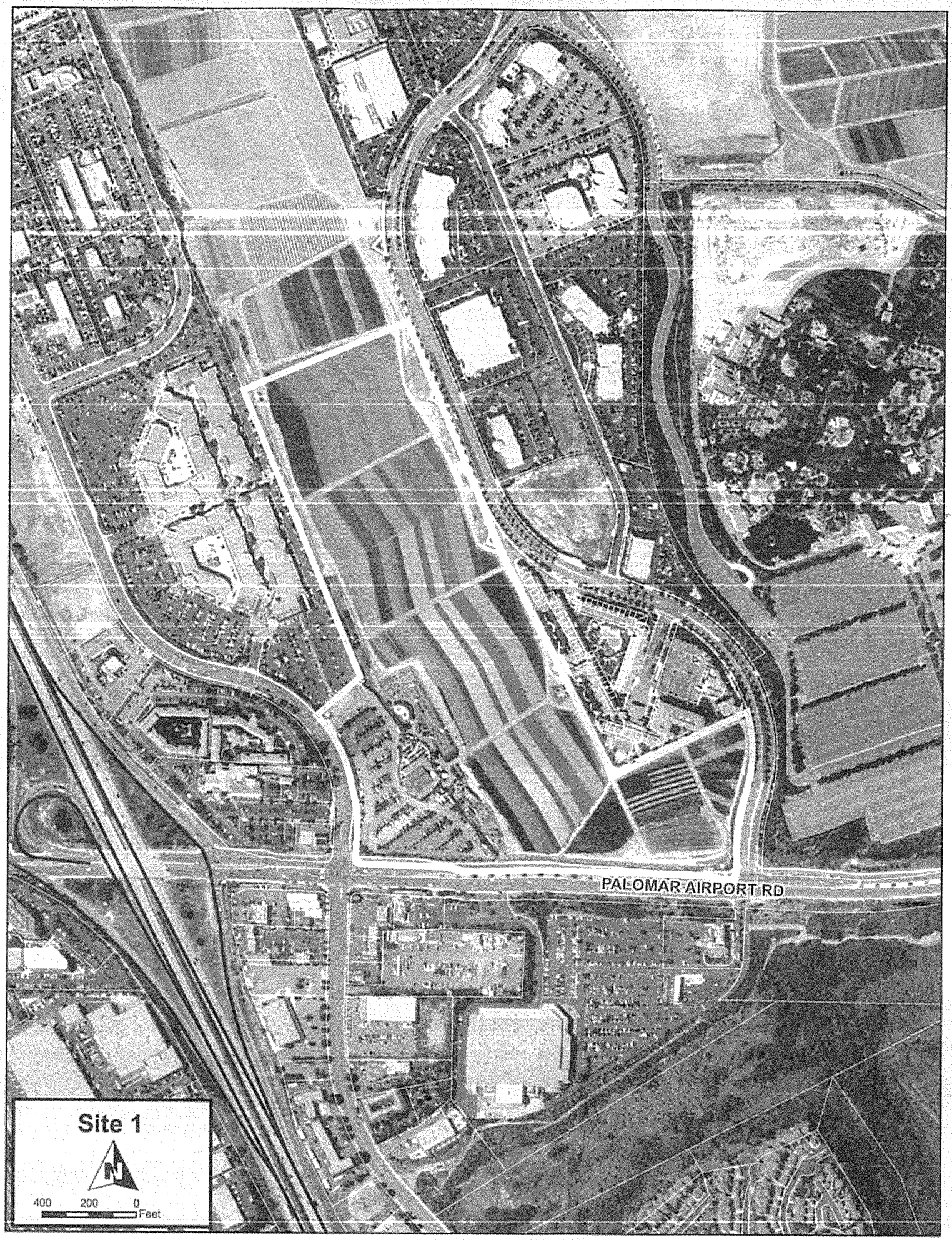
1. SITE MAPS AND PROFILES


PALOMAR AIRPORT RD
Site 1
N
400 200 0
Feet

LAND USE/ZONING PROFILE

Site: "1"

Location: North of Palomar Airport Road, east of Paseo del Norte, west of Armada Drive and south of Cannon Road.

Assessor's Parcel Number: 211-022-21

Size: 53.40 Acres

Ownership: C B Ranch Enterprises

General Plan Designation: OS (Open Space) - is defined as any area of land or water which, for whatever reason, is not developed for urbanized uses and which therefore enhances residents' quality of life. The open space may be in its natural state or modified in such a way that the modification itself contributes to this enhancement. Open Space may include 1) open space for preservation of natural resources; 2) open space for managed production of resources; 3) open space for outdoor recreation (programmed or unprogrammed); 4) open space for aesthetic, cultural and educational purposes; and 5) open space for public health and safety.

Zoning Designation: OS (Open Space) – Allowable uses include open space, public recreational uses and agriculture. The OS Zone allows for public structures and cultural, entertainment and similar recreational activities through the approval of a Conditional Use Permit.

Local Coastal Program Land Use Designation: OS (Open Space)

Local Coastal Program Zoning Designation: OS (Open Space)

Local Facilities Management Zone: 13

Other Applicable Regulatory Documents:

Carlsbad Ranch Specific Plan: The Specific Plan serves as the Zoning Ordinance for the subject property and all proposed uses must be consistent with the Plan. The Plan designates the primary use of the site for the Flower Fields. The Plan requires that the Flower Fields shall remain in flower production in perpetuity. This requirement can only be modified if the property owner provides a five year notice and the City Council approves an alternative use after conducting a public hearing. The city also has the right of first refusal to purchase the Flower Fields for purposes of

keeping them in flower production. Other uses allowed by the Plan include compatible recreational uses and an associated retail use at the corner of Palomar Airport Road and Paseo del Norte.

Current Use: Agriculture-Flower Fields and a retail nursery.

