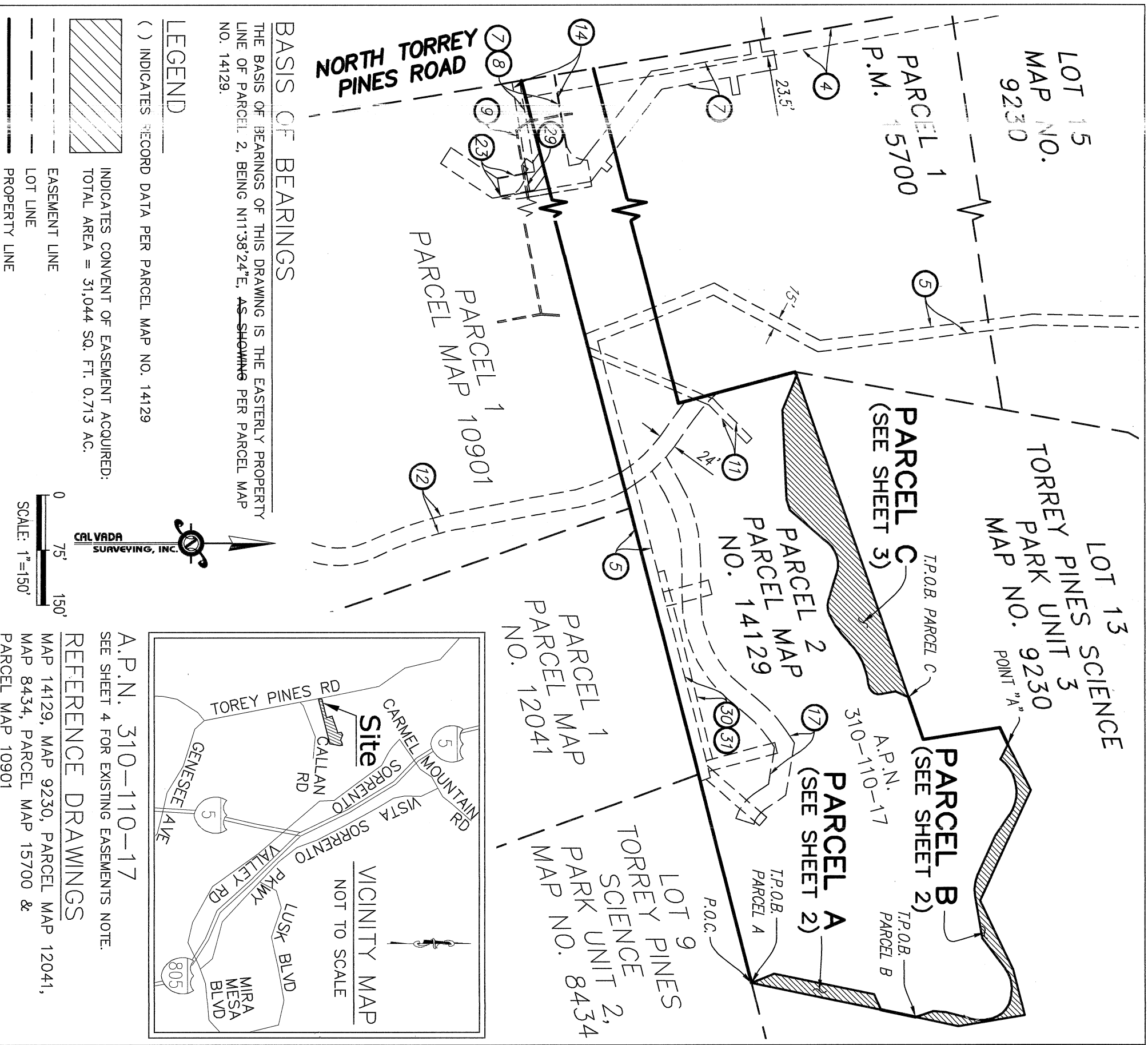


**EXHIBIT B**



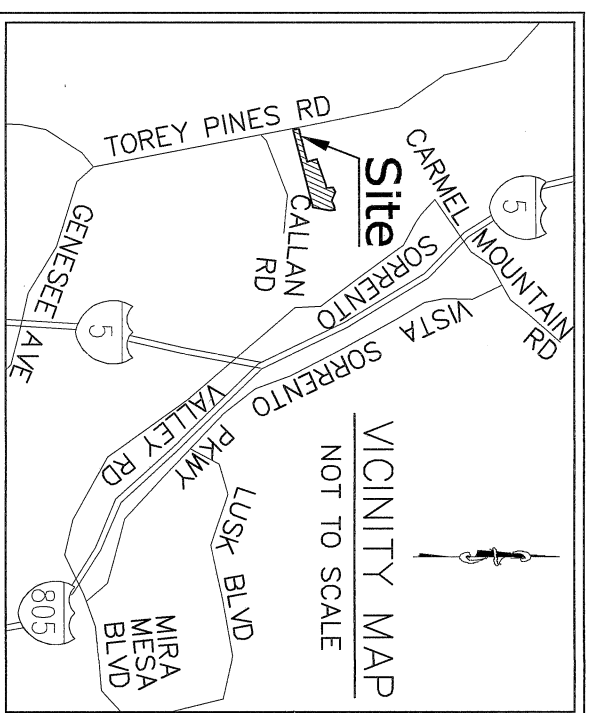
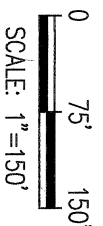
**NORTH TORREY PINES ROAD**

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS OF THIS DRAWING IS THE EASTERLY PROPERTY LINE OF PARCEL 2, BEING N11°38'24"E, AS SHOWN PER PARCEL MAP NO. 14129.

**LEGEND**

- ( ) INDICATES RECORD DATA PER PARCEL MAP NO. 14129
- [Hatched Box] INDICATES CONVENT OF EASEMENT ACQUIRED:  
TOTAL AREA = 31,044 SQ. FT. 0.713 AC.
- EASEMENT LINE
- - - LOT LINE
- \_\_\_ PROPERTY LINE

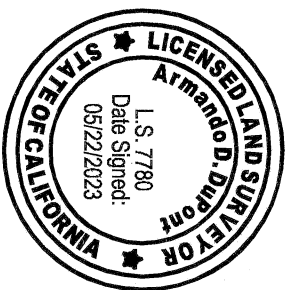


A.P.N. 310-110-17  
SEE SHEET 4 FOR EXISTING EASEMENTS NOTE.  
**REFERENCE DRAWINGS**  
MAP 14129, MAP 9230, PARCEL MAP 12041,  
MAP 8434, PARCEL MAP 15700 &  
PARCEL MAP 10901

**CAL VALDA**

**SURVEYING, INC.**  
411 Janké Cir., Suite 205, Corona, CA 92880  
Phone: 951-280-9980, Fax: 951-280-9748  
Toll Free: 800-CALVALDA www.calvalda.com

