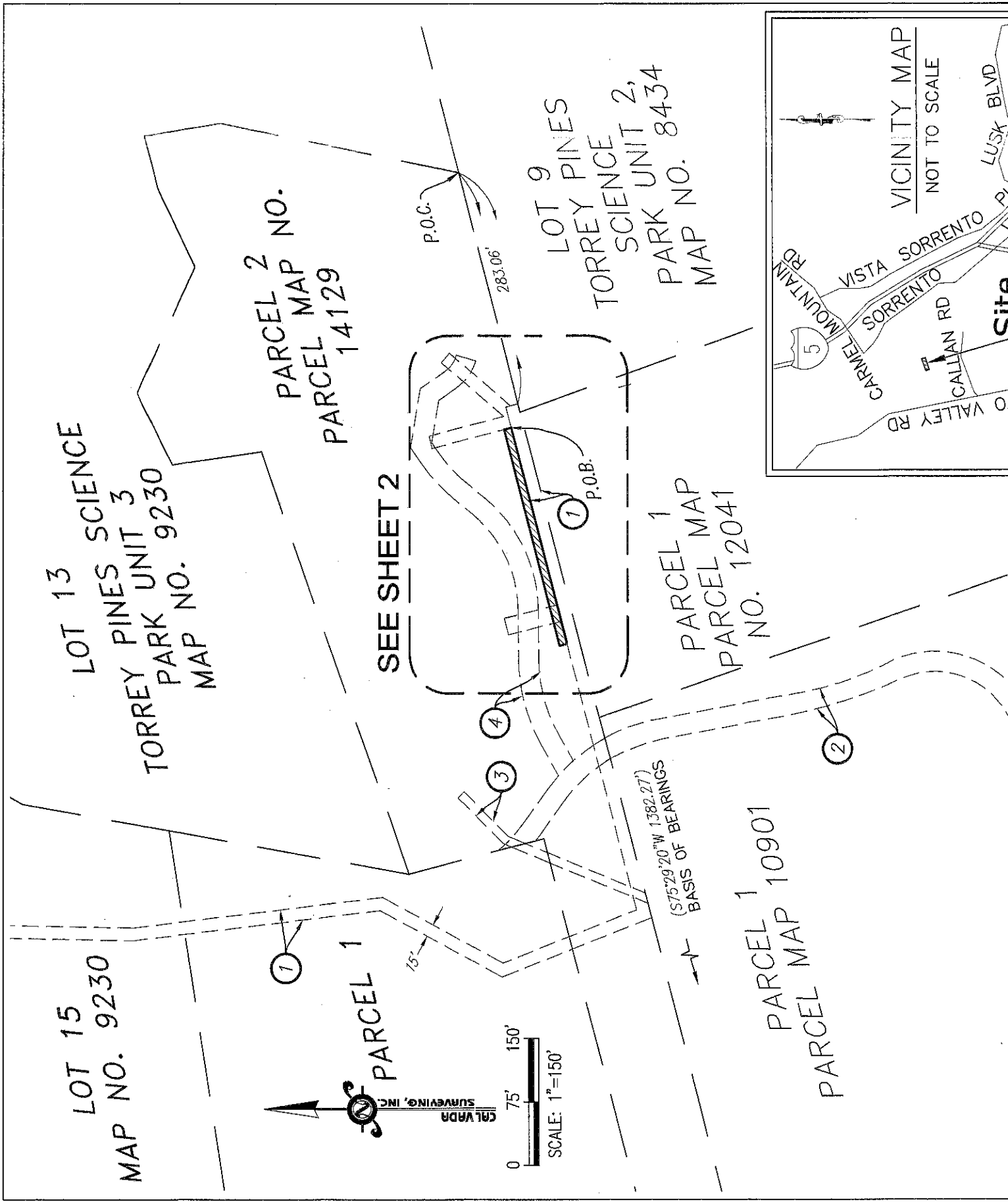


EXHIBIT B



BASIS OF BEARINGS STATEMENT

THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTHERLY LINE OF PARCEL 2 AS SHOWN ON PARCEL MAP NO. 14129. BEARING S 75° 29' 20" W