Adjacent Uses:

North: Open Space (currently used for agriculture)
South: Cosco and restaurant
West: Carlsbad Premium Outlets and hotel
East: Hotel and offices

Accessibility:

Vehicular: Access is provided off of Paseo del Norte.
Pedestrian: Existing, adjacent promenade trail along Armada Drive.
Bicycle: Bike lanes exist on Palomar Airport Road and Armada Drive.
Public Transit: Bus service is available on Palomar Airport Road.

Visibility: The site is highly visible from Palomar Airport Road and Paseo del Norte and other numerous surrounding locations.

View Potential: Ocean views from easterly (higher) end of site.

General Comments and Observations (including primary constraints and opportunities):

As noted previously, the site is regulated by the Carlsbad Ranch Specific Plan (SP 207). The conditions of the Specific Plan require that the Flower Fields remain in production permanently. If the property owner determines that it is not economically viable to continue to grow flowers and provides a five-year notice, an alternative use could be approved by the City Council. If the alternative use was not another agricultural use or one of the other uses presently permitted by the Specific Plan, an amendment to the Plan and to the Local Coastal Program would be required. The agricultural mitigation fees paid by the developer for the rest of the Specific Plan development were placed in a special account held by the city. Interest from this account is used for grants to enhance the continuation of flower production at the Fields. If the property owner wanted to sell the property or modify the use, the funds in the account could be used by the city to keep the Flower Field in production.

CANNON RD
Site 2
N
400
200
0
Feet

LAND USE/ZONING PROFILE

Site: "2"

Location: South of Cannon Road, west of Armada Drive, east of Car Country Drive and north of the Flower Fields.

Assessor's Parcel Number: 211-023-11

Size: 45.30 Acres

Ownership: Carlsbad Ranch Company LP

General Plan Designation: OS (Open Space) - is defined as any area of land or water which, for whatever reason, is not developed for urbanized uses and which therefore enhances residents' quality of life. The open space may be in its natural state or modified in such a way that the modification itself contributes to this enhancement. Open Space may include; 1) open space for preservation of natural resources; 2) open space for managed production of resources; 3) open space for outdoor recreation (programmed or unprogrammed); 4) open space for aesthetic, cultural and educational purposes; and 5) open space for public health and safety.

Zoning Designation: OS (Open Space) – Allowable uses include open space, public recreational uses and agriculture. The OS Zone allows for Public structures and cultural, entertainment, and similar recreational activities and facilities through the approval of a Conditional Use Permit.

Local Coastal Program Land Use Designation: OS (Open Space)

Local Coastal Program Zoning Designation: OS (Open Space)

Local Facilities Management Zone: 13

Other Applicable Regulatory Documents:

Carlsbad Ranch Specific Plan: The Specific Plan serves as the Zoning Ordinance for the subject property and all proposed uses must be consistent with the Plan. The Plan designates the primary use of the site for golf course and related golf course uses (driving range, putting green, etc.). Other permitted uses include Agriculture (various agricultural crops) and Non-Agricultural Uses (public parks, City picnic areas and playgrounds, public trails, public access easements and rights-of-way, public rest rooms, vista points). Accessory uses and structures permitted include public rest rooms, playground equipment, fencing, patios, stairways, barbeques and fire pits, parking, staging, processing and storage areas for agricultural crops, shade houses, etc.

Comprehensive Land Use Plan McClellan-Palomar Airport (CLUP): The CLUP applies to lands likely to be impacted by noise and flight activity created by airport operations. These lands are identified by inclusion in the Airport Influence Area (AIA) and may be subject to the planning and review authority of the Airport Land Use Commission. The southern portion of the site falls within the AIA, but is located outside of the CNEL 60 noise contour and the Flight Activity Zone. The currently adopted CLUP does not present any additional regulatory

requirements for this site as long as proposed development is consistent with the existing General Plan, Local Coastal Program, Zoning, and Specific Plan designations.

Current Use: Agriculture – flower field crops

Adjacent Uses:

North:	Open Space – South shore of Agua Hedionda Lagoon
South:	Flower Fields
West:	Car Country Automobile Dealerships/Carlsbad Premium Outlets
East:	Gemological Institute of America

Accessibility:

Vehicular:	Access rights have been waived on Cannon Road – New street access would need to be provided from Armada Drive and/or Car Country Drive.
Pedestrian:	Existing promenade trail along Armada Drive. Two undercrossings exist under Cannon Road. These were previously planned to be used as golf cart paths but potentially could be used as pedestrian and bicycle undercrossings.
Bicycle:	Existing promenade trail along Armada Drive, as well as existing bike lanes on Armada Drive and Cannon Road.
Public Transit:	Presently there is no bus service on Cannon Road. Closest service is on Palomar Airport Road.

Visibility: Site is visible from Cannon Road, Armada Drive and the Interstate 5 Freeway.

View Potential: Unobstructed views of the ocean. View of Agua Hedionda Lagoon from northerly portion of the site. View of Flower Fields.

General Comments and Observations (including primary opportunities and constraints):

The entire site has unobstructed ocean views. Views of Agua Hedionda Lagoon are available from northern portion of the site and the adjacent Flower Fields are visible from the southern portion. The entire site is visible from I-5 and the northern portion is visible from Cannon Road. Vehicular access rights have been waived on Cannon Road, so new street access would have to be planned from existing Car Country Drive or Armada Drive, or both. Public access could be integrated with the existing Promenade Walk on Armada Drive and the under crossing of Cannon Road. In addition, excellent opportunities exist for enhanced pedestrian/bicycle access to the Carlsbad Premium Outlets from the site and properties to the east.

The site is regulated by the Carlsbad Ranch Specific Plan (copy of applicable excerpts are attached) which designates the primary use of the site for golf course. If land uses or structures are proposed that are inconsistent with the Specific Plan, the Plan would need to be amended and would require review and approval by the Airport Land Use Commission, the Planning Commission, and the City Council, with final review and approval by the California Coastal Commission. The Specific Plan also places a cap on the amount of traffic (69,376 ADT's) that can be generated by all existing and future uses within Zone 13. The San Diego Airport Authority is proposing amendments to the Comprehensive Land Use Plan for McClellan-Palomar Airport which could have impacts on the scope and intensity of future uses on the site.