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



DOCUMENT No. 2023-0148274

RECORDED Jun 07, 2023

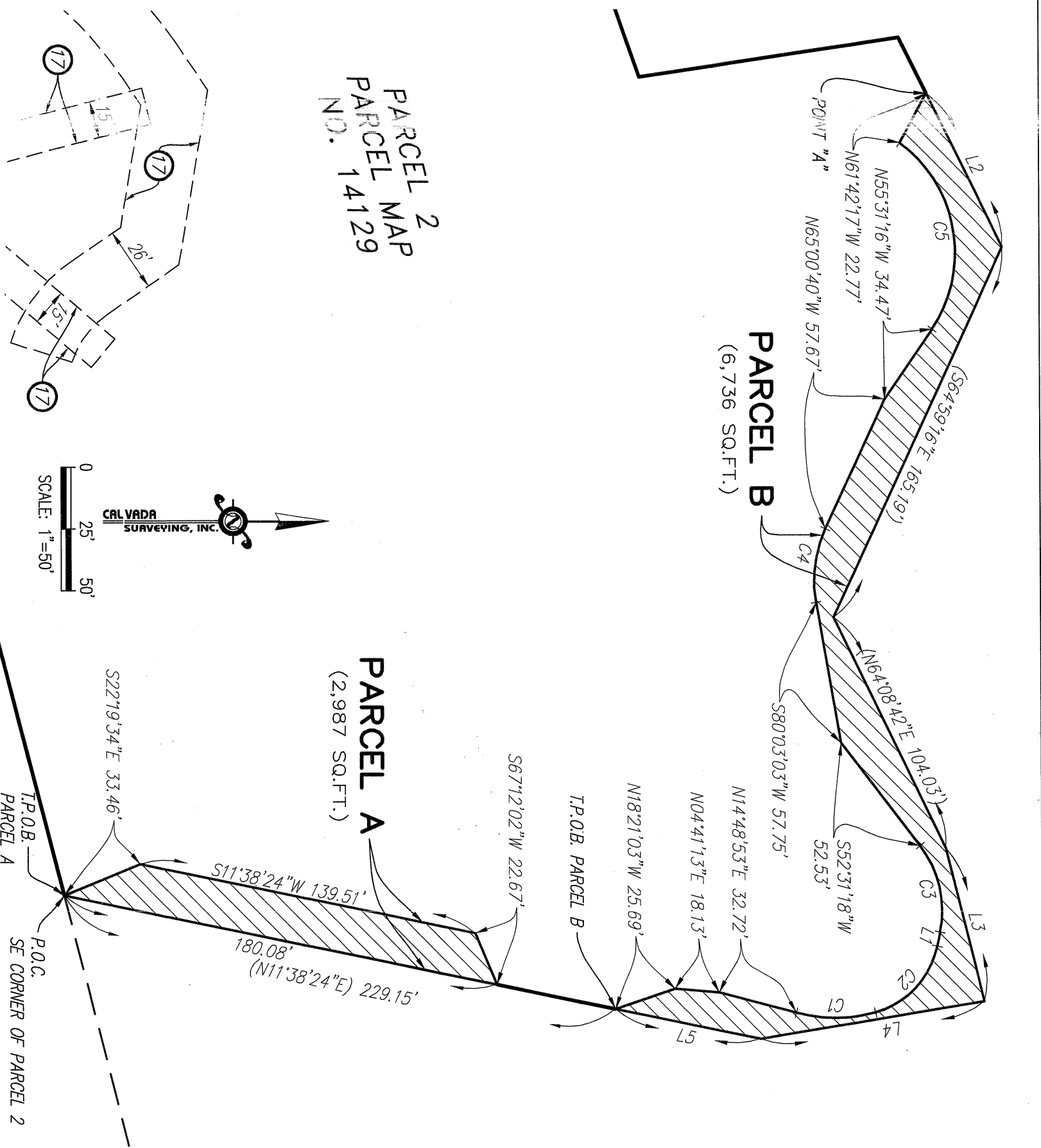
COVENANT OF EASEMENT FOR PROTECTION OF SENSITIVE BIOLOGICAL RESOURCES AND STEEP HILLSIDES ON LANDS THAT ARE NOT INCLUDED WITHIN THE MULTIPLE SPECIES CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA  
PARCEL 2 OF MAP NO. 14129

DESCRIPTION	BY	APPROVED DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS: PRJ 1042265
				SHEET 1 OF 5 SHEET	I.O. N/A
					1910-6255
					CCS 83 COORDINATES
					270-1695
					LAMBERT COORDINATES
					100090-B

**COMPLETED**

STATUS

**EXHIBIT B**



A.P.N. 310-110-17  
 SEE SHEET 4 FOR EXISTING EASEMENTS NOTE.  
**REFERENCE DRAWINGS**  
 MAP 14129, MAP 9230, PARCEL MAP 12041,  
 MAP 8434, PARCEL MAP 15700 &  
 PARCEL MAP 10901

