

EXHIBIT "B"

REFERENCE DRAWING

MAP 12785, MAP 12786, MAP 12787, MAP 12788, PM 17814, 25080-D, AND 25211-D

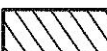

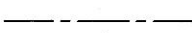


ASSESSOR'S PARCEL NO.

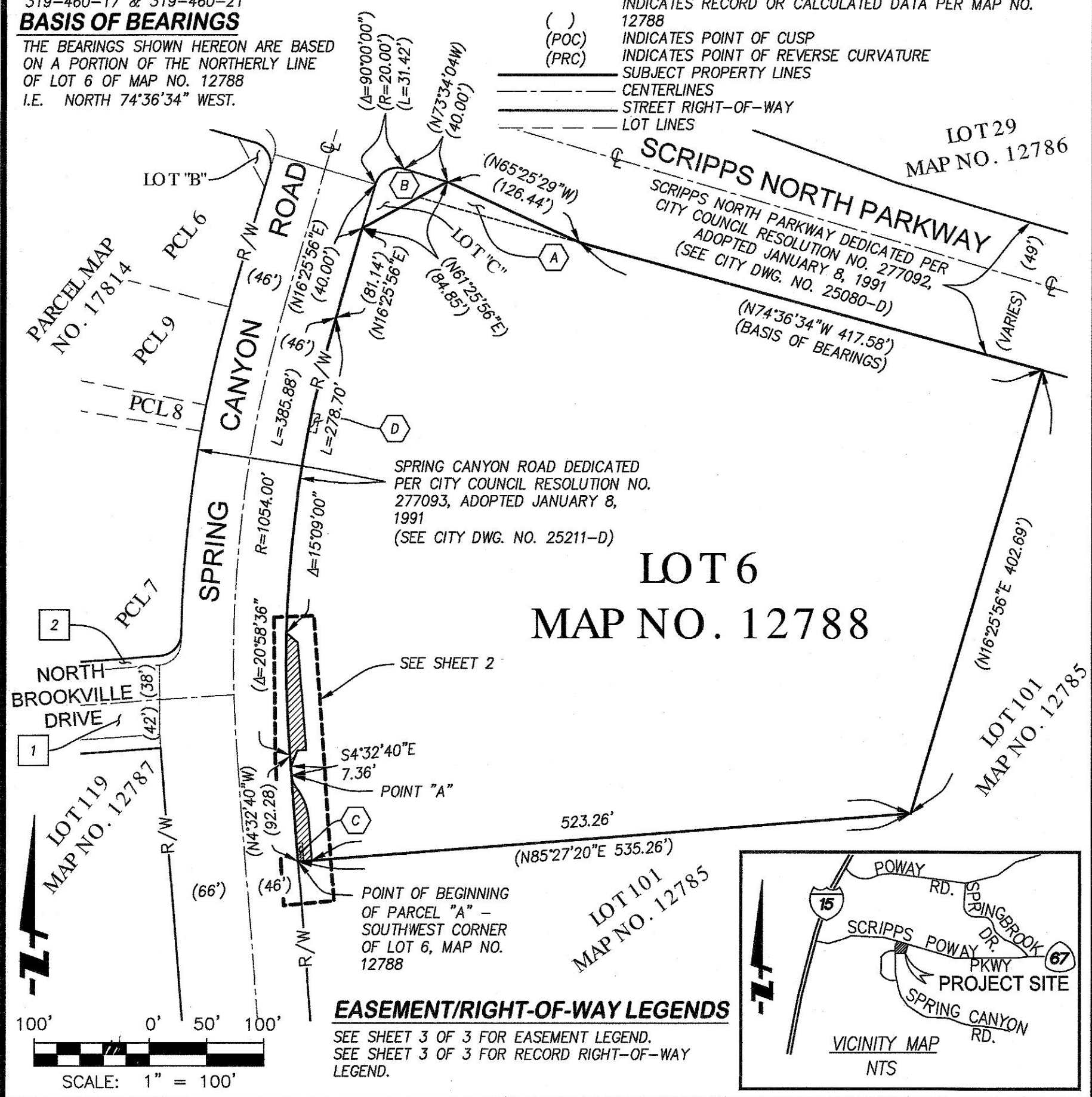
319-460-17 & 319-460-21

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON A PORTION OF THE NORTHERLY LINE OF LOT 6 OF MAP NO. 12788 I.E. NORTH 74°36'34" WEST.