The Gemological Institute of America (GIA) has expressed concerns with certain types of alternative land uses on this site. The main concerns for GIA center on establishing adequate buffers and appropriate land uses for purposes of maintaining security, and view and aesthetic issues associated

with any development below their campus other than open space. From a proposed land use standpoint, GIA is most concerned with the security issues associated with residential land uses.

CANNON RD
Site 3
N
400
200
0
Feet

LAND USE/ZONING PROFILE

Site: "3"

Location: South of Cannon Road, east of Legoland Drive, north of the LEGOLAND Theme Park and west of the future Carlsbad Ranch Hotel and Timeshare project.

Assessor's Parcel Number: 211-023-13

Size: 26.45 Acres

Ownership: Carlsbad Ranch Company LP

General Plan Designation: OS (Open Space) - is defined as any area of land or water which, for whatever reason, is not developed for urbanized uses and which therefore enhances residents' quality of life. The open space may be in its natural state or modified in such a way that the modification itself contributes to this enhancement. Open Space may include; 1) open space for preservation of natural resources; 2) open space for managed production of resources; 3) open space for outdoor recreation (programmed or unprogrammed); 4) open space for aesthetic, cultural and educational purposes; and 5) open space for public health and safety.

Zoning Designation: OS (Open Space) – Allowable uses include open space, public recreational uses and agriculture. The OS Zone allows for Public structures and cultural, entertainment, and similar recreational activities and facilities through the approval of a Conditional Use Permit.

Local Coastal Program Land Use Designation: OS (Open Space)

Local Coastal Program Zoning Designation: OS (Open Space)

Local Facilities Management Zone: 13

Other Applicable Regulatory Documents:

Carlsbad Ranch Specific Plan: The Specific Plan serves as the Zoning Ordinance for the subject property and all proposed uses must be consistent with the Plan. The Plan designates the primary use of the site for golf course and related golf course uses (driving range, putting green, etc.). Other permitted uses include Agriculture (various agricultural crops) and Non-Agricultural Uses (public parks, City picnic areas and playgrounds, public trails, public access easements and rights-of-way, public rest rooms, vista points). Accessory uses and structures permitted include public rest rooms, playground equipment, fencing, patios, stairways, barbeques and fire pits, parking, staging, processing and storage areas for agricultural crops, shade houses, etc.).

Comprehensive Land Use Plan McClellan-Palomar Airport (CLUP): The CLUP applies to lands likely to be impacted by noise and flight activity created by airport operations. These lands are identified by inclusion in the Airport Influence Area (AIA) and may be subject to the planning and review authority of the Airport Land Use Commission. The majority of the site falls within the AIA, but is located outside of the CNEL 60 noise contour and the Flight Activity Zone. The currently adopted CLUP does not present any additional regulatory requirements for this

site as long as proposed development is consistent with the existing General Plan, Local Coastal Program, Zoning, and Specific Plan designations.

Current Use: Agriculture – flower crops

Adjacent Uses:

North:	Open Space – South shore of Agua Hedionda Lagoon
South:	LEGOLAND Theme Park
West:	Gemological Institute of America
East:	Vacant (future location of Carlsbad Ranch Hotel & Timeshare project under construction)

Accessibility:

Vehicular:	Access rights have been waived on Cannon Road. A new access would be needed from Legoland Drive.
Pedestrian:	A portion of the citywide trail system exists along the southern and western portion of the site. Two under crossings exist from the site under Cannon Road and Legoland Drive. These were previously planned to be used as golf cart paths but potentially could be used as pedestrian and bicycle undercrossings.
Bicycle:	Bicycle path exists along the southerly end of the site, as well as bike lanes on Cannon Road.
Public Transit:	Presently there is no bus service on Cannon Road. Closest service is on Palomar Airport Road.

Visibility: The site is visible from Cannon Road.

View Potential: View of Agua Hedionda Lagoon from northern portion of site. Some distant ocean view may be possible.