**CALVADA SURVEYING, INC.**  
 411 Jahn's Cir., Suite 205, Corona, CA 92680  
 Phone: 951-280-9960 Fax: 951-280-9746  
 Toll Free: 800-CALVADA www.calvada.com

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

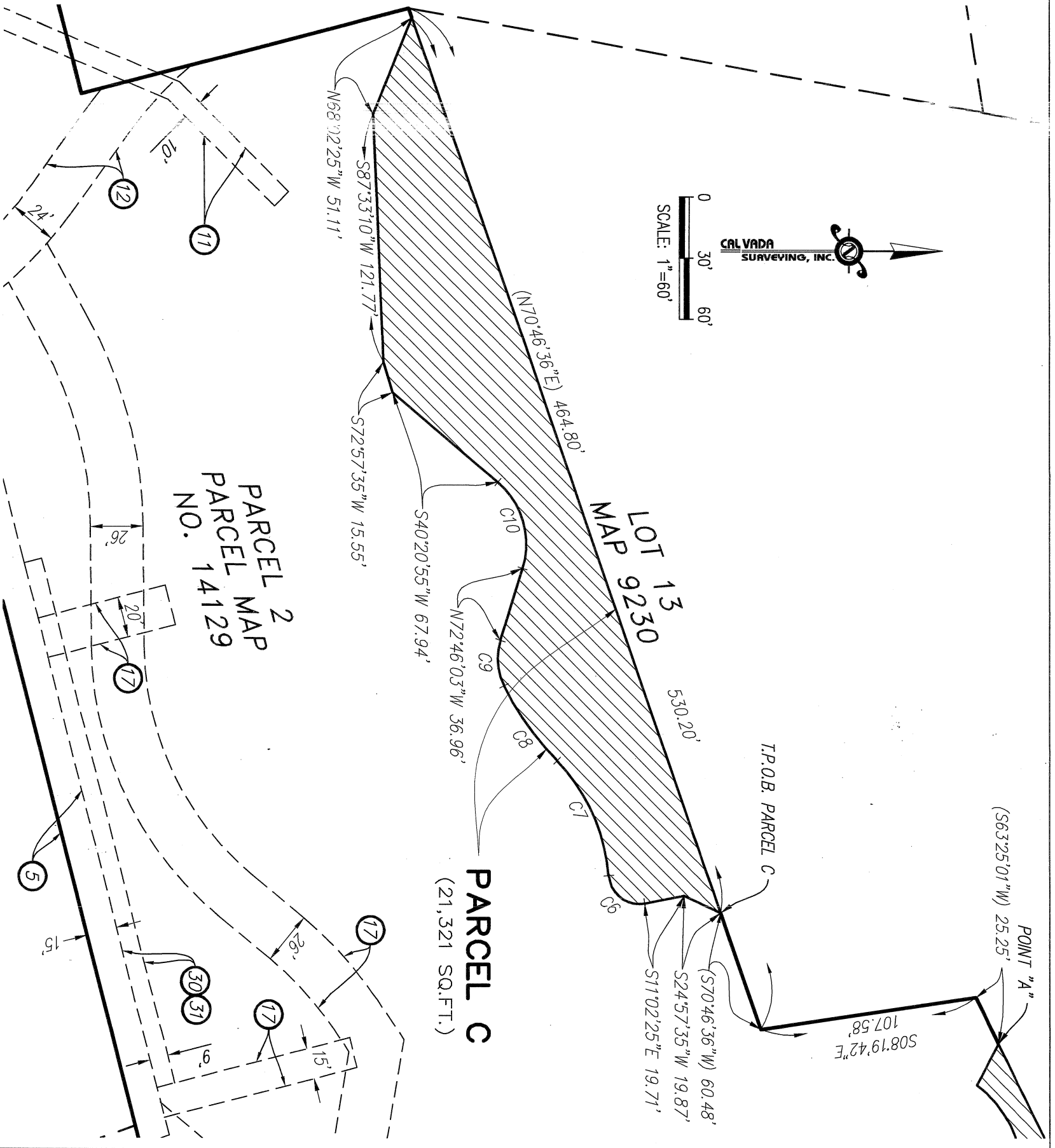
L.S. 7780  
 Date Signed: 05/22/2023  
 STATE OF CALIFORNIA

