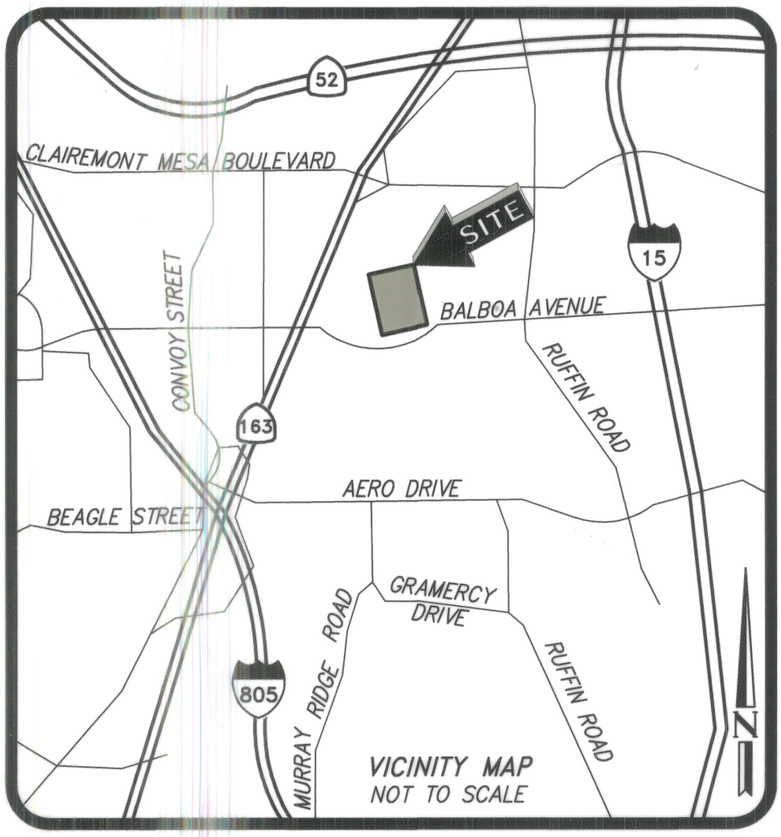
EXHIBIT "B"



IRREVOCABLE OFFER TO DEDICATE (IOD) ACQUIRED AREA = 5,280 SQ. FT. ±

EASEMENTS

AN EASEMENT FOR POLE PURPOSES, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED SEPTEMBER 22, 1967 AS RECORDING NO. 145716, OF OFFICIAL RECORDS.

AN EASEMENT FOR ELECTRIC SYSTEMS PURPOSES GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED OCTOBER 6, 1967 AS INSTRUMENT NO. 154672, OF OFFICIAL RECORDS. (NOT PLOTTABLE FROM RECORD INFORMATION)

AN APPURTENANT EASEMENT BETWEEN UNION CARBIDE CORPORATION AND CONIC CORPORATION, A DELAWARE CORPORATION RECORDED JANUARY 8, 1979, AS INSTRUMENT NO. 79-007600, OF OFFICIAL RECORDS.

EXISTING EASEMENT FOR FREE AND UNOBSTRUCTED PASSAGE OF AIRCRAFT GRANTED TO CITY OF SAN DIEGO, A MUNICIPAL CORPORATION PER DOCUMENT RECORDED MAY 24, 1994 AS INSTRUMENT NO. 1994-0341151, OF OFFICIAL RECORDS. (NOT PLOTTABLE FROM RECORD INFORMATION)

EXISTING EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC FOR UNDERGROUND FACILITIES, TOGETHER WITH ABOVEGROUND STRUCTURES CONSISTING OF, BUT NOT LIMITED TO, PAD-MOUNTED ELECTRIC EQUIPMENT AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND COMMUNICATION FACILITIES AND APPURTENANCES PER DOCUMENT RECORDED JULY 12, 2019 AS INSTRUMENT NO. 2019-0278959, OF OFFICIAL RECORDS. (NOT PLOTTABLE FROM RECORD INFORMATION)

LINE LEGEND

———	RIGHT OF WAY LINE
———	LOT LINE
- - - - -	EXISTING EASEMENT LINE
— — —	CENTER LINE

BASIS OF BEARINGS

FOR THIS PROJECT IS THE CENTERLINE OF BALBOA AVENUE AS SHOWN ON PARCEL MAP NO. 7993.