LEGEND

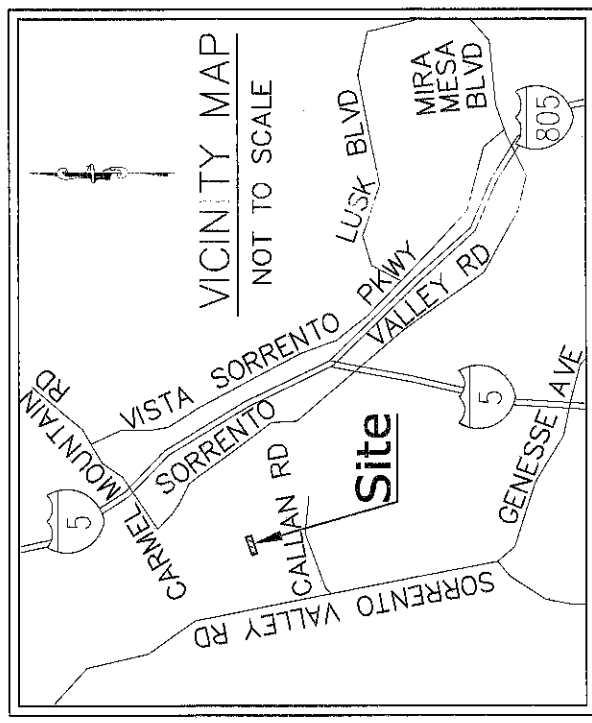
P.O.B. INDICATES POINT OF BEGINNING

P.O.C. INDICATES POINT OF COMMENCEMENT

() INDICATES RECORD DATA PER PARCEL MAP NO. 14129



INDICATES WATER AND SEWER EASEMENTS ACQUIRED
AREA = 2,387 SQ. FT. 0.055 AC.



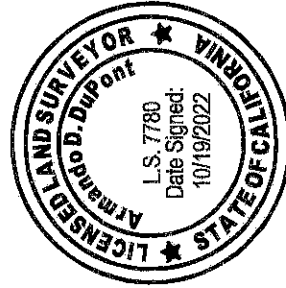
A.P.N. 310-110-17

REFERENCE DRAWINGS

PARCEL MAP 14129, PARCEL MAP 10901,
PARCEL MAP 12041, MAP 9230, MAP 8434
& IMPROVEMENT DRAWING 42327-D

CAL VADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com

Armando D. Dupont
ARMANDO D. DUPONT P.L.S. 7780
JOB NO. 21559



DOCUMENT No. ~~2022~~ 2022 - 0413791 (SEWER)

RECORDED 10/27/2022

REC. NO. 2022-0413798 (WATER)

