



County of San Diego

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes
(858) 565-5920 Building Services
www.SDCPDS.org

VINCE NICOLETTI
DIRECTOR

September 9, 2025

To: Board of Supervisors Communications Received

NOTIFICATION OF REVIEW AND APPROVAL OF FINAL MAP APPLICATION

County of San Diego Tract No. 5549-1

The Director of Planning & Development Services is reviewing a Final Map application for approval. The Final Map, County Tract No. 5549-1, is in the Otay Subregional Plan Area.

Per San Diego County Code of Regulatory Ordinances Section 81.502, approval or disapproval of the Final Map will occur within ten (10) days, following the meeting of the Board of Supervisors. Approval or disapproval of the Final Map may be appealed to the Board within ten (10) days of the Director's decision.

PROJECT DESCRIPTION

This is a request for the Director of Planning & Development Services to review and approve the Final Map for County of San Diego Tract No. 5549-1; accept related easements; and approve, authorize, and execute the Joint Agreement to Improve Major Subdivision (Joint Agreement for Improvements) for public improvements.

International Industrial Park Tentative Map No. 5549 is a subdivision consisting of eight lots, two of which will be for biological open space easement on 170 acres. The project is located north of Lone Star Road between Vann Centre Blvd and Alta Road intersection in the Otay Subregional Plan Area within the unincorporated San Diego County.

For any additional information, please contact Jacob Armstrong, Land Development Chief, in Planning & Development Services, at 619-756-2463 and/or by e-mail at Jacob.Armstrong@sdcounty.ca.gov.

Attachment A

Map

MAP NO.

SHEET 1 OF 10 SHEETS

COUNTY OF SAN DIEGO TRACT NO. 5549-1

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND SUBDIVISION BY THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DESIGNATED AS AN EASEMENT FOR PUBLIC PURPOSES.

WE HEREBY GRANT TO THE PUBLIC EASEMENT FROM DRIVE AND THE PORTION OF LONG STAR ROAD, TOGETHER WITH THE FRONT ITS EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND DRAINAGE SLOPES BEYOND THE LINE OF SAID EASEMENT, AND TO EXCAVATE AND MAINTAIN THE ACCESS FROM TO AND FROM LOTS 1, 2, 3, AND 4 IN AND TO DRIVE FROM DRIVE EXCEPT AT ACCESS OPENINGS 1, 2, 3, AND 4 IN AND TO DRIVE FROM DRIVE ACCESS RIGHTS FROM LOTS 1, 2, 3, AND 4 IN AND TO LONG STAR ROAD, ALL AS SHOWN ON SAID MAP.

WE HEREBY GRANT TO THE COUNTY OF SAN DIEGO THE EASEMENT EASEMENT OVER THE PORTION OF LOT 3, AS SHOWN ON SAID MAP.

WE HEREBY GRANT TO THE COUNTY OF SAN DIEGO THE EASEMENT EASEMENTS ALL AS SHOWN ON SAID MAP.

WE HEREBY GRANT TO THE SAN DIEGO COUNTY SANITATION DISTRICT THE EASEMENT EASEMENTS, TOGETHER WITH THE ACCESS EASEMENTS TO MAINTAIN SUCH FACILITIES, ALL AS SHOWN ON SAID MAP.

WE HEREBY RESERVE THE PRIVATE DRAINAGE EASEMENTS FOR THE BENEFIT OF THE SUBDIVISION, ITS SUCCESSORS AND/OR HEIRS, ALL AS SHOWN HEREON.

WE HEREBY RESERVE THE PRIVATE EASEMENTS, ACCESS EASEMENT BETWEEN LOT 4 AND PARCEL NO. 200-010141 FOR DOCUMENT NO. 200-010141, O.R. RECORDED OCTOBER 29, 2020, ALL AS SHOWN HEREON.

INTERNATIONAL INDUSTRIAL PARK, INC., A CALIFORNIA CORPORATION, FORMERLY KNOWN AS RANCHO DE LA FLORIDA, A CALIFORNIA CORPORATION, WHO-ALLIED TITLE AS ITS CORPORATION, A CALIFORNIA CORPORATION AS OWNER

BY David H. Heston

DAVID H. HESTON

RANCHO VISTA DEL MAR, A CALIFORNIA CORPORATION, FORMERLY KNOWN AS 3350 CORP., A CALIFORNIA CORPORATION AS OWNER

BY David H. Heston

DAVID H. HESTON

INTERNATIONAL PROPERTY DEVELOPERS, INC., A HONOLULU CORPORATION, AS BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 24, 2017 AS DOC. NO. 2017-033974, O.R.

BY David H. Heston

DAVID H. HESTON

THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS OF EASEMENTS FOR DOCUMENTS NOTED BELOW HAVE BEEN OBTAINED UNDER THE PROVISIONS OF SECTION 5549, SUBSECTION (a)(1)(A)(i) OF THE SUBDIVISION MAP ACT, WHICH UNLAWFULLY IS SILENT MAP. IF CANNOT BE OBTAINED BY A FRY TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE SUBDIVISION MAP ACT.

1. COUNTY OF SAN DIEGO HOLDERS OF EASEMENTS FOR PUBLIC ROAD PURPOSES

RECORDED SEPTEMBER 20, 1989 IN BOOK 257, PAGE 468 OF RECORDS.

1.0.0. RECORDED APRIL 27, 2012 AS DOCUMENT NO. 2012-034786, O.R. ACCEPTED SEPTEMBER 26, 2012 PER DOCUMENT NO. 2012-034786, O.R.

1.0.0. RECORDED APRIL 27, 2012 AS DOCUMENT NO. 2012-034786, O.R. ACCEPTED SEPTEMBER 26, 2012 PER DOCUMENT NO. 2012-034786, O.R.

FOR LIMITED EASEMENTS 200C

RECORDED OCTOBER 03, 2022 AS DOCUMENT NO. 2022-038963, O.R.

FOR TRAIL PURPOSES

RECORDED OCTOBER 03, 2022 AS DOCUMENT NO. 2022-038963, O.R.

FOR OPEN SPACE PURPOSES

RECORDED JUNE 18, 2020 AS DOCUMENT NO. 2020-010258, O.R.

RECORDED OCTOBER 03, 2022 AS DOCUMENT NO. 2022-038963, O.R.

RECORDED OCTOBER 03, 2022 AS DOCUMENT NO. 2022-038963, O.R.

RECORDED APRIL 13, 2023 AS DOCUMENT NO. 2023-038977, O.R.

2. THE SAN DIEGO COUNTY SANITATION DISTRICT AS SUCCESSOR TO EAST OCEAN WATER DISTRICT DISTRICT HOLDERS OF EASEMENTS

FOR EASEMENT PURPOSES

RECORDED FEBRUARY 21, 2021 AS DOCUMENT NO. 2021-010830, O.R.

RECORDED MAY 16, 2021 AS DOCUMENT NO. 2021-010830, O.R.

FOR EASEMENT PURPOSES

RECORDED MAY 16, 2021 AS DOCUMENT NO. 2021-010830, O.R.

FOR UTILITY PURPOSES

RECORDED OCTOBER 26, 1968 AS FILE NO. 171344, O.R.

PORTION QUAINTANCE SEP 07, 2022 PER DOC. NO. 2022-038963, O.R.

BEING A SUBDIVISION MAP OF A PORTION OF THE EAST HALF OF SECTION 25, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH GOVERNMENT LOT 3 AND A PORTION OF GOVERNMENT LOT 2 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED SEPTEMBER 11, 1879.

A PORTION OF THE EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR PUBLIC ROAD PURPOSES RECORDED SEPTEMBER 20, 1989 IN BOOK 257, PAGE 468 OF RECORDS, TOGETHER WITH THE EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR DRAINAGE PURPOSES RECORDED MARCH 27, 2017 AS DOCUMENT NO. 2017-035838 OF OFFICIAL RECORDS, ARE NOT SHOWN WITHIN THIS MAP BECAUSE THEY HAVE BEEN VACATED PURSUANT TO SECTION 5549(a) OF THE SUBDIVISION MAP ACT.

SUBDIVISION GUARANTEE PREPARED BY FIDELITY NATIONAL TITLE, ORDER NO. 00121443-996-501-RT4

A NOTARY PUBLIC OR OTHER OFFICIAL COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

ON MARCH 13, 2023 BEFORE ME,

Michelle Bullock, A NOTARY PUBLIC, PERSONALLY APPEARED

DANIELA WILLY

WHO CLAIMED TO BE ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT(S) SIGNED THE SAME IN PERSON(S) AND AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT(S) SIGNATURE(S) ON THE INSTRUMENT HE/SHE/IT(S) INTENDS TO BE BOUND BY THE SAME.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING STATEMENT IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Michelle Bullock

NAME (PRINTED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS: San Diego

COMMISSION EXPIRES: MARCH 12, 2024

COMMISSION # OF NOTARY: 3481553

THIS IS TO CERTIFY THAT THE SIGNED EASEMENT AS SHOWN ON THIS MAP GRANTED TO THE SAN DIEGO COUNTY SANITATION DISTRICT IS HEREBY ACCEPTED BY THE SAN DIEGO COUNTY SANITATION DISTRICT, A POLITICAL SUBDIVISION AND/OR GOVERNMENTAL AGENCY ON BEHALF OF ITS BOARD, PURSUANT TO SUPERVISORY RESOLUTION OF SAID BOARD ADOPTED ON FEBRUARY 26, 2012, AND THE CHAIRMAN CONSENTS TO THE RECORDATION THEREOF BY ITS DAILY AUTHORIZED OFFICER.

FOR DIRECTOR

BY MARISA K. BURRIT DIRECTOR OF PUBLIC WORKS

DATE: _____

BY _____ DATE: _____

BY _____ DATE: _____

BY _____ DATE: _____

BY _____ DATE: _____

BY _____ DATE: _____

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BY _____ DATE: _____

1. JOSEPH G. GUSTO, A PROFESSIONAL LAND SURVEYOR, STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY SUPERVISION ON JUNE 30, 2020 AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN THAT HOLDERS OF THE CHARACTER INDICATED MAP WITHIN SET OR FURTHER AS NOTED AT THE SUBDIVISION RECORDING OFFICE AND I SET OFF ALL OTHER HOLDERS OF THE CHARACTER AND AT THE POSITION INDICATED BY LINDO IN THIS MAP WITHIN 30 DAYS AFTER COMPLETION OF THE REQUIRED IMPROVEMENTS, AND SUCH HOLDERS ARE ON FULL BE SUFFICIENT TO OBTAIN THE SURVEY TO BE APPROVED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. (CITY LINDO 5471 4)

JOSEPH G. GUSTO
P.L.S. 8200

DATE: 3/13/2023

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MAP NO.

COUNTY OF SAN DIEGO TRACT 5549-1

SHEET 2 OF 10 SHEETS

THIS AGREEMENT, ENTERED INTO THIS _____ DAY OF _____, 2015, BY AND BETWEEN THE COUNTY OF SAN DIEGO, HEREINAFTER "COUNTY", AND THE CITY WATER DISTRICT, HEREINAFTER "DISTRICT".

WHEREAS, THE DISTRICT IS THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT RECORDED OCTOBER 28, 1988 AS FILE NO. 171344 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY AND DESCRIBED AS THE WESTERLY 20 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 1 EAST SAN BERNARDINO BASE AND MERIDIAN, 1N2;

WHEREAS, COUNTY IS ACCEPTING CERTAIN EASEMENTS WHICH MAY EXTEND ACROSS AND THROUGH PORTIONS OF THE ABOVE DESCRIBED DISTRICT EASEMENT; AND

WHEREAS, COUNTY AND DISTRICT DESIRE TO ENTER INTO THIS AGREEMENT TO PROVIDE FOR THE RIGHTS AND OBLIGATIONS OF EACH OF THE PARTIES IN THEIR JOINT USE OF THE AREAS COMMON TO THEIR RESPECTIVE EASEMENTS;

NOW, THEREFORE, COUNTY AND DISTRICT AGREE AS FOLLOWS:

1. IN THE EVENT THAT THE FUTURE USE OR ALTERATION OF SAID EASEMENT BY COUNTY SHALL AT ANY TIME NECESSITATE A RECONFIGURATION, RELOCATION OR RECONSTRUCTION OF DISTRICTS PUBLIC IMPROVEMENTS, THE SAME SHALL BE PERFORMED AT THE COST OF COUNTY AND IF THE ACQUISITION OF ADDITIONAL REQUIRED EASEMENTS OR PROPERTY PURSUANT THERETO IS REQUIRED, THE SAME SHALL BE OBTAINED BY COUNTY IN FORM SATISFACTORY TO THE DISTRICT, OR BY THE DISTRICT WITH WRITTEN CONSENT OF THE COUNTY, AT THE COST OF THE COUNTY.
2. ALL USES OF SAID EASEMENT AREA BY EITHER PARTY SHALL BE SUCH AS WILL NOT PERMANENTLY INTERRUPT THE USE OR OPERATION OF THE FACILITIES THEREIN OF THE OTHER PARTY. USES OF SAID AREAS BY EITHER PARTY WHICH TEMPORARILY INTERFERE WITH THE USE OR OPERATION OF THE FACILITIES THEREIN OF THE OTHER PARTY WILL BE MADE ONLY WHEN REASONABLY NECESSARY AND WILL BE PROMPTLY TERMINATED AS SOON AS THE NECESSITY THEREFOR NO LONGER EXISTS.
3. IF THE COUNTY OR THE DISTRICT SHALL HEREAFTER VACATE OR ABANDON, IN WHOLE OR IN PART, SAID EASEMENTS OR PORTION OF THE COUNTY OR DISTRICT SHALL, IN THE VACATION OR ABANDONMENT PROCEEDINGS, RESERVE TO THE OTHER ALL RIGHTS OWNED BY IT PRIOR TO THE EXECUTION OF THIS CERTIFICATION.
4. THE CITY WATER DISTRICT EASEMENTS EXISTING ON THIS MAP WILL BE RECOGNIZED AS SUPERIOR TO ALL OTHER DESIGNATIONS ON THE FACE OF THIS MAP.
5. THIS AGREEMENT SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF BOTH PARTIES.
6. EACH PARTY SHALL HOLD HARMLESS AND INDEMNIFY THE OTHER PARTY AND ITS DIRECTORS, OFFICERS, AGENTS AND EMPLOYEES AGAINST ANY AND ALL LOSS, LIABILITY, DAMAGE, OR EXPENSE, INCLUDING ANY DIRECT, INDIRECT OR CONSEQUENTIAL LOSS, LIABILITY, DAMAGE, OR EXPENSE, BUT NOT INCLUDING ATTORNEY'S FEES UNLESS AWARDED BY A COURT OF COMPETENT JURISDICTION, FOR INJURY OR DEATH TO PERSONS, INCLUDING EMPLOYEES OF EITHER PARTY, AND DAMAGE TO PROPERTY, INCLUDING PROPERTY OF EITHER PARTY, ARISING OUT OF OR IN CONNECTION WITH INTENTIONAL, WILLFUL, GROSS NEGLIGENCE OR NEGLIGENCE CONDUCT REGARDING USE OF THE EASEMENT AREA. HOWEVER, NEITHER PARTY SHALL BE INDEMNIFIED HEREUNDER FOR ANY LOSS, LIABILITY, DAMAGE, OR EXPENSE RESULTING FROM ITS SOLE NEGLIGENCE OR WILL CONDUCT.

IN WITNESS WHEREOF, THE PARTIES HAVE CAUSED THIS AGREEMENT TO BE EXECUTED AS OF THE DATE FIRST ABOVE WRITTEN BY THEIR PROPERLY AUTHORIZED OFFICIALS.

CITY WATER DISTRICT

BY: [Signature]
JOE MARTINEZ
GENERAL MANAGER

COUNTY OF SAN DIEGO

BY: [Signature]
BRIAN BILBOIS
FOR SAN DIEGO COUNTY SHERIFF

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)

COUNTY OF SAN DIEGO)

ON APRIL 7, 2015, BEFORE ME.

JOE MARTINEZ A NOTARY PUBLIC, PERSONALLY APPEARED

JOE MARTINEZ

WHO PROMISED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/HAS/WE/HAVE EXECUTED THE SAME IN HIS/HER/ITS/OUR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ITS/OUR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature]

JOE MARTINEZ NOTARY PUBLIC

IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS: SAN DIEGO

COMMISSION EXPIRES SEPTEMBER 6, 2015

COMMISSION # OF NOTARY: 3870571

MAP NO.