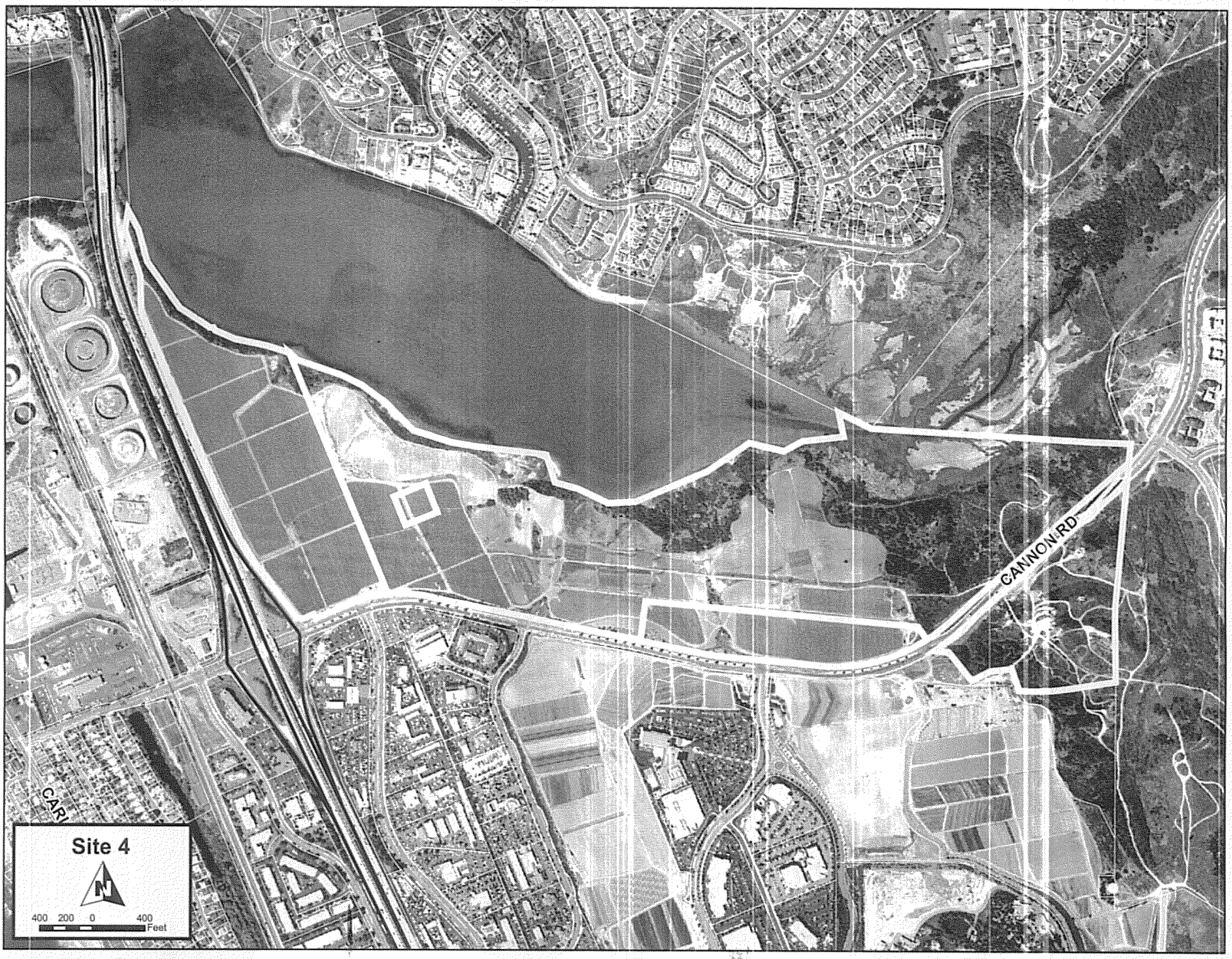
General Comments and Observations (including primary opportunities and constraints):

The site is visible from Cannon Road and has a view of Agua Hedionda Lagoon from the northern portion of the site. Vehicular access rights have been waived on Cannon Road so a new access would have to be planned from existing Legoland Drive with design consideration given to the existing roundabout and the entrance to LEGOLAND. Excellent opportunities exist to provide pedestrian/bicycle connections to properties to the north, south, east, and west, utilizing the existing under crossings of Cannon Road and Legoland Drive and existing and planned City trails.

The site is regulated by the Carlsbad Ranch Specific Plan which designates the primary use of the site for golf course. If land uses or structures are proposed that are not consistent with the Specific Plan, the Plan would need to be amended and would require review and approval by the Airport Land Use Commission, the Planning Commission, and the City Council, with final review and approval by the California Coastal Commission. The Specific Plan also places a cap on the amount of traffic (69,376 ADT's) that can be generated by all existing and future uses within Zone 13. The San Diego Airport Authority is proposing amendments to the Comprehensive Land Use Plan for McClellan-Palomar Airport which could have impacts on the scope and intensity of future uses on the site.

LEGOLAND and the future Hotel/Timeshare Resort have expressed concerns with certain types of alternative land uses on this site. The main concerns for LEGOLAND and the Resort center on establishing adequate buffers and appropriate land uses for the site. From a proposed land use

standpoint, they are most concerned with residential land uses and strongly believe that the normal, daily operations of a theme park and a resort are incompatible with residential land uses.


Site 4
N
400 200 0 400
Feet
CANNON RD
CAR

LAND USE/ZONING PROFILE

Site: "4"

Location: North of Cannon Road, east of the I-5 Freeway, south of Agua Hedionda Lagoon and west of the Kelly Ranch Residential Community.

Assessor's Parcel Number: 211-010-24, 28, and 39

Size: 256 Acres

Ownership: San Diego Gas & Electric Company

General Plan Designation: TR (Travel/Recreation Commercial) – This land use category designates areas for visitor attractions and commercial uses that serve the travel and recreational needs of tourists, residents, as well as employees of business and industrial centers. Such uses may include, but are not limited to, hotels and motels, restaurants, recreation facilities, museums, travel support services, and specialty retail uses catering to tourists. Travel/recreation commercial uses are generally located near major transportation corridors or recreational and resort areas such as spas, hotels, beaches or lagoons. Travel/recreation commercial uses should be compatible with and designed to protect surrounding properties, should ensure safe traffic circulation and should promote economically viable tourist-oriented areas of the City.

OS (Open Space) – is defined as any area of land or water which, for whatever reason, is not developed for urbanized uses and which therefore enhances residents' quality of life. The open space may be in its natural state or modified in such a way that the modification itself contributes to this enhancement. Open Space may include; 1) open space for preservation of natural resources; 2) open space for managed production of resources; 3) open space for outdoor recreation (programmed or unprogrammed); 4) open space for aesthetic, cultural and educational purposes; and 5) open space for public health and safety.

Zoning Designation: PU (Public Utilities) – Allowable uses include generation and transmission of electrical energy; public utility district and governmental maintenance, service, storage, and operation facilities; processing, using, and storage of natural gas, liquid natural gas, and domestic and agricultural water supplies; wastewater treatment, disposal or reclamation facilities; using and storage of fuel oils, energy transmission facilities, including rights-of-way and pressure control or booster stations for gasoline, electricity, natural gas, synthetic natural gas, oil, petroleum products, or other forms of energy sources; agricultural uses; and public or private recreational facilities. The OS Zone allows for Public facilities and structures through the approval of a Conditional Use Permit; and

OS (Open Space) - Allowable uses include open space, public recreational uses and agriculture. The OS Zone allows for Public structures and cultural, entertainment, and similar recreational activities and facilities through the approval of a Conditional Use Permit.

