



DEVELOPMENT ASSEMBLAGE

3055 INDIA STREET | 1321 W. REDWOOD STREET | CORNER PARCEL AT INDIA & REDWOOD

SAN DIEGO, CA 92103 • APPROX. 14,126 SF • THREE-PARCEL ASSEMBLAGE

OFFERING MEMORANDUM | HENEIN REALTY

EXECUTIVE SUMMARY

A RARE URBAN INFILL OPPORTUNITY AT THE GATEWAY TO DOWNTOWN SAN DIEGO

Henein Realty presents the opportunity to acquire a contiguous three-parcel development assemblage at 3055 India Street, 1321 W. Redwood Street, and the adjacent corner parcel at India Street and W. Redwood Street. The assemblage totals approximately 14,126 square feet and occupies an elevated, highly visible location in San Diego's Middletown / Uptown area immediately north of Downtown and Little Italy.

The assemblage spans parcel-specific zoning and land-use classifications. The supplied zoning information identifies 3055 India Street and the India/Redwood corner parcel as CC-3-4, while 1321 W. Redwood Street is identified as RM-2-5, with land-use information describing Redwood as "Residential - Medium" and "Community Commercial - Residential Permitted." Any assemblage-wide development concept must be evaluated against these parcel-specific designations and applicable incentive-program requirements.

The property combines India Street frontage, a prominent corner position, immediate access to Interstate 5, and expansive views toward San Diego Bay, the harbor, Point Loma, San Diego International Airport, and the Downtown skyline. The location and physical configuration create an unusual opportunity for a developer to control three contiguous parcels in a supply-constrained urban infill setting.

The City of San Diego parcel summaries for all three APNs identify the properties as Complete Communities Housing Solutions (CCHS) Tier 3 with a 6.5 FAR and as being within a Transit Priority Area. The City summaries also identify each parcel as an SB 79 Eligible Site (2026), within 1/4 mile of a transit stop, with the SB 79 data fields listing a maximum residential density of 100 dwelling units per acre, maximum FAR of 3.0, and maximum building height of 65 feet. These SB 79 fields are separate from the CCHS Tier 3 6.5 FAR designation. The development scenarios in this memorandum continue to use the supplied CCHS planning analysis and are conceptual only.

The assemblage can accommodate a range of potential development concepts, including high-density multifamily, mixed-use residential with ground-floor commercial space, and other uses permitted under the applicable zoning. India Street provides strong visibility for commercial frontage, while the site's elevation creates the opportunity to orient upper-level residential units toward premium bay and skyline views.

The property is being offered as an assembled development opportunity. Pricing is available upon request. Prospective purchasers should independently verify all parcel dimensions, zoning, overlays, Complete Communities eligibility, FAR, height, density, parking standards, utility capacity, entitlement requirements and development assumptions.



Regional context — Downtown San Diego, I-5, San Diego Bay and airport proximity.

INVESTMENT HIGHLIGHTS

±14,126 SF	3	±91,819 SF
TOTAL ASSEMBLAGE	CONTIGUOUS PARCELS	PLANNING-GRADE GROSS FAR AREA
6.5 FAR	±106–118	I-5
CCHS TIER 3 ASSUMPTION	ILLUSTRATIVE UNIT SCENARIOS	IMMEDIATE REGIONAL ACCESS

The site’s principal investment attributes are its assembled ownership configuration, elevated view orientation, corner exposure, proximity to Downtown and the airport, and potential access to Complete Communities incentives.

- Prominent India Street and W. Redwood Street frontage with a visible corner condition.
- Expansive bay, harbor, Point Loma and Downtown skyline views from the elevated site.
- Immediate access to I-5 and convenient connections to I-8 and SR-163.
- Approximately five minutes to Downtown San Diego and San Diego International Airport, as represented in the existing offering materials.
- Potential for residential or mixed-use development with ground-floor commercial frontage.
- City parcel summaries identify all three APNs as within a Transit Priority Area and as CCHS Tier 3 (6.5 FAR); each is also identified as an SB 79 Eligible Site (2026) within 1/4 mile of transit. Buyer to verify program requirements and project-specific applicability.



Bay, airport and regional transportation context.

PROPERTY SUMMARY

THREE CONTIGUOUS PARCELS | MIDDLETOWN / UPTOWN, SAN DIEGO

PROPERTY	APN	COUNTY PARCEL DATA	ZONE	EXISTING CONDITION
3055 India Street	451-631-0200	5,000 SF usable	CC-3-4*	Existing commercial improvement
Corner Parcel at India & Redwood	451-631-0100	4,700 SF usable	CC-3-4*	Unimproved corner parcel
1321 W. Redwood Street	451-631-1000	4,100 SF usable	RM-2-5* Residential - Medium Community Commercial - Residential Permitted	Residential parcel; County export lists 1,040 SF living area

*Zone designations are taken from the ZAPP screenshots included in the prior offering materials. The County parcel exports identify the three APNs and usable-square-foot figures shown above. Those figures total approximately 13,800 SF, while the planning/program materials use an assemblage lot area of approximately 14,126 SF. Because the sources use different parcel-area measures, this memorandum uses approximately 14,126 SF for the planning analysis and requires buyer verification by survey, title and City records.



Overhead site context. Parcel boundaries shown in photography are illustrative and should be independently verified.

3055 INDIA STREET

APN 451-631-0200 | INDIA STREET FRONTAGE



3055 India Street forms the improved India Street component of the assemblage. The County parcel export identifies approximately 5,000 square feet of usable land area and approximately 2,808 square feet of living/building area. ZAPP materials included with the offering identify the parcel within the Uptown Community Plan Area and show a CC-3-4 zone designation. Buyer should independently confirm all zoning and development standards.



INDIA & REDWOOD CORNER PARCEL

APN 451-631-0100 | UNIMPROVED CORNER SITE



The unimproved parcel at India Street and W. Redwood Street provides the assemblage with its corner presence and an additional point of access and frontage. The County parcel export identifies approximately 4,700 square feet of usable area. ZAPP materials included with the offering show a CC-3-4 zone designation for APN 451-631-0100. The parcel's corner location may be particularly valuable to site planning, commercial visibility and project identity, subject to final design and City requirements.



1321 W. REDWOOD STREET

APN 451-631-1000 | REDWOOD STREET PARCEL



1321 W. Redwood Street forms the residential component of the assemblage. The County parcel export identifies approximately 4,100 square feet of usable land area, one residential unit and approximately 1,040 square feet of living area. The supplied zoning information identifies the parcel as RM-2-5 within the Uptown Community Plan Area and further describes the land-use classifications as “Residential - Medium” and “Community Commercial - Residential Permitted.” Buyer should independently verify the base zone, land-use classifications, permitted uses, development standards, and the interaction of the Redwood parcel with any proposed assemblage-wide development program.



DEVELOPMENT POTENTIAL

PLANNING-GRADE CONCEPTS — BUYER TO VERIFY

The program sheet supplied with the offering analyzes the assemblage under Complete Communities Housing Solutions Tier 3 using a 6.5 FAR assumption and a 14,126-square-foot lot area. The City parcel summaries now independently identify all three APNs as CCHS Tier 3 with 6.5 FAR. The resulting planning-grade maximum gross FAR area used in the program sheet is approximately 91,819 square feet.

SCENARIO	GROUND-FLOOR COMMERCIAL	NET RESIDENTIAL SF	APPROX. UNITS
A	0%	78,046 SF	118
B	10%	70,241 SF	106

Both scenarios use a weighted average unit size of approximately 660 square feet. The source program sheet characterizes these figures as planning-grade estimates and states that actual capacity depends on massing, stepbacks, façade articulation, circulation/egress, building systems, open space, overlays and inclusionary obligations. Parking relief may apply in Transit Priority Areas.

- High-density multifamily residential
- Mixed-use residential with India Street commercial frontage
- Ground-floor retail, café, restaurant or neighborhood-serving commercial uses
- Other uses permitted by applicable parcel zoning and City regulations



Corner parcel and regional context toward Downtown and San Diego Bay.

LOCATION & CONNECTIVITY

DOWNTOWN • LITTLE ITALY • AIRPORT • BAY • I-5



Regional aerial showing the assemblage in relation to the transportation corridor and surrounding neighborhoods.