COVENANT OF EASEMENT FOR PROTECTION OF SENSITIVE BIOLOGICAL RESOURCES AND STEEP HILLSIDES ON LANDS THAT ARE NOT INCLUDED WITHIN THE MULTIPLE SPECIES CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA  
 PARCEL 2 OF MAP NO. 14129

DESCRIPTION	BY	APPROVED DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS: PRJ 10422265
				SHEET 2 OF 5 SHEET	I.O. N/A
				FOR LAND SURVEYOR DATE	1910-6255
					CCS 83 COORDINATES
					270-1695
					LAMBERT COORDINATES
					100090-B

STATUS **COMPLETED**

# EXHIBIT B



**LEGEND**  
 ( ) INDICATES RECORD DATA PER PARCEL MAP NO. 14129

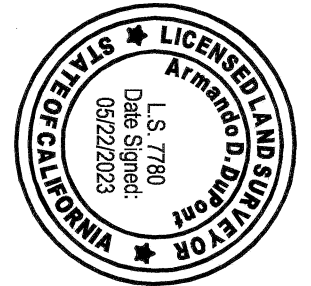
 INDICATES CONVENT OF EASEMENT ACQUIRED:  
 TOTAL AREA = 31,044 SQ. FT. 0.713 AC.

 EASEMENT LINE  
 LOT LINE  
 PROPERTY LINE

A.P.N. 310-110-17  
 SEE SHEET 4 FOR EXISTING EASEMENTS NOTE.  
**REFERENCE DRAWINGS**  
 MAP 14129, MAP 9230, PARCEL MAP 12041,  
 MAP 8434, PARCEL MAP 15700 &  
 PARCEL MAP 10901

**CAL VADA SURVEYING, INC.**  
 411 Janke Cir., Suite 205, Corona, CA 92880  
 Phone: 951-280-9960 Fax: 951-280-9748  
 Toll Free: 1-800-CALVADA www.calvada.com

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



DOCUMENT No. \_\_\_\_\_  
 RECORDED \_\_\_\_\_

COVENANT OF EASEMENT FOR PROTECTION OF SENSITIVE BIOLOGICAL RESOURCES AND STEEP HILLSIDES ON LANDS THAT ARE NOT INCLUDED WITHIN THE MULTIPLE SPECIES CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA  
 PARCEL 2 OF MAP NO. 14129

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS: PRJ 10422265
					SHEET 3 OF 5 SHEET	I.O. N/A
						1910-6255
						CCS 83 COORDINATES
						270-1695
						LAMBERT COORDINATES
						100090-B