Local Coastal Program Land Use Designation: TS (Travel Service) and OS (Open Space)

Local Coastal Program Zoning Designation: PU (Public Utilities)

Local Facilities Management Zone: 13

Other Applicable Regulatory Documents:

Local Coastal Program Land Use Plan - Agua Hedionda Segment: The site is regulated by the Agua Hedionda Segment of the LCP Land Use Plan (LUP). The LUP designates the western 45 acre parcel as TR (Travel/Recreation Commercial) and the remaining acreage as OS (Open Space). The LUP mandates that the 45 acres (Land Use designation of TR) be zoned for visitor-serving commercial uses (TS - Travel Services), and it mandates that conversion of the property to commercial development be subject to a future Specific Plan and all applicable agricultural conversion policies. The LUP also mandates that the remaining acreage be zoned EA (Exclusive Agriculture) and that, prior to development of the 45-acre TR site, a permanent open space easement in favor of the City of Carlsbad shall be recorded over the remaining acreage. The easement shall limit uses on the remaining acreage to agriculture, utility right-of-way and maintenance, roadways, and recreational trails that do not interfere with agricultural operations. However, the LUP also allows the property owner to participate is any city-sponsored agriculture conversion program (such as the Agriculture Mitigation Fee Program).

In addition, the LUP requires that the area designated "Community Park" (Hub Park) shall be zoned open space and uses in this area shall be limited to uses allowed in the OS zone. This OS zone requirement is in conflict with the above requirement to zone the remaining acreage (outside of the 45-acre TR property) EA (Exclusive Agriculture).

The City of Carlsbad does not have a certified Implementation Plan for the Agua Hedionda Segment of the LCP. Therefore, any proposed development of this site would need to receive approval of a Coastal Development Permit directly from the California Coastal Commission.

Specific Plan 144: Specific Plan 144 (adopted in 1971) applies to the 680 acres of land originally owned by SDG&E, including the 256 acre Site "A". The purpose of the Plan is to provide rules and regulations for the orderly development of SDG&E's land holdings. However, it primarily provides design and development guidelines for the lands occupied by the Encina Power Station and provides no real land use regulations for Site "A".

Hub Park Lease: The City of Carlsbad currently leases approximately 91 acres of the site (the northeast portion of the site) from SDG&E for park and recreation purposes. The lease is for sixty (60) years, ending on November 9, 2035, with options to a total of ninety-nine (99) years.

South Carlsbad Coastal Redevelopment Area: The 45 acre portion of Site "4" is located within the boundaries of the South Carlsbad Coastal Redevelopment Project Area (SCCRA) and land uses permitted within the Project Area are those permitted by the General Plan (T-R) and Zoning (P-U) designations, with the exception that new development which provides for one or more of the following uses may be permitted in the Project Area:

Desalination plant and other facilities for the production, generation storage, treatment or transmission of water; Generation and transmission of electrical energy; Public utility district maintenance and service facilities; Governmental maintenance, storage and operating facilities; Processing, using and storage of natural gas, liquid natural gas, and domestic and agricultural water supplies; Energy transmission facilities, including rights-of-way and pressure control or booster stations for gasoline, electricity, natural gas, synthetic natural gas, oil or other forms of

energy sources; and/or Waste water treatment, disposal or reclamation facilities and other facilities for the production, generation, storage, treatment or transmission of wastewater.

Current Uses: Agriculture – strawberry field crops; overhead utility Lines/towers; Open Space easement

Adjacent Uses:

North: Agua Hedionda Lagoon
South: Car Country, Gemological Institute of America, Open Space, Carlsbad Ranch Hotel and Time Share project (under construction)
West: Interstate 5 Freeway, Encina Power Station
East: Open Space, Agua Hedionda Lagoon Foundation Interpretive Center, Carlsbad Golf Course, Kelly Ranch Residential

Accessibility:

Vehicular: Access from Cannon Road is available along the western portion of the site.
Pedestrian: Agua Hedionda Segment of the LCP Land Use Plan identifies a future pedestrian path on the western portion of the site. Two under crossings exist to the site under Cannon Road. These were previously planned as golf cart paths but could potentially be used for pedestrian and bicycle undercrossings.
Bicycle: Agua Hedionda Segment of the LCP Land Use Plan identifies a future bike path on the westerly portion of the site. Bike lanes exist on Cannon Road.
Public Transit: Bus service not presently available along Cannon Road. Nearest service is along Palomar Airport Road and along Carlsbad Boulevard.

Visibility: The site is visible from Cannon Road and the residential areas on the north shore of Agua Hedionda Lagoon. Portions of the site are visible from the I-5 freeway.

View Potential: Views of Agua Hedionda Lagoon.