The assemblage sits along India Street in the Middletown / Uptown area, between the urban core and the established residential neighborhoods above the corridor. Existing offering materials describe the site as approximately five minutes from Downtown San Diego and San Diego International Airport, with immediate I-5 access and convenient connections to I-8 and SR-163.

The aerial photography demonstrates the site's relationship to Downtown, the waterfront, airport, freeway system and surrounding neighborhoods. Its elevated position provides broad regional views and distinguishes the site from flatter infill parcels closer to the bay.



Airport, bay and freeway orientation from the assemblage.

OFFERING TERMS & DUE DILIGENCE

CALL FOR PRICING

The property is offered as an assembled development opportunity. Delivery, financing structure, closing conditions and any treatment of existing improvements or occupancy should be addressed in the purchase agreement and due-diligence process.

Prospective purchasers should independently investigate all matters material to acquisition and development, including:

- Title, legal descriptions, parcel boundaries, easements and access rights.
- ALTA/NSPS survey or other boundary/topographic survey.
- Current City zoning and parcel-specific development regulations.
- Complete Communities Housing Solutions eligibility, Tier designation and applicable program requirements.
- FAR, height, density, setbacks, stepbacks, parking, open-space and inclusionary-housing requirements.
- Transit Priority Area status and any parking or mobility incentives.
- Airport, coastal, environmental, historic, geological, fire, utility or other overlays and constraints.
- Utility capacity, service connections, stormwater and infrastructure requirements.
- Geotechnical, environmental and hazardous-material conditions.
- Existing improvements, demolition requirements and development impact fees.

Available offering materials include parcel data, ZAPP zoning screenshots, program-sheet development scenarios, aerial photography and the marketing materials supplied with this memorandum. Additional title, survey, entitlement or property-condition materials should be identified as available only if actually provided.

DISCLAIMER & BROKER INFORMATION

This Offering Memorandum has been prepared for informational and marketing purposes only. Information contained herein has been obtained from sources believed to be reliable, including City and County data and seller-supplied materials, but Henein Realty and the property owners make no representation or warranty, express or implied, as to its accuracy or completeness.

All dimensions, parcel areas, zoning designations, development scenarios, FAR calculations, unit counts, height assumptions, parking assumptions, Complete Communities eligibility, fees, views, distances and potential uses are approximate or conceptual unless independently confirmed. No development scenario is represented as approved or entitled. Prospective purchasers must conduct their own independent investigation and rely solely on their own consultants, governmental inquiries and due diligence.

The aerial photographs, arrows and parcel outlines are for illustrative purposes and are not surveys. View corridors and visibility may change as surrounding properties are developed. Nothing in this memorandum constitutes legal, tax, architectural, engineering, environmental, zoning or land-use advice.

HENEIN REALTY

SAMY HENEIN | BROKER / OWNER

858-335-8299 | DRE #02257785

ZONING & LAND USE FRAMEWORK

CITY OF SAN DIEGO ZAPP MATERIALS - BUYER TO VERIFY

The three parcels are not shown with a single uniform base-zone designation in the zoning materials supplied with the offering. The City of San Diego Zoning and Parcel Information Portal (ZAPP) screenshots show CC-3-4 for APNs 451-631-0200 and 451-631-0100 and RM-2-5 for APN 451-631-1000. Each screenshot identifies the Community Plan Area as Uptown. The supplied land-use information for 1321 W. Redwood Street additionally identifies “Residential - Medium” and “Community Commercial - Residential Permitted.” These classifications should be presented together rather than characterizing Redwood simply as commercial or residential. Any assemblage-wide development concept must be evaluated against the parcel-specific base zoning, land-use classifications, applicable overlays, and the requirements of any incentive program relied upon by the developer.

3055 India Street	APN 451-631-0200 ZAPP zone designation: CC-3-4
India & Redwood Corner Parcel	APN 451-631-0100 ZAPP zone designation: CC-3-4
1321 W. Redwood Street	APN 451-631-1000 ZAPP: RM-2-5 Land Use: Residential - Medium Community Commercial - Residential Permitted
Community Plan Area	Uptown, as shown in the supplied ZAPP screenshots

The zoning designations above are reproduced from the supplied City screenshots and are not a substitute for a current zoning confirmation. Buyer should independently confirm base zoning, overlays, development regulations, permitted uses, lot consolidation requirements, and the interaction between the three parcels before relying on any development scenario.

APN 451-631-0200 | CC-3-4



ZAPP EXHIBIT - CORNER PARCEL

APN 451-631-0100 | CC-3-4

Legend

Basemap Gallery

Details

Layers

Info

<< Collapse

Info

APN: 4516310100

Lots: MIDDLETOWN

LOTNO

1

BLOCKNO

116

MAPNUM

1874

MAPTYPE

SCC

SUBNAME

MIDDLETOWN

TENTMAP

Community Plan Area (CPA): UPTOWN

CPNAME

UPTOWN

Zone Designation (OZM): CC-3-4

ZONE_NAME

CC-3-4

IMP_DATE

2/4/2017, 12:00 AM

ORDNUM

O-20771 NS

Home

+

-

Location

>>

Info

W Spruce St

W Redwood St

India St

Kettner Blvd

California St

200 ft

Esri Community Maps Contributors, Sa...

Powered by Esri

Source: City of San Diego Zoning and Parcel Information Portal screenshot included in the supplied offering materials.

HENEIN REALTY | INDIA / REDWOOD DEVELOPMENT ASSEMBLAGE | DRE #02257785

ZAPP EXHIBIT - 1321 W. REDWOOD STREET

APN 451-631-1000 | RM-2-5 | RESIDENTIAL - MEDIUM | COMMUNITY COMMERCIAL - RESIDENTIAL PERMITTED



Zoning and Parcel Information Portal (ZAPP)

-  Legend
-  Basemap Gallery
-  Details
-  Layers

Info

Info ✕

APN: 4516311000 ▼

Lots: MIDDLETOWN ^

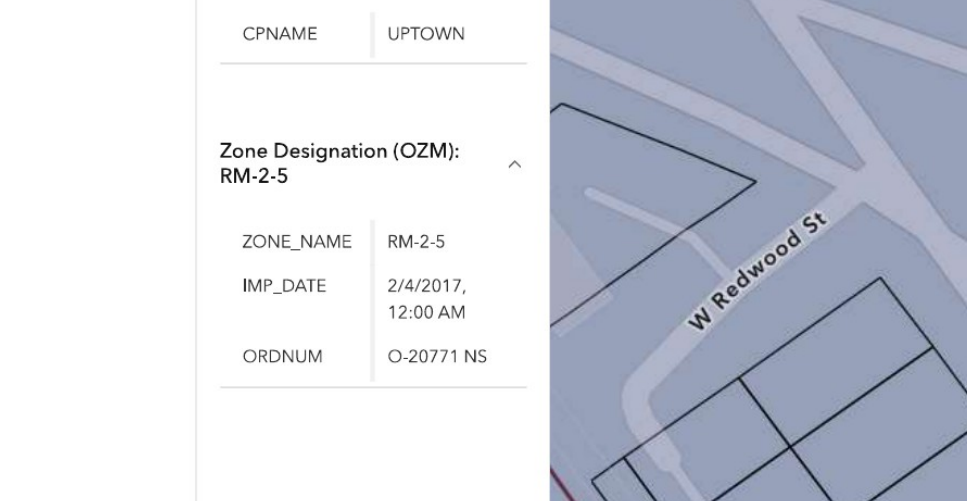
LOTNO	12
BLOCKNO	116
MAPNUM	1874
MAPTYP	SCC
SUBNAME	MIDDLETOW N
TENTMAP	

Community Plan Area (CPA): UPTOWN ^

CPNAME	UPTOWN
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Zone Designation (OZM): RM-2-5 ^

ZONE_NAME	RM-2-5
IMP_DATE	2/4/2017, 12:00 AM
ORDNUM	O-20771 NS



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Home
+
-
Compass

100 ft

[<< Collapse](#)

Esri Community Maps Contributors, Sa... Powered by Esri

Source: City of San Diego Zoning and Parcel Information Portal screenshot included in the supplied offering materials.

COMPLETE COMMUNITIES HOUSING SOLUTIONS

TIER 3 DEVELOPMENT ASSUMPTION USED IN THE SUPPLIED PROGRAM SHEET

The supplied program sheet analyzes the India/Redwood assemblage under Complete Communities Housing Solutions (CCHS) Tier 3 using a 6.5 FAR assumption. The program sheet uses a total lot area of 14,126 square feet and calculates a maximum gross FAR area of approximately 91,819 square feet.