COUNTY OF SAN DIEGO TRACT 5549-1

SHEET 3 OF 10 SHEETS

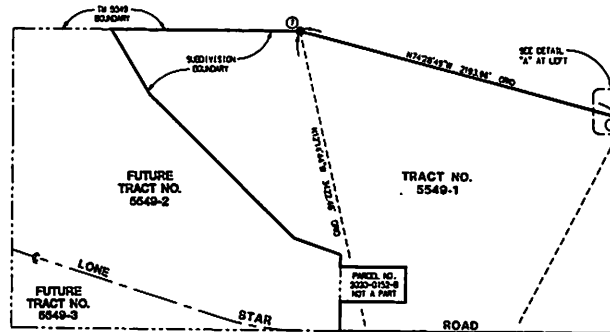
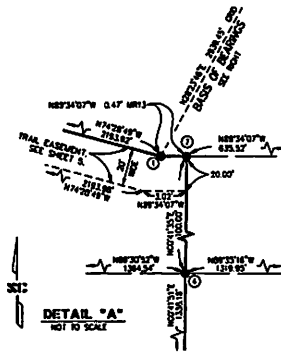
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CCS 83, ZONE 6, EPOCH 1981.85. GRID BEARINGS BETWEEN STATION 5109 AND STATION 4222 (BOTH BEING A CALIFORNIA COGNATE VALUE OF FIRST ORDER ACCURACY OR BETTER) AS SAID STATIONS ARE PUBLISHED IN THE SAN DIEGO COUNTY HORIZONTAL CONTROL BOOK I.E. N 27° 37' 13" E.

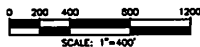
QUOTED BEARINGS FROM REFERENCE MAPS OR CHEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT STATION 5109 IS 1.00001836 CONVERSION ANGLE AT STATION 5109 IS -00° 22' 28.00" GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR

GPS STA. 4222
FD. STREET SURVEY MONUMENT,
81TH 1/2" RED AND BRASS DISC
STAMPED "VERTICAL CONTROL MARK"
FOR R.O.S. NO. 15841.
N 1,782,257.363
E 8,225,810.470
ELEV. 673.129
(NAD 83)



GPS STA. 5109
FD. STREET SURVEY MONUMENT 81TH
3" BRASS DISC AS 9-CORNER BOLLON
FOR MAP 10087 AND R.O.S. 14717.
N 1,788,814.043
E 8,232,832.425
ELEV. 604.418'
(NAD 83)



VICINITY MAP
NOT TO SCALE
THOMAS BRIDGES
PAGE 1233-81

Prepared by: STEVENS CRESTO ENGINEERS
9063 DESERTEER DRIVE, SUITE 300
SAN DIEGO, CA 92123
619-594-5660

JOB NO. 19015.02

19015 FM U1 03.dwg

CALIF COORD INDEX 148-1786 (N) (CCS 27)

GRADING PLAN F052020-02784-3023

COUNTY TM 5549

F052021-1-DMP-00382

MAP NO.

COUNTY OF SAN DIEGO TRACT 5549-1

SHEET 4 OF 10 SHEETS

PROCEDURE OF SURVEY

LEGEND

- ① INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED "LS 8000" FOR R.O.S. 20282 AND 23786 AS NOTED.
- ② INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED "LS 4254" FOR R.O.S. 9721, 19986 AND 23786.
- ③ INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED "LS 6807" FOR R.O.S. 19986 AND 23786.
- ④ INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED "LS 8044" FOR R.O.S. 21043, 21993 AND 23786.
- ⑤ INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED "LS 6250" FOR R.O.S. 9721 AND 23786.
- ⑥ INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED "LS 6357" FOR R.O.S. 9721, 9722 AND 23786.
- ⑦ INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED "LS 8000" FOR R.O.S. 23786.
- ⑧ INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED "LS 8000" FOR R.O.S. 23786.
- ⑨ INDICATES FOUND STREET SURVEY MONUMENT (N-10) WITH STAMPED "LS 8000" FOR P.M. 20473 AND R.O.S. 23786.
- ⑩ INDICATES FOUND STREET SURVEY MONUMENT (N-10) WITH 2" BRASS DISC STAMPED AS SHOWN, FOR R.O.S. 19971, 21043, 21993 AND 23786.
- ⑪ INDICATES FOUND STREET SURVEY MONUMENT (N-10) WITH 2" BRASS DISC PUNCHED, NO STAMP, NOT ACCEPTED.
- ⑫ INDICATES SET 2" x 3/4" IRON PIPE WITH DISC STAMPED "LS 8000".
- ⑬ INDICATES SET LEAD WITH DISC STAMPED "LS 8000".
- ⑭ INDICATES SET STREET SURVEY MONUMENT (N-10) WITH 2" BRASS DISC STAMPED "LS 8000".
- ⑮ INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED "LS 8000" FOR R.O.S. 20282 AND 23786 AS NOTED. SET STREET SURVEY MONUMENT (N-10) WITH 2" BRASS DISC STAMPED "LS 8000".
- ⑯ INDICATES MONUMENT CURRENTLY SEARCHED FOR BUT NOT FOUND.
- ⑰ EXAGGERATED FOR CLARITY.
- ⑱ INDICATES MEASURED AND RECORD DATA FOR SPECIFIED REFERENCE.
- (M) INDICATES RECORD DATA FOR RECORD OF SURVEY 19986.
- (N) INDICATES RECORD DATA FOR RECORD OF SURVEY 20282.
- (O) INDICATES RECORD DATA FOR RECORD OF SURVEY 6802.
- (P) INDICATES RECORD DATA FOR RECORD OF SURVEY 9721.
- (Q) INDICATES RECORD DATA FOR RECORD OF SURVEY 19986.
- (R) INDICATES RECORD DATA FOR RECORD OF SURVEY 21043.
- (S) INDICATES RECORD DATA FOR RECORD OF SURVEY 21993.
- (T) INDICATES RECORD DATA FOR RECORD OF SURVEY 23786.
- (U) INDICATES RECORD DATA FOR RECORD OF SURVEY 19971.
- (V) INDICATES RECORD DATA FOR PARCEL MAP 20473.
- (W) INDICATES RECORD DATA FOR RECORD OF SURVEY 19405.
- (X) INDICATES RECORD DATA FOR RECORD OF SURVEY 19097.
- (Y) INDICATES RECORD DATA FOR RECORD OF SURVEY 23786.
- (Z) INDICATES RECORD DATA FOR DEED DOCUMENT NO. 63-09943, REC. MAP. 25, 1983.
- (1) INDICATES RECORD DATA FOR OUTLAIN DEED DOCUMENT NO. 3020-081725, REC. OCT. 29, 2020.
- (2) INDICATES RECORD DATA FOR EASEMENT DOCUMENT NO. 2001-090476, REC. FEB. 27, 2001.
- (3) INDICATES RECORD DATA FOR EASEMENT DOCUMENT NO. 2001-090476, REC. FEB. 27, 2001.

LINE LEGEND

- INDICATES SUBDIVISION BOUNDARY
- INDICATES EXISTING PROPERTY LINE
- INDICATES PROPERTY LINE/RIGHT-OF-WAY
- INDICATES CENTERLINE
- INDICATES SECTIONAL BREAKDOWN
- INDICATES ACCESS RIGHTS UNDISCLOSED
- INDICATES EASEMENT

NOTES

1. ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED.
2. THE TOTAL NUMBER OF LOTS IS 4. THE BEGINNING AND ENDING LOT NUMBERS ARE 1 AND 4, RESPECTIVELY.
3. SUBDIVISION GRASS AREAS IS 99.87 ACRES.
4. ALL DISTANCES MEASURED STREET FRONT WITHOUT EXCESSIVE REPRESENT THAT DISTANCE TO THE 22ND HUNDREDS.

LINE DATA TABLE

LINE NO.	BEARING	LENGTH
L1	N89°24'07"W	625.99' MR13
L2	N89°23'37"W	825.95' MR14
L3	N02°34'47"E	99.79' MR15
L4	N02°34'28"E	100.00' MR16
L5	N89°23'18"W	636.01' MR17
L6	N02°34'20"E	100.00' MR18
L7	N89°23'58"W	434.17' MR19
L8	N02°34'07"E	434.17' MR20
L9	N02°34'07"E	335.00'
L10	N02°34'07"E	335.00' MR21
L11	N89°23'58"W	434.17' MR22
L12	N02°34'07"E	335.00' MR23
L13	N02°34'07"E	335.00' MR24
L14	N02°34'07"E	335.00' MR25
L15	N89°23'58"W	434.17' MR26
L16	N02°34'07"E	335.00' MR27
L17	N02°34'07"E	335.00' MR28
L18	N02°34'07"E	335.00' MR29
L19	N02°34'07"E	335.00' MR30
L20	N02°34'07"E	335.00' MR31
L21	N02°34'07"E	335.00' MR32
L22	N02°34'07"E	335.00' MR33
L23	N02°34'07"E	335.00' MR34
L24	N02°34'07"E	335.00' MR35
L25	N02°34'07"E	335.00' MR36
L26	N02°34'07"E	335.00' MR37
L27	N02°34'07"E	335.00' MR38
L28	N02°34'07"E	335.00' MR39
L29	N02°34'07"E	335.00' MR40
L30	N02°34'07"E	335.00' MR41
L31	N02°34'07"E	335.00' MR42
L32	N02°34'07"E	335.00' MR43
L33	N02°34'07"E	335.00' MR44
L34	N02°34'07"E	335.00' MR45
L35	N02°34'07"E	335.00' MR46
L36	N02°34'07"E	335.00' MR47
L37	N02°34'07"E	335.00' MR48
L38	N02°34'07"E	335.00' MR49
L39	N02°34'07"E	335.00' MR50
L40	N02°34'07"E	335.00' MR51
L41	N02°34'07"E	335.00' MR52
L42	N02°34'07"E	335.00' MR53
L43	N02°34'07"E	335.00' MR54
L44	N02°34'07"E	335.00' MR55
L45	N02°34'07"E	335.00' MR56
L46	N02°34'07"E	335.00' MR57
L47	N02°34'07"E	335.00' MR58
L48	N02°34'07"E	335.00' MR59
L49	N02°34'07"E	335.00' MR60
L50	N02°34'07"E	335.00' MR61
L51	N02°34'07"E	335.00' MR62
L52	N02°34'07"E	335.00' MR63
L53	N02°34'07"E	335.00' MR64
L54	N02°34'07"E	335.00' MR65
L55	N02°34'07"E	335.00' MR66
L56	N02°34'07"E	335.00' MR67
L57	N02°34'07"E	335.00' MR68
L58	N02°34'07"E	335.00' MR69
L59	N02°34'07"E	335.00' MR70
L60	N02°34'07"E	335.00' MR71
L61	N02°34'07"E	335.00' MR72
L62	N02°34'07"E	335.00' MR73
L63	N02°34'07"E	335.00' MR74
L64	N02°34'07"E	335.00' MR75
L65	N02°34'07"E	335.00' MR76
L66	N02°34'07"E	335.00' MR77
L67	N02°34'07"E	335.00' MR78
L68	N02°34'07"E	335.00' MR79
L69	N02°34'07"E	335.00' MR80
L70	N02°34'07"E	335.00' MR81
L71	N02°34'07"E	335.00' MR82
L72	N02°34'07"E	335.00' MR83
L73	N02°34'07"E	335.00' MR84
L74	N02°34'07"E	335.00' MR85
L75	N02°34'07"E	335.00' MR86
L76	N02°34'07"E	335.00' MR87
L77	N02°34'07"E	335.00' MR88
L78	N02°34'07"E	335.00' MR89
L79	N02°34'07"E	335.00' MR90
L80	N02°34'07"E	335.00' MR91
L81	N02°34'07"E	335.00' MR92
L82	N02°34'07"E	335.00' MR93
L83	N02°34'07"E	335.00' MR94
L84	N02°34'07"E	335.00' MR95
L85	N02°34'07"E	335.00' MR96
L86	N02°34'07"E	335.00' MR97
L87	N02°34'07"E	335.00' MR98
L88	N02°34'07"E	335.00' MR99
L89	N02°34'07"E	335.00' MR100
L90	N02°34'07"E	335.00' MR101
L91	N02°34'07"E	335.00' MR102
L92	N02°34'07"E	335.00' MR103
L93	N02°34'07"E	335.00' MR104
L94	N02°34'07"E	335.00' MR105
L95	N02°34'07"E	335.00' MR106
L96	N02°34'07"E	335.00' MR107
L97	N02°34'07"E	335.00' MR108
L98	N02°34'07"E	335.00' MR109
L99	N02°34'07"E	335.00' MR110
L100	N02°34'07"E	335.00' MR111
L101	N02°34'07"E	335.00' MR112
L102	N02°34'07"E	335.00' MR113
L103	N02°34'07"E	335.00' MR114
L104	N02°34'07"E	335.00' MR115
L105	N02°34'07"E	335.00' MR116
L106	N02°34'07"E	335.00' MR117
L107	N02°34'07"E	335.00' MR118
L108	N02°34'07"E	335.00' MR119
L109	N02°34'07"E	335.00' MR120
L110	N02°34'07"E	335.00' MR121
L111	N02°34'07"E	335.00' MR122
L112	N02°34'07"E	335.00' MR123
L113	N02°34'07"E	335.00' MR124
L114	N02°34'07"E	335.00' MR125
L115	N02°34'07"E	335.00' MR126
L116	N02°34'07"E	335.00' MR127
L117	N02°34'07"E	335.00' MR128
L118	N02°34'07"E	335.00' MR129
L119	N02°34'07"E	335.00' MR130
L120	N02°34'07"E	335.00' MR131
L121	N02°34'07"E	335.00' MR132
L122	N02°34'07"E	335.00' MR133
L123	N02°34'07"E	335.00' MR134
L124	N02°34'07"E	335.00' MR135
L125	N02°34'07"E	335.00' MR136
L126	N02°34'07"E	335.00' MR137
L127	N02°34'07"E	335.00' MR138
L128	N02°34'07"E	335.00' MR139
L129	N02°34'07"E	335.00' MR140
L130	N02°34'07"E	335.00' MR141
L131	N02°34'07"E	335.00' MR142
L132	N02°34'07"E	335.00' MR143
L133	N02°34'07"E	335.00' MR144
L134	N02°34'07"E	335.00' MR145
L135	N02°34'07"E	335.00' MR146
L136	N02°34'07"E	335.00' MR147
L137	N02°34'07"E	335.00' MR148
L138	N02°34'07"E	335.00' MR149
L139	N02°34'07"E	335.00' MR150
L140	N02°34'07"E	335.00' MR151
L141	N02°34'07"E	335.00' MR152
L142	N02°34'07"E	335.00' MR153
L143	N02°34'07"E	335.00' MR154
L144	N02°34'07"E	335.00' MR155
L145	N02°34'07"E	335.00' MR156
L146	N02°34'07"E	335.00' MR157
L147	N02°34'07"E	335.00' MR158
L148	N02°34'07"E	335.00' MR159
L149	N02°34'07"E	335.00' MR160
L150	N02°34'07"E	335.00' MR161
L151	N02°34'07"E	335.00' MR162
L152	N02°34'07"E	335.00' MR163
L153	N02°34'07"E	335.00' MR164
L154	N02°34'07"E	335.00' MR165
L155	N02°34'07"E	335.00' MR166
L156	N02°34'07"E	335.00' MR167
L157	N02°34'07"E	335.00' MR168
L158	N02°34'07"E	335.00' MR169
L159	N02°34'07"E	335.00' MR170
L160	N02°34'07"E	335.00' MR171
L161	N02°34'07"E	335.00' MR172
L162	N02°34'07"E	335.00' MR173
L163	N02°34'07"E	335.00' MR174
L164	N02°34'07"E	335.00' MR175
L165	N02°34'07"E	335.00' MR176
L166	N02°34'07"E	335.00' MR177
L167	N02°34'07"E	335.00' MR178
L168	N02°34'07"E	335.00' MR179
L169	N02°34'07"E	335.00' MR180
L170	N02°34'07"E	335.00' MR181
L171	N02°34'07"E	335.00' MR182
L172	N02°34'07"E	335.00' MR183
L173	N02°34'07"E	335.00' MR184
L174	N02°34'07"E	335.00' MR185
L175	N02°34'07"E	335.00' MR186
L176	N02°34'07"E	335.00' MR187
L177	N02°34'07"E	335.00' MR188
L178	N02°34'07"E	335.00' MR189
L179	N02°34'07"E	335.00' MR190
L180	N02°34'07"E	335.00' MR191
L181	N02°34'07"E	335.00' MR192
L182	N02°34'07"E	335.00' MR193
L183	N02°34'07"E	335.00' MR194
L184	N02°34'07"E	335.00' MR195
L185	N02°34'07"E	335.00' MR196
L186	N02°34'07"E	335.00' MR197
L187	N02°34'07"E	335.00' MR198
L188	N02°34'07"E	335.00' MR199
L189	N02°34'07"E	335.00' MR200
L190	N02°34'07"E	335.00' MR201
L191	N02°34'07"E	335.00' MR202
L192	N02°34'07"E	335.00' MR203
L193	N02°34'07"E	335.00' MR204
L194	N02°34'07"E	335.00' MR205
L195	N02°34'07"E	335.00' MR206
L196	N02°34'07"E	335.00' MR207
L197	N02°34'07"E	335.00' MR208
L198	N02°34'07"E	335.00' MR209
L199	N02°34'07"E	335.00' MR210
L200	N02°34'07"E	335.00' MR211
L201	N02°34'07"E	335.00' MR212
L202	N02°34'07"E	335.00' MR213
L203	N02°34'07"E	335.00' MR214
L204	N02°34'07"E	335.00' MR215
L205	N02°34'07"E	335.00' MR216
L206	N02°34'07"E	335.00' MR217
L207	N02°34'07"E	335.00' MR218
L208	N02°34'07"E	335.00' MR219
L209	N02°34'07"E	335.00' MR220
L210	N02°34'07"E	335.00' MR221
L211	N02°34'07"E	335.00' MR222
L212	N02°34'07"E	335.00' MR223
L213	N02°34'07"E	335.00' MR224
L214	N02°34'07"E	335.00' MR225
L215	N02°34'07"E	335.00' MR226
L216	N02°34'07"E	335.00' MR227
L217	N02°34'07"E	335.00' MR228
L218	N02°34'07"E	335.00' MR229
L219	N02°34'07"E	335.00' MR230
L220	N02°34'07"E	335.00' MR231
L221	N02°34'07"E	335.00' MR232
L222	N02°34'07"E	335.00' MR233
L223	N02°34'07"E	335.00' MR234
L224	N02°34'07"E	335.00' MR235
L225	N02°34'07"E	335.00' MR236
L226	N02°34'07"E	335.00' MR237
L227	N02°34'07"E	335.00' MR238
L228	N02°34'07"E	335.00' MR239
L229	N02°34'07"E	335.00' MR240
L230	N02°34'07"E	335.00' MR241
L231	N02°34'07"E	335.00' MR242
L232	N02°34'07"E	335.00' MR243
L233	N02°34'07"E	335.00' MR244
L234	N02°34'07"E	335.00' MR245
L235	N02°34'07"E	335.00' MR246
L236	N02°34'07"E	335.00' MR247
L237	N02°34'07"E	335.00' MR248
L238	N02°34'07"E	335.00' MR249

