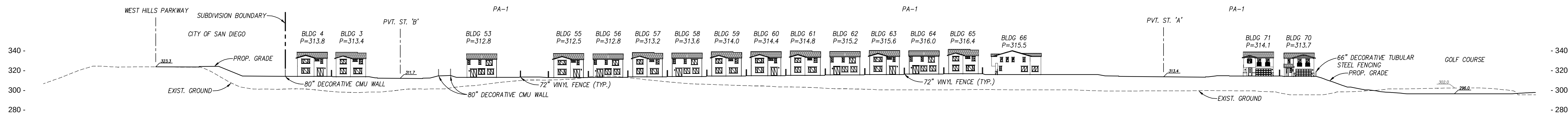
SHEET
27
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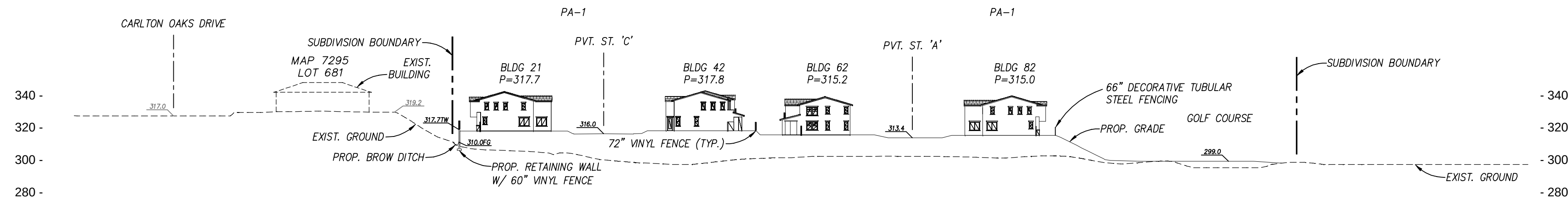
SITE SECTIONS
**CARLTON OAKS COUNTRY
CLUB AND RESORT**
CITY OF SANTEE, CALIFORNIA

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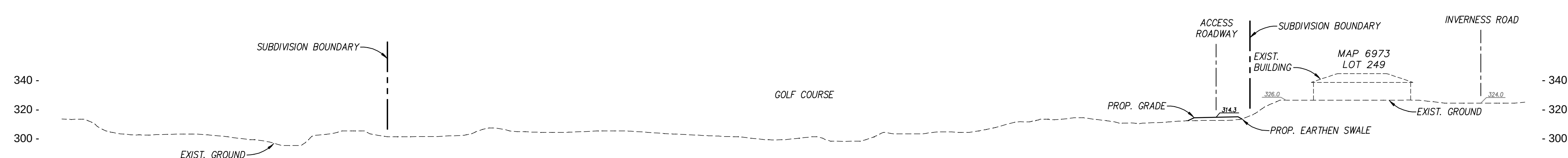
SECTION "F"

SCALE: HORIZ/VERT 1"=50'



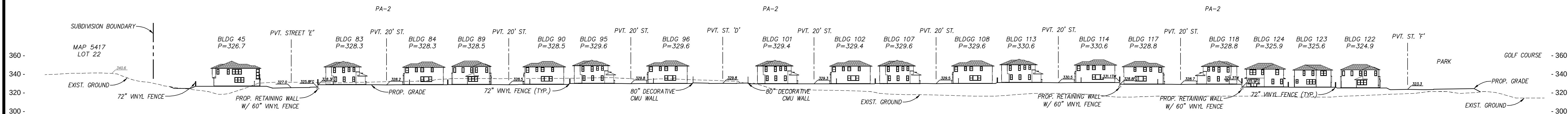
SECTION "G"

SCALE: HORIZ/VERT 1"=50'



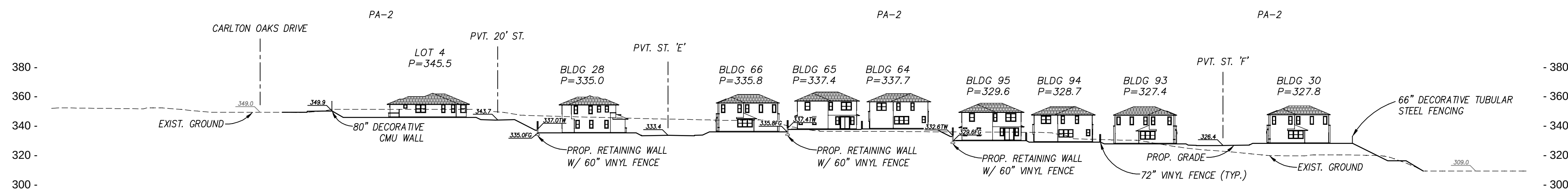
SECTION "H"

SCALE: HORIZ/VERT 1"=50'



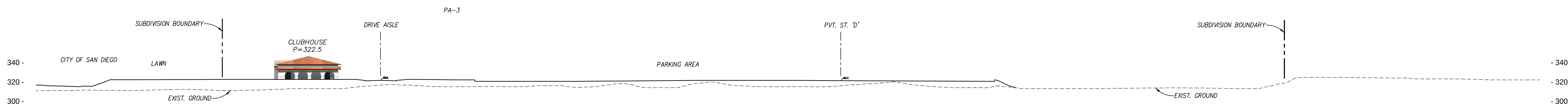
SECTION "I"

SCALE: HORIZ/VERT 1"=50'



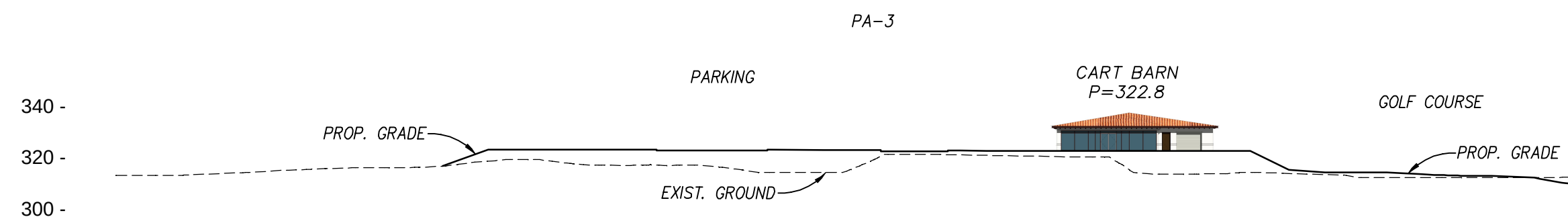
SECTION "J"

SCALE: HORIZ/VERT 1"=50'



SECTION "K"

SCALE: HORIZ/VERT 1"=50'