WATER AND SEWER EASEMENT DEDICATION

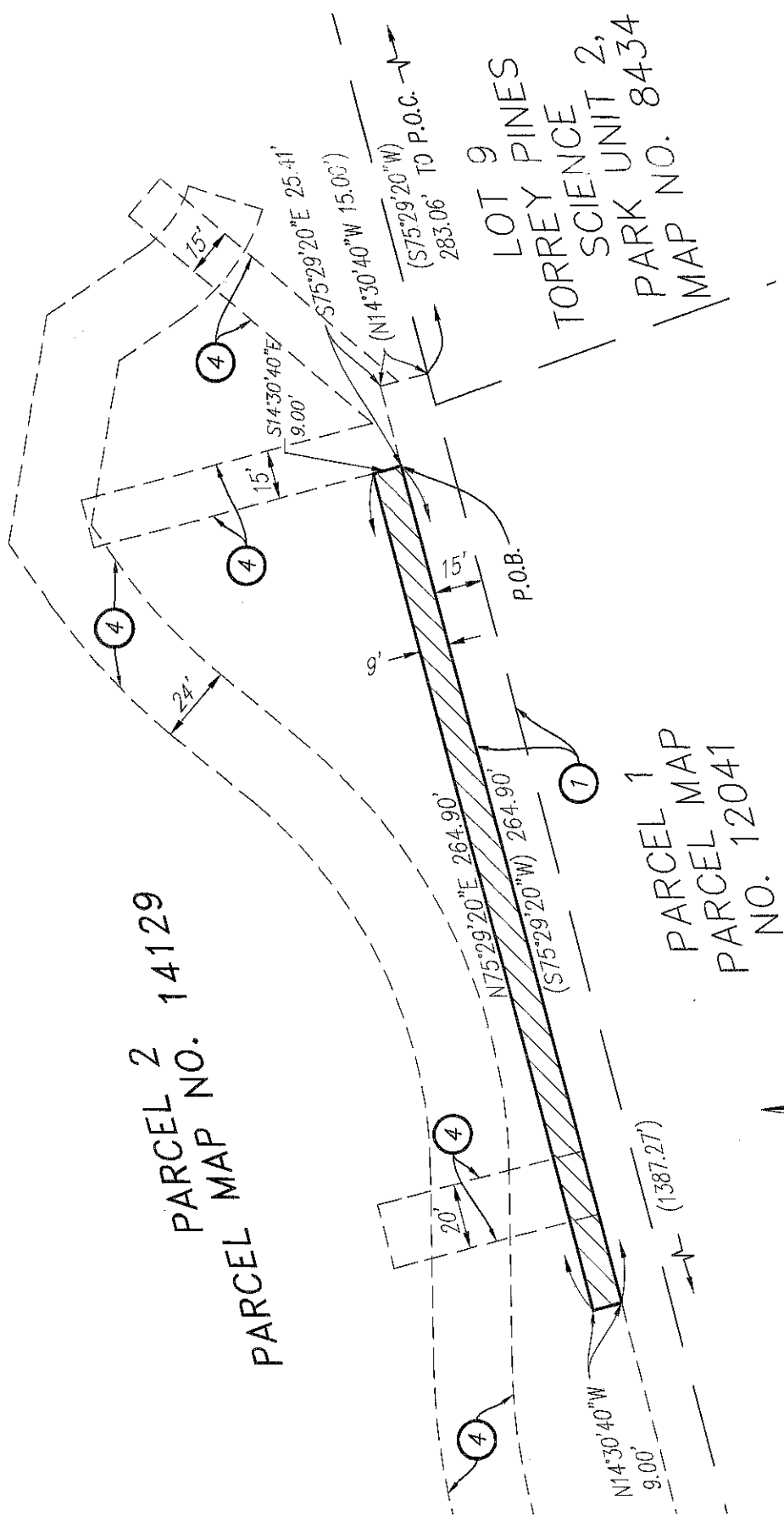
PARCEL 2 OF PARCEL MAP NO. 14129

DESCRIPTION	BY	APPROVED DATE	FILMED
			1-19-23
ACQUIRED STATUS			

CITY OF SAN DIEGO, CALIFORNIA	PTS: PRJ-1038711
SHEET 1 OF 2 SHEET	I.O. N/A
Armando D. Dupont FOR CITY LAND SURVEYOR	1910-6255 CCS 83 COORDINATES
DATE 10/22/2022	270-1695 LAMBERT COORDINATES
	100021-1-B

EXHIBIT B

PARCEL 2 NO. 14129
PARCEL MAP NO. 14129



PARCEL 1
PARCEL MAP NO. 12041

LOT 9
TORREY PINES
SCIENCE
PARK UNIT 2,
MAP NO. 8434

EASEMENT NOTES

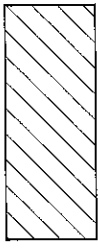
- EXISTING SEWER AND WATER EASEMENTS TO THE CITY OF SAN DIEGO DEDICATED PER MAP NO. 9230.
- EXISTING SEWER AND WATER EASEMENT TO THE CITY OF SAN DIEGO RECORDED MARCH 25, 1983 AS F/P NO. 83-094897, O.R.
- EXISTING DRAINAGE EASEMENT TO THE CITY OF SAN DIEGO RECORDED MARCH 25, 1983 AS F/P NO. 83-094896, O.R.
- EXISTING WATER MAIN AND WATER ACCESS EASEMENT TO THE CITY OF SAN DIEGO RECORDED SEPTEMBER 30, 1983 AS A/P NO. 83-351390, O.R.

BASIS OF BEARINGS STATEMENT

THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTHERLY LINE OF PARCEL 2 AS SHOWN ON PARCEL MAP NO. 14129, BEARING S 75° 29' 20" W

LEGEND

- INDICATES POINT OF BEGINNING
- INDICATES POINT OF COMMENCEMENT
- INDICATES RECORD DATA PER PARCEL MAP NO. 14129

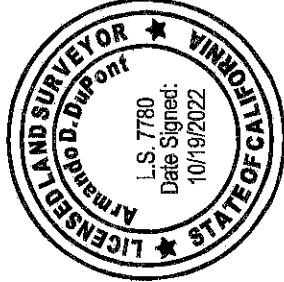


INDICATES WATER AND SEWER EASEMENTS ACQUIRED
AREA = 2,387 SQ. FT. 0.055 AC.

CAL VADA

SURVEYING, INC.
411, Jenkins Cir., Suite 205, Corona, CA 92880
Phone: 951-280-0960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com

ARMANDO D. DUPONT P.L.S. 7780
JOB NO. 21559



DOCUMENT No. 2022-0413791 (SEWER)
RECORDED 10/27/2022
DOCUMENT NO. 2022-0413798 (WATER)

WATER AND SEWER EASEMENT DEDICATION
PARCEL 2 OF PARCEL MAP NO. 14129

DESCRIPTION	BY	APPROVED DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS: PRJ--1038711
				SHEET 2 OF 2 SHEET	I.O. <u>N/A</u>
				<i>Armando D. Dupont</i> FOR CITY LAND SURVEYOR	1910-6255 CCS 83 COORDINATES
				DATE <u>10/26/2022</u>	270-1695 LAMBERT COORDINATES
					100021-2-B
					STATUS