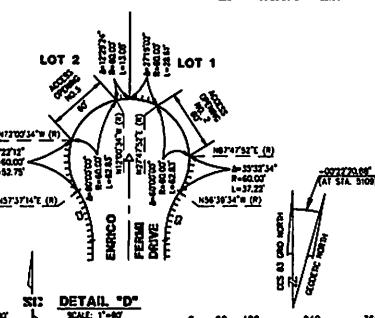
SHEET 5 OF 10 SHEETS

EASEMENTS LEGEND

SEE SHEET 6 FOR DIMENSIONAL TIES OF EXISTING EASEMENTS ① AND ②
SEE SHEET 7 FOR DIMENSIONAL TIES OF EXISTING EASEMENTS ③
SEE DETAIL "H" ON SHEET 8 FOR DIMENSIONAL TIES OF EXISTING EASEMENT ④ AND ⑤
SEE DETAIL "J" ON SHEET 8 FOR DIMENSIONAL TIES OF EXISTING EASEMENT ⑥ AND ⑦

[illegible]

CURVE DATA TABLE				LINE DATA TABLE		
STA	DATA	COORD	HEIGHT	NO.	BEARING	LENGTH
C1	90°17'17"	30.00	47.27	L1	N00°14'35"E	100.00
C2	37°31'38"	93.00	51.67	L2	S00°00'00"E	46.00
C3	127°30'30"	60.00	158.66	L3	N00°00'00"E	78.67
C4	127°30'30"	90.00	128.66	L4	S00°00'00"E	62.17
C5	37°31'38"	93.00	94.33	L5	N00°28'50"E	77.37
C6	243°53'17"	90.00	253.37	L6	S43°24'45"E	28.66
C7	127°30'30"	60.00	47.66	L7	N00°00'00"E	21.67
C8	37°01'11"	163.00	93.52	L8	N00°00'00"E	43.67
C9	27°30'31"	235.00	62.17	L9	N00°28'50"E	22.84
				L10	S00°00'00"E	62.17
				L11	N00°28'50"E	50.00



S1: DETAIL "D"
SCALE: 1"=8'

[illegible]

Prepared by: STEVENS CRESTO ENGINEERS
9005 CHEAPMERE DRIVE, SUITE 300
SAN DIEGO, CA 92123
619-494-3080

JOB NO. 19015.02

19015 FM UI OS.dwg

CALIF COORD INDEX 146-1786 (X) (CCS 27)

GRADING PLAN POS2020-LDGRUJ-30.523

COUNTY **TM** 5549

POS2021-LDWP-00382

MAP NO.

SHEET 6 OF 10 SHEETS

COUNTY OF SAN DIEGO TRACT 5549-1

EASEMENTS LEGEND

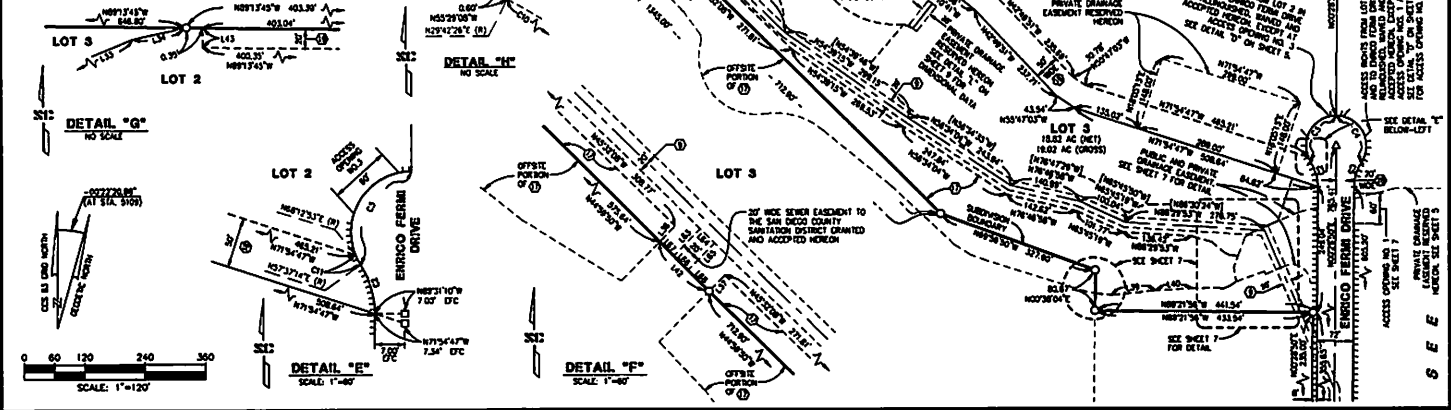
- EXISTING 20' WIDE EASEMENT FOR PROPOSED AND APPROPRIATE GRASSLANDS TO STAY MAINTAINED BY THE COUNTY OF SAN DIEGO. SEE DETAIL "A" ON SHEET 5. REC. OCT. 03, 2022.
- EXISTING 20' WIDE EASEMENT FOR PROPOSED AND APPROPRIATE GRASSLANDS TO STAY MAINTAINED BY THE COUNTY OF SAN DIEGO. SEE DETAIL "B" ON SHEET 5. REC. OCT. 03, 2022.
- EXISTING 20' WIDE EASEMENT FOR PROPOSED AND APPROPRIATE GRASSLANDS TO STAY MAINTAINED BY THE COUNTY OF SAN DIEGO. SEE DETAIL "C" ON SHEET 5. REC. OCT. 03, 2022.
- EXISTING 20' WIDE EASEMENT FOR PROPOSED AND APPROPRIATE GRASSLANDS TO STAY MAINTAINED BY THE COUNTY OF SAN DIEGO. SEE DETAIL "D" ON SHEET 5. REC. OCT. 03, 2022.
- EXISTING 20' WIDE EASEMENT FOR PROPOSED AND APPROPRIATE GRASSLANDS TO STAY MAINTAINED BY THE COUNTY OF SAN DIEGO. SEE DETAIL "E" ON SHEET 5. REC. OCT. 03, 2022.
- EXISTING 20' WIDE EASEMENT FOR PROPOSED AND APPROPRIATE GRASSLANDS TO STAY MAINTAINED BY THE COUNTY OF SAN DIEGO. SEE DETAIL "F" ON SHEET 5. REC. OCT. 03, 2022.
- EXISTING 20' WIDE EASEMENT FOR PROPOSED AND APPROPRIATE GRASSLANDS TO STAY MAINTAINED BY THE COUNTY OF SAN DIEGO. SEE DETAIL "G" ON SHEET 5. REC. OCT. 03, 2022.
- EXISTING 20' WIDE EASEMENT FOR PROPOSED AND APPROPRIATE GRASSLANDS TO STAY MAINTAINED BY THE COUNTY OF SAN DIEGO. SEE DETAIL "H" ON SHEET 5. REC. OCT. 03, 2022.
- EXISTING 20' WIDE EASEMENT FOR PROPOSED AND APPROPRIATE GRASSLANDS TO STAY MAINTAINED BY THE COUNTY OF SAN DIEGO. SEE DETAIL "I" ON SHEET 5. REC. OCT. 03, 2022.
- EXISTING 20' WIDE EASEMENT FOR PROPOSED AND APPROPRIATE GRASSLANDS TO STAY MAINTAINED BY THE COUNTY OF SAN DIEGO. SEE DETAIL "J" ON SHEET 5. REC. OCT. 03, 2022.

LINE DATA TABLE

LINE NO.	BEARING	LENGTH
L1	N45°01'46"W	134.28'
L2	N45°01'17"W	134.74'
L3	N45°01'45"W	47.41'
L4	N45°01'45"W	47.41'
L5	N45°01'45"W	47.41'
L6	N45°01'45"W	47.41'
L7	N45°01'45"W	47.41'
L8	N45°01'45"W	47.41'
L9	N45°01'45"W	47.41'
L10	N45°01'45"W	47.41'
L11	N45°01'45"W	47.41'
L12	N45°01'45"W	47.41'
L13	N45°01'45"W	47.41'
L14	N45°01'45"W	47.41'
L15	N45°01'45"W	47.41'
L16	N45°01'45"W	47.41'
L17	N45°01'45"W	47.41'
L18	N45°01'45"W	47.41'
L19	N45°01'45"W	47.41'
L20	N45°01'45"W	47.41'
L21	N45°01'45"W	47.41'
L22	N45°01'45"W	47.41'
L23	N45°01'45"W	47.41'
L24	N45°01'45"W	47.41'
L25	N45°01'45"W	47.41'
L26	N45°01'45"W	47.41'
L27	N45°01'45"W	47.41'
L28	N45°01'45"W	47.41'
L29	N45°01'45"W	47.41'
L30	N45°01'45"W	47.41'
L31	N45°01'45"W	47.41'
L32	N45°01'45"W	47.41'
L33	N45°01'45"W	47.41'
L34	N45°01'45"W	47.41'
L35	N45°01'45"W	47.41'
L36	N45°01'45"W	47.41'
L37	N45°01'45"W	47.41'
L38	N45°01'45"W	47.41'
L39	N45°01'45"W	47.41'
L40	N45°01'45"W	47.41'
L41	N45°01'45"W	47.41'
L42	N45°01'45"W	47.41'
L43	N45°01'45"W	47.41'
L44	N45°01'45"W	47.41'
L45	N45°01'45"W	47.41'
L46	N45°01'45"W	47.41'
L47	N45°01'45"W	47.41'
L48	N45°01'45"W	47.41'
L49	N45°01'45"W	47.41'
L50	N45°01'45"W	47.41'
L51	N45°01'45"W	47.41'
L52	N45°01'45"W	47.41'
L53	N45°01'45"W	47.41'
L54	N45°01'45"W	47.41'
L55	N45°01'45"W	47.41'
L56	N45°01'45"W	47.41'
L57	N45°01'45"W	47.41'
L58	N45°01'45"W	47.41'
L59	N45°01'45"W	47.41'
L60	N45°01'45"W	47.41'
L61	N45°01'45"W	47.41'
L62	N45°01'45"W	47.41'
L63	N45°01'45"W	47.41'
L64	N45°01'45"W	47.41'
L65	N45°01'45"W	47.41'
L66	N45°01'45"W	47.41'
L67	N45°01'45"W	47.41'
L68	N45°01'45"W	47.41'
L69	N45°01'45"W	47.41'
L70	N45°01'45"W	47.41'
L71	N45°01'45"W	47.41'
L72	N45°01'45"W	47.41'
L73	N45°01'45"W	47.41'
L74	N45°01'45"W	47.41'
L75	N45°01'45"W	47.41'
L76	N45°01'45"W	47.41'
L77	N45°01'45"W	47.41'
L78	N45°01'45"W	47.41'
L79	N45°01'45"W	47.41'
L80	N45°01'45"W	47.41'
L81	N45°01'45"W	47.41'
L82	N45°01'45"W	47.41'
L83	N45°01'45"W	47.41'
L84	N45°01'45"W	47.41'
L85	N45°01'45"W	47.41'
L86	N45°01'45"W	47.41'
L87	N45°01'45"W	47.41'
L88	N45°01'45"W	47.41'
L89	N45°01'45"W	47.41'
L90	N45°01'45"W	47.41'
L91	N45°01'45"W	47.41'
L92	N45°01'45"W	47.41'
L93	N45°01'45"W	47.41'
L94	N45°01'45"W	47.41'
L95	N45°01'45"W	47.41'
L96	N45°01'45"W	47.41'
L97	N45°01'45"W	47.41'
L98	N45°01'45"W	47.41'
L99	N45°01'45"W	47.41'
L100	N45°01'45"W	47.41'

CURVE DATA TABLE

LINE NO.	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
C1	N45°01'46"W	134.28'	N45°01'46"W	134.28'
C2	N45°01'17"W	134.74'	N45°01'17"W	134.74'
C3	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C4	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C5	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C6	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C7	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C8	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C9	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C10	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C11	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C12	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C13	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C14	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C15	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C16	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C17	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C18	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C19	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C20	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C21	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C22	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C23	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C24	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C25	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C26	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C27	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C28	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C29	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C30	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C31	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C32	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C33	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C34	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C35	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C36	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C37	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C38	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C39	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C40	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C41	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C42	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C43	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C44	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C45	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C46	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C47	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C48	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C49	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C50	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C51	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C52	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C53	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C54	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C55	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C56	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C57	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C58	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C59	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C60	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C61	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C62	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C63	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C64	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C65	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C66	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C67	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C68	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C69	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C70	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C71	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C72	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C73	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C74	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C75	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C76	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C77	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C78	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C79	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C80	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C81	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C82	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C83	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C84	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C85	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C86	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C87	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C88	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C89	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C90	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C91	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C92	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C93	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C94	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C95	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C96	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C97	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C98	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C99	N45°01'45"W	47.41'	N45°01'45"W	47.41'
C100	N45°01'45"W	47.41'	N45°01'45"W	47.41'



MAP NO.