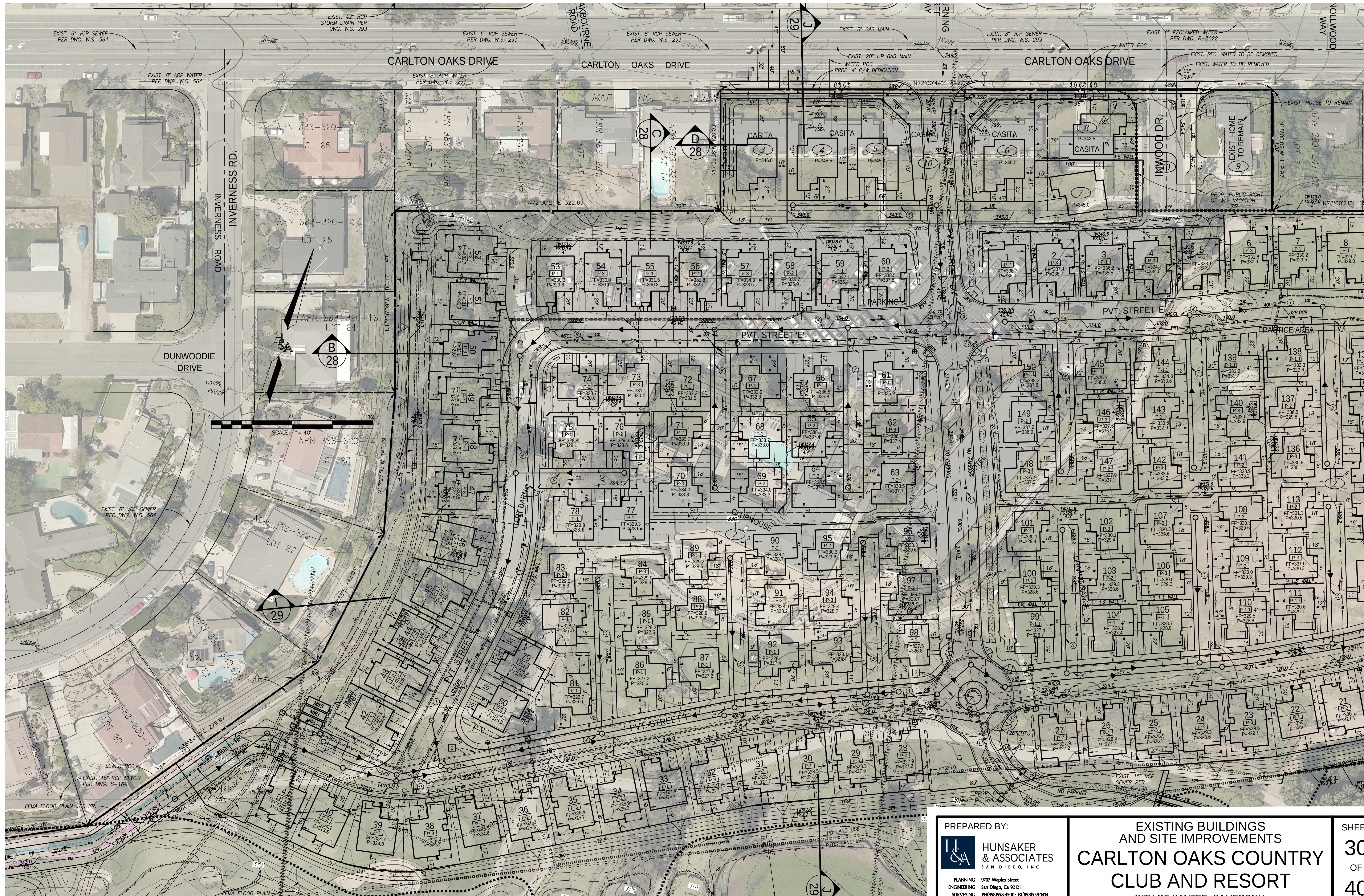
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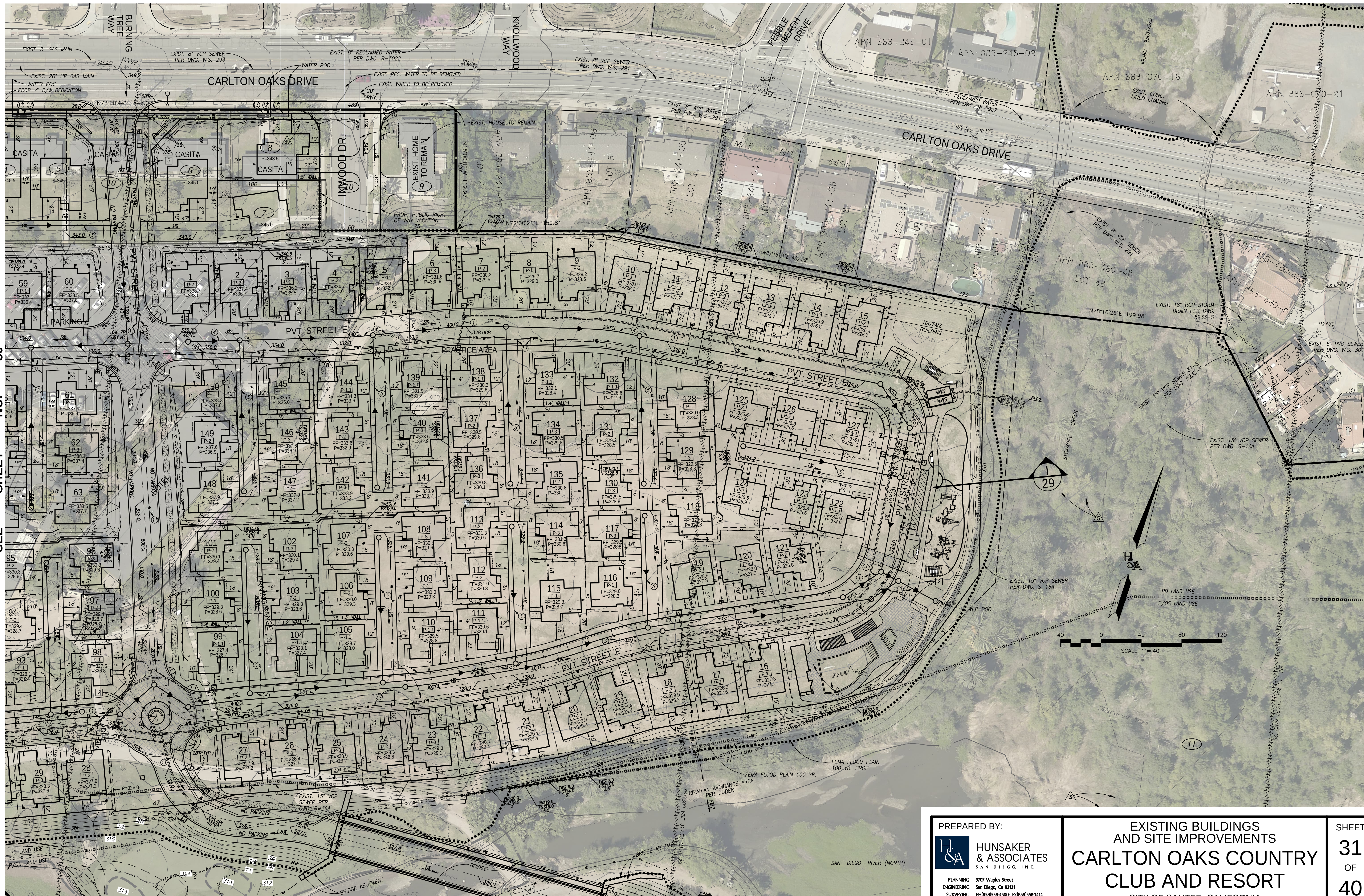
SCALE: HORIZ/VERT 1"=50'