Program	Complete Communities Housing Solutions (CCHS)
Tier Assumption	Tier 3
FAR Assumption	6.5 FAR
Planning Lot Area	14,126 SF
Maximum Gross FAR Area	91,819 SF
Neighborhood Enhancement Fee - <=95 ft	\$127,134 (source program sheet)
Neighborhood Enhancement Fee - >95 ft	\$155,386 (source program sheet)

These figures are planning assumptions taken from the supplied program sheet, not a representation that a project of this size, height, unit count, or configuration has been approved. The program sheet itself states that actual capacity depends on massing, stepbacks, facade articulation, circulation and egress, building systems, open space, overlays, inclusionary obligations, and other project-specific requirements. Buyer should confirm current CCHS eligibility and all applicable program requirements directly with the City and its consultants.

ILLUSTRATIVE DEVELOPMENT PROGRAM

PLANNING-GRADE YIELD ANALYSIS - BUYER TO VERIFY

The supplied program sheet compares two illustrative residential programs using the same 6.5 FAR / 91,819-square-foot gross FAR framework. Both scenarios assume a weighted average unit size of approximately 660 square feet.

SCENARIO	COMMERCIAL	NET RESIDENTIAL SF	AVG. UNIT SIZE	APPROX. UNITS
A	0%	78,046 SF	660 SF	118
B	10%	70,241 SF	660 SF	106

Scenario A assumes no ground-floor commercial allocation and yields approximately 118 units. Scenario B allocates 10% of the program to ground-floor commercial use and yields approximately 106 units. The source materials also discuss alternative unit mixes, but these two scenarios are the detailed planning cases supplied with the program sheet and are the most appropriate figures to feature in the offering memorandum.

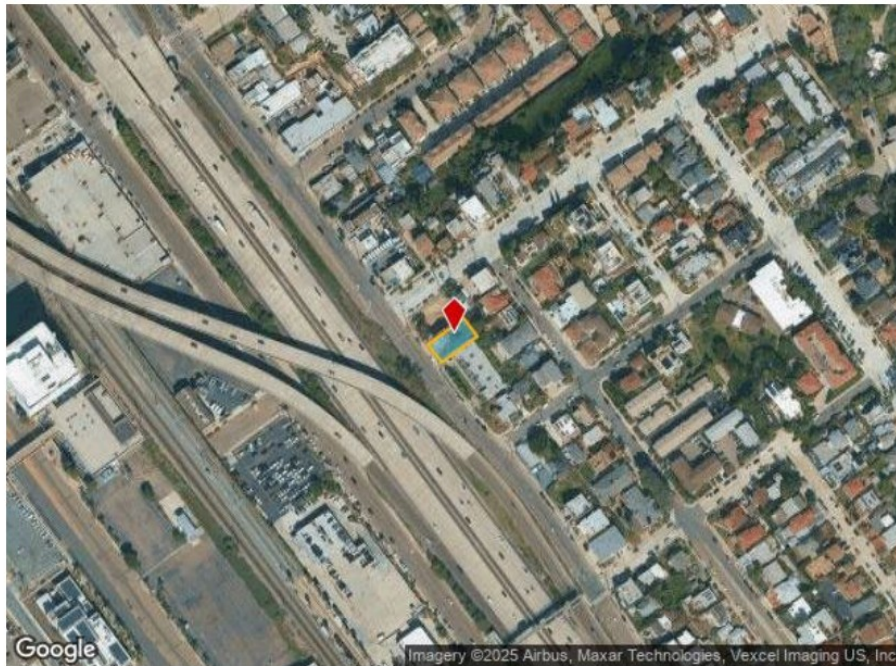
- Illustrative only - no entitlement or approval is represented.
- Unit yield will change with unit mix, efficiency, common areas, circulation, building systems, setbacks, stepbacks, open space, affordability requirements and final massing.
- Commercial allocation can materially affect net residential area and unit count.
- Parking relief may apply in Transit Priority Areas according to the source program notes; applicability must be independently verified.

PARCEL & ASSEMBLAGE CONTEXT

THREE-PARCEL DEVELOPMENT SITE

Development Assemblage – 3055 India Street, 1321 W. Redwood Street & Corner Parcel at India/Redwood

Midtown / Mission Hills Corridor – San Diego, CA 92103



Offering Summary

An irreplaceable opportunity to acquire a **three-parcel assemblage totaling approximately 14,000 SF** in one of San Diego's most sought-after development corridors. The site includes:

- **3055 India Street** (existing commercial frontage)
- **1321 W. Redwood Street** (residential parcel)
- **Unimproved corner parcel at India & Redwood** (vacant lot)

Source exhibit from the supplied offering materials. The image is for location/context only and is not a survey.

The assemblage consists of APNs 451-631-0200, 451-631-0100 and 451-631-1000. County parcel exports supplied for the three parcels report usable-square-foot figures of approximately 5,000 SF, 4,700 SF and 4,100 SF, respectively. The separate development program uses a combined planning lot area of approximately 14,126 SF. Because those source figures are not identical, a purchaser should rely on a current survey and title materials for legal area and boundary determinations.

PARCEL DATA APPENDIX

COUNTY PARCEL EXPORTS SUPPLIED WITH THE OFFERING

APN	SITUS	USABLE SF	SHAPE AREA	LIVING AREA	UNIT QTY	LEGAL DESCRIPTION
45163102	3055 INDIA ST	5,000	5,014.87	2,808	1	BLK 116 LOT 2
45163101	Corner parcel / India St	4,700	5,014.51	0	0	BLK 116 LOT 1
45163110	1321 W REDWOOD ST	4,100	4,126.43	1,040	1	BLK 116 LOTS 11 & 12, SWLY 41 FT

The table above reproduces selected fields from the three City/County parcel CSV exports supplied for the offering. It is provided as a due-diligence aid only. The parcel exports contain multiple area-related fields and do not, by themselves, establish a surveyed assemblage area.

TRANSIT-ORIENTED HOUSING POLICY CONTEXT

BACKGROUND ONLY - NOT A PROPERTY-SPECIFIC ENTITLEMENT

The supplied October 2025 San Diego Union-Tribune article discusses Senate Bill 79, legislation addressing housing near specified transit stops. The article reports that the law can override some local zoning near qualifying transit and describes different building-height rules based on distance from qualifying stops and service characteristics. It also reports that San Diego had already adopted comparatively aggressive housing policies near transit, so the law was expected to have a smaller effect in San Diego than in some other jurisdictions.

The City parcel summaries identify each of the three APNs as an “SB79 Eligible Site (2026)” and state that each is within 1/4 mile of a transit stop. The City data fields list a maximum residential density of 100 dwelling units per acre, maximum FAR of 3.0, and maximum building height of 65 feet for SB 79. These values should not be combined with the separate CCHS Tier 3 6.5 FAR designation without project-specific land-use analysis. A purchaser intending to rely on SB 79 should independently confirm all statutory, zoning, airport, affordability, labor, objective-design, and other applicable requirements.

DUE DILIGENCE EXHIBIT INDEX

MATERIALS TO ACCOMPANY THE OFFERING MEMORANDUM

The following materials should accompany the marketing memorandum or be made available in the due-diligence data room. Items should be described as available only if they have actually been obtained.

- Aerial photography for 3055 India Street.
- Aerial photography for 1321 W. Redwood Street.
- Aerial photography for the India & Redwood corner parcel.
- City ZAPP screenshot - APN 451-631-0200.
- City ZAPP screenshot - APN 451-631-0100.
- City ZAPP screenshot - APN 451-631-1000.
- County parcel data exports for all three APNs.
- Program Sheet Comparison - India/Redwood Assemblage.
- Parcel/assemblage location exhibit.
- Current preliminary title reports for each parcel, when obtained.
- Current ALTA/NSPS or boundary/topographic survey, when obtained.
- Existing leases/occupancy information, if applicable.
- Utility, geotechnical, environmental, historic and other technical reports, if obtained.
- Any City correspondence, zoning confirmation, preliminary review, entitlement or development feasibility materials, if obtained.

For external marketing, the first eight items can be incorporated directly into the Offering Memorandum. Title, survey, lease and technical materials are generally better maintained in a separate due-diligence package or data room rather than embedded in the marketing brochure.