SHEET 7 OF 10 SHEETS

COUNTY OF SAN DIEGO TRACT 5549-1

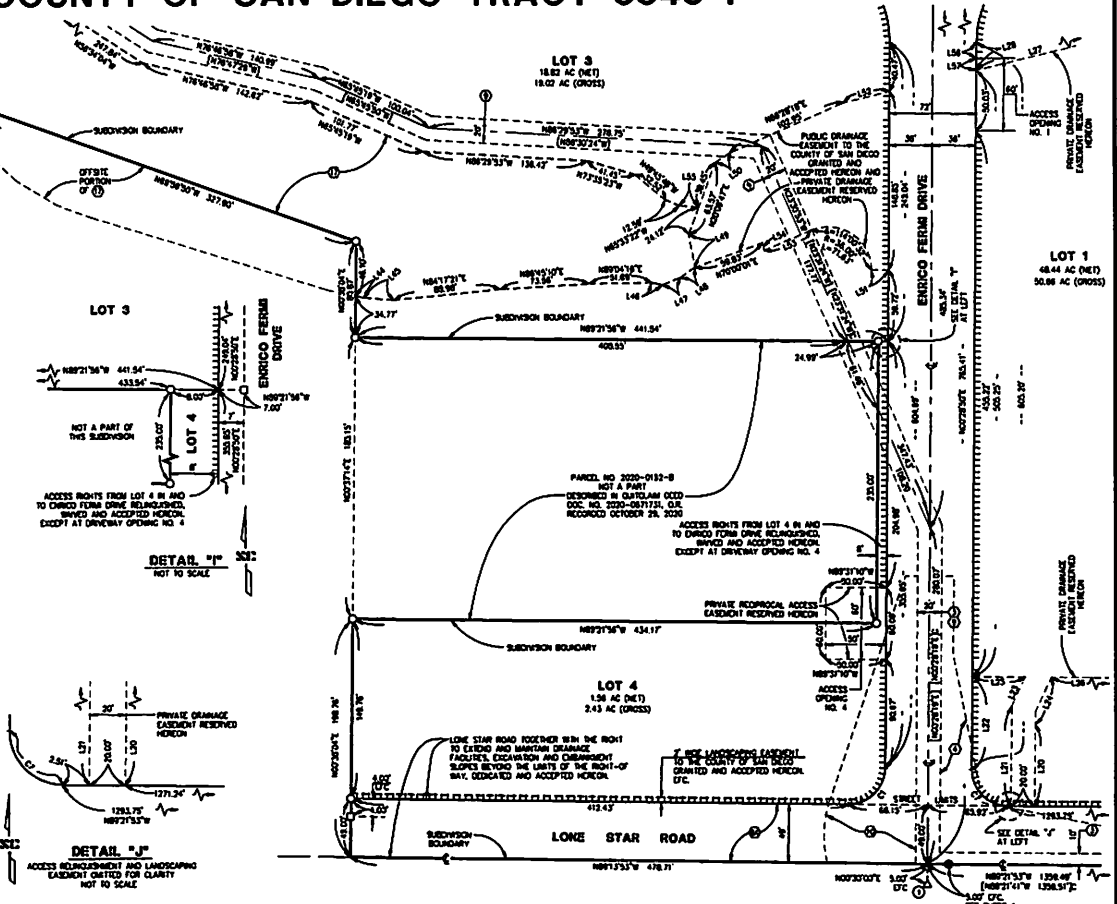
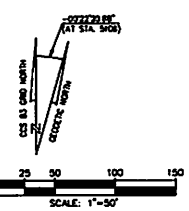
LINE DATA TABLE

NO.	BEARING	LENGTH
120	N02°30'00"E	78.87
121	N02°30'00"E	82.97
122	N02°30'00"E	77.37
123	N04°54'24"E	26.89
124	N04°54'24"E	26.89
125	N02°13'30"W	43.89
126	N02°13'30"W	68.42
127	N02°13'30"W	85.10
128	N02°30'00"E	22.58
129	N02°30'00"E	22.58
130	N04°54'24"E	26.89
131	N04°54'24"E	26.89
132	N02°13'30"W	43.89
133	N02°13'30"W	68.42
134	N02°13'30"W	85.10
135	N02°30'00"E	22.58
136	N02°30'00"E	22.58
137	N04°54'24"E	26.89
138	N04°54'24"E	26.89
139	N02°13'30"W	43.89
140	N02°13'30"W	68.42
141	N02°13'30"W	85.10
142	N02°30'00"E	22.58
143	N02°30'00"E	22.58
144	N04°54'24"E	26.89
145	N04°54'24"E	26.89
146	N02°13'30"W	43.89
147	N02°13'30"W	68.42
148	N02°13'30"W	85.10
149	N02°30'00"E	22.58
150	N02°30'00"E	22.58
151	N04°54'24"E	26.89
152	N04°54'24"E	26.89
153	N02°13'30"W	43.89
154	N02°13'30"W	68.42
155	N02°13'30"W	85.10
156	N02°30'00"E	22.58
157	N02°30'00"E	22.58

CURVE DATA TABLE

NO.	BEARING	LENGTH
1	N02°13'30"W	43.89
2	N02°13'30"W	68.42
3	N02°13'30"W	85.10

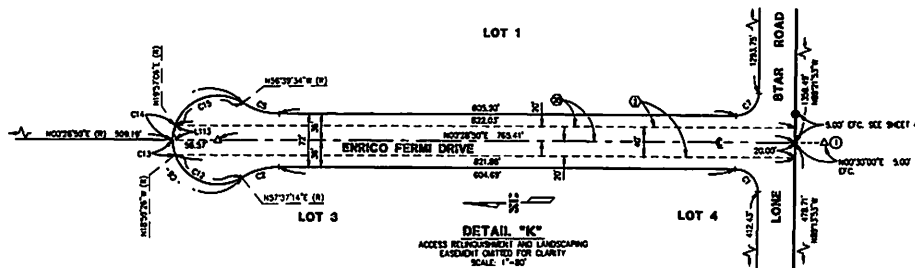
- EASEMENTS LEGEND
- SEE DETAIL "I" ON SHEET 8 FOR DIMENSIONAL TIES OF EXISTING SLOPE AND DRAINAGE EASEMENT (E) AND (F) OMITTED HEREON FOR CLARITY.
 - EXISTING 10' WIDE EASEMENT FOR SENIOR LINES AND APPURTENANCES GRANTED TO EAST OYAY MESA SENIOR MAINTENANCE DISTRICT. DOC. NO. 2020-009370, O.R. REC. FEB. 27, 2021.
 - EXISTING SLOPE AND DRAINAGE EASEMENT FOR SENIOR LINES AND APPURTENANCES GRANTED TO THE EAST OYAY MESA SENIOR MAINTENANCE DISTRICT. DOC. NO. 2021-0319992, O.R. REC. MAY 18, 2023.
 - 4' WIDE LOT FOR PUBLIC HIGHWAY GRANTED TO THE COUNTY OF SAN DIEGO. DOC. NO. 2017-0247496, O.R. REC. APR. 27, 2022.
 - EXISTING 10' WIDE EASEMENT FOR SENIOR LINES AND APPURTENANCES GRANTED TO EAST OYAY MESA SENIOR MAINTENANCE DISTRICT. DOC. NO. 2020-009370, O.R. REC. FEB. 27, 2021.
 - EXISTING SLOPE AND DRAINAGE EASEMENT FOR SENIOR LINES AND APPURTENANCES GRANTED TO EAST OYAY MESA SENIOR MAINTENANCE DISTRICT. DOC. NO. 2021-0319992, O.R. REC. MAY 18, 2023.
 - EXISTING OPEN SPACE EASEMENT FOR WILDLIFE CONSERVATION GRANTED TO THE COUNTY OF SAN DIEGO. DOC. NO. 2022-0355455, O.R. REC. OCT. 03, 2022.



MAP NO.

SHEET 8 OF 10 SHEETS

COUNTY OF SAN DIEGO TRACT 5549-1



EASEMENTS LEGEND

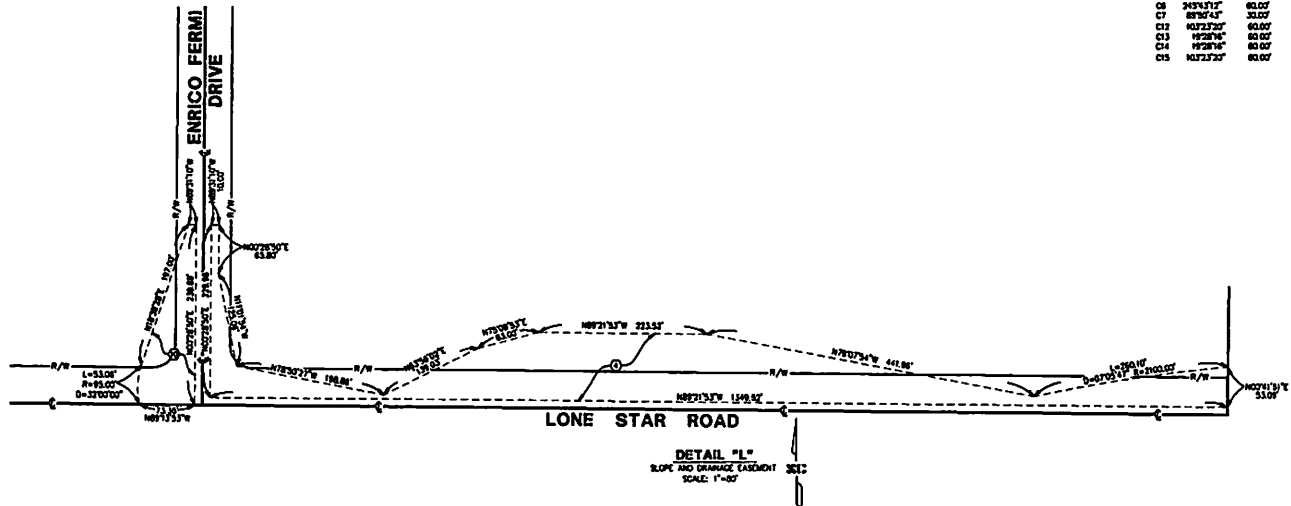
- ① EXISTING 40' WIDE EASEMENT FOR PUBLIC ROAD PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO BOOK 251, PAGE 468 OF RECORDS REC. SEP. 18, 1999
- ② EXISTING 20' WIDE EASEMENT FOR PIPELINES AND APPURTENANCES GRANTED TO STAY MUNICIPAL WATER DISTRICT, SUBJECT TO JOINT USE AGREEMENT, DOC. NO. 171544, O.R. REC. OCT. 26, 1998
- ③ EXISTING SLOPE AND DRAINAGE EASEMENT GRANTED TO EAST STAY MESA SEWER MAINTENANCE DISTRICT DOC. NO. 2001-031992, O.R. REC. MAY 18, 2001
- ④ EXISTING 20' WIDE EASEMENT FOR SEWER LINES AND APPURTENANCES GRANTED TO EAST STAY MESA SEWER MAINTENANCE DISTRICT DOC. NO. 2001-0109370, O.R. REC. FEB. 27, 2001
- ⑤ 40' WIDE L.O.D. FOR PUBLIC HIGHWAY GRANTED TO THE COUNTY OF SAN DIEGO DOC. NO. 2013-0247492, O.R. REC. APR. 27, 2013
- ⑥ ACCEPTED SEP. 06, 2013 PER DOC. NO. 2013-038127, O.R.
- ⑦ EXISTING SLOPE AND DRAINAGE EASEMENT GRANTED TO EAST STAY MESA SEWER MAINTENANCE DISTRICT DOC. NO. 2001-031992, O.R. REC. MAY 18, 2001

LINE DATA TABLE

NO.	BEARING	LENGTH
1113	N89°30'32"W	20.00'

CURVE DATA TABLE

NO.	DELTA	RADIUS	LENGTH
C1	90°17'11"	30.00'	47.37'
C2	37°11'36"	60.00'	9.55'
C3	32°51'36"	60.00'	9.62'
C4	24°53'17"	60.00'	252.32'
C7	89°05'43"	30.00'	47.04'
C12	103°23'20"	60.00'	108.27'
C13	19°28'16"	60.00'	23.36'
C14	19°28'16"	60.00'	23.39'
C15	103°23'20"	60.00'	108.27'



Prepared by: STEVENS CRESTO ENGINEERS
3000 CHESTNUT DRIVE, SUITE 300
SAN DIEGO, CA 92123
619-494-3650

JOB NO. 19015-02

19015 F/W UT 03.dwg

CALIF. COORD. INDEX: 142-1791 (4) (CDS 27)

GRADING PLAN: P052020-02964-30323

COUNTY TM 5549

P052021-LDW-0009

MAP NO.

COUNTY OF SAN DIEGO TRACT 5549-1

SHEET 9 OF 10 SHEETS

EASEMENTS LEGEND

- ① EXISTING OPEN SPACE EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO DEC. NO. 2020-050088 O.R. REC. JAN. 18, 2020 SEE SHEET 8 FOR DIMENSIONAL DATA
- ② EXISTING OPEN SPACE EASEMENT FOR LIMITED BUILDING ZONE GRANTED TO THE COUNTY OF SAN DIEGO DEC. NO. 2021-040311 O.R. REC. OCT. 01, 2021 SEE SHEET 8 FOR DIMENSIONAL DATA
- ③ EXISTING OPEN SPACE EASEMENT FOR NON-BUILDING GRASSLANDS GRANTED TO THE COUNTY OF SAN DIEGO DEC. NO. 2021-040311 O.R. REC. OCT. 27, 2021
- ④ EXISTING OPEN SPACE EASEMENT TO THE COUNTY OF SAN DIEGO DEC. NO. 2021-050171 O.R. REC. APR. 13, 2023

LINE DATA TABLE

NO.	BEARING	LENGTH
L32	N48°38'33"E	66.91'
L33	N47°04'34"E	38.83'
L34	N77°32'07"E	34.54'
L35	N04°27'23"W	28.10'
L36	N31°28'07"W	33.07'
L37	N47°23'37"E	40.00'
L38	N32°05'47"W	46.80'
L39	N32°07'44"W	113.34'
L40	N40°06'22"E	118.34'
L41	N35°35'12"W	12.54'
L42	N41°25'34"W	12.39'
L43	N48°12'10"W	53.90'
L44	N42°39'13"W	38.45'
L45	N45°23'08"W	14.45'
L46	N41°38'17"W	30.16'
L47	N32°27'00"W	34.59'
L48	N33°05'18"W	14.38'
L49	N39°54'31"W	43.78'
L50	N44°30'21"W	22.18'
L51	N23°40'28"W	14.29'
L52	N39°50'11"W	26.48'
L53	N48°27'30"W	34.64'
L54	N32°21'38"W	18.80'
L55	N48°18'49"W	75.33'
L56	N32°58'02"W	43.64'
L57	N48°40'05"W	20.33'
L58	N32°17'02"W	17.77'
L59	N38°42'30"W	35.45'
L60	N34°28'20"W	56.37'
L61	N42°04'12"W	25.48'
L62	N47°02'10"W	60.80'
L63	N10°40'02"E	88.48'
L64	N68°28'10"E	21.87'
L65	N36°29'33"W	97.99'
L66	N48°50'54"E	34.26'
L67	N09°17'28"W	28.99'
L68	N78°48'38"W	48.46'
L69	N02°32'44"W	88.50'
L70	N37°48'37"W	13.89'
L71	N02°58'42"E	54.85'
L72	N49°05'41"W	23.89'
L73	N68°21'10"W	13.88' (TC ONLY)
L74	N38°01'38"E	61.30'
L75	N54°38'02"E	10.00'
L76	N38°01'38"E	25.00'
L77	N38°01'38"E	61.30'
L78	N01°38'02"E	10.00'
L79	N47°28'04"W	74.88'
L80	N32°54'11"E	45.84'
L81	N44°25'30"W	26.48'

RADIAL TABLE

NO.	BEARING
R1	N44°30'51"E
R2	N08°18'51"E
R3	N02°58'16"W
R4	N62°28'47"W
R5	N21°09'53"E
R6	N44°28'51"E
R7	N37°40'49"E
R8	N77°11'17"E
R9	N37°05'47"E
R10	N37°05'47"E
R11	N68°24'12"E
R12	N32°02'38"E
R13	N18°26'43"E
R14	N08°01'49"E
R15	N02°46'11"E
R16	N02°01'12"E
R17	N40°10'13"W
R18	N37°40'49"E
R19	N37°40'49"E
R20	N37°40'49"E
R21	N37°40'49"E
R22	N68°24'12"E
R23	N48°18'49"W
R24	N39°51'03"E
R25	N48°18'49"W
R26	N48°18'49"W
R27	N32°02'14"E
R28	N04°36'11"W