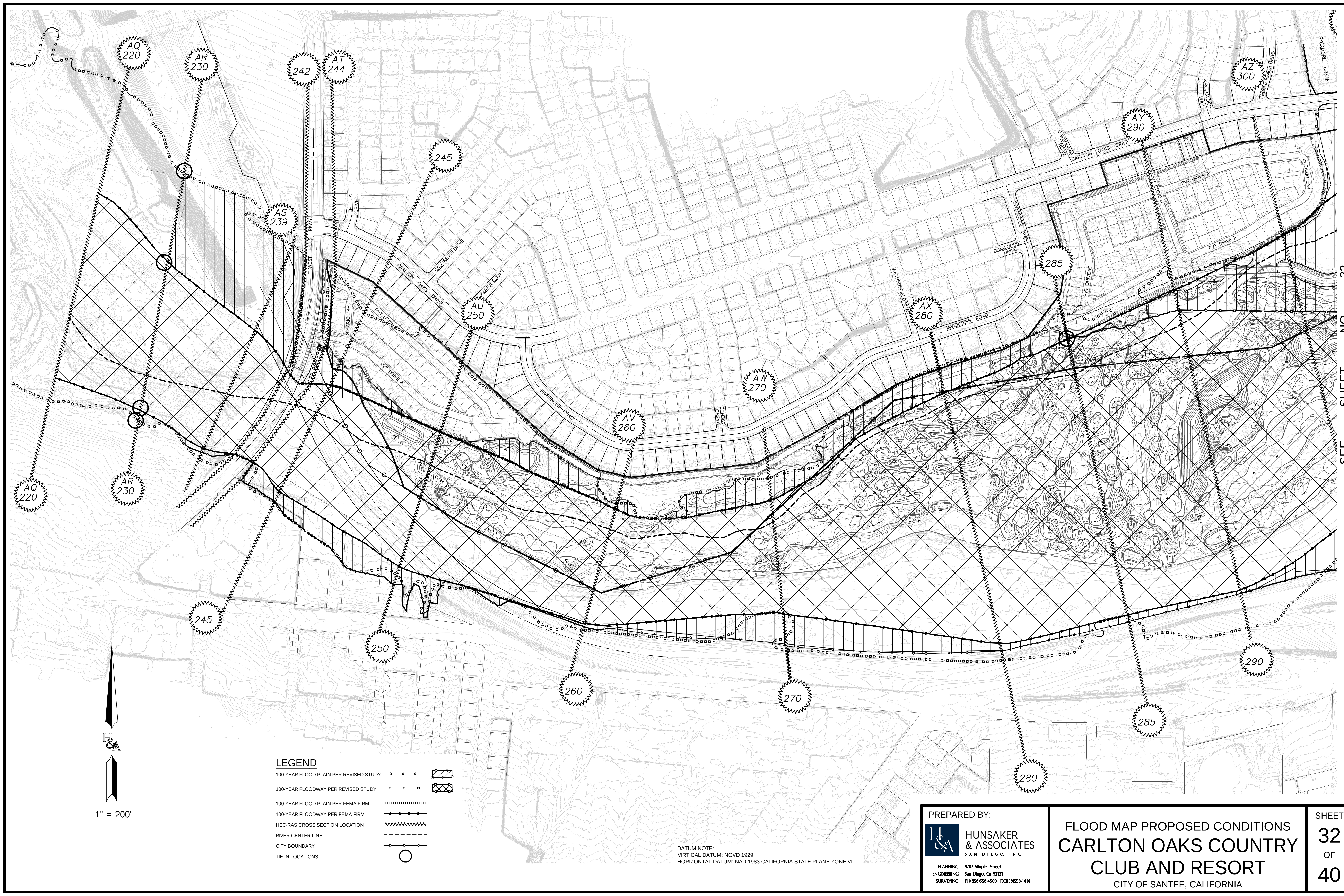
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SITE SECTIONS
CARLTON OAKS COUNTRY
CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

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OF
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LEGEND

100-YEAR FLOOD PLAIN PER REVISED STUDY	—x—x—x—	
100-YEAR FLOODWAY PER REVISED STUDY	—o—o—o—	
100-YEAR FLOOD PLAIN PER FEMA FIRM	oooooooooooo	
100-YEAR FLOODWAY PER FEMA FIRM	—•—•—•—	
HEC-RAS CROSS SECTION LOCATION	~~~~~	
RIVER CENTER LINE	-----	
CITY BOUNDARY	-----	
TIE IN LOCATIONS	—o—o—o—	

DATUM NOTE:
VIRTUAL DATUM: NGVD 1929
HORIZONTAL DATUM: NAD 1983 CALIFORNIA STATE PLANE ZONE VI

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

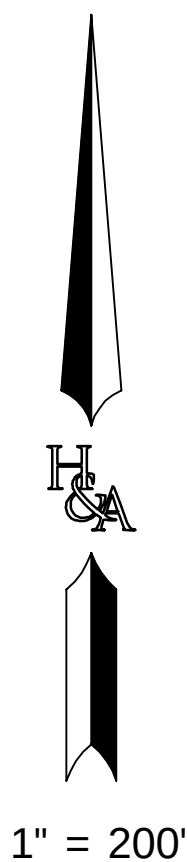
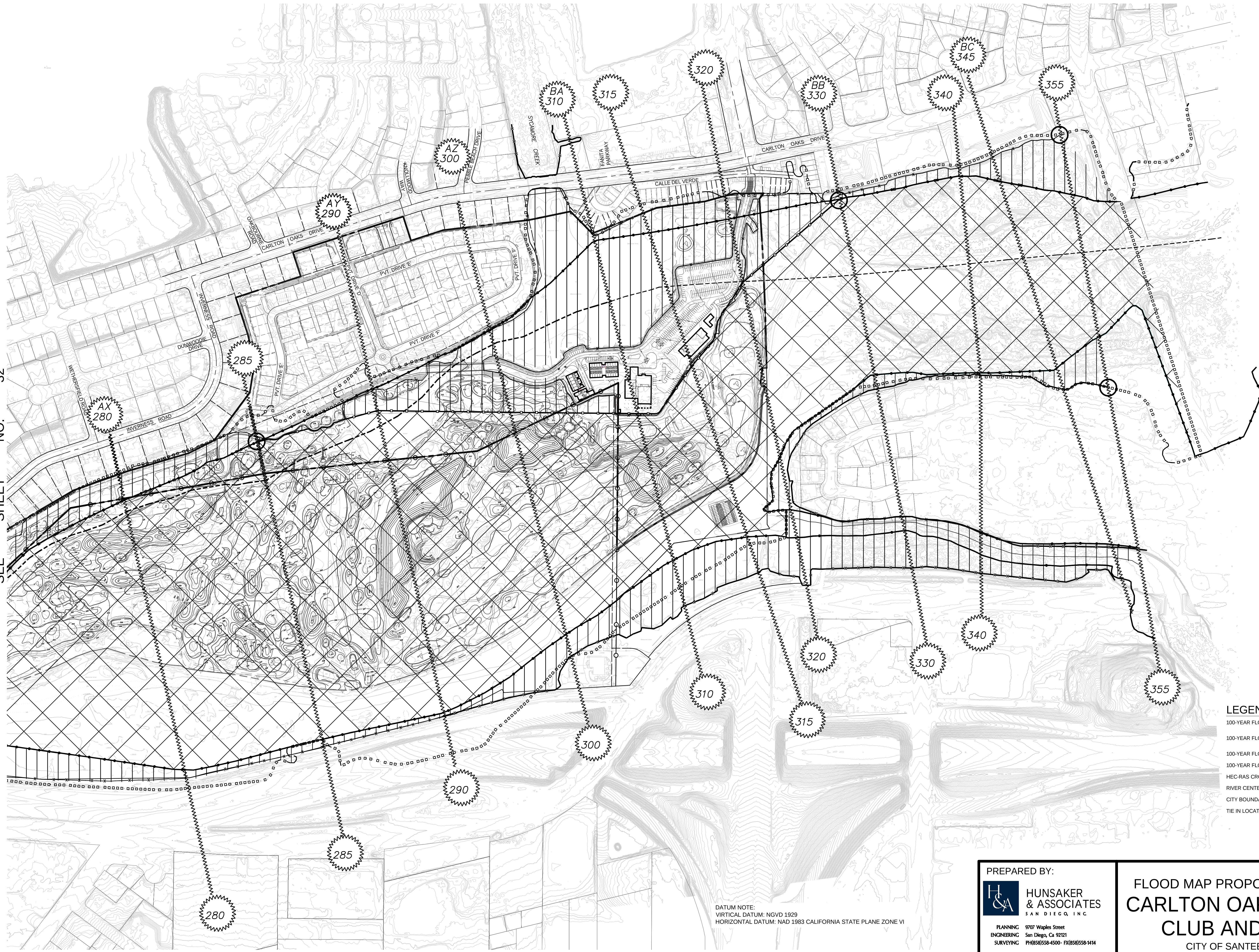
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FLOOD MAP PROPOSED CONDITIONS
CARLTON OAKS COUNTRY CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

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OF
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SEE SHEET NO. 33