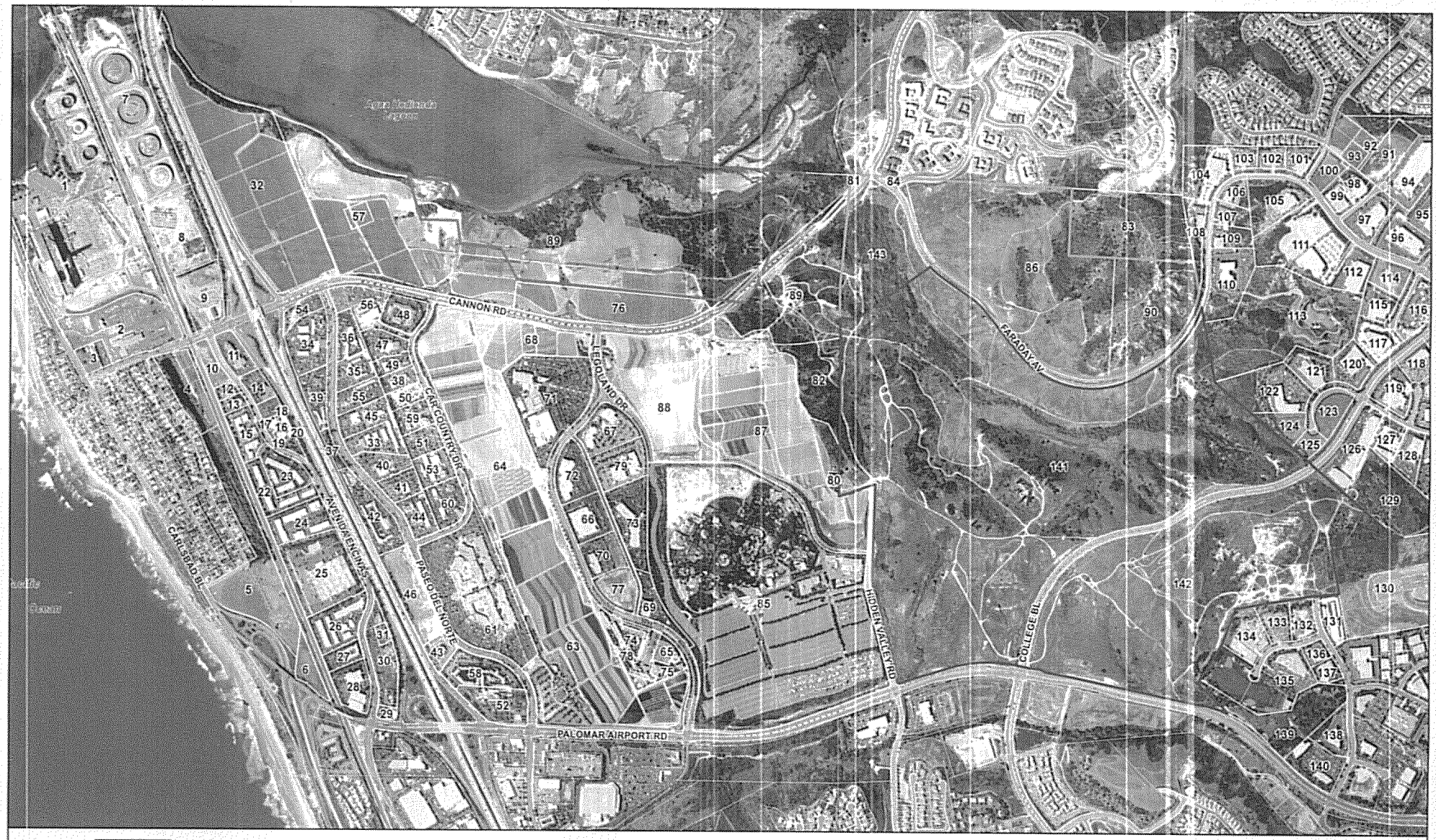
General Comments and Observations (including primary opportunities and constraints):

The western portion of the site has excellent visibility from I-5 and Cannon Road. The site has excellent views of Agua Hedionda Lagoon. Vehicular access rights are permitted onto Cannon Road. Excellent opportunities exist to enhance public access and public use of the site by providing a public bluff-top trail and linear park with public viewpoints along the lagoon bluff edge. In addition, excellent opportunities also exist to provide pedestrian/bicycle connections to properties to the south, east, and west, utilizing the existing under crossings under Cannon Road and existing and planned City trails.

The site is regulated by the LCP Agua Hedionda Land Use Plan. The Plan designates the western 45 acre parcel as TR (Travel/Recreation Commercial) and the remaining acreage as OS (Open Space). The LUP mandates that the 45 acres (Land Use designation of TR) be zoned for visitor-serving commercial uses (TS - Travel Services), and it mandates that conversion of the property to commercial development be subject to a future Specific Plan and all applicable agricultural conversion policies. The LUP also mandates that the remaining acreage be zoned EA (Exclusive Agriculture) and that, prior to development of the 45-acre TR site, a permanent open space easement in favor of the City of Carlsbad shall be recorded over the remaining acreage. The easement shall limit uses on the remaining acreage to agriculture, utility right-of-way and maintenance, roadways, and recreational trails that do not interfere with agricultural operations. The Land Use Plan does allow the property owner to

alternately participate in any city-sponsored agricultural conversion program. If land uses or structures are proposed that are inconsistent with the Agua Hedionda Land Use Plan or the existing General Plan Land Use and Zoning designations, amendments would be required and review and approval by the Planning Commission, the City Council, and the California Coastal Commission would be necessary for approval of any amendments.

The major electrical transmission lines that traverse the property, the City's Hub Park lease, sensitive native habitats, and the existing open space easement will need to be considered in any proposed use of the site. The site is currently not within the Airport Influence Area and is not subject to the Comprehensive Land Use Plan for the McClellan-Palomar Airport (CLUP). However, the San Diego County Airport Authority is proposing amendments to the CLUP which could have impacts on the scope and intensity of future uses on the site.