LEGEND

-  INDICATES PUBLIC STREET EASEMENT, ACQUIRED.
- PARCEL "A": 706 SQUARE FEET (0.016 ACRES)
- PARCEL "B": 1299 SQUARE FEET (0.030 ACRES)
- TOTAL: 2005 SQUARE FEET (0.046 ACRES)
- () INDICATES RECORD OR CALCULATED DATA PER MAP NO. 12788
- (POC) INDICATES POINT OF CUSP
- (PRC) INDICATES POINT OF REVERSE CURVATURE
-  SUBJECT PROPERTY LINES
-  CENTERLINES
-  STREET RIGHT-OF-WAY
-  LOT LINES



EASEMENT/RIGHT-OF-WAY LEGENDS

SEE SHEET 3 OF 3 FOR EASEMENT LEGEND.
SEE SHEET 3 OF 3 FOR RECORD RIGHT-OF-WAY LEGEND.

FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315 • www.fuscoe.com

J. Marty Smith
J. MARTY SMITH, LS 8070
Date: 3/10/2021

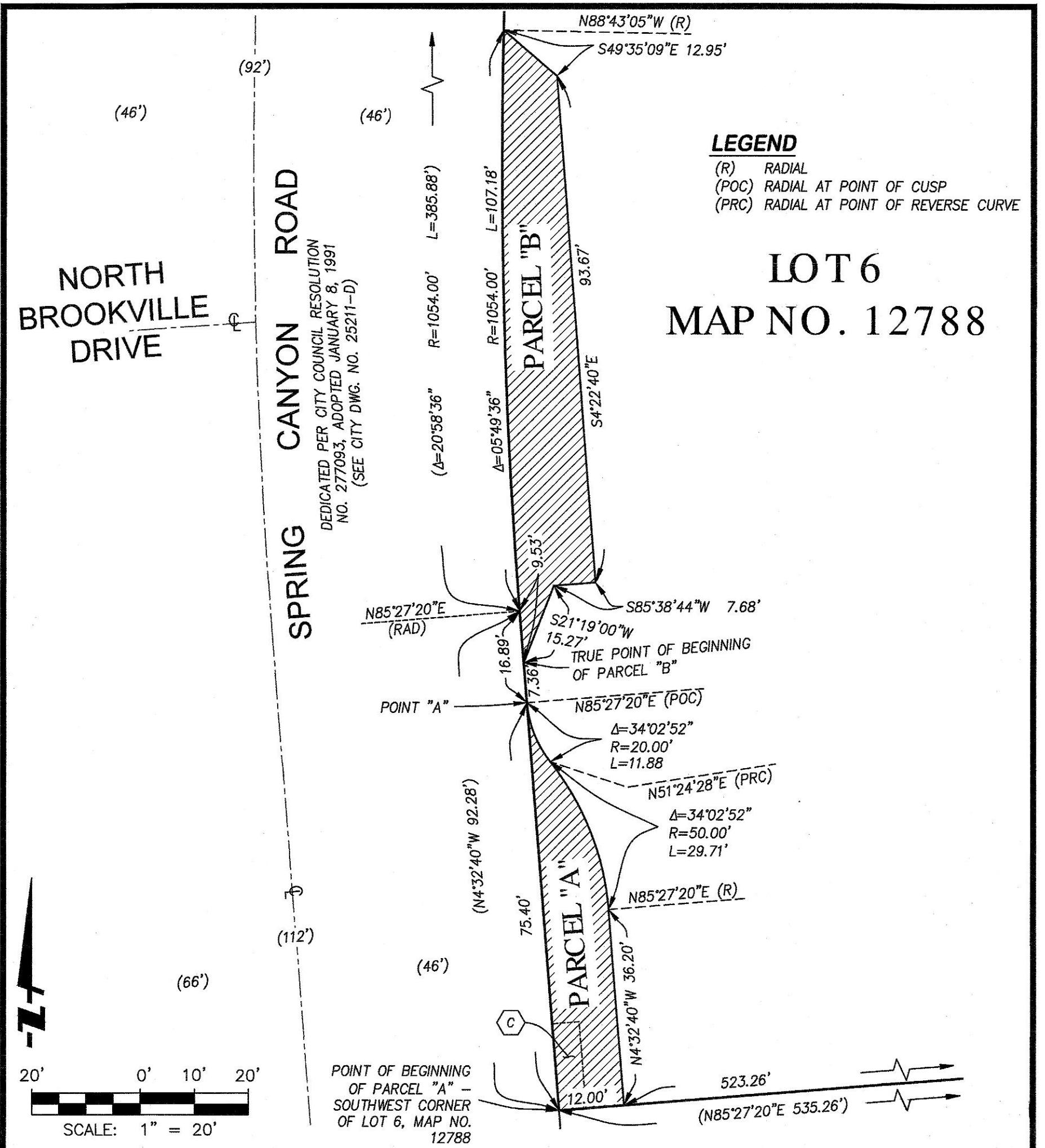


DOCUMENT NO.: 2021-0462833
RECORDED: DECEMBER 8, 2022

PUBLIC STREET EASEMENT PORTIONS OF LOT 6, MAP NO. 12788

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 1 OF 3	P.T.S. NO. 652763
ORIGINAL	FEI					
					<i>Frank R. Holt</i> FOR CITY ENGINEER	1920-6299 NAD 83 COORDINATES
					DATE: 11/30/2022	280-1739 LAMBERT COORDINATES
					LAND SURVEYOR	41683-1-B
					STATUS	

EXHIBIT "B"



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DOCUMENT NO.: _____

RECORDED: _____

PUBLIC STREET EASEMENT
PORTIONS OF LOT 6, MAP NO. 12788

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S. NO. 652763
ORIGINAL	FEI				SHEET 2 OF 3	
					<i>André R. H</i> FOR CITY ENGINEER	1920-6299 NAD 83 COORDINATES
					11/30/2023 DATE	280-1739 LAMBERT COORDINATES
					LAND SURVEYOR	41683-2-B
					STATUS	

EXHIBIT "B"

EASEMENT LEGEND

- A** AN EASEMENT FOR LANDSCAPING WITH THE RIGHT OF INGRESS, EGRESS AND INCIDENTAL PURPOSES AS DELINEATED AND DESIGNATED ON MAP NO. 12788.
- B** THE RELINQUISHMENT OF ALL RIGHTS TO CONSTRUCT, ERECT OR MAINTAIN ANY ABOVEGROUND ROOFED BUILDING OR COVERED STRUCTURE OVER, UPON OR ACROSS ALL OF LOT C AS SHOWN ON MAP NO. 12788 AS "BUILDING RESTRICTED EASEMENT".