SEE SHEET NO. 32



LEGEND	
100-YEAR FLOOD PLAIN PER REVISED STUDY	
100-YEAR FLOODWAY PER REVISED STUDY	
100-YEAR FLOOD PLAIN PER FEMA FIRM	
100-YEAR FLOODWAY PER FEMA FIRM	
HEC-RAS CROSS SECTION LOCATION	
RIVER CENTER LINE	
CITY BOUNDARY	
TIE IN LOCATIONS	

DATUM NOTE:
VERTICAL DATUM: NGVD 1929
HORIZONTAL DATUM: NAD 1983 CALIFORNIA STATE PLANE ZONE VI

PREPARED BY:



HUNSAKER
& ASSOCIATES

SAN DIEGO, INC

PLANNING

ENGINEERING

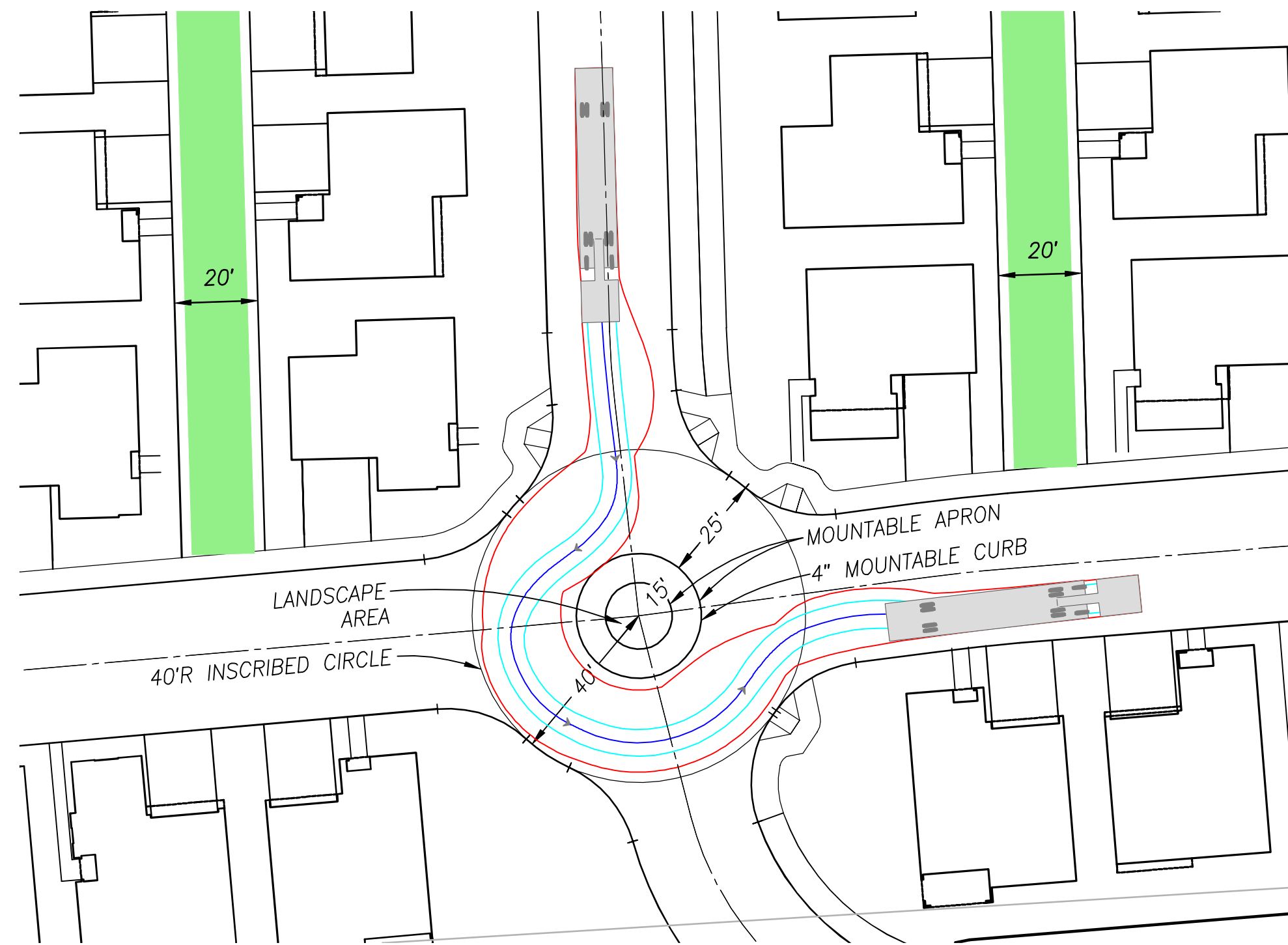
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San Diego, Ca 92121

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FLOOD MAP PROPOSED CONDITIONS
CARLTON OAKS COUNTRY
CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

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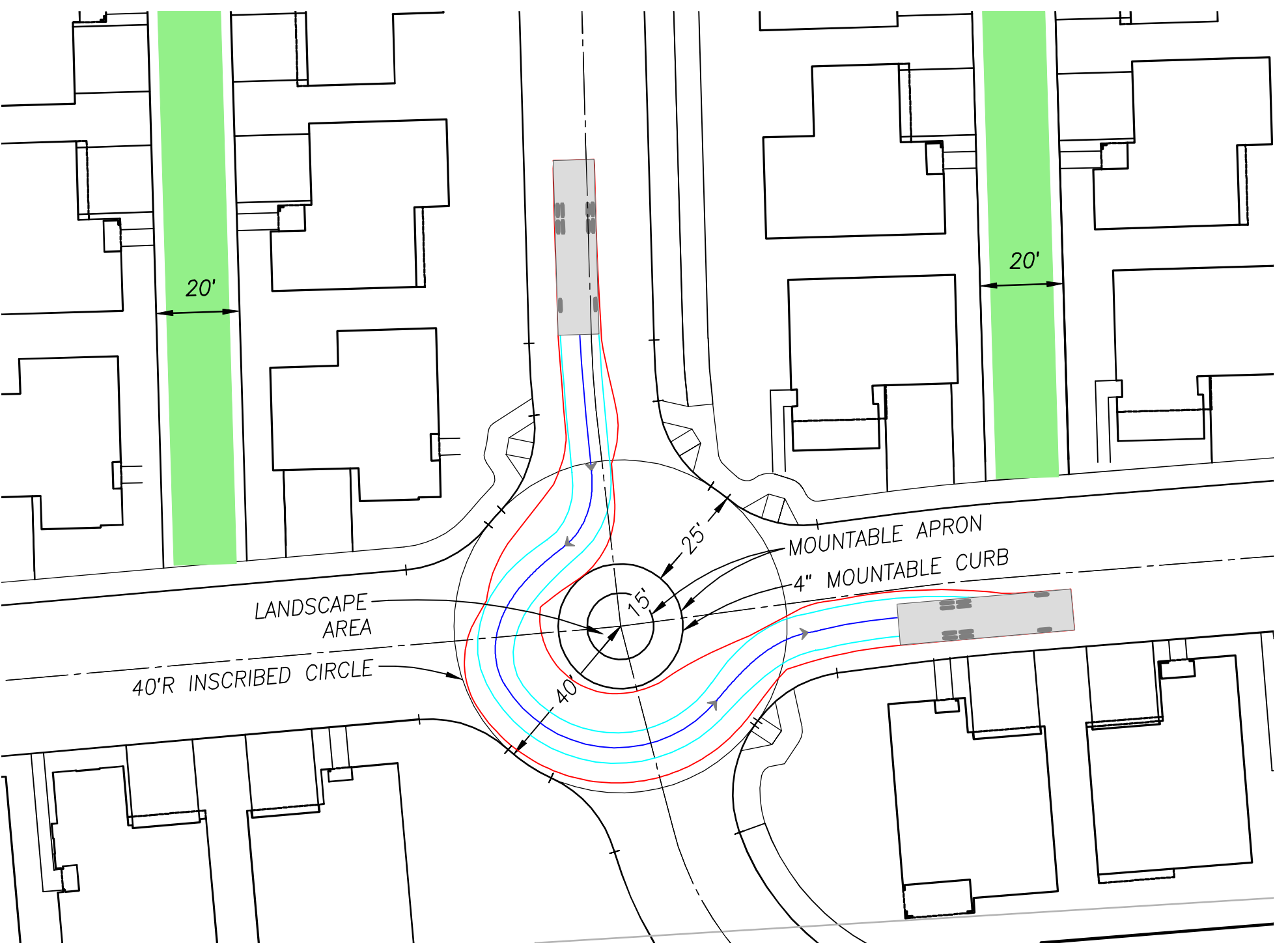
AUTOTURN DETAILS
100' TRACTOR DRAWN AERIAL