ADDITIONAL DEVELOPMENT CONSIDERATIONS

PARCEL-SPECIFIC CITY GIS / ZAPP DATA

The City of San Diego parcel summaries provide additional property-specific information that should be considered in evaluating development potential. These items do not establish an entitlement, but they materially refine the site analysis and should be reviewed with the parcel summaries included as Exhibit C.

- All three parcels: Sustainable Development Area - Yes; SB 79 Eligible Site (2026) - Yes; within 1/4 mile of a transit stop; CCHS - Yes, Tier 3 / 6.5 FAR; Mobility Zone 2; Transit Area Overlay Zone - Yes; Transit Priority Area - Yes; Affordable Housing Parking Demand - High.
- 3055 India Street and the corner parcel: base zone CC-3-4; Community Plan land use - Community Commercial - Residential Permitted; General Plan land use - Multiple Use.
- 1321 W. Redwood Street: base zone RM-2-5; Community Plan land uses - Community Commercial - Residential Permitted and Residential - Medium; General Plan land uses - Multiple Use and Residential.
- Airport constraints: all three parcels are within the Airport Land Use Compatibility Overlay Zone and FAA Part 77 noticing area. The City summaries identify San Diego International Airport Review Area 1 and NAS North Island Review Area 2, together with airport noise-contour information.
- Geologic/topographic considerations: City GIS identifies Geologic Hazard Category 52 and slopes of 25% or greater on all three parcels. Elevation contours vary by parcel and should be confirmed by a current topographic survey and geotechnical investigation.
- Flood/fire: City GIS identifies Flood Zone X / area of minimal flood hazard and does not identify the parcels within the 2025 Very High Fire Hazard Severity Zone.

Because the City parcel summaries identify both CCHS and SB 79 information, a buyer should evaluate the programs separately and determine which development pathway, if any, provides the most favorable project-specific result. The marketing materials should not add the FAR, density, or height allowances from different programs together.

EXHIBIT A

ASSESSOR PARCEL MAP

San Diego County Assessor - Book 451, Page 63; relevant Middletown block and parcel configuration

Assessor Map - Sheet 1 of 3

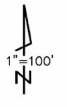
08



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.

PARCELQUEST

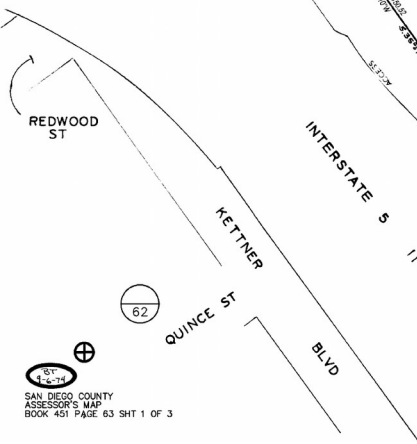
451-63
SHT 1 OF 3



451-63-634

08/16/13 DEP

BLK	OLD	NEW	YR	CUT
631	11	13, 14	64	216
634	10	13	64	5068
633	10	10-11	70	1436
634	11	11	81	5778
634	7-9	20	82	163
633	2, 5, 6	12	84	616
633	1-4	19	CONDOM	729
634	20	CONDOM	22	553
634	13		00	593
631	3	CONDO	06	727
632	5	STOR	07	5563
632	5	CONDO	08	547
631	6	CONDO	08	607
634	15	STOR	14	4612



DETAIL 'A'
NO SCALE

- 5th CONDO
3005-3023 COLUMBIA STREET
DOC 2006-069938
(SEE SHT 3)
- 6th CONDO
3002 COLUMBIA &
1204 W QUINCE
DOC 2007-0512518
(SEE SHT 3)
- 1st CONDOM
WEST QUINCE STREET
DOC 89-107712
(SEE SHEET 2)
- 2nd CONDOM
COLUMBIA CREST
DOC 91-145231
(SEE SHT 3)
- 3rd CONDO
2521 INDIA STREET
DOC 96-78786
(SEE SEET 2)
- 4th CONDO
MOD DOM
DOC 05-958187
(SEE SHT 3)

MAP 15417 - 3005-3023 COLUMBIA STREET
MAP 15153 - INDIA STREET LOFTS CONDOMINIUMS
MAP 10192 - BAY VIEW PINES (CONDOM)
CC1-1874 - MIDDLETOWN
LS 508, ROS 11209, 12516, 12629, 16525, 17887

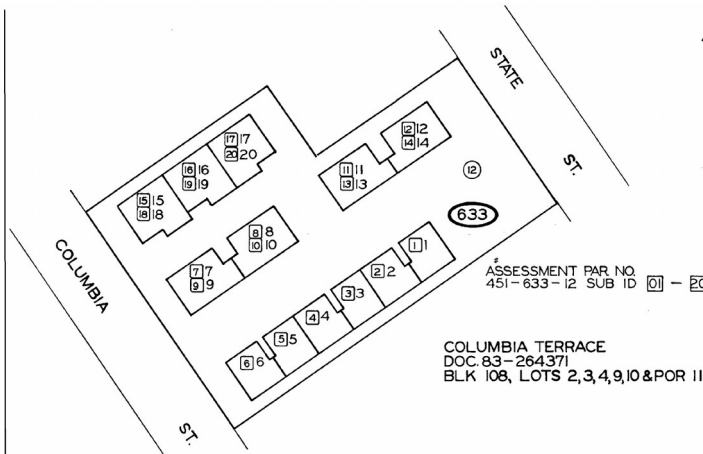
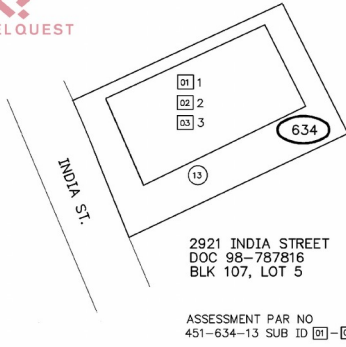
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 451 PAGE 63 SHT 1 OF 3

Assessor Map - Sheet 2 of 3

Provided by:
08
PARCELQUEST

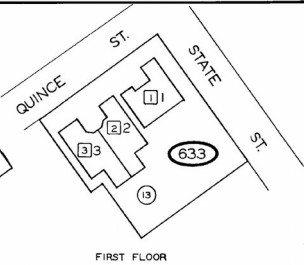
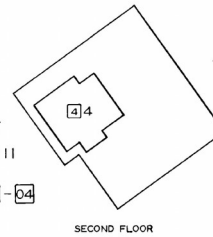
451-63
SHT. 2

10/29/99 JGRD



WEST QUINCE STREET
DOC 89-107712
BLK 108, LOT 12 & POR 11

ASSESSMENT PAR NO
451-633-13 SUB ID 01-04



NOTE: EACH SUB ID INCLUDES AN
UND INT IN ITS RESPECTIVE
COMMON AREA.

CONDOMINIUMS
CCI - 1874 - MIDDLETOWN

VALUATION
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 451 PAGE 63 SHT. 2
MAPPED FOR ASSESSMENT PURPOSES ONLY

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.

Assessor Map - Sheet 3 of 3

08

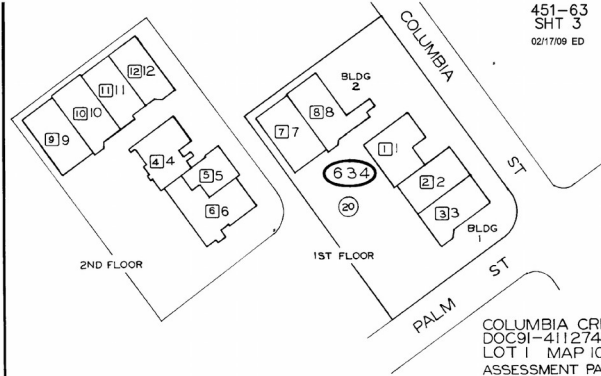
Provided by:



PARCELQUEST

MOD DOM
DOC 05-958187
LOT 1, MAP 15153

ASSESSMENT PAR NO
451-631-03 SUB ID 01-10

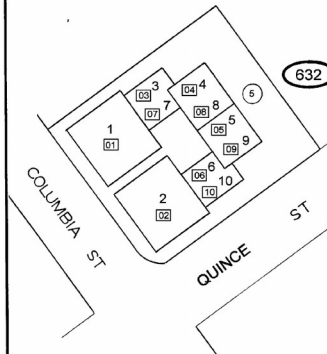
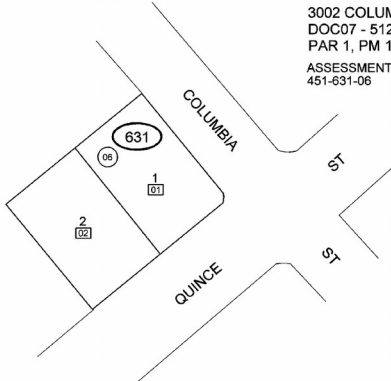


451-63
SHT 3
02/17/09 ED



COLUMBIA CREST
DOC91-411274
LOT 1, MAP 10192
ASSESSMENT PAR NO
451-634-20 SUB ID 01-12

3002 COLUMBIA & 1204 W. QUINCE
DOC07 - 512818
PAR 1, PM 19909
ASSESSMENT PAR NO
451-631-06 SUB ID 01-02



3005-3023 COLUMBIA STREET
DOC06-0669938
LOT 1, MAP 15417

ASSESSMENT PAR NO
451-632-05 SUB ID 01-10



SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 431 PAGE 63 SHT 3

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.