Site Ownership:
Numbers on the Map Correspond
To Those in the Table

Legend

- Hub Park
- Municipal Golf Course
- Veterans Park

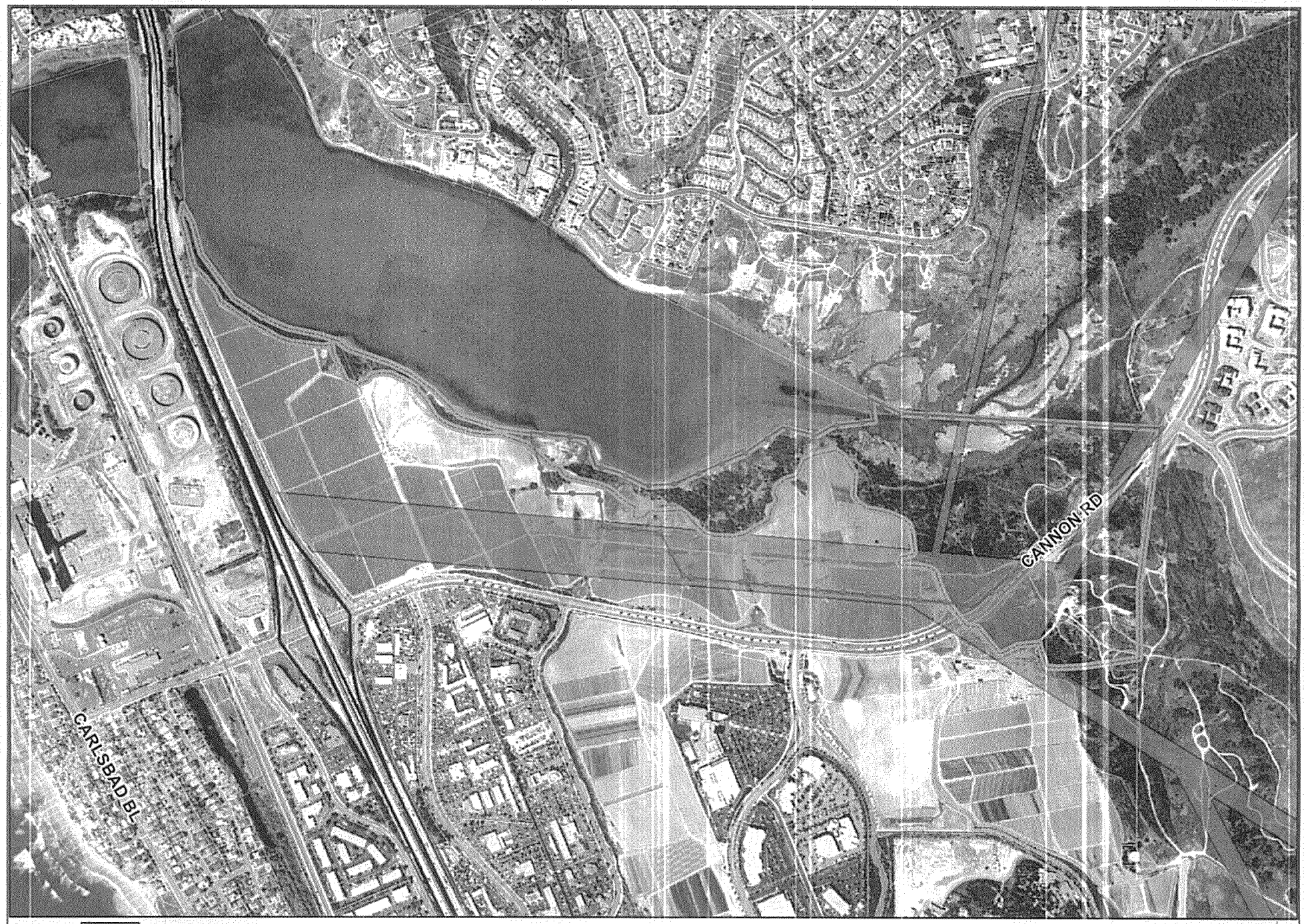
0 362.5 725 1,450 2,175
Feet

N
W E
S

Site Owners		
Site Numbers Correspond with Those on Map		
Site	OwnerName	Acreage
1	CABRILLO POWER I L L C	116.07
2	SAN DIEGO GAS&ELECTRIC CO	14.46
3	SAN DIEGO GAS&ELECTRIC CO	2.81
4	CITY OF CARLSBAD	6.70
5	STATE OF CALIFORNIA	19.22
6	STATE OF CALIFORNIA	2.65
7	CABRILLO POWER I L L C	32.51
8	SAN DIEGO GAS&ELECTRIC CO	13.37
9	WEST DEVELOPMENT INC	6.52
10	CANNON ROAD L L C	2.01
11	INNS OF AMERICA CANNON L L C <LF> CANNON ROAD L	2.94
12	GRANT JAMES E FAMILY TRUST 12-16-92	0.85
13	RISCHMAN REVOCABLE LIVING TRUST 06-26-90	0.99
14	PRENTISS PROPERTIES ACQUISITION PARTNERS L P	2.01
15	KOTOFF FAMILY TRUST 09-21-89	3.68
16	CARLSBAD COMMERCIAL CENTER ASSN INC	2.69
17	KING COMMUNITY TRUST 02-27-96	0.34
18	THE COPLEY PRESS INC	0.19
19	BENCHMARK PACIFIC POINSETTIA L P	0.20
20	SKY MESA RANCH L L C	0.07
21	JALAMA LAND MANAGEMENT L L C	0.08
22	PROPERTY RESERVE INC	4.43
23	PROPERTY RESERVE INC	4.42
24	PLETA TRUST THE	5.56
25	PALAMA HUNA II L L C	12.92
26	CARLSBAD POINT CORP	6.05
27	PP CARLSBAD INC	2.10
28	PRENTISS PROPERTIES ACQUISITION PARTNERS L P	4.28
29	ECKE PAUL SR TR (DCSD)	0.68
30	PALOMAR&CO	5.38
31	SNYDER LEASING	0.69
32	SAN DIEGO GAS&ELECTRIC CO	49.20
33	HOEHN ASSOCIATES L L C	3.14
34	WESELOH CHARLES B JR&PATRICIA A	5.91
35	STELLAR PROPERTIES LLC	3.00
36	ARO PARTNERS	2.94
37	CITY OF CARLSBAD	1.03
38	TOWNSEND FAMILY TRUST	1.86
39	CARLSBAD AUTOPARK PROPERTIES L L C	3.38
40	SHARP FAMILY LTD PTNSHP	3.20
41	SHARP FAMILY LTD PTNSHP	2.71
42	GRODY PROPERTIES L L C	6.24
43	CPT/SC TITLE HOLDING CORP	2.05
44	BROOKING DORIS TR	3.24
45	STELLAR PROPERTIES LLC	4.58
46	CPT/SC TITLE HOLDING CORP	7.46
47	HOEHN GROUP L L C	2.92
48	HELIX LAND CO LTD	3.70
49	HOEHN GROUP L L C	1.64