TRACTOR:

STEERING LOCK ANGLE: 45.0°
LOCK TO LOCK TIME: 6 SEC.
WIDTH: 108 IN.
AXLE TRACK: 82.92 IN.
WHEELBASE: 164 IN.
FRONT OVERHANG: 76.0 IN.
PIN LOCATION: REAR AXLE

TILLER (REAR STEERABLE):

STEERING LOCK ANGLE: 45.0°
LOCK TO LOCK TIME: 6 SEC.
WIDTH: 108 IN.
AXLE TRACK: 82.92 IN.
WHEELBASE (FROM PIN): 372.0 IN.
REAR OVERHANG: 120.0 IN.
PIN OVERHANG: 60.0 IN.



AUTOTURN DETAILS
42' FIRE TRUCK

STEERING LOCK ANGLE: 45.0°
LOCK TO LOCK TIME: 6 SEC.
WIDTH: 118.0 IN.
AXLE TRACK: 111.0 IN.
WHEELBASE: 250.0 IN.
FRONT OVERHANG: 85.0 IN.

100' TRACTOR DRAWN AERIAL
ROUNABOUT TURN MOVEMENT

SCALE: 1"=30'

42' FIRE TRUCK
ROUNABOUT TURN MOVEMENT

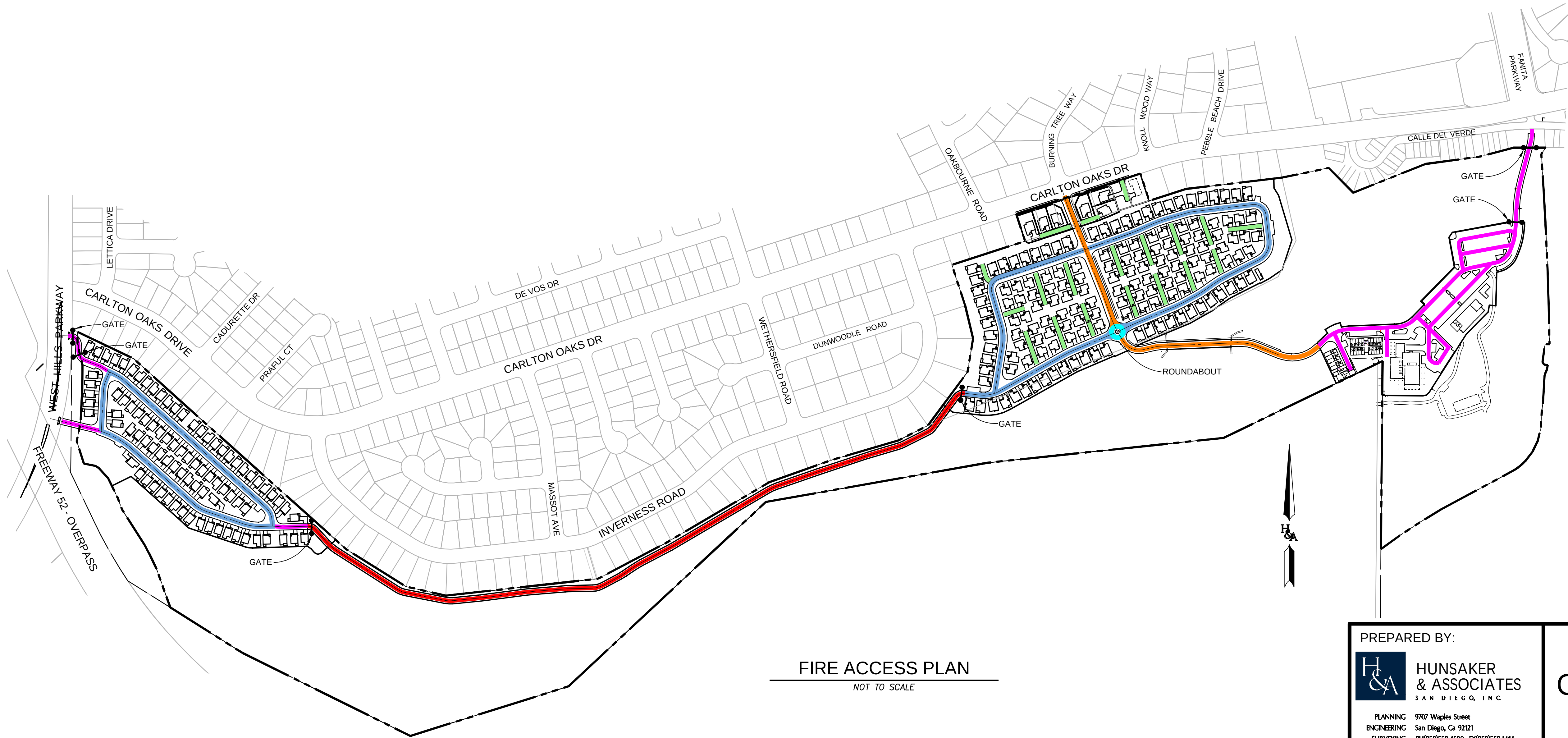
SCALE: 1"=30'

LEGEND

- PATH
- FRONT TIRES
- VEHICLE BODY

LEGEND

- 26" PRIVATE UTILITY MAINTENANCE ROADWAY
 - 26" PVT. FIRE APPARATUS ACCESS ROAD
 - 20" PVT. FIRE APPARATUS ACCESS ROAD
 - 30" PVT. FIRE APPARATUS ACCESS ROAD
 - 32" PVT. FIRE APPARATUS ACCESS ROAD
 - 36" PVT. FIRE APPARATUS ACCESS ROAD
 - ACCESS GATE
- ALL PRIVATE STREETS PROVIDE A MINIMUM WIDTH OF 20'-FEET AS ALLOWED BY THE EXCEPTIONS TO CALIFORNIA FIRE CODE SECTION 503.2.1