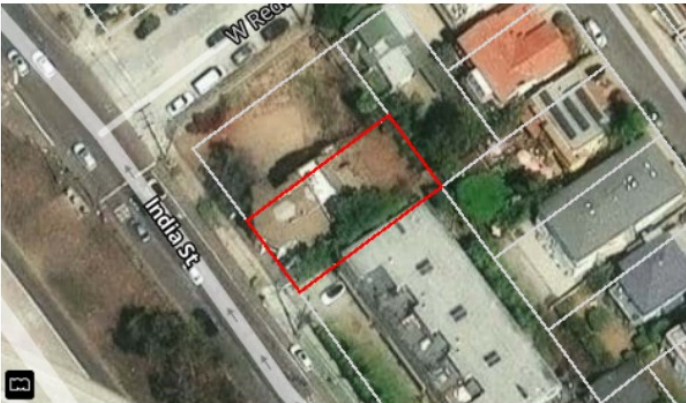
CONDOMINIUMS



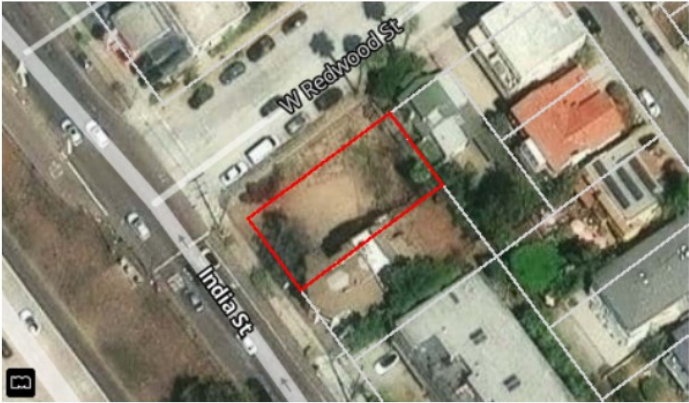
EXHIBIT B

ASSESSOR PROPERTY DETAIL REPORTS

ParcelQuest / San Diego County Assessor data for each APN

 PARCELQUEST LITE PROPERTY DETAIL REPORT		San Diego County - Jordan Z. Marks, Assessor	
		Property Address: 3055 INDIA ST SAN DIEGO CA 92103-6013	
		Parcel # (APN): 451-631-02-00	
General Information			
Parcel # (APN):	451-631-02-00		
Owner:	TRUCCHI LUIGI FAMILY 2008 TRUST 08-01-08 HENEIN SAMI S & MONA G		
Mailing Address:	3055 INDIA ST SAN DIEGO CA 92103		
Legal Description:	CC1-1874 BLK 116*LOT 2*		
			
Assessment			
Total Value:	\$1,066,325	Exempt Amt:	Year Assd: 2026
Land:	\$568,707	EXE Type:	Zoning: 6
Structures:	\$497,618	Tax Rate Area:	Use Code: 60210
Other:		Census Tract:	Use Type: COMMERCIAL
% Improved:	46%	Price/SqFt:	\$267.09
Sale History			
	Sale 1	Sale 2	Sale 3
Document Date:	08/25/2004	07/10/1987	07/13/1984
Document Number:	0810832	0388694	0263512
Document Type:	GRANT DEED	GRANT DEED	GRANT DEED
Transfer Amount:	\$750,000	\$277,000	\$215,000
Seller (Grantor):			
Property Characteristics			
Bedrooms:	Fireplace:	Units: 1	
Baths (Full):	A/C:	Stories:	
Baths (Half):	Heating:	Quality:	
Total Rooms:	Pool:	Building Class:	
Bldg/Liv Area:	Park Type:	Condition:	
Lot Acres:	Spaces:	Site Influence:	
Lot SqFt:	Garage SqFt:	Timber Preserve:	
Year Built:		Ag Preserve:	
Effective Year:	2000		
Visit us: www.ParcelQuest.com * The information provided here is deemed reliable, but is not guaranteed. © 2026 ParcelQuest			

Corner Parcel - APN 451-631-01-00

 PARCELQUEST LITE		San Diego County - Jordan Z. Marks, Assessor	
PROPERTY DETAIL REPORT		Property Address: INDIA ST SAN DIEGO CA 92103	
		Parcel # (APN): 451-631-01-00	
General Information			
Parcel # (APN):	451-631-01-00		
Owner:	SUPPA FAMILY TRUST 02-18-87		
Mailing Address:	P O BOX 8336 RANCHO SANTA FE CA 92067		
Legal Description:	CC1-1874 BLK 116*LOT 1*		
			
Assessment			
Total Value:	\$587,190	Exempt Amt:	Year Assd: 2026
Land:	\$587,190	EXE Type:	Zoning: 6
Structures:		Tax Rate Area:	Use Code: 60200
Other:		Census Tract:	Use Type: VACANT
% Improved:	0%	Price/SqFt:	
Sale History			
	Sale 1	Sale 2	Sale 3
Document Date:	09/03/2004	01/07/2004	
Document Number:	0843509	0011301	
Document Type:	GRANT DEED	GRANT DEED	
Transfer Amount:	\$413,000	\$1,700,000	
Seller (Grantor):			
			Transfer
			09/03/2004
			0843509
Property Characteristics			
Bedrooms:	Fireplace:	Units:	
Baths (Full):	A/C:	Stories:	
Baths (Half):	Heating:	Quality:	
Total Rooms:	Pool:	Building Class:	
Bldg/Liv Area:	Park Type:	Condition:	
Lot Acres:	Spaces:	Site Influence:	
Lot SqFt:	Garage SqFt:	Timber Preserve:	
Year Built:		Ag Preserve:	
Effective Year:			
Visit us: www.ParcelQuest.com * The information provided here is deemed reliable, but is not guaranteed. © 2026 ParcelQuest			

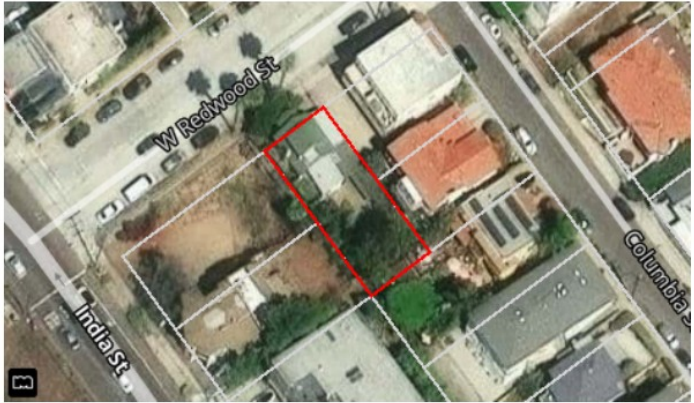
 PARCELQUEST LITE PROPERTY DETAIL REPORT		San Diego County - Jordan Z. Marks, Assessor	
		Property Address: 1321 W REDWOOD ST SAN DIEGO CA 92103-6027	
		Parcel # (APN): 451-631-10-00	
General Information			
Parcel # (APN):	451-631-10-00		
Owner:	SUPPA JERRY M & CHRISTINE M		
Mailing Address:	P O BOX 8336 RCHO SANTA FE CA 92067		
Legal Description:	CC1-1874 BLK 116*LOTS 11 & 12*SWLY 41 FT*		
			