- C** AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES (INCLUDING INGRESS THERETO AND EGRESS THEREFROM) CONSISTING OF WIRES, CABLES, CONDUITS, MANHOLES, HANDHOLES AND ABOVE GROUND MARKERS, PEDESTALS, TERMINAL EQUIPMENT CABINETS, OTHER ASSOCIATED ELECTRICAL CONDUCTORS AND NECESSARY FIXTURES AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC BELL, A CALIFORNIA CORPORATION, RECORDED JANUARY 15, 1992 AS FILE NO. 1992-0021973 OF OFFICIAL RECORDS.
- AN AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND MCMILLIN-BCED/MIRAMAR RANCH NORTH, A CALIFORNIA GENERAL PARTNERSHIP, OWNER, RECORDED FEBRUARY 28, 1991 AS FILE NO. 91-0087486 OF OFFICIAL RECORDS, RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF PRIVATE STORM DRAIN, SUBJECT TO THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN. (NOT PLOTTABLE)
- AN AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND MCMILLIN-BCED/MIRAMAR RANCH NORTH, A CALIFORNIA GENERAL PARTNERSHIP, OWNER, RECORDED FEBRUARY 28, 1991 AS FILE NO. 91-0087488 OF OFFICIAL RECORDS, RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF PRIVATE STORM DRAIN, SUBJECT TO THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN. (NOT PLOTTABLE)
- D** WATER EASEMENT PER DOCUMENT NO. 2022-0462846, RECORDED NOVEMBER 8, 2022, IN OFFICIAL RECORDS. SEE CITY OF SAN DIEGO DWG. NO. 41684-B

RECORD RIGHT-OF-WAY LEGEND

- LIMITS OF RECORD RIGHTS-OF-WAY
- 1** NORTH BROOKVILLE DRIVE DEDICATED PER MAP NO. 12787.
 - 2** NORTH BROOKVILLE DRIVE DEDICATED PER PARCEL MAP NO. 17814.



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DOCUMENT NO.: _____

RECORDED: _____

**PUBLIC STREET EASEMENT
PORTIONS OF LOT 6, MAP NO. 12788**

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 3 OF 3	P.T.S. NO. 652763
ORIGINAL	FEI					
					<i>F.L.R. #17</i>	1920-6299
					FOR CITY ENGINEER	NAD 83 COORDINATES
					DATE	280-1739
					LAND SURVEYOR	LAMBERT COORDINATES
						41683-3-B
STATUS						