FOR LAND SURVEYOR DATE 5/30/2023

COMPLETED

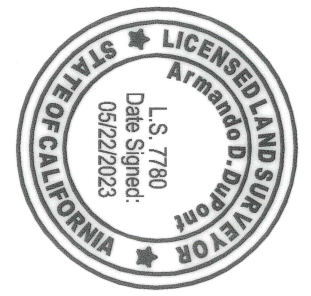
STATUS

# EXHIBIT B

## EASEMENT NOTES

- ④ EXISTING 23.5 FEET WIDE PUBLIC UTILITIES, INGRESS, AND EGRESS EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED MAY 10, 1966, DOCUMENT NO. 1966-78267, O.R. **(PLOTTED HEREON)**
- ⑤ EXISTING 15 FEET WIDE SEWER, WATER, AND ELECTRICAL EASEMENT GRANTED ON TORREY PINES SCIENCE PARK UNIT 3, RECORDED MAY 25, 1979 AS MAP NO. 9230 OF TRACT MAPS. **(PLOTTED HEREON)**
- ⑦ EXISTING 10 FEET, 15 FEET, 16 FEET, AND 48 FEET WIDE WATER EASEMENT GRANTED TO CITY OF SAN DIEGO, RECORDED AUGUST 22, 1980, DOCUMENT NO. 80-269532, O.R. **(PLOTTED HEREON)**
- ⑧ EXISTING 10 FEET AND 15 FEET WIDE WATER EASEMENT GRANTED TO CITY OF SAN DIEGO, RECORDED OCTOBER 10, 1980, DOCUMENT NO. 80-335936, O.R. **(PLOTTED HEREON)**
- ⑪ EXISTING 10 FEET WIDE DRAINAGE EASEMENT GRANTED TO THE CITY OF SAN DIEGO, RECORDED MARCH 25, 1983, DOCUMENT NO. 83-94896, O.R. **(PLOTTED HEREON)**
- ⑫ EXISTING 24 FEET WIDE WATER AND SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO, RECORDED MARCH 25, 1983, DOCUMENT NO. 83-94897, O.R. **(PLOTTED HEREON)**
- ⑭ GRANT AND ESTABLISHMENT OF RECIPROCAL ACCESS EASEMENT GRANTED TO E.F. HUTTON LIFE INSURANCE COMPANY AND THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, RECORDED JUNE 30, 1983 AS DOCUMENT NO. 83-283086 OF O.R. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED DECEMBER 30, 1988 AS DOCUMENT NO. 88-678578, O.R. **(PLOTTED HEREON)**
- ⑰ EXISTING 10 FEET, 15 FEET, AND 24 FEET WATER AND WATER ACCESS EASEMENT GRANTED TO CITY OF SAN DIEGO, RECORDED SEPTEMBER 30, 1983 AS DOCUMENT NO. 83-351390, O.R. **(PLOTTED HEREON)**
- 18. EXISTING PUBLIC UTILITIES, INGRESS, AND EGRESS EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED MARCH 14, 1984 AS INSTRUMENT NO. 84-92089, O.R. **(HAS NO SPECIFIC LOCATION SET FORTH IN THE DEED AND CANNOT BE PLOTTED ON MAP)**
- 19. EXISTING PUBLIC UTILITIES, INGRESS, AND EGRESS EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED DECEMBER 02, 1988 AS INSTRUMENT NO. 88-619894 OF O.R., RECORDED MARCH 02, 1989 AS DOCUMENT NO. 89-107650 OF O.R., RECORDED JUNE 30, 1989 AS DOCUMENT NO. 89-349144, O.R. **(IS DEPENDENT UPON PHYSICAL LOCATION OF FACILITIES AND IS NOT PLOTTED HEREON)**
- 20. EXISTING PUBLIC UTILITIES, INGRESS, AND EGRESS EASEMENT GRANTED TO PACIFIC BELL, RECORDED MARCH 02, 1989, DOCUMENT NO. 89-107649, O.R. **(IS DEPENDENT UPON PHYSICAL LOCATION OF FACILITIES AND IS NOT PLOTTED HEREON)**
- 21. EXISTING PUBLIC UTILITIES, INGRESS, AND EGRESS EASEMENT GRANTED TO PACIFIC BELL, RECORDED JUNE 29, 1989, DOCUMENT NO. 89-344925, O.R. **(HAS NO SPECIFIC LOCATION SET FORTH IN THE DEED AND CANNOT BE PLOTTED ON MAP)**
- 22. EXISTING WATER LINE EASEMENT GRANTED TO THE CITY OF SAN DIEGO, RECORDED NOVEMBER 29, 1990, DOCUMENT NO. 90-636890, O.R. **(HAS NO SPECIFIC LOCATION SET FORTH IN THE DEED AND CANNOT BE PLOTTED ON MAP)**
- ⑲ ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT RECORDED FEBRUARY 08, 2022 AS INSTRUMENT NO. 2022-0058694 OF OFFICIAL RECORDS. **(PLOTTED HEREON)**
- ⑳ EXISTING 9 FEET WIDE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO, RECORDED OCTOBER 27, 2022, DOCUMENT NO. 2022-0413791, O.R. **(PLOTTED HEREON)**
- ㉑ EXISTING 9 FEET WIDE WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO, RECORDED OCTOBER 27, 2022, DOCUMENT NO. 2022-0413798, O.R. **(PLOTTED HEREON)**
- 33. EXISTING UTILITY FACILITIES EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY, PER DOCUMENT NO. 2023-0005341, RECORDED JANUARY 09, 2023 **(IS DEPENDENT UPON PHYSICAL LOCATION OF FACILITIES AND IS NOT PLOTTED HEREON)**