Assessment			
Total Value:	\$1,024,867	Exempt Amt:	Year Assd: 2026
Land:	\$956,545	EXE Type:	Zoning: 2
Structures:	\$68,322	Tax Rate Area:	Use Code: 20111
Other:		Census Tract:	Use Type: RESID. SINGLE FAMILY
% Improved:	6%	Price/SqFt:	\$721.15
Sale History			
	Sale 1	Sale 2	Sale 3
Document Date:	08/11/2006	05/12/1993	Transfer 08/11/2006
Document Number:	0574101	0300604	0574101
Document Type:	GRANT DEED	GRANT DEED	
Transfer Amount:	\$750,000	\$163,480	
Seller (Grantor):			
Property Characteristics			
Bedrooms:	3	Fireplace:	Units: 1
Baths (Full):	2	A/C:	Stories:
Baths (Half):		Heating:	Quality:
Total Rooms:		Pool:	Building Class:
Bldg/Liv Area:	1,040	Park Type:	Condition:
Lot Acres:		Spaces:	Site Influence: VIEW
Lot SqFt:		Garage SqFt:	Timber Preserve:
Year Built:			Ag Preserve:
Effective Year:	1928		
Visit us: www.ParcelQuest.com * The information provided here is deemed reliable, but is not guaranteed. © 2026 ParcelQuest			

EXHIBIT C

CITY OF SAN DIEGO PARCEL SUMMARIES

Parcel-specific planning, zoning, CCHS, SB 79, transit, airport, geologic and overlay information

APN 8: 45163102

Site Location

Addresses in Parcel	3051 INDIA ST 3053 INDIA ST 3055 INDIA ST
Assessor's Parcel Number (APN)	45163102
Lots	Yes: SCC 1874 Block No 116 Lot No 2 MIDDLETOWN
City Council District	3
City Owned Parks	No: None
City Owned Real Property (CORP)	No
Solid Waste Sites	No: None
CDE School Sites	No: None
100 Scale GRID	Yes: 2081716

Planning Areas

Adequate Sites Inventory (ASI)	Yes: Net Potential Units: 3
Community Plan Area (CPA)	UPTOWN
General Plan Land Use Designation (GPLU)	Multiple Use
Community Plan Land Use Designation (CPLU)	Community Commercial - Residential Permitted
Community Plan Land Use Density Range (CPLUDR)	Density High: 29 DU/Acre Density Low: 0 DU/Acre
Specific Plan Area (SPA)	No: None
Prime Industrial Land (PIL)	No:

	None
Proposition A Lands (PAL)	No: None
Sustainable Development Areas (SDA)	Yes
SB79 Eligible Sites (2026)	Yes: Distance from Transit Stop: Within 1/4 Mile Max Residential Density (du/ac): 100 Max Floor Area Ratio (FAR): 3 Max Building Height (ft): 65
Complete Communities Housing Solutions (CCHS)	Yes: FAR Tier 3: 6.5 FAR
Complete Communities Mobility Choices (CCMC)	Mobility Zone 2
Communities of Concern (COC)	No: None
Central Urbanized Planned District (CUPD)	No

Base Zones

Zone Designation (OZM)	CC-3-4 O-20771 NS 02/04/2017
Zoning Action Index (ZAI)	MCCPD-CL-6 O-17306 N 05/29/1989 C-1S O-11192 N 12/12/1973 C O-12987 O 10/19/1930

Overlay Zones

Airport Land Use Compatibility Overlay Zone (ALUCOZ)	Yes: NAS North Island San Diego International Airport
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Clairemont Mesa Height Limit Overlay Zone (CMHLOZ)	No: None
Coastal Height Limit Overlay Zone (CHLOZ)	No
Coastal Overlay Zone (COZ)	No: None
Coastal Overlay Zone First Public Roadway (COZFPR)	No
Community Enhancement Overlay Zone (CEOZ)	No: None
Community Plan Implementation Overlay Zone (CPIOZ)	No: None
Mission Trails Design District (MTDDOZ)	No: None
Mobile Home Park Overlay Zone (MHPOZ)	No
Parking Impact Overlay Zone (PIOZ)	No: None
Sensitive Coastal Overlay Zone (SCOZ)	No: None
Transit Area Overlay Zone (TAOZ)	Yes
Urban Village Overlay Zone (UVOZ)	No

Transportation Areas

Transit Priority Area (TPA)	Yes
Affordable Housing Parking Demand (AHPD)	Yes: High

Airports Areas

ALUCP Airport Influence Area (AIA)	Yes: San Diego International Airport - Review Area 1 NAS North Island - Review Area 2
ALUCP Noise Contours (CNEL)	Yes: San Diego International Airport 75 + CNEL
ALUCP Safety Zone (SZ)	No: None
FAA Part 77 Noticing Area	Yes:

	SDIA - Lindbergh Field//30 to 35 feet elevation above sea level // 1500 to 2000 feet horizontal distance from runway North Island NAS//171 to 176 feet elevation above sea level // 14500 to 15000 feet horizontal distance from runway
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Historic and Cultural Resources

La Jolla Shores Archaeological Study Area (LJSASA)	No
Cultural Sensitivity Area	Yes: Moderate
Paleontological Sensitivity Area	Yes: High
Historic Districts: Existing	No: None
Historic Resources: Designated	No: None
Historic Review Exemptions	No

Environmentally Sensitive Lands

Environmentally Sensitive Lands (ESL)

These search results indicate the probability of the presence of ESL.

The presence of ESL is determined by a project-specific analysis in connection with any permit application. A determination can also be made by requesting a Preliminary Review.

For more information regarding ESL, refer to [Chapter 14, Article 3, Division 1](#) of the Land Development Code and the applicable guidelines in the Land Development Manual.

Multiple Species Conservation Program (MSCP)	No: None
Multiple Habitat Planning Area (MHPA)	No
Sensitive Vegetation	No: None
Vernal Pools	No
Non-Coastal Wetlands	No
Coastal Wetlands	No: None
Coastal Bluff	No: None
Coastal Beach	No: None

Steep Hillside	No
Special Flood Hazard Areas	Special Flood Hazard Area Zone: No Flood Zone: X Flood Zone Subtype: AREA OF MINIMAL FLOOD HAZARD Source Cite: 06073C_FIRM1

Economic Areas

Business Improvement District (BID)	Yes: Mission Hills Business Improvement District (BID)
Maintenance Assessment Districts (MAD)	No: None
Property Business Improvement Districts (PBID)	No: None
San Diego Promise Zone (SDPZ)	No

Fire Hazard Areas

Very High Fire Hazard Severity Zone (VHFSZ - 2025)	No
Very High Fire Hazard Severity Zone (VHFSZ - 2009)	No
Brush Management	No: None

Geologic Areas

Alquist-Priolo Earthquake Fault Zone	No: None
Earthquake Fault Buffers	No: None
Geologic Hazard Category	Yes: 52
Elevation Contour 5 Feet (1999)	Min: 110 Max: 130
Slopes 25% or Greater (1999)	Yes

Hydrologic Areas

Watershed	SAN DIEGO BAY
Watershed Subarea	908.21 - Lindbergh
Environmentally Sensitive Area (ESA)	No
Areas of Special Biological Significance (ASBS)	No
Average Condition Flood Extent	No
100 Year Flood Extent	No

School Districts

Elementary School District	See Unified School District
High School District	See Unified School District
Unified School District	Yes: UNIFIED SAN DIEGO

Inspection Districts

Inspection District: 77	Combination Perry McCoy 619-687-5980 PMcCoy@sandiego.gov
	Structural Val Sanchez 619-665-1687 ValS@sandiego.gov
	Electrical Mark Carrillo 858-627-2074 MCarrillo@sandiego.gov
	Elect-Fire Alarm Mark Carrillo 858-627-2074 MCarrillo@sandiego.gov
	Mechanical

	Chad Menges 858-627-2069 CMenges@sandiego.gov Mech-Fire Suppression Cesar Flores 858-627-2044 CDFlores@sandiego.gov Private Grading Itzel Velazquez 619-218-5096 IVelazquezRe@sandiego.gov FIT Electrical Namir Samir Raheem Al Khalidi 619-533-3127 NAlKhalidi@sandiego.gov FIT Traffic Solomon Abraham 619-533-4456 SAbraham@sandiego.gov FIT Civil Bashar Kirma 619-446-5291 BKirma@sandiego.gov
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Permit Summary

Actions

APN 8: 45163102

Accela

Current APN

No Accela records found.