FIRE ACCESS PLAN
NOT TO SCALE

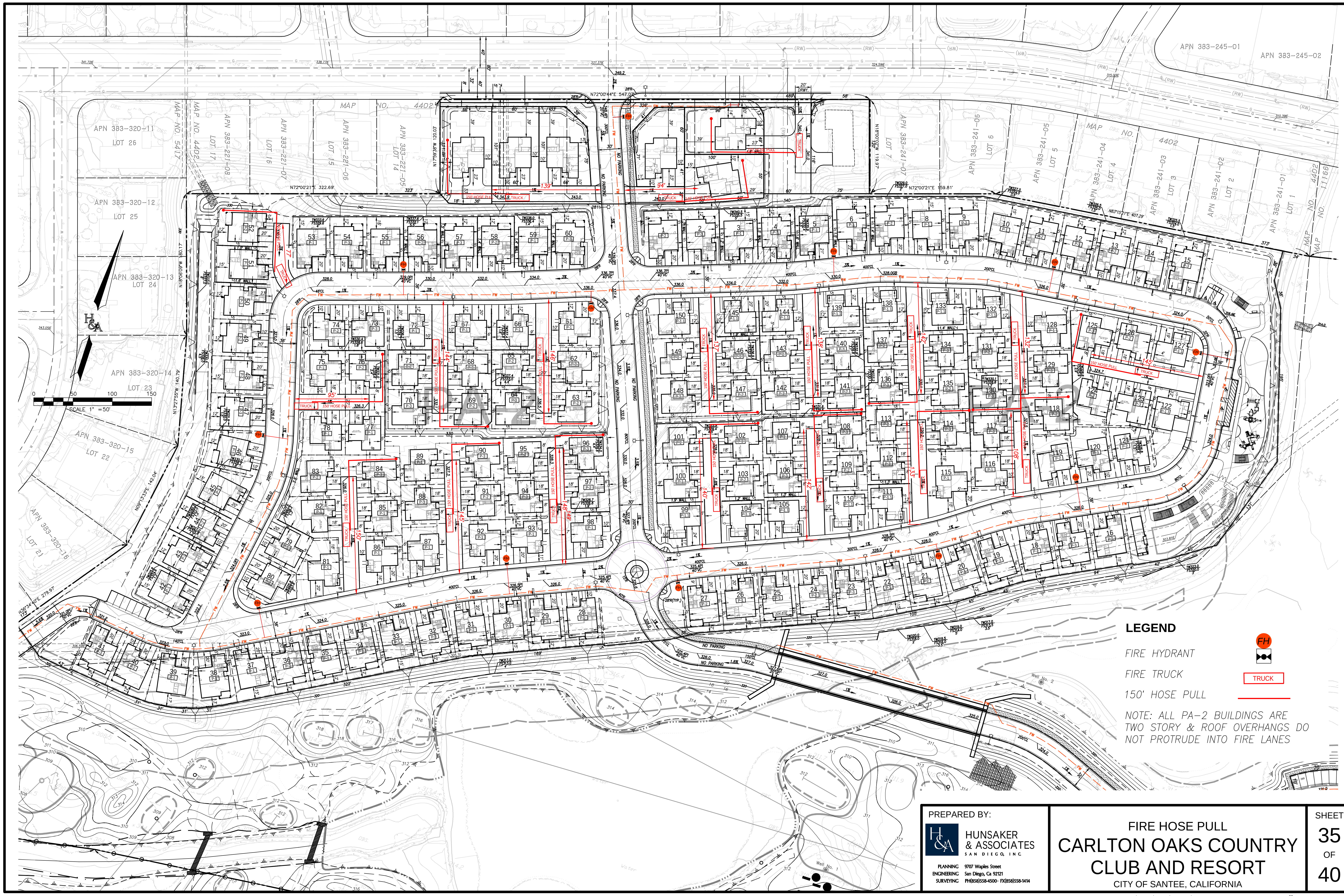
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FIRE ACCESS PLAN
CARLTON OAKS COUNTRY
CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

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OF
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LEGEND

FIRE HYDRANT

FIRE TRUCK

150' HOSE PULL

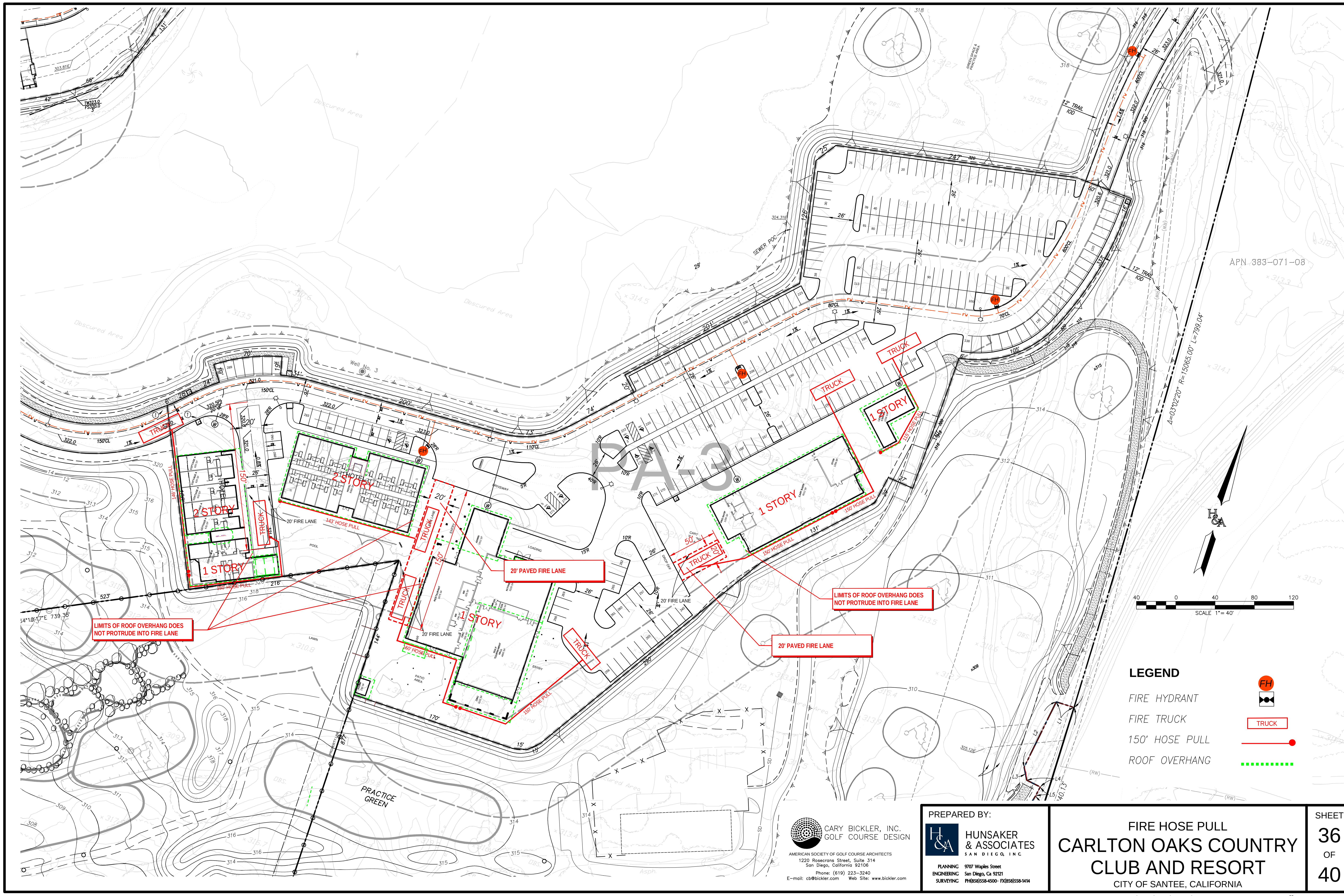
NOTE: ALL PA-2 BUILDINGS ARE TWO STORY & ROOF OVERHANGS DO NOT PROTRUDE INTO FIRE LANES



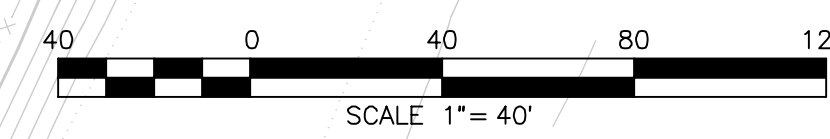
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FIRE HOSE PULL
CARLTON OAKS COUNTRY CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

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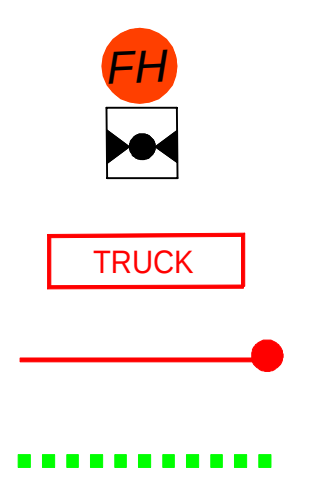


