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October 1, 2013

Lorayne Burley
Chair, Miramar Ranch North Community Planning Group
11223 Walking Fern Cove
San Diego, CA 92131

Dear Lorayne:

We appreciate the opportunity to have met with you and other members of the Miramar Ranch North Community Planning Group ("Planning Group") to discuss the Watermark development project ("Project") located in the Miramar Ranch North Community in the City of San Diego ("City"). Your comments have helped us gain a greater appreciation for the concerns of the residents who live within the communities adjacent to the Project.

During our most recent meeting, we discussed several issues that the Planning Group would like to see addressed in connection with the development of the Project. As we told you in our meeting, none of these issues represent conditions that the City can legally impose on the Project. As a result, the City is not proposing to address these issues in the conditions that will be included in the Project's approvals. Notwithstanding that fact, we have indicated a willingness to address these issues in the manner outlined below in order for the Project to provide additional benefits to the Scripps Ranch and Miramar Ranch North communities. Resolution of most of these issues will require the approval of the City and/or Caltrans, but we are willing to make a reasonable effort to obtain their approval.

1. The Planning Group requested that "No Parking" signs be installed along the east and west sides of Scripps Highland Drive near the Med Impact entrance to prohibit parking. We agree to seek approval from the City to so designate that portion of the curb and will complete the work if and when the City grants its approval. We anticipate that these decisions will be made with the new traffic signal.
2. The Planning Group requested that a median break be installed on Scripps Highland Drive to allow for a left turn [out] of the existing Med Impact One building. We agree to seek approval from the City to install the median break and will complete the work if and when the City grants its approval.
3. The Planning Group requested a direct access to the Project from the existing Caltrans bike path located along I-15. We agree to seek approval from the City and Caltrans to provide for the access and will complete the work if and when the City and Caltrans grant their approval.

4. The Planning Group requested that the southbound left turn pocket on Scripps Poway Parkway turning onto Scripps Highland Drive be lengthened 150 to 200 feet. We agree to seek approval from the City for the lengthening and will complete the work if and when the City grants its approval.
5. The Planning Group requested that the Project provide traffic calming measures to the homes at the top of the hill (\$20,000 in funding for traffic calming measures on Scripps Highland Drive or other locations deemed appropriate by the City of San Diego and the Planning Group). The Planning Group requested work on traffic calming to limit speed on Scripps Highland Drive and up to Trail Crest Drive.
6. The Planning Group requested, at the northbound ramps/bike crossing intersection, the addition of pedestrian generated red flashing lights and "No Turn on Red." We agree to seek approval from the City and Caltrans to provide for the lights and will complete the work if and when the City and Caltrans grant their approval.
7. The Planning Group requested paint in driving lanes with flow designation (straight arrow, turn arrow, etc.). We agree to seek approval from the City to paint the driving lanes and will complete the work if and when the City grants its approval.
8. The Planning Group requested the northbound I-15 ramps and southbound ramps intersection lights synchronize with the intersection lights of the project development. We agree to seek approval from the City and Caltrans to synchronize the intersection lights with the project development and will complete the work if and when the City and Caltrans grant their approval.
9. The Planning Group requested changing the left merge arrows on the Scripps Highland Roadway to a right turn lane on Scripps Highland Drive. This requires City approval - currently there is a conflict that needs to be corrected. We agree to seek approval from the City to so change the arrows and turn lanes if and when the City grants its approval.

10. The Planning Group requested that Scripps Highland Drive median be reduced or shortened and left turns allowed out of the MedImpact driveway to prevent illegal turns and slow traffic flow up to the cul-de-sac. We agree to seek approval from the City to reduce the median and allow left turns out of the driveway and will complete the work if and when the City grants its approval.

As a result of our willingness to commit to the measures listed above, it is our understanding that the Planning Group and those individuals we have met with will support these 10 items when the Project is considered for approval by the City's Planning Commission and City Council. We would appreciate your acknowledgement of these items by execution of this letter in the signature block provided below. We look forward to working with the Planning Group to address the issues identified above and complete the listed improvements with the consent of the City and Caltrans.

Agreed to by:

By: Sudberry Scripps Highland, L.P.
a California limited partnership
Its: General Partner

By: Sudberry Development, Inc.
A California corporation
Its: General Partner

By: _____
Colton T. Sudberry
Its: President

By: _____
Lorayne Burley
Chair, Miramar Ranch North Community Planning Group