Previous APN(s)

No Accela records found.

PTS

Current APN

No PTS records found.

Previous APN(s)

No PTS records found.

APN-10 Summary

Press TAB to continue

APN

Actions

4516310200

APN 8: 45163101

Site Location

Addresses in Parcel	N/A
Assessor's Parcel Number (APN)	45163101
Lots	Yes: SCC 1874 Block No 116 Lot No 1 MIDDLETOWN
City Council District	3
City Owned Parks	No: None
City Owned Real Property (CORP)	No
Solid Waste Sites	No: None
CDE School Sites	No: None
100 Scale GRID	Yes: 2081716

Planning Areas

Adequate Sites Inventory (ASI)	Yes: Net Potential Units: 3
Community Plan Area (CPA)	UPTOWN
General Plan Land Use Designation (GPLU)	Multiple Use
Community Plan Land Use Designation (CPLU)	Community Commercial - Residential Permitted
Community Plan Land Use Density Range (CPLUDR)	Density High: 29 DU/Acre Density Low: 0 DU/Acre
Specific Plan Area (SPA)	No: None
Prime Industrial Land (PIL)	No: None

Proposition A Lands (PAL)	No: None
Sustainable Development Areas (SDA)	Yes
SB79 Eligible Sites (2026)	Yes: Distance from Transit Stop: Within 1/4 Mile Max Residential Density (du/ac): 100 Max Floor Area Ratio (FAR): 3 Max Building Height (ft): 65
Complete Communities Housing Solutions (CCHS)	Yes: FAR Tier 3: 6.5 FAR
Complete Communities Mobility Choices (CCMC)	Mobility Zone 2
Communities of Concern (COC)	No: None
Central Urbanized Planned District (CUPD)	No

Base Zones

Zone Designation (OZM)	CC-3-4 O-20771 NS 02/04/2017
Zoning Action Index (ZAI)	MCCPD-CL-6 O-17306 N 05/29/1989 C-1S O-11192 N 12/12/1973 C O-12987 O 10/19/1930

Overlay Zones

Airport Land Use Compatibility Overlay Zone (ALUCOZ)	Yes: NAS North Island San Diego International Airport
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Clairemont Mesa Height Limit Overlay Zone (CMHLOZ)	No: None
Coastal Height Limit Overlay Zone (CHLOZ)	No
Coastal Overlay Zone (COZ)	No: None
Coastal Overlay Zone First Public Roadway (COZFPR)	No
Community Enhancement Overlay Zone (CEOZ)	No: None
Community Plan Implementation Overlay Zone (CPIOZ)	No: None
Mission Trails Design District (MTDDOZ)	No: None
Mobile Home Park Overlay Zone (MHPOZ)	No
Parking Impact Overlay Zone (PIOZ)	No: None
Sensitive Coastal Overlay Zone (SCOZ)	No: None
Transit Area Overlay Zone (TAOZ)	Yes
Urban Village Overlay Zone (UVOZ)	No

Transportation Areas

Transit Priority Area (TPA)	Yes
Affordable Housing Parking Demand (AHPD)	Yes: High

Airports Areas

ALUCP Airport Influence Area (AIA)	Yes: San Diego International Airport - Review Area 1 NAS North Island - Review Area 2
ALUCP Noise Contours (CNEL)	Yes: San Diego International Airport 70 - 75 CNEL San Diego International Airport 75 + CNEL
ALUCP Safety Zone (SZ)	No: None
FAA Part 77 Noticing Area	Yes: SDIA - Lindbergh Field//30 to 35 feet elevation above sea level //

	1500 to 2000 feet horizontal distance from runway North Island NAS//171 to 176 feet elevation above sea level // 14500 to 15000 feet horizontal distance from runway
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Historic and Cultural Resources

La Jolla Shores Archaeological Study Area (LJSASA)	No
Cultural Sensitivity Area	Yes: Moderate
Paleontological Sensitivity Area	Yes: High
Historic Districts: Existing	No: None
Historic Resources: Designated	No: None
Historic Review Exemptions	No

Environmentally Sensitive Lands

Environmentally Sensitive Lands (ESL)

These search results indicate the probability of the presence of ESL.

The presence of ESL is determined by a project-specific analysis in connection with any permit application. A determination can also be made by requesting a Preliminary Review.

For more information regarding ESL, refer to [Chapter 14, Article 3, Division 1](#) of the Land Development Code and the applicable guidelines in the Land Development Manual.

Multiple Species Conservation Program (MSCP)	No: None
Multiple Habitat Planning Area (MHPA)	No
Sensitive Vegetation	No: None
Vernal Pools	No
Non-Coastal Wetlands	No
Coastal Wetlands	No: None
Coastal Bluff	No: None
Coastal Beach	No: None
Steep Hillside	No

Special Flood Hazard Areas	Special Flood Hazard Area Zone: No Flood Zone: X Flood Zone Subtype: AREA OF MINIMAL FLOOD HAZARD Source Cite: 06073C_FIRM1

Economic Areas

Business Improvement District (BID)	No: None
Maintenance Assessment Districts (MAD)	No: None
Property Business Improvement Districts (PBID)	No: None
San Diego Promise Zone (SDPZ)	No

Fire Hazard Areas

Very High Fire Hazard Severity Zone (VHFSZ - 2025)	No
Very High Fire Hazard Severity Zone (VHFSZ - 2009)	No
Brush Management	No: None

Geologic Areas

Alquist-Priolo Earthquake Fault Zone	No: None
Earthquake Fault Buffers	No: None
Geologic Hazard Category	Yes: 52
Elevation Contour 5 Feet (1999)	Min: 110 Max: 130
Slopes 25% or Greater (1999)	Yes

Hydrologic Areas

Watershed	SAN DIEGO BAY
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Watershed Subarea	908.21 - Lindbergh
Environmentally Sensitive Area (ESA)	No
Areas of Special Biological Significance (ASBS)	No
Average Condition Flood Extent	No
100 Year Flood Extent	No

School Districts

Elementary School District	See Unified School District
High School District	See Unified School District
Unified School District	Yes: UNIFIED SAN DIEGO

Inspection Districts

	Combination Perry McCoy 619-687-5980 PMcCoy@sandiego.gov
	Structural Val Sanchez 619-665-1687 ValS@sandiego.gov
Inspection District: 77	Electrical Mark Carrillo 858-627-2074 MCarrillo@sandiego.gov
	Elect-Fire Alarm Mark Carrillo 858-627-2074 MCarrillo@sandiego.gov
	Mechanical Chad Menges 858-627-2069 CMenges@sandiego.gov

	Mech-Fire Suppression Cesar Flores 858-627-2044 CDFlores@sandiego.gov Private Grading Itzel Velazquez 619-218-5096 IVelazquezRe@sandiego.gov FIT Electrical Namir Samir Raheem Al Khalidi 619-533-3127 NAlKhalidi@sandiego.gov FIT Traffic Solomon Abraham 619-533-4456 SAbraham@sandiego.gov FIT Civil Bashar Kirma 619-446-5291 BKirma@sandiego.gov
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Permit Summary

Actions

APN 8: 45163101

Accela

Current APN

No Accela records found.

Previous APN(s)

No Accela records found.

PTS

Current APN

No PTS records found.

Previous APN(s)

No PTS records found.