i.e. N65°30'00"E

REFERENCES

PARCEL MAP NO. 7993 AND 100121-D

APN 369-150-19

DRC ENGINEERING, INC
160 S. OLD SPRINGS ROAD, SUITE 210
ANAHEIM, CA 92808
714-685-6860

LICENSED LAND SURVEYOR
JAKE W. LAPPERT
LS 9303
STATE OF CALIFORNIA

Jake W. Lappert 9-21-2022
JAKE W. LAPPERT DATE
LS 9303

DOCUMENT No. 2022-0473345
RECORDED Dec 19, 2022

IRREVOCABLE OFFER TO DEDICATE (IOD) – STREET PURPOSES

PORTION OF PARCEL 1 OF PARCEL MAP NO. 7993

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL				
		AN.	12/19/22	

COMPLETED STATUS

CITY OF SAN DIEGO, CALIFORNIA
SHEET 1 OF 3 SHEETS

Jonathan R. Page 12/19/2022
FOR CITY LAND SURVEYOR DATE

100389-1-B

PRJ 1060421
I.O. N/A

1878-6287
CCS 83 COORDINATES

238-1727
NAD 27 COORDINATES

B001

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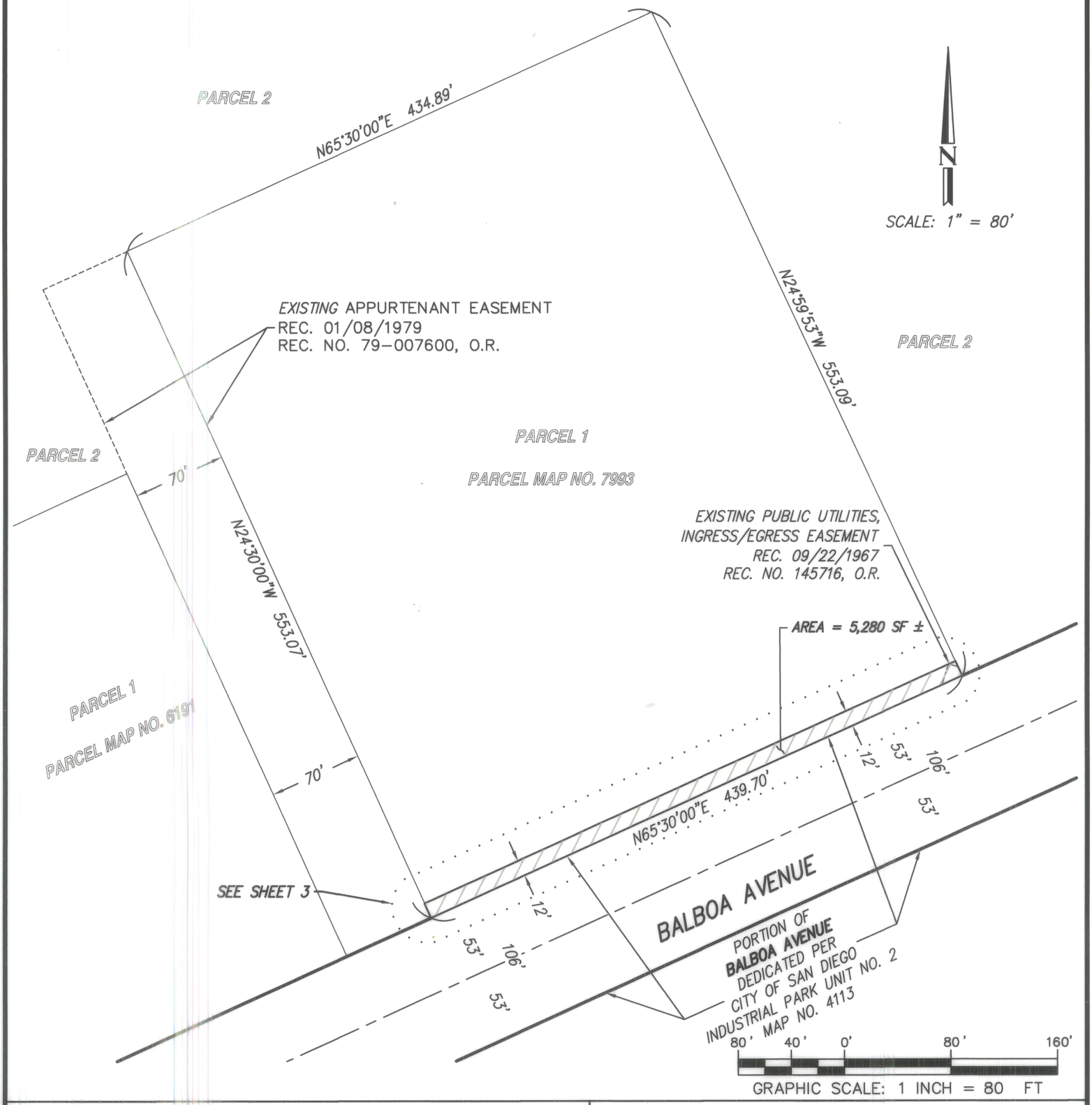
EXHIBIT "B"