CURVE DATA TABLE

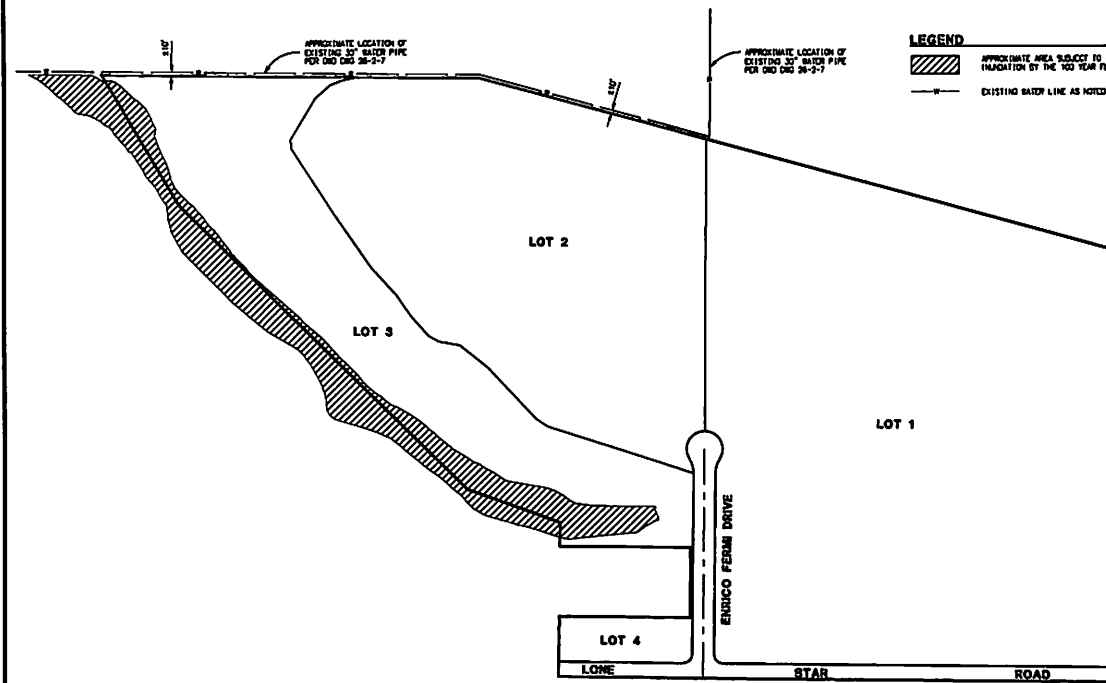
NO.	DATA	PI	PC	PT	UNCL
C1	325.73'	90.00'	51.82'		
C2	123.31'	60.00'	126.86'		
C3	4928.16'	173.27'	148.31'		
C4	267.00'	76.47'	69.91'		
C5	267.00'	66.35'	115.33'		
C6	2075.23'	48.01'	17.80'		
C7	5470.78'	68.11'	55.84'		
C8	1379.98'	34.31'	20.22'		
C9	462.53'	162.16'	46.41'		
C10	272.44'	122.86'	56.40'		
C11	4325.26'	66.71'	46.40'		
C12	1092.44'	66.76'	106.40'		
C13	270.44'	76.12'	29.11'		
C14	2217.18'	61.37'	23.83'		
C15	267.43'	126.89'	60.43'		
C16	433.78'	89.45'	71.83'		

SCALE: 1"=100'

MAP NO.

SHEET 10 OF 10 SHEETS

COUNTY OF SAN DIEGO TRACT 5549-1 NON-TITLE INFORMATION



LEGEND

- APPROXIMATE AREA SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD
- EXISTING BARRIER LINE AS NOTED

NOTES

- INFORMATION SHOWN ON THIS SHEET IS ADVISORY ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.
- INFORMATION SHOWN HEREON IS COMPILED FROM PUBLIC RECORDS OR REPORTS AND ITS INCLUSION ON THIS MAP DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THESE RECORDS OR REPORTS BY THE PREPARED OF THIS MAP.

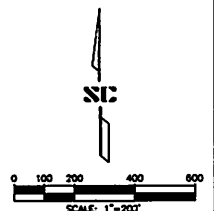
SOLAR NOTE

THIS SUBDIVISION HAS A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE BUILDING UNIT ALLOWED BY THIS SUBDIVISION PLATMENT TO SECTION 61.401(a) OF THE SUBDIVISION ORDINANCE.

FLOOD ZONE

THIS SUBDIVISION LIES WITHIN ZONE "AE" (SPECIAL FLOOD HAZARD AREAS) AREAS DETERMINED TO BE SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND ZONE "1" (COMMON AREAS) AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL 1383 OF 1375, MAP NO. 0607221000, MAP NOTED MAY 18, 2012, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

THE APPROXIMATE AREA THAT IS SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD IS SHOWN HEREON.



Attachment B

Joint Agreement to Improve Major Subdivision

**JOINT AGREEMENT TO IMPROVE MAJOR SUBDIVISION
COUNTY OF SAN DIEGO
TRACT NO. 5549-1
(PDS2020-LDMJIP-50087)
(Single District)**

This Joint Agreement ("Agreement") is made and entered into this 9 day of SEPTEMBER, 2025, between the County of San Diego, State of California ("County"), the San Diego County Sanitation District ("District") and INTERNATIONAL INDUSTRIAL PARK, INC, a California corporation, formerly known as RANCHO DE LA FUENTE, a California corporation, which acquired title as 275 CORPORATION, a California corporation and RANCHO VISTA DEL MAR, a California Corporation, formerly known as 3250 CORP., a California corporation (collectively "Owner").

WITNESSETH:

WHEREAS, in the near future, Owner will file with the Board of Supervisors of the County ("Board") a Final Map of Subdivision of County of San Diego Tract No. 5549-1, ("Final Map") for the Board's approval and for recording; and

WHEREAS, pursuant to Section 66462 of the Subdivision Map Act and Section 81.407 of the San Diego County Code, the Board requires Owner to make or agree to make certain subdivision improvements; **NOW, THEREFORE**,

FIRST: IMPROVEMENTS. Owner agrees at its own cost and expense to furnish all the labor, equipment and material to perform and complete, and within 730 days from the date of the approval of the Final Map by the Board to perform and complete, in a good, workmanlike manner, according to the plans and specifications referred to below, the following improvements:

1. The improvements within the subdivision as shown on the attached plans and specifications as Exhibit 1 and incorporated into this Agreement by reference, together with the improvements specifically designated by the plans and specifications to be improved.

2. The improvement of the sewer and/or water facilities ("Facilities") as shown on the attached plans and specifications as Exhibit 1 and incorporated into this Agreement by reference. These improvements shall be constructed subject to the following additional terms and conditions:

(a) Owner shall convey to District easements covering the property in which the Facilities are located, in all instances where the Facilities are not located in a dedicated street. Owner's engineer shall provide a legal description and an 8½" X 14" plat of easement for approval by District.

The plat shall be a reproducible transparency with the appropriate District's title block and fully locate and describe the easement. The standard easement processing fee and costs of a policy of title insurance insuring title to the easement in the District shall be paid by Owner.

(b) Owner shall pay District separately on demand the full amount of costs incurred by the District in connection with the work, including plan checking, inspection, materials furnished, and all other expenses of each District directly attributable to the work, plus a reasonable amount for overhead in connection therewith. Owner shall deposit with the District concurrently with the execution of this Agreement the following sums being the estimated amounts of each District's expenses: District - \$ N/A. Should the expenses incurred by District exceed said deposit, Owner shall pay the amount of such excess to the District on demand. Should the District's expenses be less than the amount deposited, the difference shall be refunded upon completion of the work and its acceptance by the District.

(c) Owner shall obtain at its expense, all necessary permits required by County, State or other public agency in connection with the construction of the Facilities.

(d) The Facilities shall be operated by the District to whom they are dedicated in accordance with the rules and regulation of that District. Service connection fees and meter costs are not included in the estimated cost of facilities set forth in the Second Paragraph, but shall be an additional sum paid by Owner in accordance with the District's rate schedule as it from time to time exists.

3. The setting by a licensed surveyor or engineer of all monuments and stakes not installed on the date of recording of the Final Map, and the setting of all previously installed monuments and stakes that were removed, altered or destroyed prior to completion of the improvements and their acceptance by the Board and District, within 30 days of acceptance. Owner hereby further agrees to pay the engineer or surveyor for setting the monuments, and to secure the obligation to pay the engineer or surveyor by providing security for faithful performance, as set forth in the section herein entitled "Amounts of Security", subject to the following:

(a) Notice of Setting. Pursuant to Section 66497 of the Subdivision Map Act, within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to Owner and County's Director of Public Works ("Director") that final monuments have been set.

(b) Payment of Engineer. Upon payment to the engineer or surveyor for setting the final monuments, Owner shall present to Director

evidence of such payment and receipt thereof by the engineer or surveyor. In this event, Owner's security obligations conditioned on payment to the engineer or surveyor, as required by this Paragraph, shall terminate. Where a cash deposit is given by Owner as security for faithful performance, the Clerk of the Board of County may pay the engineer or surveyor for setting the final monuments from the cash deposit if so directed by Director upon the request of Owner.

(c) Nonpayment. If Owner does not present evidence to Director that he has paid the engineer or surveyor for setting the final monuments, and if the engineer or surveyor notifies Director that he has not been paid by Owner for setting the final monuments, County may, within three months from the date of said notification, pay the engineer or surveyor the amount due from any deposit.

(d) Death or Disability of Engineer. Pursuant to Section 66498 of the Subdivision Map Act, in the event of death, disability or retirement from practice of the engineer or surveyor charged with the responsibility for setting monuments, or in the event of his or her refusal to set such monuments, County may direct Director, or such engineer or surveyor as it may select, to set the monuments. If the original engineer or surveyor is replaced by another, the former may, by letter to Director, release his or her right to set the final monuments to the substitute surveyor or engineer. When the monuments are so set, the substitute engineer shall amend any Final Map in accordance with the correction and amendment provisions of Sections 66469 through 66472 of the Subdivision Map Act. All provisions of this Agreement relating to payment shall apply to the service performed by the substitute engineer or surveyor.

4. (☐) If preceding blank is checked, erosion control work as shown on the attached plans and specifications as Exhibit 2 and incorporated into this Agreement by reference, is subject to the following:

(a) The tops of all slopes shall be diked to prevent water from flowing over the edge of the slope.

(b) All driveways shall be paved not later than October 1, where their slopes exceed two percent (2%).

(c) As soon as grading is completed, but not later than October 1, the entire area not to be paved immediately will be treated with two to four tons per acre straw mulch, 50 lbs. per acre annual rye grass seed or equivalent as determined by the Director at the time of planting, and 100 lbs. per acre actual nitrogen and phosphate (ammonia phosphate 16-20-0). The mulch shall be tacked in place with a sheepsfoot roller and lightly irrigated. On cut and fill slopes, jute matting shall be installed over the

mulch to hold it in place and cutting from small leaf ice plants, or approved equivalent ground cover, shall be planted with spacing approved by Director prior to October 15.

(d) An irrigation system shall be installed in accordance with County's standard drawings for irrigation systems and approved by Director not later than May 15 following the planting of the slopes.

(e) Sandbags shall be placed in gutters as approved by Director.

(f) Catch basins, stilling basins and storm drain system as approved by Director shall be installed.

(g) Owner shall maintain the plantings and erosion control measures described herein until release from such obligation by Director. Owner shall pick up and replace on the slopes all sand intercepted by the sandbags, catch basins and stilling basins after each runoff-producing rainfall.

(h) For purposes of providing for the performance of emergency erosion control work that Director, in his or her sole discretion, deems necessary, Owner shall deposit with Director, the sum of \$ N/A, which sum is independent of any other improvement security required by the terms of this Agreement.

5. Incomplete Offsite Street and Utility Improvements.

(a) In the event this unit or subsequent units of this project require access across streets that have not been improved and accepted into the public maintained road system, and to the extent additional sewer and water facilities to serve this unit or subsequent units are required, Owner agrees to complete said improvements to the satisfaction of Director and, where appropriate, each District prior to requesting acceptance of the improvements secured under this Agreement.

(b) Owner agrees that its obligation under this Agreement shall continue in the event of a transfer or sale of this unit or subsequent units to a person or persons who are not parties to this Agreement.

SECOND: INSPECTION, ACCEPTANCE AND COST ESTIMATE. Owner agrees that the work and improvements required in the First Paragraph, subparagraph 2, above shall be done subject to inspection by and to the satisfaction of the District to whom the improvements will be dedicated, and the improvements shall not be deemed completed until approved and accepted as completed by the accepting District. Owner agrees that all other work and improvements required in the First Paragraph shall be done subject to inspection by and to satisfaction of Director and the improvements shall

not be deemed completed until approved and accepted as completed by the Board. District and Director shall be allowed to inspect their respective facilities during all stages of the construction. District and Director shall be notified a minimum of forty-eight (48) hours prior to the commencement of construction of their respective facilities. The estimated costs of the work and improvements specified in the First Paragraph are itemized as follows:

Improvements of the Streets and/or Easements	\$ 1,285,000.00
Improvements of the Sewer Facilities	\$ 471,600.00
Improvements of the Water Facilities	\$ 315,100.00
Setting of Monuments	\$ 19,500.00
Erosion Control Work, if any	\$ N/A
Total Estimated Amount	\$ 2,091,200.00

Owner agrees that its obligation under this Agreement extends to the completion of the designated improvements, and that this obligation is not limited by the amount of these cost estimates. Owner further agrees that these cost estimates are estimates only and are not intended to constitute liquidated damages.

THIRD: PARK LAND AND FEES. (____) If the preceding blank is checked, dedication of land or payment of fees for park or recreational purposes is required for this project. Section 66477 of the Subdivision Map Act and Section 810.103 of the San Diego County Code required the dedication of land, the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes. Owner hereby agrees to dedicate land and/or pay County the sum of \$N/A in satisfaction of these requirements.

If land is to be dedicated, pursuant to Section 810.107(b) of the San Diego County Code, Owner agrees to offer the land for dedication prior to the approval of the Final Map by the Board.

If fees alone are to be paid, or fees are to be paid in combination with the dedication of land, pursuant to Section 810.107 (a) and (c) of the San Diego County Code, Owner agrees to pay the full amount specified above prior to the issuance of any building permit or prior to the date upon which all subdivision improvements are to be completed, whichever occurs first. Owner further agrees to secure the obligation to pay the amount required by this Paragraph, by providing security for faithful performance, as set forth in the section herein entitled "Amounts of Security" below, at the time of submitting this Agreement and Final Map for approval by the Board.

FOURTH: DRAINAGE FEES. () If the preceding blank is checked, drainage fees are required for this project. Government Code Section 66483 and Section 810.208 of the San Diego County Code require the payment of drainage fees. Owner agrees to pay drainage fees to County in the amount of \$N/A in satisfaction of these requirements. Owner agrees to pay the full amount specified prior to approval of the Final Map if a reimbursement agreement exists for the Local Drainage Area. If no reimbursement agreement exists, Owner agrees to pay the fees prior to the earliest of the following:

(a) the date of issuance of any building permit except building permits for model houses;

(b) the date all subdivision improvements are completed and accepted by County;

(c) the date construction commences of any portion of a master planned flood control facility within the Local Drainage Area;

(d) the date of execution of a reimbursement agreement for facilities constructed within the Local Drainage Area.

Owner further agrees to secure the obligation to pay the amount required by this paragraph, by providing security for faithful performance, as set forth in the section herein entitled "Amounts of Security" below, at the time of submitting this Agreement and Final Map for approval by the Board.

FIFTH: TAX AND ASSESSMENT LIENS. Section 66493 of the Subdivision Map Act requires Owner to post security whenever any part of the subdivision is subject to a lien for taxes or special assessments collected as taxes that are not yet payable. Owner hereby agrees to pay, or causes to be paid, when due, all State, County, municipal and local taxes, and the current installment of principal and interest of all special assessments collected as taxes which at the time the Final Map is recorded are a lien against such subdivision, or any part thereof, but which are not yet payable. Owner further agrees to secure the obligation to pay such taxes and assessment liens by providing security for faithful performance, as set forth in the section herein entitled "Amounts of Security", at the time of submitting this Agreement and Final Map for approval by the Board.

In accordance with Section 81.104 of the San Diego County Code, whenever security pursuant to this Paragraph is filed with the Board, the Clerk of the Board, upon written notification by the Tax Collector that the total amount of such taxes or special assessments has been paid in full, may release the security.

In the event that the taxes or special assessments are allowed to become delinquent, pursuant to Section 66494 of the Subdivision Map Act, the Clerk of the

Board shall apply the proceeds of the security required by this Paragraph to the payment of any such taxes or special assessments, including penalties and costs.