APN 8: 45163110**Site Location**

Addresses in Parcel	1321 W REDWOOD ST
Assessor's Parcel Number (APN)	45163110
Lots	Yes: SCC 1874 Block No 116 Lot No 12 MIDDLETOWN SCC 1874 Block No 116 Lot No 11 MIDDLETOWN
City Council District	3
City Owned Parks	No: None
City Owned Real Property (CORP)	No
Solid Waste Sites	No: None
CDE School Sites	No: None
100 Scale GRID	Yes: 2081716

Planning Areas

Adequate Sites Inventory (ASI)	Yes: Net Potential Units: 2
Community Plan Area (CPA)	UPTOWN
General Plan Land Use Designation (GPLU)	Multiple Use Residential
Community Plan Land Use Designation (CPLU)	Community Commercial - Residential Permitted Residential - Medium

Community Plan Land Use Density Range (CPLUDR)	Density High: 29 DU/Acre Density Low: 0 DU/Acre Density High: 29 DU/Acre Density Low: 16 DU/Acre
Specific Plan Area (SPA)	No: None
Prime Industrial Land (PIL)	No: None
Proposition A Lands (PAL)	No: None
Sustainable Development Areas (SDA)	Yes
SB79 Eligible Sites (2026)	Yes: Distance from Transit Stop: Within 1/4 Mile Max Residential Density (du/ac): 100 Max Floor Area Ratio (FAR): 3 Max Building Height (ft): 65
Complete Communities Housing Solutions (CCHS)	Yes: FAR Tier 3: 6.5 FAR
Complete Communities Mobility Choices (CCMC)	Mobility Zone 2
Communities of Concern (COC)	No: None
Central Urbanized Planned District (CUPD)	No

Base Zones

Zone Designation (OZM)	RM-2-5 O-20771 NS 02/04/2017
Zoning Action Index (ZAI)	MCCPD-CL-6 O-17306 N 05/29/1989 MCCPD-MR-1500 O-17306 N 05/29/1989 C-1S O-11192 N 12/12/1973 R-4

	O-12987 O 10/19/1930
	C O-12987 O 10/19/1930

Overlay Zones

Airport Land Use Compatibility Overlay Zone (ALUCOZ)	Yes: NAS North Island San Diego International Airport
Clairemont Mesa Height Limit Overlay Zone (CMHLOZ)	No: None
Coastal Height Limit Overlay Zone (CHLOZ)	No
Coastal Overlay Zone (COZ)	No: None
Coastal Overlay Zone First Public Roadway (COZFPR)	No
Community Enhancement Overlay Zone (CEOZ)	No: None
Community Plan Implementation Overlay Zone (CPIOZ)	No: None
Mission Trails Design District (MTDDOZ)	No: None
Mobile Home Park Overlay Zone (MHPOZ)	No
Parking Impact Overlay Zone (PIOZ)	No: None
Sensitive Coastal Overlay Zone (SCOZ)	No: None
Transit Area Overlay Zone (TAOZ)	Yes
Urban Village Overlay Zone (UVOZ)	No

Transportation Areas

Transit Priority Area (TPA)	Yes
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Affordable Housing Parking Demand (AHPD)	Yes: High
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Airports Areas

ALUCP Airport Influence Area (AIA)	Yes: San Diego International Airport - Review Area 1 NAS North Island - Review Area 2
ALUCP Noise Contours (CNEL)	Yes: San Diego International Airport 70 - 75 CNEL San Diego International Airport 75 + CNEL
ALUCP Safety Zone (SZ)	No: None
FAA Part 77 Noticing Area	Yes: SDIA - Lindbergh Field//30 to 35 feet elevation above sea level // 1500 to 2000 feet horizontal distance from runway North Island NAS//171 to 176 feet elevation above sea level // 14500 to 15000 feet horizontal distance from runway

Historic and Cultural Resources

La Jolla Shores Archaeological Study Area (LJSASA)	No
Cultural Sensitivity Area	Yes: Moderate
Paleontological Sensitivity Area	Yes: High
Historic Districts: Existing	No: None
Historic Resources: Designated	No: None
Historic Review Exemptions	No

Environmentally Sensitive Lands**Environmentally Sensitive Lands (ESL)**

These search results indicate the probability of the presence of ESL.

The presence of ESL is determined by a project-specific analysis in connection with any permit application. A determination can also be made by requesting a Preliminary Review.

For more information regarding ESL, refer to [Chapter 14, Article 3, Division 1](#) of the Land Development Code and the applicable guidelines in the Land Development Manual.

Multiple Species Conservation Program	No:
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(MSCP)	None
Multiple Habitat Planning Area (MHPA)	No
Sensitive Vegetation	No: None
Vernal Pools	No
Non-Coastal Wetlands	No
Coastal Wetlands	No: None
Coastal Bluff	No: None
Coastal Beach	No: None
Steep Hillside	No
Special Flood Hazard Areas	Special Flood Hazard Area Zone: No Flood Zone: X Flood Zone Subtype: AREA OF MINIMAL FLOOD HAZARD Source Cite: 06073C_FIRM1

Economic Areas

Business Improvement District (BID)	No: None
Maintenance Assessment Districts (MAD)	No: None
Property Business Improvement Districts (PBID)	No: None
San Diego Promise Zone (SDPZ)	No

Fire Hazard Areas

Very High Fire Hazard Severity Zone (VHFSZ - 2025)	No
Very High Fire Hazard Severity Zone (VHFSZ - 2009)	No
Brush Management	No: None

Geologic Areas

Alquist-Priolo Earthquake Fault Zone	No: None
Earthquake Fault Buffers	No: None
Geologic Hazard Category	Yes: 52
Elevation Contour 5 Feet (1999)	Min: 130 Max: 140
Slopes 25% or Greater (1999)	Yes

Hydrologic Areas

Watershed	SAN DIEGO BAY
Watershed Subarea	908.21 - Lindbergh
Environmentally Sensitive Area (ESA)	No
Areas of Special Biological Significance (ASBS)	No
Average Condition Flood Extent	No
100 Year Flood Extent	No

School Districts

Elementary School District	See Unified School District
High School District	See Unified School District
Unified School District	Yes: UNIFIED SAN DIEGO

Inspection Districts

Inspection District: 77	Combination Perry McCoy 619-687-5980 PMcCoy@sandiego.gov Structural Val Sanchez
--------------------------------	--

	619-665-1687 ValS@sandiego.gov
	Electrical Mark Carrillo 858-627-2074 MCarrillo@sandiego.gov
	Elect-Fire Alarm Mark Carrillo 858-627-2074 MCarrillo@sandiego.gov
	Mechanical Chad Menges 858-627-2069 CMenges@sandiego.gov
	Mech-Fire Suppression Cesar Flores 858-627-2044 CDFlores@sandiego.gov
	Private Grading Itzel Velazquez 619-218-5096 IVelazquezRe@sandiego.gov
	FIT Electrical Namir Samir Raheem Al Khalidi 619-533-3127 NAlKhalidi@sandiego.gov
	FIT Traffic Solomon Abraham 619-533-4456 SAbraham@sandiego.gov
	FIT Civil Bashar Kirma 619-446-5291 BKirma@sandiego.gov

Permit Summary

Actions

APN 8: 45163110

Accela

Current APN

No Accela records found.

Previous APN(s)

No Accela records found.

PTS

Current APN

Project ID: [7984](#)

Project Created: 05/16/2003

Project Title: Mechanical

Project Scope: N/A

Job ID: 12065

Job Address: 1321 REDWOOD ST

Job APN: 4516311000

Job Drawing Number: N/A

- **Approval ID:** [13200](#)
- **Approval Type:** Mechanical Permit
- **Approval Status:** Cancelled

Previous APN(s)

No PTS records found.

EXHIBIT D

ILLUSTRATIVE DEVELOPMENT PROGRAM

Planning-grade analysis based on supplied program sheet; buyer to verify

DEVELOPMENT PROGRAM SUMMARY

CCHS TIER 3 PLANNING ASSUMPTION

The supplied program sheet uses an assemblage lot area of approximately 14,126 square feet and a CCHS Tier 3 FAR assumption of 6.5, producing approximately 91,819 square feet of gross FAR area. The City parcel summaries independently identify each APN as CCHS Tier 3 / 6.5 FAR. The following scenarios remain conceptual and are not approved entitlements.

Scenario	Commercial Allocation	Net Residential SF	Weighted Avg. Unit SF	Approx. Units
A	0%	78,046	660	118
B	10%	70,241	660	106

Illustrative unit assumptions in the supplied program sheet: studio 20% at 450 SF; one-bedroom 50% at 650 SF; two-bedroom 30% at 850 SF; weighted average approximately 660 SF. Actual yield will depend on massing, setbacks/stepbacks, circulation and egress, building systems, open space, inclusionary requirements, airport constraints, slopes/geotechnical conditions, utilities, objective design standards, and City review.

SB 79 is shown separately in the City parcel summaries and should not be blended into the CCHS calculations above. The City SB 79 fields list 100 du/acre, FAR 3.0 and 65-foot maximum building height for each parcel; project-specific eligibility and controlling standards require independent confirmation.