DRC ENGINEERING, INC
160 S. OLD SPRINGS ROAD, SUITE 210
ANAHEIM, CA 92808
714-685-6860

LICENSED LAND SURVEYOR
JAKE W. LAPPERT
LS 9303
STATE OF CALIFORNIA

JAKE W. LAPPERT 9-21-2022
LS 9303 DATE

LEGAL DESCRIPTION IOD – STREET PURPOSES

PORTION OF PARCEL 1 OF PARCEL MAP NO. 7993

DESCRIPTION		APPROVED	DATE	FILMED
ORIGINAL				

CITY OF SAN DIEGO, CALIFORNIA

SHEET 2 OF 3 SHEETS

FOR CITY LAND SURVEYOR — DATE 12/19/2022

PRJ 1060421
I.O. N/A

1878-6287
CCS 83 COORDINATES

238-1727
NAD 27 COORDINATES

STATUS

100389-2-B

B002

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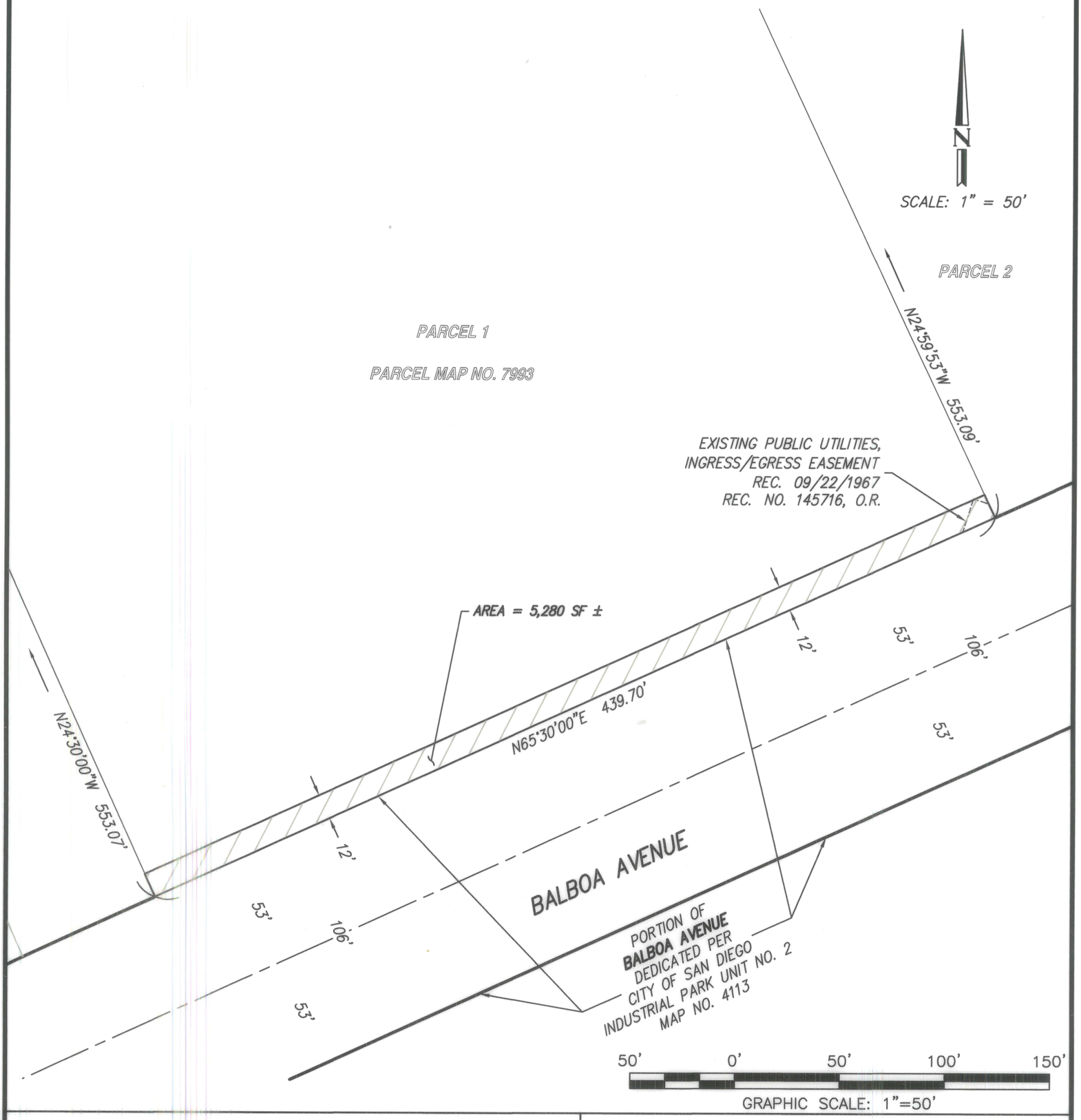
EXHIBIT "B"



DRC ENGINEERING, INC
160 S. OLD SPRINGS ROAD, SUITE 210
ANAHEIM, CA 92808
714-685-6860

LICENSED LAND SURVEYOR
JAKE W. LAPPERT
LS 9303
STATE OF CALIFORNIA

Jake W. Lappert 9-21-2022
JAKE W. LAPPERT DATE
LS 9303

LEGAL DESCRIPTION IOD – STREET PURPOSES

PORTION OF PARCEL 1 OF PARCEL MAP NO. 7993

DESCRIPTION		APPROVED	DATE	FILMED
ORIGINAL				

CITY OF SAN DIEGO, CALIFORNIA
SHEET 3 OF 3 SHEETS

Frederick R. Pope 12/19/2022
FOR CITY LAND SURVEYOR DATE

PRJ 1060421
I.O. N/A

1878-6287
CCS 83 COORDINATES
238-1727
NAD 27 COORDINATES

STATUS 100389-3-B B003

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