SIXTH: OWNER'S LIABILITY FOR DAMAGES. County, District, and their respective officers or employees shall not be liable or responsible for any accident, loss or damage happening or occurring to the work or improvements specified in this Agreement prior to their completion and acceptance. Nor shall County, District, or their respective officers or employees be liable for any person or property injured by reason of the work or improvements. All of the aforesaid liability shall be assumed by Owner. Owner further agrees to protect County, District, and their respective officers and employees from all liability or claim because of, or arising out of, the use of any patent or patented article in conjunction with the construction of the improvements required by this Agreement.

SEVENTH: OWNER'S LIABILITY FOR EXPENSES. County, District, and their respective officers or employees shall not be liable for any portion of the expense of the work or improvements specified in this Agreement, or for the payment for any labor or materials furnished in connection with such work or improvements.

EIGHTH: OWNER'S DUTY TO PROTECT PUBLIC. At all times from the acceptance by County and Districts of the streets and/or easements offered for dedication in this subdivision up to the completion and acceptance of the improvements by the District and the Board, Owner will give good and adequate warning to the public of each and every dangerous condition existing on the property being improved, and will protect the public from any and all such defective or dangerous conditions. It is understood and agreed that, until completion of all improvements to be performed under this Agreement, those improvements to be located in the streets and/or easements not accepted as improved shall be under the charge of Owner for the purposes of this Agreement, and Owner, upon receipt of a street closure permit issued by Director, may close all or any portion of any specified street whenever it is necessary to protect the traveling public during the construction of improvements required by this Agreement. Owner further agrees to pay for the inspection of streets and/or easements as may be required by Director and District.

NINTH: TYPES OF IMPROVEMENT SECURITY. Pursuant to Sections 66462 and 66499 of the Subdivision Map Act, it is further agreed that Owner shall file a security with the District and the Clerk of the Board at the time of submitting this Agreement and Final Map for approval by the Board. The security shall consist of one of the following types:

1. Bond or bonds by one or more duly authorized corporate sureties;
2. A deposit with the District and the Clerk of the Board of money or negotiable bonds of the kind approved for securing deposits of public moneys;

3. An instrument of credit from one or more financial institutions subject to regulation by the state or federal government and pledging that the funds necessary to carry out the obligations of this Agreement are on deposit and guaranteed for payment; or

4. An irrevocable standby letter of credit from one or more financial institutions subject to regulation by the state or federal government.

TENTH: SECURITY. Security shall be in the following amounts and shall fulfill the following purposes:

1. Security for Faithful Performance. Security shall be provided to ensure the faithful performance of all acts and improvements required by this Agreement in amounts not less than one-hundred percent (100%) of the total estimated costs of the improvements or of the acts to be performed as set forth in the Second Paragraph, more specifically described as follows:

Work and Improvements	\$ 2,091,200.00
Park Land and/or Dedication Fees	\$ N/A
Drainage Fees	\$ N/A
Tax and Assessment Liens	\$ by separate instrument
Total Estimated Amount	\$ 2,091,200.00

(a) Owner's Failure to Perform. In the event Owner fails to complete the acts, improvements, or contractual obligations specified herein within the time and upon the terms and conditions of this Agreement, County or District may jointly or severally and independently pursue any or all of the following remedies:

(1) Cause such portions of the work to be done and take such protective measures as are deemed necessary to complete the work. Accordingly, Owner agrees that County, District, or their agents, employees or representatives may enter upon Owner's property to effect the appropriate work and necessary measures.

(2) Apply the security for faithful performance, or any balance thereof, to the construction or completion of the work or installation of improvements or the satisfying of any contractual obligation remaining pursuant to this Agreement.

(3) Pursue legal remedies in any court of competent jurisdiction for damages not covered by the security or to seek specific performance of the terms and conditions of this Agreement.

(b) Release of Security

(1) Completion of Work and Improvements Specified in the First Paragraph. Pursuant to Section 81.408 of the San Diego County Code, in the event that the work and improvements specified in the First Paragraph are completed within the time and upon the terms and conditions of this Agreement, Owner is entitled to a release of the security in a sum equal to ninety-five percent (95%) of the value of such security originally pledged, less previous payments advanced.

(2) Partial Completion of Work and Improvements Specified in the First Paragraph. Pursuant to Section 66499.7 of Subdivision Map Act and upon the partial performance of the work as it progresses, Owner may be entitled to partial releases of the security for work and improvements specified in the First Paragraph. However, no reduction in such security will be authorized (1) where Director or District determine that more than fifty percent (50%) of the amount of work remains to be completed; (2) where the reduction results in a remaining security of less than 5 percent (5%) of the original security; or (3) where there has been twice previously processed partial releases of such security in conjunction with this Agreement.

No reduction in security for the work and improvements specified in the First Paragraph will apply to the required warranty period described below, to the five percent (5%) determined necessary for such warranty, or to costs, fees, and reasonable expenses, including attorney's fees.

(3) Completion of Acts Not Involving Work and Improvements Specified in the First Paragraph. Owner is entitled to a release of one-hundred percent (100%) of the security posted for performance of acts or contractual obligations that do not involve the performance of the work and improvements specified in the First Paragraph upon completion of such acts and/or contractual obligations.

(c) Any release of security related to an improvement or obligation subject to the approval by an agency other than County shall be subject to Section 66499.8 of the Subdivision Map Act.

2. Security for Payment. Good and sufficient security in an amount not less than fifty percent (50%) of the estimated costs specified in the Second Paragraph of the work and improvements required in the First Paragraph, securing payment to contractors, subcontractors, and persons renting equipment or furnishing labor or materials to the contractors or subcontractors for the improvements. This security shall inure to the benefit of any and all person, companies, and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this security.

This security for shall, after passage of the time within which claims of lien are required to be recorded pursuant to Article 2 (commencing with Section 8410) of Chapter 4 of Title 2 of Part 6 of Division 4 of the Civil Code and after acceptance of the work by County and District, be reduced to an amount not less than the total claimed by all claimants for whom claims of lien have been recorded and notice thereof given in writing to County and District, and if no such claims have been recorded, the security may be released in full.

3. Warranty. A one (1) year warranty of the work and improvements specified in the First Paragraph secured by continuing in effect for a period of one (1) year five percent (5%) of the security for faithful performance for such work and improvements by County and District. Pursuant to this warranty, Owner, at its sole expense, agrees to repair or replace any and all work required under this Agreement that may prove defective in workmanship and/or materials, together with any other work which may be affected by this repair, within a one (1) year period from the date of acceptance of the work and improvements by County and District. Work necessitated, however, by ordinary wear and tear, or unusual abuse or neglect, shall not be included in this warranty.

Director or District shall give Owner notice of the existence of such defects in their respective facilities with reasonable promptness. Owner shall notify Director or District upon completion of such repairs. Should Owner fail to comply with County or District request for repairs within one (1) week of receiving the written notification, County or District is authorized to have the defects repaired and made good at the expense of Owner who hereby agrees to pay the cost for such work immediately upon demand. In an emergency, County or District may repair any defect in their respective facilities without prior notification to Owner. A County or District decision to repair defects in no way relieves Owner of the warranties given in this provision.

ELEVENTH: CHANGES. Upon consent by Owner, County or District may make changes, alterations, or additions to the plans and specifications for the work and improvements of their respective facilities specified in the First Paragraph that do not exceed ten percent (10%) of the original estimated cost of the work and improvements and that Director or District determines to be necessary and desirable for the proper

completion of their respective facilities. No changes, alterations, or additions shall relieve any security obligations given for the faithful performance of this Agreement.

TWELFTH: EXTENSION OF TIME. It is further agreed by and between the parties that in the event it is deemed necessary to extend the time of completion of the work and improvements contemplated under this Agreement, said extension may be granted by the Board or District upon Owner's request, by the Board unilaterally, or by District with the Board's approval, and shall in no way affect the validity of this Agreement or release any security obligations given for the faithful performance of this Agreement.

THIRTEENTH: COSTS OF ENFORCING JUDGMENT. As part of the security given for the faithful performance of this Agreement and in addition to the face amount specified therefor, there shall be included costs and reasonable fees, including reasonable attorney's fees, incurred by County or District in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

FOURTEENTH: EXERCISE OF RIGHTS BY DISTRICT OR COUNTY. Whenever in this Agreement reference are made to the rights of "County and/or District" or to "County or District" and the exercise of rights, the parties hereto agree that such rights may be exercised by County or District (1), jointly, or (2) severally and individually with County or District acting independently of one another.

FIFTEENTH: GOVERNING LAW, VENUE, AND JURISDICTION. This Agreement shall be governed, interpreted, construed and enforced in accordance with the laws of the State of California without regard to choice of law principles. Venue for any disputes shall be brought only in the state or federal courts located in San Diego County, California. Owner consents to personal jurisdiction in such courts and hereby waives any defense of lack of personal jurisdiction.

IN WITNESS WHEREOF the parties have caused this Agreement to be executed the date first above written.

COUNTY OF SAN DIEGO


APPROVED AS TO FORM AND LEGALITY
COUNTY COUNSEL

By: 
Clerk, Board of Supervisors

By: 
SENIOR DEPUTY

SAN DIEGO COUNTY SANITATION DISTRICT

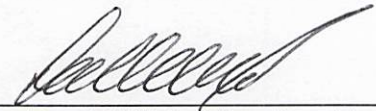
APPROVED AS TO FORM AND LEGALITY
COUNTY COUNSEL

By: 
Printed Name Andrew James Potter
Printed Title Clerk of the Board of Supervisors


By: 
SENIOR DEPUTY

OWNERS

INTERNATIONAL INDUSTRIAL PARK, INC, a California corporation, formerly known as RANCHO DE LA FUENTE, a California corporation, which acquired title as 275 CORPORATION, a California corporation


By: David Wick, Vice President

RANCHO VISTA DEL MAR, a California Corporation, formerly known as 3250 CORP., a California corporation


By: David Wick, Vice President

Notes: (1) Signatures must be acknowledged; and,
(2) Appropriate security must be attached.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On August 22, 2023 before me, Marilou Pimentel, Notary Public
(insert name and title of the officer)

personally appeared David Wick,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Seal)

Signature [Handwritten Signature]

My Commission Expires: November 19, 2026

TM5549-1

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

San Diego

On

September 15, 2025

Date

before me,

Janely E. Valdivia, Notary Public

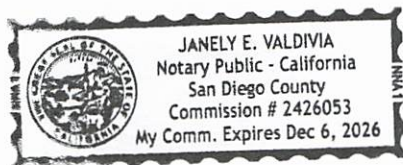
Here Insert Name and Title of the Officer

personally appeared

Andrew James Potter

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

J E Val

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Joint Agreement to Improve Major Subdivision

Document Date:

September 9, 2025

County of San Diego Tract No. 5549-1

Number of Pages:

14 including cert.

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

☐ Corporate Officer – Title(s):

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer is Representing:

Signer's Name:

☐ Corporate Officer – Title(s):

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer is Representing:

Attachment C

Faithful Performance Bond

Bond No. 4468840
Premium - Amount Included with Performance Bond
Original (1)

**JOINT IMPROVEMENT SECURITY AGREEMENT
FAITHFUL PERFORMANCE BOND
(PDS2020-LDMJIP-50087)**

WHEREAS, the Board of Supervisors of the County of San Diego, State of California, the San Diego County Sanitation District ("District") and INTERNATIONAL INDUSTRIAL PARK, INC, a California corporation, formerly known as RANCHO DE LA FUENTE, a California corporation, which acquired title as 275 CORPORATION, a California corporation and RANCHO VISTA DEL MAR, a California Corporation, formerly known as 3250 CORP., a California corporation (collectively "Owner"). have entered into the attached agreement whereby Owner agrees to perform certain acts and construct certain designated public improvements in connection with the approval of the subdivision **County of San Diego Tract No. 5549-1**, which said agreement, identified as "Joint Agreement to Improve Major Subdivision County of San Diego Tract No. 5549-1" ("Joint Agreement to Improve") is hereby incorporated into this surety bond by reference; and

WHEREAS, Owner is required under the terms of the Joint Agreement to Improve to furnish security in accordance with Section 66499 of the Subdivision Map Act.

NOW, THEREFORE, Owner and the MARKEL INSURANCE COMPANY, organized and existing under the laws of the State of Illinois, and authorized to act as surety in the State of California, are held and firmly bound unto the County of San Diego ("County") and the District in the penal sum of **One Million Eight Hundred Seventy One Thousand Nine Hundred Dollars and No/100 (\$ 1,871,900.00)** lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrator, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the above bounded Owner, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the Joint Agreement to Improve and any alteration thereof made as herein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless County and the District, its officers, agents and employees of each, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect, subject to the following:

1. As the work required under the Joint Agreement to Improve proceeds, Owner may submit written requests to the Director of Public Works of the County (hereinafter referred to as Director) and the District for a reduction in the penal amount of this surety bond. If the Director and the District are satisfied that the amount of the surety bond

may be reduced, then, upon inspecting the work performed and verifying the percentage and value of the work remaining to be completed, the Director and the District may authorize the reduction, subject to the restrictions in the section entitled "Amounts of Security" of the Joint Agreement to Improve.

When the Director and the District approve a reduction in the surety bond, they shall notify Owner in writing of the acceptable amount of reduction. When substitute security in the reduced amount has been approved by the legal counsels for the County and the District, the Clerk of the Board of Supervisors and the Clerk for the District are authorized to return the original security to the surety.

2. In the event that performance is not completed with the time period specified in the Joint Agreement to Improve, or within any time extension granted pursuant to the terms of the Joint Agreement to Improve, then, upon receipt of notification and demand by the Director of the District, the surety may promptly remedy the default, or shall promptly:

a. Complete the Joint Agreement to Improve in accordance with its terms and conditions, or

b. Pay such portion of the proceeds of the surety bond to County and the District as they jointly determine is necessary to complete the required performance and to reimburse each for reasonable costs incident thereto. Any proceeds of the surety bond remaining after completion of performance and reimbursement of actual County and District costs shall be refunded to the surety.

3. In the event that the performance required under the Joint Agreement to Improve is completed and accepted by the Board of Supervisors, pursuant to Section 81.408 of the San Diego County Code and the District, Owner is entitled to a 95% reduction in the penal amount of the original surety bond shall continue in effect for one year following completion and acceptance of the required performance in order to secure the warranty. Security for the remaining five percent (5%) of the original surety bond shall continue in effect for one year following completion and acceptance of the required performance in order to secure the warranty.

4. As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by County or District in successfully enforcing such obligation, all to be taxed as costs and included in any judgement rendered.

5. Surety hereby stipulates and agrees that no change, extension of time, alternation or addition to the terms of the Joint Agreement to Improve or to the work to

be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations under this surety bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Joint Agreement to Improve or to the work or to the specifications.


6. Surety hereby agrees to bind itself to, and to perform in strict accordance with, the provisions of this surety bond and the provisions of the Joint Agreement to Improve which pertain to security and security obligations.

7. The parties acknowledge that the Joint Agreement to Improve is appended to this surety bond.

IN WITNESS WHEREOF, this instrument has been duly executed by Owner and surety above named, on August 21, 2023.

OWNERS

INTERNATIONAL INDUSTRIAL PARK, INC, a California corporation, formerly known as RANCHO DE LA FUENTE, a California corporation, which acquired title as 275 CORPORATION, a California corporation



By: David Wick, Vice President

RANCHO VISTA DEL MAR, a California Corporation, formerly known as 3250 CORP., a California corporation



By: David Wick, Vice President

Surety name and address

MARKEL INSURANCE COMPANY
4521 Highwoods Parkway
Glen Allen, VA 23060.


Attorney-in-Fact, Xenia Rivas

Notes: (1) Acknowledgement of execution by Principals and surety must be attached.
(2) Bonds must be attached to the Joint Agreement to Improve with its attached plans and specifications.

Markel Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That MARKEL INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint

Xenia Rivas

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings of other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

Principal: International Industrial Park, Inc.
 Obligor: San Diego County Sanitation District
 Amounts: \$ 1,871,900.00

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution of the Board of Directors of Markel Insurance Company:

RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for on behalf of the Company, subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Secretary.


FURTHER RESOLVED, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

In Witness Whereof, MARKEL INSURANCE COMPANY has caused these presents to be signed by its Vice President, and its corporate seal to be hereto affixed this 13th day of January, 2023.