**CAL VADA**  
**SURVEYING, INC.**  
 411 Janki Cir., Suite 205, Corona, CA 92880  
 Phone: 951-280-9980 Fax: 951-280-9748  
 Toll Free: 800-CALVADA www.calvada.com



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

DOCUMENT No. \_\_\_\_\_  
 RECORDED \_\_\_\_\_

COVENANT OF EASEMENT FOR PROTECTION OF SENSITIVE BIOLOGICAL RESOURCES AND STEEP HILLSIDES ON LANDS THAT ARE NOT INCLUDED WITHIN THE MULTIPLE SPECIES CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA  
 PARCEL 2 OF MAP NO. 14129

DESCRIPTION	BY	APPROVED DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS: PRJ 1042265 I.O. _____ N/A
				SHEET 4 OF 5 SHEET	
				FOR LAND SURVEYOR <u>Yuhua R. Xiang</u> DATE <u>5/20/2023</u>	1910-6255 CCS 83 COORDINATES
					270-1695 LAMBERT COORDINATES
				<b>COMPLETED</b>	100090-B
				STATUS	

EXHIBIT B

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N78°07'09"W	5.73'
L2	N63°25'01"E	69.75'
L3	N75°55'39"E	(63.77')
L4	S09°14'00"E	(92.43')
L5	S11°38'24"W	60.89'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	63.00'	29°39'17"	32.61'
C2	35.00'	63°16'45"	38.65'
C3	43.00'	49°21'33"	37.04'
C4	50.00'	34°56'17"	30.49'
C5	55.00'	88°18'20"	84.77'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C6	15.00'	96°47'23"	25.34'
C7	88.67'	40°50'57"	63.22'
C8	140.00'	18°32'59"	45.33'
C9	30.00'	43°46'58"	22.92'
C10	40.00'	66°53'02"	46.69'

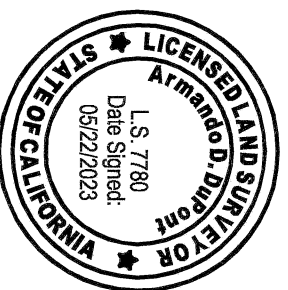
**CAL VADDA**

**SURVEYING, INC.**

411 Jenks Cir., Suite 205, Corona, CA 92880  
 Phone: 951-280-9960 Fax: 951-280-9746  
 Toll Free: 800-CALVADDA www.calvadda.com

*Armando D. Dupont*

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



DOCUMENT No. \_\_\_\_\_  
 RECORDED \_\_\_\_\_

COVENANT OF EASEMENT FOR PROTECTION OF SENSITIVE BIOLOGICAL RESOURCES AND STEEP HILLSIDES ON LANDS THAT ARE NOT INCLUDED WITHIN THE MULTIPLE SPECIES CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA  
 PARCEL 2 OF MAP NO. 14129

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS: PRJ 1042265
					SHEET 5 OF 5 SHEET	I.O. N/A
						1910-6255
					FOR LAND SURVEYOR	CCS 83 COORDINATES
					DATE 5/30/2023	270-1695
						LAMBERT COORDINATES
						100090-B

*COMPLETED*

STATUS