50	TOWNSEND FAMILY TRUST	1.84
51	HOEHN GROUP L L C	2.69
52	MAIN ST CALIFORNIA INC <LF> CARLSBAD PROPERTIES	5.69
53	HOEHN GROUP L L C	3.22
54	CANNON ROAD EAST LLC	1.92
55	TOWNSEND ROBERT E&MARILYN J TRS	2.96
56	STELLAR PROPERTIES LLC	4.61
57	WINTER RAY R&CONSTANCE L M REVOCABLE TRUST	1.40
58	CPT/SC TITLE HOLDING CORP	5.94
59	CHRYSLER REALTY CORP	2.73
60	REKAB PROPERTIES	4.19
61	CRAIG REALTY GROUP CARLSBAD L L C	26.65
62	GAL VIVIAN	0.02
63	C B RANCH ENTERPRISES	53.65
64	CARLSBAD RANCH CO	45.60
65	CARLSBAD RANCH RESTAURANT CO L L C	1.49
66	DEI L L C	4.70
67	CARLSBAD OCEAN TERRACES L L C	5.77
68	GEMOLOGICAL INSTITUTE OF AMERICA INC	10.87
69	LOT 15 CARLSBAD RANCH L L C	3.45
70	NATIONAL ASSN OF MUSIC MERCHANTS INC	4.04
71	GEMOLOGICAL INSTITUTE OF AMER INC	17.76
72	AC PACIFIC VIEW CORPORATE CENTER INC	5.09
73	PP PAC RIDGE INC	7.38
74	GRAND PACIFIC PALISADES LP	6.20
75	GRAND PACIFIC PALISADES L L C	1.47
76	SAN DIEGO GAS&ELECTRIC CO	15.99
77	PALOMAR CANNON PARTNERSHIP	3.79
78	L&C FAMILY LIVING TRUST 07-27-00	0.04
79	CARLSBAD OCEAN TERRACES L L C	5.78
80	CARLSBAD MUNICIPAL WATER DISTRICT	0.45
81	CITY OF CARLSBAD	0.20
82	CARLSBAD RANCH MAINTENANCE ASSN II	10.00
83	PERGOLA NEVADA L L C	22.08
84	ARCHSTONE-SMITH OPERATING TRUST	0.15
85	LEGOLAND CALIFORNIA INC <LF> LEGOLAND ESTATES AG	128.32
86	CITY OF CARLSBAD	69.67
87	CARLSBAD ESTATE HOLDING INC	56.08
88	CARLSBAD RANCH COMPANY L P	26.38
89	SAN DIEGO GAS&ELECTRIC CO	181.15
90	CITY OF CARLSBAD	21.91
91	CITY OF CARLSBAD	4.77
92	CITY OF CARLSBAD	1.18
93	CITY OF CARLSBAD	1.20
94	R P H INDUSTRIAL L L C	13.29
95	CALWEST INDUSTRIAL HOLDINGS L L C	27.92
96	MARARISK CARLSBAD L L C	5.51
97	CARMEL OAKS PROPERTIES L L C	4.50
98	IN PALM SPRINGS L L C	1.52
99	C R C PORJECT TWO L P	1.82
100	CITY OF CARLSBAD	2.78
101	EBEL TRUST 10-14-83	1.88

102	BLACKMORE SIGNAL HILL	1.77
103	BLACKMORE LOT 99 INVESTMENT	1.76
104	C R C PROJECT ONE L P	5.88
105	CITY OF CARLSBAD	7.18
106	BLACKMORE SIGNAL HILL	2.21
107	ASHBROOK HEMET L P	2.36
108	THDC LLC	3.16
109	BLACKMORE SIGNAL HILL	2.66
110	EMERALD LAKE CORPORATE CENTRE L L C	8.11
111	HOFFMAN STEPHEN LIVING TRUST 01-12-05	14.23
112	SYSTEM MACHINES AUTOMATION COMPONENTS CORP	4.15
113	CARLSBAD RESEARCH CENTER OWNERS ASSN	30.91
114	SYSTEMS MACHINES AUTOMATION COMPONENTS CORP	3.01
115	SYSTEMS MACHINES AUTOMATION COMPONENTS CORP	2.94
116	TORRANCE CROSSROADS INVESTMENTS II L L C	5.30
117	BLACKMORE VAN ALLEN GROUP	3.84
118	GRAND PACIFIC PLAZA L L C	3.23
119	BLACKMORE COLLEGE CORNER PARTNERS	4.17
120	BLACKMORE PARKVIEW ASSOCIATES	3.71
121	COBRA-BLACKMORE	3.86
122	INTEGRATED CAPITAL ENTERPRISES L L C ET AL	8.95
123	BLACKMORE FAMILY TRUST 1995	3.69
124	KILLION INTER-VIVOS TRUST 11-20-87	3.01
125	KILLION INTER-VIVOS TRUST 11-20-87	1.68
126	JETT&JONES L L C	7.13
127	LEVY JOHN C JR REVOCABLE TRUST 11-04-04	2.59
128	E G L L DEVELOPMENT L L C	3.53
129	LANIKAI PARTNERS II	13.52
130	COUNTY OF SAN DIEGO	240.47
131	AIRPORT SELF STORAGE L L C	2.83
132	DURKIN FAMILY TRUST 06-10-99	2.72
133	DURKIN C A C LOT 24 L L C	3.13
134	DURKIN HOEHN LOT 23 L L C	4.85
135	CALLAWAY GOLF CO	13.69
136	CALIFORNIA PEGASUS L L C	1.41
137	HUNT THOMAS A&BERG JOANNE M TRUST 06-28-91	1.52
138	REALTY ASSOCIATES FUND V L P	3.42
139	CARLSBAD AIRPORT CENTRE OWNERS ASSN	11.67
140	PRENTISS PROPERTIES ACQUISITION PARTNERS L P	5.15
141	CITY OF CARLSBAD	275.44
142	CITY OF CARLSBAD	124.85
143	CITY OF CARLSBAD	25.62



SDG&E Easements

Legend

- HubPark
- CCC Open Space
- Powerline Corridors

1,000 500 0 Feet

N

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