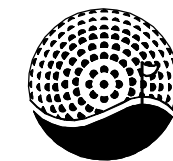
APN 383-071-08



LEGEND

- FIRE HYDRANT
- FIRE TRUCK
- 150' HOSE PULL
- ROOF OVERHANG

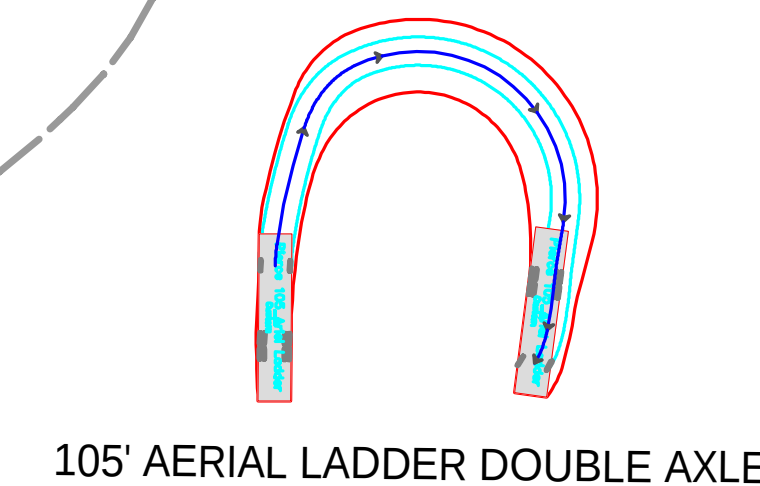
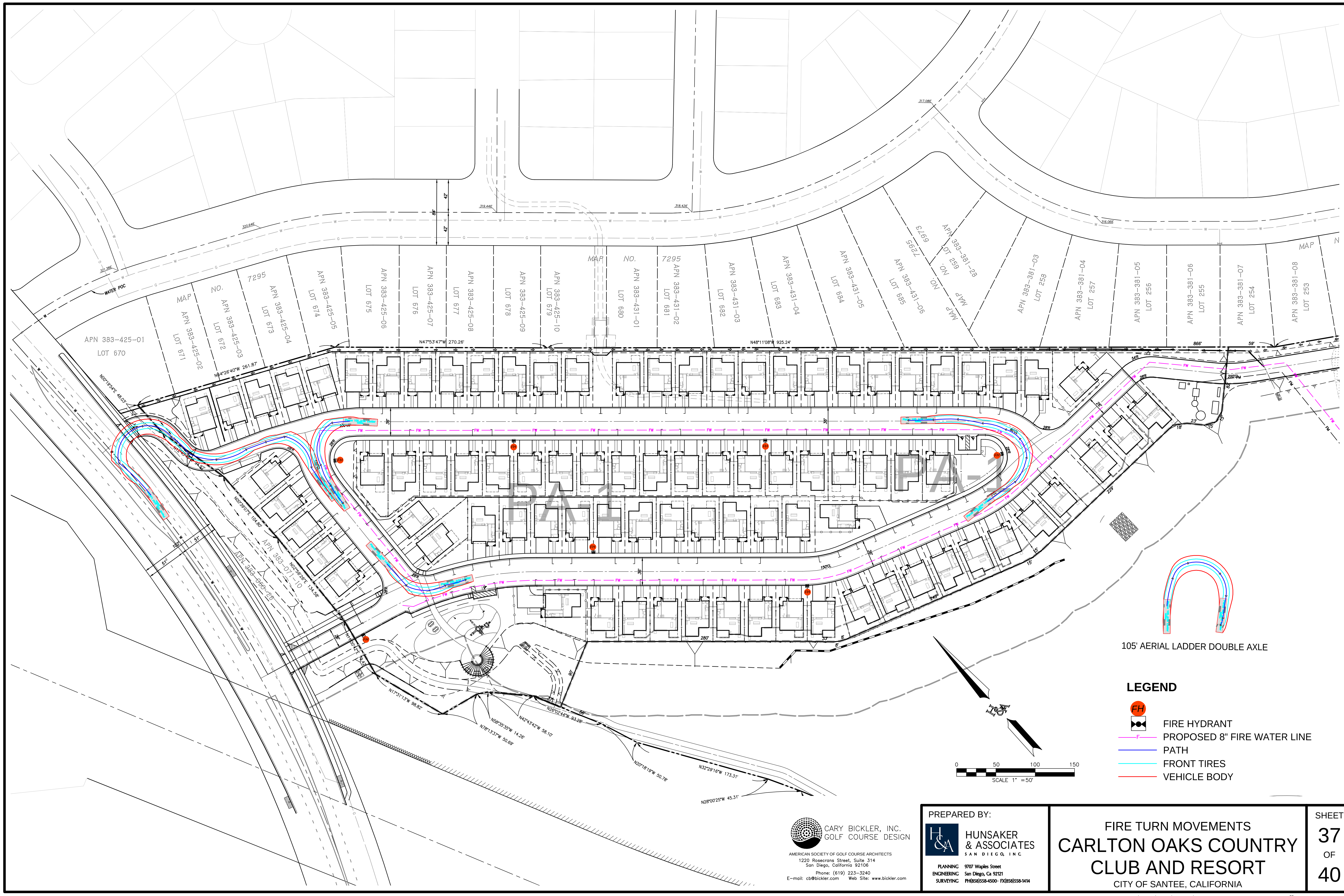


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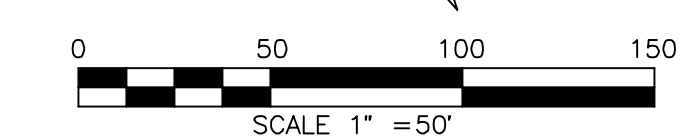
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FIRE HOSE PULL
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OF
40
WO NO. 2167-0228



- LEGEND**
- FIRE HYDRANT
 - PROPOSED 8" FIRE WATER LINE
 - PATH
 - FRONT TIRES
 - VEHICLE BODY



CARY BICKLER, INC.
GOLF COURSE DESIGN
AMERICAN SOCIETY OF GOLF COURSE ARCHITECTS
1220 Rosecrans Street, Suite 314
San Diego, California 92106
Phone: (619) 223-3240
E-mail: cb@bickler.com Web Site: www.bickler.com

PREPARED BY:
 HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(658)558-4500- FX(658)558-1414

FIRE TURN MOVEMENTS
CARLTON OAKS COUNTRY CLUB AND RESORT
CITY OF SANTEE, CALIFORNIA

SHEET
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OF
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WO NO. 2167-0228