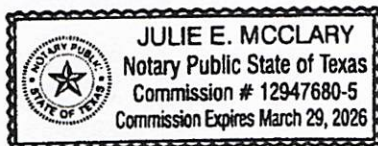
State of Texas
 County of Travis:

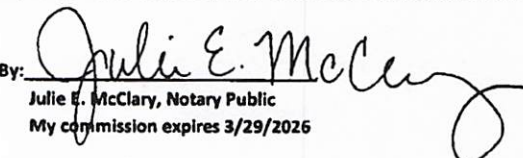


MARKEL INSURANCE COMPANY

By: 
 Lindsey Jennings, Vice President

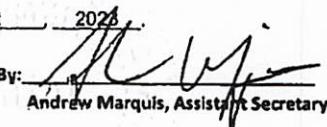
On this 13th day of January, 2023 before me personally came Lindsey Jennings, to me known, who being by me duly sworn, did depose and say that he resides in Travis County, Texas, where he is Vice President of MARKEL INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



By: 
 Julie E. McClary, Notary Public
 My commission expires 3/29/2026

I, Andrew Marquis, Assistant Secretary of MARKEL INSURANCE COMPANY, do hereby certify that the above and foregoing is true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and, furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Austin, Texas this 21st day of August, 2023.

By: 
 Andrew Marquis, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
 For verification of the authority of this Power you may call (713) 812-0800 on any business day between 8:30 AM and 5:00 PM CST.

TM5549-1

CALIFORNIA ALL - PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Texas

County of Harris

On 8/21/23 before me, Chelsea Bradford, Notary Public

personally appeared Xenia Rivas

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Chelsea Bradford
Signature of Notary

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

☐ PARTNER(S)
☐ MEMBER of LLC
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR

OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Performance Bond
Title or Type of Document

Number of Pages

August 21, 2023
Date of Document

Signer(s) other than named above

TM5549-1

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

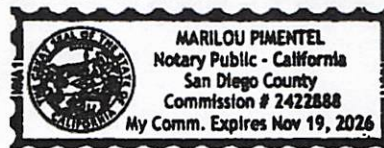
State of California
County of San Diego

On August 22, 2023 before me, Marilou Pimentel, Notary Public
(insert name and title of the officer)

personally appeared David Wick
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Seal)

Signature [Handwritten Signature]

My Commission Expires: November 19, 2026

TM5549-1



Markel Insurance Company

3111 Camino Del Rio N., Suite 900
San Diego, CA 92108

CHANGE RIDER

To be attached to and form a part of:

Bond Number: 4468840

Principal: International Industrial Park, Inc.

Obligee: San Diego County Sanitation District

Said bond, issued by Markel Insurance Company, as Surety, is hereby amended as follows:

Performance Bond amount is increased from \$1,871,900.00 to \$2,091,200.00.

Effective date of rider: 7/24/2025

All other terms and conditions shall remain the same.

Signed and sealed this 24th day of July, 2025.

Markel Insurance Company

By: _____

Signature

Name: Andrew Marquis
Attorney-in-Fact

Markel Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That MARKEL INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint

Andrew Marquis

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings of other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

Principal: International Industrial Park, Inc.
 Obligor: San Diego County Sanitation District
 Amounts: \$ 2,091,200.00

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution of the Board of Directors of Markel Insurance Company:

RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for on behalf of the Company, subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Secretary.

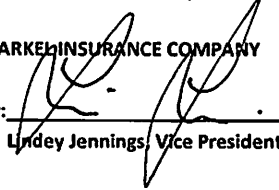
FURTHER RESOLVED, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

In Witness Whereof, MARKEL INSURANCE COMPANY has caused these presents to be signed by its Vice President, and its corporate seal to be hereto affixed this 13th day of January, 2023.

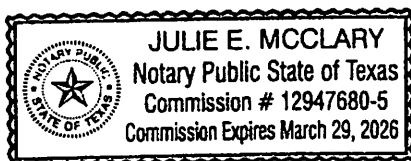
State of Texas
 County of Travis:

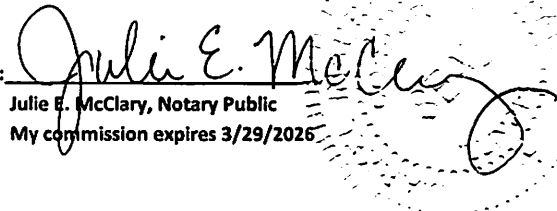


MARKEL INSURANCE COMPANY

By: 
 Lindey Jennings, Vice President

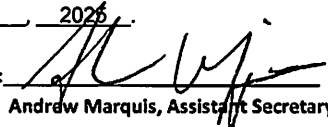
On this 13th day of January, 2023 before me personally came Lindey Jennings, to me known, who being by me duly sworn, did depose and say that he resides in Travis County, Texas, where he is Vice President of MARKEL INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



By: 
 Julie E. McClary, Notary Public
 My commission expires 3/29/2026

I, Andrew Marquis, Assistant Secretary of MARKEL INSURANCE COMPANY, do hereby certify that the above and foregoing is true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and, furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Austin, Texas this 24th day of July, 2023.

By: 
 Andrew Marquis, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.

For verification of the authority of this Power you may call (713) 812-0800 on any business day between 8:30 AM and 5:00 PM CST.

**JOINT IMPROVEMENT SECURITY AGREEMENT
FAITHFUL PERFORMANCE BOND**
(PDS2020-LDMJIP-50087)

WHEREAS, the Board of Supervisors of the County of San Diego, State of California, the San Diego County Sanitation District ("District") and INTERNATIONAL INDUSTRIAL PARK, INC, a California corporation, formerly known as RANCHO DE LA FUENTE, a California corporation, which acquired title as 275 CORPORATION, a California corporation and RANCHO VISTA DEL MAR, a California Corporation, formerly known as 3250 CORP., a California corporation (collectively "Owner"). have entered into the attached agreement whereby Owner agrees to perform certain acts and construct certain designated public improvements in connection with the approval of the subdivision **County of San Diego Tract No. 5549-1**, which said agreement, identified as "Joint Agreement to Improve Major Subdivision County of San Diego Tract No. 5549-1" ("Joint Agreement to Improve") is hereby incorporated into this surety bond by reference; and

WHEREAS, Owner is required under the terms of the Joint Agreement to Improve to furnish security in accordance with Section 66499 of the Subdivision Map Act.

NOW, THEREFORE, Owner and the MARKEL INSURANCE COMPANY, organized and existing under the laws of the State of Illinois, and authorized to act as surety in the State of California, are held and firmly bound unto the County of San Diego ("County") and the District in the penal sum of **One Million Eight Hundred Seventy One Thousand Nine Hundred Dollars and No/100 (\$ 1,871,900.00)** lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrator, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the above bounded Owner, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the Joint Agreement to Improve and any alteration thereof made as herein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless County and the District, its officers, agents and employees of each, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect, subject to the following:

1. As the work required under the Joint Agreement to Improve proceeds, Owner may submit written requests to the Director of Public Works of the County (hereinafter referred to as Director) and the District for a reduction in the penal amount of this surety bond. If the Director and the District are satisfied that the amount of the surety bond

may be reduced, then, upon inspecting the work performed and verifying the percentage and value of the work remaining to be completed, the Director and the District may authorize the reduction, subject to the restrictions in the section entitled "Amounts of Security" of the Joint Agreement to Improve.

When the Director and the District approve a reduction in the surety bond, they shall notify Owner in writing of the acceptable amount of reduction. When substitute security in the reduced amount has been approved by the legal counsels for the County and the District, the Clerk of the Board of Supervisors and the Clerk for the District are authorized to return the original security to the surety.

2. In the event that performance is not completed with the time period specified in the Joint Agreement to Improve, or within any time extension granted pursuant to the terms of the Joint Agreement to Improve, then, upon receipt of notification and demand by the Director of the District, the surety may promptly remedy the default, or shall promptly:

a. Complete the Joint Agreement to Improve in accordance with its terms and conditions, or

b. Pay such portion of the proceeds of the surety bond to County and the District as they jointly determine is necessary to complete the required performance and to reimburse each for reasonable costs incident thereto. Any proceeds of the surety bond remaining after completion of performance and reimbursement of actual County and District costs shall be refunded to the surety.

3. In the event that the performance required under the Joint Agreement to Improve is completed and accepted by the Board of Supervisors, pursuant to Section 81.408 of the San Diego County Code and the District, Owner is entitled to a 95% reduction in the penal amount of the original surety bond shall continue in effect for one year following completion and acceptance of the required performance in order to secure the warranty. Security for the remaining five percent (5%) of the original surety bond shall continue in effect for one year following completion and acceptance of the required performance in order to secure the warranty.

4. As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by County or District in successfully enforcing such obligation, all to be taxed as costs and included in any judgement rendered.

5. Surety hereby stipulates and agrees that no change, extension of time, alternation or addition to the terms of the Joint Agreement to Improve or to the work to

be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations under this surety bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Joint Agreement to Improve or to the work or to the specifications.


6. Surety hereby agrees to bind itself to, and to perform in strict accordance with, the provisions of this surety bond and the provisions of the Joint Agreement to Improve which pertain to security and security obligations.

7. The parties acknowledge that the Joint Agreement to Improve is appended to this surety bond.

IN WITNESS WHEREOF, this instrument has been duly executed by Owner and surety above named, on August 21, 2023.

OWNERS

INTERNATIONAL INDUSTRIAL PARK, INC, a California corporation, formerly known as RANCHO DE LA FUENTE, a California corporation, which acquired title as 275 CORPORATION, a California corporation



By: David Wick, Vice President

RANCHO VISTA DEL MAR, a California Corporation, formerly known as 3250 CORP., a California corporation



By: David Wick, Vice President

Surety name and address

MARKEL INSURANCE COMPANY
4521 Highwoods Parkway
Glen Allen, VA 23060.




Attorney-in-Fact, Xenia Rivas

Notes: (1) Acknowledgement of execution by Principals and surety must be attached.
(2) Bonds must be attached to the Joint Agreement to Improve with its attached plans and specifications.

Markel Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That MARKEL INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint

Xenia Rivas

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings of other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

Principal: International Industrial Park, Inc.
Obligee: San Diego County Sanitation District
Amounts: \$ 1,871,900.00

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution of the Board of Directors of Markel Insurance Company:

RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for on behalf of the Company, subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Secretary.

FURTHER RESOLVED, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

In Witness Whereof, MARKEL INSURANCE COMPANY has caused these presents to be signed by its Vice President, and its corporate seal to be hereto affixed this 13th day of January, 2023.

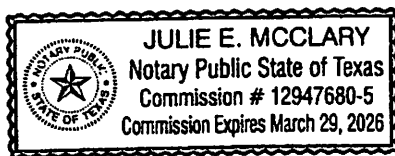
State of Texas
County of Travis:

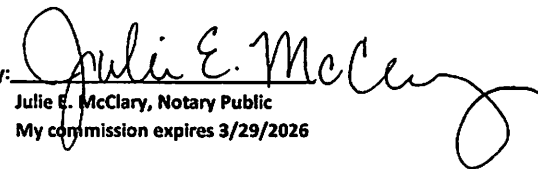


MARKEL INSURANCE COMPANY

By: 
Lindey Jennings, Vice President

On this 13th day of January, 2023 before me personally came Lindey Jennings, to me known, who being by me duly sworn, did depose and say that he resides in Travis County, Texas, where he is Vice President of MARKEL INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



By: 
Julie E. McClary, Notary Public
My commission expires 3/29/2026

I, Andrew Marquis, Assistant Secretary of MARKEL INSURANCE COMPANY, do hereby certify that the above and foregoing is true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and, furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Austin, Texas this 21st day of August, 2023.

By: 
Andrew Marquis, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.

For verification of the authority of this Power you may call (713) 812-0800 on any business day between 8:30 AM and 5:00 PM CST.

TM 5549-1

CALIFORNIA ALL – PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Texas

County of Harris

On 8/24/23 before me, Chelsea Bradford, Notary Public
personally appeared Xenia Rivas

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Chelsea Bradford
Signature of Notary

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

- ☐ PARTNER(S)
☐ MEMBER of LLC
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR

OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Performance Bond
Title or Type of Document

Number of Pages

August 21, 2023
Date of Document

Signer(s) other than named above

TM5549-1

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On August 22, 2023 before me, Marilou Pimentel, Notary Public
(insert name and title of the officer)

personally appeared David Wick -----,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Seal)

Signature [Handwritten Signature]

My Commission Expires: November 19, 2026

TM5549-1

Attachment D

Labor and Material Bond

Bond No. 4468840
Premium - \$18,719.00
Original (1)

**JOINT IMPROVEMENT SECURITY AGREEMENT
LABOR AND MATERIAL BOND
(PDS2020-LDMJIP-50087)**

WHEREAS, the Board of Supervisors of the County of San Diego, State of California, the San Diego County Sanitation District ("District") and INTERNATIONAL INDUSTRIAL PARK, INC, a California corporation, formerly known as RANCHO DE LA FUENTE, a California corporation, which acquired title as 275 CORPORATION, a California corporation and RANCHO VISTA DEL MAR, a California Corporation, formerly known as 3250 CORP., a California corporation (collectively "Owner") have entered into the attached agreement whereby Owner agrees to perform certain acts and construct certain designated public improvements in connection with the approval of the subdivision **County of San Diego Tract No. 5549-1**, which said agreement, identified as "Joint Agreement to Improve Major Subdivision County of San Diego Tract No. 5549-1" ("Joint Agreement to Improve") is hereby incorporated into this surety bond by reference; and

WHEREAS, under the terms of the Joint Agreement to Improve, Owner is required before entering upon the performance of the work, to file a good and sufficient payment bond with the County of San Diego ("County") and the District to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California.

NOW, THEREFORE, Owner and MARKEL INSURANCE COMPANY, organized and existing under the laws of the State of Illinois, and authorized to act as surety in the State of California, are held firmly bound unto the County, District, and all contractors, subcontractors, laborers, materialmen and other persons employed in the performance of the Joint Agreement to Improve and referred to in the aforesaid Civil Code in the sum of **Ninety Three Thousand Nine Hundred Fifty Dollars and No/100 (\$ 93,950.00)**, for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to such work or labor, that said surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees incurred by County or District in successfully enforcing such obligation, to be awarded and fixed by the court, and to be taxed and costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all person, companies and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

TM 5549-1

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect, subject to the following:

1. Six months after completion and acceptance of the work by the Board of Supervisors, and the District, when no claim of lien and no suit has been filed within the time for filing claims of liens to enforce a claim, the Clerk of the Board of Supervisors is authorized to return this surety bond to Owner, provided, however, the written consent of Owner, Director of Public Works of County, the District and the Contractor shall first be obtained. The Director of Public Works shall furnish written consent only upon certification from the title company that there are no claims of liens or suits filed to enforce a claim of lien or record.

2. The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Joint Agreement to Improve or to the work be performed thereunder or to the specifications accompanying the same shall in any manner affect its obligation on this bond, and it does hereby waive notice of any such change, extension, alteration or addition to the terms of the Joint Agreement to Improve or to the work or to the specification.

3. Surety hereby agrees to bind itself to, and to perform in strict accordance with, the provisions of this surety bond and the provisions of the Joint Agreement to Improve which pertain to security and security obligation.

4. The parties acknowledge that the Joint Agreement to Improve is appended to this surety bonds.

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named on, August 21, 2023.

OWNERS

INTERNATIONAL INDUSTRIAL PARK, INC, a California corporation, formerly known as RANCHO DE LA FUENTE, a California corporation, which acquired title as 275 CORPORATION, a California corporation

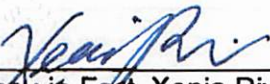

By: David Wick, Vice President

RANCHO VISTA DEL MAR, a California Corporation, formerly known as 3250 CORP., a California corporation


By: David Wick, Vice President

Surety name and address

MARKEL INSURANCE COMPANY
4521 Highwoods Parkway
Glen Allen, VA 23060.


Attorney-in-Fact, Xenia Rivas

Notes: (1) Acknowledgments of execution by Principals and Surety must be attached;
and
(2) Bond must be attached to the Joint Agreement to Improve with its attached plans and specifications.

TM 5549-1

Markel Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That MARKEL INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint

Xenia Rivas

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings of other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

Principal: International Industrial Park, Inc.
 Obligor: San Diego County Sanitation District
 Amounts: \$ 93,950.00

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution of the Board of Directors of Markel Insurance Company:

RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for on behalf of the Company, subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Secretary.


FURTHER RESOLVED, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

In Witness Whereof, MARKEL INSURANCE COMPANY has caused these presents to be signed by its Vice President, and its corporate seal to be hereto affixed this 13th day of January, 2023.