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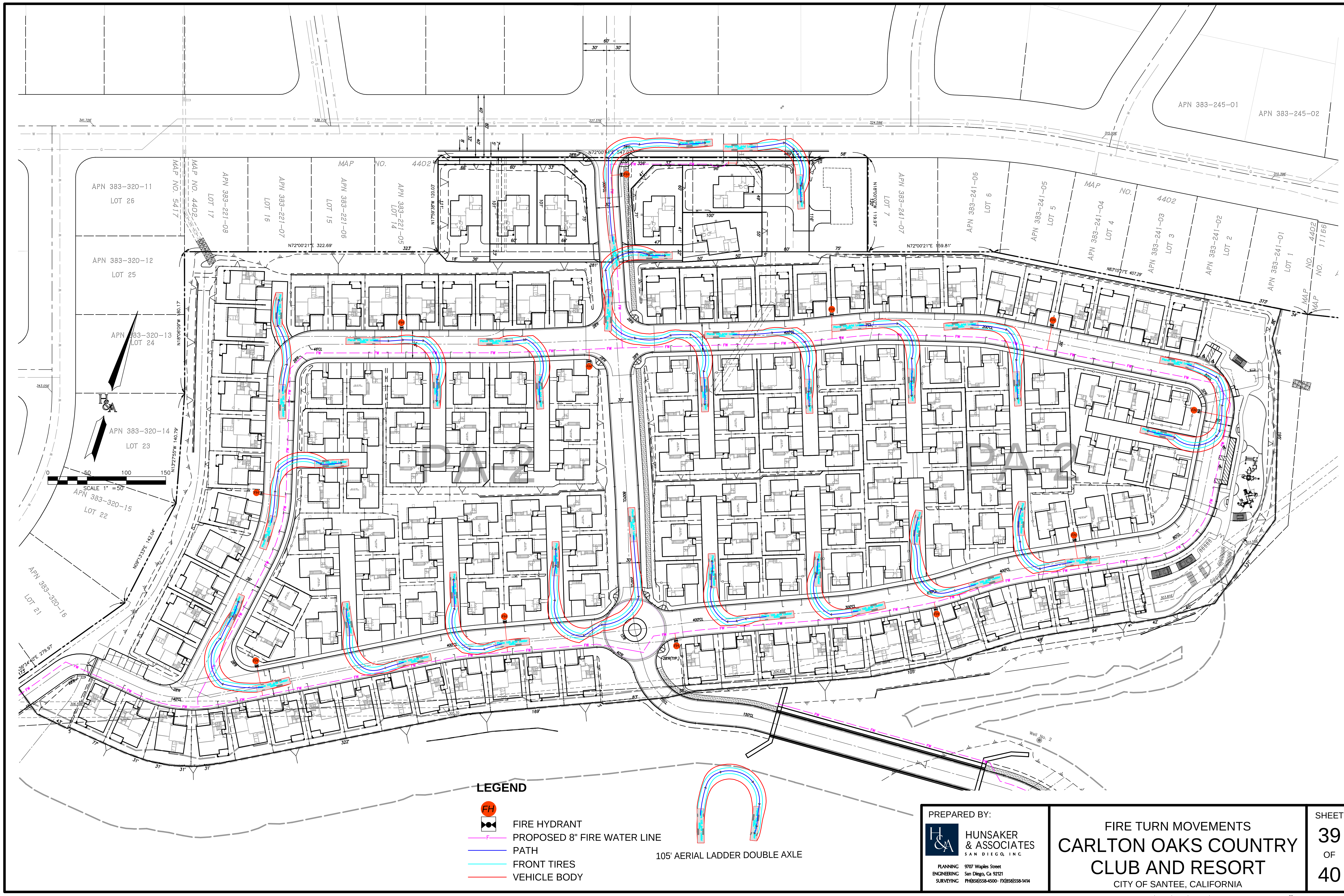
105' AERIAL LADDER DOUBLE AXLE
NOT TO SCALE

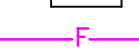
TYPICAL 20' FIRE LANE DETAIL
NOT TO SCALE

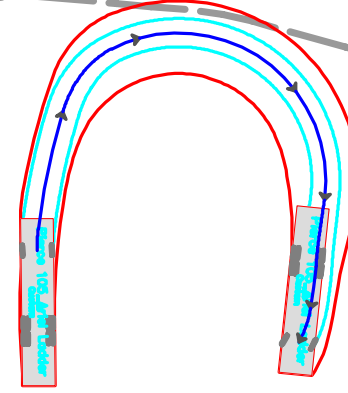
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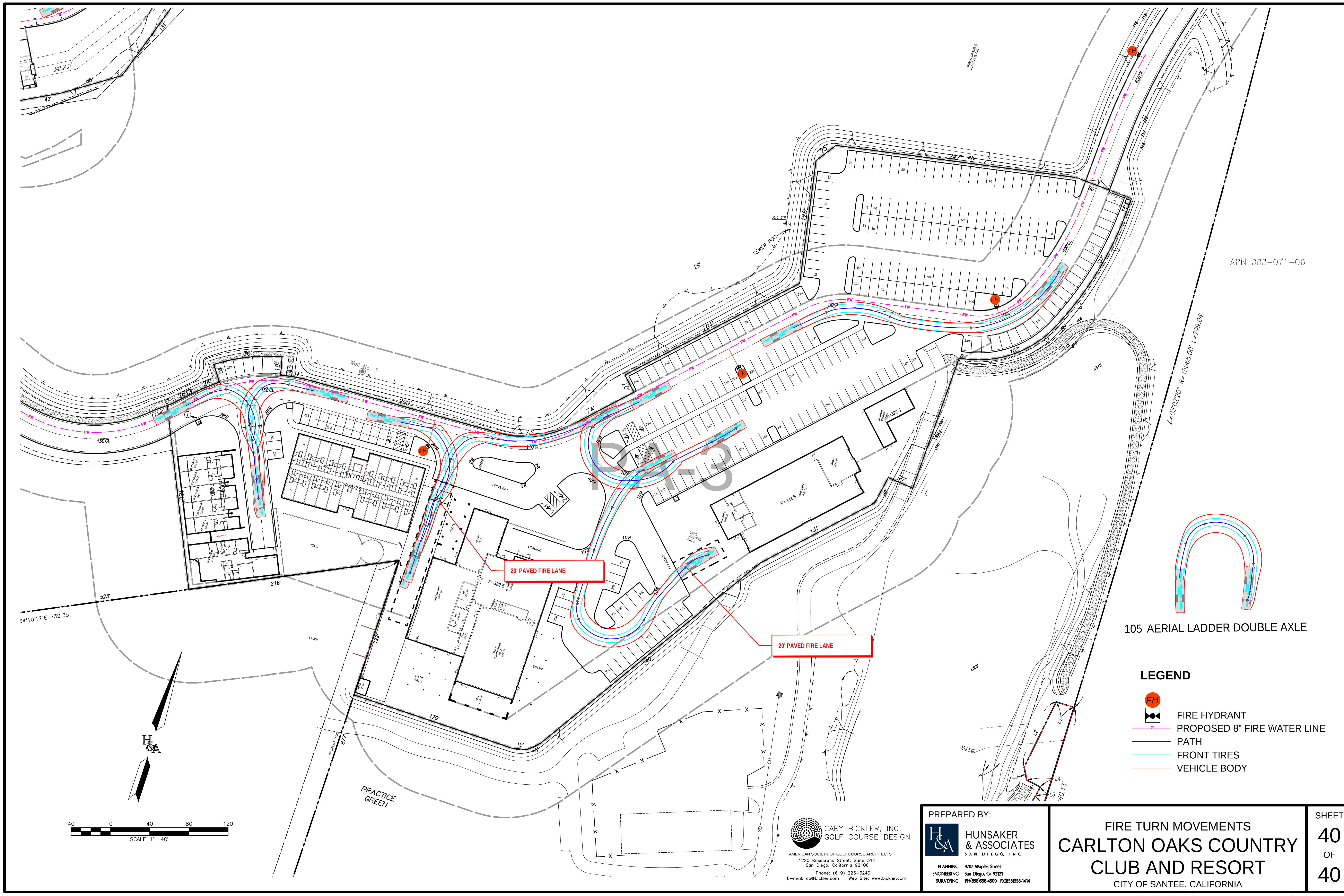
105' AERIAL LADDER DOUBLE AXLE

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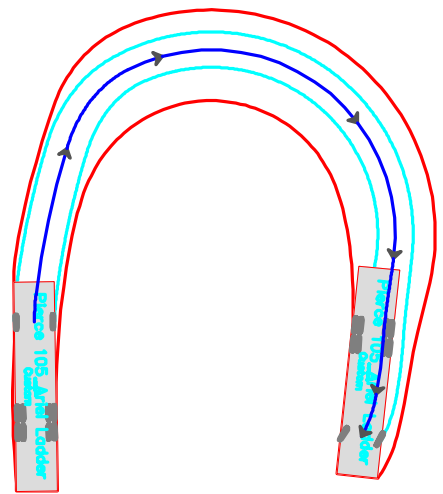
FIRE TURN MOVEMENTS
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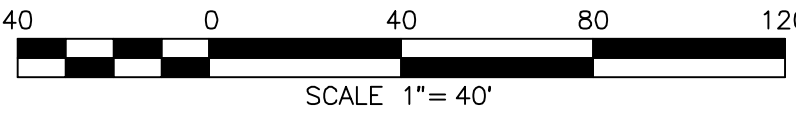
APN 383-071-08



105' AERIAL LADDER DOUBLE AXLE

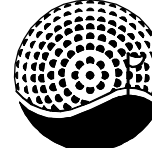
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PRACTICE
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