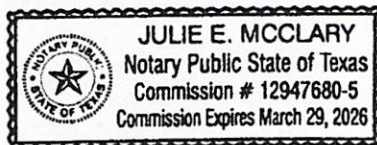
State of Texas
 County of Travis:

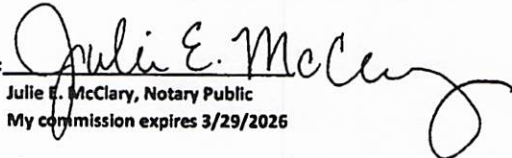


MARKEL INSURANCE COMPANY

By: 
 Lindsey Jennings, Vice President


On this 13th day of January, 2023 before me personally came Lindsey Jennings, to me known, who being by me duly sworn, did depose and say that he resides in Travis County, Texas, where he is Vice President of MARKEL INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



By: 
 Julie E. McClary, Notary Public
 My commission expires 3/29/2026

I, Andrew Marquis, Assistant Secretary of MARKEL INSURANCE COMPANY, do hereby certify that the above and foregoing is true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and, furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Austin, Texas this 21st day of August, 2023.

By: 
 Andrew Marquis, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
 For verification of the authority of this Power you may call (713) 812-0800 on any business day between 8:30 AM and 5:00 PM CST.

TM5549-1

CALIFORNIA ALL - PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Texas

County of Harris

On 8/21/23 before me, Chelsea Bradford, Notary Public

personally appeared Xenia Rivas

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Chelsea Bradford
Signature of Notary

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

☐ PARTNER(S)
☐ MEMBER of LLC
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Labor and Material Bond
Title or Type of Document

Number of Pages

August 21, 2023
Date of Document

Signer(s) other than named above

TM 5549-1

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On August 22, 2023 before me, Marilou Pimentel, Notary Public
(insert name and title of the officer)

personally appeared David Wick -----
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~-
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Seal)

Signature [Handwritten Signature]

My Commission Expires: November 19, 2026

TM5549-1



Markel Insurance Company

3111 Camino Del Rio N., Suite 900
San Diego, CA 92108

CHANGE RIDER

To be attached to and form a part of:

Bond Number: 4468840

Principal: International Industrial Park, Inc.

Obligee: San Diego County Sanitation District

Said bond, issued by Markel Insurance Company, as Surety, is hereby amended as follows:

Payment Bond amount is increased from \$935,950.00 to \$1,045,600.00.

Effective date of rider: 7/24/2025

All other terms and conditions shall remain the same.

Signed and sealed this 24th day of July, 2025.

Markel Insurance Company

By: _____

Signature

**Name: Andrew Marquis
Attorney-in-Fact**

Markel Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That MARKEL INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint

Andrew Marquis

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings of other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

Principal: International Industrial Park, Inc.
Obligee: San Diego County Sanitation District
Amounts: \$ 1,045,600.00

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution of the Board of Directors of Markel Insurance Company:

RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for on behalf of the Company, subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Secretary.

FURTHER RESOLVED, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

In Witness Whereof, MARKEL INSURANCE COMPANY has caused these presents to be signed by its Vice President, and its corporate seal to be hereto affixed this 13th day of January, 2023.

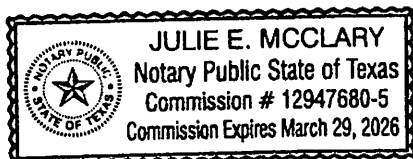
State of Texas
County of Travis:

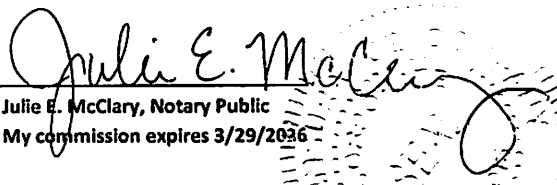


MARKEL INSURANCE COMPANY

By: 
Lindey Jennings, Vice President

On this 13th day of January, 2023 before me personally came Lindey Jennings, to me known, who being by me duly sworn, did depose and say that he resides in Travis County, Texas, where he is Vice President of MARKEL INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



By: 
Julie E. McClary, Notary Public
My commission expires 3/29/2026

I, Andrew Marquis, Assistant Secretary of MARKEL INSURANCE COMPANY, do hereby certify that the above and foregoing is true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and, furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Austin, Texas this 24th day of July, 2026.

By: 
Andrew Marquis, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.

For verification of the authority of this Power you may call (713) 812-0800 on any business day between 8:30 AM and 5:00 PM CST.

Bond No. 4468840
Premium - \$18,719.00
Original (1)

**JOINT IMPROVEMENT SECURITY AGREEMENT
LABOR AND MATERIAL BOND**
(PDS2020-LDMJIP-50087)

WHEREAS, the Board of Supervisors of the County of San Diego, State of California, the San Diego County Sanitation District ("District") and INTERNATIONAL INDUSTRIAL PARK, INC, a California corporation, formerly known as RANCHO DE LA FUENTE, a California corporation, which acquired title as 275 CORPORATION, a California corporation and RANCHO VISTA DEL MAR, a California Corporation, formerly known as 3250 CORP., a California corporation (collectively "Owner") have entered into the attached agreement whereby Owner agrees to perform certain acts and construct certain designated public improvements in connection with the approval of the subdivision **County of San Diego Tract No. 5549-1**, which said agreement, identified as "Joint Agreement to Improve Major Subdivision County of San Diego Tract No. 5549-1" ("Joint Agreement to Improve") is hereby incorporated into this surety bond by reference; and

WHEREAS, under the terms of the Joint Agreement to Improve, Owner is required before entering upon the performance of the work, to file a good and sufficient payment bond with the County of San Diego ("County") and the District to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California.

NOW, THEREFORE, Owner and MARKEL INSURANCE COMPANY, organized and existing under the laws of the State of Illinois, and authorized to act as surety in the State of California, are held firmly bound unto the County, District, and all contractors, subcontractors, laborers, materialmen and other persons employed in the performance of the Joint Agreement to Improve and referred to in the aforesaid Civil Code in the sum of **Ninety Three Thousand Nine Hundred Fifty Dollars and No/100 (\$ 93,950.00)**, for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to such work or labor, that said surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees incurred by County or District in successfully enforcing such obligation, to be awarded and fixed by the court, and to be taxed and costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all person, companies and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

TM5549-1

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect, subject to the following:

1. Six months after completion and acceptance of the work by the Board of Supervisors, and the District, when no claim of lien and no suit has been filed within the time for filing claims of liens to enforce a claim, the Clerk of the Board of Supervisors is authorized to return this surety bond to Owner, provided, however, the written consent of Owner, Director of Public Works of County, the District and the Contractor shall first be obtained. The Director of Public Works shall furnish written consent only upon certification from the title company that there are no claims of liens or suits filed to enforce a claim of lien or record.

2. The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Joint Agreement to Improve or to the work be performed thereunder or to the specifications accompanying the same shall in any manner affect its obligation on this bond, and it does hereby waive notice of any such change, extension, alteration or addition to the terms of the Joint Agreement to Improve or to the work or to the specification.

3. Surety hereby agrees to bind itself to, and to perform in strict accordance with, the provisions of this surety bond and the provisions of the Joint Agreement to Improve which pertain to security and security obligation.

4. The parties acknowledge that the Joint Agreement to Improve is appended to this surety bonds.

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named on, August 21, 2023.

OWNERS

INTERNATIONAL INDUSTRIAL PARK, INC, a California corporation, formerly known as RANCHO DE LA FUENTE, a California corporation, which acquired title as 275 CORPORATION, a California corporation


By: David Wick, Vice President

RANCHO VISTA DEL MAR, a California Corporation, formerly known as 3250 CORP., a California corporation


By: David Wick, Vice President

Surety name and address

MARKEL INSURANCE COMPANY
4521 Highwoods Parkway
Glen Allen, VA 23060.


Attorney-in-Fact, Xenia Rivas

- Notes: (1) Acknowledgments of execution by Principals and Surety must be attached;
and
(2) Bond must be attached to the Joint Agreement to Improve with its attached plans and specifications.

TM5549-1

Markel Insurance Company

LIMITED POWER OF ATTORNEY

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Xenia Rivas

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Principal: International Industrial Park, Inc.
 Obligor: San Diego County Sanitation District
 Amounts: \$ 93,950.00

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution of the Board of Directors of Markel Insurance Company:

RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for on behalf of the Company, subject to the following provisions:

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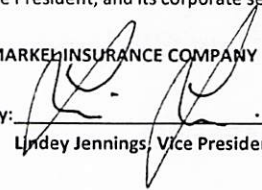
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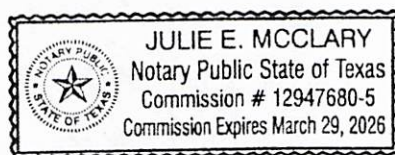
State of Texas
 County of Travis:

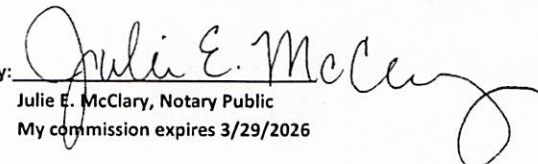


MARKEL INSURANCE COMPANY

By: 
 Lindey Jennings, Vice President


On this 13th day of January, 2023 before me personally came Lindey Jennings, to me known, who being by me duly sworn, did depose and say that he resides in Travis County, Texas, where he is Vice President of MARKEL INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



By: 
 Julie E. McClary, Notary Public
 My commission expires 3/29/2026

I, Andrew Marquis, Assistant Secretary of MARKEL INSURANCE COMPANY, do hereby certify that the above and foregoing is true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and, furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Austin, Texas this 21st day of August, 2023.

By: 
 Andrew Marquis, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.

For verification of the authority of this Power you may call (713) 812-0800 on any business day between 8:30 AM and 5:00 PM CST.

TM5549-1

CALIFORNIA ALL – PURPOSE ACKNOWLEDGMENT

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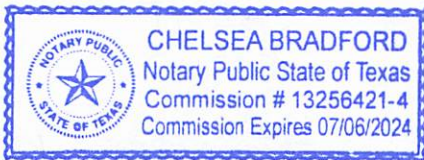
State of Texas

County of Harris

On 8/21/23 before me, Chelsea Bradford, Notary Public

personally appeared Xenia Rivas

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Chelsea Bradford
Signature of Notary

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

☐ PARTNER(S)
☐ MEMBER of LLC
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR

OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Labor and Material Bond
Title or Type of Document

Number of Pages

August 21, 2023
Date of Document

Signer(s) other than named above

TM5549-1

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On August 22, 2023 before me, Marilou Pimentel, Notary Public
(insert name and title of the officer)

personally appeared David Wick,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Seal)

Signature [Handwritten Signature]

My Commission Expires: November 19, 2026

TM5549-1

Attachment E
Tax Certification



DAN McALLISTER
San Diego County
Treasurer-Tax Collector
1600 Pacific Highway, Room 162
San Diego, CA 92101



Recording Requested By and
When Recorded Mail To:

STEVENS CRESTO ENGINEERS
9665 Chesapeake Drive, Ste 200
San Diego, CA 92123

DOC# 2025-6000048



Apr 15, 2025 10:02 AM
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: \$12.00
PAGES: 1

FILED

2025 APR 15 AM 10:02
2025 APR 15 AM 10:02

THIS SPACE RESERVED FOR THE RECORDER'S OFFICE USE

This certificate must be filed with the San Diego County Recorder, and a conformed copy delivered to the appropriate legislative bodies within the County of San Diego

MAP TAX CLEARANCE CERTIFICATE

No **25-046**

STATE OF CALIFORNIA)
) ss:
COUNTY OF SAN DIEGO)

TTC FILE NO.7784

I, Dan McAllister, certify that I am the duly qualified and elected Treasurer - Tax Collector of the County of San Diego, State of California; that I have examined the records of my office as to delinquent taxes and assessments collected by the County of San Diego for the property within the subdivision or parcel map known as:

COUNTY OF SAN DIEGO TRACT NO. 5549-1

A final map is about to be filed with the appropriate legislative body in the County of San Diego for approval; and I hereby certify that according to the records of this office, there are NO liens against said subdivision or parcel map, or any part thereof, for unpaid State, County, Municipal or local taxes or special assessments collected as taxes for the lien date fiscal year 2025-26, except taxes or special assessments not yet payable.

I further certify that there are against the parcel or parcels of real property within which the subdivision or parcel map is situated a lien for State, County, and local taxes, and special assessments collected as taxes which are not yet payable, and which I estimate as follows:

Tax Surety Bond Required **YES**

Bond Required for State, County, School and Special District Taxes: **\$65,100.00**

Located in Unincorporated Area

THIS CERTIFICATE VOID AFTER:

September 15, 2025

There are 3 Parcel Number(s):

646-080-34-00 648-040-20-00
648-040-25-00

IN WITNESS WHEREOF,
I have hereunto set my hand this date

April 15, 2025

DAN McALLISTER
SAN DIEGO COUNTY TREASURER-TAX COLLECTOR

By: 
Deputy, Cindy Beltran

This is a true certified copy of the record
if it bears the seal, imprinted in purple ink



Jordan Z. Marks

JORDAN Z. MARKS
Assessor/Recorder/Clerk
San Diego County, California

APR 15 2025

[Signature]
Deputy

C. TERAN

Attachment F
Director Approval



County of San Diego, Planning & Development Services

September 9, 2025

APPROVAL OF COUNTY OF SAN DIEGO TRACT NO. 5549-1:

APPROVAL OF FINAL MAP, ACCEPTANCE OF RELATED EASEMENTS AND APPROVAL OF AGREEMENT FOR PUBLIC AND PRIVATE IMPROVEMENTS FOR INTERNATIONAL INDUSTRIAL PARK TENTATIVE MAP NO. 5549-1 LOCATED IN THE OTAY SUBREGIONAL PLAN (DISTRICT: 1)

OVERVIEW: This is a request for the Director of Planning & Development Services to review and approve the Final Map for County of San Diego Tract No. 5549-1; accept related easements; and approve, authorize, and execute the Joint Agreement to Improve Major Subdivision for public and private improvements. International Industrial Park Tentative Map No. 5549-1 is a subdivision consisting of eight lots, two of which will be for biological open space easement on 170 acres. The project is located north of Lone Star Road between Vann Centre Blvd and Alta Road intersection in the Otay Subregional Plan Area within the unincorporated San Diego County.

RECOMMENDATION(S)

DEPUTY DIRECTOR, PLANNING & DEVELOPMENT SERVICES (PDS)

1. Find that the approval of the Final Map (Attachment A), the Joint Agreement to Improve Major Subdivision (Joint Agreement for Improvements) (Attachment B) and associated actions for County of San Diego (County) Tract No. 5549-1 is not a project subject to review under the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(1) and (2) of the CEQA Guidelines because it does not involve the exercise of discretionary powers by a public entity, and the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment.
2. Approve the Final Map for County Tract No. 5549-1.
3. Accept, on behalf of the public, Enrico Fermi Drive and portion of Lone Star Road for use as a public street, together with the right to extend and maintain drainage facilities, excavation and embankment slopes beyond the limits of the right-of-way, as dedicated on the Final Map.
4. Accept, on behalf of the public, the relinquishment of access rights in and to Lots 1, 2, 3, and 4 in and to Enrico Fermi Drive except at access openings Nos 1-4.
5. Accept, on behalf of the public, the relinquishment of access rights in and to Lots 1 and 4 in and to Lone Star Road, as shown on the Final Map.

6. Accept, on behalf of the County, the drainage easement over portion of Lot 3, as shown on the Final Map.
 7. Accept, on behalf of the County, the landscape easements, as shown on the Final Map.
 8. Vacate pursuant to section 66434(g) of the Subdivision Map Act, portions of easements, as described on the Final Map.
 9. Approve and authorize the Clerk of the Board of Supervisors (Clerk) to execute the Joint Agreement for Improvements, which includes street improvements, drainage facilities, water facilities, sewer facilities, and final monumentation.
 10. Authorize the Clerk to forward the Final Map to the County Recorder for recordation.
-

In accordance with the authority granted by Ordinance No. 10529 (N.S.), effective 5-18-18, I hereby approve the actions as recommended and certify that the foregoing is full, true and correct.

Mark Slovick

**FOR VINCE NICOLETTI, DIRECTOR
PLANNING & DEVELOPMENT SERVICES**